



**STRATFORD**  
**DISTRICT COUNCIL**

# **Stratford District Plan**

**2014**

**Resource Management Act 1991**

**STRATFORD DISTRICT PLAN**

The Stratford District Plan was approved by resolution of the Stratford District Council on 11 February 2014. It became operative on 19 February 2014.

SIGNED by the Stratford District Council  
by the affixing of its Common Seal in the  
presence of:



A handwritten signature in blue ink, appearing to read 'M. D. Spe', is written over a horizontal line.

**District Mayor**

A handwritten signature in black ink, appearing to read 'R. Smith', is written over a horizontal line.

**Chief Executive**

## **AMENDMENT SCHEDULE**

This 1<sup>st</sup> Edition of the Stratford District Plan 2014, incorporating the review of the Stratford District Plan 1997, the Stratford District Plan 2009, and the incorporation of Variation 1: Biodiversity, as amended by appeals, is dated 19 February 2014.



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(Separate Document)

# **Introduction**

# INTRODUCTION

## 1. What is the District Plan?

The Stratford District Plan is a document for the sustainable management of the natural and physical resources of the District.

Under the Resource Management Act 1991 the Stratford District Council has a range of functions and responsibilities, all aimed at the sustainable management of natural and physical resources. The District Plan is a document designed to help the District Council carry out those functions and meet those responsibilities, and includes a range of policies and various methods to do this.

The District Plan is a legal document, with the power of law or regulation, and is binding on all persons, businesses, government bodies, organisations and groups in the District.

Under the Resource Management Act, the District Plan has a life of 10 years, after which time it must be reviewed. The Stratford District Council also maintains a rolling review of the various issues addressed in the District Plan over this 10 year period.

## 2. The legal basis of the District Plan

In 1991 the Government replaced the Town and Country Planning Act with the ***Resource Management Act***.

There are two important differences between the former Town and Country Planning Act and the Resource Management Act.

Firstly, District Plans must address the ***effects*** of an activity, and not the activity itself. This means that the effects of activities must be evaluated, and controls should only be applied on the basis of the nature, scale or degree of effect. This approach is less prescriptive than the "old" approach; there is a lot more flexibility in what activities take place and where, depending on the ***effects***.

Secondly, the focus of the Resource Management Act is on the ***"sustainable management of natural and physical resources"***. Section 5 of the Resource Management Act states:

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

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



- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment".*

The Stratford District Plan 1997 was the result of a review of the two prior planning documents under the Town and Country Planning Act. The District Plan was subject to 15 plan changes relating to various issues, including substantial reviews of the heritage and protected tree provisions, from 2000 to 2007. It was then further reviewed from 2007 to 2009 as a complete document. This resulted in the Stratford District Plan 2009.

Section 75 of the Resource Management Act requires that the provisions contained in the new District Plan must give effect to those contained in a Regional Plan or Policy Statement. This means that a territorial authority like Stratford District Council has had to take into account any operative or proposed regional policy statements or plans of the Taranaki Regional Council and Horizons Manawatu/Wanganui Regional Council when compiling its District Plan. The operative policy statements and plans of two regional councils have had to be taken into account, because the boundaries of Stratford District overlie the boundaries of both Taranaki and Horizons Manawatu-Wanganui Regional Councils. Consequently, the policy statements and plans of Taranaki Regional Council apply to one part of the District, while the policy statements and plans of Horizons Manawatu-Wanganui Regional Council apply to the remainder of the District.

Section 31 of the Resource Management Act 1991 states that the functions of territorial authorities like Stratford District Council are:

*"Functions of territorial authorities under this Act:*

- (1) *Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
  - (a) *the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
  - (b) *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
    - (i) *the avoidance or mitigation of natural hazards;*  
*and*

- (ii) *the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances; and*
  - (iia) *the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*
  - (iii) *the maintenance of indigenous biological diversity:....*
  - (d) *the control of the emission of noise and the mitigation of the effects of noise:*
  - (e) *the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*
  - (f) *any other functions specified in this Act.*
- (2) *The methods used to carry out any functions under subsection (1) may include the control of subdivision.”*

These significant requirements are dealt with in the District Plan.

Under the Resource Management Act, “**permitted activities**” are allowed as of right, provided activities can comply with standards, conditions and terms in the Plan.

“**Controlled activities**” require a resource consent which will be given, but conditions may be applied in matters as listed in the Plan.

“**Limited discretionary activities**” require a resource consent which may be given, with conditions imposed being limited to the matters identified in the plan.

“**Discretionary activities**” require a resource consent which may be given, and conditions may be imposed.

“**Non-complying activities**” require a resource consent which may be given, but granting the consent must not be contrary to the objectives and policies of the Plan.

“**Prohibited activities**” will not be allowed to proceed as the Plan expressly prohibits such activities.

### **3. Explaining the different parts of the District Plan**

### **3.1 Part A: Issues, Objectives, Policies, Methods and Anticipated Environmental Results**

*Part A contains -*

- a summary of the significant resource management issues in Stratford District;
- objectives and policies and an outline of the methods for managing the issues;
- an explanation for why the chosen course of action has been adopted;
- a statement of the environmental result (or state of environment) that the objectives, policies and methods are intended to achieve.

*Part A is intended to -*

- guide or direct Council officers when making recommendations to the District Council on resource consent applications;
- guide or direct the District Council when making decisions on resource consent applications.

*Essentially, the “Objectives, Policies and Anticipated Environmental Results” provide the basis against which all resource management decisions are to be evaluated and made.*

*Part A is also intended to be -*

- a guide to consent applicants as to Council’s position regarding the management of the resources of Stratford District and the management of the effects of land uses in Stratford District.

### **3.2 Part B: Methods of Implementation**

*Part B contains “methods” for -*

- dealing with issues;
- implementing objectives and policies;
- achieving anticipated environmental results.

*“Methods”* can include rules, conditions or standards or terms, guidelines, designations, scheduled areas, assessment criteria and information requirements.

*Rules* may be used to indicate whether or not a proposal requires a resource consent to proceed. Where application must be made for a resource consent, *assessment criteria* are listed to show how an application will be evaluated.

*Standards or terms* are methods that must be complied with in order to fulfil the requirements of a rule for a type of land use. *Conditions* may be applied to resource consent approvals. The conditions or standards or terms are primarily used to offset adverse effects on the environment, or to protect, maintain or to enhance elements of the existing environment.

*Guidelines* may be included in the District Plan to -

- provide information as to other organisations from which consents may be have to gained for some aspect of the proposed activity; or
- list the organisations, authorities or persons with whom a consent applicant may wish to consult; or
- refer applicants to other relevant parts of the District Plan; or
- assist an individual to satisfy a rule, standard, condition, or term.

A “*designation*” is included in a District Plan when a body with a financial responsibility for a particular work, and which is a “requiring authority” under the Resource Management Act 1991, requires that land be designated in the District Plan for the particular purpose of that work. Where a designation is included in the District Plan, the requiring authority responsible for the designation may do anything in accordance with that designation, and the provisions of the District Plan only apply to the designated land to the extent that the land is being used for a purpose other than the designated purpose. A designation operates in place of a land use consent.

*Scheduled Areas* serve a similar function as designations, although the creation of Scheduled Areas in the District Plan is at the discretion of the District Council, based on an assessment of the circumstances of a particular land use. Special conditions also apply in these areas.

*Part B* also provides a section on the range of *information* a resource consent applicant should consider including in their application in order to help Council’s consideration of that application.

There is also an outline of the processes by which activities that may cause effects not only in Stratford District but also beyond the District’s jurisdictional boundaries can be dealt with, and how Stratford District can assist other organisations to meet their respective requirements in respect of these activities. These are called “*cross-boundary processes*”.

### **3.3 Part C: Financial Contributions**

*Part C* contains a list of *financial contributions* that may be required as conditions of land use, development, or subdivision. Financial contributions may include money or land. The purpose and circumstances in which these contributions may be required, and maximum amounts, are specified.

### **3.4 Part D: Monitoring and Review**

*Part D* outlines -

- the efforts that will be undertaken by the District Council in order to monitor the effectiveness of the District Plan in fulfilling its objectives and policies and achieving its anticipated environmental results;

- when, and why, the District Plan will be reviewed.

### **3.5 Part E: Definition of Terms**

*Part E* defines special terms used in the District Plan.

### **3.6 Part F: Appendices**

*Part F* contains resource information and technical information that is referred to in the various rules, standards or terms or conditions, and guidelines of Part B. The appendices will be used to assist the implementation of the methods in Part B.

### **3.7 Part G: Stratford District Planning Maps**

*Part G* consists of the *Planning Maps* (contained in a separate document to the District Plan), which show resource information to assist in the interpretation and implementation of the District Plan, such as (for example) zones, designations, scheduled areas, or places that have been identified for protection.

## **4. How to use the District Plan**

- 4.1 ***Firstly***, establish what zone the area of land is in from the Stratford District Planning Maps (Part G, a separate document).
- 4.2 ***Secondly***, refer to Part B, “Methods of Implementation”, to find out -
- what rules might apply to that type of activity; and
  - the standards or conditions or terms that will have to be complied with in order to meet the requirements of that rule; and
  - the general type of assessment criteria that a resource consent application will be assessed against if a resource consent is needed; and
  - the general range of conditions that may be applied to a resource consent approval; and
  - the sorts of information that will have to be provided when applying for a resource consent.
- 4.3 ***Thirdly***, if you are having to prepare a resource consent application, refer to “Part A: Issues, Objectives, Policies, Methods and Anticipated Environmental Results”. This section should help determine whether there are objectives or policies that may have a bearing on how Council will consider your application.
- 4.4 ***Special Note: Readers may have to consult different parts of the Plan in order to find out all the requirements that may apply to a proposed activity. In Part A of the Plan some cross-referencing is provided between related issues, objectives and policies, to highlight strong linkages between certain parts of the Plan. However, this cross-referencing is by no means designed to be an exclusive listing, and readers should still consult the different parts of the Plan so as to find out all the requirements that may apply to a proposed activity.***
- 4.5 Part E defines any special terms used in the District Plan you may be unfamiliar with. Part F contains resource and technical information in support of the Plan.
- 4.6 If you are still uncertain of anything, have any questions or want to discuss your situation with the Council, telephone or visit the Stratford District Council office and ask to speak to the relevant staff.

## **5. Description of the Stratford District Environment**

### **5.1 General**

Stratford District is one of three territorial authorities in the Taranaki region, overlying which is the administrative area of the Taranaki Regional Council (see Figure 1 of this Introduction). The far eastern portion of Stratford District is also overlain by the administrative area of the Manawatu/Wanganui Regional Council. The political division between the two regional councils lies along the Whangamomona Saddle. The main transport links for the District are State Highways 3 and 43, running north-south and east-west respectively.

The major landforms of the District comprise the volcanic landforms centred on Mount Taranaki or Mount Egmont, including the “ring plain”, and the dissected eastern Taranaki “hill country”. Between these two lies the more gently rolling “frontal hill country” (see Figure 2 of this Introduction).

Stratford District's usually resident population was 8,892 at the 2006 Census<sup>1</sup>. This is a gain of 0.1% from the 2001 census, although the population at that time was down 6.9% from the 1996 figure of 9,846. Approximately 59% of this falls within Stratford township, while about 28% occupy the rural “ring plain” and “frontal hill country”. Only about 13% occupy the “hill country” area from Douglas eastwards, yet this hill country occupies three-quarters of the District's 2,157km<sup>2</sup> area.

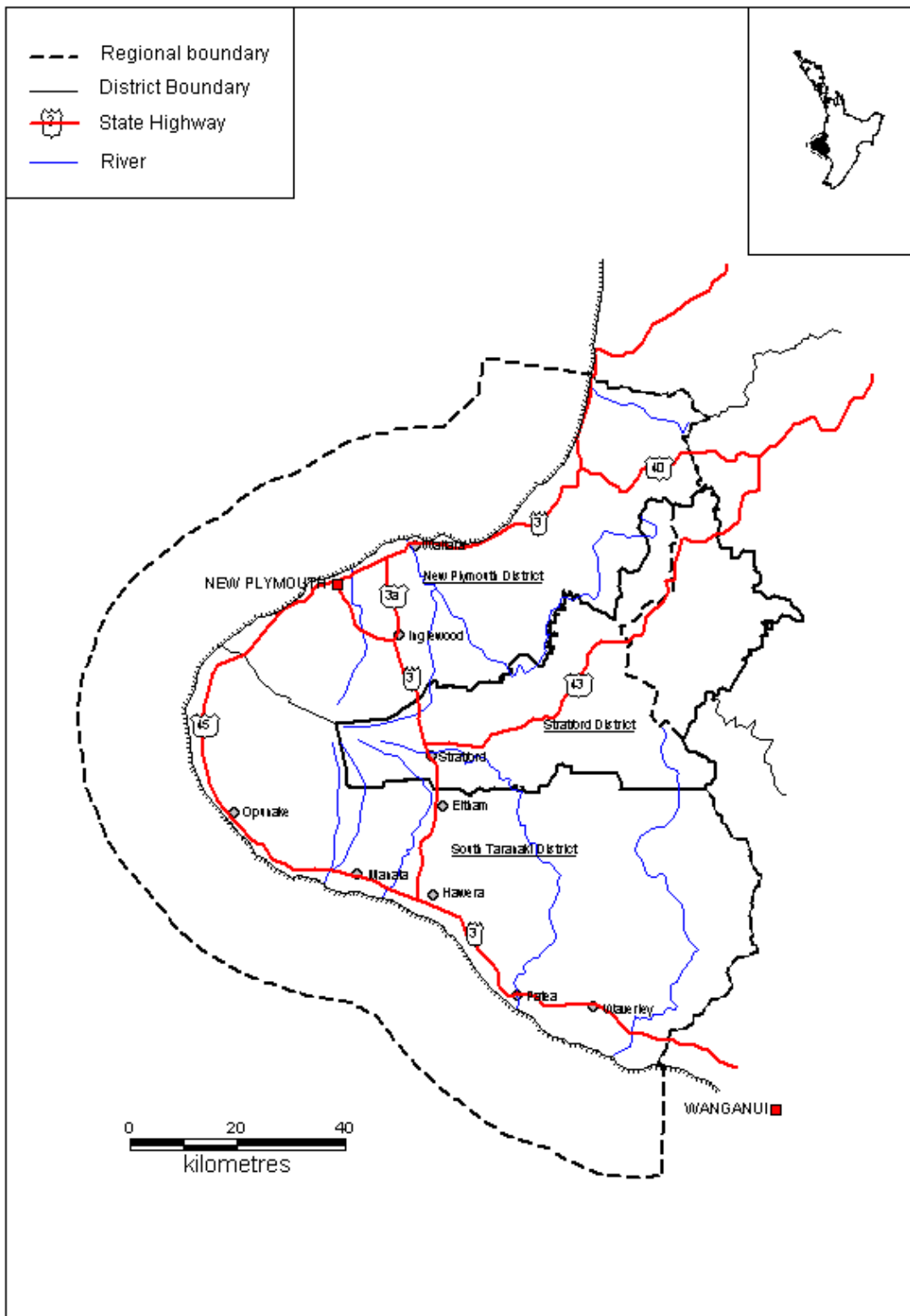
The natural resources of the Stratford District are the basis for the existing and potential nature, scale and intensity of rural development. The natural resource base comprises elements of geology, soils, topography, drainage, climate and vegetation which are all closely inter-related and which in combination define both the physical basis of the local economy and the intrinsic landscape qualities of the area.

Mount Taranaki or Mount Egmont, and Egmont National Park, dominate the landscape of the District. In the past successive eruptions of ash and natural erosion has created an “apron” or a “ring plain” around the base of the mountain. The fertile and generally free draining soils of this ring plain support intensive pastoral farming, especially dairying.

East of the ring plain lies the rolling topography of the frontal hill country and further east, the deeply dissected hill country. These hills are not volcanic but consist of sedimentary rocks (mudstone, sandstone and siltstone). Soil properties in the eastern hill country are closely linked to the differences in rock hardness and composition. Most are steepland soils, ie, are shallow soils which have developed on steep, relatively unstable slopes.

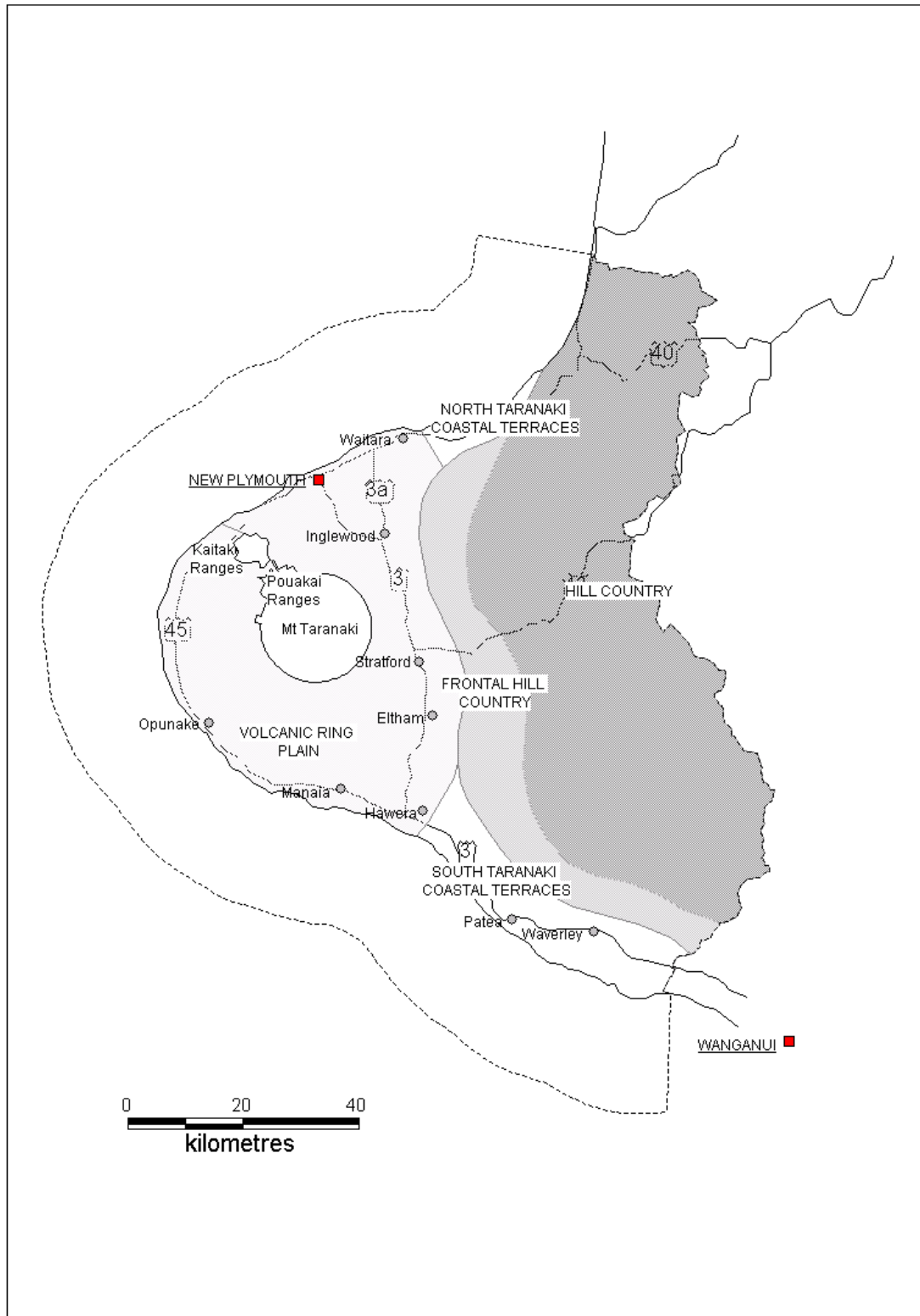
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<sup>1</sup> 2006 Census of Population and Dwellings, Department of Statistics, 2007.





**Figure 1: Stratford District - Location and Local Government Boundaries**



(Source: "Regional Policy Statement for Taranaki", Taranaki Regional Council, September 1994)

**Figure 2: Landforms of the Taranaki Region**

(Source: "Regional Policy Statement for Taranaki", Taranaki Regional Council, September 1994)

**5.2 Economic Activity**

Declining agricultural subsidies in recent years, combined with increasing rationalisation (ie, centralisation) of government services and agencies, have contributed to a general population decline throughout the Taranaki region, apart from New Plymouth. In Stratford District, this decline has been felt strongest in those settlements in the eastern hill country, but lately has eased somewhat.

Natural limitation also affects the range of land uses, which generally diminishes from west to east, from the ring plain to the eastern hill country. As if to reflect this, Table 1 of this Introduction (next page) shows a general trend of increasing numbers of dairy cattle in Stratford District (dairy farming is largely performed on the ring plain), while there is a general trend of declining numbers of sheep (sheep farming is largely carried out on the eastern hill country).

Dairying forms the economic base of the District and especially the ring plain. The high productivity of the volcanic soils on the ring plain is assisted by artificial fertiliser and appropriate livestock management, and a favourable temperate climate with adequate sunshine hours and high rainfall. Taranaki has 17% of all dairy farms in New Zealand and accounts for nearly 14% of New Zealand's total milk solids production. Approximately 12% of the Stratford District population was employed in agriculture in 2006, compared to a national average of approximately 4% of the population<sup>2</sup> (see Table 2 of this Introduction, next page).

Forestry is a small, albeit growing industry in Taranaki. Plantation forests cover a little over 1% of Taranaki's land area, with the single largest commercial exotic forest plantation being at Te Wera, 40km east of Stratford, which covers approximately 5000ha. However, there is increasing interest in agroforestry and forestry represents a new economic opportunity to the District, particularly for the eastern hill country.

Another significant land use in Taranaki is the petroleum industry.

Drilling for oil first commenced in Taranaki in 1864 when "Alpha 1" was hand-dug on Ngamotu Beach, New Plymouth and commercial quantities of oil were discovered.

Systematic prospecting for petroleum began in the mid-1920's, and the only classified production wells in New Zealand at around that time were in Taranaki, drilled in the 1930's. Major discoveries in Taranaki occurred after the Second World War, with the discovery of the on-shore Kapuni gas and condensate field in 1959, and the much larger off-shore field, Maui, in 1969.

The construction of the Kapuni production station and gas treatment plant was completed in 1970. The Maui platform was in place by 1979, and Maui gas was the basis for power generation at New Plymouth, Stratford and Huntly, and was the raw material for major energy developments, such as the methanol and synthetic petrol plants.

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<sup>2</sup> 2006 Census of Population and Dwellings, Statistics New Zealand, 2007

Year	Total Dairy Cattle	Total Beef Cattle	Total Sheep
1978	72,340	46,145	402,210
1979	70,790	44,373	417,513
1980	71,042	45,683	459,098
1981	67,666	46,230	470,516
1982	68,915	44,863	479,273
1983	70,587	44,145	467,437
1984	73,463	46,204	455,427
1985	75,210	45,550	472,851
1986	77,512	47,724	457,045
1987	74,218	46,501	428,866
1988	75,074	49,894	435,655
1989	77,666	46,883	417,352
1990	84,309	45,376	401,369
1991	81,835	44,211	360,121
1992	90,723	43,749	338,228
1993	85,969	42,864	311,043
1994	90,373	43,015	294,455
1995	93,772	44,271	272,736
2002	96,372	36,425	238,736

**Table 1: Stratford District Agriculture Statistics 1978-2002 <sup>3</sup>**

Major Industry Group	Percentage of Working Population (aged over 15 years, in full or part time employment, excluding voluntary work)
Agriculture, Forestry	12.1
Mining, Quarrying	0.3
Manufacturing	7.2
Utilities	0.2
Building, Construction	3.2
Wholesale, Retail, Restaurants	8.2
Transport, Storage, Communications	1.7
Business, Finance	3.3
Government, Administration	8.0
Other	5.4

**Table 2: Stratford District Resident Working Population  
by Major Industry Grouping <sup>4</sup>**

Subsequent major developments have included the discovery of oil onshore, including the Waihapa oil discovery and the subsequent construction of the Waihapa production station in Stratford District, which also serves the Ahuroa, Tariki and Ngaere gas and condensate fields. A significant proportion of the petroleum resource known to date lies within Stratford District.

<sup>3</sup> From the Agricultural Census 1996, 2002, Statistics New Zealand. 1978-89 data was collected for Stratford County, part of the Taranaki Local Government Region. From 1990 onwards the region changed to Stratford District Territorial Local Authority.

<sup>4</sup> “2006 Census of Population and Dwellings, Department of Statistics.

While these developments are large scale in New Zealand, in world-wide terms they are small scale. In New Zealand, production activity is high compared to a low amount of drilling activity. Exploration and testing programmes continue to be carried out throughout Taranaki, with the "effects" of the activities of the petroleum industry known throughout Stratford District.

### **5.3 The Natural Environment**

Rapid immigration of Europeans from the mid-1800's onwards combined with the agricultural subsidies of central government, resulted in the deforestation of huge areas of indigenous forest land in Taranaki and the conversion of land into pastoral farming, particularly on the ring plain. Bush clearance moved to the eastern hills before the 1900's, and continued until after the First World War.

Much of the indigenous vegetation (and habitat for indigenous fauna) that remains in Stratford District is contained within Egmont National Park to the west, and within the north-western bounds of Whanganui National Park to the east. Small pockets of remnant native bush lie in-between, some held as reserve and some on land in private ownership. A number of endangered or under represented native species (like the Brown Kiwi, Kaka and Blue Duck) may be found in the area.

Egmont National Park is crucial to the ecology of the region, with the Park acting as a huge habitat for indigenous flora and fauna, and also as a "reservoir" for the region's river catchments. This is partly due to a combination of the high rainfall receipt and vegetation cover in the Park, and the nature of the geology whereby rainfall is absorbed into the ground

and released again at springs where the geological structure changes, thus maintaining stream flows<sup>5</sup>.

Egmont National Park and Mount Taranaki or Mount Egmont is also the landscape focal point of the region, and as such it not only has a vital role in marketing Taranaki as a tourist destination but is a prime destination in itself.

### **5.4 Settlement in the District**

Historically, Maori lived in settlements of varying size throughout the District, as evidenced by many Maori place names and over 100 recorded sites of Maori occupation (such as ovens and cooking pits, artifact find spots, pa, urupa, fortifications, and historic kainga). These places continue to be of significance to iwi and tangata whenua today.

Stratford township grew out of the wave of European immigration that began in the 1870's, assisted by the land settlement and development incentives of the Vogel administration and successive governments.

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<sup>5</sup> "Proposed Regional Policy Statement for Taranaki", Taranaki Regional Council, 2006.

European settlement spread slowly southwards from New Plymouth, with Stratford being one of many small villages necessary to break the journey along a then slow road to the ports of Patea and Wanganui.

By the 1890s settlement had spread to the eastern hill country and the township of Wangamomona (the “h” being added in 1902) was founded. Fuelled by an expansion of farming and the construction of both the roads and the railway, the area flourished until the effects of flood and fire in 1924 and 1943 respectively initiated a gradual decline. The heritage of the area is highly significant to the District and is acknowledged with the naming of State Highway 43 as the “Forgotten World Highway”. The current population of the eastern area beyond Douglas is now approximately only 400.

The deforestation of massive areas of land through the burning of the indigenous forest cover, and conversion into pasture, has led to the establishment of a strong agricultural economy of today, with a high proportion of the District population in agricultural-related employment. Stratford has evolved into an "agricultural service town" and is the focal point for the District.

Midhirst, about 4km north of Stratford and with a current population of around 225, was established around the same period as Stratford and essentially grew up around the Midhirst Co-operative Dairy Company, one of many dairy factories established around the late 1800's. With the dairy factory now closed, Midhirst remains a small rural service centre (although very much secondary to Stratford) as well as being a "dormitory" suburb for those working in Stratford, New Plymouth or Hawera.

Wide streets, an "older" housing stock, and large sections with big front yards characterises much of the Stratford residential environment. These houses are generally single-storeyed and cater mostly for single families. There are, however, some neighbourhoods with newer houses on smaller sections and an increasing level of infill subdivision which is further decreasing the section sizes. In many parts of Stratford there are a wide range of non-residential activities in or adjacent to residential areas, such as dairies, churches, and schools. Stratford's residential area also includes an urban marae.



**Part A**

**Issues, Objectives,  
Policies, Methods,  
and  
Anticipated Environmental  
Results**

## **This section covers:**

- **Significant resource management issues**
- **Objectives and policies for addressing issues**
- **An outline of methods for implementing policies and achieving objectives**
- **Explanations for objectives, policies and methods**
- **Anticipated environmental results**



## **A1. MANAGEMENT OF RIPARIAN MARGINS**

### **A1.1 Issues**

- **The actual or potential adverse effects of land management practices surrounding water bodies such as the loss of vegetation and agricultural run-off.**
- **The protection of significant wetlands.**
- **Maintenance and enhancement of public access to water bodies.**

#### Overview of issues

“Riparian Margins” are the margins of waterways, including streams, rivers, lakes and wetlands.

Changes in land use (such as, for example, the conversion of land to pasture) and a corresponding loss of vegetation on riparian margins over the past 50-100 years have contributed to problems of erosion, flooding, increased water temperatures, and loss of natural habitat in Taranaki's waterways<sup>1</sup>.

Data on water quality, particularly from collection sites on Taranaki's "ring plain", indicates a definite drop in water quality after rivers and streams have flowed through intensively farmed land. The source of this drop in quality can be attributed at least in part to agricultural run-off<sup>1</sup>.

Research indicates that intensification of land use can have actual or potential adverse effects on riparian margins and adjacent waterways<sup>2</sup>.

The Resource Management Act defines wetlands as "permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions".

Significant wetlands occur within areas already protected, such as Egmont National Park, but much of Taranaki's wetlands have been drained or filled for agricultural production and for urban development. It is believed that the extent of remaining wetlands in Taranaki constitute only about 2% of those that originally existed prior to European settlement.

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<sup>1</sup> “Management of Riparian Margins in Taranaki - Implementation Strategy”, Taranaki Regional Council, February 1993.

<sup>2</sup> “Esplanading with the RMA: DOC’s Roles and Expectations”, prepared by Chris Richmond, 16 November 1993, for the seminar on “Subdivisions and Esplanades under the Amended Resource Management Act”, 25 November 1993.

Intensification of land use can also result in changes over time in the ability of people to gain access to waterbodies. Water is significant to different people for different reasons - as a food source, a means or avenue of transportation, for recreation, for amenity value or because of “traditional” cultural ties a people have experienced over time.

It is important that land management practices surrounding waterways should be sympathetic to the influences they have on both water quality, and access for enjoyment.

## **A1.2 Objectives**

A1.2.1 Preservation of the natural character of riparian margins and the protection of them from any adverse effects of inappropriate land use, subdivision or development.

A1.2.2 To enhance the existing character of riparian margins.

A1.2.3 To enhance, where possible and appropriate, public access to water bodies in the District.

## **A1.3 Policies**

A1.3.1 To avoid, remedy or mitigate any actual or potential adverse effects of land use or development on the conservation values and existing natural values of riparian margins on land adjacent to rivers and streams in the following seven priority “ring plain” catchments, through the retirement and protection - as far as practicable and where appropriate - of riparian margins in these seven priority “ring plain” catchments:

Waingongoro, Mangatoki, Kaupokonui, Patea, Kapuni, Manganui, Kahouri.

In determining what is “practicable” and “appropriate”, the District Council shall take into account:

- the physical characteristics of the site and catchment; and
- existing riparian vegetation; and
- existing instream ecological values; and
- actual or potential scenic, amenity and recreational values; and
- spiritual and cultural values; and
- Nationally and regionally significant infrastructure; and
- the actual or potential effects of the land use(s) both adjacent to the site, and in the catchment, on the matters listed above; and

- the riparian management objectives and anticipated environmental results being sought; and
- the cost of retiring and protecting riparian margins relative to the benefits; and
- the effects of protection on the use of the margin and adjoining land by the owner or occupier of the land.

A1.3.2 To promote the voluntary protection of riparian margins on land adjacent to rivers and streams throughout the District.

A1.3.3 To preserve the existing natural values and conservation values of both wetlands and the margins of wetlands and protect them from any actual or potential adverse effects of inappropriate land use or development.

A1.3.4 To promote sustainable riparian management practices in the District.

A1.3.5 To provide for opportunities for public access to water bodies in the District, while recognising that restrictions may be necessary to provide for public safety, defence purposes or security needs.

A1.3.6 To promote and require riparian management initiatives on parts of “ring plain” river catchments identified in policy A1.3.1 in conjunction with the process of land subdivision in order to enhance the existing character of riparian margins and public access to water bodies in the district.

**Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to the management of riparian margins may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

A2 Wetlands, Indigenous Vegetation & Indigenous Fauna

A2.6.2 Any Use Or Management Of Indigenous Vegetation Or Areas Of Significant Habitats Of Indigenous Fauna In The District Is Undertaken On A Sustainable Basis In Terms Of The Resource Management Act 1991.

A2.6.3 Areas Of Significant Habitats Of Indigenous Fauna Are Protected.

## **A1.4 Methods of Implementation**

- A1.4.1 To **use rules, and standards, conditions and terms** that require as conditions of consent for land use, subdivision or development –
- the stock proof fencing and retiring of land alongside water courses, where appropriate, when land adjoining water courses identified on the NZMS 260 Topographical Series in the following “ring plain” catchments is subdivided: Waingongoro, Mangatoki, Kaupokonui, Patea, Kapuni, Manganui and Kahouri.
  - the creation of esplanade strips or reserves where appropriate when land adjoining water courses identified on the NZMS 260 Topographical Series in the following “ring plain” catchments is subdivided: Waingongoro, Mangatoki, Kaupokonui, Patea, Kapuni, Manganui and Kahouri.
  - the protection of wetlands and their margins, and to ensure that any proposed use of wetlands and their margins is only permitted on a sustainable basis in terms of the Resource Management Act 1991.
- A1.4.2 To **strongly encourage** landowners to enter into voluntary agreements with the District Council, in terms of the Tenth Schedule of the Resource Management Act, for the voluntary creation of esplanade strips and access strips on rivers and streams throughout the District.
- A1.4.3 To **develop guidelines** referring landowners affected by the above methods to the Taranaki or Manawatu-Wanganui Regional Council (as appropriate) for advice as to appropriate methods for sustainable management of the margins of rivers and streams and wetlands.
- A1.4.4 To **strongly encourage** landowners to consult with relevant agencies regarding the evaluation of wetland areas throughout the District, with a view to the voluntary protection of such areas.
- A1.4.5 To **promote and negotiate**, where possible and appropriate, the provision of access strips for pedestrian access to water bodies in the District. This may include negotiating the provision of signage or other facilities to direct and control public access.
- A1.4.6 To **collect and disseminate information** on the ecological importance of riparian management, riparian management techniques, and the roles of other agencies with specialised expertise in riparian management.
- A1.4.7 Through these guidelines and information, **promote understanding** in the community of the importance of riparian management and the sources of riparian management advice, and so encourage the voluntary creation of esplanade strips and the voluntary protection of wetlands throughout the District, and the use of sustainable riparian management practices.

- A1.4.8 To use ***economic instruments*** such as rates relief:
- (i) to allow compensation to be offered to any land owner who protects and/or covenants an area that is within the boundary of the wetlands identified in Appendix 9: Wetlands, Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna
  - (ii) as an incentive to the voluntary creation of esplanade strips, access strips, and covenants by way of voluntary agreements entered into between landowners and the District Council in accordance with the Tenth Schedule of the Resource Management Act.
- A1.4.9 To keep a ***record*** of the location and area of esplanade reserve, esplanade strips and access strips created in the District, and of the agreements reached with landowners in respect of esplanade strips and access strips.
- A1.4.10 To ***maintain and regularly review*** a schedule within the District Plan of all identified wetlands in the District.

## **A1.5 Explanation for objectives, policies, and methods**

There are a collection of activities and practices that can be applied to riparian margins, known as "riparian management", so that the natural characteristics of the riparian zone are improved.

Essentially, this generally involves the retirement of riparian margins from stock use, and the planting of these margins in appropriate vegetation. There are a number of benefits accruing from this approach, both to the natural environment, to landowners and to the public.

Benefits to the ***environment*** include:

- an improvement in water quality. Planting of the retired riparian margins results in a decrease in sediment and nutrient runoff into waterways;
- retirement from use and planting of riparian margins helps minimise erosion of the banks of streams and rivers;
- riparian management reduces water temperatures by shading, helping to improve the habitat for aquatic plants and wildlife. As the extent and benefits of "retired" riparian margins accrue over time, riparian margins can serve as "wildlife corridors";
- riparian management practices help to mitigate flooding through the regulation of the flow of water over land into waterways; and
- improves the overall health of aquatic ecosystems and contributes to "biodiversity".

The potential benefits to the ***landowner*** include:

- shelter to the property (from riparian plantings);
- shade for stock;
- increased pasture production and less erosion;
- reduced stock losses (as riparian margins may be fenced off, or waterways separated from paddocks by plantings); and
- an alternative income source if timber trees are planted.

Potential benefits to the **public** can include:

- greater public access to the District's waterways. When a landowner adopts an approach to riparian management, an option is to create esplanade and access strips to facilitate public access to riparian land;
- greater public access to waterways combined with a healthier aquatic ecosystem (resulting in a better freshwater fisheries resource, better gamebird habitats, etc.) means enhanced recreation opportunities;
- enhanced access opportunities and a healthier ecosystem are outcomes sympathetic to Maori cultural and spiritual values associated with fisheries resources, water, and lake, river and stream beds, etc.; and
- a contribution to the "natural character" and to "landscape values" of the District.

It should be noted that there may be instances where the restriction of public access may be necessary for reasons such as public safety and security.

***In short, riparian management is***

- a good environmental management tool;
- the benefits are scientifically defensible;
- provides an opportunity to integrate management of land and water resources; and
- if a catchment-wide approach is employed, the benefits will accrue over time.

Essentially, the Department of Conservation, and the Taranaki and Manawatu-Wanganui Regional Councils act as advocates in promoting the protection of riparian margins, and offer advice on riparian management. While Stratford District Council does not possess expertise in riparian management, it does have the power to facilitate the setting aside of riparian margins as esplanade reserves or strips, and can refer landowners to these other organisations for advice on riparian management.

The Department of Conservation (DOC) has various roles in relation to riparian margins, as -

- a statutory manager of waterbirds, freshwater fisheries and aquatic life;
- a specific advocate for the protection of the habitats of such animals and plants;
- a general advocate for the conservation of aquatic and riparian ecosystems; and
- as a manager of other riparian lands forming the "Queens Chain".

The Taranaki Fish and Game Council is also an advocate for sustainable riparian management, and has statutory functions in respect of waterbirds and freshwater fisheries.

### Taranaki and Manawatu-Wanganui Regional Councils

In terms of section 30 of the Resource Management Act, these Councils have statutory obligations in the areas of soil and water conservation, water quality and quantity, and diversion of water. Riparian management practices directly relate to these matters, and consequently the Regional Councils have a great deal of advice and expertise on offer to landowners wishing to set aside riparian margins. However, while they have management expertise they have limited powers in terms of actually setting aside riparian land areas.

### Stratford District Council

The Resource Management Act places an obligation on the District Council to incorporate policies in the District Plan that provide for the protection of riparian margins. Protecting the riparian margins is consistent with section 6 of the Resource Management Act (re "Matters of national importance"), which states that:

*"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- "(a) The preservation of the natural character of ...wetlands...lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:....."*
- (d) The maintenance and enhancement of public access to and along....the lakes and rivers:*
- (e) The relationship of Maori and their culture and traditions with....water....and other taonga".*

"All persons exercising functions and powers....in relation to managing the use, development, and protection of natural and physical resources..." includes the Stratford District Council, which in terms of the Resource Management Act has a statutory role in avoiding, remedying or mitigating any adverse effects of land use and development through its District Plan.

It is appropriate that the District does not duplicate the roles of DOC and the Regional Councils. The Stratford District Council can, however, incorporate policies in its District Plan that complement and assist these roles.

A variety of instruments can be used, such as *education of landowners* (as to the benefits of setting aside riparian margins), and *economic incentives (such as rate relief)* to ensure this occurs. However, it is suggested that these mechanisms *on their own* are unlikely to be effective in inducing the desired changes in land use.

### Streams and Rivers

The main legal instrument afforded by the Resource Management Act is the creation of "*esplanade reserves*" or "*esplanade strips*".

Section 229 of the Resource Management Act states:

*"An esplanade reserve or an esplanade strip has one or more of the following purposes:*

*"(a) To contribute to the protection of conservation values by, in particular -*

*(i) Maintaining or enhancing the natural functioning of the adjacent...river or lake; or*

*(ii) Maintaining or enhancing water quality; or*

*(iii) Maintaining or enhancing aquatic habitats; or*

*(iv) Protecting the natural values associated with the esplanade reserve or esplanade strip; or*

*(v) Mitigating natural hazards; or*

*"(b) To enable public access to or along any...river, or lake; or*

*"(c) To enable public recreational use of the esplanade reserve or esplanade strip and adjacent...river, or lake, where the use is compatible with conservation values".*

Sections 230 and 231 of the Resource Management Act allow for a District Plan to require the creation of *Esplanade Reserve* upon subdivision, while an *Esplanade Strip* can be created as a condition of any land use consent (Section 232) provided the purposes listed in Section 229 were met. Esplanade strips can also be created by agreement between a local authority and a landowner (Section 235), for any of the purposes specified in Section 229 of the Resource Management Act.

Other legal devices include the use of "*Land Improvement Agreements*", and "*Conservation Covenants*" in terms of the Reserves Act 1977, Conservation Act 1987, or the QEII National Trust Act 1977.



With *covenants* under the QEII National Trust, the land remains in private ownership and the Trust has responsibility for maintenance and management. However, the Trust has limited funding and therefore only gives approval to covenants that it identifies as warranting the priority of the Trusts' finances.

*Land Improvement Agreements* may tend to emphasise the roles and responsibilities of Regional Councils under Section 30 of the Resource Management Act, so it may not be appropriate for a District Plan to incorporate these as a mechanism for setting aside riparian margins.

Upon creation of *Esplanade Reserve*, these areas vest in the ownership of a territorial authority, which ensures that the values of the area are protected by public ownership. However, there are a number of costs that would have to be borne by the public authority, namely the costs of surveying off the land in question, fencing, management, and compensation payable to the landowner for the loss of land area.

*Esplanade Strips* offer advantages over these other mechanisms, such as -

- the land remains in private ownership (thus is more acceptable to a private landowner and no compensation is payable by a territorial authority);
- the area does not have to be surveyed off or fenced, but identified on a survey plan in relation to a waterbody;
- esplanade strips can be created at the time of road stopping, subdivision, reclamation, as a condition of any activity requiring a resource consent, or by agreement with the local authority; and
- esplanade strips are also the method of implementing riparian management that is preferred by the Taranaki Regional Council<sup>3</sup>.

***Esplanade strips are therefore the mechanism preferred by the District Council in facilitating the protection of the margins of streams and rivers. However, esplanade reserves could be used where conservation values or public access is of overriding importance.***

In line with its statutory responsibilities, the Taranaki Regional Council's operative "Regional Policy Statement" promotes the retirement and planting of riparian margins throughout Taranaki, and identifies rivers and streams on the "ring plain" part of the region as priorities for protection. The Taranaki Regional Council also has formulated a comprehensive implementation strategy for management of these riparian margins.

Of the river catchments on the ring plain identified by the Taranaki Regional Council as priorities for the retirement of riparian margins, 7 of these catchments lie within the ring plain part of Stratford District. These are the catchments of the -

- Waingongoro;

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<sup>3</sup> "Management of Riparian Margins in Taranaki - Implementation Strategy", Taranaki Regional Council, February 1993.

- Kapuni;
- Manganui;
- Mangatoki;
- Kaupokonui;
- Kahouri; and
- Patea.

The District Plan therefore advocates the creation of esplanade strip or esplanade reserves throughout the District, prioritising the creation of esplanade strips or esplanade reserves on riparian margins on land adjacent to rivers and streams in the above 7 priority ring plain catchments, especially where there is a need to maintain or enhance public access. In those instances where access is not practicable, usually because of deeply incised water ways, then alternative tools under the Resource Management Act may be more appropriate to ensure flexibility and practicality in retiring riparian areas.

The ring plain part of the Taranaki region and Stratford District has been given priority for riparian protection due to the more intensive use of the land in this area, and therefore there is arguably a greater need to avoid, remedy or mitigate any actual or potential adverse effects of land use on riparian margins and water resources in this part of the district/region.

It is also suggested that offering rates relief as a form of compensation for land “lost” from production, may be a useful incentive to the voluntary protection of riparian margins and wetlands by landowners, by way of agreements entered into between landowners and the District Council in terms of the Tenth Schedule of the Resource Management Act.

The District Plan should refer relevant landowners whose land is subject to such provisions, to the Regional Council and Department of Conservation for advice as to appropriate management of these areas, given that these organisations have statutory responsibilities and a considerable amount of management expertise pertaining to riparian margins. This would also help achieve one of the aims of the Resource Management Act - ***integrated*** resource management.

## Wetlands

A number of significant wetlands may be on private land, so there is a need to avoid, remedy or mitigate any adverse effects of land use on wetlands.

***Education*** of landowners as to the values of wetlands and the merits in protecting them, and ***financial incentives*** (such as rates relief) could be used, but as with protecting riparian margins, it is suggested that these strategies ***on their own*** would be insufficient to facilitate wetland protection.

One of the primary implementation strategies proposed by the Taranaki Regional Council is to:

- identify and record wetland areas according to their value; and
- advocate to "relevant agencies" [such as Stratford District Council], the use of mechanisms under legislation such as the Conservation Act 1987, the Reserves Act 1977, or the QEII National Trust Act 1977, to protect remaining wetlands.

The mechanisms contained in this legislation that can be used to protect wetlands, are **conservation covenants**. This involves placing an "encumbrance" over part of a private land title, ensuring protection of the wetland area in question, including its riparian margins, regardless of the title changing hands. The Department of Conservation (DOC) advocates the use of conservation covenants when the primary purpose is the protection of "ecological/habitat values" and natural character, which is consistent with the values of wetlands as discussed above.

Other benefits of conservation covenants include -

- a major benefit to the landowner is that the land remains in private ownership;
- access arrangements can be tailored to suit each situation;
- the landowner remains responsible for managing the area, with assistance available from relevant agencies;
- the area covered by the covenant is flexible and open to negotiation.

The Proposed Regional Policy Statement for Manawatu-Wanganui, as changed by decisions on submissions, also contains policies seeking to protect the natural character and other ecological, cultural, intrinsic and amenity values of wetlands and their margins from the effects of land use, development and subdivision. The Manawatu-Wanganui Regional Council advocates that District Councils should take these policies into account when formulating District Plans and when processing resource consent applications.

As with protecting river and stream margins, it is suggested that the most appropriate avenue for Stratford District to facilitate the protection of wetlands with covenants, is to include policies and rules in the new District Plan that require the covenanting of wetlands and their margins as a condition of consent for land uses or developments requiring consent. It is also suggested that rates relief could be offered as a financial incentive to landowners who voluntarily covenant wetlands by way of agreements entered into between the District Council and the landowner in terms of the Tenth Schedule of the Resource Management Act.

Such provisions in the District Plan would only apply to land where wetlands have been identified by the Regional Council or Department of Conservation for protection. The District Plan should also refer landowners affected by these provisions, to the Regional Council or Department of Conservation for appropriate advice and assistance concerning management of the covenanted wetland area and surrounding land. These agencies have considerably more expertise than the District Council in the evaluation of wetlands and relevant land management practices, in accordance with their section 30 responsibilities. This would help achieve one of the aims of the Resource Management Act - that of ***integrated*** resource management.

## **A1.6 Anticipated Environmental Results**

- A1.6.1 The natural character of wetlands and the margins of rivers and streams throughout the District is protected, maintained and enhanced, particularly on waterbodies identified as priorities for protection.
- A1.6.2 The existing character of riparian margins throughout the District is enhanced, particularly on waterbodies identified as priorities for protection.
- A1.6.3 Enhanced public access, where possible and appropriate, to waterbodies throughout the District.

## A2. WETLANDS, INDIGENOUS VEGETATION & INDIGENOUS FAUNA

### A2.1 Issue

- **The loss or degradation of indigenous vegetation and indigenous fauna and the actual or potential adverse effects on associated habitats.**

#### Overview of issue

Much of the District's and Region's original indigenous vegetation cover and associated habitat for indigenous fauna has been removed for agricultural expansion. This is particularly the case with the indigenous forest cover, which comprises a significant part of the District's indigenous vegetation and acts as a significant habitat for indigenous fauna. Clearance of the original indigenous forest cover has been particularly widespread on the "ring plain" part of the District, where only relatively small remnants exist outside of Egmont National Park.

The forest that remains is a mixture of podocarp, broadleaf and beech forest although beech is absent from Egmont National Park (unlike other North Island native forests), and typically includes rimu, totara, northern rata, tawa, kamahi, mahoe and hard beech.

Key facts of the remaining indigenous vegetation resource are:

- 45% of the Stratford District is in indigenous vegetation;
- Almost all of this forest lies in the eastern hill country and Egmont National Park;
- Much of it lies on land with erosion potential;
- Small pockets of indigenous vegetation occur on the ring plain and though small, are an important component of the ring plain environment because of the scarcity of such representative remnants;
- 46% of the indigenous vegetation resource is in Crown ownership and managed by the Department of Conservation for conservation purposes (ie, Egmont National Park and other reserves);
- 54% or 130,000ha of the resource is in private ownership; and
- Most of the resource in private ownership has already been logged before<sup>1</sup>.

From the above key facts, two-thirds of the original indigenous vegetation resource in Taranaki has been lost. Less than half of what remains is "protected" by Department of Conservation ownership, while most of the resource in private ownership - which is just over

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<sup>1</sup> "Indigenous Forest on Private Land", Taranaki Regional Council, May 1991

half of what remains - has already been logged at some stage and may be logged again at some time in the future, but much of this is on land with erosion potential.

These forests provide a habitat for a range of indigenous fauna, including notable and/or threatened species such as kokako, brown kiwi, fernbird, and some species of gecko and skink. They also have intrinsic value in their own right, as natural ecosystems maintaining local examples of native plants and animals.

Areas of indigenous vegetation provide many recreational, aesthetic and scenic benefits, and enhance landscape values, as well as contributing to soil conservation and the maintenance of water quality and quantity by mitigating erosion and subsequent soil and nutrient flows into streams, rivers, lakes, wetlands and coastal water.

Moreover, indigenous vegetation is an important part of New Zealand's heritage. Indigenous vegetation is a habitat for native flora and fauna unique to the world, and therefore makes an important contribution to the amenity of the District.

The actual or potential loss of significant indigenous vegetation and significant habitats of indigenous fauna is therefore a significant resource management issue for the District. Consequently the -

- proposed use or management of privately owned indigenous vegetation should be carefully assessed in light of such things as (but not limited to) possible erosion potential and the effect of this on soil conservation and water quality and quantity, actual or potential adverse effects on the habitat of indigenous fauna, and amenity;
- protection of all remaining indigenous vegetation should be advocated. This is especially important on the "ring plain" part of the District, where only relatively small remnants remain outside of Egmont National Park;
- any proposed use or management of indigenous forest should be only be permitted provided it is sustainable in terms of the Resource Management Act 1991.

## **A2.2 Objectives**

A2.2.1 The protection of areas of significant indigenous vegetation within Stratford District.

A2.2.2 The protection of areas of significant habitats of indigenous fauna within Stratford District.

## **A2.3 Policies**

A2.3.1 To recognise the importance of the role of indigenous vegetation in:

- maintaining and enhancing amenity values; and
- safeguarding, maintaining and enhancing the biodiversity values and life supporting capacity of ecosystems; and
- maintaining and enhancing botanical and wildlife values; and
- the avoidance or mitigation of natural hazards; and
- the protection of heritage values.

A2.3.2 To protect areas of significant indigenous vegetation, including all indigenous forest remnants on the volcanic ring plain as identified in “Figure 2: Landforms of the Taranaki Region” in the Stratford District Plan.

A2.3.3 To protect significant habitats of indigenous fauna.

A2.3.4 To encourage maintenance and enhancement of areas of indigenous vegetation and habitats of indigenous fauna.

A2.3.5 To enable removal, relocation or disturbance of indigenous vegetation or significant habitats of indigenous fauna where these activities will benefit the long-term survival and conservation of the species.

A2.3.6 To recognise the need for primary production to function efficiently and effectively while ensuring that any potential adverse effects on indigenous vegetation are avoided, remedied or mitigated.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to indigenous vegetation may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A1 Management of Riparian Margins
- A4 Treaty of Waitangi and Matters of Significance to Iwi
- A5 Amenity Values
- A7 Outstanding Natural Features and Landscapes
- A10 Heritage Resources
- A11 Protected Areas

## **A2.4 Methods of Implementation**

- A2.4.1 To *use rules and standards, and conditions and terms* on resource consents to ensure:
- the protection of areas of indigenous vegetation in the District in general
  - the protection of areas of significant habitats of indigenous fauna identified in the District
  - that any proposed use or management of indigenous vegetation or significant habitats of indigenous fauna is only permitted on a sustainable basis, in terms of the Resource Management Act 1991.
- A2.4.2 To require an *ecological assessment* of any area of indigenous vegetation (which may be subject to peer review if required) in which a proposed activity is subject to a land use resource consent prior to the consideration of any land use consent application.
- A2.4.3 To *maintain and regularly review* a schedule within the District Plan of all significant habitats of indigenous fauna and significant indigenous vegetation identified in the district.
- A2.4.4 To *encourage* landowners, particularly (but not exclusively) on the volcanic ring plain as identified in “Figure 2: Landforms of the Taranaki Region” in the Stratford District Plan, to voluntarily protect areas of indigenous vegetation and significant habitats of indigenous fauna through the use of, for example, covenants.
- A2.4.5 To use *economic instruments*, such as rates relief, to allow compensation to be offered to any landowner who protects and/or covenants an area of indigenous vegetation or a significant habitat of indigenous fauna.
- A2.4.6 To *liaise* with other relevant agencies, particularly the Ministry of Forestry, with regard to seeking information or advice that may be of relevance in evaluating a consent application.
- A2.4.7 To carry out *monitoring* of indigenous vegetation areas and significant habitats of indigenous fauna.



## **A2.5 Explanation for objectives, policies, and methods**

Section 6 (re "Matters of national importance") of the Resource Management Act requires that

*"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:.....*

*"(c) The protection of significant areas of indigenous vegetation and significant habitats of indigenous fauna...."*

This means that the District Council has an obligation to consider the actual and/or potential effects of land use on the remaining indigenous vegetation in the District, with a view to its sustainable management or protection.

Any policies and methods adopted by Stratford District should therefore ensure any use or management of indigenous vegetation occurs only on a sustainable basis.

The policies and methods of the District Council regarding the avoidance, remedying or mitigation of any adverse effects on indigenous vegetations should also complement the roles of other resource management agencies with responsibilities for land use in Stratford District - namely, the Taranaki and Manawatu-Wanganui Regional Councils, and the Ministry of Forestry.

The Taranaki and Manawatu-Wanganui Regional Councils' roles in respect of indigenous vegetation lie chiefly in the assessment of any actual or potential effects in terms of soil conservation and water quality and quantity, under Section 30 of the Resource Management Act.

The Ministry of Forestry administers the 1993 Amendments to the Forests Act 1949, which contains a range of measures aimed at ensuring the sustainable management of any indigenous forest harvesting. Such provisions are in addition to any consents that may be required by the relevant regional council in terms of soil conservation and/or water quality and quantity.

It is important that the District Plan contain guidelines to ensure that landowners seeking a resource consent from the District Council to clear indigenous vegetation are aware of any other requirements other organisations may require to be met, in the interests of helping to ensure integrated, sustainable resource management.

Maori have strong ties with their ancestral lands, including native forests, and some iwi in the District have expressed an interest in helping to ensure the protection of indigenous vegetation.

Heritage protection orders may be used to protect areas of indigenous vegetation if such areas are under threat, such as unauthorised clearance of large areas of forest, for example.

## **A2.6 Anticipated Environmental Results**

- A2.6.1 Areas of significant indigenous vegetation are protected.
- A2.6.2 Any use or management of indigenous vegetation or areas of significant habitats of indigenous fauna in the District is undertaken on a sustainable basis in terms of the Resource Management Act 1991.
- A2.6.3 Areas of significant habitats of indigenous fauna are protected.

## **A3. ACTIVITIES ON THE SURFACE OF WATER**

### **A3.1 Issue**

- **The actual or potential adverse effects generated by activities on the surface of water.**

#### Overview of issue

One of the functions of the District Council is the control of the actual or potential effects of activities taking place on the surface of lakes and rivers, under section 31 of the Resource Management Act.

There are many water bodies within the District, but generally the only water body that has a significant number of activities occurring on it is the Whanganui River. Approximately 30km of the Whanganui River lies within Stratford District.

The Stratford District Council - along with Wanganui and Ruapehu District Councils - currently has statutory responsibility for administering the Whanganui River Control Bylaws 1991.

To date, however, Stratford District has had little input into management of the river through these Bylaws. This is primarily because the river is right on the far eastern boundary of the District and as a result, Stratford considers that the river is not really part of its "natural community of interest".

Navigation on the river is subject to the Water Recreation Regulations 1979, administered by the Maritime Safety Authority, Ministry of Transport. There would seem little point in the District Council duplicating the role of another authority with better expertise in controlling activities on the surface of lakes and rivers (namely, the Maritime Safety Authority).

Any appropriate management regime must also recognise that Maori have significant cultural ties with the Whanganui River, and this regime must recognise and provide for the relationship between Maori, their culture, their traditions and their ancestral water. Alongside any potential integrated management regime, the Stratford District Council has to meet its obligations in terms of its functions under the Resource Management Act 1991.

## **A3.2 Objectives**

A3.2.1 The avoidance, remedying or mitigation of the actual or potential adverse effects of activities on the surface of water in a way or ways that maintains the quality of water and the environment, while at the same time enabling people and the community to provide for their cultural, social and economic well-being and for their health and safety.

## **A3.3 Policies**

A3.3.1 To avoid, remedy, or mitigate the actual or potential adverse effects of activities on the surface of water.

A3.3.2 To recognise and provide for the relationship of Maori and their culture and traditions with their ancestral water.

A3.3.3 To maintain and enhance the health and safety of the community in respect of activities on the surface of water.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to activities on the surface of water may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A1 Management Of Riparian Margins
- A4 Treaty Of Waitangi And Matters Of Significance To Iwi
- A5 Amenity Values
- A7 Outstanding Natural Features
- A11 Protected Areas

## **A3.4 Methods of Implementation**

A3.4.1 To **recognise** the expertise and role of other agencies in managing the actual or potential adverse effects of activities on the surface of water, and to **promote** the provision of information detailing -

- the roles and expertise of different agencies with functions in respect of managing actual or potential effects of activities on the surface of water; and
- guidelines regarding the safe conduct of activities on the surface of water; and

- ways to avoid, remedy or mitigate any actual or potential adverse effects of activities on the surface of water.

A3.4.2 To ***promote and support*** the development of voluntary, self-regulating codes of practice that seek to promote and achieve positive environmental results regarding the avoidance, remedying or mitigation of actual or potential adverse effects of activities on the surface of water.

A3.4.3 To ***promote*** community awareness of the actual or potential effects that activities on the surface of water can pose for the environment and for other water users, so as to in turn help to ensure -

- the maintenance and enhancement as far as practicable of the life-supporting capacity of water and the general environment; and
- the health and safety of the community in respect of activities on the surface of water.

A3.4.4 To ***monitor*** both the effects of activities on the surface of water and the effectiveness of any self-regulating codes of practice, and to promote the participation of iwi in this (particularly - but not exclusively - on the Whanganui River).

## **A3.5 Explanation for objectives, policies, and methods**

The Resource Management Act fosters the creation of a regulatory environment, whereby rules and regulations should only come into force on the basis of the effects justifying such intervention.

Many of the activities are safety related which are more appropriately addressed by the registration of operators, boats and guides, and by controlling behaviour. These matters are more effectively addressed to an extent in terms of the Water Recreation Regulations than a Resource Management Act resource consent. Self-regulating codes would go a step further.

The health and safety of individuals participating in activities on the surface of water is also an important consideration.

There are agencies other than the District Council with better expertise in managing this area, and there is much to be gained by promoting awareness in the community of the roles and services these organisations can offer.

The methods seek to recognise the traditional relationship Maori have with water, particularly (but not exclusively) the Whanganui River.

### **A3.6 Anticipated Environmental Results**

- A3.6.1 Adverse effects of activities on the surface of water are avoided, remedied or mitigated.
- A3.6.2 Social, economic and cultural well-being of the community undertaking activities on the surface of water is attained.

## A4. TREATY OF WAITANGI AND MATTERS OF SIGNIFICANCE TO IWI

### A4.1 Issue

- **The establishment of a relationship between the District Council and Iwi in Stratford District.**

#### Overview of issue

Section 8 of the Resource Management Act requires all persons exercising powers and functions under this Act to take into account the principles of the Treaty of Waitangi. This means the District Council must take into account the principles of the Treaty of Waitangi when managing the resources of the District.

These principles are not explicitly defined in the Resource Management Act. However, the Court of Appeal (interpreting the principles of the Treaty under the State Owned Enterprises Act 1986) and the Waitangi Tribunal have identified four main principles. These principles are not a definitive or exclusive list, but may continue to evolve, and the nature of their implementation will vary depending on the needs of iwi. These principles may be summarised as follows:

- **Kawanatanga**

Part of the “essential bargain” of the Treaty was that Maori would cede sovereignty to the Crown, so giving the Crown kawanatanga, or the right to govern. Government can include delegating resource management decision-making powers to regional and local authorities. However, giving kawanatanga to the Crown was to be in exchange for....

- **Rangatiratanga**

In return for ceding sovereignty, Maori were to retain rangatiratanga, or the right of iwi to control, manage and use tribal resources according to their cultural preferences, with the Crown having an obligation to actively protect these rights.

- **Partnership**

The Treaty is a partnership between iwi and the Crown, and should be based on good faith, co-operation, and consultation.

- **Active protection**

Maori interests in their resources were to be actively protected by the Crown.

No attempt will be made to define or limit the application of these principles. Rather, it is anticipated that any relationship between the District Council and iwi within Stratford District

will be an evolving one over time. In part that relationship, in terms of the Resource Management Act 1991, is within the statutory acknowledgements made by the Crown in respect of treaty settlements. In particular such acknowledgements require stated levels of consultation in respect of development in the settlement areas.

## **A4.2 Objectives**

- A4.2.1 Recognition of the principles of the Treaty of Waitangi.
- A4.2.2 Recognition and facilitation of the desire of iwi to maintain and enhance their relationship between their culture and traditions, and their ancestral lands, water, sites, waahi tapu and other taonga.

## **A4.3 Policies**

- A4.3.1 To recognise and provide for the aspirations of iwi concerning the development of marae, papakainga, kaumatua housing, kohanga reo and other whare wananga in a manner that is consistent with the purpose of the Resource Management Act.
- A4.3.2 To recognise and provide for the relationship between iwi and their culture and traditions, and the cultural perspectives of iwi, in relation to the identification and protection - as far as practicable - of sites of cultural, historical or spiritual significance to iwi, including (but not limited to) waahi tapu and other taonga.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to the Treaty of Waitangi and matters of significance to iwi may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A1 Management of Riparian Margins.
- A2 Wetlands, Indigenous Vegetation & Indigenous Fauna.
- A2.6.2 Any Use or Management of Indigenous Vegetation or Areas of Significant Habitats of Indigenous Fauna in the District is Undertaken on a Sustainable Basis in Terms of the Resource Management Act 1991.
- A2.6.3 Areas of Significant Habitats of Indigenous Fauna are Protected.
- A3 Activities on the Surface of the Water.
- A7 Outstanding Natural Features and Landscapes.
- A10 Heritage Resources.



A11 Protected Areas.

A13 Rural Land Use

A15 Residential Land Use.

#### **A4.4 Methods of Implementation**

A4.4.1 The participation of iwi in the resource management process will be promoted through -

- continuing to send iwi all notified resource consent applications for their perusal and comment; and
- requiring resource consent applicants to consult with the appropriate iwi where an application involves land on which there is a known site of cultural, historic or spiritual significance to iwi; and
- the District Council liaising with iwi in an ongoing manner and/or when the need arises regarding matters of significance to iwi; and
- encouraging iwi to supply the District Council with information on sites of cultural, historic, or spiritual significance that are currently known only to iwi.

A4.4.2 The participation of iwi in monitoring resource consents where sites of cultural, historic or spiritual significance may be involved, will be explored and promoted.

#### **A4.5 Explanation for objectives, policies, and methods**

The District Council has an obligation to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga, and to take into account the principles of the Treaty of Waitangi.

The policies attempt to provide iwi with the opportunity to utilise their land in a way that enables them to strengthen their culture and traditions. However, the District Council has the overriding function of promoting the sustainable management of natural and physical resources and, in the course of this, avoiding, remedying or mitigating any adverse effects. In the course of exercising this “overriding” function, the District Council will exercise some control over land use activities. There is scope within this for the District Council to allow iwi some measure of a role for iwi in the protection and monitoring of sites of significance to iwi.

Liaison can be considered to be part of the overall monitoring, evaluation and review of the effectiveness of the District Plan in fulfilling its objectives and policies and achieving its anticipated environmental results. Consultation with iwi is considered important by the District Council and one means of achieving effective consultation is for notified resource consent applications to be sent for comment to iwi. In addition, where a resource consent

application is to be lodged the applicant shall be responsible - as part of the assessment of environmental effects - to consult with iwi where there are known to be sites of cultural, historic or spiritual significance to iwi. Where there are adverse effects, these effects need to be dealt with directly with iwi.

#### **A4.6 Anticipated Environmental Results**

- A4.6.1 The relationship between Maori and their culture and traditions, and their ancestral lands, water, sites, waahi tapu and other taonga is maintained and enhanced.
- A4.6.2 Sites of cultural, historical or spiritual significance to iwi are identified and protected from any adverse effects of land use activities.

## **A5. AMENITY VALUES**

### **A5.1 Issues**

- **Pressure of development on the retention of areas of open space.**
- **The need to recognise the distinct amenity values of the area and protect and maintain those values.**

#### Overview of issues

“Amenity values” are defined by the Resource Management Act as those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Put more simply, “amenity values” are those features or aspects of an area that influence it, and enhance it or make it more pleasant to be in.

“Amenity” can include such things as sunlight, access to natural light, views, the density of development, the amount of “open space” on site and in a neighbourhood, ease of access and the visual impact of activities. Land use, development or subdivision can result in an intensification of buildings and structures which in turn can have adverse effects on these aspects of amenity values.

For example, matters such as (but not necessarily limited to) -

- the height of buildings;
- the distance of buildings from boundaries; and
- the height of buildings in relation to boundaries;

can influence such things as (but not necessarily limited to) -

- how much natural light is received on a property;
- the views able to be seen from a property;
- the amount of shade buildings cast over neighbouring properties; and
- the sense of “open space” both on a property, and in a neighbourhood.

Such factors may contribute greatly to on-site and neighbourhood amenity, and it is therefore considered appropriate for the District Plan to avoid, remedy or mitigate any actual or potential adverse effects of land use, development, or subdivision on these matters.

The density of land use, development, or subdivision is another factor that can also have an influence on the sense of “open space” as an aspect of both on-site and neighbourhood amenity. Some control over the amount of land able to be covered by buildings may therefore be desirable.

This may be particularly necessary in the more “built-up” parts of the District, where protection and maintenance of “space”, as part of the existing level of amenity, from any actual or potential adverse effects of any increase in the density of development, can be important to many people.

The residential areas within Stratford District have a high standard of amenity and it is important that the residential amenity is protected and maintained. The amenity is an historical legacy based on standards which maintain space and sunlight access for residences. The community wish to see this high standard of amenity continue in residential areas. To achieve this outcome it is necessary that all sites provide for such things as daylight and sunlight access to existing and new dwellings; private outdoor space; and off-street parking. Any increase in development within the residential areas needs to maintain these standards.

The maintenance and enhancement of amenity from any actual or potential adverse effects of the density of development may also be highly desirable in rural or rural/residential areas. The country “feel” of a rural or rural/residential area can be an important aspect of existing amenity in rural and rural/residential areas, as this can contribute significantly to the attraction of a rural or rural/residential area as an environment in which to live. An increase in the density of development may have an actual or potential adverse effect on the amenity currently being experienced by those living in rural or rural/residential areas. Being predominantly a rural district, it is considered that density of development is a significant contributor to amenity in rural and rural/residential areas of the District.

The rural and rural/residential areas are characterised by a low density of development. This contributes to a feel of a generally open landscape which provides a buffer between higher density residential areas and the rural and rural/residential areas. There are a number of adverse effects that can be created on adjoining activities through an increase in density within these areas. These adverse effects include noise, impacts on important natural areas and the impact of increased traffic. The District Plan attempts to ensure that adverse effects are managed so as not to create adverse effects on adjoining activities.

Another aspect that can influence the amenity of an area is the ability to manoeuvre a vehicle on and off a property, or to park a vehicle within the safety of one’s own property, or to be able to find a park on the street. Such things can affect both on-site and neighbourhood amenity, and it is considered appropriate for the District Plan to avoid, remedy or mitigate any actual or potential adverse effects of land use, development, or subdivision on this aspect of amenity.

Other examples of how land use, development, or subdivision may affect amenity, are through such things as (for example) odour, lighting, or visual impact.

Some types of land use may adversely effect odour, such as (for example) the distance of oxidation ponds from dwellings. Similarly, the proximity and orientation of lighting may also have an adverse effect on amenity. Some types of land use and development may have an actual or potential effect on visual amenity, such as (for example) the size, appearance and location of signs. Actual or potential effects of odour, lighting and signs on amenity may therefore need to be avoided, remedied or mitigated.

Reserves can significantly enhance the amenity values of an area. They not only enhance a sense of “open space” in a neighbourhood, but areas such as parks, play areas and walkways provide recreation and leisure space for the community. Reserves may also play an important role in conservation and education, and provide land for the siting of community facilities, which all add to the amenity of an area.

Intensification of land use through such things as subdivision, business growth, and growth in the diversity and strength of sporting clubs, can create growing pressures on open space resources through increasing demands for the use of this land. It is important therefore that the District Council continues to provide open space or reserve land that meets the needs of communities, and provides resources to maintain and enhance the amenity value of such areas.

Noise can also influence the “amenity” of an area. Unreasonable amounts of noise over and above the “usual” levels of noise can have a detrimental effect on community health as well as amenity values. Noise is an intrinsic part of most activities, and the effect of noise can vary considerably, depending on the type of noise, the frequency, whether it is intermittent or constant, and so on.

There are a number of individual trees and stands of trees in the District, in very visible and prominent locations. Discussion amongst a number of locals and long-term Stratford residents has revealed that a number of these trees have some “historic importance” but that this is not widely known.

It can be argued that such trees simply offer a great contribution to the character and amenity of Stratford, and many might argue that Stratford's character and amenity would not be the same without these trees.

Land use and development can pose negative effects for trees in general, mainly through the use and development of land that results in the loss of trees. (Poor management of the resource - ie, trees suffering from inexpert attention - can bring about the loss of the tree, or a decline in the value of the tree/s, but this is more a matter of operational policy).

It follows that the loss of notable trees will have a greater impact because of the contribution such trees make to the "amenity values" of Stratford and the District.

Within the commercial centre the visual and physical linkages created by the pedestrian areas needs to be protected and maintained as an important feature of Stratford. Specifically, verandahs provides a degree of visual amenity, shade and comfort to pedestrians which needs to be recognised and maintained.

Adverse effects of land use on amenity values need to be controlled while at the same time allowing individuals reasonable scope to utilise their land in accordance with their wishes.

## **A5.2 Objectives**

- A5.2.1 The maintenance and enhancement, as far as is practicable, of amenity values in the District.
- A5.5.2 A range of land uses be provided for while allowing for the management of conflict concerning amenity values between those land uses.

## **A5.3 Policies**

- A5.3.1 To avoid, remedy or mitigate as far as is practicable any actual or potential adverse effects of land use, development or subdivision on amenity values.
- A5.3.2 To require -
- the provision of public open space for recreation, leisure, enjoyment or community purposes, and to avoid, remedy or mitigate any actual or potential adverse effects of land use, development, or subdivision on amenity values; and to protect this land in terms of the provisions of the Reserves Act 1977; and/or
  - provision for the enhancement of existing natural areas and existing recreation areas and community facilities.
- A5.3.3 To provide for the maintenance and enhancement of the amenity value of open space or reserve land in the community.
- A5.3.4 To avoid, remedy or mitigate any actual or potential adverse effects of noise on the environment, on the community and on amenity values.
- A5.3.5 To identify, retain and protect notable trees from the effects of land use, development or subdivision which would harm the attributes contributing to the significance of such trees, or which would destroy such trees.
- A5.3.6 To avoid, remedy or mitigate any actual or potential adverse effects on the open rural and rural/residential amenity created by the density of development.
- A5.3.7 To protect and maintain the amounts of sunlight and daylight received, and existing private open space and visual privacy, as amenities in residential areas.
- A5.3.8 To maintain and enhance pedestrian amenity in business areas.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to amenity values may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

A1 Management of Riparian Margins.

A2 Wetlands, Indigenous Vegetation & Indigenous Fauna.

A2.6.2 Any Use or Management of Indigenous Vegetation or Areas of Significant Habitats of Indigenous Fauna in the District is Undertaken on a Sustainable Basis in Terms of the Resource Management Act 1991.

A2.6.3 Areas of Significant Habitats of Indigenous Fauna are Protected.

## **A5.4 Methods of Implementation**

A5.4.1 To identify “notable” trees in the District.

A5.4.2 Zones, rules and standards, and conditions and terms on resource consents, will be used to -

- avoid, remedy or mitigate the actual or potential adverse effects of land use, development or subdivision on on-site and neighbourhood amenity in certain parts of the District; and
- set limits to the amount of noise allowed to be made in certain parts of the District; and
- to avoid, remedy or mitigate any actual or potential adverse effects of land use on trees identified as being notable trees; and
- to avoid, remedy or mitigate any actual or potential adverse effects of an increase in density on the rural and rural/residential amenity; and
- to avoid, remedy or mitigate any actual or potential adverse effects of increased density in residential areas on such things as daylight, sunlight, private open space and visual privacy; and
- to maintain and enhance pedestrian amenity in business areas.

Conditions may include the requiring of financial contributions in the form of (for example) land for reserve, walkways, play areas, or buffer strips; and/or cash for the future acquisition of reserve land or for the maintenance of reserve land and community facilities (See C2 Financial Contributions as conditions of resource consent).

A5.4.3 To encourage the consideration of noise control at the design stage of any development or proposed use.

A5.4.4 To encourage private landowners to voluntarily protect identified notable trees on their land.

A5.4.5 Provide guidelines that provide landowners and developers with information on -

- sources of design techniques for the attenuation of noise; and
- how maintenance of trees identified as notable trees may be best undertaken so as to help maintain the attributes of such trees; and
- the merits of voluntarily protecting trees identified as notable, and the legal options available for voluntary protection, particularly the use of covenants.

## **A5.5 Explanation for objectives, policies, and methods**

It is considered important that the actual or potential effects of land use, development, or subdivision on the quality of the environment and amenity values is taken into account and avoided, remedied or mitigated where possible. The implementation of the objectives and policies through the use of rules and standards, conditions and terms, provides an impartial, measurable way of protecting and maintaining amenity, including (but not necessarily limited to) the examples of aspects of amenity described in Part A5.1 Issues above, from the actual or potential effects of land use, development and subdivision. The rules and standards, conditions and terms used may vary between different parts of the District, as the actual or potential effects of land use, development or subdivision on various aspects of amenity may differ according to the values required for the area, particularly in relation to noise, heritage and visual matters.

The actual or potential adverse effects of increased density within the residential and rural and rural/residential areas need to be avoided, remedied or mitigated. It is also important that the actual or potential adverse effects of such things as odour, noise and vibration, lighting and glare and the visual impact of signs on adjoining activities are avoided, remedied, or mitigated.

Noise is a major source of nuisance which can detrimentally impact on the amenity values of an area, and on community health. Noise that is acceptable is noise that does not interfere with normal daily activities, such as sleep. Occasional noise is tolerable at much higher levels than continuous noise. Noise is also cumulative, and every new noise source adds to the overall noise level heard in the “background”. Noise which is out of character with an area can also have a profound effect on amenity.

Section 16 of the Resource Management Act requires that “every occupier of land...shall adopt the best practicable option to ensure that the emission of noise...does not exceed a reasonable level”. However, because of the many sources that contribute to noise, measures to reduce noise levels are less likely to be effective than measures to prevent increased noise levels, such as standards for the control of the emission of noise.

A noise monitoring and assessment programme was carried out in the District in 1995. The result was that Stratford has very low levels of background noise, which resulted in the recommendation of proposed standards for controlling the emission of noise that are lower than the existing NZ Standard for controlling noise emission levels. Although the survey has not been repeated, it is noted that background noise level readings carried out in conjunction with noise monitoring for the Stratford Combined Cycle Power Station, in the rural zone in 1998, and two commercial properties within the Stratford urban area in 1999 and 2002 confirmed that the levels recorded in 1995 remain applicable.



In an effort to ascertain the "significance" (if any) of trees in Stratford, the District Council commissioned a *survey of trees* in the District between late 1993 and early 1995. This survey sought to identify and classify notable trees according to a system used by the Royal New Zealand Institute of Horticulture (RNZIH).

The RNZIH system uses a range of criteria to assess the merit of trees, such as:

- size;
- importance of position;
- presence of other trees;
- occurrence of species (ie, whether it is rare);
- role in location or setting;
- useful life expectancy;
- form or shapeliness; and
- special factors for additional merit (such as age, rarity, association with special or historic events, significant people, etc).

A total of 48 sites of either individual trees or stands of trees were identified as possibly being "notable" or of significance and were surveyed. These 48 sites were identified initially for inclusion in the survey by "local knowledge".

On the basis of a combination of the factors listed above, 34 sites of individual trees and/or stands of trees were found to have characteristics that make them of significance to the District, in some cases of regional and even national significance, and therefore warranting "protection". The inclusion of trees within the District Plan and the rules around those trees were reviewed in 2002 resulting in a Plan Change at that time. In 2005 there were 220 trees over 34 sites included for protection under the District Plan.

In terms of Section 7 of the Resource Management Act, relating to the maintenance of amenity values and the quality of the environment, the District Council has an obligation to consider the impact upon the amenity values of Stratford and the District if these trees were not present.

The classification of trees that has been undertaken indicates that there are individual trees and stands of trees with "significant" amenity value to the community and therefore warrant protection from adverse effects of land use and development through the policies and methods of the District Plan.

Financial Contributions can be used to offset the impact of land use, development or subdivision on the amenity of "open space", by providing for the provision of land for open space or reserve. Cash contributions can be channelled to the maintenance of open space or reserves or for the future acquisition of reserve land, in the interests of enhancing neighbourhood amenity.

Pedestrian areas within business areas are important as physical links, and verandahs are an important aspect of pedestrian comfort and amenity, and the visual amenity of business areas.

## **A5.6 Anticipated Environmental Results**

A5.6.1 Amenity values are protected, maintained and, where possible, enhanced.

A5.6.2 Noise is at acceptable levels throughout the District.

A5.6.3 Notable trees in the District are retained and protected.

## **A6. HAZARDOUS SUBSTANCES**

### **A6.1 Issue**

- **The need to balance the transportation, storage, use and disposal of hazardous substances with ensuring that the risks to the environment, people and the community are avoided, remedied, or mitigated.**

#### Overview of issue

Hazardous substances are used in agriculture, horticulture, forestry, and industry. Some examples of their current use in Stratford District include petrol stations, galvanising plants, tanneries, spray painters, the petrochemical industry, farms, LPG/CNG retail outlets, pipeline gas; bulk transport of chlorine, acids, fertiliser, insecticides, cement and milk; and sawmills (in the treatment of timber). They are also used in domestic use, but usually only in very small quantities.

As it can be seen, hazardous substances are a part of life. Properly handled, stored, used and safely disposed of, the risks to people and the environment will be minimised. However, if the methods of transportation, storage, use and disposal are inappropriate or inadequate, there is always a greater risk of accidents occurring.

Section 31 of the Resource Management Act requires District Councils to prevent or mitigate any adverse effects of the transportation, storage, use and disposal of hazardous substances. In addition territorial authorities have a duty under Section 97(h)(ii) of the Hazardous Substances and New Organisms Act 1996 to enforce that act in respect of premises it is monitoring under the Resource Management Act 1991.

The Section 31 function has been given to regional councils under Section 30 of the Resource Management Act. In addition, Section 62 of the Resource Management Act requires regional councils to state in their regional policy statements which local authority shall have responsibility in any part of a region for controlling land use for the purpose of preventing or mitigating any adverse effects of the transportation, storage, use and disposal of hazardous substances.

To this end, the Regional Policy Statement for Taranaki directs the three District Councils in Taranaki (including Stratford District) to develop objectives, policies and methods for the prevention or mitigation of any adverse effects of land uses involving hazardous substances. However, Taranaki Regional Council has retained roles in areas such as the clean-up of spills and contaminated sites, and control over the discharge of contaminants - including hazardous substances - into the air or water, or onto land.

Similarly, the Regional Policy Statement for Horizons Manawatu-Wanganui also directs District Councils within its region to develop objectives, policies and rules to control the use of land for the purpose of the prevention and mitigation of any adverse effects of the use, storage, and transportation of hazardous substances. Horizons Manawatu-Wanganui Regional

Council has, however, retained responsibility for controlling the effects of actual discharges of hazardous substances to the environment.

Some of the methods used to manage hazardous substances are outside the functions and powers of the District Council under the Resource Management Act and are subject to other legislation (eg, the Transport Amendment Act 1989 which relates to the transportation of hazardous substances and is administered by the New Zealand Police).

To fulfil its functions in a way that prevents and minimises the actual or potential risks to the environment and human health, the District Plan must -

- identify actual or potential risks arising from the transportation, storage, use and disposal of hazardous substances; and
- balance the benefit to the community from the transportation, storage, use and disposal of hazardous substances against any inherent risks; and
- provide for the use of hazardous substances in a way which avoids, remedies or mitigates any actual or potential adverse effects.

## **A6.2 Objectives**

A6.2.1 The avoidance, remedying or mitigation of any actual or potential adverse effects resulting from the transportation, storage, use and/or disposal of hazardous substances within the District, so as to protect and maintain the quality of the environment and the health of the community.

## **A6.3 Policies**

A6.3.1 To evaluate the relative risks to the quality of the environment, to the community, and to adjoining land uses from the transportation, storage, use and disposal of hazardous substances.

A6.3.2 To ensure that routes proposed to be used for the transportation of hazardous substances avoid, remedy or mitigate any actual or potential adverse effects to the quality of the environment, to the community, and to adjoining land uses.

A6.3.3 To ensure that the location, access to, and design of facilities associated with the transportation, storage, use and/or disposal of hazardous substances avoid, remedy or mitigate any actual or potential adverse effects to the quality of the environment, to the community, and to adjoining land uses.

A6.3.4 To ensure that sites being used for the storage, use and/or disposal of hazardous substances are - when no longer required for this purpose/s - rehabilitated as far as practicable, so as to allow for the use of the sites in a safe manner that does not present potential for adverse effects on the health and safety of activities and occupants of the sites and adjoining land and activities.

**Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to hazardous substances may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

A8 Natural Hazards

A9 Transportation.

## **A6.4 Methods of Implementation**

A6.4.1 To establish a **procedure for screening hazardous substances** so as to evaluate likely risks from the storage, use and disposal of hazardous substances.

A6.4.2 Use **zones, rules and standards, conditions, and terms on resource consents** to avoid, remedy or mitigate the actual or potential adverse effects of facilities associated with the transport, storage, use and disposal of hazardous substances, based on the degree of actual or potential effects of the substances. This will be applied through the Resource Management Act resource consent process. Conditions may include financial contributions (such as bonds) and requirements for an environmental impact assessment.

A6.4.3 The use of the above methods will be complemented by promoting the development of appropriate **voluntary, self-regulating codes of practice** and **guidelines**.

A6.4.4 **Monitoring** of changes in legislation, technology, products and processes relating to the transportation, storage, use and disposal of hazardous substances.

A6.4.5 **Liaison** with other organisations involved in the use and management of hazardous substances.

A6.4.6 To **educate and inform** users of hazardous substances so as to develop an ongoing improvement in the knowledge and understanding within the District of -

- the type, quantity, location and possible adverse effects of hazardous substances being transported, stored, used and requiring disposal; and
- ways to reduce actual or potential risks and adverse effects of hazardous substances, including minimising the use of such substances; and
- safe methods for the transport, storage, use and disposal of hazardous substances.

A6.4.7 To **encourage** integrated management in dealing with the transportation of hazardous substances by co-ordinating with Regional Councils, Government Departments and the NZ Transport Agency.

## **A6.5 Explanation for objectives, policies, and methods**

The actual method of transporting hazardous substances is controlled by the NZ Police and the Department of Labour under the Hazardous Substances and New Organisms Act 1996. There are also effects on the State Highway network from the transportation of hazardous substances and this needs to be dealt with in an integrated manner with all concerned agencies, including the NZ transport Agency. The District Council has a role to play in both protecting the transportation infrastructure from the adverse effects of adjoining activities (such as the location and access to hazardous substances storage facilities), and protecting land users adjoining transportation routes from any potential effects arising from the transport of hazardous substances.

There needs to be a mechanism (eg, the screening procedure) that enables an objective evaluation of the relative risks of hazardous substances, and in turn objective mechanisms (eg, standards) are needed to minimise the potential effects of those activities that present the highest risk.

Rules and standards need to be set that avoid, remedy or mitigate any adverse effects of hazardous substances for specific parts (eg, zones) of the District, as the risk experienced will be different in different parts of the District.

The overall direction of the District Plan is to avoid, remedy or mitigate the actual or potential adverse effects of the storage, use and disposal of hazardous substances. This is supported by the intent to educate and inform the users and the public of the risks and actual or potential effects, and ways to minimise them.

## **A6.6 Anticipated Environmental Results**

- A6.6.1 Ongoing improvement in the knowledge and awareness of the actual or potential risks and effects posed to the community and the quality of the environment from the transportation, storage, use and disposal of hazardous substances in the District.
- A6.6.2 Any actual or potential adverse effects of the transportation, storage, use and disposal of hazardous substances in the District are avoided, remedied or mitigated to the lowest practicable level.

## **A7. OUTSTANDING NATURAL FEATURES AND LANDSCAPES**

### **A7.1 Issue**

- **To recognise and protect the outstanding natural features and landscapes within the District.**

#### Overview of issue

Section 6 of the Resource Management Act requires the District Council, in exercising its powers and functions under the Act in relation to managing the use, development and protection of natural and physical resources, to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development. The Resource Management Act stipulates this as a matter of national importance.

“Outstanding natural features and landscapes” are not defined in the Resource Management Act, but can be considered to be natural features or landscapes that are of exceptional value or significance in the District.

There are a number of outstanding natural features and landscapes in Stratford District. Mount Taranaki or Mount Egmont, a volcanic landform, is not only widely known and appreciated throughout the District, but is a natural geographic feature of regional, national and international note. The hill country in the eastern portion of the District also possesses significant scenic natural features and landscape qualities, particularly views of the hill country from the natural saddles along State Highway 43.

The Regional Policy Statement for Horizons Manawatu-Wanganui also identifies the Whanganui River and river valley, and Whanganui National Park, as being natural features and landscapes of regional significance.

Natural features and landscapes hold important social, emotional and cultural significance to people living within and outside of the District. These values need to be taken into account when there are land use activities proposed that may have the potential to detract from these landscapes.

### **A7.2 Objectives**

- A7.2.1 Protection of the outstanding natural features and landscapes in the District from the adverse effects of inappropriate land use, subdivision and development.

## **A7.3 Policies**

A7.3.1 To avoid, remedy or mitigate, as far as practicable, adverse visual impacts arising from land use, subdivision or development on the following significant landscapes in the District:

- views of Mount Taranaki or Mount Egmont from -
  - State Highway 3; and
  - Pembroke Road; and
  - Monmouth Road; and
  - Opunake Road; and
  - Manaia Road north of Opunake Road; and
- views from Sangsters Hill, and from the Strathmore, Pohokura, Whangamomona and Tahora saddles along State Highway 43; and
- views of the Whanganui River and river valley, and the Whanganui National Park.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to outstanding natural features and landscapes may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A4 Treaty of Waitangi and Matters of Significance to Iwi
- A5 Amenity Values
- A11 Protected Areas
- A12 Network Utilities
- A13 Rural Land Use

## **A7.4 Methods of Implementation**

A7.4.1 The District Council will **recognise** and **provide for** the protection of the identified significant landscapes, through **rules and standards**, applicable to certain parts of the District, and **conditions on resource consents** in certain parts of the District.

A7.4.2 **Promote** an awareness and understanding amongst landowners and developers of the potential effects the design and location of land uses and developments can have on outstanding natural features and landscapes, and to **encourage** landowners and developers to take these effects into account and provide for ways of avoiding, remedying or mitigating them in the planning and design phase of proposals.



- A7.4.3 To ***liaise and work with other agencies***, including (but not limited to) adjacent territorial authorities and regional councils, in the protection of outstanding natural features and landscapes.

## **A7.5 Explanation for objectives, policies, and methods**

The above approach is intended to give effect to the requirement of section 6 of the Resource Management Act to protect outstanding natural features and landscapes as a matter of national importance. Because of the values of these landscapes, the actual or potential impact of land use and development on these landscapes needs to be considered. Minimising cumulative effects is also essential. It is recognised that human activities may still need to take place in the areas of these landscapes, so an attempt is being made to give priority to protecting significant landscapes in terms of the vantage points considered most significant (in terms of the numbers of people viewing these significant landscapes).

However, landscape protection cannot be really effective without community understanding, involvement and co-operation. The District Council therefore wishes to encourage resource users to consider the possible impacts of their activities on the landscape as well as ways of avoiding, remedying or mitigating any adverse effects.

Additionally, vistas extend beyond jurisdictional boundaries and some of the significant landscapes in the above policies have significance to neighbouring districts and other organisations. The Taranaki Regional Council Regional Policy Statement also contains policies for the protection of natural features and landscapes, as does the Regional Policy Statement for Horizons Manawatu-Wanganui. It is therefore important that there be communication and consultation between organisations.

## **A7.6 Anticipated Environmental Results**

- A7.6.1 Outstanding natural features and landscapes are protected and enhanced.
- A7.6.2 Adverse effects of land use, development and subdivision on outstanding natural features and landscapes are avoided, remedied or mitigated as far as practicable.
- A7.6.3 Increased awareness of the actual or potential impacts of land use, development and subdivision on outstanding natural features and landscapes.



## A8. NATURAL HAZARDS

### A8.1 Issues

- **The risk posed to the District from natural hazard events.**
- **Ensuring that activities are not adversely affected by natural hazards.**

#### Overview of issues

A “natural hazard” is defined by Section 2 of the Resource Management Act as meaning -

“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”.

The hazard is basically the risk a naturally occurring event poses to society. The risk involves a number of elements, including -

- the physical characteristics of the event; and
- the probability of the event occurring; and
- the magnitude of the event; and
- the potential for damage to infrastructure, property and people in the area likely to be affected.

Under Section 31 of the Resource Management Act, one of the functions of the District Council is “the control of any actual or potential effects of the use, development or protection of land, including for the purpose of the avoidance or mitigation of natural hazards”.

Taranaki and Stratford District is subject to a range of natural hazards, the most significant of which are considered to be -

- flooding;
- volcanic activity;
- earthquake;
- windstorm; and
- land instability and erosion.

Other potential hazards include fire, drought, hail and electrical storms.

Natural Hazards are a natural event and cannot be totally prevented or controlled. However, the District Council (among other agencies) has an obligation to try and reduce the actual or potential impact on life, property and the environment.

## **A8.2 Objectives**

A8.2.1 The avoidance or mitigation as far as practicable of the actual or potential risks of natural hazards to human life, property, infrastructure, and the environment in the District.

## **A8.3 Policies**

A8.3.1 To identify areas of the District at risk from natural hazards, particularly (but not limited to) areas or sites susceptible to flooding, erosion, subsidence, slope instability, volcanic or seismic activity, and to manage development occurring in these areas in such a way as to avoid, remedy or mitigate the risk to people, property and the environment as far as is practicable.

A8.3.2 To manage development in a manner that does not exacerbate natural hazards.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to natural hazards may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

A6 Hazardous Substances

A9 Transportation

A13 Rural Land Use

A15 Residential Land Use

## **A8.4 Methods of Implementation**

A8.4.1 To **promote** public awareness and understanding of the actual or potential threat posed by natural hazards in the District.

A8.4.2 To **prepare a flood catchment management plan** based on a 50-year return flood for the Stratford township, prioritising culvert replacement.

- A8.4.3 To ensure that **known hazard information relating to specific sites is appended to:**
- Project Information Memorandum (PIM) under the Building Act 2004; and
  - Land Information Memorandum (LIM) under the Local Government Act 2002;
- and to use this information in relation to the **evaluation of building consent** applications.
- A8.4.4 To **develop rules and standards, conditions, and terms on resource consents** in the District Plan to:
- control subdivision and/or development proposed to take place in areas identified as being at risk from natural hazards; and
  - ensure all development is carried out in a manner that does not exacerbate natural hazards.
- A8.4.5 To **co-ordinate** the avoidance and/or mitigation of the adverse effects of natural hazards in Stratford District with the Taranaki and Manawatu-Wanganui Regional Councils.
- A8.4.6 To **liaise** with other organisations involved in natural hazard (civil defence) response.

## **A8.5 Explanation for objectives, policies, and methods**

The control of any actual or potential effects of the use, development, or protection of land, including for the purposes of avoiding or mitigating natural hazards, is a function required of the District Council under the Resource Management Act.

An essential part of this function is an informed and prepared community. While the District Plan will attempt to mitigate the effects of natural hazards, the emphasis is to encourage people to avoid situations in which their life or property could be in danger.

The identification and assessment of risk of the range of natural hazards in the District will raise public awareness over time, provide an information base to gauge the implications for subdivision and/or development proposals, and aid the application of mitigation measures.

Rivers on the “ring plain” part of the District (including Stratford township) tend to be incised, whereas rivers in the frontal hill country and hill country have more classical valley-floor flood plains. Consequently the risk of flooding is greater in these latter parts of the District. Resources are therefore focussed on mitigating flood hazard to Stratford township and the rural roading network for the following reasons:

- flooding in Stratford township has the potential to affect a greater number of people and properties; and
- rural roading is a vital lifeline and line of communication in times of emergency to the many small pockets of settlement in the rural parts of the District.

The low level of subdivision and development in the hill country river valleys means that the appropriate control in regard to hazards, such as potential flooding or land instability, in these areas is on a case by case basis with reliance primarily on the Building Act 2004. The building controls require the identification and mitigation of hazards to allow appropriate development to occur.

The District Council has responsibilities under Acts of Parliament other than the Resource Management Act in the area of natural hazards. The District Council also shares responsibility in the protection against natural hazards with other organisations. Liaison, co-operation and sharing of information will help provide for an integrated approach to natural hazard management.

## **A8.6 Anticipated Environmental Results**

- A8.6.1 Heightened awareness of, and preparedness for, the occurrence of natural hazards.
- A8.6.2 Adverse effects of natural hazards to life, property, infrastructure and the environment are avoided or mitigated

## **A9. TRANSPORTATION**

### **A9.1 Issue**

- **The actual or potential adverse effects generated by activities on the transportation infrastructure, and actual or potential adverse effects generated by the transportation infrastructure.**

#### Overview of issue

The purpose of the Resource Management Act is to promote the sustainable management of natural and physical resources (Section 5).

Transportation routes are vital to the District's quality of life, providing mobility for the work and leisure environment. Considerable investment has been made in developing, maintaining and enhancing transportation networks as physical resources. There are a number of issues concerning the transport network, including -

- the need to maintain an adequate land transport network as this is an important resource to the community;
- the actual or potential adverse effects created by the transport infrastructure, and the activities associated with the transport infrastructure, on the environment; and
- there can also be the actual or potential adverse effects of land use activities on the safety and efficiency of the transport networks.

There are two State Highways in the District. State Highway 3 bisects the District in a north-south direction, and serves as the arterial route through the Taranaki region. State Highway 43 traverses the District in an east-west direction, providing a key link between Stratford and those living in the eastern hill country, and (in conjunction with State Highway 3) serves as a major tourist link between Taranaki and the central North Island. There are also a considerable number of smaller rural roads as well as roads in the Stratford urban area.

Rail links the central North Island with Stratford via the eastern hill country part of the District, continuing on to link with New Plymouth and the lower North Island via Wanganui, thus providing an alternative to the North Island main trunk line. Railway land in Stratford serves as a central Taranaki marshalling yard.

There is also a small grass airstrip on the outskirts of Stratford township, used mainly by agricultural-related aircraft and private recreational aircraft.

It is considered important that the transport network, as a physical resource of strategic importance, is managed in a way that -

- protects transport routes from the adverse effects of adjoining activities; and
- enhances safety to the public; and

- avoids, remedies or mitigates adverse impacts on the environment.

This cannot be done by the District Council in isolation. The management of some parts of the transport infrastructure in the District is the responsibility of organisations other than the District Council. State Highways are managed by the NZ Transport Agency. The Stratford Aerodrome is administered in conjunction with the Civil Aviation Authority, Ministry of Transport. Regional policy statements and plans may also provide for transport infrastructure that is of regional significance.

## **A9.2 Objectives**

- A9.2.1 The construction and operation of a safe and efficient transportation infrastructure in the District is provided for in a way that avoids, remedies or mitigates adverse effects on adjacent land uses, the community, and the environment.
- A9.2.2 Protection of transportation routes and facilities from any adverse effects of adjacent land use, development, or subdivision.

## **A9.3 Policies**

- A9.3.1 To avoid, remedy or mitigate any actual or potential adverse effects on the community, environment and adjacent land uses, from the establishment and operation of transportation routes and facilities.
- A9.3.2 To avoid, remedy or mitigate any actual or potential adverse effects of land use, development or subdivision on transportation routes and facilities.
- A9.3.3 To mitigate the adverse effects of heavy traffic movement through the Stratford shopping centre.
- A9.3.4 To promote safe and convenient transport networks and facilities for non-vehicular traffic, particularly cycle and pedestrian traffic.
- A9.3.5 To take future transportation infrastructure into account in the residential, business and rural development of the District's land and resources.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to transportation may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A6 Hazardous Substances
- A8 Natural Hazards
- A12 Network Utilities



## **A9.4 Methods of Implementation**

A9.4.1 A ***hierarchy*** of roads in the District will be established, classifying roads according to their traffic and access functions.

A9.4.2 To use ***rules and standards*** for land use, and ***conditions and terms of resource consents*** -

(a) to ***control*** such things as (but not limited to) -

- access to and from properties; and
- design and location of roads and intersections; and
- avoid disturbance to amenity values and to the environment, including sites of historic, cultural or spiritual significance identified in the District Plan; and
- the impact of adjoining land uses on the transportation network including but not being limited to road, rail and air transportation; and
- provision for safe pedestrian movement; and
- provision of off-street parking; and
- provision of stock underpasses; and
- routes for transportation; and
- the payment of performance bonds, financial contributions and requirements for road rehabilitation; and
- development on or adjacent to indicative roads; and
- development of forestry with regards to road use outputs.

(b) to ***avoid, remedy, mitigate, or offset*** such things as (but not limited to) -

- the impact of transportation routes and facilities on adjoining land uses; and
- adverse impacts of adjoining land uses on the transportation infrastructure.
- Adverse impacts of adjoining land uses on existing and indicative transportation infrastructure.
- Adverse effects of forestry and logging on the transportation infrastructure.

A9.4.3 ***Promote*** the development of ***self-regulating industry codes of practice*** that seek to avoid, remedy or mitigate any adverse effects of the establishment and operation of

transport routes and facilities on the community, environment and adjoining land uses.

- A9.4.4 ***Encourage*** the use of alternatives to motorised road transport where there are benefits to the community and environment.
- A9.4.5 To ***liaise*** with other organisations, such as the NZ Transport Agency, with responsibilities in the provision of safe and efficient operation of transportation routes and facilities.
- A9.4.6 To ***signal*** indicative roads within the District Plan, and control development on or adjacent to those roads through the use of rules, standards, conditions and terms on resource consents.
- A9.4.7 To ***foster*** a cooperative local government investigation and response with regards to managing the adverse effects of forestry on transportation infrastructure.

## **A9.5 Explanation for objectives, policies, and methods**

The District Council has recognised transportation networks and facilities as an important physical resource. Some of the methods identified are intended to ensure that any adverse effects from the establishment and operation of transportation networks and facilities are avoided, remedied or mitigated as far as possible, such as avoiding the disturbance of sites of cultural, historical or spiritual significance. Other methods are intended to enhance the safety of the use of these networks by the community (such as the location of access points), and to enhance the amenity of residential and work environments (such as provision for off-street parking).

The safety and efficient operation of transport networks and facilities can in turn be undermined by the effects of adjoining land use, subdivision or development. Examples include inappropriate location of points of entry and egress, the location of activities that generate high amounts of traffic in areas of poor road visibility, and land use activities that generate an impact on transportation routes and infrastructure over and above “normal” usage. Some degree of control over adjoining land uses is necessary in order to avoid, remedy or mitigate these actual or potential adverse effects.

Other agencies have roles in managing both the effects of the use of the transportation infrastructure, and the effects of adjoining land uses on the transportation infrastructure. The NZ Transport Agency is responsible for managing State Highways 3 and 43 in Stratford District, and should be regarded as an “affected party” by the District Council when evaluating resource consent applications for activities either on or adjacent to these State Highways.

## **A9.6 Anticipated Environmental Results**

- A9.6.1 Efficient and effective provision of safe transportation routes and facilities.

A9.6.2 Adverse effects of transportation routes and facilities on the community, environment and adjoining land uses are avoided, remedied or mitigated.

A9.6.3 Adverse effects of adjoining land use, development or subdivision on transportation routes and facilities are avoided, remedied or mitigated.



## **A10. HERITAGE RESOURCES**

### **A10.1 Issue**

- **Protection of those heritage resources under threat.**

#### Overview of issue

“heritage resources” in this District Plan mean buildings, structures, and places or sites that have historical, architectural, archaeological, cultural or spiritual value or significance.

Heritage resources are important because they form part of our cultural identity by providing links with the past, with the generations that have passed over time, and are a part of the District’s social values. Heritage resources are also finite, and may be vulnerable to land use, development, or subdivision detracting from the values of the building, structure or place.

In 1993, as part of the District Plan development, the District Council undertook an inventory of the District’s heritage resources. These resources include historic buildings and structures, sites of historic events, memorials, pa, urupa, artifact find spots and other taonga.

Some of these buildings, structures and places had already been evaluated by the NZ Historic Places Trust and categorised on a register of historic places and a record of archaeological sites for Stratford District. However, their registration by the Historic Places Trust is no automatic guarantee of protection unless a protection notice in terms of the Historic Places Act 1993 is issued relating to that building, structure or place. None have been issued to date.

In 2005 and 2006 the heritage inventory was formally assessed to ascertain which of the heritage resources were of such significance to the community so as to warrant formal protection under the District Plan. The assessment was carried out with input from, and in consultation with, the Stratford District community in 2006 and resulted in a further 13 sites being added to the plan and a tiered structure for heritage protection being included within the rules and standards of the plan.

Section 6 of the Resource Management Act also requires the District Council to recognise and provide for both the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and the protection of historic heritage from inappropriate subdivision, use and development as being matters of national importance.

It is important that the heritage resources in the District are recognised for their social and cultural contribution to the District.

### **A10.2 Objectives**

- A10.2.1 The protection, preservation, enhancement and conservation of heritage resources and the values of these resources from actual or potential adverse effects of inappropriate land use, development, and/or subdivision.

### **A10.3 Policies**

- A10.3.1 To identify and protect heritage resources of value or significance, or special cultural, architectural, historical, scientific, ecological or other interest in the District.
- A10.3.2 To avoid, remedy or mitigate any effects of inappropriate land use, development, or subdivision which could detract from the integrity or value of heritage resources, or destroy such resources.
- A10.3.3 To require, where necessary, the incorporation of a heritage resource in the design of any land use, subdivision or development, in a way that protects or enhances the heritage resource.
- A10.3.4 To maintain and enhance, as far as practicable, the historic value and character of buildings in the Whangamomona main street.
- A10.3.5 To consider the use of the “Heritage Protection Order” provisions of the Resource Management Act to protect any heritage resource, and/or any place described in Section 189 of that Act, when (but not limited to) -
- heritage resources of high local significance are most at risk from the effects of land use, development, or subdivision; and/or
  - a requirement for a heritage protection order has been lodged with the District Council by a Heritage Protection Authority; and/or
  - a recommendation for a heritage protection order has been received by the District Council from a relevant iwi authority; and/or
  - for any other purpose considered necessary to achieve the objectives of the District Plan.

#### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to heritage resources may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A1 Management of Riparian Margins
- A2 Wetlands, Indigenous Vegetation & Indigenous Fauna
- A4 Treaty of Waitangi and Matters of Significance to Iwi
- A11 Protected Areas
- A13 Rural Land Use
- A14 Business Activity

A15 Residential Land Use.

## **A10.4 Methods of Implementation**

- A10.4.1 To **identify** in the District Plan, heritage resources identified as warranting protection.
- A10.4.2 To use **rules**, and **conditions or terms on resource consents**, to control any actual or potential adverse effects of land use, development or subdivision on heritage resources identified in the District Plan as warranting protection.
- A10.4.3 To **liaise** with the NZ Historic Places Trust and/or the appropriate iwi authority(ies), concerning the potential for a proposed land use, development or subdivision to adversely affect any heritage resource identified in the District Plan as warranting protection.
- A10.4.4 To **enhance** public awareness of the existence and possible significance of other heritage resource in the District, by -
- having **guidelines** in the District Plan referring the public to Stratford District Council's "Historic Places Inventory and other Heritage Items (November 1993)" document (held outside the District Plan); and
  - providing general **information** on heritage resources.
- A10.4.5 **Encourage** landowners to voluntarily protect land on which there are known to be heritage resource of value or significance, such as through the use of covenants.
- A10.4.6 **Economic instruments** in the form of rates relief will be offered as -
- compensation for those who voluntarily protect heritage resources of value or significance through the use of covenants, the Reserves Act 1977 or the Historic Places Act 1993; and
  - as an incentive to landowners to voluntarily protect by the above means, heritage resources of value or significance.
- A10.4.7 To **support** local initiatives in the identification and protection of heritage resources of value or significance in the District.
- A10.4.8 To **develop** criteria for the identification of heritage items to be protected through the District Plan.

## **A10.5 Explanation for objectives, policies, and methods**

Heritage resource make an important contribution to the social and cultural environment of the District.

There are a range of ways in which voluntary protection can be achieved, such as design sympathetic to the values of the heritage resource. Covenants and the use of legislation such as the Reserves Act 1977 or Historic Places Act 1993 can be used not only to protect features but also the land areas around them.

The NZ Historic Places Trust and iwi authorities can both be considered to be “affected parties” in terms of the Resource Management Act 1991 and the Historic Places Act 1993. Consultation with iwi is sensitive to their desire to protect sites, waahi tapu and other taonga of significance to them, and both iwi and the Historic Places Trust may be able to offer expert advice on the protection of a particular heritage resource. Consultation with iwi may also be necessary to pinpoint the exact location of a site or place.

Regulation will be used to ensure the protection (as far as is practicable) of heritage resources where these other voluntary methods offer insufficient protection, or where heritage resources have already been identified as warranting protection and regulation is necessary to prevent either possible destruction or irreversible damage. Heritage protection orders may play a role in this part of the management regime, such as if heritage resources are “under threat”.

Whangamomona has earned a reputation over the years for the special character of the town, much of it due to the historic nature of buildings in its main street and its interesting past. In recent years a number of festive occasions have developed, capitalising on these features. Any development, major or minor, in Whangamomona should be encouraged to retain this.

The overall management regime advocated here recognises that land use activities can adversely impact on heritage resources. The potential effects of activities will be assessed on a case-by-case basis.

## **A10.6 Anticipated Environmental Results**

A10.6.1 Heritage resources of value or significance in the District are retained, protected, and enhanced for future generations.



## **A11. PROTECTED AREAS**

### **A11.1 Issues**

- **Actual or potential adverse effects of development on reserve land.**
- **Recognition of the quality and amenity of the environment within areas of the District.**

#### Overview of issues

“Protected Areas” in this District Plan, means land defined in, held under, and administered in terms of the -

- Reserves Act 1977; and
- National Parks Act 1980; and
- Conservation Act 1987; and
- Wildlife Act 1953; and
- any other Act listed in the First Schedule of the Conservation Act 1987.

#### **Protected Areas owned and administered by Stratford District Council**

Stratford District Council owns and administers notable areas of reserve land in terms of the Reserves Act 1977 in the District. These are mostly either recreation reserves or local purpose reserves, comprising sportsfields, play areas, walkways, parks, and land set aside for a variety of community purposes, such as community halls.

Land use, development, or subdivision can pose a variety of impacts for reserve land, such as through -

- private encroachment (resulting in the sometimes permanent loss of land); or
- easements for services (resulting in intermittent disruption to normal use); or
- shading (affecting use and enjoyment); or
- demand for the siting of clubrooms and sporting pavilions on parks (this exclusive use results in the alienation of land from the public); or
- pressure on reserve land resources from urban subdivision (resulting, for example, in increased demand on certain types of land, such as play areas).

Section 7 of the Resource Management Act requires District Councils to have particular regard to the maintenance and enhancement of amenity values and the quality of the

environment. Additionally, Section 31 of the Resource Management Act requires District Councils to control any actual or potential effects of the use or development of land.

Reserve land makes a significant contribution to amenity and the quality of environment in the District, and the District Plan should give direction as to the most appropriate way for the effects of land use and development on reserve land in the District to be managed.

### **Protected Areas owned and administered by the Crown**

The Department of Conservation administer significant tracts of land in Stratford District, either as National Parks in terms of the National Parks Act 1980 (Egmont and Whanganui National Parks), recreation and scenic reserves in terms of the Reserves Act 1977, conservation areas in terms of the Conservation Act 1987, and wildlife refuges in terms of the Wildlife Act 1953.

Around one-fifth of Egmont National Park lies in the District, including the summit and slopes of Mount Taranaki or Mount Egmont, vast areas of indigenous vegetation, at least seven water catchments of significance to the District, and regionally significant tourist and recreation facilities at Dawson Falls, the Manganui Skifield, and Stratford Mountain House.

On the surface, it would seem sensible in terms of the public interest, to have developments or changes to the way public reserve land is used or managed, to be vetted by a District council as a “check and balance.”

However, it should be remembered that -

- Department of Conservation national parks and reserves are managed according to management plans for each park or reserve, and also managed in accordance with region-based “conservation management strategies”; and
- these planning documents, and land use proposals that may alter the character of a park or reserve, are subject to the statutory planning requirements of the legislation under which the land is held (ie, the planning requirements of the National Parks Act, the Reserves Act, the Conservation Act, or the Wildlife Act); and
- these statutory requirements include requirements for public notification and the opportunity for the public to make submissions and objections, and to consult with the Department of Conservation.

In these circumstances, additional controls imposed by the District Plan could result in unnecessary duplication, and could risk confusing the public with regard to which organisation manages these types of parks and reserves.

It is considered that the District Plan has a role in giving clear direction as to the agency with prime management responsibility in respect of protected areas in terms of the National Parks, Reserves, Conservation, and Wildlife Acts.

## **A11.2 Objectives**

- A11.2.1 The retention, protection and enhancement of land that is owned by Stratford District as reserve for recreation, conservation, and community purposes.
- A11.2.2 To assist in avoiding, remedying or mitigating any adverse effects of inappropriate land use, development, or subdivision, on protected areas administered by the Department of Conservation in the District.

## **A11.3 Policies**

- A11.3.1 To recognise -
- the value of reserves or protected areas owned by Stratford District for their contribution to the amenity values of Stratford District and the quality of the environment; and
  - the finite nature of these areas.
- A11.3.2 To protect, retain, maintain and enhance the protected areas (or reserves) available to the District for recreation, conservation, and community use, in terms of the provisions of the Reserves Act 1977.
- A11.3.3 To avoid, remedy or mitigate the actual or potential adverse effects of the inappropriate use, subdivision, and/or development of protected areas owned by Stratford District Council as reserves, in terms of the provisions of the Reserves Act 1977.
- A11.3.4 To recognise the Department of Conservation as having the prime management responsibility for protected areas administered by it under the National Parks Act 1980, the Reserves Act 1977, the Conservation Act 1987, the Wildlife Act 1953, and any other Act listed in the First Schedule of the Conservation Act 1987.
- A11.3.5 To restrict the role of the District Council (and therefore the District Plan) under the Resource Management Act 1991 in respect of land referred to in policy A11.3.4, to avoiding, remedying or mitigating any adverse effects of land use, development or subdivision occurring on land contiguous with the boundaries of national parks, reserves, conservation areas, and wildlife refuges administered by the Department of Conservation.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to protected areas may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A2 Wetlands, Indigenous Vegetation & Indigenous Fauna

- A4 Treaty of Waitangi and Matters of Significance to Iwi
- A5 Amenity Values
- A7 Outstanding Natural Features and Landscapes
- A10 Heritage Resources
- A13 Rural Land Use

## **A11.4 Methods of Implementation**

- A11.4.1 ***Identification*** of the protected areas in the District in the Stratford District Planning Maps.
- A11.4.2 ***Gazettal and classification*** of protected areas owned by the District Council in terms of the provisions of the Reserves Act 1977.
- A11.4.3 ***Management plans for protected areas*** owned by the District Council will be formulated, reviewed and updated in accordance with the provisions of the Reserves Act 1977, and protected areas will be managed in accordance with these management plans.
- A11.4.4 ***Promote*** community appreciation of the purpose and values of protected areas.
- A11.4.5 Develop ***Rules, Standards, Conditions, and Terms***, for application in certain parts of the District, to avoid, remedy or mitigate any adverse effects on protected areas administered by the Department of Conservation in the District, particularly (but not limited to) Egmont and Whanganui National Parks, from land use, development or subdivision occurring on land in close proximity to those protected areas.
- A11.4.6 To establish a limited range of rules, standards, conditions and terms that shall apply to land administered in terms of the Reserves Act 1977 by the District Council.
- A11.4.7 The District Council will ***liaise*** with the Department of Conservation in regard to method A12.4.5 above.
- A11.4.8 ***Encourage*** landowners and developers to liaise with the Department of Conservation in respect of land use, development or subdivision within 100m of protected areas administered by the Department of Conservation.

## **A11.5 Explanation for objectives, policies, and methods**

The above management approach seeks to ensure that -

- the natural, cultural and amenity values of protected areas in the District are retained, protected and enhanced; and

- the framework used to manage protected areas owned by the District Council is appropriate; and
- the community understands the respective roles of the District Council and the Crown in the management of protected areas.

It is considered that the Reserves Act 1977 provides the most appropriate management regime for protected areas or reserves owned by the District Council. The Reserves Act contains a raft of policies, principles, requirements and processes specific to sustainable management of reserves, and which are designed to achieve fair and equitable management of protected areas. The Reserves Act therefore complements the role of the Resource Management Act.

The Department of Conservation is the custodian of protected areas such as national parks for the whole of New Zealand. It has a wealth of expertise and experience in managing protected areas for conservation, preservation, and recreation. It is assumed that any changes initiated by the Department of Conservation to land under its stewardship are in the public interest and in the interests of the protected areas, and have already been subject to planning scrutiny in terms of the provisions of the legislation under which that land is held, such as the Reserves Act 1977, Conservation Act 1987, National Parks Act 1980, and Wildlife Act 1953.

Therefore it is considered there is no need for duplication in the provisions of the District Plan formulated under the Resource Management Act 1991 (However, the District Council still has an obligation to administer other legislation that may affect land use in Crown-owned protected areas, such as the Building Act 2004, Health Act 1956, and Sale of Liquor Act 1989.)

Additionally, Section 4 of the Resource Management Act provides an *exemption* for any activity or work of the Crown on land held or managed under the Conservation Act 1987, or any other Act specified in the First Schedule to that Act, that is consistent with a conservation management strategy, conservation management plan, or management plan established under the Conservation Act 1987 or any other Act specified in the First Schedule to that Act, and has no significant adverse effect beyond the boundaries of that land.

The “other Acts” specified in the First Schedule of the Conservation Act, are basically all the Acts administered by the Department of Conservation, including the National Parks Act 1980, the Reserves Act 1977, and the Wildlife Act 1953.

Discussions between representatives of the District Council and Department of Conservation resolved that, in the interests of achieving integrated management of protected areas, the most appropriate role for the District Council was to control any adverse effects of land use, development, or subdivision on or near the boundaries of Crown-owned protected areas.

## **A11.6 Anticipated Environmental Results**

A11.6.1 Protected Areas in Stratford District are protected, retained, and enhanced.

A11.6.2 On-going maintenance and enhancement of protected areas that meet the needs of the community for conservation, recreation, leisure, and enjoyment, and which avoids, remedies or mitigates any impacts of land use, development or subdivision.

A11.6.3 Integrated management of the effects of land use, development, or subdivision on protected areas in the District.

## A12. NETWORK UTILITIES

### A12.1 Issues

- **Management of the actual or potential adverse effects of network utility operations on the environment.**
- **Management of the actual or potential adverse effects of other activities on network utilities.**
- **Recognition of the benefits of regionally and nationally significant infrastructure and the need for efficient network utility operations.**

#### Overview of issues

Utilities, or works involving water, gas, and electricity supply, telecommunications or sewerage reticulation, play a vital role in facilitating the health and well-being of the community. They also play a role in the efficient and effective management of the District.

In particular, the National Policy Statement on Electricity Transmission 2008 (NPSET) recognises the national significance of the electricity transmission network, commonly known as the National Grid, and requires Council to consider the national significance of a reliable and secure electricity supply and to recognise the benefits of electricity transmission. It also confirms the responsibilities of the network owner in relation to environmental management.

Often referred to in the past as “public works”, utilities are rapidly moving away from being provided by central or local government, and instead are being provided and operated by private companies.

Some utilities involve regional and national networks, which can traverse significant parts of a District. This may increase the importance of the utility, but could also increase the area of the District and number of the community that may experience any adverse effects of these “network utilities”. Notwithstanding this, technical and operational requirements associated with such networks can limit the extent to which it is feasible to avoid or mitigate all associated environmental effects. The extent to which this is necessary shall be determined having regard to the significance of the utility, the overall effect of the route proposed and the technical and operational constraints that apply. This issue is addressed in Policy 3 of the NPSET.

The route of an aboveground network utility, such as overhead lines and their support structures, has the potential to have effects on sensitive areas and activities. In such cases the routing and other features of the transmission system should seek to minimise adverse effects on urban amenity and avoid adverse effects on significant natural areas, outstanding natural features or landscapes, existing sensitive activities and areas of high recreational or amenity value. This issue is addressed by Policies 7 and 8 of the NPSET.

A “*network utility operator*” is defined by the Resource Management Act 1991 as a person who -

- *“Undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, or geothermal energy; or*
- *Operates or proposes to operate a network for the purpose of telecommunication or radio communication as defined in Section 2(1) of the Telecommunications Act 1987; or*
- *Is an electricity operator or electricity distributor as defined in Section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or*
- *Undertakes or proposes to undertake the distribution of water for supply (including irrigation); or*
- *Undertakes or proposes to undertake a drainage or sewerage system; or*
- *Constructs, operates, or proposes to construct or operate, a road or railway line; or*
- *Is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or*
- *Is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or*
- *Undertakes or proposes to undertake a project or work prescribed as network utility operation for the purposes of this definition by regulations made under this Act.”*

A **“network utility operation”** has a corresponding meaning.”

Adverse effects associated with network utilities may be generated by the establishment of the utility, may be created by the activity itself, or may be associated with the operation of the network utility. Much will depend on the nature, scale, and location of the network utility.

A “utility corridor” refers to an identified area of land and air space surrounding transmission lines in which certain activities are restricted because of the risk potentially posed to the utility, the activity or to public safety. Recognition of existing utility corridors within the Stratford District will help to ensure that incompatible land uses and potential adverse effects are avoided, remedied or mitigated, thereby ensuring that the corridors can continue to meet the ongoing needs of the community. This will ensure that the any adverse effects of the utilities are avoided, remedied or mitigated and that reverse sensitivity effects are managed as much as is reasonable possible. This issue is addressed in Policies 10 and 11 of the NPSET.

The issue, then, is to achieve a balance between providing for network utilities and minimising their impact on the community and environment.



It should be remembered that network utilities may have specific limitations associated with their technical and operational requirements, and these must be recognised and taken into account.

## **A12.2 Objectives**

- A12.2.1 The efficient and effective establishment, development, upgrade, maintenance and safe operation of network utilities in the District is provided for in a manner that avoids, remedies or mitigates as far as practicable any actual or potential adverse effects on the environment, community, and adjoining land uses, while recognising the particular technical and operational constraints and requirements of network utilities.
- A12.2.2 Protection of network utilities from any adverse effects of adjoining land use, development, or subdivision.

## **A12.3 Policies**

- A12.3.1 To recognise the importance network utilities have for the health, safety and well-being of the community and the efficient functioning of the District.
- A12.3.2 To avoid, remedy or mitigate as far as is practicable any actual or potential adverse effects on the environment, community, and adjoining land uses from the development and operation of network utilities in the District, while recognising the particular technical and operational constraints and requirements of network utilities.
- A12.3.3 To avoid, remedy or mitigate any actual or potential adverse effects of land use, development, or subdivision on the operation, maintenance, **upgrading** and development of network utilities.
- A12.3.4 The co-location of network utility services on one site and/or the use of existing buildings and structures as mounting infrastructure for the services is encouraged to mitigate cumulative visual effects, while recognising the particular technical and operational constraints and requirements of network utilities.

### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to network utilities may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A2 Wetlands, Indigenous Vegetation & Indigenous Fauna
- A4 Treaty of Waitangi and Matters of Significance to Iwi
- A5 Amenity Values

- A6 Hazardous Substances
- A7 Outstanding Natural Features and Landscapes
- A8 Natural Hazards
- A9 Transportation
- A13 Rural Land Use

## **A12.4 Methods of Implementation**

- A12.4.1 To develop **Zones, Rules, Standards, Conditions, and Terms** that are based on the actual or potential effect; to
- control the impact of the development and operation of network utilities on the environment, community, and adjoining land uses, particularly (but not limited to) in relation to the design and location of network utilities; and which
  - avoid, remedy or mitigate any adverse effects of land use, development or subdivision on network utilities.
- A12.4.2 To **include as information** concerning the location of high voltage electricity transmission lines and gas pipeline corridors by identification on:
- District Plan maps
  - Project Information Memoranda (PIMs) under the Building Act 2004
  - Land Information Memoranda (LIMs) under the Local Government Official Information & Meetings Act 1987
- and to use this information in relation to the evaluation of planning resource consents under the Resource Management Act 1991 and building consents under the Building Act 2004.
- A12.4.3 To **encourage** the voluntary -
- co-siting or sharing of sites; and/or
  - location underground; and/or
  - establishment of network utilities in appropriate locations that are visually as unobtrusive as practicable.
- A12.4.4 **Promote** the development of voluntary, self-regulating industry codes of practice that seek to avoid, remedy or mitigate any adverse effects of the development and operation of network utilities on the environment, community, and adjoining land uses.

- A12.4.5 ***Encourage*** liaison between network utility operators and adjoining and/or affected landowners.
- A12.4.6 ***Liaise*** with other relevant organisations, particularly adjoining District Councils regarding the provision for, and the avoidance, remedying or mitigation of adverse effects of, network utilities traversing district boundaries.

## **A12.5 Explanation for objectives, policies, and methods**

Network utilities are essential to the continued functioning of the District. Network utility provisions that provide certainty to the existing infrastructure are essential to their continued operation. Expansion and further development can also be anticipated. As some network utilities cross jurisdictional boundaries there is merit in attempting to establish consistency of approach to providing for network utilities across affected authorities.

Minor utilities, particularly those located underground, generally have little or no long term effect on the environment or community. Other utilities may pose greater actual or potential effects to the environment, community, or adjoining land uses.

## **A12.6 Anticipated Environmental Results**

- A12.6.1 Efficient and effective development and safe operation of network utilities in the District.
- A12.6.2 Adverse effects from the development and operation of network utilities on the environment, community, and adjoining land uses are avoided, remedied or mitigated.
- A12.6.3 Adverse effects from adjoining land use, development or subdivision on network utilities are avoided, remedied or mitigated.



## **A13. RURAL LAND USE**

### Introduction

The natural resources of the Stratford District are the basis for the existing and potential nature, scale and intensity of rural development. The natural resource base comprises elements of geology, soils, topography, drainage, climate and vegetation which are all closely inter-related and which in combination define both the physical basis of the local economy and the intrinsic landscape qualities of the area.

Imposed on these natural factors are social, economic and cultural factors, including land use and settlement patterns, and land use and settlement expectations.

Dairying forms the economic base of the District and especially the ring plain. Taranaki has 17% of all dairy farms in New Zealand and accounts for nearly 14% of New Zealand's total milk solids production. Approximately 14% of Taranaki's workforce is employed in agriculture, compared to a national average of about 8% of the labour force.

The petroleum industry is a significant mineral extraction industry throughout Taranaki and in Stratford District, which has a varying range of effects on the environment and community. Petroleum Exploration and development activities within the District can contribute significantly to the nation's energy requirements. However, these activities have the potential to cause adverse effects on the environment unless properly managed.

Some of the activities of the petroleum industry are relatively short term and have little physical impact, such as exploration survey (which includes seismic survey). Other aspects of exploration, such as well drilling, "production testing", and "interim or temporary production", can also be described as relatively short term in that they are not carried out indefinitely, but can involve greater impact on the environment and on the community. These impacts can range from excavation of land, construction of roads, 24-hour truck movements through quiet rural environments, noise and glare, etc.

There are also aspects of the petroleum industry which are more "permanent". Production Stations, in the case of Stratford District, are virtually permanent industrial facilities located in a rural environment. This has longer term implications for rural amenity, and has in the past raised concerns relating to noise, visual impact, glare, heavy traffic movements, and so on.

Pipelines are also relatively permanent facilities. Once in the ground, careful rehabilitation can leave little physical evidence of the activity although the presence of a pipeline can have an impact on land use potential. The actual installation and operation can be rapid (0.5km a day in rural areas, 100-200m a day in urban areas) although the preparation and construction phase is much longer, with consequent impacts on land use.

Another notable mineral extraction activity in Stratford District is the mining of aggregates, or quarrying.

Other impacts of mineral extraction can include concern over possible disturbance of sites of cultural, spiritual or historic significance, or disturbance to the environment in general, and visual impact. Quarries generally have a limited life, in terms of how long the operation

remains economically viable. Hence there may be concerns as to quality of a land area after quarrying has ceased.

Forestry is a small, albeit growing industry in rural parts of the District. Plantation forests cover a little over 1% of Taranaki's land area. The single largest commercial exotic forest plantation in Taranaki is in Stratford District, at Te Wera, 40km east of Stratford in the eastern hill country, and covers approximately 5000ha. However, there is increasing interest in agroforestry and forestry represents a new economic opportunity to the District, particularly for the frontal and eastern hill country.

The rural environment also offers a range of lifestyle opportunities. It provides a low density environment offering rural scenery, a rural lifestyle, and the amenity benefits of open space. These aspects are often sought by people wishing to live in an area of "rural amenity", but at the same time in reasonable proximity to urban services. These aspects are also sought by people partaking in recreation and tourism.

Primary production will at times generate effects such as noise, odour and dust and residents in the rural environment should reasonably expect rural amenity values to be modified by such effects. Increased productivity in the rural sector is recognised as being essential to the Stratford District, and it is essential that primary production can function effectively and efficiently without undue restriction by inappropriate development being located in close proximity. Equally it is essential that the more intensive farming activities, whether as a part of a larger primary production unit or as a discrete activity, be appropriately managed to reduce the potential for conflict.

A significant proportion of the District population resides in rural areas of the District. Based on Department of Statistics figures, Stratford District's population is just under 9,000 people<sup>1</sup>. Approximately 59% of this falls within the Stratford "urban area", while about 28% occupy the rural "ring plain" area. Only about 13% occupy the hill country from Douglas eastwards, yet this hill country occupies three-quarters of the District's 2,157km<sup>2</sup>.

The promotion of sustainable rural land use requires the formulation of a management approach that:

- aims to ensure rural land resources are managed sustainably and that rural land use does not generate adverse effects on natural and physical resources, the environment, or the community; but which at the same time
- allows for economic wellbeing
- is accepted by the community.

Community acceptance is vital, because much of the rural land in the District is beyond the "public eye", so to a large extent the success of any objectives and policies will rely on voluntary co-operation by landowners and land users.

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<sup>1</sup> "2006 Census of Population and Dwellings.

## **A13.1 Issue**

- **The actual or potential effects of rural activities on the environment.**

### Overview of issue

The rural area is made up of a generally open landscape which consists of rolling to steep hills and a low density of development. The open visual amenity is seen as important to protect and maintain within the District. The nature and scale of development can adversely impact on this open landscape. In addition an increase in activities within the rural area can lead to increased amenity problems including (but not limited to) noise, odour, and impacts on natural areas, waterways and the transport network. The District Plan needs to ensure that actual or potential adverse effects of increased development, particularly on adjoining activities, are avoided, remedied or mitigated.

The range of land uses in the rural area can give rise to conflict particularly where there are differing expectations of rural amenity. To a large extent the open visual amenity is afforded by the use of the land for primary production. It is imperative that primary production can be enabled to occur without unnecessary hindrance or controls.

The use of hazardous substances and the problems associated with contaminated sites are beginning to be known, including problems associated with the use and storage of agricultural chemicals.

There are problems associated with logging of indigenous forest. Within the District there are limited areas of indigenous forest left and it is important that these areas are protected. The community values these areas of indigenous forest particularly for the importance of these areas in terms of habitat, the importance to waterways, and as important natural resources.

There are also impacts of natural hazard events within the District that must be managed, such as the effects of flooding on the valley floors in the main river corridors in the eastern hill country. It is important that any issues associated with inundation, subsidence, slipping or other hazard are addressed as required by the Resource Management Act.

The area between the main residential area of Stratford and outlying rural areas is rural/residential in character, and acts as a buffer between rural and residential areas, and forms an area of distinct amenity in itself. This area needs to be recognised and managed as a separate entity, so as to avoid, remedy or mitigate actual or potential effects of land use, development or subdivision on the unique characteristics of this area.

Success of objectives and policies to manage the natural and physical resources of the rural area will rely on recognition by the District of those aspects of land use -

- where the actual or potential effects of rural land use on natural and physical resources, the environment, and people and the community warrant only “minimum control”; and
- where control is necessary to ensure adverse effects on the environment and people and communities are avoided, remedied or mitigated.

## **A13.2 Objectives**

- A13.2.1 To recognise the value, importance, and finite nature of rural land resources.
- A13.2.2 A range of activities are provided for in rural areas, in ways that avoid, remedy or mitigate any actual or potential adverse effects of these activities on the environment and/or community.
- A13.2.3 Subdivision of rural land is provided for in a manner that is flexible and maximises the diversity of land use, while avoiding, remedying or mitigating the actual or potential adverse effects of activities.
- A13.2.4 The maintenance and enhancement, as far as is practicable, of rural amenity values.
- A13.2.5 To recognise the appropriateness of some activities, which are not within the group of primary production industries, to locate in rural areas, and to provide for them in a way that avoids, remedies or mitigates any actual or potential effects of these activities.
- A13.2.6 To enable primary production to function efficiently and effectively in the rural zone, while any actual or potential adverse effects are avoided, remedied or mitigated.

## **A13.3 Policies**

- A13.3.1 To promote and provide for a range of rural land uses in the rural area, including farming and forestry, while avoiding, remedying or mitigating any adverse effects of these activities on natural and physical resources, the environment, people and communities, heritage resources, and protected areas.
- A13.3.2 To manage rural subdivision and development in a way that is flexible and provides for farming, rural industry and a variety of rural land use options while avoiding, remedying or mitigating the actual or potential effects on primary production activities and rural amenity values.
- A13.3.3 To avoid, remedy or mitigate any actual or potential adverse effects of rural industry on natural and physical resources, the environment, people and communities, heritage resources, protected areas, outstanding natural features and landscapes, and on rural amenity values.
- A13.3.4 To avoid, remedy or mitigate any actual or potential adverse effects of the prospecting for, exploration for, extraction of, and processing of minerals on -
- the environment of the District, including (but not limited to) -
    - ecosystems and habitats; and
    - indigenous forest areas; and
    - the natural character of the margins of lakes, rivers, streams and wetlands; and



- the integrity of heritage resources, including sites of historical, architectural, archaeological, cultural or spiritual significance; and
  - amenity values; and
- people and communities in the District; and
  - properties on which the prospecting for, exploration for, extraction of and processing of minerals is occurring or has occurred; and
  - adjacent land uses; and
  - transportation routes and facilities.
- A13.3.5 To avoid, remedy or mitigate any actual or potential adverse effects from the proximity and density of urban land use on rural amenity values.
- A13.3.6 To avoid, remedy or mitigate any actual or potential adverse effects of activities on the rural land resource, rural activities, people and communities, the environment and heritage resource.
- A13.3.7 To recognise the continued operation and redevelopment of established sites of regionally or nationally significant non-rural activities in the rural area in existence or allowed at the time of this District Plan becoming operative, within specified environmental limits which are based on, and aimed at, avoiding, remedying or mitigating any actual or potential adverse effects of these activities on the rural environment.

**Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to rural land use may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A1 Management of Riparian Margins
- A2 Wetlands, Indigenous Vegetation & Indigenous Fauna
- A4 Treaty of Waitangi and Matters of Significance to Iwi
- A5 Amenity Values
- A6 Hazardous Substances
- A7 Outstanding Natural Features and Landscapes
- A8 Natural Hazards
- A10 Heritage Resources
- A11 Protected Areas
- A12 Network Utilities.

## **A13.4 Methods of Implementation**

A13.4.1 To develop zones, rules and standards, and conditions and terms on resource consents, to -

- (a) define the rural area; and
- (b) manage the location of rural industry, intensive farming and non-rural activities; and
- (c) avoid, remedy or mitigate any actual or potential adverse effects of rural activities on:
  - the environment; and
  - natural and physical resources; and
  - people and communities; and
  - amenity values; and
  - protected areas; and
  - heritage resource; and
  - outstanding natural features and landscapes; and
  - the productive capability of the land; and
- (d) manage the size and scale of subdivision in rural areas.
- (e) manage the location of buildings, especially dwellings in relation to adjoining properties.
- (f) manage the location of buildings, especially dwellings, in relation to intensive farming activities.

A13.4.2 To define a “Scheduled Area”, and to develop a set of rules and standards applicable within this Scheduled Area, within which the Stratford Power Station may continue to be operated and may be redeveloped in the rural area, in accordance with Objective A14.2.6 and Policy A14.3.6. See also Part B, Methods of Implementation, “4. Scheduled Areas.”

A13.4.3 To have requirements, in some circumstances, for landowners and/or developers to liaise and consult with parties who may be affected by proposed activities.

A13.4.4 Guidelines will be used to advise landowners and/or developers of other agencies that may have planning requirements to be met, or who may have advisory expertise and management experience, in relation to a proposed activity.

- A13.4.5 **Promotion and support** of the development and use of **voluntary, self-regulating codes of practice** that seek to establish land management practices for the sustainable management of natural and physical resources.
- A13.4.6 To **monitor** compliance with standards, terms and conditions.
- A13.4.7 To have requirements, in some circumstances, for landowners and/or developers to undertake **self-monitoring**.
- A13.4.8 **Liaise** with other relevant agencies, such as adjacent territorial authorities, regional councils, government departments, industry and interest groups and iwi authorities, in the management of the effects of activities in the rural area, especially those activities whose effects may be felt across jurisdictional boundaries.

## **A13.5 Explanation for objectives, policies, and methods**

The objectives and policies seek to provide some flexibility in the manner in which rural land can be utilised. The objectives and policies seek to ensure that for all activities adverse environmental effects are avoided, remedied or mitigated. The objectives and policies seek to recognise that while providing flexibility for activities to occur in the rural area there are some activities which produce adverse environmental effects and should be controlled. The objectives and policies also recognised that the continuance of sustainable rural land use is desirable.

The rural environment has a high amenity value to the District. It is characterised by an open landscape. The low density of development has created a high visual amenity which it is seen as important to retain.

Primary production is important to the economy of the District, and the District Plan recognises that there are methods both inside and outside of the District Plan which can deal with any actual or potential adverse effects of these activities while allowing primary production activities to continue to operate. The District Plan also recognises the need for sufficient life-sustaining natural and physical resources for both future generations and the different ecological components of the environment.

The majority of rural land users in the District adopt practices that result in the sustainable use of rural land within its natural capabilities. The District wishes to see this continue and would promote and support codes of practice that seek to further this.

Farming is important to the social and economic well-being of the District, but some aspects of farming operations may pose adverse impacts. For example:

- earthworks associated with farm development have the potential to damage or destroy sites of historic, cultural, spiritual or archaeological significance;
- there may need to be controls on the distance from the boundaries of adjoining properties of farm buildings housing noisy machinery;
- there may need to be control on the location of property entrances in relation to the characteristics of local road design and use;

- there are legislative requirements to control deer farming within certain distances of national parks and other protected areas, because of the potential effect of deer escaping into these areas.

Forestry is an important economic activity in the District, particularly in the eastern hill country portion of the District. As well as economic benefits, forestry growth offers potential ecological benefits by way of absorption of “greenhouse gases” such as CO<sup>2</sup>.

However, much of this forest growth in the District is occurring on steep terrain where there may be the potential for erosion, both from development of internal forest roads, or during harvest when the vegetative cover is removed. Concerns revolving around soil conservation and the effect of erosion on water quality are the concern of regional councils under section 30 of the Resource Management Act. The District Council also accepts that the majority of the foresters, like the majority of farmers, are responsible land managers.

This District Council, though, often serves as a first point of contact for landowners in the District wishing to find out what applicable planning requirements there may be. Therefore there is merit in the District Plan containing guidelines referring landowners to other relevant agencies - not only in respect of forestry, but also other land uses - where agencies other than the District Council may have advice to offer or requirements to be met. These guidelines may also suggest reference to codes of practice aimed at sustainable land management, such as the New Zealand Forest Code of Practice.

Forestry, as a rural land use, can also have implications for the management of the rural roading resource in the District. Continuous heavy traffic movements during times of forest harvesting do have a negative impact on road structure in a relatively short time, causing a need for road upgrading and maintenance that may be over and above that generated by other forms of rural land uses over the same period of time.

Forestry owners can assist the District Council in planning for rural road upgrading and maintenance through providing information on location of forestry units, proximity to roads, the area involved, and estimated harvest times. It is acknowledged that harvest times will vary according to market fluctuations, but an estimate will be of assistance nevertheless.

In Stratford District, there has been very little “greenfields” intensive subdivision. The District has low levels of subdivision in general, with most of it in the rural area being driven mainly by a process of farm amalgamation. Therefore it is considered there need be minimum control on subdivision of land for rural use.

“Rural Industry” in this District Plan, means an operation that processes the output of rural land-based operations involving animals, agriculture, forestry or horticultural crops. It includes (but is not limited to) rural transporting and agricultural contracting depots, the preliminary processing and packaging and transporting of agricultural produce, wineries, timber, and stock and saleyards.

Rural industries make a positive contribution to the economic well-being of the District. However, they can also involve facilities and activities which are quite out of character in the rural area, and which may pose adverse impacts on such things as the environment and amenity values, through - for example - such factors as location in proximity to protected areas, disturbance from noise and glare, and so on. Controls may therefore be necessary that evaluate the effects of rural industries and non-rural activities, such as the nature, scale, and location of such industries.

Non-rural activities, or activities using land in the rural area but are not linked to primary production, such as mineral extraction, can also have adverse effects on the rural environment. Among the negative impacts may be an actual or potential adverse effect on the rural land resource on which they are sited. For example, rural land adjacent to a quarry may be vulnerable to any adverse effects stemming from that land disturbance activity. Or, once an oil well site is exhausted, there may be a need to carry out rehabilitation in an attempt to remedy some of the adverse impacts on the land.

Policies, rules, and standards, conditions, and terms managing non-rural activities in rural areas should aim to take into account effective protection of the rural land resource, and be evaluated over time to assess their effectiveness.

The Stratford Combined Cycle Power Station can be described as an essential part of New Zealand's energy generating infrastructure and as necessary to the national economy and well-being.

A "Scheduled Area", setting "environmental limits" (or rules and standards) relevant to the effects of the existing and proposed power stations as they are known or understood at this time, within which the power station/s must operate, has the advantages of -

- allowing a regionally and nationally significant non-rural activity to continue to operate and possibly be further developed in the rural area; and
- continuing the certainty that the operator of the power station site has experienced for the last 40 years; while
- mitigating the effects of this activity on the amenity of the rural area by establishing environmental limits to the site, beyond which effects must not be generated.

Achievement of the anticipated environmental results will only become evident in the long term. Appropriate monitoring will need to be carried out over time to ensure the effectiveness of the objectives and policies in promoting sustainable use of the rural land resource.

Liaison with other relevant organisations in the management of the effects of activities in the rural area, particularly those activities whose effects are felt across jurisdictional boundaries, will help achieve integrated and effective management of the rural land resource.

## **A13.6 Anticipated Environmental Results**

A13.6.1 A range of activities is carried out in the rural area of the District while any adverse effects of these activities are avoided, remedied, mitigated or offset.

A13.6.2 The natural and physical character of the rural environment is protected.

A13.6.3 Rural amenity values are maintained and enhanced.

A13.6.4 The rural land resource is sustainably managed.

A13.6.5 Increased landowner, developer and community awareness of the need, and ways, to promote and achieve sustainable management of the rural land resource and rural environment.

## **A14. BUSINESS ACTIVITY**

### Introduction

Business activity generates economic benefits to the community, which in turn generates social and cultural benefits. Business activity will locate in positions to maximise its own potential. Business activity is also subject to change, sometimes rapid change, initiated by changes in market demands, by changes in the district or regional or national economy, and by changes in the needs and wants of the community. These changes will also influence business location, and the types of business activity that is occurring. Both these things can have an effect on the environment of business areas.

It is expected that the community prefer places that are pleasant and lively in which to do business, and places where businesses are conveniently located.

The challenge, then, is for the District Plan to promote a flexible yet sustainable environment for business activity.

The nature of Stratford's business activity is largely that of a rural service centre for Taranaki. A retail "strip" shopping centre is established along Broadway, with mainly light/service industries off to mainly the eastern side of Broadway. The former Stratford Borough Council zoned a lot of land for commercial or industrial use, particularly in the south-east corner of Stratford. By 2007 all of this land had been developed for predominantly light industrial purposes and a shortage of suitably zoned land identified. A limited amount of ribbon industrial development has occurred adjacent to the State Highway to the north of the Stratford urban area, but further development may be problematic due to the presence of the highway. It is preferable to contain further industrial development within suitable areas in the urban area.

Heavy transport plays a key role in the economic activity of the District, but may also detract from the "pleasantness" of the urban business environment, through the presence of large vehicles impeding car movement, exhaust fumes, and the inadvertent discharge of effluent from stock trucks.

### **A14.1 Issue**

- **The actual or potential effects of business activities on the environment, and the amenity of business areas.**

### Overview of Issue

The business area of Stratford is characterised by a high density of development. The economic viability and vitality of the business area is of importance to the District. There has been a significant investment made in physical resources within the business area. Efficient and sustainable use of the existing physical resources can be encouraged through allowing flexibility in the maximum use of the existing infrastructure, and through encouraging the consolidation of business activities within defined business areas. It is also acknowledged

there may be mechanisms outside the District Plan which can also encourage these things to occur.

Heavy transport detracts from the pleasantness of the business environment. It can create problems through impeding car movement, through pollution from exhaust fumes, and the inadvertent discharge of effluent from stock trucks. Adverse effects from heavy traffic can be addressed both through provisions in the District Plan, such as requirements in certain instances for the establishment of stock truck effluent disposal facilities, and through mechanisms outside the District Plan.

The amenity of the business area is important, particularly in pedestrian areas located along the street frontages of the business areas. The presence of residential activities in business areas has important implications for the amenity of business areas; residential activities have historically not located in business areas, and the effect of the amenity and character of the surrounding business area on residential activity needs to be taken into account.

In addressing the overriding challenge of promoting a flexible yet sustainable environment for business activity, the District Plan must therefore address such matters as:

- ensuring that adjoining activities and the environment are not adversely affected by any adverse effects of different types of business activities; and
- how to meet the needs of the community in terms of an aesthetically pleasant physical business environment while allowing the economic aspirations of the community to be satisfied.

## **A14.2 Objectives**

A14.2.1 The establishment, growth and expansion of business and non-business activities is provided for in ways that avoid, remedy or mitigate any actual or potential adverse effects on the environment, amenity values, people and the community, heritage resource, notable trees, cultural values and adjoining land uses.

A14.2.2 The promotion of business development which contributes to the development and enhancement of -

- a high level of environmental quality and amenity; and
- an attractive, vibrant, efficient and safe urban form.

## **A14.3 Policies**

A14.3.1 To apply an approach of flexibility and minimal intervention to the establishment and operation of business activities.

A14.3.2 To avoid, remedy or mitigate any actual or potential adverse effects of the establishment and operation of business and non-business activities on adjoining land uses, people, amenity values, notable trees and the environment.



A14.3.3 To avoid, remedy or mitigate any actual or potential adverse effects of the establishment and operation of business activities on heritage resource identified for protection, and on cultural values.

A14.3.4 To protect the retail, civic and pedestrian amenity of the central urban area.

**Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to business activity may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

A5 Amenity Values

A6 Hazardous Substances

A9 Transportation

A10 Heritage Resources

A15 Residential Land Use.

## **A14.4 Methods of Implementation**

A14.4.1 To develop zones, Rules, Standards, Conditions, and Terms that allow for the establishment and operation of business and non-business activities anywhere in the business zone provided the applicable standards, terms and conditions are complied with, so as to avoid, remedy or mitigate any adverse effects of business and non-business activities on adjoining activities, people, the environment, notable trees, amenity and cultural values, and heritage resource.

These may include such things as requirements for an assessment of the effects of development on heritage resource identified in the District Plan for protection, requirements for financial contributions, as well as a range of performance standards.

A14.4.2 Encourage the use of alternatives to motorised road transport in the Stratford shopping area.

## **A14.5 Explanation for objectives, policies, and methods**

If the District is to be economically viable, then business must be provided with the ability to grow and expand. However, Section 31 of the Resource Management Act requires District Councils to control any actual or potential effects of the use and development of land. Business activity can have a negative effect on the environment, so therefore opportunities for

business activity to locate and grow must also provide for the protection of environmental quality and levels of amenity.

Rules, standards, conditions, and terms will be used to avoid, remedy or mitigate any adverse effects, with the intention of ensuring that the mixture of uses is compatible both within the Business zone and with adjoining activities. In some situations non-business activities can be appropriate where adverse effects are avoided, remedied or mitigated.

Stratford's business area is a major contributor to the urban form of the town. The town contains historic buildings, trees, protected areas and places of value or significance to people. The unique amenity, heritage, and cultural values of these should be protected from any adverse effects of business land use and development.

The District Council acknowledges that the business area is not just a place where people go to make purchases; it is a place where people go to meet others and be entertained. It is important that business areas are designed so that these areas are safe, attractive, vibrant, and efficient and convenient in terms of access.

## **A14.6 Anticipated Environmental Results**

A14.6.1 A range of businesses continue to establish, grow and expand in the business area while any adverse effects of this on the environment, amenity values, people and the community, heritage resource, cultural values, and adjoining land uses are avoided, remedied or mitigated.

A14.6.2 Business area developments enhance environmental quality and amenity, and are attractive and vibrant without compromising safety and efficiency of use or movement.

## A15. RESIDENTIAL LAND USE

### A15.1 Issues

- Sustainable management of the growth of residential areas.
- Recognition of the amenity of urban areas.

#### Overview of issues

Section 5 of the Resource Management Act states that the purpose of this Act is to promote the sustainable management of natural and physical resources. In achieving this aim the District Council must have regard to any actual or potential effects of activities on the environment.

The community has invested considerable resources into the residential environment - the provision of public services such as roads, sewerage and water reticulation, street lighting, etc; the provision and development of open space, and the development of residential properties.

The residential environment has also traditionally played an important role in terms of the health and well-being of the community. The quality of the residential environment does, to a certain extent, determine the quality of life provided for in the community.

Accordingly, the residential environment represents an important and valuable physical resource which should be managed as a sustainable resource for present and future generations.

There are a number of issues concerning how the effects of land use should be managed in the interests of sustaining a quality residential environment that meets the needs of the community:

- **how to manage the extent of the urban area?**

One of the two major types of demand for residential development in Stratford is the demand for rural/residential living, or the demand for “lifestyle blocks”. This is the desire to live on the outskirts of the urban area, in an area with a distinct rural feel to it. The highest level of this type of development is to the north-west of the Stratford urban area, although there are significant areas of rural lifestyle development in all areas within 5km of the Stratford township. Rural/residential development has the potential to impact upon rural amenity, and it has implications in terms of sustainable demands on the service infrastructure. Incompatibilities may arise regarding the effects of the proximity of rural industry to rural/residential living. The rural/residential area is therefore important, as it acts as a buffer between low density rural and higher density residential environments, and the rural/residential area has its own particular type of amenity which the community consider important to retain.

- **how to provide for residential growth while protecting, maintaining, and enhancing the amenity of residential areas?**

Stratford has a relatively low level of residential subdivision or development. Much of the demand (apart from demand for rural/residential living) is for the construction of single dwellings, the relocation of houses from one site to another, and the construction of multiple-unit dwellings (or “infill”). Residential land use in these forms has the potential to impact on the amenity experienced on-site and in a neighbourhood, in terms of possible impacts of such things as the height, height-in-relation-to-boundary, distance from boundary, and site coverage, on such things as access to natural light, sunlight, views, and the sense of “open space” in a neighbourhood.

The District Council wishes to allow freedom of choice and a variety of housing types and styles, but at the same time protect and maintain amenity from the adverse effects of residential developments.

- **what, if any, non-residential activities should be allowed in residential areas, and how should the effects of these be managed?**

Non-residential activities such as dairies, schools, playcentres, parks, community halls, kohanga reo, and healthcare facilities may serve and support the function of residential areas. The effects of non-residential activities on the quality and safety of the residential environment will vary, though, according to the nature, scale, and location of the activity.

- **how to manage residential subdivision?**

The subdivision of land titles on paper may not have an actual effect on the environment. However, there is a difference between being able to comply with subdivision requirements on paper, and being able to use a site for its intended purpose without generating negative effects to people, the community, or other land uses. Should someone be able to subdivide land if, for example, it is subject to a natural hazard, such as flooding? Can it be built upon without risk to people? Will any heritage resource be affected?

## **A15.2 Objectives**

- A15.2.1 A diversity of housing types and styles are provided for in residential areas in a manner that is in accordance with the needs and aspirations of the community, while avoiding, remedying or mitigating any actual or potential adverse effects of residential land use.
- A15.2.2 Opportunities for rural/residential living are provided for, while avoiding, remedying or mitigating any actual or potential adverse effects of rural/residential land use.
- A15.2.3 The protection, maintenance and enhancement of the amenity of residential and rural/residential properties and neighbourhoods.
- A15.2.4 A range of activities are provided for within residential and rural/residential areas, while avoiding, remedying or mitigating any actual or potential adverse effects of these land uses.

- A15.2.5 That land provided for housing or other land uses in residential and rural/residential areas is able to be safely used for its intended purpose, without risk to people or the community from unstable land or natural hazards.

### **A15.3 Policies**

- A15.3.1 To protect and maintain the level of amenity in residential and rural/residential neighbourhoods and on each residential and rural/residential property.
- A15.3.2 To ensure non-residential activities are compatible with the amenity values of adjoining properties and the surrounding neighbourhood, and that any actual or potential adverse effects of them on people, the community, and the environment are avoided, remedied or mitigated.
- A15.3.3 To allow the relocation of buildings in a residential area whilst ensuring that this does not detract from the visual amenity of the neighbourhood, or cause any other actual or potential adverse effects.
- A15.3.4 To provide the opportunity for rural/residential living on the outskirts of Stratford, in a manner that avoids, remedies or mitigates any adverse effects on rural amenity.
- A15.3.5 To allow for a range of residential lot sizes so as to provide flexibility for residents and maximise the diversity of land use, while ensuring that the land is suitable for its intended purpose so as to avoid, remedy or mitigate any actual or potential adverse effects on people and the community.
- A15.3.6 To avoid, remedy or mitigate any actual or potential adverse effects of residential or rural/residential land use on the environment, natural and physical resources (including the service infrastructure), heritage resource, notable trees and protected areas.

#### **Guideline to related issues, objectives and policies:**

Readers should consult other parts of this District Plan in order to ascertain all the requirements that may apply to a proposed activity. Issues, objectives and policies related to residential land use may include (but are not necessarily limited to) issues, objectives and policies in the following areas:

- A5 Amenity Values
- A6 Hazardous Substances
- A9 Transportation
- A10 Heritage Resources
- A14 Business Activity

## **A15.4 Methods of implementation**

A15.4.1 To use zones to -

- define the residential area; and
- define land for rural/residential living.

A15.4.2 To use rules and standards, and conditions and terms on resource consents, to -

- control the location of non-residential activities in residential areas; and
- avoid, remedy or mitigate the adverse impact of building development and property use on on-site and neighbourhood amenity; and
- avoid, remedy, mitigate or offset any actual or potential adverse effects of land use, development, or subdivision on the environment, the service infrastructure, protected areas, notable trees, and heritage resource; and
- avoid, remedy or mitigate the adverse impact of rural/residential land use on rural amenity; and
- avoid, remedy or mitigate any adverse effects of rural activities and rural industry on residential and rural/residential land uses; and
- provide for safe and efficient movement within residential and rural/residential areas; and
- ensure that land is able to be safely used for its intended purpose, without risk to people or the community from unstable land or natural hazards.

These rules, standards, conditions, and terms may include controls on height, height-in-relation-to-boundary, and site coverage; vehicle access, on-site vehicle manoeuvring and parking requirements; yard requirements, noise limits, and controls on signs.

A15.4.3 Requirements, in some circumstances, for financial contributions to avoid, remedy, mitigate or offset any actual or potential adverse effects of land use, development, or subdivision.

A15.4.4 Requirements, in some circumstances, for landowners or developers to liaise, consult, and/or obtain the consent of parties who may be affected by land use, development, or subdivision.

A15.4.5 Promote residential land use, development, or subdivision that is sensitive to the environment, natural and physical resources, protected areas, heritage resource, notable trees, and outstanding natural features and landscapes.

A15.4.6 Provide guidelines that refer landowners or developers to -

- other relevant agencies who may have planning requirements to be met;
- other relevant agencies who may be able to offer advice and expertise in the avoidance, remedying or mitigation of adverse effects on, for example, amenity, notable trees, heritage resource, protected areas, and outstanding natural features and landscapes.

A15.4.7 **Monitor** compliance with resource consent conditions.

## **A15.5 Explanation for objectives, policies, and methods**

This management approach seeks to establish a framework promoting flexibility and diversity in land use while ensuring that the quality of environment and amenity is maintained and enhanced, and the health and safety of individuals and the community are safeguarded.

Flexibility and diversity are considered desirable, as housing means different things to different people. This has to be balanced against the need to protect and maintain such things as on-site and neighbourhood amenity, the quality of the environment, heritage resource, notable trees, and so on. Market forces cannot be relied upon to do this, so control is necessary to ensure this is achieved.

Section 31 of the Resource Management Act requires that the District Council control **any** actual or potential effects of land use, development or subdivision. The District Council would therefore be failing in its duty by not establishing standards that seek to achieve certain levels of amenity or safeguard the environment, people and the community, etc, from **inappropriate** land use, development, or subdivision.

Some non-residential land uses serve to enhance the functions of residential areas, make residential areas more attractive and serve the community. However, others have the potential to have significant adverse effects beyond site boundaries, and therefore these need to be addressed and managed.

The management approach also recognises the limitations of the physical infrastructure in coping with residential and rural/residential development, particularly in terms of provision of roading, sewage disposal, and water supply and other property services. Residential and rural/residential land use may place burdens on the physical resource of the service infrastructure, and financial contributions can be used to offset this adverse effect.

## **A15.6 Anticipated Environmental Results**

- A15.6.1 A diversity of landholdings and development types providing a range of residential lifestyle options, in accordance with the well-being of people and the community.
- A15.6.2 Amenity in residential and rural/residential–areas is protected, maintained and enhanced.
- A15.6.3 A sustainable physical infrastructure.

- A15.6.4 A range of complementary non-residential activities and facilities which serve and make a positive contribution to the residential area.
- A15.6.5 Adverse effects of non-residential activities on the surrounding neighbourhood are avoided, remedied or mitigated.
- A15.6.6 Residential and rural/residential subdivision resulting in sites that can safely be used for their intended purpose without hazard to life or property.
- A15.6.7 The environment, natural and physical resources, , heritage resource, notable trees, and protected areas in residential and rural/residential areas is protected, maintained, and enhanced.



# **Part B**

## **Methods of Implementation**

## **This section covers:**

- **methods for managing issues or effects, so as to -**
- **implement objectives and policies; and**
- **achieve anticipated environmental results.**

## **“Methods” include:**

- **Zones**
- **Rules**
- **Standards, Conditions, and Terms**
- **Guidelines**
- **Assessment Criteria**
- **Information Requirements**
- **Designations**
- **Scheduled Areas**

## B1. RULES

### B1.1 GENERAL RULES

*The following rules apply throughout the District, unless otherwise specified. The general rules in Section B1 do not apply to the Protected Area Zone. The only rules which apply to this zone are to be found in B1.6 Rules - Protected Area Zone (see also Policies A12.3.4, A12.3.5 and Method A12.4.5).*

#### B1.1.1 Permitted Activities

*The following are permitted activities throughout the District subject to compliance with the Standards, Conditions and Terms in Part B2 relevant to the zone in which the activity is undertaken and provided that no part of the activity is listed in either B1.1.3, B1.1.4, B1.1.5 or B1.1.6.*

(a) The following network utilities:

- The operation (including maintenance and repair) of existing network utilities.
- The operation (including maintenance, repair and “upgrading”, as defined in Part E, Definition of Terms) of existing electricity lines including support structures. upgrading of lines shall be limited to the following circumstances:
  - where existing lines are at a voltage up to and including 220kV and there is no increase in the voltage of a line unless the line was constructed to operate at a higher voltage but has been operating at a lower voltage, and there is no physical change to the line;
- Underground pipelines and ancillary equipment for water supply, the drainage of water, or sewage.
- Underground pipeline operations for the distribution of natural or manufactured gas, petroleum or geothermal energy, up to a gauge pressure of 2000 kilopascals.
- Stopbanks, culverts, drains, irrigation races or other structures for the conveyance of water.
- New lines, or additions to lines, and supporting structures on road reserve for conveying electricity at a voltage up to and including 110kV.
- Navigational aids and beacons.

- New substations, and additions to existing substations, on road reserve that -
  - are on sites below 50m<sup>2</sup> in area; and
  - are under 7.5m in height; and
  - do not adjoin a residential zone or protected area zone, nor face any part of a residential zone or protected area zone across the road.
- telecommunications facilities above ground (including lines as defined by Section 2(1A) of the Telecommunications Act 1987) and situated on road reserve that:
  - are overhead lines and their support structures; or
  - are microwave dishes or antennas of a diameter not exceeding 5m, and their support structures; or
  - are masts, poles, antennas and aerials and associated equipment and their support structures; or
  - cabinets and equipment shelters.

provided that any antenna or cabinet complies in all respects with the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008.

- Underground telecommunications facilities such as underground lines.
- telecommunications facilities which are not situated on road reserve that are able to comply with the height, bulk and location requirements of the particular zone in which the activity is located.

***(b) The following transportation activities:***

- Within land currently set aside as “strategic arterial roads” (as defined in Part E, Definition of Terms) -
  - the construction and use of roads for the movement of traffic (including vehicular, cycle, and pedestrian) and any associated activity, including maintenance and improvements in safety and efficiency, emergency works, road and traffic signs and signals, amenity planting, and rest areas; and
  - minor realignment of roads; and
  - network utilities provided for in Rule B1.1.1(a).
- Within land currently set aside as “district arterial roads”, “collector roads”, and “local roads” (as defined in Part E, Definition of Terms) -

- the construction and use of roads for the movement of traffic (including vehicular, cycle, and pedestrian) and any associated activity, including maintenance and improvements in safety and efficiency, emergency works, road and traffic signs and signals, parking, amenity planting, and rest areas; and
  - temporary commercial, recreational, and community activities located on road reserve, including (but not limited to) markets, fairs, stalls, and mobile shops; and
  - the alteration or relocation of existing points of access to and from sites; and
  - the provision of additional access points or road crossings.
- The use of unformed roads for public access and any activity that is permitted on the adjoining land.

(c) **The following activities involving hazardous substances:**

- Any hazardous facility involving a hazardous substance/s that equals or falls below the Effects Ratio (R) specified for the relevant zone in the Activity Matrix of the HFSP (APPENDIX 4: HAZARDOUS FACILITIES SCREENING PROCEDURE), of this Plan, except that service stations will be exempt from this rule where the following applies:
  - the retail sale of petrol, up to a storage of 100,000 litres of petrol in underground storage tanks and up to 50,000 litres of diesel, provided that the “Code of Practice for the Design, Installation and Operation of Underground Petroleum Systems”, published by the Department of Labour-OSH, is adhered to; or
  - retail LPG outlets with a storage of up to 6 tonnes (single vessel storage) of LPG, provided that the “Australian/New Zealand Standard AS/NZS 1596:1997 - Storage and Handling of LPG Gas” is adhered to.
- Any use or storage of radioactive materials with an activity below that specified as an exempt activity in the Radiation Protection Regulations 1982.
- The clean-up and rehabilitation of contaminated sites by or under the control and direction of the Taranaki or Horizons Manawatu-Wanganui Regional Council, or which is undertaken in accordance with the “*Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (1992 - Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council)*”.
- The co-disposal of a hazardous substance/s to a landfill operation ***only*** where the landfill is operating under a resource consent or a requirement that provides for the disposal of hazardous substances and the disposal is undertaken and completed in accordance with the conditions controlling the landfill operation.

**(d) The following management of notable trees identified for protection:**

- Trees listed in the schedule of Appendix 5: Notable Trees Identified For Protection of this Plan may only be trimmed, pruned, or otherwise maintained where -
  - the trimming, pruning or other maintenance of these trees as required to maintain these trees in a healthy state and which does not alter the form or height of the trees; or
  - where an emergency requires power and/or communication links to be restored immediately.
- Where there is an imminent danger to human life, a tree listed in the schedule of Appendix 5: Notable Trees Identified for Protection in this Plan may be removed (or any other actions as deemed necessary) to avoid this hazard.

**(e) The following types of signs:**

- All signs that comply with the Standards, Conditions, and Terms in Part B.2, except for -
  - signs using light, including illuminated signs, neon lights, flashing or revolving lights (see Rule B1.1.4); and
  - signs to be sited on land adjacent to either State Highway 3 or State Highway 43 where a speed restriction of greater than 70 km/hr applies (see Rule B1.1.4); and
  - signs, not being Official Signs, on buildings and structures listed in Appendix 5 of this Plan.
- All official signs irrespective of whether they comply with standards, conditions and terms in Part B.2 (see Part E for the definition of an “Official Sign”).”

**(f) Survey monuments and beacons.**

**(g) Access onto State Highway 43 or State Highway 3 north of Seyton St and south of Celia St, provided:**

- no alternative legal access is available to another road; and
- a single crossing is provided to each property requiring vehicle access, of up to 6.0m in width; and
- there are less than 50 “car equivalent movements” daily within any one week, where a “car equivalent movement” is defined as follows:
  - 1 car to and from the site = 2 car equivalent movements
  - 1 truck to and from the site = 6 car equivalent movements
  - 1 truck and trailer to and from the site = 10 car equivalent movements

Provided that a single residential dwelling is deemed to generate eight car equivalent movements.

**(h) temporary military training activities and public pyrotechnic displays, subject to the following:**

- the written consent of the landowner is obtained; and
- the activity does not require the construction of permanent structures; and
- the activity does not require excavation (permanent or mechanical) unless provided for in this Plan; and
- flying activity is in compliance with civil aviation regulations or in agreement with the local controlling authority; and
- the activity is limited to a period not exceeding 31 days; and
- Any temporary military training activity or public pyrotechnic display in the district shall be conducted so as to ensure the noise limits below are not exceeded at any point within the notional boundary of any dwelling, residential institution, or educational facility within the District, or at any point within any site where this site adjoins a residential site:

Limits for Temporary Military Training Facilities

Time (Any Day)	Levels (dB(A))	
	Leq	Lmax
0630-0730	60	70
0730-1800	75	90
1800-2000	70	85
2000-0630	55	

Provided the limits for impulsive noise arising from any use of explosives, explosive simulators, munitions, ammunition, or pyrotechnics at any time shall not exceed 122 dB(C) peak.

**Note:** The term “dB(C) (peak)” means the peak C- frequency weighted sound level. “Peak” is a non-rms value and differs from Lmax cited elsewhere in this plan.

Sound shall be measured in accordance with NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”.

**Exemption:**

The above noise limits shall not apply on not more than four occasions in any period of up to 12 months where any exhibition or demonstration of military activities or pyrotechnics is open to the public and held between the hours of 10:00am and 5:00pm.

(i) **Repairs or maintenance of heritage resources identified for protection:**

The carrying out of any “repairs or maintenance” (as defined in Part E, Definition of Terms) on any heritage resource identified for protection in Appendix 6 of this Plan.

<b>B1.1.2 Notification of Resource Consent Applications</b>
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*Stratford District Council has the power to deal with a resource consent application as either a “notified” application or a “non-notified” application in terms of Sections 93, 94, 94A, 94B, 94C and 94D of the Resource Management Act 1991. The following sets out the requirements for applications to be considered as non-notified:*

(a) **Controlled Activities:**

- Resource consent applications for subdivisions that are a controlled activity need not be notified; and
- applications for resource consents for other types of controlled activities need not be notified if -
  - the written approval has been obtained from every person who, in the opinion of the District Council, may be adversely affected by the granting of the resource consent; or
  - it is considered unreasonable in the circumstances, in the opinion of the District Council, to require the obtaining of every such approval; or
  - a rule in the District Plan states that such written approval of affected parties may not need to be obtained.

(b) **Limited Discretionary Activities:**

- Resource consent applications for limited discretionary activities need not be notified if, in the opinion of the District Council -
  - the effects of the activity are considered minor; and
  - the written approval has been obtained from every person whom the District Council considers may be adversely affected by the granting of resource consent, unless the District Council considers it is unreasonable in the circumstances to require the obtaining of every such approval; or
  - a rule in the District Plan states that such written approval of affected parties may not need to be obtained.



(c) **Discretionary and Non-Complying Activities:**

- Resource consent applications for discretionary and non-complying activities need not be notified if, in the opinion of the District Council -
  - the effects of the activity are considered minor; and
  - the written approval has been obtained from every person whom the District Council considers may be adversely affected by the granting of the resource consent, unless the District Council considers it unreasonable in the circumstances to require the obtaining of every such approval.

(d) **Special circumstances:**

- Notwithstanding B1.1.2(a), (b) and (c) above, if the District Council considers special circumstances exist in relation to any resource consent application, the District Council - in accordance with Section 94C of the Resource Management Act - may require a resource consent application to be notified in accordance with Section 93 of the Resource Management Act, even if this District Plan expressly provides that it need not be so notified.

<b>B1.1.3    Controlled Activities</b>
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*The following are controlled activities throughout the District (but **EXCLUDING** the Protected Area Zone), subject to compliance with the Standards, Terms and Conditions in Part B.2 relevant to the zone in which the activity is undertaken:*

- Relocated buildings.
- Construction of new roads.
- The following types of subdivision:
  - subdivision of land to contain a network utility or for a “special public purpose” (as defined in Part E, Definition of Terms); or
  - subdivision for the creation of an esplanade reserve, esplanade strip, covenanted area, and access strips; or
  - subdivision involving a minor boundary adjustment that will not create additional building lots and/or change the use of the land.

- The removal of a dead or diseased “Notable Tree Identified for Protection” as included in Appendix 5: Notable Trees Identified For Protection of this Plan.

**Guideline:**

- For requirements for other types of subdivision, refer to the rules of the applicable zone.

**B1.1.3.1 Matters over which Control is Reserved**

***For the controlled activities in Rule B1.1.3 above, a resource consent is required. When granting such consents, the District Council has reserved the right to exercise control over the following:***

***(a) For relocated buildings:***

- conditions relating to compliance with the Standards, Terms and Conditions of the relevant zone; and
- conditions for upgrading the exterior of the building and upgrading and reinstating the site, including -
  - redecoration or recladding any roof; and/or
  - redecoration of exterior cladding; and/or
  - reinstatement of exterior cladding; and/or
  - reinstatement of any porches, terraces, baseboards and steps; and/or
  - replacement of broken window panes; and/or
  - reinstatement of that part of a dwelling where a chimney has been removed; and/or
  - replacement of broken and/or rotten timber; and/or
  - replacement of guttering and/or drainpipes; and/or
  - reinstatement of the site/s and access to the site/s.
- conditions relating to providing the District Council with security to ensure compliance with any conditions for upgrading the exterior or the building and upgrading and reinstating the site. This “security of compliance” shall be of the nature provided for in the Resource Management Act, further secured by deposits of cash with the District Council, bank guarantee, or otherwise, to the satisfaction of the District Council. This “security of compliance” is to be paid prior to the movement of the building/s to its new site. The “security of compliance” will be to the value of the work required, as assessed by a local building certifier or valuer at the cost of the person relocating the building/s. The required work will be expected to be completed within a 12 month period. Portions of the “security of compliance” may be refunded as substantial portions of the work are completed (to the value of the completed works), until the total work required is completed; and

- Conditions for mitigating any adverse effects on character and amenity generated by the relocated building; and
- the payment of administrative charges.

**(b) For construction of new roads:**

- conditions relating to compliance with the Standards, Conditions, and Terms in Part B.2 of the relevant zone; and
- the route of the road; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

**(c) For the subdivision types specified in Rule B1.1.3 above:**

- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

**(d) For the removal of a dead or diseased “Notable Tree Identified for Protection as included in Appendix 5: Notable Trees Identified For Protection of this Plan:**

- Obtaining a qualified arboriculturalist report to confirm the tree is diseased or dead and requires removal.

Note: There will be no administrative charges where the arboriculturalist’s report confirms the dead or diseased status of the tree. The Council will also meet the costs of the qualified arboriculturalist’s report where the report confirms the dead or diseased status of the tree.

**B1.1.4 Limited Discretionary Activities**

***The following are limited discretionary activities throughout the District, but EXCLUDING the Protected Area Zone:***

- Any activity provided for in Rule B1.1.3 above, but which is unable to comply with either the requirements of the Rule, or the Standards, Conditions, and Terms in Part B.2 relevant to the zone in which the activity is to be undertaken (with the exception of the construction of new roads - see Rule B1.1.5, ninth bullet point).

- Signs not provided for as a permitted activity in Rule B1.1.1.
- Access onto State Highway 43 and State Highway 3 north of Seyton St and south of Celia St which does not comply with the requirements of Rule B1.1.1(g) as a permitted activity.
- Temporary military training activities unable to comply with the requirements of Rule B1.1.1(h) as a permitted activity.
- telecommunications facilities located on road reserve as described in Rule B1.1.1(a) which are unable to comply with the standards, conditions and terms in Part B.2 relevant to the zone in which the activity is to be undertaken.
- Above ground lines and supporting structures not provided for as a permitted activity in Rule B1.1.1(a).

#### B1.1.4.1 **Matters to which Discretion is Reserved**

*For the limited discretionary activities in Rule B1.1.4 above, a resource consent is required. In considering whether to grant such consents, the District Council will limit the exercise of its discretion to the following matters:*

*(a) For relocated buildings:*

- conditions relating to compliance with the applicable Standards, Conditions, and Terms in Part B.2 of the relevant zone;
- conditions for upgrading the exterior of the building and upgrading and reinstating the site, as per Rule B1.1.3.1(a) above; and
- the requirement for provision of security to ensure compliance with these conditions, as per Rule B1.1.3.1(a) above; and
- the payment of administrative charges.

*(b) For the subdivision types specified in Rule B1.1.4:*

- conditions relating to compliance with the applicable Standards, Conditions, and Terms in Part B.2 of the relevant zone; and
- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- effects on amenity, notable trees and heritage resources
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(c) **For the sign types specified in Rule B1.1.4:**

- compliance with the applicable Standards, Conditions, and Terms in Part B.2; and
- the location, size, colour, letter height, and construction of the sign;
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.
- effects on amenity, heritage resources, outstanding natural features and landscapes, and the safe use of the transport infrastructure.

(In the case of signs alongside State Highway 43 and State Highway 3 where the speed restriction is greater than 70km/hr, consideration will be given to dealing with the application on a non-notified basis if the written consent of the NZ Transport Agency is obtained)”

(d) **For the type of access onto State Highway 43 or State Highway 3 specified in Rule B1.1.4:**

- consideration of the adverse effect to the State Highway of the vehicle movements at any access or intersection; and
- consideration of the availability of reasonably practicable alternative legal access to a road other than the State Highway; and
- sufficient and appropriate off-street parking to meet the needs of the site activity and avoid, remedy or mitigate any actual or potential adverse effects on the safe and efficient operation of the State Highway; and
- the extent of compliance with the Standards, Conditions and Terms of this plan; and

(Consideration will be given to non-notification of the consent application in accordance with Rule B1.1.2 above, where the written approval of the NZ Transport Agency to the vehicle access is obtained).

(e) **For the temporary military training activities specified in Rule B1.1.4:**

- noise; and
- duration of the activity; and
- effects of any proposed excavations; and
- the payment of administrative charges
- financial contributions
- effects on amenity.

(f) **For telecommunication facilities and above ground lines, and their supporting structures, identified in Rule B1.1.4:**

- Conditions relating to compliance with the relevant standards, conditions and terms in B.2; and
- Visual impacts and amenity values with regard to:
  - Route selection; and
  - Cumulative effects; and
  - Bulk, height and location of structures; and
  - Significant views; and
  - Location of structures relative to site boundaries, existing buildings; and
  - Payment of administrative charges.

**B1.1.5 Discretionary Activities**

***The following are discretionary activities throughout the District, but EXCLUDING the Protected Area Zone:***

- Any network utility either not provided for as a permitted, controlled or limited discretionary activity (excluding underground pipeline operations for the transmission of natural or manufactured gas, petroleum or geothermal energy over a gauge pressure of 2,000 kilopascals - in this case, see requirements for each zone.)
- Any transportation activity either not provided for as a permitted activity in Rule B1.1.1(b) above, or failing to comply with the Standards, Conditions, and Terms in Part B.2 relevant to the zone in which the activity is being undertaken.
- The alteration or subdivision of any structure listed amongst the heritage resources identified for protection in Appendix 6 of this Plan (but EXCLUDING “repairs or maintenance” as defined in Part E, Definition of Terms. See also Rule B1.1.1(i)).
- Any hazardous facility involving a hazardous substance that exceeds the Effects Ratio (R) specified for the relevant zone in the HFSP (Hazardous Facilities Screening Procedure) Activity Matrix in Appendix 4 of this Plan.
- The clean up and rehabilitation of contaminated sites not provided for as a permitted activity in Rule B1.1.1(c).
- Co-disposal of hazardous substances in a landfill not provided for as a permitted activity in Rule B1.1.1(c).

- The moving, removal or destruction of any tree(s) listed in the schedule of “Notable Trees Identified For Protection”, Appendix 5 of this Plan not provided for by, or failing to comply with, either Rule B1.1.1(d) or Rule B1.1.3 above.

In any such cases, the tree(s) must be assessed by, and the work approved by, a qualified arboriculturalist at the expense of the property owner.

- The construction of new roads unable to comply with the requirements of Rules B1.1.3 and B1.1.3.1(b) above.

#### B1.1.5.1 **Assessment Criteria for these Discretionary Activities**

*For the discretionary activities in Rule B1.1.5 above, a resource consent is required. In considering whether to grant such consents, the criteria listed in Part B5. Assessment Criteria For Discretionary & Non-Complying Activities, will be used to assist the assessment of a discretionary activity, but in no way restricts the exercise of the discretion of the District Council.*

#### **B1.1.6 Non-Complying Activities**

*The following are some activities identified as non-complying activities throughout the District, but EXCLUDING the Protected Area Zone, and shall be assessed in relation to the Assessment Criteria for Discretionary & Non-Complying Activities listed in Part B.5:*

- Any hazardous facility involving hazardous substances in a zone not specified in the HFSP (Hazardous Facilities Screening Procedure) Activity Matrix in Appendix 4 of this Plan.
- Any facility for the disposal of hazardous substances not provided for in either Rule B1.1.1(c) or Rule B1.1.5.
- Any use or storage of radioactive materials with an activity in excess of that specified as an exempt activity in the Radiation Protection Regulations 1989.
- The damage, removal, demolition, or destruction of any heritage resource, identified for protection in Appendix 6 of this Plan.

#### **Guideline:**

For other types of non-complying activities, refer to the rules of the applicable Zone.

## **B1.2 RULES - RURAL ZONE**

### **B1.2.1 General**

*The following rules apply throughout the Rural Zone, and the “Scheduled Area for Electricity Generation Purposes”. See also B4. Scheduled Areas.*

#### **B1.2.1.1 Permitted Activities**

*The following are permitted activities throughout the Rural Zone provided that the activity also complies with the Standards, Conditions and Terms in Part B.2 relevant to the Rural Zone and provided that no part of the activity is listed in either B1.1.3, B1.1.4, B1.1.5, B1.1.6, B1.2.1.2, B1.2.1.3, B1.2.1.4, B1.2.1.5 or B1.2.1.6*

- dwellings.
- Residential Businesses.
- Residential Services.
- Farming (but EXCLUDING goat farming within 1km of the boundaries of Egmont and Whanganui National Parks - see Rule B1.2.1.3 - and deer farming within 7km of Egmont National Park - see Rule B1.2.1.6).
- Farmstay Accommodation (for up to 5 paying guests).
- Water and Soil Conservation Works.
- Forestry.
- Parks and reserves.
- Community Amenity Facilities.
- Marae, Kaumatua housing, Papakainga, Kohanga Reo.
- Sale of produce from roads other than strategic arterial roads (as defined in Part E, Definition of Terms).



- Mineral prospecting and pre-drilling petroleum exploration activities, as defined in Part E, Definition of Terms.
- Underground pipeline operations for the transmission and/or distribution of natural or manufactured gas, petroleum, or geothermal energy above a gauge pressure of 2000 kilopascals (see also Rule B1.1.1 re pipelines with gauge pressures up to 2000 kilopascals).
- Indigenous vegetation disturbance which results from the removal of plantation forestry where, because it is necessary to avoid endangering the health and safety of workers or where it is operationally unavoidable to do otherwise, vegetation is felled into an area of indigenous vegetation.
- the removal or trimming of any vegetation whatsoever, including any indigenous vegetation disturbance, as required for:
  - (a) actions necessary for the avoidance of imminent danger to human life
  - (b) the collection of material for scientific purposes or propagation
- the removal or trimming or disturbance of any vegetation, including indigenous vegetation, as required for:
  - (a)(i) the operation, maintenance and upgrading of legally established infrastructure, including:
    - roads
    - stream or river access points
    - fire water points
    - utilities and structures
    - fence linesto the maximum distance of no more than 3 metres from the road, stream or river access, fire water point, utility, structure or fence.
  - (a)(ii) the maintenance of legally established farm tracks to the maximum distance of no more than 1.5 metres from the outer edge of the track's water tables.
  - (a)(iii) the operation, maintenance and upgrading of existing legally established drains and culverts, to the maximum distance of no more than 1.5 metres from the drain or culvert.
  - (a)(iv) the operation, maintenance and upgrading of legally established infrastructure that provides for the operation, supply and transmission of electricity to the maximum distance is no more than 3 metres from the utility or structure or, in the case of any electricity line, the distance prescribed in the Electricity (Hazards from Trees) Regulations 2003.

- (a)(v) fencing and benching activities within 20 metres of a wetland where this work is undertaken only for the purposes of conservation and enhancement of the wetland
- (b) the collection of material by tangata whenua for maintaining non-commercial traditional practices of ronga (medical purposes), raranga (weaving) and maahi whakairo (carving).

*Note: Any notable tree (as identified in Appendix 5: Notable Trees Identified for Protection) is excluded from any permitted activity rule relating to vegetation removal in the Rural Zone.*

- Sustainable forest management harvesting of indigenous vegetation that has been planted and managed specifically for the purpose of sustainable forest management harvesting, and maintenance of such vegetation.
- Sustainable forest management harvesting of indigenous forest in the “Frontal Hill Country” and “Hill Country” parts of the district (as identified in Figure 2 “Landforms of the Taranaki Region” in the Stratford District Plan) provided that:
  - (a) The activity is not located in a land environment, defined by Land Environments of New Zealand at Level IV (2003), that has 20 per cent or less remaining in indigenous vegetation cover; and
  - (b) The activity is carried out in accordance with a Sustainable Forest Management permit granted under section 67M of the Forests Act 1949 and no more than 10 years has elapsed since the grant of the Permit; and
  - (c) Prior to commencement of the activity, a copy of the Permit and a letter from the Department of Conservation that states that no rare and/or threatened species or habitats is/are present shall be provided to the Council.

*Note: The Department of Conservation may elect to provide the letter required by this rule in response to the consultation undertaken under section 67F(2) of the Forests Act 1949.*

*Note: A consent may be required from the Manawatu-Wanganui regional Council. The regional council should be contacted for advice.*

- felling, trimming, or removal of any lone indigenous tree, provided that it is not located on the volcanic ring plain area as identified in “Figure 2: Landforms of the Taranaki Region” in the Stratford District Plan.

- Indigenous vegetation disturbance where all of the vegetation in the area to be disturbed is not significant as assessed under Standard B6.1.2 bullet point 7, provided that:
  - (a) that the vegetation in an area is not significant must be certified through an ecological assessment report; and
  - (b) the report must be undertaken by a suitably qualified person using the criteria identified in Standard B6.1.2 bullet point 7 and must be lodged with the Stratford District Council, and
  - (c) the Council will confirm that the report establishes, to its satisfaction, that the area is not significant in terms of Standard B6.1.2 bullet point 7 and shall reject the report if considered insufficient; and
  - (d) the report must be no older than 10 years at the time of undertaking the disturbance activity; and
  - (e) for the avoidance of doubt, no indigenous vegetation disturbance is permitted until such time as the Council has given its confirmation.

*Note: The Rural Zone is not a “natural area” in terms of the National Environmental Standards for Electricity Transmission Activities 2010.*

#### **B1.2.1.2 Controlled Activities**

*The following are controlled activities throughout the Rural Zone provided they comply with the applicable standards, conditions and terms in Part B.2*

- Mineral exploration, including petroleum exploration (as defined in Part E, Definition of Terms).
- Production Testing (as defined in Part E, Definition of Terms).
- Interim Production (as defined in Part E, Definition of Terms).
- Intensive farming
- Subdivision of land, where in respect of any lot to be created -
  - all buildings already exist; or
  - all building consents have been issued, and all necessary resource consents have been obtained; or
  - no buildings exist

B1.2.1.2.1 **Matters over which Control is Reserved**

*For the controlled activities in Rule B1.2.1.2 above, a **resource consent** is required. When granting such consents, the District Council has reserved the right to exercise control over the following:*

(a) **For Mineral Exploration, including Petroleum Exploration; and for Production Testing and Interim Production:**

- conditions relating to compliance with the relevant Standards, Conditions, and Terms in Part B.2; and
- the duration of flaring; and
- the duration and hours of operation; and
- the duration, frequency, and route used for transportation of petroleum or other minerals; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(b) **For the subdivision of land specified in Rule B1.2.1.2 above:**

- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(c) **For intensive farming:**

- conditions relating to compliance with the relevant Standards, Conditions and Terms in Part B.2; and
- the requirement of financial contributions; and
- the payment of administrative charges

**B1.2.1.3 Limited Discretionary Activities**

*The following are limited discretionary activities throughout the Rural Zone*

- Mineral exploration, including petroleum exploration; or production testing; or interim production unable to comply with the requirements for a controlled activity in terms of Rules B1.2.1.2.
- Those subdivision types provided for in Rule B1.2.1.2 unable to satisfy the requirements for a controlled activity in terms of Rule B1.2.1.2.
- Goat farming within 1km of the boundaries of Egmont and Whanganui National Parks.
- Community Services.

- Emergency Service facilities.
- Intensive farming which is unable to comply with the requirements for a controlled activity in terms of Rule B1.2.1.2 only insofar as those terms concern the requirements of Standard B2.1.11(b) or Standard B2.1.12 Intensive Farming.
- Sustainable Forest Management Harvesting of indigenous forest in the “Frontal Hill Country” and “Hill Country” parts of the district (as identified in Figure 2 “Landforms of the Taranaki Region” in the Stratford District Plan), EXCLUDING Sustainable Forest Management Harvesting that complies with B1.2.1.1 and the clearance or disturbance of indigenous vegetation provided for either as a discretionary activity by Rule B1.2.1.4 or as a non-complying activity by Rule B1.2.1.5.
- Indigenous vegetation disturbance within 10m of, or within, any wetland, which is not provided for as a permitted activity by Rule B1.2.1.1, but EXCLUDING non-complying activities listed in Rule B1.2.1.5.
- Indigenous vegetation disturbance on land identified within Appendix 9: Wetlands, Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna, which is not provided for as a permitted activity by Rule B1.2.1.1, but EXCLUDING non-complying activities listed in Rule B1.2.1.5.
- Indigenous vegetation disturbance which is not provided for as a permitted activity in Rule B1.2.1.1 or as a limited discretionary activity in Rule B1.2.1.3, but EXCLUDING non-complying activities listed in Rule B1.2.1.5.

#### B1.2.1.3.1 **Matters to which Discretion is Reserved**

*For the limited discretionary activities in Rule B1.2.1.3 above, a resource consent is required. In considering whether to grant such consents, the District Council will limit the exercise of its discretion to the following matters:*

(a) **For Mineral Exploration, including Petroleum Exploration; and for Production Testing and Interim Production:**

- compliance with the applicable Standards, Conditions, and Terms in Part B.2; and
- the duration of flaring; and
- the duration and hours of operation; and
- the duration, frequency, and route used for transportation of petroleum; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- effects on amenity, people, outstanding natural features and landscapes, and the transport infrastructure; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(b) **For the subdivision types specified in Rule B1.2.1.3 above:**

- conditions relating to compliance with the applicable Standards, Conditions, and Terms in Part B.2; and
- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary;
- the requirement of financial contributions; and
- the payment of administrative charges; and
- effects on amenity, adjoining neighbours, network utilities, heritage resources, and notable trees; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(c) **For the goat farming specified in Rule B1.2.1.3:**

- conditions relating to compliance with the applicable Standards, Conditions, and Terms in Part B.2; and
- the location of the proposal;
- fencing or any other requirements aimed at avoiding, remedying or mitigating the risk of inadvertent escape of goats; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- effects on adjoining protected areas; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(d) **For Community Services:**

- actual or potential effects on amenity; and
- actual or potential effects on adjoining neighbours; and
- actual or potential effects on the safe and efficient use of the transportation infrastructure, particularly the formation and location of access points and the need for on-site parking; and
- the payment of administrative charges; and
- the requirement of financial contributions; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(e) **For Emergency Service Facilities:**

- actual or potential effects on amenity; and
- actual or potential effects on adjoining neighbours; and
- actual or potential effects on the safe and efficient use of the transportation infrastructure, particularly the formation and location of access points and the need for on-site parking; and
- the payment of administrative charges; and
- the requirement of financial contributions; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(f) **For intensive farming:**

- actual or potential effects on amenity; and
- actual or potential effects on adjoining neighbours; and
- actual or potential effects on the safe and efficient use of the transportation infrastructure, particularly the formation and location of access points and the need for on-site parking; and
- management of the activity to avoid, remedy or mitigate actual and potential effects on the environment; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

(g) **For indigenous vegetation activities specified in Rule B1.2.1.3**

- Compliance with standards, conditions and terms in Part B2 of the Plan
- the analysis of findings of an ecological assessment of the subject area and the effects of the activity on the matters set out under section B6.1.2 bullet point 7 of the Plan
- effects on the transportation infrastructure
- the payment of administrative charges
- the requirements of financial contributions
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of the Plan
- proximity to “Protected Area” (as defined in this Plan)

<b>B1.2.1.4 Discretionary Activities</b>
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*The following are discretionary activities throughout the Rural Zone*

- Petroleum Production facilities as defined in Part E, Definition of Terms, including (but not limited to) production stations.
- Mining and the processing of minerals not provided for as a permitted activity in Rule B1.2.1.1, or as a controlled activity in Rule B1.2.1.2, or as a limited discretionary activity in Rule B1.2.1.3.
- Rural Industry.
- Entertainment and Recreational Facilities.
- Visitor Accommodation.
- Any land use, development, or subdivision taking place on land either contiguous with the boundaries of, or directly opposite any road reserve, stream or river which is contiguous with the boundaries of, any “protected area” (as defined in Part E, Definition of Terms) administered by the Department of Conservation, particularly (but not limited to) Egmont and

Whanganui National Parks, but EXCLUDING any activity provided for as a permitted activity in either Rule B1.1.1, Rule B1.2.1.1, Rule B1.3.1 or Rule B1.4.1.

- Any activity -
  - not provided for as a permitted activity in Rule B1.2.1.1; or
  - not provided for as a controlled activity in Rule B1.2.1.2; or
  - not provided for as a limited discretionary activity in Rule B1.2.1.3; or
  - not provided as a non-complying activity for in Rule B1.2.1.5; or provided for as a permitted activity in Rule B1.2.1.1 that fails to comply with the applicable Standards, Conditions, and Terms in Part B.2.

#### B1.2.1.4.1 **Assessment Criteria for these Discretionary Activities**

*For the discretionary activities in Rule B1.2.1.4 above, a resource consent is required. In considering whether to grant such consents, the criteria listed in B5. Assessment Criteria For Discretionary & Non-Complying Activities, will be used to assist the assessment of a discretionary activity, but will in no way restrict the exercise of the discretion of the District Council.*

#### **B1.2.1.5 Non-Complying Activities**

*The following are some activities that have been identified as non-complying activities in the Rural Zone (but are not limited to this list), and shall be assessed in relation to the Assessment Criteria for Discretionary and Non-Complying Activities in Part B.5:*

- Indigenous vegetation disturbance on the volcanic ring plain as identified in “Figure 2: Landforms of the Taranaki Region” in the Stratford District Plan where the activity is not provided for as a permitted activity by Rule B1.2.1.1.

#### **B1.2.1.6 Prohibited Activities**

*The following are prohibited activities where specified in the Rural Zone:*

- Deer farming within 7km of the boundaries of Egmont National Park.

##### Explanation

Clause (e) of the Second Schedule of “Deer Farming Notice No.3 1980”<sup>1</sup>, issued pursuant to Section 12A of the Wild Animal Control Act 1977 (and included in the subsequent Wild Animal Control Amendment Act 1994), and administered by the Department of Conservation, explicitly prohibits deer farming within 7km of the Egmont National Park boundary.

<sup>1</sup>“Deer Farming Notice No.3 1980”, New Zealand Gazette, Wednesday 23 April 1980, No. 44, page 1220.



Rule B1.2.1.6 above is to ensure that the District Plan is consistent with these regulations.

## **B1.3 RULES - RESIDENTIAL ZONE**

### **B1.3.1 Permitted Activities**

*The following are permitted activities in the Residential Zone except for the Rural/Residential Area of the Residential Zone, subject to compliance with the Standards, Terms, and Conditions in Part B.2 :*

- Residential dwellings and accessory buildings.
- Papakainga and kaumatua housing.
- Playcentres, Childcare Centres and Kohanga Reo.
- Residential Services (front sites only).
- Residential Businesses.
- Parks and Reserves.
- Community Amenity Facilities.
- Retirement Homes and Rest Homes.
- Healthcare Clinics.

### **B1.3.2 Controlled Activities**

*The following are controlled activities in the Residential Zone except for the Rural/Residential Area of the Residential Zone provided they comply with the applicable standards, conditions and terms in Part B.2*

- Subdivision of land, where in respect of any lot to be created -
  - all buildings already exist; or
  - all building consents have been issued, and all necessary resource consents have been obtained; or
  - no buildings exist

### **B1.3.2.1 Matters over which Control is Reserved**

*For the controlled activities in Rule B1.3.2 above, a resource consent is required. When granting such consents, the District Council has reserved the right to exercise control over the following matters:*

*(a) For the subdivision of land specified in Rule B1.3.2 above:*

- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

### **B1.3.3 Limited Discretionary Activities**

*The following are limited discretionary activities in the Residential Zone except for the Rural/Residential Area of the Residential Zone:*

- Subdivision of land specified as a controlled activity in Rule B1.3.2 above, but which is unable to comply with the requirements of that rule.

### **B1.3.3.1 Matters to which Discretion is Reserved**

*For the limited discretionary activities in Rule B1.3.3 above, a resource consent is required. In considering whether to grant such consents, the District Council will limit the exercise of its discretion to the following matters -*

*(a) For the subdivision of land specified in Rule B1.3.3 above:*

- conditions relating to compliance with the applicable Standards, Conditions, and Terms in Part B.2; and
- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- effects on amenity, adjoining neighbours, network utilities, heritage resources, and notable trees; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

### **B1.3.4 Discretionary Activities**

*The following are discretionary activities in the Residential Zone except for the Rural/Residential Area of the Residential Zone:*

- Marae.
- Community Services.
- Entertainment and Recreational Facilities.
- Hospitals.
- Emergency Service facilities.
- Visitor Accommodation.
- All subdivision not listed as a controlled activity in Rule B1.3.2, or any other activity not listed as a permitted activity in Rule B1.3.1, or as a controlled activity in Rule B1.3.2, or as a limited discretionary activity in Rule B1.3.3, or any activity failing to comply with any of the Standards, Conditions, and Terms in Part B.2

#### **B1.3.4.1 Assessment Criteria for these Discretionary Activities**

*For the discretionary activities in Rule B1.3.4 above, a resource consent is required. In considering whether to grant such consents, the criteria listed in B5.*

*Assessment Criteria For Discretionary & Non-Complying Activities, will be used to assist the assessment of a discretionary activity, but will in no way restrict the exercise of the discretion of the District Council.*

## **B1.4 RULES - RURAL/RESIDENTIAL AREA (RESIDENTIAL ZONE)**

### **B1.4.1 Permitted Activities**

*The following are permitted activities in the Rural/Residential Area of the Residential Zone (as delineated in the Planning Maps), subject to compliance with the Standards, Conditions, and Terms in Part B.2:*

- Residential dwellings (one per Certificate of Title) and accessory buildings.
- Residential Businesses.
- Marae.
- Sale of produce from roads, other than strategic arterial roads.
- Farming (excluding “intensive farming”, as defined in Part E, Definition of Terms).
- Seed orchards and tree nurseries.
- Water and soil conservation works.

### **B1.4.2 Controlled Activities**

*The following are controlled activities in the Rural/Residential Area of the Residential Zone (as delineated in the Stratford District Planning Maps) provided they comply with the applicable standards, conditions and terms in Part B.2.*

- Subdivision of land, where in respect of any lot to be created -
  - all buildings already exist; or
  - all building consents have been issued, and all necessary resource consents have been obtained; or
  - no buildings exist

B1.4.2.1 **Matters over which Control is Reserved**

*For the controlled activities in Rule B1.3.2.2 above, a resource consent is required. When granting such consents, the District Council has reserved the right to exercise control over the following matters:*

(a) **For the subdivision types specified in Rule B1.3.2.2 :**

- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

<b>B1.4.3 Limited Discretionary Activities</b>
--

*The following are limited discretionary activities in the Rural/Residential Area of the Residential Zone:*

- The subdivision types specified as controlled activities in Rule B1.3.2.2, but which are unable to comply with the requirements of that rule.

B1.4.3.1 **Matters to which Discretion is Reserved**

*For the limited discretionary activities in Rule B1.3.2.3 above, a resource consent is required. In considering whether to grant such consents, the District Council will limit the exercise of its discretion to the following matters -*

(a) **For the specified subdivision types:**

- conditions relating to compliance with the applicable Standards, Conditions, and Terms; and
- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- effects on amenity, adjoining neighbours, network utilities, heritage resources, and notable trees; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

## **B1.4.4 Discretionary Activities**

*The following are discretionary activities in the Rural/Residential Area of the Residential Zone:*

- Rural Industry.
- Visitor Accommodation.
- Entertainment and Recreational Facilities.
- Any activity -
  - not provided for as a permitted activity in Rule B1.4.1; or
  - not provided for as a controlled activity in Rule B1.4.2 ; or
  - not provided for as a limited discretionary activity in Rule B1.4.3; or
  - any permitted activity provided for in Rule B1.4.1 that fails to comply with the applicable Standards, Conditions, and Terms in Part B.2.

### **B1.4.4.1 Assessment Criteria for these Discretionary Activities**

*For the discretionary activities in Rule B1.4.4 above, a resource consent is required. In considering whether to grant such consents, the criteria listed in B5. Assessment Criteria For Discretionary & Non-Complying Activities, will be used to assist the assessment of a discretionary activity, but will in no way restrict the exercise of the discretion of the District Council.*

## **B1.5 RULES - BUSINESS ZONE**

### **B1.5.1 Permitted Activities**

*The following are permitted activities throughout the Business Zone, unless otherwise specified, subject to compliance with the Standards, Conditions, and Terms in Part B.2:*

- Parks and reserves.
- Entertainment and Recreational Facilities.
- Visitor Accommodation.
- Community Services.
- Emergency Service facilities.
- Community Amenity Facilities.
- Parking lots (EXCEPT parking lots in the business zone area bounded by Orlando Street, Regan Street and Juliet Street which have vehicle access to or from Juliet Street north of Regan Street)
- Residential unit ancillary to business activities.
- Any business activity of a type not listed above that is able to comply with -
  - the applicable Standards, Conditions, and Terms in Part B.2 of this Plan; and
  - any other relevant rule in “B1.1 General Rules” in Part B.1 of this District Plan;
- Industrial activity EXCEPT in that area bounded by Portia Street, the Patea River, the railway corridor and Regan Street (see Rule B1.5.4) and in the business zone area bounded by Orlando Street, Regan Street and Juliet Street.

### **B1.5.2 Controlled Activities**

*The following are controlled activities in the Business Zone provided they comply with the applicable standards, conditions and terms in Part B.2*

- Subdivision of land, where in respect of any lot to be created -
  - all buildings already exist; or
  - all building consents have been issued, and all necessary resource consents have been obtained; or



- no buildings exist.
- Parking lots in the business zone area bounded by Orlando Street, Regan Street and Juliet Street which have vehicle access to or from Juliet Street north of Regan Street)
- Any business activity which generates more than 10 heavy vehicle movements per day to or from Juliet Street north of Regan Street.
- Any business activity occurring on any or all of the properties at 46-54 Juliet Street (Lots 1 & 2 DP2108, Secs 226-228 Town of Stratford) provided that it is able to comply with:
  - The applicable Standards, Conditions and Terms in part B2 of this Plan; and
  - Any other relevant rule in B1.1 General Rules in Part B1 of this Plan.

Non-Notification

Public or limited notification of the controlled activities referred to in bullet points 2, 3 and 4 above is not required. Written approval from affected persons will not be required.

B1.5.2.1 **Matters over which Control is Reserved**

***For the controlled activities in Rule B1.5.2 above, a resource consent is required. When granting such consents, the District Council has reserved the right to exercise control over the following matters:***

***(a) For the subdivision of land specified in Rule B1.4.2 above:***

- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

***(b) For parking lots and business activities specified in Rule B1.5.2 above:***

- conditions relating to achieving and ensuring compliance with the applicable Standards, Conditions, and Terms in Part B.2; and
- the level of traffic to be generated, including heavy vehicle movements; and
- the location, design and formation of vehicle accessways; and
- the location, design and formation of parking, loading and or standing spaces; and
- works to mitigate adverse traffic effects on the safe and efficient use of the transportation network; and

- hours of operation of business activities occurring on any or all of the properties at 46-54 Juliet Street (Lots 1 & 2 DP2108, Secs 226-228 Town of Stratford); and
- hours during which vehicles associated with a business activity may access Juliet Street north of Regan Street; and
- the effects of increased traffic generation and/or parking on amenity, adjoining neighbours, network utilities, heritage resources and notable trees; and
- the requirement of financial contributions; and
- the payment of administrative charges

### **B1.5.3 Limited Discretionary Activities**

*The following are limited discretionary activities in the Business Zone:*

- Subdivision of land as a controlled activity in Rule B1.5.2 above, but which is unable to comply with the requirements of that rule.

#### **B1.5.3.1 Matters to which Discretion is Reserved**

*For the limited discretionary activities in Rule B1.5.3 above, a resource consent is required. In considering whether to grant such consents, the District Council will limit the exercise of its discretion to the following matters -*

*(a) For the subdivision of land specified in Rule B1.5.3 above:*

- conditions relating to compliance with the applicable Standards, Conditions, and Terms in Part B.2; and
- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the requirement of financial contributions; and
- the payment of administrative charges; and
- effects on amenity, adjoining neighbours, network utilities, heritage resources, and notable trees; and
- the completion of works and services which may be, but are not limited to, those works and services detailed in Section C2 of this plan.

### **B1.5.4 Discretionary Activities**

*The following are discretionary activities in the Business Zone:*

- Any business activity unable to comply with either the applicable Standards, Conditions, and Terms in Part B.2, or with any relevant rule in “B1.1 General Rules” section, Part B.1.

- Industrial activity in the area bounded by Portia Street, the Patea River, the railway corridor and Regan Street and in the business zone area bounded by Orlando Street, Regan Street and Juliet Street.
- Subdivision not provided for as a controlled or limited discretionary activity.
- Residential dwellings (other than residential units ancillary to business activities).
- Any activity not provided for in the Business Zone as a permitted, controlled, or limited discretionary activity.

B1.5.4.1 **Assessment Criteria for these Discretionary Activities**

*For the discretionary activities in Rule B1.5.4 above, a resource consent is required. In considering whether to grant such consents, the criteria listed in Part B5. Assessment Criteria For Discretionary & Non-Complying Activities, will be used to assist the assessment of discretionary activities, but will in no way restrict the exercise of the discretion of the District Council.*

## **B1.6 RULES - PROTECTED AREA ZONE**

“Protected Areas” are those areas of land defined in, held under, and administered in terms of the -

- Reserves Act 1977; or
- National Parks Act 1980; or
- Conservation act 1987; or
- Wildlife Act 1953; or
- any other Act listed in the First Schedule of the Conservation Act 1987.

### **B1.6.1 Protected Areas owned by the District Council**

- (a) The actual or potential adverse effects of any land use, development, or subdivision on land defined in, held under, and administered in terms of the Reserves Act 1977 by the District Council, shall be avoided, remedied or mitigated in accordance with the requirements of the Reserves Act 1977, including the requirements of any applicable reserve management plans formulated in terms of the Reserves Act 1977.
- (b) In accordance with Rule B1.6.1(a) above, the standards, conditions and terms of this District Plan shall generally not apply to land use, development or subdivision on land defined in, held under, and administered in terms of the Reserves Act 1977 by the District Council, except for the following:
- |                                   |  |
|-----------------------------------|--|
| • Standard/Condition/Term B2.1.1  | Height-In-Relation-To-Boundary           |
| • Standard/Condition/Term B2.1.5  | Maximum                                  |
| • Standard/Condition/Term B2.1.7  | Minimum Yard Requirements                |
| • Standard/Condition/Term B2.1.9  | Noise and Vibration                      |
| • Standard/Condition/Term B2.1.10 | Signs                                    |
| • Standard/Condition/Term B2.1.13 | Lighting and Glare                       |
| • Standard/Condition/Term B2.1.14 | Lot/Site Design and Land Development     |
| • Standard/Condition/Term B2.1.15 | Vehicle Access, Parking, and Manoeuvring |
| • Standard/Condition/Term B2.1.18 | Administrative Charges                   |
- (c) Land use, development or subdivision referred to in Rule B1.6.1(b) which does not comply with any standard/condition/term listed in that same rule shall be regarded as a limited discretionary activity.

Where an activity is considered a limited discretionary activity a resource consent is required. In considering whether to grant such consents, the District Council will limit the exercise of its discretion to the following matters:

- Standard/Condition/Term B2.1.1 Height-In-Relation-To Boundary
- Standard/Condition/Term B2.1.5 Maximum
- Standard/Condition/Term B2.1.7 Minimum Yard Requirements
- Standard/Condition/Term B2.1.9 Noise and Vibration
- Standard/Condition/Term B2.1.10 Signs
- Standard/Condition/Term B2.1.13 Lighting and Glare
- Standard/Condition/Term B2.1.14 Lot/Site Design and Land Development
- Standard/Condition/Term B2.1.15 Vehicle Access, Parking, and Manoeuvring
- Standard/Condition/Term B2.1.18 Administrative Charges
- Standard/Condition/Term B1.1.2 Notification

**Guideline/ Explanation:**

For an explanation to this Rule, and as a guideline, refer to Part A (Issues, Objectives, Policies, Methods and Anticipated Environmental Results), “A11. Protected Areas” for:

- the relevant policies (particularly Policies A11.3.2 and A11.3.3); and
- the discussion of the issue surrounding the management of protected areas, as a background explanation to these policies and Rule B1.5.1 above.

**B1.6.2 Protected Areas managed by the Department of Conservation**

- (a) Any land use or development by the Department of Conservation associated with the maintenance and conservation of the ecology of the area including pest or weed control activities, fencing, drainage, access tracks and landscaping is a permitted activity where this is undertaken on public conservation land managed under the Conservation Act 1987, the Reserves Act 1977 or the National Parks Act 1980.
- (b) In accordance with Rule B1.6.2(a) above, the standards, conditions and terms of this District Plan shall generally not apply to land use, development or subdivision by the Department of Conservation on land defined in, held under, and administered in terms of the Conservation Act 1987, the Reserves Act 1977 or the National Parks Act 1980, except for the following:
  - Standard/Condition/Term B2.1.1 Height-in-relation-to-boundary
  - Standard/Condition/Term B2.1.9 Noise and Vibration

- Standard/Condition/Term B2.1.10 Signs
  - Standard/Condition/Term B2.1.13 Lighting and Glare
  - Standard/Condition/Term B2.1.14 Lot/Site Design and Land Development
  - Standard/Condition/Term B2.1.15 Vehicle access, parking & manoeuvring
  - Standard/Condition/Term B2.1.18 Administrative Charges
- (c) Any land use or development associated with the construction, operation and maintenance of facilities for conservation or recreation activity purposes in conservation areas are permitted activities where this is undertaken on public conservation land managed under the Conservation Act 1987, the Reserves Act 1977 or the National Parks Act 1980 by the Department of Conservation. This includes, for example, backcountry huts, platforms and storage buildings.

<b>B1.6.3 Land use, development or subdivision of land contiguous with Public Conservation land or in a QEII Trust Covenant area</b>
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- (a) Any land use or development associated with the maintenance and conservation of the ecology of the area including pest or weed control activities, fencing, drainage, access tracks and landscaping is a permitted activity where this is undertaken in accordance with a QEII Trust covenant.
- (b) Any land use, development, or subdivision occurring on any lot of land either contiguous with the boundaries of, or directly opposite any road reserve, stream or river which is contiguous with the boundaries of land defined in, held under, and administered by the Department of Conservation in terms of -
- the Reserves Act 1977; or
  - the National Parks Act 1980; or
  - the Conservation Act 1987; or
  - the Wildlife Act 1953; or
  - any other Act listed in the First Schedule of the Conservation Act 1987 -

and not permitted in accordance with a QEII Trust covenant as provided for in B1.6.3(a), or B1.6.1 or B1.6.2 shall be regarded as a discretionary activity but

EXCLUDING any activity otherwise provided for as a permitted activity in either Rule B1.1.1, Rule B1.2.1.1, Rule B1.3.1 or Rule B1.3.2.1.

**Guideline/Explanation:**

- For an explanation to this Rule, and as a guideline, refer to Part A (Issues, Objectives, Policies, Methods, and Anticipated Environmental Results), “A11. Protected Areas” for:
  - the relevant policies (particularly Policies A11.3.4 and A11.3.5); and
  - the discussion of the issue surrounding the management of protected areas, as a background explanation to these policies and Rule B1.6.2 above.





## B2. STANDARDS, CONDITIONS, TERMS AND GUIDELINES

*The following standards, conditions, terms and guidelines apply to all land use, development, and subdivision in the District (unless otherwise stated).*

### B2.1 General

#### B2.1.1 Height-In-Relation-To-Boundary

(a) All new buildings in the -

- Residential Zone; and
- Rural Zone; and
- Rural/Residential Area (Residential Zone); and
- where new buildings in the Business Zone and Protected Area Zone adjoin a Residential site -

must be designed to fit within the “Height Recession Plane”, as calculated from the “Recession Plane Indicator” and “Recession Plane Cross Section” in Figure 3 of this Standards, Conditions, and Terms section (see B2.1.1(d) Guideline below).

(b) Purpose:

- To allow access to natural light and sunlight; and
- To avoid, remedy or mitigate the shading of neighbouring properties; and
- To avoid, remedy or mitigate any adverse effects on views from neighbouring properties;

so as to protect and maintain on-site amenity.

(c) Exemptions:

- Television and radio aerials.

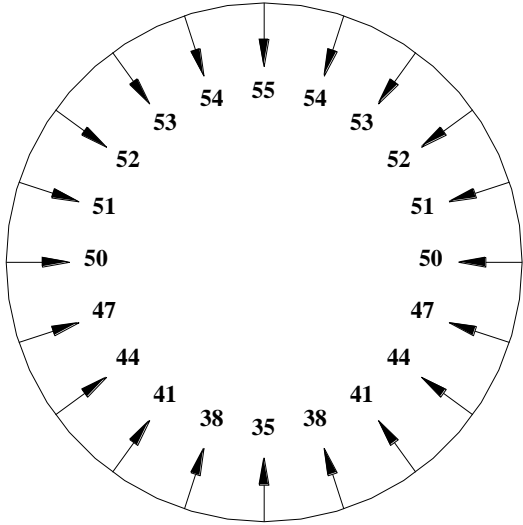
- Flagpoles.
- Solar heating devices.
- Gable end roofs (no more than one-third of the gable height).
- Chimneys and vertical ventilation shafts that extend for no more than 2 metres above the point at which they exit the structure on which they are attached.
- Electricity lines and support structures.
- Telecommunications masts and antennas.
- All temporary structures in the rural zone (ie. occur for one period of less than four consecutive months at any one site).
- Telecommunication lines and their support structures, telecommunication poles and aerials.

**(d) Guideline: How to calculate the Height Recession Plane for each boundary**

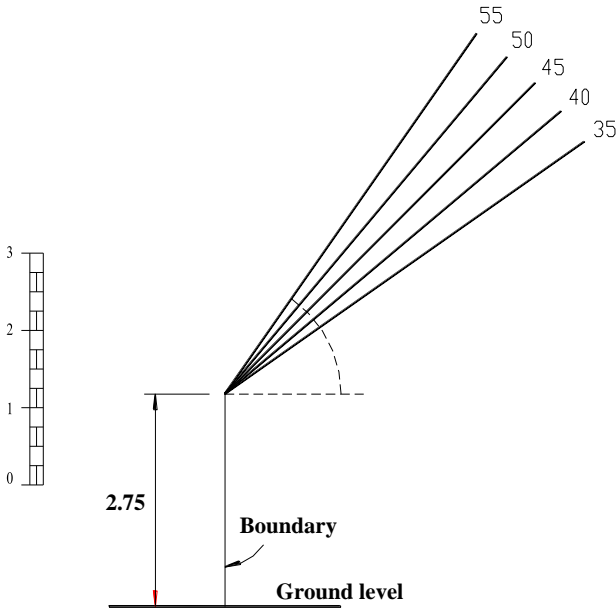
- To calculate the “Height Recession Plane” from Figure 3 below, you will need a plan/s showing -
  - a plan or aerial view of the site, with true or grid north indicated; and
  - a site elevation plan, with the northern, southern, eastern and western boundaries clearly marked.

It will help if you are able to photocopy the “Recession Plane Indicator” and “Recession Plane Cross Section” on to a transparency, which can be done at the District Council office.

- Place the “Recession Plane Indicator” (Figure 3) beside the boundary of a lot or within the boundaries of a lot as shown on a plan or aerial view of the site, and orientate the “north” arrow on the Recession Plane Indicator so that it matches the direction of north as indicated on the plan.
- The appropriate height recession plane angle for the northern, southern, eastern, and western boundaries can then be read off the inside of the Recession Plane Indicator circle.
- Place the “Recession Plane Cross Section” (Figure 3) on each boundary of the site elevation plan of the proposed building plan. Using the Recession Plane Cross Section as a guide, check to see if the proposed height-in-relation-to-boundary of your building at each boundary will be above or below the line of the height recession plane at the angle you have determined from the Recession Plane Indicator.



**Recession Plane Indicator**  
(NB: North is True North)



**Recession Plane Cross Section**

**Figure 3: Recession Plane Indicator and Recession Plane Cross-Section**

**B2.1.2 Maximum Site Coverage (Residential Zone, including Rural/Residential Area, and Rural Zone only)**

(a) **Residential Zone:**

- Development of a site in the Residential Zone or Rural/Residential Area is a permitted activity if total coverage does not exceed 45% of the total allotment area.

(b) **Rural Zone:**

- Construction or alteration of a building in the Rural Zone is a permitted activity if total building coverage does not exceed 35% of the total allotment area.

(c) **Business Zone:**

- There are no controls on site coverage in the Business Zone.

(d) **Purpose:**

To limit the density of residential development to provide for the contribution of open space to residential and rural amenity.

**B2.1.3 Minimum Lot Size**

(a) **Residential Zone; Business Zone:**

- Lots will be of any size, provided the requirements of any relevant rule or any other applicable Standard, Condition, and/or Term are met.

Purpose:

To allow flexibility in urban lot design, while avoiding, remedying or mitigating any adverse effects from density of development through other controls.

(b) **Rural/Residential Area (Residential Zone):**

- The minimum lot size for lots with dwellings is 4000m<sup>2</sup>; otherwise there is no minimum lot size for lots without dwellings.

Purpose:

To control the density of housing development, so as to protect and maintain rural/residential amenity.

Exemptions:

- Subdivisions specified as a controlled activity in Rule B1.1.3 of the “General Rules”; and
- Subdivision of different floors or levels of a building.

(c) **Rural Zone:**

- There is no minimum lot size.

Purpose:

To allow flexibility in the creation of lots.

**B2.1.4 Maximum Impermeable Surface**

(a) **Residential Zone only:**

- Development of an allotment in the Residential Zone is a permitted activity if the total impermeable surfaces do not exceed 60% of the allotment area.

(b) **Business Zone; Rural Zone; Protected Area Zone:**

- There are no controls in impermeable surfaces in the Business Zone or Rural Zone or Protected Area Zone.

Purpose:

To avoid the exacerbation of stormwater flooding problems, protect water and soil quality, and protect the natural character and visual amenity of residential and rural areas.

**B2.1.5 Maximum Height**

(a) **Residential Zone; Protected Area Zone (Stratford Urban Area only):**

- dwellings and other structures: Highest point must not exceed 10m.
- accessory buildings: Roof level at the highest point must not exceed 4m.

(b) **Rural Zone; Rural/Residential Area (Residential Zone):**

- All structures: Highest point must not exceed 10m.

(c) **Business Zone:**

- All structures: Highest point must not exceed 15m.

(d) **Purposes:**

- To allow access to natural light and sunlight; and
- To avoid, remedy or mitigate the shading of neighbouring properties; and
- To avoid, remedy or mitigate any adverse effects on views from neighbouring properties; and
- To protect and maintain on-site and neighbouring amenity.

(e) **Guideline:**

“Height” is defined in Part E, “Definition of Terms”.

(f) **Network Utility Exemptions:**

- The activities described in Rule B1.1.1(a) as the operation (including maintenance, repair and “upgrading” as defined in Part E, Definition of Terms) of existing electricity lines including support structures are exempt the above maximum height requirements where:
  - these activities relate to existing electricity lines and existing support structures only; and
  - the height of any existing support structure for electricity lines at a voltage up to and including 110kV is not being increased either by more than 2.0m or up to the maximum permitted height for the zone in which the structure is located, whichever is the lesser; and
  - the height of any existing support structure for electricity lines at a voltage over 110kV and up to and including 220kV is not being increased by either more than 5.0m or to a maximum height of 40m, whichever is the lesser.
- Aerials and lightning rods no greater than 20 mm in diameter which do not exceed the height of the building or support structure (such as masts or poles) to which they are attached by greater than 4.5 metres.
- antennas, and support structures (such as masts or poles) which do not exceed the following maximum antenna heights and maximum diameters (or maximum width if antenna is a panel type):
  - Rural Zone:                      height - 20m  
   Diameter - 1.5m  
   Width - 5.0m

- Business Zone: height - 20m  
Diameter - 1.0m  
Width - 2.0m
- Residential Zone: height - 12m  
Diameter/Width - 0.5m

(g) **Other Exemptions:**

- All temporary structures in the rural zone (ie. occur for one period of less than four consecutive months at any site)
- The height of Emergency Service drying towers in the Rural Zone may be up to a maximum of 15m.

<b>B2.1.6 Maximum Number of Dwellings (excluding Business Zone)</b>
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(a) **Residential Zone:**

- No limit, provided the requirements of any relevant rule or any other Standard, Condition, and/or Term of the District Plan are met.

(b) **Rural/Residential Area (Residential Zone):**

- One per 4000m<sup>2</sup> lot (see Standard B2.1.3(b) above).

Purpose:

To control the density of housing development, so as to protect and maintain rural/residential amenity.

(c) **Rural Zone:**

- One dwelling per allotment under 1 hectare.
- Two dwellings per allotment 1 hectare and over.

Purpose:

To prevent aggregate residential development in a rural area, so as to maintain and enhance rural amenity.

## **B2.1.7 Minimum Yard Requirements**

### **(a) All Zones:**

- Any new building shall be set back 32m from the centre line of existing lines for conveying electricity at a voltage at or exceeding 110kV.
- Any new dwelling shall be located at least 300m from any gas flare associated with gas exploration or production.
- Any new dwelling shall be located at least 150 metres from any effluent distribution area, effluent holding pond or oxidation pond (excluding on site domestic wastewater treatment systems).
- Any new dwelling shall be located at least 100 metres from any dairy shed or woolshed on any land which is held under separate ownership.
- Any new dwelling shall be located at least 250 metres from any land or building used for housing or keeping of any animals, birds or plants for the purpose of intensive farming on any land which is held under separate ownership.
- All buildings shall be set back 15m from the edge of an indicative road, with the exception of:
  - Temporary structures
  - All fences less than 2m in height
  - Signs
  - Driveways
  - Vehicle access points

### **Exemptions**

The distances given in relation to gas flares, dairy sheds, woolsheds or intensive farming may be reduced to any distance which still allows for compliance with all other requirements under B2.1.6 with the consent of the relevant property owner.

### **(b) Residential Zone:**

#### ***Front Sites***

- Front Yards - 4.5 metres.
- Side Yards - 1 x 3.0 metres plus 1 x 1.5 metres for dwellings.
  - 1.0 metre for accessory buildings.
- Rear Yards - 3.0 metres for dwellings.
  - 1.0 metre for accessory buildings.



### ***Rear Sites***

In the case of a rear site (ie. an allotment which does not have frontage to a legal road) the following four yards are required and the owner may select which boundary of the property each yard shall adjoin:

- 1 x 4.5 m
- 1 x 3.0 m
- 2 x 1.5 m

### **Exemptions:**

- Only 1 Side Yard of 1.5m is required if the other side yard is comprised of a vehicle accessway as per the vehicle access specifications in Appendix 7 of this Plan.
- All yards other than vehicle accessways are reducible to any dimension with the consent of -
  - the neighbour/s immediately adjoining the side or rear yard; and/or
  - neighbours either side of the property and immediately opposite the property, for front yards.

### **Guideline:**

If it is proposed to reduce yard widths in the Residential Zone in accordance with the exemption criteria in Standard B2.1.7(b) above, so that the yard width is proposed to be less than 1 metre, special conditions will need to be complied with under the Building Act 2004 regarding fire rating. Consult the District Council Building Control Officer for advice as to these requirements.

### **(c) Rural Zone; Rural/Residential Area (Residential Zone):**

- All buildings and structures must be located at least 10m from any boundary which is directly adjacent to a road; and
- All buildings and structures must be located at least 5m from any other boundary.

### **Exemptions:**

- Loading races for stock loading facilities.
- That where a dwelling is existing on a lot not greater than 4000 m<sup>2</sup> and either one or more ancillary buildings are to be constructed or the dwelling extended on the lot, these same buildings or extensions may be sited in accordance with the relevant bulk and location standards for the residential zone (ie. B2.1.1, B2.1.2, B2.1.4, B2.1.5, B2.1.7(b), B2.1.14, B2.1.15).

- Electricity transmission lines
- Gas transmission pipeline operations (except buildings)

(d) **Business Zone:**

All new buildings (unless otherwise specified) in the Business Zone shall comply with the following yard requirements:

- **Side and rear yards in the Business Zone**

Side and rear yards of a Business Zone site that adjoin a site/s in the Residential Zone, Rural/Residential Area (Residential Zone), Rural Zone, or Protected Area Zone must -

- be at least 3 metres wide; and
- contain effective screening, consisting of either a densely planted and maintained buffer of shrubs and trees that will grow to a height of at least 1.8m; or a screening fence or wall at least 1.8m high constructed in brick, timber, concrete, or stone; and
- not be used for the storage or disposal of material or for any business activity; and
- not be used as a means of entry to or exit from a business premises, other than as an emergency exit way.

- **Front yards in the Business Zone**

Front Yards of a Business Zone site that are opposite a site/s in the Residential Zone, Rural/Residential Area (Residential Zone), Rural Zone, or Protected Area Zone must -

- be at least 1.5 metres wide; and
- contain landscape planting for the continuous length of the site frontage, excluding the area required for vehicle access.

- **Exemptions to front yard requirements in the Business Zone:**

- Business activities subject to the “Pedestrian Amenity” provisions in B2.1.7 below.

(e) **Protected Area Zone, where new buildings will adjoin a residential site:**

- Front Yards - 4.5 metres
- Side Yards - 1.5 metres
- Rear Yards - 3.0 metres

**(f) Purposes of all Yard Requirements:**

- In the case of Standard/Condition/Term B2.1.7(a), to avoid, remedy or mitigate any actual or potential adverse effects on amenity values, and on the health, safety and well-being of people and the community.
- In the case of Standards/Conditions/Terms B2.1.7(b) to (e), to create a separation distance between buildings and neighbouring properties, so as to help facilitate access to natural light and protect and maintain on-site amenity in a particular Zone or Area.

**(g) Exemptions or reductions to all yard requirements in all Zones or Areas:**

- Subdivisions specified as a controlled activity in Rule B1.1.3; and
- Subdivision of different floors or levels of a building.
- Network utility operations located on a road or road reserve.

<b>B2.1.8 Pedestrian Amenity (Business Zone only)</b>
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**(a) Verandahs:**

- Any new building; or
- Any existing building that is proposed to be reconstructed or altered in a way that substantially changes the structure of its facade -  
on any site fronting -
- Broadway, south of the northern roundabout (at the intersection of Broadway and Regan Street) and north of Section 330 Town of Stratford, Lots 5 and 6 DP5264.

shall provide a verandah along the full extent of its frontage. The verandah must -

- be so related to its neighbours as to provide continuous pedestrian cover; and
- have a minimum height of 3m and a maximum height of 4m above the footpath; and
- the edge of the verandah closest to the street must be set back no further than 600mm from the kerblines; and
- be supported by wooden verandah posts.

- In the case of service stations, the verandah shall be along the full extent of the frontage except that the access points to the site will not be required to have a verandah.

Purpose:

Verandahs over footpaths in a shopping area provide a much appreciated shelter for pedestrians. They are also a feature of New Zealand retail/commercial environments. Their varying forms contribute to the character of the streetscape in commercial centres. This provision is to maintain this amenity.

Exemptions:

Any building identified in this District Plan as being of heritage value where the original design did not include a verandah and/or where it historically has not had a verandah.

**(b) Retail Street Frontage:**

- The entire frontage of the site shall be fully occupied by buildings where a building is erected or where an existing building is reconstructed or altered in any manner which substantially changes the appearance of its facade.
- No vehicle entranceway shall be located on the frontage between the roundabouts on Broadway unless there is no possible alternative access via a service lane, right-of-way, or parking lot to the rear of the site.

Purpose:

An important element of the character of a commercial centre is the feeling of cohesion created by the continuity of building frontage. In particular, the continuity of retail frontage contributes to the visual amenity of a commercial centre. It is therefore necessary to ensure that future development is designed to enhance this amenity.

Exemptions:

Business activities that wish to be set back from the site boundary for the purpose of providing outdoor customer seating on site.

**B2.1.9 Noise and Vibration**

Notwithstanding any other rule to the contrary in this District Plan, all noise emissions from any temporary military training activity provided for as a permitted activity in terms of Rule B1.1.1(h) shall be measured and assessed with reference to the noise emission levels applying to temporary military training activities as specified in Rule B1.1.1(h).

(a) **Residential Zone; Rural/Residential Area (Residential Zone); Rural Zone; Protected Area Zone, where this adjoins a residential site:**

- All land uses shall be conducted and buildings located, designed and used to ensure that the following "noise emission level" (as defined in Part E, Definition of Terms) is not exceeded at, or at any point within, any residential boundary or 20 metre notional boundary for rural/residential or rural sites (as applicable), except on the site from which the noise is being emitted:

7:00am to 10:00pm daily	50dBA (Leq)
10:00pm to 7:00am daily	40dBA (Leq)

- During all night time hours (10:00pm to 7:00am) a single event night time noise limit shall apply. L<sub>max</sub> shall not exceed the lower of L<sub>max</sub> 75dB(A) or the background sound level plus 30, at the residential site boundary or 20m notional boundary for rural/residential or rural sites (as applicable).

- New dwellings, or alterations to existing dwellings, on the area of land within the 45dB(A) Noise Envelope Contour pertaining to the "Scheduled Area for Electricity Generation Purposes" (see Standard/Condition/Term B4.4.1.3, "Noise and Vibration"; also see in Appendix 2) shall be sited, designed and constructed so as to avoid, remedy or mitigate any actual or potential adverse effects of the noise level on the occupiers of the dwellings.

- Exemptions (Rural Zone only):

For activities in the Rural Zone that require a resource consent as a controlled activity or an emergency service facility, the first and second bullet points above in Standard/Condition/Term B2.1.8(a) will be relaxed where the following noise rules will not be exceeded at the 20m notional boundary -

7:00am to 10:00pm daily	55dBA (Leq)
10:00pm to 7:00am daily	45dBA (Leq)

During all night time hours (10:00pm to 7:00am) a single event night time noise limit shall apply. L<sub>max</sub> shall not exceed the lower of L<sub>max</sub> 75dBA or the background sound level plus 30, at the 20m notional boundary.

(b) **Business Zone:**

- All business activity shall be conducted and buildings located, designed, and used to ensure that the following "noise emission level" (as defined in Part E, Definition of Terms) is not exceeded at, or at any point within, any site boundary (except on the site from which the noise is being emitted):

7:00am to 10:00pm daily	65dBA (Leq)
10:00pm to 7:00am daily	50dBA (Leq)

- During all night time hours (10:00pm to 7:00am) a single event night time noise limit shall apply. Lmax shall not exceed the lower of Lmax 75dB(A) or the background sound level plus 30, at the residential site boundary or the 20 metre notional boundary for rural/residential or rural sites (as applicable).

(c) **Construction Noise:**

- Construction noise from activities on the site shall be measured and assessed in accordance with NZS 6803:1999 “Acoustics – Construction Noise” and subject to the proviso following the table, shall not exceed the noise limits for the relevant time-frame stated in the Table below.

**Noise limits for construction noise**

Time of week	Time period	Duration of work*					
		Typical duration dBA		Short-term duration dBA		Long-term duration dBA	
		Leq	Lmax	Leq	Lmax	Leq	Lmax
<b>Weekdays</b>	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90-	65	80
	2000-0630	45	75	45	75	45	75
<b>Saturdays</b>	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
<b>Sundays and public holidays</b>	0630-0730	45	75	45	75	45	75
	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

\* “Duration of work” in this table for:

- (i). “short-term” means construction work at any one location for up to 14 calendar days;
- (ii). "typical duration" means construction work at any one location for more than 14 calendar days but less than 20 weeks; and
- (iii). “long-term” means construction work at any one location with a duration exceeding 20 weeks.

Provided that the provisions of the Standard related to the duration of construction events and the more or less stringent noise limits in the above Table which are applicable in such circumstances shall apply.

(d) **Blasting Noise:**

- Airblast overpressure from use of explosives shall not exceed a peak sound pressure level of 120 dB (Peak) at any point within the notional boundary of any dwelling, homestay residential unit or healthcare or educational facility, hospital or resthome.
- Except as elsewhere provided in this plan, all use of explosives on any site shall be in accordance with Australian Standard AS 2187.2-1993 “Explosives - Storage, Transport and Use”, Part 2 Use of Explosives.
- Airblast shall be measured in accordance with the provisions of NZS 6801:2008 and assessed in accordance with the provisions of AS 2187.2-1993 “Explosives - Storage, Transport and Use”, Part 2 Use of Explosives.

(e) **Vibration:**

- Except as provided in NZS 6803:1999 “Acoustics – Construction Noise”, activities causing vibration shall not exceed the acceptable vibration levels for human comfort provided in Sections 2.3 and 2.4, and shall be measured and assessed in accordance with the provisions of “Assessing Vibration: A Technical Guideline”, Department of Environment and Conservation, New South Wales, Feb 2006, ISBN 1 74137 812 5  
<http://www.environment.nsw.gov.au/resources/noise/vibrationguide0643.pdf>

(f) **Purposes of Noise & Vibration Standards, Conditions, & Terms:**

- To protect community health by ensuring that environmental noise and vibration, measured in accordance with accepted standards, do not exceed a reasonable level; and
- To protect the natural, physical, and amenity qualities of a Zone or Area from excessive or unreasonable levels of noise and vibration, in order to preserve appreciation of the perceived attributes of the Zone or Area.

**B2.1.10 Signs**

(a) **Maximum Area of Sign Board:**

- Residential Zone: 1.0m<sup>2</sup> per site.
- Rural/Residential Area (Residential Zone): 2.0m<sup>2</sup> per site.
- Rural Zone: 3.0m<sup>2</sup> per site.
- Protected Area Zone (Stratford urban area only): 4.0m<sup>2</sup> per site tenant (excluding footpath signs).

- Business Zone: No maximum for signs attached to buildings on the site and which do not exceed the profile of buildings. Maximum of 4.0 m<sup>2</sup> per site for signs which are free standing or extend outside the profile of the building to which they are attached.
- All Zones: 2 x 1.0m<sup>2</sup> directional signs per site.

**(b) Other Sign Criteria:**

- There shall be only one free standing sign per property, and the content of the sign must relate to the activity being undertaken on the site.
- All “temporary signs” (as defined in Part E, Definition of Terms) and their fixtures, including signs advertising the sale of building/s and/or property, must be removed within 48 hours of the related activity ending, or the property being sold.
- All signs must not create a hazard to vehicular or pedestrian traffic in the District and must comply with the "Land Transport Road User Rules 2004".
- All signs must be located on the lot or site to which they relate, within the area delineated by the Land Use Standard for Height-In-Relation-To-Boundary, except for temporary signs (including real estate signs) and directional signs.
- Footpath signs must comply with the requirements of the District Council Bylaws.

**(c) Purpose of Sign Standards, Conditions, & Terms:**

To avoid, remedy or mitigate any actual or potential adverse effects of signs on amenity.

**B2.1.11 Odour**

**(a) Residential Zone:**

- Notwithstanding the requirements of any health-related legislation, as far as is reasonably practicable there shall be no offensive odour able to be detected at any site and/or zone boundary. In the event of an offensive detectable odour occurring, such action shall be required to be undertaken by the owner and/or occupier to remedy the situation.



For these purposes, an “offensive detectable odour” is defined as that which can be detected and defined as offensive by the olfactory senses of a panel of four healthy observers, comprising two District Council officers and two independent persons.

**(b) Rural Zone; Rural/Residential Area (Residential Zone):**

- Agricultural waste treatment or disposal facilities (including oxidation ponds) must be located at least 150m from any existing dwelling or community service.
- Intensive farming of pigs shall comply with the following buffer zone distances (*see following table*):

The distances given in relation to the intensive farming of pigs may be reduced to any distance, which still allows for compliance with all requirements under B2.1.6, with the consent of any owner of any building or facility included in the following table and within the relevant buffer zone distance.

**NOTE:** For the purposes of this standard “existing” includes any dwelling or community service for which all building consents and any necessary planning consents have been granted.

**(c) Purposes of Odour Standards, Conditions & Terms:**

- To avoid, remedy or mitigate any actual or potential adverse effects of offensive odours on neighbouring residents.
- To avoid, remedy or mitigate any actual or potential adverse effects of intensive farming of pigs on adjacent land uses and neighbouring residents.

**(d) Guidelines re Odour and other discharges to air:**

- The Taranaki Regional Council and Manawatu-Wanganui Regional Council have statutory responsibilities regarding the issuing of consents for discharges of contaminants into the air, and for monitoring the effects of air emissions, from any source. This may include (but is not necessarily limited to) air discharges from shops, service stations and other trade premises as well as from manufacturing, burning, storage and transport of fuels and fertilisers, etc., quarries, abrasive blasting processes, factory farming and waste treatment and disposal facilities.
- The appropriate Regional Council should be contacted with regard to information and advice on the avoidance, remedying or mitigation of the adverse effects of discharges to the air of odour and dust, or other discharges to the air, and for advice as to any requirements for resource consents that may have to be obtained from that Regional Council.

<b>INTENSIVE FARMING OF PIGS</b>			
<b>Buffer Zone Distances</b>			
<b>Description</b>	<b>Minimum Distance (m)</b>		
Number of Pigs (P)	(0-500)	(501-2000)	(2001-5000)
Piggery to a Residential Zone	1200	2000	$P \times 1.00$
Piggery to a Rural/Residential Zone, Marae, Public Hall, Church, School, Recreation Area	900	1500	$P \times 0.75$
Piggery to an isolated rural dwelling	250	500	$P \times 0.25$

Source: The “Intensive Pig Farming Buffer Zone Distances” for an intensive piggery are derived from the application of the “worst case” situation from the variable buffer distances in “Code of Practice - Pig Farming, Guidelines to best distance, 1997 NZ Pork Industry Board”.

### **B2.1.12 Intensive Farming**

In addition to any relevant Rule or any other applicable Standard, Condition, or Term of this District Plan, all new intensive farming activities must comply with the following:

- All woolsheds and dairy sheds shall be located at least 100m from the nearest existing dwelling or existing community service.
- Any land or building used for the housing or keeping of any animals, birds or plants for the purpose of any intensive farming activity shall be located at least 250m from the nearest existing dwelling or existing community service.

Exemptions:

- This standard does not apply to the distance from the farming activity to any dwelling or community service on any land which is held under the same ownership as the farming activity.
- The specified distances given may be reduced to any distance, which still allows for compliance with all other requirements under B2.1.6, with the consent of the owner and occupier of any dwelling or community service within the specified distance.

NOTE: For the purposes of this standard “existing” includes any dwelling or community service for which all building consents and any necessary planning consents have been granted.

**B2.1.13 Lighting and Glare**

- All exterior lighting must be directed away from residential dwellings and roads so as to avoid nuisance from either direct or reflected light.
- No activity shall emit light (including petrochemical flares), or reflect light, that directly shines from the source into any part of a residential dwelling without the written consent of the owner of that dwelling.

Purpose:

To avoid, remedy or mitigate any adverse effects of lighting and glare on adjoining residents.

Exemption:

Street lighting.

**B2.1.14 Lot/Site Design and Land Development**

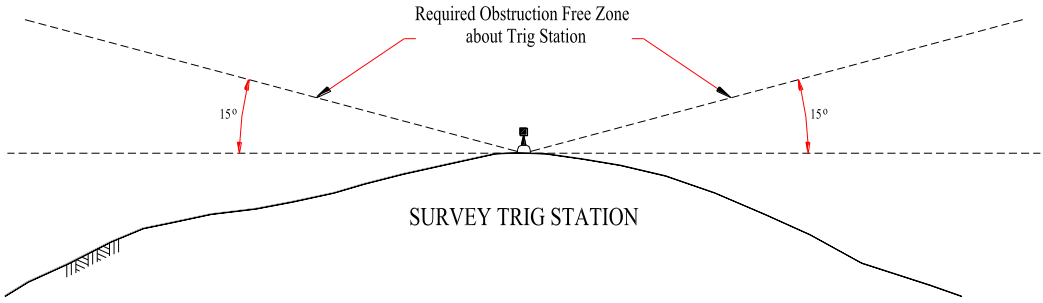
*The design of all new lots or sites and all land development must comply with the following:*

- the vehicle access, parking, and manoeuvring requirements in Appendix 7; and
- notwithstanding the requirements of any relevant rule or other standard, condition, or term in this Plan, no notable trees identified for protection in Appendix 5 of this Plan are to be removed, damaged, or destroyed (except as provided for in Rule B1.2.1.1 regarding the removal or trimming of vegetation in certain circumstances); and

- no material damage to land or structures is liable to result from erosion, falling debris, subsidence, slippage, or flooding, and that the land is not a section on the Stratford District Council "Register of 'Non-Standard' Sections"; and
- notwithstanding the requirements of any relevant rule or standard, condition, or term in this Plan, there is no unauthorised modification, alteration, removal, destruction or other detrimental effect on heritage resources, either those identified in Appendix 6 of this Plan or those discovered in the course of land use, development, or subdivision; and
- no person, land use or development shall disturb, damage, remove or destroy a survey monument or beacon. No land use or development shall take place within a 30m radius of a survey monument or beacon, nor within a conical-shaped space centred on a survey monument or beacon and angling upward at a slope of 15° (as illustrated in Figure 4 below); and
- lots or sites must be connected to a sewerage system (except network utility operations which are not staffed). Where this is not possible and a septic tank is necessary, lots or sites shall generally be of a minimum area of 1500m<sup>2</sup>; and
- lots or sites in the residential and business zones must be connected to a reticulated water supply system which shall comply with SNZ PAS 4509:2003 NZ Fire Fighting Code of Practice.
- lots or sites must contain a suitable building platform in accordance with NZS 4404:1981 Code of Practice for Urban Land Subdivision; and
- boundary lines of a site should ensure that all new buildings can comply with the applicable Standards, Conditions, and Terms of the zone or area in which they are to be built; and
- lots or sites must contain provision for the disposal of stormwater, constructed in accordance with NZS 4404:1981 Code of Practice for Urban Land Subdivision; and
- Lots or sites must provide for telecommunications facilities from existing services (except network utility operations). Where the land is crossed by existing telecommunication lines provision shall be made for the undergrounding of such lines. (Note: the developer shall negotiate and create all necessary easements).

Purpose:

- To avoid, remedy or mitigate any adverse effects of inappropriate land use, development, or subdivision.



**Figure 4: Required Obstruction-Free Area around Survey Monuments and Beacons**

Guidelines:

- Sewage and Stormwater Disposal

The District Plan provisions in Standard/Condition/Term B2.1.14 above regarding sewage and stormwater disposal, are intended to -

- ensure the provision for sewage and stormwater disposal systems only, so as to avoid, remedy or mitigate the adverse effects of these on people and the environment; and
- to ensure that these systems are constructed to appropriate standards.

However, the actual discharge of sewage and/or stormwater may require separate authorisation from either the Taranaki or the Horizons Manawatu-Wanganui Regional Council (as applicable), as Regional Councils have statutory responsibilities under Section 30 of the Resource Management Act for matters concerning discharges to land, air, or water (in terms of their effect on soil, water, or air quality). Land owners or developers should therefore contact the appropriate Regional Council for advice regarding sewage and/or stormwater discharges.

- Earthworks

Regional Councils also have statutory responsibilities for soil conservation, under section 30 of the Resource Management Act. Advice should therefore also be sought from either the Taranaki or Horizons Manawatu-Wanganui Regional Council (as appropriate) on ways to avoid, remedy or mitigate any actual or potential adverse effects of erosion stemming from any proposed earthworks, and whether any consents are required from the appropriate Regional Council for such earthworks.

- Network utilities

When planning and designing a land use, development or subdivision, landowners and developers should take into account the actual or potential effects their land use, development or subdivision may have on the presence of network utilities above or below ground. Planning and designing should include consultation with the network utility operators or managers to ascertain possible effects on the operation, maintenance or development of the network utilities. Landowners and developers should take care to avoid, remedy or mitigate any such actual or potential effects - see also Policy A12.3.3 of this District Plan.

### **B2.1.15 Vehicle Access, Parking, and Manoeuvring**

All new land use, development, or subdivision in the District shall comply with the applicable Standards, Conditions, and Terms pertaining to vehicle access, parking, and manoeuvring in Appendix 7 of this Plan.

Purposes:

- To avoid, remedy or mitigate any adverse effects of land use, development, or subdivision on the safe and efficient use of the transportation infrastructure; and
- To protect and maintain on-site and neighbourhood amenity.
- To provide for safe and convenient access to the roading network.

Guideline:

The development of new vehicle accessways off or on to State Highways 3 and/or 43 may require separate authorisation from the NZ Transport Agency, in addition to compliance with the provisions in Appendix 7 Landowners or developers should consult with the NZ Transport Agency in this regard.

### **B2.1.16 Stratford Aerodrome Control**

All land use, development, or subdivision shall apply with the applicable Standards, Conditions, and Terms pertaining to land use, development, or subdivision in the vicinity of Stratford Aerodrome in Appendix 7 of this Plan.

Purpose:

To avoid, remedy or mitigate any adverse effects of adjoining land uses on the safe and efficient operation of the aerodrome, part of the District's transportation infrastructure.

### **B2.1.17 Financial Contributions**

- All activities that are permitted activities in this District Plan shall comply with the requirements for "Financial Contributions for Permitted Activities", as specified in "Part C: Financial Contributions" of this District Plan (for the purposes specified in Part C).
- All activities for which a resource consent is required by this District Plan (whether as a controlled, limited discretionary, or discretionary activity), shall comply with the requirements for "Financial Contributions As Conditions Of Resource Consents", as specified in "Part C: Financial Contributions" of this District Plan (for the purposes specified in Part C).

### **B2.1.18 Administrative Charges**

In accordance with Section 36 of the Resource Management Act, the cost of any work incurred by the District Council in -

- assessing and monitoring the compliance of permitted activities with the applicable Standards, Conditions, and Terms in this Plan; and
- assessing and processing applications for resource consents; and
- assessing and monitoring the compliance of holders of resource consents with the applicable Standards, Conditions, and Terms of that consent; and
- undertaking any other work as described in Sections 36 and/or 108 of the Resource Management Act;

shall be at the cost of those undertaking the activity, based on a fair and reasonable assessment by the District Council of the costs it incurs in carrying out such work.

Purpose:

To recover any actual and reasonable costs incurred by the District Council in performing the exercise of its powers and functions under the Resource Management Act.

## **B2.2 Forestry**

*In addition to any relevant Rule or any other applicable Standard, Condition, or Term of this District Plan, all new forestry must comply with the following:*

- No tree planting shall be planted or allowed to grow in any position which produces the following effects in regards to a “strategic arterial roads” (as defined under “road” in Part E Definition of Terms):
  - (i) Shading of the road pavement between 10.00 am and 2.00 pm on the shortest day;
  - (ii) Impairment of a motorist’s vision below the safe stopping sight distance detailed in Figure 12 “Minimum separation and sight distances”, Appendix 7.
- No forestry planting is allowed on road reserve. For these purposes, road reserve is defined as:
  - 20m measured in a straight horizontal line from the centreline of a formed road maintained by the District Council in the case of “district arterial roads”, and “collector roads” (as defined under “road” in Part E, Definition of Terms); or



- 10m measured in a straight horizontal line from the centreline of a formed road maintained by the District Council in the case of “local roads” (as defined under “road” in Part E, Definition of Terms).
- No forestry shall be planted or allowed to grow to within 35m of the nearest dwelling.
- The negotiation with Council of a road user agreement to address and manage the actual or potential effects of forestry on the transportation infrastructure.

Purpose:

To avoid, remedy or mitigate any actual or potential adverse effects of forestry planting on the safe and efficient use of the transportation infrastructure (see “A13. Rural Land Use”, Part A, Objectives and Policies).

Guidelines for forestry growers and landowners:

- Landowners intending to establish a forestry operation may wish to consult the “*New Zealand Forest Code of Practice (Second Edition)*”, New Zealand Logging Industry Research Organisation, July 1990 - revised June 1993.
- The establishment of forestry may have an impact on adjacent land users, on natural and physical resources, or on other matters of significance in the District. Consultation is therefore suggested with the following parties:
  - *the Taranaki Regional Council or Horizons Manawatu-Wanganui Regional Council* (as applicable).

Regional Councils have statutory responsibilities in terms of soil conservation and water quality and quantity, and may have particular planning requirements to be met in respect of forestry. Regional Councils can also offer advice on such matters as the development of internal private forest roads, or harvesting techniques, so as to avoid, remedy or mitigate any actual or potential adverse effect on soil resources and water quality and quantity.

- *the Department of Conservation*

The establishment of forestry adjacent to reserves, national parks, or special ecological areas may pose possible concerns for DOC in terms of, for example, the spread of exotic trees into habitats of indigenous flora and fauna, or the threat of fire. Whether these adverse effects are real or perceived, forest owners/growers may find value in consulting with DOC to ascertain if there are any concerns, and how these might be relieved.

- **network utility operators**

There may already be such things as gas pipelines, oil pipelines, or high tension power lines running across a property to be developed for forestry. Whilst their presence may be due to the consent of landowners, it should also be kept in mind that these are important facilities for the District and the region, and the planting and growth of trees might have implications for the safe operation and maintenance of these utilities. Operators of these networks should be consulted in order to avoid, remedy or mitigate any possible adverse effects of a forestry proposal on a network utility.

- **iwi who have tribal territory falling within the Stratford District administrative boundaries**

There are a number of sites identified in the District Plan (Appendix 6 Known Heritage Resources of Significance Identified for Protection) that can be regarded of significance to iwi, including urupa, waahi tapu and other taonga. There are also other sites of significance to iwi, of which the location is known only to iwi. Iwi may be concerned that the integrity of these sites will be damaged during the subsequent harvesting of these trees. Forestry owners/growers should consult with the appropriate iwi to discuss and resolve any concerns. An indication of the appropriate iwi may be ascertained from the Stratford District Planning Maps. (Note: the iwi boundaries shown in the Stratford District Planning Maps are approximate only. The boundaries have been taken from a map supplied by the Waitangi Tribunal, which drew boundaries based on information supplied by iwi regarding their tribal rohe (or territory) and from the Statutory Acknowledgements.

- **the NZ Historic Places Trust**

In respect of archaeological sites within Stratford District, forest owners and landowners may find value in consulting with the NZ Historic Places Trust to ascertain if there are any concerns, and how these might be relieved.

## **B2.3 Activities Involving Hazardous Substances**

### **B2.3.1 Hazardous Facilities Screening Procedure (HFSP)**

- The HFSP and the HFSP Activity Matrix in Appendix 4 of this Plan shall be used to determine the activity status of an activity involving hazardous substances in the zone or area in which it is to be located.

B2.3.2 **Activities Involving Hazardous Substances that are Permitted Activities**

*In addition to any relevant Rule or any other applicable Standard, Condition or Term in this Plan, the above activities that are permitted activities in terms of Rule B1.1.1(c) shall comply with the following:*

(a) **Site Design:**

- Areas of a facility where hazardous substances are stored or used shall be sealed with materials which are impervious to the substances on the site; and
- Above ground storage facilities for liquid and solid hazardous substances shall be sealed and bunded to ensure containment and exclusion from the stormwater system should a spill occur. Containment will be achieved with a retention sump and/or a stormwater valve. Bunding must contain at least the volume of the largest tank within the compound and at least 50% of that volume where diesel fuel oil is stored. In drum storage facilities, the bund shall be able to contain half of the volume contained in all the drums; and
- All stormwater grates shall be clearly marked with a sign stating “Stormwater Only”; and
- Storage of petroleum products in underground tanks shall comply with the Code of Practice for “*Design, Installation and Operation of Underground Petroleum Systems*”, Department of Labour Occupational Safety and Health, 1992; and
- Areas of a facility where hazardous substances are used, processed, mixed or packaged shall be roofed; and
- Areas of a facility which are used for the loading or unloading of hazardous substances shall be sealed, bunded and drained so that any spills can be contained and excluded from the stormwater system; and
- Areas of a facility which are used for washing equipment or trucks contaminated with hazardous substances shall be sealed, bunded and drained to either a facility which will accept such substances or another facility approved by either the Taranaki Regional Council or the Horizons Manawatu-Wanganui Regional Council (as applicable). A separate resource consent from the appropriate Regional Council may be required for this; and
- Vehicle accessways used to transport hazardous substances to and from a facility shall be provided with cut-off drains which are not directly connected to the stormwater system.

(b) **Waste Management:**

- Hazardous wastes will be stored on-site in suitable containers that are either covered by an impervious layer or located in a roofed area; and
- Hazardous wastes will not be drained to the stormwater system; and
- Hazardous wastes disposal in the District may only be to facilities which are formally approved by the District Council and/or the Taranaki Regional Council or Horizons Manawatu-Wanganui Regional Council; and
- A record shall be kept of the quantities of hazardous wastes stored on-site, and taken away to disposal.

(c) **Emergency and Evacuation Plan:**

- All hazardous facilities shall have a documented emergency and evacuation plan in place which deals with possible on-site accidents involving hazardous substances, and must be made available to the District Council upon request.

B2.3.3 **Purpose**

The purpose of the above standards, conditions, and terms relating to activities involving the use of hazardous substances, is to avoid, remedy or mitigate any actual or potential adverse effects from the transportation, storage, use and disposal of hazardous substances, on the environment, the community, and adjoining land uses.

## **B2.4 Residential Units Ancillary to Business Activities (Business Zone only)**

*In addition to any relevant Rule or any other applicable Standard, Condition, or Term in this Plan, the above activities that are permitted activities in terms of Rule B1.5.1 shall comply with the following:*

- (a) Each residential unit shall have -
- either an outdoor court of at least 30m<sup>2</sup> adjoining or immediately accessible from the main living area of the unit, and shall -
    - face either north, east, or west; and
    - be screened from other uses on the site and from adjoining sites; and
    - be for the exclusive use of that residential unit;
  - or a private balcony of at least 6m<sup>2</sup>, located so it faces either north, east, or west; and
  - provision on site for drying clothes; and
- (b) Each residential unit shall be provided with vehicle access, parking, and manoeuvring in accordance with the vehicle access, parking, and manoeuvring requirements in Appendix 7 of this Plan. Outdoor Courts and service courts shall not be used for this purpose; and
- (c) Storage space shall be provided of at least 2m<sup>2</sup> with a height of not less than 1.8m (except where a garage is provided); and
- (d) Each residential unit must be either -
- (i) located on part of the same lot or site as that occupied by the business activity to which the residential unit is ancillary;
- or -
- (ii) if located on a different lot or site to that of the business activity to which the residential unit is ancillary, this lot or site must -
- have a boundary contiguous with the lot or site on which the business activity (to which the residential unit is ancillary) is located; and
  - be part of the same Certificate of Title as the lot or site on which the business activity (to which the residential unit is ancillary) is located.

(e) **Purpose**

To allow for the establishment of residential units ancillary to business activity while providing for and maintaining a certain level of on-site amenity for such units (See Part A, “A14. Business Activity” Objectives and Policies).

## **B2.5 Mineral Extraction**

*In addition to any relevant Rule or any other applicable Standards, Conditions, or Terms in this Plan, those aspects of “mineral extraction” (as defined in Part E, Definition of Terms) that -*

- *are permitted activities, namely mineral prospecting and pre-drilling petroleum exploration activities and underground pipeline operations in terms of Rule B1.2.1.1, and underground pipeline operations in terms of Rule 1.1.1; and*
- *are controlled activities, namely mineral exploration including petroleum exploration in terms of Rule B1.2.1.2;*

*shall comply with the following:*

(a) **Consultation between the mineral extraction industry and affected persons:**

- No mineral extraction (as defined in Part E, Definition of Terms), including petroleum exploration and underground pipeline operations (as defined in Part E, Definition of Terms), shall commence until agreements on land access and restoration have been reached with affected landowners, and all necessary consultation required by any other applicable Standard, Condition, or Term in this Plan, has been undertaken and completed at the cost of the party undertaking the mineral extraction.
- No mineral extraction, including petroleum exploration and underground pipeline operations, that is proposed to be undertaken on the same area of land as any -
  - known heritage resource identified for protection in Appendix 6 of this Plan; and/or any
  - notable tree identified for protection in Appendix 5 of this Plan; and/or any
  - area of indigenous vegetation; and/or any
  - esplanade strip, esplanade reserve, or wetland; and/or
  - on land contiguous with any area zoned “protected area” on the Stratford District Planning Maps;

shall commence until consultation has been undertaken with -

- the appropriate iwi (as can be ascertained from the Stratford District Planning Maps), for the recorded archaeological sites identified in Appendix 6; and
- the NZ Historic Places Trust, for the historic places and archaeological sites identified in Appendix 6, or where an archaeological site is suspected; and/or
- the owner and/or a qualified arboriculturalist, for notable trees; and/or
- the owner (or other relevant agency) of the esplanade strip, esplanade reserve, wetland, indigenous vegetation area or area zoned “protected area”;

regarding the avoidance, remedying or mitigation of any adverse effects on these Places. Such consultation, and any work necessary to avoid, remedy or mitigate any adverse effect of the mineral extraction operation on these places, shall be undertaken at the cost of the party undertaking the mineral extraction.

Purpose of these consultation provisions:

- To avoid, remedy or mitigate any actual or potential adverse effects on -
  - people and the community; and/or
  - the rural land resource; and/or
  - amenity values; and/or
  - heritage values; and/or
  - the environment; and/or
  - natural and physical resources; and/or
  - adjoining land uses.

Guidelines re consultation:

- With regards to consultation with iwi, the iwi boundaries drawn in the Stratford District Planning Maps are approximate only. The boundaries are taken from a map supplied by the Waitangi Tribunal, which drew boundaries based on information supplied by iwi regarding their tribal rohe (or territory).
- Mineral extraction industry operators should note that where there are proposed to be (for example) -
  - discharges to land, water or air; or
  - soil disturbance (eg, from the installation of underground pipelines); or
  - underground pipelines crossing streams and rivers;

a separate resource consent may be required from either the Taranaki Regional Council or Horizons Manawatu-Wanganui Regional Council (as applicable). These organisations should therefore be consulted in regard to -

- advice relating to the avoidance, remedying or mitigation of any adverse effects of a mineral extraction operation on soil and water resources; and
- any resource consents to be obtained.

**(b) Notification:**

- No mineral prospecting or exploration involving the use of explosives shall be commenced until every residence within a radius of 1km of the sites or sites at which explosives may be used has been notified of the time or times at which such activity will occur and the likely duration of the work. This notification must take place at least 5 working days before commencement of the work involving the use of explosives.

Purpose:

To avoid, remedy or mitigate any impact on amenity values as perceived by the community living in the vicinity of where explosives are proposed to be used, by giving people sufficient warning that will allow them time to avoid being in the vicinity of where explosives will be used, if they so desire.

- No mineral prospecting or exploration operation or underground pipeline operation shall be commenced until notification has been made to the District Council, Regional Council and affected landowners that the activity is to be undertaken. This notice shall include details of measures undertaken to comply with the requirements of the District Plan, including the consultation requirements. Such notification must take place 30 days prior to the commencement of the work.
- Where there is any potential disruption or involvement of public infrastructure, such as but not being limited to roading, then the commencement of operations is to be publicly notified seven days prior to commencement.

Purpose:

To assist the District Council in monitoring compliance with the provisions of the District plan, which will in turn assist the District Council in monitoring the state of the environment in the District, with the intention of avoiding, remedying or mitigating any adverse effects of mineral extraction in the District.

**(c) Noise Monitoring:**

- Where three or more complaints are made to the District Council regarding noise from a mineral extraction activity, the District Council will require the party undertaking the mineral extraction work to provide for - at its own cost - the monitoring of its noise emissions by an independent party. In cases of undue distress being expressed by residents regarding noise from a mineral extraction activity, the District Council, in accordance with its enforcement obligations under Sections 16 and 17 and Part XII of the Resource Management Act, may act on less than three noise complaints.



Purpose:

To assist in the avoidance, remedying or mitigation of the adverse effects of noise on amenity values, people, and the environment.

(d) **Flaring:**

- Any flaring associated with the “drill stem testing”, “well clean-up” and “initial well testing” phases of petroleum exploration may be intermittent, but shall not exceed an aggregate of 96 hours per geological formation or “zone”, for a maximum of 4 geological formations or “zones”.

Purpose:

To avoid, remedy or mitigate any adverse effects of flaring on amenity values, people, and the environment, by limiting the duration of flaring associated with aspects of the mineral extraction industry that are permitted activities.

- Time logs shall be kept of this activity and shall be made available to the District Council within 24 hours upon request.

Purpose:

To assist the District Council in monitoring the state of the environment, in relation to the avoidance, remedying or mitigation of the adverse effects of flaring.

Guideline re Flaring:

The condition in (d) above is designed to limit the duration of flaring associated with those activities of mineral extraction that are permitted, for the purpose of limiting any disturbance to the surrounding environment from any noise associated with this flaring. However, flaring also involves a discharge to air, for which a separate resource consent may be required from either the Taranaki Regional Council or Horizons Manawatu-Wanganui Regional Council (as applicable).

(e) **Restoration of Land:**

- Upon completion of any mineral extraction operation, including petroleum exploration and underground pipeline operations, any land affected by such activity must be restored as near as possible to its condition prior to the commencement of the activity, by the party undertaking the mineral extraction at its own cost, or according to an agreement for restoration and/or compensation as negotiated between the landowner and the party undertaking the mineral extraction activity.

Purpose:

To avoid, remedy or mitigate any actual or potential adverse effects of mineral extraction on the rural land resource, other land uses, people, and the environment.

## **B2.6 Network Utilities**

*In addition to any relevant rule or any other applicable Standard, Condition, or Term in this Plan, all network utilities that are permitted activities in terms of Rule B1.1.1 shall comply with the following:*

- Where new network utility lines for conveying electricity are proposed these shall be placed underground where they are located on or within -
  - 1km west of State Highway 3 (alternatively, re-located to the eastern side of State Highway 3); or
  - 20m of Pembroke Rd (west) from Hunt Rd up to Egmont National Park boundary; or
  - 1km north of Opunake Rd, west of Stratford Township (alternatively, re-located to the south of Opunake Rd); or
  - 20m either side of Upper Manaia Rd, from Opunake Rd up to Egmont National Park boundary; or
  - 400m of the summit of Sangsters Hill, and 1km of the summits of Strathmore, Pohokura, Whangamomona, and Tahora saddles on State Highway 43.

Purpose:

To avoid, remedy or mitigate any actual or potential adverse effects of above ground network utility lines and support structures for conveying electricity, on outstanding natural features and landscapes.

- New lines and support structures for conveying electricity at a voltage exceeding 110kV shall be located at least 32m from any building.

Purpose:

To avoid, remedy or mitigate any actual or potential adverse effects on amenity values, and on the health, safety and well-being of people and the community.

- When any new network utilities are built, the network utility shall supply to the District Council maps showing the location and (where applicable) route/s of the network utility, and legal descriptions of the properties on which the new structure is sited or traverses.

Purpose:

This information will be appended to Land Information Memoranda, which will assist the District Council in monitoring the state of the environment in the District, with the intention of avoiding, remedying or mitigating any actual or potential adverse effects on network utilities.

- Guideline/Explanation:

For an explanation of the background to these rules, and as a guideline to consent applications, refer to the following in “**Part A, Issues, Objectives, Policies, Methods, and Anticipated Environmental Results**” -

- “A7. *Outstanding Natural Features And Landscapes*”, for a discussion of the issue of managing the actual or potential adverse effects of land use and development on outstanding natural features and landscapes, and in particular Policy A7.3.1; and
- “A12. *Network Utilities*”, for a discussion of the issue of managing the actual or potential adverse effects of network utilities on surrounding land uses (and of managing the actual or potential adverse effects of land uses on network utilities), and in particular Policy A12.3.2.

## **B2.7 Heritage Resources, Notable Trees and the Environment**

*In addition to any relevant Rule or any other Standard, Condition, or Term in this plan, all land use, development, or subdivision that is a permitted activity shall comply with the following:*

(a) **Repairs or maintenance of any heritage resource:**

- The work involves stabilisation, preservation and conservation as defined in the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value, 1993 (the ICOMOS Charter).
- The work does not involve alterations, additions (including restoration and reconstruction as defined in the ICOMOS Charter), relocation, partial demolition and demolition.
- The work involves the restoration to good or sound condition of any existing building or any part of an existing building.
- The work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such materials, elements, components, equipment and fixtures in good or sound condition.
- Any redecoration work involves the renewal, restoration or new application of surface finishes, decorative elements, minor fittings and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the heritage values of the element being redecorated.
- The work carried out on the building shall generally match the original in terms of quality, materials and detailing.

- Repair of material or of a site should generally be with original or similar materials. However, repair of technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished.
- The work is for the purposes of keeping the building in good condition.
- The work does not result in any increase in the area of land occupied by the building.
- The work does not change the character, scale and intensity of any effects of the building on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.
- No painting is to be applied to any previously unpainted surface or render to previously unplastered wall surfaces. New paint should not adopt brush or extreme colours and the adoption of ‘corporate colours’ should be discouraged.
- Repair work should be carried out or supervised by a tradesperson with experience in working with heritage buildings.

**(b) Disturbance or destruction:**

- No land use, development, or subdivision that is a permitted activity shall disturb, modify, alter, remove, or cause the destruction of (except as provided for in Rule B1.1.3 or Rule B1.2.1.1) -
  - any heritage resource identified for protection in **Appendix 6** of this Plan; or
  - any notable tree identified for protection in **Appendix 5** of this Plan; or
  - any esplanade reserve, esplanade strip, wetland, or area within 20m of any wetland; or
  - any area listed as a significant habitat of indigenous fauna in Appendix 9: Wetlands, Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna; or
  - any adjacent area zoned “Protected Area” in the Planning Maps; and

any “heritage resource” discovered during the course of the land use, development, or subdivision, including (but not limited to) archaeological sites, urupa, waahi tapu, or other taonga. In these cases work must cease immediately. The District Council, the appropriate iwi (as can be ascertained from the District Planning Maps) and the NZ Historic Places Trust must be notified as affected parties. No further work can be undertaken until the discovery has been inspected and evaluated, and appropriate mitigation measures undertaken, at the cost of the party undertaking the land use, development, or subdivision. In addition, in the case of an archaeological site

(as defined in the Historic Places Act 1993) discovered during the course of the land use, development or subdivision, no further work may be undertaken until an archaeological authority to destroy, damage or modify the site has been granted in accordance with that Act.

(c) **Purposes:**

- To avoid, remedy or mitigate any actual or potential adverse effects of land use, development, or subdivision, on heritage resources and on the environment.
- Section 10 of the Historic Places Act 1993 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site, knowing or having reasonable cause to suspect that it is an archaeological site. The above standards, conditions, and terms are intended to ensure some consistency with this legal requirement, and extend to cover sites of significance to iwi.
- In the case of heritage resources discovered during the course of land use, development, or subdivision, there may be sites of significance to iwi that may known only to iwi, and also archaeological sites of significance that lie undiscovered. The above standards, conditions, and terms are intended to preserve as much of the significance of such sites as possible, should such sites be inadvertently discovered during the course of land use, development, or subdivision.

(d) **Guidelines re avoiding disturbance or destruction of heritage resources:**

- Prior to undertaking any land use, development, or subdivision that is a permitted activity on the same area of land as any -
    - known heritage resource identified for protection in **Appendix 6** of this Plan; and/or any
    - notable tree identified for protection in **Appendix 5** of this Plan; and/or any
    - area of indigenous vegetation; and/or any
    - any esplanade reserve, esplanade strip, or wetland; and/or
    - any land contiguous with an area zoned “Protected Area” in the Planning Maps;
- the land owner or developer should consult with -
- the appropriate iwi (as can be ascertained from the Planning Maps) for the recorded archaeological sites in **Appendix 6**; and/or
  - the NZ Historic Places Trust, for the historic places and archaeological sites identified in **Appendix 6**; and/or
  - the owner and/or a qualified arboriculturalist, for notable trees identified in **Appendix 5**; and/or

- the owner (and/or other relevant agency) of any esplanade reserve, esplanade strip, wetland, indigenous vegetation area, protected area;

regarding the avoidance, remedying or mitigation of any adverse effects of land use, development, or subdivision on these places.

- Prior to undertaking any proposed land use, development, or subdivision, land owners or developers are encouraged to consult the “*Historic Places Inventory and Other Heritage Items*” document, Planning & Regulatory Department, Stratford District Council, to ascertain if any of the inventoried sites are on land involved in their proposal. Where there is an inventoried site/s on such land, land owners or developers are encouraged to seek appropriate advice so as to avoid, remedy or mitigate any negative effect of the proposed land use, development, or subdivision on the inventoried site.

## **B2.8 Heritage Protection Orders**

*All land use, development, or subdivision in the District shall comply with the following:*

- Where a Heritage Protection Order or a requirement for a Heritage Protection Order has been issued, no person may do anything that would wholly or partly nullify the effect of the heritage order or the requirement for the heritage order, including (but not necessarily limited to) -
  - undertaking any land use as described in Section 9(4) of the Resource Management Act; and/or
  - subdividing any land; and/or
  - changing the character, intensity, or scale of use of any land;

without the prior written consent of the relevant Heritage Protection Authority.

### Purpose:

To avoid, remedy or mitigate any actual or potential adverse effects of land use, development, or subdivision, on places of environmental, ecological, historical, cultural, spiritual, archaeological or other significance in the District.

## **B2.9 Esplanade Strips, Covenanted Wetlands, and Access Strips**

*Where esplanade strips and/or access strips are created, or wetlands covenanted, in the circumstances described in the provisions of “Part C: Financial Contributions”, the following shall apply:*

(a) Management

- Every esplanade strip created in the circumstances described in the provisions of “Part C: Financial Contributions”, shall be created by way of the registration of an “instrument” between the District Council and the landowner in accordance with Section 232 of the Resource Management Act; and
- Esplanade strips, access strips (where created), and covenanted wetlands shall remain in the title of the land owner/s; and
- Esplanade strips shall be planted with indigenous vegetation, unless the area of the esplanade strip is already densely vegetated with scrub, shrubs, or bush; and
- The boundaries of esplanade strips and covenanted wetlands shall be fenced sufficiently to prevent intrusion by stock, unless -
  - the topography would limit access by stock; and/or
  - the topography would make fencing an unreasonably difficult exercise; and/or
  - the cost of fencing the length of the esplanade strip or wetland margin, even by the cheapest means, would be unreasonably high; and/or
  - in the case of covenanted wetlands, grazing is considered necessary to assist in the management of a wetland and its margins (see last bullet point in B2.9, below); and
- All management practices in respect of esplanade strips and access strips shall be determined at the time of creating the “instrument” between the District Council and landowner, and shall be included in the “instrument”. The management practices to be prescribed in the “instrument”, other than those already prescribed above, shall be in accordance with the Tenth Schedule of the Resource Management Act. Those parts of the Tenth Schedule to be included in the “instrument”, other than the management practices listed above, shall be determined at the time of creating the “instrument”, in accordance with Section 232 of the Resource Management Act; and
- All management practices in respect of covenanted wetlands shall be determined prior to covenanting, and shall be included in the covenant. The management practices to be prescribed shall be determined on the basis of the merits of each wetland area, in consultation with and on the advice of either the Department of Conservation, and/or the Taranaki Fish & Game Council, and/or (as applicable) the Taranaki or Manawatu-Wanganui Regional Council.

Purpose of the above management standards, conditions, and terms:

To promote the sustainable management of riparian margins.

(b) Compensation for requiring the creation of an esplanade strip:

- Where an allotment of over 4 ha is created when land is subdivided and an esplanade strip is created, compensation in the form of rates relief will be granted to the land owner based on the land area involved in the esplanade strip, and will be assessed by an independent registered valuer at the cost of the subdividing land owner (see also Standards/Conditions/Terms 2.9(f) and (h) below); or
- Where an allotment of under 4 ha is created when land is subdivided and an esplanade strip is created that is greater than 20m in width, compensation in the form of rates relief will be granted to the land owner based on the land area involved in the esplanade strip above 20m, and will be assessed by an independent registered valuer at the cost of the subdividing land owner (see also Standards/Conditions/ Terms 2.9(f) and (h) below).

(c) Compensation for requiring the covenanting of a wetland:

- Where a wetland is required to be covenanted in the circumstances described in “Part C: Financial Contributions”, compensation in the form of rates relief will be granted to the land owner based on the area of land occupied by the covenanted wetland and its covenanted margins, and will be assessed by an independent registered valuer at the expense of the developer/land owner.

(d) Compensation for requiring the creation of an esplanade reserve:

- Where an allotment of over 4 ha is created when land is subdivided and an esplanade reserve is created, compensation in the form of rates relief will be granted to the land owner based on the land area involved in the esplanade reserve, and will be assessed by an independent registered valuer, at the cost of the subdividing land owner, using the formula shown in Standards/Conditions/Terms 2.9(e) and (f) below; or
- Where an allotment of under 4 ha is created when land is subdivided and an esplanade reserve is created that is greater than 20m in width, compensation in the form of rates relief will be granted to the land owner based on the land area involved in the esplanade reserve above 20m, and will be assessed by an independent registered valuer, at the cost of the subdividing land owner, using the formula shown in Standards/Conditions/Terms 2.9(e) and (f) below.



(e) **Assessment of compensation for the creation of an esplanade reserve:**

- Compensation for requiring the creation of an esplanade reserve shall be calculated by the formula -

$$\frac{A}{B} \times C = D$$

A = land area of esplanade strip, or esplanade reserve, or covenant.

B = land area of government valuation assessment(s), which includes area A.

C = current Valuation New Zealand Land Value for the assessment(s) which includes area A as at the date of the District Council's consent conditions requiring the creation of an esplanade strip, or esplanade reserve, or covenant.

D = compensation.

(f) **Where agreement is unable to be reached on the amount of compensation payable:**

- Compensation shall be determined as at the date of the District Council's consent conditions requiring the creation of an esplanade strip, or esplanade reserve, or covenant, and shall be as agreed between the District Council and land owner provided that if agreement cannot be reached within 20 working days a mediator shall assist the parties to reach agreement. The mediator shall be a barrister and solicitor agreed upon by the parties being one experienced and skilled in professional mediation. If the parties cannot agree upon a mediator within 10 working days either party may have a mediator appointed by the president of the local District Law Society. Both the land owner and the District Council shall make every reasonable effort to determine compensation by agreement with the mediator's assistance. In the event that agreement cannot be reached through mediation within 40 working days of the appointment of the mediator the dispute may be referred to a single arbitrator by either party, such single arbitrator to be appointed by the president of the local District Law Society: such arbitration to be in terms of the Arbitration Act 1996. Each party shall bear his, her, or its own costs and the parties shall bear equally the costs of mediation and arbitration.

(g) **Vesting of esplanade reserves in Council and timing of payment of compensation for requiring the creation of esplanade reserves:**

- Where the District Council's consent conditions require the creation of an esplanade reserve, the land owner shall vest in the District Council the area of land on the left/right bank of the river/stream to be esplanade reserve, as Local Purpose (Esplanade) Reserve in terms of the Reserves Act 1977 without undue delay upon the written request of the District Council. Notice of such request is to be given not later than five years from the date of registration of the covenants referred to below, and if not given within that time, this condition shall lapse without further action. This period is to allow the District Council reasonable time within which to determine priority of need for Esplanade Reserves and to budget for management and compensation finance appropriately. This reserve vesting shall be effected by the deposit of a survey plan defining the boundaries of the reserve which will extend to a width of 20m from the left/right bank of the stream/river for the full length of the boundary of the land owner's land with that river/stream. The survey plan shall be prepared and deposited by or for the District Council at its expense, but the land owner shall permit access for the survey, shall sign plans and documents and shall produce title(s) in the Land Transfer Office for these purposes without fee, charge, or delay. Compensation shall be paid by the District Council to the land owner for the creation of the esplanade reserve within 10 working days of receiving notice of the deposit of the plan vesting the reserve in the District Council, or if not determined by that date, within 10 working days of its determination. Upon vesting of the esplanade reserve in the District Council the boundaries of the reserve with the balance of the land owner's land shall be fenced on the terms provided for in the Fencing Act. The performance of these conditions by the land owner shall be secured by covenants of the land owner entered into in favour of the District Council under Section 108 of the Resource Management Act registered against the relative certificate(s) of title for the land owner's land under Section 109 of that Act. The covenants shall be prepared and registered by the District Council's solicitors to the satisfaction of the District Council at the cost in all things of the land owner.

(h) **Creation of esplanade strips and covenants and the timing of payment of compensation for requiring the creation of esplanade strips and covenants:**

- Where the District Council's consent conditions require the creation of an esplanade strip or covenant, the land owner shall allow the creation of an esplanade strip or covenant without undue delay upon the written request of the District Council. Notice of such request is to be given not later than five years from the date of the District Council consent, and if not given within that time, this condition shall lapse without further action. This period is to allow the District Council reasonable time within which to budget for compensation appropriately.

The creation of an esplanade strip or covenant shall be effected by the deposit of a plan defining the boundaries of, location of, and any access strips to an esplanade strip or covenant. The plan shall be prepared and deposited by or for the District Council at its expense, but the land owner shall permit access for the boundary survey, shall sign plans and documents and shall amend title(s) in the Land Transfer Office for these purposes without fee, charge, or delay. Compensation shall be paid by the District Council to the landowner for the creation of the esplanade strip or covenant within 10 working days of receiving notice of the deposit of the plan showing the boundary, location, and access strips, or if compensation is not determined by that date, within 10 working days of its determination. The performance of any of these conditions by the land owner shall be secured by covenants of the land owner entered into in favour of the District Council under Section 108 of the Resource Management Act registered against the relative certificate(s) of title for the land owner's land under Section 109 of that Act. The covenants shall be prepared and registered by the District Council's solicitors to the satisfaction of the District Council at the cost in all things of the land owner.

(i) **Guidelines:**

- The owners of land on which esplanade strips and access strips are created, and on which wetlands are covenanted, are encouraged to seek advice from either -
  - Taranaki Regional Council or Manawatu-Wanganui Regional Council (as applicable); and/or
  - the Department of Conservation (either the Wanganui Conservancy office or a nearby Field Centre); and/or
  - Taranaki Fish & Game Council;

regarding advice on riparian management practices, including appropriate indigenous vegetation for riparian planting.

- The District Council encourages the voluntary creation of esplanade strips and access strips, and the voluntary covenanting of wetland areas **throughout** the District. As a financial incentive, the District Council will offer rates relief as **compensation** for the voluntary creation of esplanade strips and the voluntary covenanting of wetland areas by way of voluntary agreements entered into between landowners and the District Council in terms of the Tenth Schedule of the Resource Management Act. This rates relief will be assessed by an independent registered valuer at the cost of the landowner.



## B3. DESIGNATIONS

### B3.1 Explanation

Under Part VIII of the Resource Management Act, a body with financial responsibility for a particular work can require that land be designated in a District Plan for the particular purpose of that work. A designation gives special powers or rights to the owners of that land and that work relating to the use and development of that land.

Those who can require designations, or those with “requiring authority” status under Section 166 of the Resource Management Act, are -

- a Minister of the Crown; or
- a local authority; or
- a “network utility operator” approved as a requiring authority under Section 167 of the Resource Management Act.

When a requiring authority requests a designation be made in a District Plan, by issuing a “notice of requirement” to a District Council, a District Council is obliged to give effect to this request. In terms of Section 176 of the Resource Management Act, giving effect to this requirement means -

- “(1) If a designation is included in a district plan, then—*
  - (a) Section 9(1) does not apply to a public work or project or work undertaken by a requiring authority under the designation; and*
  - (b) no person may, without the prior written consent of that requiring authority, do anything in relation to the land that is subject to the designation that would prevent or hinder a public work or project or work to which the designation relates, including—*
    - (i) undertaking any use of the land described in Section 9(4); and*
    - (ii) subdividing the land; and*
    - (iii) changing the character, intensity, or scale of the use of the land.*
- (2) The provisions of a district plan or proposed district plan shall apply in relation to any land that is subject to a designation only to the extent that the land is used for a purpose other than the designated purpose.*
- (3) This section is subject to Section 177.”*

In other words, the effect of a designation is that the requiring authority responsible for the designation, can use the land for the designated purpose without the need for a resource consent from the District Council. A District Plan may, however, require the owner of designated land to supply information to allow a District Council to confirm whether a proposed development is in accordance with the purpose of the designation.

## **B3.2 Designation Procedures**

The procedures for including either an existing or new designation in a District Plan are laid out in Clause 4 of the First Schedule, and Part VIII, of the Resource Management Act respectively.

The procedures for a new designation or the modification of an existing designation include the provision of the following information requirements:

- details of the work; and
- alternative sites, routes, and methods considered; and
- consultation undertaken with affected parties; and
- other resource consents to be obtained.

Information required to be provided by this District Plan must be included with any notice of requirement for a designation (Each notice of requirement shall also be accompanied by the prescribed administrative charge).

This information is necessary in order to -

- provide the District Council with a description of the proposed work, including its proposed purpose, scale, staging and operation; and
- allow the District Council to identify and understand the actual or potential adverse effects of such a work in terms of the sustainable management of the District's natural and physical resources, and actual or potential adverse effects on the environment, people and communities; and
- allow the District Council to determine what types of conditions should be recommended to the requiring authority in order to avoid, remedy or mitigate any actual or potential adverse effects.

After considering a notice of requirement, the District Council will make a recommendation to the requiring authority to the effect that the requiring authority *either* -

- confirm the requirement, along with any conditions considered appropriate by the District Council;

*or* -

- withdraw the requirement.

### **B3.3 Designation Requirements To Date**

Appendix 1 of this Plan lists requirements for designations received to date by the District Council for inclusion in the District Plan.

### **B3.4 Rules Applicable to Designations**

#### **B3.4.1 Underlying zoning**

Designated land is to be zoned to indicate the purpose for which the land shall be used if it was not designated, and the actual or potential adverse effects of any work proposed to be undertaken on designated land that is outside the intended purpose of the designation, will be avoided, remedied or mitigated in terms of the provisions of the underlying zoning. In the situation of a road where there are different zones on either side of the road, then the zones shall be divided down the centre of the road.

#### **B3.4.2 Required information**

A notice of requirement for a designation shall include the following information:

- (a) sufficient drawings at appropriate scales to adequately illustrate the proposed work; and
- (b) whether the proposed work is a public work in terms of the Resource Management Act, or is a restriction in respect of any land, water, subsoil, or airspace for protecting the safe and efficient functioning of a public work, or if the requirement is for a proposed project or work by a network utility operator approved as a requiring authority under Section 167 of the Resource Management Act (if an approved requiring authority, details of the Order in Council or Gazette Notice empowering the body as a requiring authority must be supplied, including any specified terms and conditions); and
- (c) a statement of the objectives of the requiring authority that the requirement is necessary to achieve; and
- (d) the manner and degree to which the work complies with Part II of the Act; and
- (e) the manner and degree to which the work is consistent with any relevant provisions of national and regional policy statements and regional plans; and
- (f) the manner and degree to which the work meets the objectives and policies of this District Plan; and

- (g) details of the current ownership of the subject land, of any proposed land acquisition programme, and of any site clearance proposals; and
- (h) the proposed sequence and timing of implementation of the work or project, clearly identifying any part of the work which may not be commenced for 5 years or more; and
- (i) proposals for the use and maintenance of those parts of the land and associated structures which will not be developed for 5 or more years; and
- (j) details of the actual or potential adverse effects the project or work may have on the environment, and any proposed measures to avoid, remedy or mitigate these adverse effects. In addition, a description of the methods used to assess longer term and cumulative actual or potential adverse effects on the environment shall be provided; and
- (k) details of any hazardous substances that may be used in the construction or operation of the work, and management techniques to be used to avoid, remedy or mitigate any actual or potential adverse effects from the transportation, storage, use, and disposal of these hazardous substances; and
- (l) if a site is already designated, or is subject to a heritage protection order, or is subject to a requirement for a heritage protection order, a statement as to the purpose of the designation or order, whether the designation has been fully put into effect (or the extent to which it has been put into effect), and the generated actual or potential adverse effects of the existing designation or order.

If appropriate, the District Council may require the requiring authority to submit further information as may be necessary for the District Council to better understand the nature of the proposal, any actual or potential adverse effects, details of any consultation undertaken and the outcome of this, or any mitigation measures that are proposed or may be imposed. This may include the submission of outline plans as specified in Rule B3.4.5 pertaining to designations, below.

### **B3.4.3 Conditions**

The District Council shall recommend such conditions as are necessary to avoid, remedy or mitigate any actual or potential adverse effects identified in the required information as submitted by the requiring authority. Such conditions will be appropriate to the circumstances, and may address (but are not limited to) the following -

- (a) the period within which the designation is to be given effect; and
- (b) the operation or design of the project or work, particularly with regard to the avoidance, remedying or mitigation of adverse effects of activities and structures on the environment; and
- (c) the maintenance of the subject land; and



- (d) the obtaining of any resource consent that may be required to enable the establishment and operation of the proposed activity; and
- (e) the submission of outline plans regarding the development of the proposed work or project (as per Rule B3.4.5 pertaining to designations, below); and
- (f) the requirement of financial contributions; and
- (g) the payment of administrative charges.

Other conditions may also be recommended according to the particular proposal, its nature, site, location, and the relevant provisions of the District Plan and Resource Management Act.

#### B3.4.4 **Outline Plans**

- (a) Prior to the commencement of construction of works by or on behalf of a requiring authority on designated land, the following shall be submitted to the District Council for its consideration and approval:
  - an Outline Plan or Plans of the proposed works.

Any temporary work which the person or body responsible for its construction considers is immediately necessary to meet an emergency situation may be constructed without first advising the District Council, if an outline plan or plans of the work are submitted to the District Council as soon as practicable after the work has commenced.

- (b) Outline Plans must detail, as relevant -
  - (i) the purpose of the work; and
  - (ii) the height, shape, and bulk of the proposed work; and
  - (iii) the location of the proposed work on the site; and
  - (iv) the likely finished contours of the site; and
  - (v) vehicular access and circulation; and
  - (vi) landscape design provisions; and
  - (vii) any other matter as specified in conditions that may have been recommended by the District Council and accepted by the requiring authority when confirming the requirement for the designation.
- (c) The provisions of this rule shall **not** apply in the following circumstances:
  - (i) any work which the person or body responsible for its construction considers is immediately necessary -

- to safeguard life or property; or
- to maintain or restore communication or transport links; or
- (ii) such other works for which it is considered to be impracticable or unnecessary to prepare outline drawings.
- (d) Outline Plans need not be submitted to the Council if details of the proposed work were supplied when a requiring authority issued a notice of requirement in respect of the work under section 168 of the Resource Management Act.
- (e) The District Council, after considering the proposals contained in the outline plan/s, may, within 20 working days after receipt of the plan/s, either -
  - (i) approve the Outline Plan or Plans, certifying that the works as detailed in the Outline Plan/s are in accordance with the designated purpose of the land and are in accordance with any conditions agreed to when the requirement for the designation of the land was confirmed; or -
  - (ii) request the requiring authority to make changes to all or any of the details contained in the Outline Plan/s so that the proposals comply more fully with the conditions imposed.

### **B3.5 Purpose**

The purpose of the above designation requirements is to -

- ensure that any works proposed to be undertaken by a requiring authority responsible for a designation, is in accordance with the purpose/s of the designation; and
- to avoid, remedy or mitigate any actual or potential adverse effects of designations and work undertaken in accordance with designations, on people, the community, adjoining land uses, natural and physical resources and the environment.

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## **B4. SCHEDULED AREAS**

### **B4.1 Explanation**

A “scheduled area” involves -

- scheduling a defined area in the District Plan as being for an identifiable activity; while
- retaining the underlying zoning; and
- stating the purpose of the scheduling and the nature of the activities that can take place; and
- setting “environmental limits” or standards, conditions, or terms that this activity must comply with in order for the activity to proceed; and
- a resource consent would be required should these limits be exceeded; and
- if the land is not used for its scheduled purpose, the area would revert automatically to its underlying zoning, and the actual or potential adverse effects of any activity occurring on that land other than that permitted by the purpose of the scheduling would then be avoided, remedied or mitigated in respect of the objectives, policies, and methods for that zone.

This approach can be used to provide for activities of high local, regional, and/or national significance and which require a high degree of certainty for their operation to continue.

Stratford Power Station can be described as an essential part of New Zealand’s energy generating infrastructure and as necessary to the national economy and well-being. A proposed new power station to be built on the same site can be described as substantially more efficient than any other existing thermal power station. Both use gas product derived from local petroleum-bearing geological formations. The Power Station site is located in the Rural Zone.

Objective A13.2.6 and Policy A13.3.6 of this Plan regarding Rural Land Use (see Part A, Issues, Objectives, Policies, Methods, and Anticipated Environmental Results, “A13. Rural Land Use”) are, respectively, -

- to recognise the appropriateness of some non-rural activities to permanently locate in rural areas, and to provide for them -
  - based on an assessment of the circumstances dictating their need to locate in the rural area; and
  - in a way that avoids, remedies or mitigates any actual or potential adverse effects of these activities; and

- to provide for the continued operation and redevelopment of established sites of regionally or nationally significant non-rural activities in the rural area in existence or allowed at the time of this District Plan becoming operative, within specified environmental limits which are based on, and aimed at, avoiding, remedying or mitigating the actual or potential adverse effects of these activities on the rural environment.

The former Stratford County District Scheme formulated under the former Town and Country Planning Act provided for the power station site in the Rural Zone by virtue of a designation as a “public work”. The power station site had enjoyed the benefits of the certainty given by the designation for the previous 28 years (ie, since 1967).

Under the Resource Management Act, works which were part of a “network utility operation” as defined by this Act are able to request designations be carried through into District Plans formulated under this Act.

However, as the Stratford Power Station site is not owned by the Crown and is not a “network utility” in terms of the Resource Management Act, the designation process was not available, creating a problem for the “legitimacy” of the future siting and operation of the power station/s in the rural area.

Defining a “Scheduled Area”, and setting “environmental limits” (or rules and standards) relevant to the actual or potential adverse effects of the existing and proposed power stations on the environment as they are known or understood at this time, within which the power station/s must operate, had the advantages of -

- allowing a regionally and nationally significant non-rural activity to continue to operate and possibly be redeveloped in the rural area; and
- continuing the certainty that the operator of the power station site has experienced for the previous 28 years; while
- avoiding, remedying or mitigating any actual or potential adverse effects of this activity on people, communities, and the environment of the rural area, by establishing environmental limits to the development and operation of the site which must not be exceeded. This would give some certainty to the community as to what was expected from the site.

It is acknowledged that other existing or new non-rural activities with a similar range of effects could wish to locate in the rural area within a scheduled area of their own, or have an existing site made a scheduled area in the District Plan.

However, at this stage it is considered that only the Stratford Power Station site warrants being provided for by a scheduled area. This site has had certainty of operation and development for the last 40 years, by virtue of its designation and scheduled area. It can be considered fair and reasonable for the operators of this site to want the new District Plan to continue to provide the certainty that the site has had for the previous 40 years; certainty that would otherwise disappear without the provision of a scheduled area for the power station site.

## **B4.2 Description of Scheduled Areas To Date**

### **B4.2.1 “Scheduled Area for Electricity Generation Purposes”.**

This covers the Stratford Power Station site. This site is defined in Appendix 2 of this Plan, and illustrated in Figure 1 of Appendix 2.

## **B4.3 Rules**

### **B4.3.1 Scheduled Area for Electricity Generation Purposes**

#### **4.3.1.1 Permitted Activities**

*The following are permitted activities within the Scheduled Area for Electricity Generation Purposes as described in Appendix 2 of this Plan, subject to compliance with the Standards, Conditions, and Terms in B4.4 below of the “Scheduled Areas” section of this District Plan (unless otherwise specified):*

- Any use of land for the erection, placement, operation, reconstruction, alteration, extension, refurbishment, upgrading, maintenance, replacement, removal, or demolition, of structures, buildings, plant, and facilities, or part of any structures, buildings, plant, and facilities, for the generation, transformation, and transmission of electricity from gaseous fuels.
- Structures, buildings, plant, and facilities related to the activities above including (but not limited to)
  - generating plant and facilities; and
  - water treatment storage, and cooling systems; and
  - gas reception and treatment facilities; and
  - electricity substations and transformers; and

- the transmission of gas and electricity at pressures and voltages exceeding those specified elsewhere in this District Plan as permitted activities, and plant relating to these activities; and
  - storage, handling, and transfer of gaseous fuels; and
  - activities ancillary to the above, such as offices, stores, and administrative facilities, pedestrian and vehicle access and circulation facilities, car parking, staff recreation facilities, landscape design and maintenance facilities, and public information and educational facilities.
- Any activity that is a permitted activity in the Rural Zone as per Rule B1.2.1.1 Permitted Activities for the Rural Zone, Part B of this District Plan, subject to compliance with the Standards, Conditions, and Terms in Part B.2 of this District Plan.

#### **B4.3.1.2 Controlled Activities**

*The following are controlled activities within the Scheduled Area for Electricity Generation Purposes as described in Appendix 2 of this Plan provided they comply with the applicable standards, conditions and terms in Part B4.4*

- Subdivision of land, where in respect of any lot to be created -
  - all buildings already exist; or
  - all building consents have been issued, and all necessary resource consents have been obtained; or
  - no buildings exist

##### **B4.3.1.2.1 Conditions for these Controlled Activities**

*For the controlled activities in Rule B4.3.1.2 above, a resource consent is required. When granting such consents, the District Council has reserved the right to exercise control over the following:*

- consideration of the application as non-notified in accordance with Rule B1.1.2 of the General Rules, Part B.1 of this District Plan; and
- the granting, reserving, or modification of easements; and
- the alteration of any lot boundary; and
- the location, route and design of vehicle access; and
- the requirement of financial contributions; and
- the payment of administrative charges.

### **B4.3.1.3 Discretionary Activities**

*The following are discretionary activities within the Scheduled Area for Electricity Generation Purposes:*

- Any use of the Scheduled Area for Electricity Generation Purposes that is -
  - not provided for as a permitted activity in Rule B4.3.1.1; or
  - not provided for as a controlled activity in Rule B4.3.1.2.
- Any permitted activity provided for in Rule B4.3.1.1 that fails to comply with the applicable Standards, Conditions, and Terms in B4.4 below.

#### **B4.3.1.3.1 Assessment Criteria for these Discretionary Activities**

*For the discretionary activities in Rule B4.3.1.3 above, a resource consent is required. In considering whether to grant such consents, the criteria listed in Part B.5, “Assessment Criteria for Discretionary and Non-Complying Activities” will be used to assist in the assessment of a discretionary activity, but will in no way restrict the exercise of the discretion of the District Council.*

### **B4.3.1.4 Underlying Zoning**

- The underlying zoning of the Scheduled Area for Electricity Generation Purposes is Rural Zone, and any actual or potential adverse effects of any activity proposed to be undertaken within this Scheduled Area that is outside the purposes of this Scheduled Area, will be avoided, remedied or mitigated in terms of the provisions of the Rural Zone.
- Should the Scheduled Area for Electricity Generation Purposes cease to be used for these purposes for a period of more than 5 years, the Scheduled Area shall revert automatically to its underlying Rural zoning, and any actual or potential adverse effects of any activity proposed to be undertaken on this land from this point on will be avoided, remedied or mitigated in terms of the provisions of the Rural Zone.

## **B4.4 Standards, Conditions, and Terms**

### **B4.4.1 Scheduled Area for Electricity Generation Purposes**

#### **B4.4.1.1 Maximum Height of New Structures**

- Chimney Stacks: 35m (maximum number of 6 separate stacks)
- buildings and other structures: 25m

Purpose:

To avoid, remedy or mitigate any actual or potential adverse effects of the height of structures on the amenity of the surrounding area.

#### **B4.4.1.2 Minimum Yard Requirements**

There shall be no structures within -

- 20m of the bed of any river or stream within or adjacent to the Scheduled Area for Electricity Generation Purposes; and
- 10m of any boundary of the Scheduled Area for Electricity Generation Purposes which is not the bed of a river or stream.

Purpose:

To create a separation distance between structures and neighbouring properties and natural features, so as to help facilitate access to natural light; to protect and maintain on-site and neighbourhood amenity; and to avoid, remedy or mitigate any actual or potential adverse effects on natural and physical resources and the environment.

Exemptions:

- structures for the abstraction, treatment, or discharge of water
- fences with a maximum height of 2.0m
- Electricity transmission lines and their support structures (but excluding any new support structures)
- Gas transmission pipelines operations (except buildings)



### B4.4.1.3 **Noise and Vibration**

- All electricity generation activity within the Scheduled Area for Electricity Generation Purposes shall be conducted and all structures designed, located, and used to ensure that the noise emission level (L10) does not exceed the “**Noise Envelope Contours**” shown in , Appendix 2 of this Plan.
- The noise emission level associated with electricity generation shall be -
  - established as the logarithmic mean of measurements made on at least 3 separate occasions; and
  - measured in accordance with NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”; and
  - assessed in accordance with NZS 6802:2008 “Acoustics - Environmental Noise”; and
  - all measurements will exclude the effects of passing traffic, be assessed for tonal or impulsive character, and will pay due consideration to the measurement period to adequately reflect the duration and variation of the noise source and its effect on the recipient; and
  - only those noise emission levels measured under the meteorological conditions specified in Table 1, “Meteorological Conditions for Measuring Noise from the Scheduled Area for Electricity Generation Purposes” below, shall be used in the assessment. Noise emission levels measured *upwind* of the Scheduled Area for Electricity Generation Purposes shall *not* be used. Wind speed shall be measured at the same location point and same height above ground as the microphone being used to measure noise emissions.

	<b>Cloud Cover</b>	<b>Minimum Positive Wind Vector</b>
<b>Daytime</b>	100%	1 m/s
	less than 100%	2 m/s
<b>Night time</b>	75-100%	0 m/s
	less than 75%	2 m/s

**Table 1: Meteorological Conditions for Measuring Noise from the Scheduled Area for Electricity Generation Purposes <sup>1</sup>**

- With regard to the control of noise emission levels from the Scheduled Area for Electricity Generation Purposes, the party undertaking electricity generation shall be required - at its own cost - to provide for the monitoring of noise emission levels associated with electricity generation, and noise monitoring records shall be made available to the District Council within 24 hours upon request.

<sup>1</sup> Source: Con Wassilieff, Marshall Day Associates (Consultants in Acoustics - acting for Electricity Corporation of New Zealand), 8 May 1995.

- Construction, blasting and vibration activities on the Scheduled area for Electricity Generation purposes shall comply with the requirements of B2.1.9 (c), (d) and (e).

Purpose of Noise & Vibration Standards, Conditions, and Terms:

- To avoid, remedy or mitigate the actual or potential effects of noise and vibration emissions from the Scheduled Area for Electricity Generation Purposes on the environment, amenity values, people, and the community; and
- To protect community health by ensuring that environmental noise and vibration, measured in accordance with accepted standards, do not exceed a reasonable level; and
- To protect the natural, physical, and amenity qualities of the surrounding area from excessive or unreasonable amounts of noise and vibration, in order to preserve appreciation of the perceived attributes of the surrounding area.

Guidelines re measurements of noise emission levels from the Scheduled Area for Electricity Generation Purposes:

- Measurements can be made at any location or notional boundary, provided that the meteorological conditions specified above are complied with.
- Measurements should be made at the closest practicable locations to the plant to avoid the interference of background noise. For instance, measurements made near to the 40dBA contour will almost certainly be affected by other noises. Traffic noise and other extraneous sounds must be excluded from the measurements.
- Suggested measurement locations are shown on Appendix 2 of this Plan.
- At least 3 separate measurements should be taken to provide representative Leq measurements.
- The noise envelope in , Appendix 2 of this Plan, is based on the “Best Practicable Option”. This includes reasonable steps being taken to reduce noise emissions from the existing Power Station. The noise output of the proposed Combined Cycle Power Station is based on noise data supplied by potential suppliers for the plant.

**B4.4.1.4 Landscape Design**

- All land areas in the immediate vicinity around buildings and structures which are not required for activities requiring hard surfaces (such as vehicle movement and parking, public access, recreation, outdoor storage, laydown areas and maintenance yards, or similar activities), shall be planted and maintained in trees, shrubs, lawn, and gardens.

- All boundaries of the Scheduled Area for Electricity Generation Purposes shall be planted and maintained with vegetation that will screen all structures within the area as far as practicable.
- All newly planted trees or vegetation, which exceed a maximum height of 2.0m at full maturity) shall be set back by a horizontal distance of a minimum of 12m from the centre line of National Grid transmission lines.
- The margins of any river or stream within or adjacent to the Scheduled Area for Electricity Generation Purposes shall be planted with indigenous vegetation, for a minimum width of 20m up from the bed of the river or stream.
- All other areas within the Scheduled Area for Electricity Generation Purposes not mentioned above in Standard/Condition/Term B4.4.1.4 may be retained in an agricultural character.
- All buildings and structures within the Scheduled Area for Electricity Generation Purposes, particularly (but not limited to) chimney stacks, shall be designed, located, and oriented so as to *minimise as far as practicable* their actual or potential visual impact on the surrounding landscape, particularly on (but not limited to) views of Mount Taranaki or Mount Egmont from State Highway 43.

Purposes:

- To protect and maintain on-site amenity, and to avoid, remedy or mitigate any actual or potential adverse effects of works, structures, and buildings on the amenity values of the surrounding area; and
- To avoid, remedy or mitigate any actual or potential adverse effects on the environment.

**B4.4.1.5 Signs**

All new activities within the Scheduled Area for Electricity Generation Purposes shall comply with the sign requirements for the Rural Zone in Part B, Standards, Conditions and Terms, B2.1.10 Signs (for the purposes stated in that Standard/Condition/Term).

**B4.4.1.6 Lighting and Glare**

All activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements for lighting and glare in Part B, Standards, Conditions and Terms, B2.1.13 Lighting and Glare (for the purposes stated in that Standard/Condition/Term).

**B4.4.1.7 Lot/Site Design and Land Development**

All new activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements for lot/site design and land development in Part B, Standards, Conditions and Terms, B2.1.14 Lot/Site Design and Land Development (for the purposes stated in that Standard/Condition/Term).

**B4.4.1.8 Vehicle Access, Parking, and Manoeuvring**

All new activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements for vehicle access, parking, and manoeuvring in Part B, Standards, Conditions and Terms, B2.1.15 Vehicle Access, Parking, and Manoeuvring (for the purposes stated in that Standard/Condition/Term).

**B4.4.1.9 Stratford Aerodrome Control**

All new activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements of Part B, Standards, Conditions, and Terms, B2.1.16 Stratford Aerodrome Control, regarding controls surrounding the Stratford Aerodrome (for the purposes stated in that Standard/Condition/Term).

**B4.4.1.10 Activities Involving Hazardous Substances**

All new activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements for activities involving hazardous substances that are permitted activities, Part B, Standards, Conditions and Terms, B2.3.2 Activities Involving Hazardous Substances that are Permitted Activities (for the purposes stated in that Standard/Condition/Term).

**B4.4.1.11 Heritage Resources, Notable Trees, and the Environment**

All activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements regarding the protection of heritage resources, notable trees, and the environment in Part B, Standards, Conditions and Terms, B2.7 Heritage Resources, Notable Trees and the Environment (for the purposes stated in that Standard/Condition/Term).

#### **B4.4.1.12 Financial Contributions**

All new activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements for financial contributions, Part B, Standards, Conditions and Terms, B2.1.17 Financial Contributions (for the purposes specified in each provision for financial contributions).

#### **B4.4.1.13 Administrative Charges**

All activities within the Scheduled Area for Electricity Generation Purposes shall comply with the requirements to pay administrative charges, Part B, Standards, Conditions and Terms, B2.1.18 Administrative Charges (for the purposes specified in that Standard/Condition/Term).

#### **B4.4.1.14 Outline Plan**

Prior to the commencement of works for the construction of structures for electricity generation purposes, an outline plan shall be submitted to the District Council at least 20 working days prior to the commencement of the work, detailing:

- the height, shape, and bulk of the proposed work; and
- the location of the proposed work on the site; and
- the likely finished contours of the site; and
- vehicular access and circulation; and
- landscape design provisions; and
- any other details to indicate the measures undertaken to achieve compliance with the Standards, Conditions, and Terms for the Scheduled Area for Electricity Generation Purposes in B4.4, including (but not limited to) details of the “best practicable option” (including alternatives considered) for complying with Standard/Condition/Term B4.4.1.4 “Landscape Design” above, particularly (but not limited to) the best practicable option for minimising as far as practicable the actual or potential visual impact of the structures on the surrounding landscape.

##### Purpose of the Outline Plan:

- To ensure that works and activities proposed to be undertaken on the Scheduled Area for Electricity Purposes are consistent with the purpose of the Scheduled Area; and
- To assist the District Council in monitoring compliance with the provisions of the District Plan, which will in turn assist the District Council in monitoring the state of the environment in the District, with the intention of avoiding, remedying or mitigating any actual or potential adverse effects from works and activities taking place on the Scheduled Area for Electricity Purposes.



## **B5. ASSESSMENT CRITERIA FOR DISCRETIONARY & NON-COMPLYING ACTIVITIES**

*The following criteria will be used to assist in the assessment of all activities provided for in the District Plan as discretionary and non-complying activities, but the exercise of the discretion of the District Council shall not be limited to these criteria.*

### **B5.1 General Assessment Criteria**

*Applications for consent for all discretionary and non-complying activities shall be assessed with regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters:*

- consideration of the application as notified; and
- the requirement of a full assessment of the effects on the environment in terms of the Fourth Schedule of the Resource Management Act; and
- consideration of the actual or potential adverse effects on -
  - the amenity of the relevant street, neighbourhood, area or zone, and on the amenity of neighbouring areas or zones; and
  - on the service infrastructure; and
  - network utilities; and
  - people and communities; and
  - the environment and natural and physical resources, including (but not limited to) the margins of rivers and streams, wetland areas, and indigenous vegetation and habitats of indigenous flora and fauna; and
  - heritage resources, including (but not limited to) historic buildings or places, waahi tapu, pa, urupa, and other taonga; and
  - outstanding natural features and landscapes; and
  - notable trees; and
  - protected areas; and
- the actual or potential threat of any natural hazard; and

- consideration of the extent of any proposed departure from the applicable Standards, Conditions, and Terms in Part B.2; and
- requests for additional information to assist the District Council in the assessment of the discretionary or non-complying activity; and
- whether or not to grant consent; and
- if consent is given, the application of conditions in respect of (but not limited to) any of the above matters; and
- the requirement of financial contributions; and
- the payment of administrative charges.

## **B5.2 Activities involving Hazardous Substances**

*In addition to any matter listed in “B5.1 General Assessment Criteria” above, applications for consent for activities involving hazardous substances that are discretionary or non-complying activities shall be assessed with regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters:*

- the degree to which the location of the use or storage of hazardous substance/facility in relation to other activities avoids, remedies or mitigates the risks of adverse effects on those activities; and
- action or works undertaken to reduce the degree of risk to a level that is acceptable in the circumstances; and
- the management practices in place (and will continue to be in place) that significantly reduce the level of risk; and
- alternative locations and processes evaluated, and respective benefits and costs compared with the proposal; and
- the level and detail of the qualitative and/or quantitative risk assessment required to adequately assess the risk associated with the facility; and
- the level of risk associated with the transportation of hazardous substances; and
- the potential restriction on the existing or potential use of adjacent land; and
- the degree to which the “direction” of the adverse effect is influenced by factors, such as topography of the site and surrounding area, and existing structures; and



- the rehabilitation of the hazardous disposal site so that the level of contamination and risk is significantly reduced, and the activities proposed for that site can be carried out in a “normal” manner (ie without compromise to the “containment” of contaminants on the site).

### **B5.3 Subdivision**

*In addition to any matter in “B5.1 General Assessment Criteria” above, applications for subdivision consent that are discretionary activities shall be assessed with regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters:*

- the ability of every lot or site to accommodate a dwelling or other building that will conform with the applicable Standards, Conditions, and Terms and to be utilised in a manner that can comply with the requirements of the District Plan; and
- adequate provision for effective sewage and stormwater disposal systems, without risk to public health or the environment (notwithstanding any other resource consent necessary for any discharge of sewage and stormwater); and
- whether the subdivision or parts of the subdivision is subject to any form of natural hazard, or is land on the Stratford District Council “Register of ‘Non-Standard’ Sections” (in accordance with Section 106 of the Resource Management Act); and
- cumulative impacts on the District’s service infrastructure, including its capacity and capability to function effectively and efficiently; and
- provision of vehicular access, parking, and manoeuvring, in accordance with the requirements in Appendix 7, Part F, of this Plan; and
- Measures to avoid, remedy or mitigate any actual or potential effects of proposed buildings on existing network utilities, including reverse sensitivity effects; and
- the ability of any existing or proposed building to comply with the Standards, Conditions, and Terms of this Plan; and
- measures to avoid, remedy or mitigate any actual or potential adverse visual or environmental effects from earthworks associated with the proposal; and
- any pollutants that may be hazardous to future occupiers of the land and any works or other solutions proposed to avoid, remedy or mitigate those hazardous effects; and
- measures to avoid, remedy or mitigate any actual or potential adverse effects on “heritage resources”; and

- the requirement of financial contributions.

## **B5.4 Network Utilities**

*In addition to any matter in “B5.1 General Assessment Criteria” above, applications for consent for network utilities that are discretionary activities shall be assessed with regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters, while taking into account the technical and operational requirements of network utilities:*

- the actual or potential visual effect of the -
  - scale; and
  - height of structures; and
  - separation of structures from site boundaries; and
  - location (in terms of general locality, topography, and geographical features); and
  - the potential for visual dominance;on -
  - amenity; and
  - ridge lines, saddles, and view planes from public places, including roads and saddles; and
  - the character of the locality; and
  - adjoining land uses; and
  - the wider landscape; and
- the actual or potential impact of -
  - any noise emissions on the surrounding area; and
  - the intensity, direction, and positioning of any lighting; and
- the extent to which the proposal contains provisions for, or has evaluated possibilities for -
  - undergrounding; and/or
  - screening with appropriate vegetation, or screening by other landscape design work; and/or
  - relocating to less visually obtrusive sites; and/or
  - co-siting with existing facilities; and
  - in relation to overhead National Grid transmission lines, the minimisation, as far as practicable, of both the degree of change from existing lines and the extent of effects on the landscape; and
- the extent to which the design and colours of the network utility and the landscape design work minimise visual impact on the surrounding area and landscapes; and

- the extent to which the installation has been designed and will be maintained to prevent as far as practicable any adverse effect on natural and physical resources, the environment, people and the community, from any potentially polluting or contaminating or otherwise hazardous product. (Techniques such as bunding, impermeable layers under bunds, and interceptors are available and depending on circumstances may be required to be used. The extent of the measures necessary will be determined after having regard to the sensitivity of the receiving environment and the nature of the risk to the environment that is inherent in the facility.); and
- the benefits of renewable energy, energy generation and associated critical infrastructure, including the social, economic and environmental benefits; and
- any measures proposed to be undertaken to restore or rehabilitate the land.

## **B5.5 Indigenous Vegetation, Significant Habitats of Indigenous Fauna and Wetlands**

*In addition to any matter listed in “B5.1 General Assessment Criteria” above, applications for the use or management of indigenous vegetation, significant habitats of indigenous fauna, wetlands or the margins of wetlands that are discretionary or non-complying activities shall be assessed with regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters:*

- the sustainability of the proposal; and
- the actual or potential effects on indigenous habitats;
- the actual or potential effects on ecological representativeness, in the local, and/or regional, and/or national context; and
- the actual or potential effects on the continuity of indigenous vegetation; and
- the actual or potential effects on riparian management; and
- the actual or potential effect on amenity and the intrinsic value of the indigenous vegetation; and
- the matters contained in Part II of the Resource Management Act; and
- the objectives and policies contained in this Plan; and

- whether an applicant has obtained approval from the Ministry of Forestry for a proposed sustainable forest management plan or sustainable forest management permit in terms of the 1993 amendments to the Forests Act 1949 and, if such approval has not been obtained, the extent to which an applicant has sought such approval. If the Ministry of Forestry has declined approval for a sustainable management plan or sustainable management permit, the reasons for this refusal will be considered.
- the extent of compliance with a sustainable forest management permit or sustainable forest management plan.

The process of considering applications for consent in relation to the above bullet points shall involve consideration of the following as assessed in an ecological assessment, preferably by a suitably qualified person with documented expertise in the ecology of indigenous forest areas within the Taranaki Region or Stratford District:

- the size of an area;
- the quality of the vegetation or the habitat for species;
- the diversity and abundance of species of plants and animals supported by the habitat, including the diversity and abundance of species representative of the region;
- the importance of the habitat or area to the continued survival of indigenous species of plants and animals;
- whether the habitat or area contains nationally rare or vulnerable species of plants and animals;
- whether the habitat or area supports indigenous species of plants and animals that are uncommon or threatened with extinction (rare, vulnerable or endangered) within the ecological region or ecological district;
- the importance of the habitat or area to the maintenance or recovery of a species uncommon or threatened within an ecological region or ecological district, and/or the importance of the habitat or area as an ecological corridor connecting other such areas;
- the representativeness of the area or habitat within the ecological region or ecological district;
- the contribution of the area or habitat to ecological, scientific, intrinsic, and cultural and spiritual values of the tangata whenua, and to recreational, amenity, heritage, landscape, and conservation values of district and/or regional significance;

- the importance of the area for the maintenance and enhancement of botanical, wildlife and fishery values, and the avoidance and mitigation of natural hazards;

and consideration of the effects of the activity on these matters.

## **B5.6 Transportation**

*In addition to any of the matters listed in “B5.1 General Assessment Criteria” above, applications for consent for transportation activities, or for activities within a road (including road reserve), or for parking lots and business or industrial activities occurring within the business zone area bounded by Orlando Street, Regan Street and Juliet Street that are discretionary activities shall be assessed with regard to the following matters:*

- current and likely future traffic volumes and patterns on a road and connecting roads; and
- current and likely future traffic problems. This may include an evaluation of whether land use or development adjacent to a road poses actual or potential adverse effects on the safe and efficient use of the transportation infrastructure (in the case of applications for consent for forestry planting on road reserve as a discretionary activity, this may include an assessment of the actual or potential effects that the proximity of forestry planting to the formed road may pose regarding -
  - shading of the road, and the implications of this for actual or potential adverse effects on the road surface; and
  - visibility of on-coming traffic; and
  - possible implications for the District Council road maintenance and upgrading programme); and
- the ability of the road to effectively accommodate any changes in traffic volumes and patterns; and
- the potential for pedestrian/vehicle conflict; and
- vehicle access to and from adjoining sites, with particular regard to traffic sight distances, the ability to safely leave and enter sites by vehicle, and pedestrian safety; and
- the ability of roads to accommodate parking safely without adverse impacts on the ability of a road to accommodate vehicle through traffic and the vehicle access of adjoining sites.

*In addition to any of the matters listed in “B5.1 General Assessment Criteria” above and to the matters listed in B5.6 above, applications for for parking lots and*

***business or industrial activities occurring within the business zone area bounded by Orlando Street, Regan Street and Juliet Street that are discretionary activities shall also be assessed with regard to the following matters:***

- the ability of the transportation network to effectively accommodate any changes in traffic volumes, traffic patterns and types of traffic, such as heavy vehicle movements; and
- whether adverse traffic effects on the transportation network can be avoided, remedied or mitigated through works such as traffic control measures and/or the implementation of a traffic management plan.

## **B5.7 Mineral Extraction**

***In addition to any of the matters listed in “B5.1 General Assessment Criteria” above, applications for consent for mineral extraction activities (including petroleum production facilities) that are discretionary activities shall be assessed in regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters:***

- the extent of consultation with any person or body who may be affected, including (but not limited to) landowners, neighbours within a 1km radius of the proposed site/s, and iwi authorities, and the outcome of this consultation (including details of agreements for land access and restoration); and
- the actual or potential effects from -
  - noise; and
  - glare from lighting and other sources, including petrochemical flares; and
  - duration and hours of operation; and
  - the route and frequency of vehicle movements to and from the site/s; and
  - earthworks and other ground disturbance; and
  - proximity to neighbouring dwellings; and
- the actual or potential effects of any aspect of the operation on -
  - “heritage resources” (as defined in Part E, Definition of Terms), including waahi tapu, urupa, pa, and other taonga; and
  - neighbouring properties;
  - amenity; and

- adjacent protected areas, riparian margins, wetlands, and/or habitats of indigenous flora and fauna; and
- the transport infrastructure; and
- the visual impact of the proposal, and landscape design and/or other design measures to avoid, remedy or mitigate these visual impacts;
- provision for sewage and stormwater disposal systems; and
- provisions for restoration of land; and
- the extent to which the site and/or installation has been designed and will be maintained to prevent as far as practicable any adverse effect on natural and physical resources, the environment, people and the community from any polluting, contaminating, or otherwise hazardous product.

## **B5.8 Heritage Resources**

*In addition to any of the matters listed in “B5.1 General Assessment Criteria” above, applications for consents involving or affecting heritage resources - including (but not limited to) those listed in Appendix 6 of this Plan - that are discretionary or non-complying activities shall be assessed with regard to, and the District Council shall exercise its unlimited discretion in respect of, the following matters:*

- whether the place is “registered” in terms of the Historic Places Act and the category of registration; and
- whether the place is identified in **Appendix 6** of the District Plan for protection, and why; and
- the nature, form and extent of the proposed development; and
- the extent to which the proposal will detract from -
  - the appearance of the place; and/or
  - the attributes, integrity, and values for which the place was included in any list of heritage resources identified for protection; and
- the objectives and policies of the District Plan relating to heritage resources; and
- consideration of any Conservation Plan or Assessment of Effects submitted with the application; and
- the importance of any land area surrounding the heritage resource; and

- the importance attributed to the heritage resource by the wider community; and
- any recommendations made by the NZ Historic Places Trust and any other professionally recognised party in heritage conservation issues; and
- the significance of the place to iwi and to tangata whenua, and the consultation (where appropriate) with iwi and the outcome of this consultation; and
- the degree to which the proposal reflects the conservation principles contained within the “ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value” (see Appendix 6 of this Plan); and
- the written consent, where necessary, of the relevant Heritage Protection Authority where the place is subject to a Heritage Protection Order or a requirement for a Heritage Protection Order.

## **B5.9 Notable Trees**

*In addition to any of the matters listed in “B5.1 General Assessment Criteria” above, applications for consent for activities affecting notable trees that are discretionary activities shall be assessed with regard to, and the District Council shall exercise its unlimited discretion in respect of, the following matters:*

- the nature, form and extent of the proposed activity and the effect/s of these factors on the health, attributes, and amenity values of the tree/s; and
- the visual effect of the proposed activity on the tree/s; and
- any measures proposed which will protect and/or enhance the health, attributes, value and amenity of the tree/s; and
- any recommendations made by an independent qualified arboriculturalist; and
- the reason for the works proposed.



## **B5.10 Departure from Maximum Site Coverage and Parking Standards, Conditions, and Terms**

*In addition to any of the matters listed in “B5.1 General Assessment Criteria” above, applications for consent for departures from these standards, conditions, and terms as a discretionary activity shall be assessed with regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters:*

*(a) For proposed departures from Maximum Site Coverage:*

- requirements to obtain the consent of neighbours to the plans for the proposal; and
- whether the applicant can demonstrate that -
  - the maximum (aggregate) site coverage standard of 35% for sites with a single dwelling will not increase to more than 40% per site, or that the maximum (aggregate) site coverage standard of 45% for sites with single dwelling will not increase to more than 50% per site; and
  - an outdoor court of at least 30m<sup>2</sup> will be provided immediately adjacent to the main living area of each dwelling, and will face north, east, or west; and
  - a service court of at least 10m<sup>2</sup> will be provided for each dwelling; and
  - that neither an outdoor court nor service court will be occupied by any buildings, nor will be used to meet any vehicle access or parking or loading space requirements.

*(b) For proposed departures from the Parking requirements:*

- whether parking can be provided on a nearby site, with the area occupied by parking being legally tied to the title of the application site; and/or
- whether there is sufficient off-street public parking in the vicinity; and
- whether the provision of parking would have an adverse effect on the special character or amenity of the site; and
- whether it can be demonstrated that the specified standard is inappropriate in the circumstances; and
- where it is proposed to share parking areas with another separate activity or activities, whether the parking area proposed can be used by two or more separate activities which have different peaking parking demands; and

- whether the parking demand can be accommodated on the street, and whether this would have an adverse effect on neighbouring properties, neighbourhood amenity, and/or the safe and efficient use of the transportation infrastructure in that locality.

### **B5.11 Intensive Farming of Pigs**

*In addition to any of the matters listed in “B5.1 General Assessment Criteria” above, applications for consent for the intensive farming of pigs that are discretionary activities shall be assessed with regard to, and the District Council shall exercise its unlimited discretion in respect of, the following matters:*

- the extent of compliance with the “Code of Practice - Pig Farming Guidelines to best practice, 1997 NZ Port Industry Board”.

### **B5.12 Rural Industry**

*In addition to any of the matters listed in “B5.1 General Assessment Criteria” above, applications for consent for new rural industry, such as (but not necessarily limited to) new commercial stock or saleyards or new rural transporting depots, as a discretionary activity shall be assessed with regard to, and the District Council will exercise its unlimited discretion in respect of, the following matters:*

- whether suitable provision has been made for stock truck effluent disposal facilities.

Guideline:

Advice as to the appropriate design of such facilities may be obtained from either the Operations Manager, Stratford District Council, or from either Taranaki or Horizons Manawatu-Wanganui Regional Council (as appropriate).

## B6. INFORMATION REQUIREMENTS

### B6.1 General Information Requirements for Controlled and Limited Discretionary Activities

*Pursuant to Section 88 of the Resource Management Act, applications for consent as a controlled activity or a limited discretionary activity shall include the following information:*

B6.1.1 Location of the proposed activity.

B6.1.2 Detailed description of the proposal, including its purpose, nature and scale.

- **For consents for relocated buildings:**

- photographs of the building/s current state; and
- details of the renovation needed or intended to be carried out to the exterior of the building to bring the building up to a visual appearance generally comparable to that of the neighbourhood in which the building/s will be relocated; and
- details of work needed to be undertaken on the site to establish the relocated building in a way that complies with the requirements of this District Plan and any applicable requirements of the Building Act 2004; and
- details of work that will be done to reinstate the site following such work.

- **For consents for subdivisions:**

- details of how the subdivision proposal complies with the requirements of the Rules and Standards, Conditions, and Terms of this Plan, including site and site elevation plans, copies of neighbours consents (where required), and any other relevant information.

- **For consents for petroleum exploration, production testing and interim production:**

- With regard to control of noise as required by Standard/Condition/Term **B2.1.9**, the party undertaking mineral extraction shall be required, at its own cost, to provide for the monitoring and modelling of noise emissions associated with -
  - well drilling; and
  - drill stem testing, initial well testing and clean-up;
  - flaring; and
  - interim production; and
  - petroleum production;

- **For consents for signs that are limited discretionary activities:**

- plans and illustrations showing the nature and design of the sign/s (including method/s of support, building materials, shape, size, colour, letter height/s, and information to be shown on the sign/s), and proposed location/s; and
  - details of consents required from other landowners, including the NZ Transport Agency, and whether these have been sought, or have been obtained, or are still in the process of being sought.
- **For consents for goat farming that are limited discretionary activities:**
    - details of the adequacy of fencing to prevent the escape of farmed goats into either Egmont or Whanganui National Parks; and
    - details of any consultation undertaken with either Federated Farmers and/or the Department of Conservation on techniques to avoid, remedy or mitigate the escape of farmed goats, and details of any recommendations made by either Federated Farmers and/or the Department of Conservation.
- **For consents for intensive farming that are limited discretionary activities:**
    - A Management Plan for the activity including:
      - o Environmental objectives and targets
      - o Animal or bird management
      - o Landscape planting and management
      - o Wastewater management
      - o Solid waste management
      - o Noise management
      - o Hazardous substances
      - o Community liaison
      - o Complaints management
- **For consents for indigenous vegetation activities that are limited discretionary activities:**

An ecological assessment, by a suitably qualified person, preferably with documented expertise in the ecology of indigenous forest areas within the Taranaki Region or Stratford District, which shall involve consideration of all of the following, to the extent appropriate in the circumstances:

    - the size of an area;
    - the quality of the vegetation or the habitat for species;
    - the diversity and abundance of species of plants and animals supported by the habitat, including the diversity and abundance of species representative of the region;
    - the importance of the habitat or area to the continued survival of indigenous species of plants and animals;

- whether the habitat or area contains nationally rare or vulnerable species of plants and animals;
- whether the habitat or area supports indigenous species of plants and animals that are uncommon or threatened with extinction (rare, vulnerable or endangered) within the ecological region or ecological district;
- the importance of the habitat or area to the maintenance or recovery of a species uncommon or threatened within an ecological region or ecological district, and/or the importance of the habitat or area as an ecological corridor connecting other such areas;
- the representativeness of the area or habitat within the ecological region or ecological district;
- the contribution of the area or habitat to ecological, scientific, intrinsic, and cultural and spiritual values of the tangata whenua, and to recreational, amenity, heritage, landscape, and conservation values of district and/or regional significance;
- the importance of the area for the maintenance and enhancement of botanical, wildlife and fishery values;
- the avoidance and mitigation of natural hazards.

B6.1.3 Description of the land involved, including area (m<sup>2</sup> or ha.), legal descriptions and Certificate of Titles.

B6.1.4 Locality and site plan, and/or photographs. This should show: major contours, waterbodies (named), roads (named), proposed earthworks, neighbouring property boundaries, locations of any network utilities, and any other relevant information, such as any heritage resources, notable trees, etc.

B6.1.5 Proposed start and completion dates.

B6.1.6 Whether any other resource consents are required, and whether these have been applied for, or have been acquired, or are still in the process of being sought.

## **B6.2 General Information Requirements for Discretionary and Non-Complying Activities**

*Applications for consent as a discretionary or non-complying activity shall include the following information:*

B6.2.1 Location of the proposed activity.

B6.2.2 Detailed description of the proposal, including its purpose, nature and scale, including (where applicable) details of: standard and location of access; road design

and construction; earthworks; landscape design and natural features; provision of utilities or services; stormwater control.

- B6.2.3 Description of the land involved, including area (m<sup>2</sup> or ha.), legal descriptions and Certificate of Titles.
- B6.2.4 Locality and site plan, or suitable aerial photo. This should show: major contours, waterbodies (named), roads (named), any habitat of indigenous flora and fauna; the relationship to outstanding natural features and landscapes, the locations of any network utilities, any heritage resources, notable trees, neighbouring property boundaries, proposed earthworks, and any other relevant information.
- B6.2.5 Proposed start and completion dates.
- B6.2.6 An identification of those persons (including iwi, community, recreational, environmental or industry groups, or neighbours) who may be affected by the proposal, the consultation undertaken, the views of those consulted and the response to the views of those consulted.
- B6.2.7 An identification of those persons (including iwi, community, recreational, environmental or industry groups, or regional or central government agency), whom the applicant sought advice from, or who are affected by the proposal; the consultation undertaken, and any response to the views of those consulted.
- B6.2.8 An assessment of the actual or potential adverse effects likely to be caused by the proposed activity.
- B6.2.9 Measures proposed by the applicant to avoid, remedy or mitigate any actual or potential adverse effects described in B6.2.8 above, including possible alternative locations.
- **For consents for new rural industry, such as (but not necessarily limited to) new commercial stock or saleyards or new rural transporting depots, that are discretionary activities:**
    - applicants should demonstrate whether suitable provision has been made for stock truck effluent disposal facilities. (Advice as to the appropriate design of such facilities may be obtained from either the Operations Manager, Stratford District Council, or from either the Taranaki or Horizons Manawatu-Wanganui Regional Council, as appropriate).
- B6.2.10 Whether any other resource consents are required, and whether these have been applied for, or have been acquired, or are still in the process of being sought.
- B6.2.11 **For applications for consent for non-complying activities:**

In addition to the above requirements, applicants shall provide an assessment of actual or potential effects of the proposal undertaken in accordance with the Fourth Schedule of the Resource Management Act.

### **B6.3 Indigenous Vegetation and Significant Habitats of Indigenous Fauna and Wetlands**

*In addition to the applicable general information requirements in B6.1 and B6.2 above, applications for consent for indigenous vegetation disturbance or in respect of significant habitats of indigenous fauna or wetlands or the margins of wetlands shall include the following information:*

- whether indigenous vegetation disturbance or sustainable forest management harvesting and, if the latter, what proportion of trees will be harvested; and
- the type of extraction method/s; and
- species and age of trees; and
- estimated volume proposed to be logged/extracted; and
- whether any other consents are required, including consents from a Regional Council, or consents from the Ministry of Forestry in terms of the Forests Act 1949; whether these have been applied for, or have been obtained, or are still in the process of being sought; and
- the results of any consultation with the NZ Historic Places Trust in respect of archaeological sites within the District; and
- whether an archaeological authority is required under the Historic Places Act 1993; and
- details of the indigenous fauna present in the affected area; and
- any other relevant information.

### **B6.4 Heritage Resources**

*In addition to the applicable general information requirements in B6.1 and B6.2 above, applications for consent for activities affecting heritage resources shall include the following information:*

- a description of the activity for which consent is sought and its compatibility with the characteristics, values, attributes, or integrity of the heritage resource, including information as to whether or how the work will resemble the material, manner, design, colour, texture, and/or form originally used; and
- alternative locations and methods of undertaking the activity, and of these alternative locations and methods, the preferred alternative/s (if any); and

- the outcome of any consultation undertaken with the NZ Historic Places Trust, the appropriate iwi, the Department of Conservation, relevant Heritage Protection Authority, or any relevant body or individual; and
- for applications affecting archaeological sites, applicants must indicate whether they have checked with the NZ Archaeological Association filekeeper, and with iwi, for previous surveys of archaeological sites or additional sites. Where no archaeological survey has been conducted for a particular property or area, the applicant must demonstrate the results of a survey done by the applicant to determine the effects of the proposal and the measures to be undertaken to avoid, remedy or mitigate any actual or potential adverse effects on any archaeological sites revealed as a result of this survey. Where an archaeological site is to be modified, the applicant must indicate whether an authority has been obtained from the NZ Historic Places Trust under the Historic Places Act 1993 to destroy, damage or modify the site; and
- for applications affecting historic buildings and structures, applicants must indicate whether they have consulted with the NZ Historic Places Trust, and whether a building report, heritage inventory or conservation plan has been required to be prepared for the building or structure and, if so, indicate the details of this report, inventory or plan; and
- the effects of subdivision on the heritage building in terms of amenity and/or loss of heritage integrity and where it relates to an archaeological site and no archaeological site survey has been undertaken, then an archaeological assessment is required.

## **B6.5 Mineral Extraction**

*In addition to the applicable general information requirements in B6.1 and B6.2 above, applications for consent for mineral extraction activities that are discretionary activities shall include the following information:*

- a description of the material to be extracted, stored, and/or processed; and
- a description of the location, method, quantity, and rate of extraction and/or processing; and
- details of how any product will be stored on site; and
- the days and hours of operation; and
- the timing, frequency, and volume of heavy vehicle movements to and from the site, and details of the proposed route/s to be used between the extraction site and the processing site, including any public roads; and
- a detailed site plan showing, and management plan describing -
  - boundaries; and



- 
- existing and finished ground contours; and
  - existing vegetation; and
  - relationship to water bodies, roads, adjacent “protected areas”, and dwellings within a 1km radius of the extraction/processing site; and
  - existing and proposed buildings; and
  - the presence of any notable trees listed in **Appendix 5** or heritage resources listed in **Appendix 6** of this Plan; and
  - processing facilities; and
  - stock pile areas; and
  - effluent and/or stormwater collection or disposal systems; and
  - roading to be developed on site; and
  - proposed landscape design work;
  - proposed restoration work following a cessation of the extraction and/or processing; and
- details of any potentially polluting or contaminating substance or hazardous substance to be used, and how the actual or potential adverse effects of this substance/s will be avoided, remedied or mitigated; and
  - a full assessment of actual or potential effects in accordance with the Fourth Schedule of the Resource Management Act; and
  - details of whether any other resource consents are required, and whether these have been sought, or have been obtained, or are still in the process of being sought.

## **B6.6 Notable Trees**

*In addition to the applicable general information requirements in B6.1 and B6.2 above, applications for consent for activities affecting notable trees that are discretionary activities shall include the following information:*

- a description of the proposed activity, including any actual or potential adverse effects of the activity on the amenity values, attributes, or health of the tree/s which contribute to the reasons why the tree/s have been identified for protection; and
- alternative methods considered to avoid, remedy or mitigate the above actual or potential adverse effects on the tree/s, including alternative locations for the activity; and

- of these alternative methods, the preferred alternative/s (if any); and
- the extent of any consultation undertaken with any independent qualified arboriculturalist, and any recommendations made by this person.

## **B6.7 Subdivision**

*In addition to the applicable general information requirements in B6.1 and B6.2 above, applications for consent for subdivisions that are discretionary or non-complying activities shall include the following information (as applicable):*

- the information required by Section 88 of the Resource Management Act; and
- plan/s drawn to an identified scale and other relevant information that show or describe the following (as appropriate) -
  - title boundaries and existing building line restrictions; and
  - numbers, areas, and dimensions of proposed lots, including net areas and evidence that each lot will be able to comply with the Standards, Conditions, and Terms in Part B.2; and
  - existing and proposed roads, accessways, service lanes, access lots, and private ways with relative widths, areas, and proposed gradients; and
  - proposed reserves with suggested classifications and improvements (eg, pathways, rest areas, play areas, landscape design, etc); and
  - proposed easements (drainage, rights-of-way, etc) with a memorandum and/or Schedule; and
  - proposed areas and volumes of excavation and/or filling, together with proposed finished contours; and
  - all of the above information, in concept plan form, for the balance area of the subdivider's property where there is potential for further, future subdivision of that area; and
- site elevation plans (where appropriate) drawn at a scale of at least 1:100 showing:
  - the relationship of the proposed building/s with its immediate vicinity, and all boundaries and yards, including a side elevation of adjacent buildings; and
  - one or more perspectives of the building/s from appropriate vantage points; and
  - height and height recession planes; and
  - site coverage; and
- plans and information describing -

- existing and proposed sewage and stormwater disposal systems; and
- existing and proposed power, telephone, and gas services; and
- existing and proposed road crossings; and
- the location of all existing and proposed signs; and
- the location of all existing and proposed car parks, including access, manoeuvring areas, road markings, and any other relevant information; and
- the location and design of existing and proposed loading and unloading provisions for business vehicles; and
- the location and nature of any existing or proposed storage facility for hazardous substances; and
- information on whether the site contains fill, and any evidence of soil creep, slumping, uncontrolled fill, or other site instability, including whether the site is on the Stratford District Council Register of ‘Non-Standard’ Sections’; and
- information as to whether the site is subject to any potential natural hazard, including flooding or inundation, erosion, landslip or subsidence; and
- whether the site encompasses any heritage resource identified for protection as listed in Appendix 6 of this Plan, and/or any notable trees identified for protection as listed in Appendix 5 of this Plan, and information on proposed measures to protect and retain these features. Where the site does encompass such a heritage resource, applicants must provide information on the actual or potential effects of the proposed subdivision on the heritage resource in terms of amenity and/or loss of heritage integrity. Where the heritage resource is an archaeological site, the applicant must demonstrate whether an archaeological site survey has been undertaken and, if no such survey has been undertaken, the progress to date in undertaking such a survey.

## **B6.8 Hazardous Substances**

*In addition to the applicable general information requirements in B6.1 and B6.2 above, applications for consent involving hazardous substances that are discretionary or non-complying activities shall include the following information:*

- site location; and
- name of the hazardous substance/s to be transported, stored, used, and/or disposed of; and
- the following attributes of each hazardous substance, or facility for storing hazardous substances -
  - form (liquid, solid, gas); and

- characteristics (explosive, oxidising, other); and
  - handling/storage conditions (storage pressure, flash point, boiling point, automatic ignition point); and
  - separation distances from site boundary; and
  - type of activity (processing, above ground storage, below ground storage); and
  - whether any part of the site/s where liquid or solid hazardous substance/s are stored or used shall be effectively sealed with materials which are resistant to the substance/s;
  - whether any part of the site/s where liquid or solid hazardous substance/s are stored or used shall be sealed and bunded to ensure containment and exclusion from the stormwater system, so as to contain at least the volume of the largest tank within the compound and at least 50% of that volume where diesel fuel oil is stored; and
  - whether bunds have been constructed from materials which are resistant to the substance/s that the bund is designed to contain, so as to prevent the substance entering the soil; and
  - whether all stormwater grates are clearly marked; and
  - whether any storage of petroleum products in underground tanks complies with the Code of Practice for ***“Design, Installation, and Operation of Underground Petroleum Systems”***; and
  - whether any part of the site/s where solid or liquid hazardous substances are used, manufactured, mixed, or repackaged is roofed; and
  - whether any part of the site/s where liquid or solid hazardous substances are loaded or unloaded is sealed, bunded, and drained to the trade waste sewer, subject to any relevant statutes, regulations, and bylaws; and
  - whether all vehicle accessways onto that part of a hazardous facility site/s where hazardous substances are loaded or unloaded shall have cut-off drains installed which are not directly connected to the stormwater system; and
  - whether any part of the site/s where vehicles, equipment, or containers that have or may have become contaminated with hazardous substances are washed, have been sealed, bunded and drained so that the process effluent (runoff) from the wash-down area is discharged into the trade waste sewer, subject to any relevant statutes, regulations, or bylaws, or collected and stored in tanks for removal by a suitable trade waste contractor; and
- a qualitative or quantitative risk assessment, as specified by the District Council, will be required as part of the information to be included with the consent application. This assessment should place particular emphasis on those issues not addressed in the HFSP, including -

- identification of potential exposure pathways; and
- separation distance between neighbouring activities, with emphasis on people-sensitive activities (eg, schools, rest homes, hospitals, shopping centres and residential areas); and
- location in relation to the nearest aquifer, waterway, or other ecologically sensitive environment; and
- the nature of the subsoil and site geology; and
- the actual or potential threat of any natural hazard to the site/s where hazardous substances are stored; and
- location in relation to ecologically sensitive areas such as habitats of indigenous flora and fauna, or water catchments; and
- reference to cumulative and synergistic effects, and bioaccumulation of the hazardous substances stored and used; and
- the transport of hazardous substances; and
- the disposal of hazardous substances; and
- details of emergency plans, including a description of emergency procedures, available emergency equipment and clean-up resources, and relevant staff training; and
- details of any possible alternative locations and/or methods considered, and of these alternatives, the preferred alternative/s (if any); and
- an assessment of the actual or potential risks to the safe and efficient use of the transportation infrastructure, including any proposed use of roads in the Residential or Business Zones by vehicles transporting hazardous substances; and
- information regarding the accessibility of the site/s, including the design of entry and exit points and their location in relation to existing intersections, the speed environment, and adjoining land uses; and
- proposed monitoring procedures; and
- any other information as may be required by the HFSP



## B7. CROSS-BOUNDARY PROCESSES

Section 75(2)(f) of the Resource Management Act requires the District Plan to state the processes used to deal with issues or effects which cross the jurisdictional boundary of the District Council.

Stratford District Council has four neighbouring District Councils (New Plymouth, South Taranaki, Ruapehu, and Wanganui), and the District is covered by two Regional Councils (Taranaki and Horizons Manawatu-Wanganui).

There are three categories to the cross-boundary issue.

The first category is to ensure that the approach of the objectives, policies, and methods in the District Plan takes into account the effects of this management regime may have on adjacent districts and regions. An example of this might be the degree of consistency in how the effects of one activity in one area are managed, and how those same or similar effects are managed across an administrative boundary.

The second category concerns managing the effects of actual land use, development, or subdivision on adjacent districts and regions, over time. An example of this might be the effect of a land use, development, or subdivision in close proximity to a community or an ecologically significant area in another district.

The third category is ensuring that all the effects of land use, development, or subdivision are addressed. District and regional councils both have the same role under the Resource Management Act - that of the sustainable management of natural and physical resources, but have different responsibilities, and different powers and functions to achieve this. One authority may identify actual or potential adverse effects in a consent application that need to be addressed, but may not have the powers and functions to do this. Linkages need to be built between authorities to ensure that different authorities are aware of issues so that they can respond to them. Similarly, landowners and developers need to know which authority to go to for advice or consent.

Many resource management issues do not fall solely within the boundaries of one district council. Therefore it is important that processes, protocol and dialogue continue to develop between district and regional councils so that cross-boundary issues can be dealt with in an efficient and effective manner.

***Many of the guidelines provided in Part B of this Plan, the “Methods” section, go some way towards addressing the third category of the cross boundary issue. In addition, the following approach will be used to promote the integrated administration and implementation of resource management functions between Stratford District, other district councils, and regional councils:***

- to negotiate and develop appropriate processes and protocols with adjacent authorities to deal with cross-boundary issues, particularly with regard to -

- the clarification of functions and roles between the District and the regional councils;  
and
- the efficient and effective operation of hearings;
- to seek to determine, before a resource consent application is filed with the District Council, whether an applicant would be required to seek a consent/s from other consent authorities; and
- to encourage applicants for resource consents for activities which might have effects on an adjoining authority, to consult with that authority; and
- by including the adjacent authority or authorities in the requirements for neighbours consent (as an affected party), where applicable; and
- to inform and consult with adjacent authorities regarding proposals for which an application has been received where it is considered that an actual or potential cross-boundary effect is likely; and
- to participate, where appropriate, in joint hearings with other district councils and regional councils; and
- to consult with adjoining district and regional councils in the formulation of future district plans, and any plan variations; and
- to maintain an ongoing dialogue between neighbouring district and regional councils to help ensure the ongoing development of efficient, effective, and integrated approaches to managing significant resource management issues.



**Part C**

**Financial Contributions**



## **C1. FINANCIAL CONTRIBUTIONS FOR PERMITTED ACTIVITIES**

### **C1.1 Purpose and Circumstances**

C1.1.1 A financial contribution shall be required in respect of any new residential, commercial, administrative and industrial activity as specified in Rule C1.2 below for the purpose of avoiding, remedying or mitigating or offsetting any actual or potential adverse effects of land use, development, or subdivision on -

- the infrastructure of the District; and
- amenity values; and
- the environment.

A proportion of the financial contribution required will be used for the upgrade and maintenance of the infrastructure of the District (such as, for example, sewage disposal, water supply, footpaths, roads), and the remainder will be for the development, maintenance, and enhancement of the system of reserves and community facilities in the District.

C1.1.2 A financial contribution shall be required for all new permitted dwellings and new residential lots by way of the construction of a vehicle crossing between a road and a lot at the time of constructing the lot/s and/or dwellings.

C1.1.3 In setting financial contributions, the following matters shall, where discretion is indicated, be considered:

- Any positive effects of the activity on the Stratford District, including but not being limited to the provision of community utilities and services; and
- the extent to which any adverse effects are avoided, remedied or mitigated.

### **C1.2 Amount of Contribution**

C1.2.1 The owner of any land in the district which is developed for administrative, commercial or industrial purposes (excluding farming), or any two or more such purposes, shall pay to the Council, at the time of receiving building consent (pursuant to Section 45 of the Building Act 2004), a maximum financial contribution, in cash, of 0.5% of the assessed value of the above types of developments in excess of \$500,000. The value of any of the above types of developments will be independently assessed at the expense of the developer.”

- C1.2.2 The owner of any land in the district which is developed for residential purposes shall pay to the Council, at the time of receiving building consent, (pursuant to Section 45 of the Building Act 2004), a financial contribution of cash, equal to 7.5% of the value of the land for every additional dwelling or dwelling unit built on the site, to be independently assessed at the expense of the developer. If subsequently, the dwellings are cross-leased or subdivided and a financial contribution based on 7.5% of the value of the land for every additional dwelling, as independently assessed at the expense of the developer, has been levied, no further financial contribution is payable.

## **C2. FINANCIAL CONTRIBUTIONS AS CONDITIONS OF RESOURCE CONSENTS**

Immediately below is a list of the financial contributions (whether cash and/or land) and other matters that may be required by the District Council as conditions of consent. (Any money or land, if offered by a developer may be recognised as a financial contribution by the District Council, but no “credit” will accrue.)

The details of the purpose, circumstances, and maximum amount of any financial contribution or other conditions is detailed on subsequent pages:”

- Provision of new roads, private ways, access lots, service lanes and accessways.
- Provision for maintaining, upgrading and/or widening of existing roads.
- Provision of stock underpasses.
- Provision for footpaths.
- The provision of off-street parking.
- The carrying out of earthworks including excavation, filling and compaction.
- The carrying out of landscape design and land rehabilitation, including (but not limited to) the revegetation of modified or cleared land and the planting of trees and shrubs.
- The provision of fencing or screening.
- Provision of water supply.
- Provision for sewage disposal systems.
- Provision for stormwater control and disposal systems, including during construction of any works.
- Provision for electricity supply.
- Provision for gas supply.
- Provision for street lighting.
- Provision for telephone supply.

- Provision of -
  - land for public open space, public recreation, community facilities or community purposes and for other reserves purposes; and/or
  - cash, for the purpose of upgrading or maintaining public open space, upgrading land or facilities for public recreation, upgrading land or facilities used for community purposes, or for the provision of street furniture.
- The protection of -
  - notable trees and areas of indigenous vegetation;
  - outstanding natural features and landscapes;
  - heritage resources;
  - ecologically sensitive areas, including (but not limited to) wetlands and habitats of indigenous flora and fauna;
  - riparian margins, through the creation of esplanade strips or esplanade reserves.

## **C2.1 Purpose, Circumstances, and Maximum Amount**

The purpose and circumstances under which financial contributions may be imposed, and the maximum amount of the contribution in respect of each of the types of financial contributions and/or specific conditions are as follows. Any cash contributions must be paid to the District Council within 20 working days of receipt of a resource consent from the District Council.

### **C2.1.1 New Roads**

(a) ***Purpose and Circumstances:***

- To provide safe and adequate access to activities and provide for the needs of road users where access to the land proposed to be subdivided or developed cannot be achieved from existing formed roads, or where the capacity of existing formed roads would be exceeded, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects on District and neighbourhood amenity, and on the efficient use of the transportation infrastructure.

(b) **Maximum Amount of Contribution:**

- The actual cost of building the new formed road to the appropriate relevant standards, including the value of the necessary land (total cost to be assessed by Council, at developers expense, on the basis of Council's engineering standards or those of an appropriate or relevant roading authority. May include Council design and supervisory services.)

**C2.1.2 Maintaining, Upgrading, and/or Widening of Existing Roads**

(a) **Purpose and Circumstances:**

- To provide safe and adequate access to activities and provide for the needs of road users where existing roads are of inadequate width or construction to cater for the increased usage caused by a subdivision, development, or land use, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects on the safe and efficient use of the transportation infrastructure and on road user amenity.

(b) **Maximum Amount of Contribution:**

- The actual cost of upgrading to meet the required standard including, where appropriate, the value of any land for widening (total cost to be assessed by Council, at the developers expense, on the basis of Council's engineering standards or other relevant or appropriate standards. May include Council design and supervisory services.)

**C2.1.3 Stock Underpasses**

(a) **Purpose and Circumstances:**

- For the purpose of avoiding, remedying, mitigating or offsetting any actual or potential adverse effects of land use, development, or subdivision on the safe and efficient use of the transport infrastructure, a stock underpass will be required to be provided where -
  - a lot of 20ha. or more is created; and
  - this lot will be used for dairy farming; and
  - will ***either*** be owned by the owner of a dairy farm directly adjacent to and across a sealed road; ***or*** where the stock crossing is in such a position that the actual sight distance is less than the minimum sight distance from accesses, as specified in Table 2 of Appendix 6.

**(b) Maximum Amount of Contribution:**

- The actual cost of carrying out the work (on the basis of the District Council and/or NZ Transport Agency design and engineering requirements), including the value of any necessary land and any District Council design services used.

**C2.1.4 Footpaths**

**(a) Purpose and Circumstances:**

- To provide safe and adequate passage for pedestrians where land is proposed to be subdivided or developed for residential, commercial or industrial purposes, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects on pedestrian and neighbourhood amenity.

**(b) Maximum Amount of Contribution:**

- The actual cost of building the new footpath to the appropriate relevant standards, including the value of the necessary land (total cost to be assessed by Council, at the developers expense, on the basis of Council's engineering standards or other relevant, appropriate standards. May include Council design and supervisory services.)

**C2.1.5 Off-Street Parking**

**(a) Purpose and Circumstances:**

- To provide for formed carparking spaces in the near vicinity of the site where the applicable off-street parking requirements of this Plan cannot be met, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects on neighbourhood amenity and the safe and efficient use of the transportation infrastructure.

**(b) Maximum Amount of Contribution:**

*Either -*

- the actual cost of building the new carparks to the appropriate relevant standard, including the value of the necessary land (total cost to be assessed by Council, at the developers expense, on the basis of Council's engineering standards or other relevant, appropriate standards. May include Council design and supervisory services);



*Or -*

- a cash contribution in lieu of providing the required on-site parking spaces, not exceeding the land value of 24m<sup>2</sup> of the site per parking space which cannot be provided on site. (see Appendix 7, Vehicle Access, Parking, and Manoeuvring, “7.1.5 Cash-In-Lieu”).

### **C2.1.6 Private Ways, Accessways and Access Lots**

(a) **Purpose and Circumstances:**

- To ensure that private ways, accessways and access lots (as defined in Part E, Definition of Terms), all for the purpose of vehicle access, are properly constructed and maintained so as to avoid, remedy, mitigate or offset any actual or potential adverse effects that may arise from unsealed or poorly constructed private ways and accessways.

(b) **Maximum Amount of Contribution:**

- The actual cost of constructing and maintaining private ways, accessways and access lots to the appropriate standard, including the value of any necessary land.

### **C2.1.7 Service Lanes**

(a) **Purpose and Circumstances:**

- The provision of service lane/s or extension of an existing service lane/s may be required where land is being subdivided or developed for commercial or industrial purposes. This would be intended to provide adequate access for vehicles required to supply goods and services to commercial and industrial sites, in order to avoid, remedy, mitigate or offset any actual or potential adverse effects on on-site amenity and the safe and efficient use of the transportation infrastructure.

(b) **Maximum Amount of Contribution:**

- The actual cost of building the service lane to the appropriate relevant standard, including the value of the necessary land.

### **C2.1.8 Earthworks**

(a) **Purpose and Circumstances:**

- To ensure the provision of safe and adequate building areas and road access, stormwater control, land stability and to enable better utilisation of land, where the subdivision or development involves recontouring land to create roading services, site design and building areas. This is in order to avoid, remedy, mitigate or offset any actual or potential adverse effects of these activities on on-site and neighbourhood amenity, to safeguard the health and well-being of people and the community, and to sustainably manage natural and physical resources.

(b) **Maximum Amount of Contribution:**

- The actual cost of carrying out the earthworks to the appropriate standard.

### **C2.1.9 Landscape Design (including Fencing, Screening or Planting) and Land Rehabilitation**

(a) **Purpose and Circumstances:**

- To avoid, remedy, mitigate or offset any actual or potential adverse effects of land clearance and/or recontouring on amenity values and land stability, where earthworks and/or land clearance or development have removed existing vegetation, or where replanting, landscape design, and land rehabilitation will protect and maintain existing amenity values and avoid, remedy, mitigate or offset any actual or potential adverse effects.
- To avoid, remedy, mitigate or offset any actual or potential adverse effects where a subdivision or land use may impact on heritage features, conservation areas or on important landscapes or public vistas/views, or where screening between different activities or between different zones or areas can assist in the protection and maintenance of existing amenity values.

(b) **Maximum Amount of Contribution:**

- The actual cost of carrying out the landscape design and/or land rehabilitation, including the value of any necessary land.

### **C2.1.10 Water Supply**

(a) **Purpose and Circumstances:**

- To provide a potable supply of water for human consumption, for industrial, residential, administrative and commercial activities, where proposed allotments, sites or buildings are intended for human habitation or occupation, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects on the health and well-being of people and the community.

(b) **Maximum Amount of Contribution:**

- Where a piped water supply is available, the actual cost of providing all the necessary reticulation to serve the proposed allotments, sites and buildings. Where no supply is available, or the capacity of the supply is inadequate, the actual cost of providing a supply and/or increasing the capacity if necessary, together with the cost of reticulation within the subdivision or development.

### **C2.1.11 Sewage Disposal Systems**

(a) **Purpose and Circumstances:**

- To avoid, remedy, mitigate or offset any actual or potential adverse effects on the health, safety and well-being of people and the community, amenity values, and the environment, from the indiscriminate and harmful disposal of sewage where new allotments, sites, and buildings are intended for human habitation or occupation.

(b) **Maximum Amount of Contribution:**

- Where a sewerage system is available and has adequate capacity for meeting the proposed additional sewage, the actual cost of connecting the lots or buildings to that sewerage system. Where a sewerage system is not available, or the capacity of an existing system is inadequate, the actual cost of disposal, including design and investigation and the cost of increasing the capacity if necessary, together with the actual cost of providing sewerage within the subdivision or buildings.

### **C2.1.12 Stormwater Control and Disposal Systems**

(a) **Purpose and Circumstances:**

- To avoid, remedy, mitigate or offset any actual or potential adverse effects on property, on the safety and well-being of people and the community, and on on-site and neighbourhood amenity, from the indiscriminate and uncontrolled run-off of stormwater where new allotments roads and/or other impervious surfaces are created by subdivision or development.

(b) **Maximum Amount of Contribution:**

- Where an existing piped outfall is available, the actual cost of reticulation control structures within the subdivision or development. Where a piped outfall is not available or the capacity of an existing system is inadequate, the actual cost of providing for the stormwater disposal system and/or increasing the capacity if necessary, together with the actual cost of reticulation and control structures within the subdivision or building.

**C2.1.13 Electricity Supply**

(a) **Purpose and Circumstances:**

- To ensure that all proposed allotments, sites and buildings can be supplied with electricity, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects on on-site amenity.

(b) **Maximum Amount of Contribution:**

- The actual cost of providing the supply to the individual allotments within the subdivision.

**C2.1.14 Gas Supply**

(a) **Purpose:**

- To provide a supply of gas to sites being subdivided or developed for residential, industrial, commercial or administrative purposes, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects on on-site amenity.

(b) **Circumstances:**

- Where land is proposed to be developed or subdivided for residential, industrial, commercial or administrative purposes and an existing gas supply system is available to service the development or subdivision (ie. the system being within or contiguous to the land in the subdivision).

(c) **Maximum Amount of Contribution:**

- Payment of the actual cost or performance of the work necessary to provide for the supply of gas to proposed allotments and sites.

### **C2.1.15 Street Lighting**

(a) **Purpose and Circumstances:**

- To avoid, remedy, mitigate or offset any actual or potential adverse effects on the safe and efficient use of the transportation infrastructure, and on pedestrian and neighbourhood amenity, where new roads or private ways are formed or upgraded as part of a subdivision or development.

(b) **Maximum Amount of Contribution:**

- The actual cost of providing the street lighting to the appropriate standard.

### **C2.1.16 Telephone Links**

(a) **Purpose and Circumstances:**

- To ensure that all proposed allotments, sites and buildings intended for human habitation and/or occupation are able to be connected to a telephone system, for the purpose of avoiding, remedying, mitigating or offsetting any actual or potential adverse effects on on-site amenity and safeguarding the well-being of the community.

(b) **Maximum Amount of Contribution:**

- The actual costs of providing telephone links to the individual allotments within the subdivision.

### **C2.1.17 Provision of Land for Open Space, Public Recreation, Community or other purposes, and provision for Community Facilities**

(a) **Purpose and Circumstances:**

- To maintain adequate open space, public recreational space and other reserves with facilities for public recreation and enjoyment; community facilities; or the protection of conservation values where the subdivision, development, or land use results, or will result, in -
  - an increase in or an intensification of the use of land; and/or

- a development or land use that is out of character with the general overall character of the surrounding area, and which adversely impacts on surrounding land uses; and/or
- the worsening of an existing adverse effect on amenity or other aspect of the environment or locality;

whether by increased resident population or by commercial, administrative or industrial activities, so as to help avoid, remedy, mitigate or offset any actual or potential adverse effects of these activities, such as (for example) adverse effects on amenity from visual impact, noise, or an intensification of land use.

- In setting financial contributions, the following matters shall, where discretion is indicated, be considered:
  - Any positive effects of the activity on the Stratford District, including but not being limited to the provision of community utilities and services; and
  - the extent to which any adverse effects are avoided, remedied or mitigated.

**(b) Amount of Contribution:**

- A contribution in cash or land or both equivalent to 7.5% of the value of each new allotment of less than 2,000 m<sup>2</sup>. (The contribution to be assessed on the additional allotments created in excess of those that existed prior to the subdivision); or
- a contribution of cash or land or both equal to 7.5% of the value of land for every additional dwelling or dwelling unit; or
- a maximum contribution of cash, or land equivalent to 0.5% of the value of commercial and industrial developments in excess of \$500,000;

including the cost of any necessary valuations, to be independently assessed at the expense of the landowner or developer.

**(c) Criteria for Evaluating Land Offered as Reserve:**

- For recreation or community purposes:
  - land must be "visible" (ie, "open", in the sense of inviting access). This could be achieved by having reserve lots with at least the same width of street frontage as residential lots;

- land must be predominantly flat and able to be used for "active" recreation in the first instance (ie, play areas, etc);
- proposed reserve lots must be distributed evenly throughout a subdivision, with each proposed reserve being within (on average) a 400m radius of houses.
- For conservation purposes:
  - the extent to which the area is a habitat for indigenous flora and fauna; and
  - whether the area encompasses wetlands, riparian margins, and/or trees identified as being notable; and
  - the relationship of the land to any outstanding natural feature or landscape, or heritage resource, including pa, urupa, waahi tapu, historic building or place or other taonga; and
  - any other matter relating to the possible significance of the land in terms of conservation values.

<b>C2.1.18 Esplanade Reserves, Esplanade Strips, Access Strips and Wetlands</b>
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C2.1.18.1 **Purpose**

- (a) To avoid, remedy, mitigate or offset any actual or potential adverse effects of land use, subdivision or development on -
- conservation values and existing natural values of riparian margins and wetlands and associated water quality, aquatic habitats, and instream values;
  - existing or potential opportunities for public access to and along water bodies, particularly where (but not limited to) a proposed land use or development may reduce the ability to gain public access or where access is not currently available, and it is desirable such access be created;
  - existing or potential recreational and educational opportunities associated with waterbodies, particularly where (but not limited to) a proposed land use or development may reduce those opportunities, or where it is desirable to provide recreational and educational opportunities where these are not currently available;

- heritage resources, where protection of riparian margins and wetlands can assist in avoiding, remedying, mitigating or offsetting any actual or potential adverse effects on (but not limited to) waahi tapu, urupa, archaeological sites, and historic buildings and places;
  - waterbodies of significance to iwi and tangata whenua, including access opportunities for iwi and tangata whenua to such waterbodies;
  - the environment, where:
    - adjacent residential, commercial or industrial development is proposed; and/or
    - the proposed land use is in a rural area and will result in a change of use and/or intensification of use of the land from its existing rural character; and/or
    - the proposed land use is in an urban area and will result in an intensification of land use from an increased density of people resident or employed on the site, or from the erection of additional buildings.
- (b) To help avoid, remedy, mitigate or offset any actual or potential adverse effects of natural hazards.
- (c) To enhance the existing character of riparian margins and/or public access to water bodies in the district.

C2.1.18.2 **Circumstances**

(a) **The creation of esplanade strips:**

- As a condition of a resource consent for land use or development to be undertaken on land lying adjacent to rivers and streams in one of the following seven priority “ring plain” river catchments -
  - Waingongoro; and/or
  - Manganui; and/or
  - Kaupokonui; and/or
  - Patea; and/or
  - Kapuni; and/or
  - Mangatoki; and/or
  - Kahouri;



- As a condition of a resource consent for the subdivision of land adjacent to a water course identified on the NZMS 260 Topographical Series in one of the following ring plain rivers: Waingongoro, Manganui, Kaupokonui, Patea, Kapuni, Mangatoki and Kahouri.
- An esplanade strip will be created, at a width of 1 metre of protected margin on each bank per 1 metre of the width of river or stream bed, up to a maximum aggregate width of 20 metres of protected margins. Where a lot on which the land use, subdivision or development requiring resource consent will be sited covers land adjacent to only one bank of a water body, the requirement will apply only to that bank, at a width of 2 metres of protected margin per 1 metre of width of the river or stream bed, up to a maximum width of 20 metres of protected margin.

**(b) The creation of esplanade reserves:**

- As a condition of consent for land use or development to be undertaken on land adjacent to rivers and streams in any of the river catchments identified in C2.1.18.2(a), bullet point one above and as a condition of consent for the subdivision of land adjacent to any of the rivers identified in C2.1.18.2(a), second bullet point above, an esplanade reserve of 20m in width will be created (to be vested in the District Council) where -
  - conservation values of the riparian margins and associated habitats and instream values are of such importance that the creation of an esplanade strip would not provide sufficient protection and the vesting of the protected margins in public ownership would be the best means of ensuring protection; and/or
  - where access to the waterway by the public and/or iwi and tangata whenua needs to be safeguarded and the best option for achieving this is the vesting of the riparian margins in public ownership.

**(c) The covenanting of wetlands:**

- As a condition of consent for land use or development to be undertaken on land on which there is a wetland, a covenant shall be required to be placed on the land occupied by the wetland and its margins.

**(d) The creation of access strips:**

- In association with the creation of any esplanade strip or esplanade reserve, or the covenanting of any wetland, in the circumstances described in C2.1.18.2(a), (b), and (c) above, an access strip for pedestrian access may be created to any esplanade strip, esplanade reserve, or covenanted wetland, where -
  - there is a demonstrated need for public access for recreational or educational reasons, or for reasons of significance to iwi and tangata whenua; EXCEPT for when -

- the esplanade reserve, esplanade strip, or wetland has been specifically set aside for conservation purposes only.

(e) **The waiving of requirements for esplanade strips, esplanade reserves, or the covenanting of wetlands:**

- The requirements in C2.1.18.2(a), (b) and (c) above **may** be waived in whole or in part where:
  - the purposes as described in C2.1.18.1 above will not be achieved by an esplanade strip, esplanade reserve, or covenanted wetland; and/or
  - there are other suitable mechanisms implemented to achieve the same outcome; and/or
  - there are public safety issues associated with the water body which outweigh the public or environmental benefits of having an esplanade strip, esplanade reserve, or covenant; and/or
  - the topography of the area will limit access by either people or stock; and/or
  - an esplanade reserve, esplanade strip, covenanted wetland, or a marginal strip already exists; and or
  - it is considered the creation of an esplanade strip or esplanade reserve is not practicable or appropriate by reference to criteria attached to policy A1.3.1.

C2.1.18.3 **Maximum Amount of Contribution**

- The actual costs of vesting or contribution: creating an esplanade reserve or esplanade strip, covenant, and access strips, including the value of the land or interest in land, to be assessed by an independent registered valuer at the expense of the landowner, plus the costs of survey and conveyancing at the expense of the landowner (see also Part B, Standard/Condition/Term B2.9, “Esplanade Strips, Covenanted Wetlands and Access Strips”); and
- The actual costs of carrying out the management of an esplanade strip, access strip, and/or covenanted wetland as required by the applicable Standards, Terms, and Conditions in Part B.2, including the costs of fencing, planting, and any other management required by the Tenth Schedule of the Resource Management Act (see also Part B, Standard/Condition/Term B2.9, “Esplanade Strips, Covenanted Wetlands and Access Strips”).

**C2.1.19 Notable Trees, Heritage Resources, Outstanding Natural Features and Landscapes, and Ecologically Sensitive Areas**

(a) **Purpose and Circumstances:**

- To preserve outstanding natural features and landscapes, notable trees, areas of trees or bush, heritage resources (including buildings or places of historic, cultural or spiritual significance, or sites of archaeological importance or interest), or ecologically sensitive areas, so as to avoid, remedy, mitigate or offset any actual or potential adverse effects of land use, development, or subdivision on these matters.

(b) **Maximum Amount of Contribution:**

- The actual cost of -
  - designing and constructing any development so that any of the above features are retained and/or enhanced; and/or
  - reservation of such areas, including the covenanting of land titles to protect such features; and/or
  - any ongoing maintenance of such areas as directed by the District Council.



**Part D**

**Monitoring and Review**



## **PART D: MONITORING AND REVIEW OF THE DISTRICT PLAN**

### **D1. Monitoring Plan Performance**

The District Council has formal responsibilities under the Resource Management Act to gather information, monitor and maintain records on resource management matters. Performing these duties will enable the District Council to evaluate the appropriateness, effectiveness, and efficiency of the content of the District Plan, and so provide an indication of the performance of the District Plan.

The Resource Management Act requires that a number of components are monitored by a District Council. These are -

- the state of the whole or any part of the environment of the District to the extent that it is appropriate to enable the District Council to effectively carry out its functions under the Resource Management Act; and
- the suitability and effectiveness of the Plan for the District; and
- the exercise of any functions, powers or duties delegated or transferred by the District Council; and
- the exercise of resource consents that have effect in the District.

The monitoring programme that will be carried out by the District Council is divided into the following three categories:

- monitoring **compliance** with rules, standards, conditions, and terms of the District Plan; and
- monitoring the **effectiveness** of objectives and policies at guiding decision making and at achieving the anticipated environmental results stated in the District Plan; and
- monitoring the **relevance** of the District Plan to any new developments or changes in approaches to sustainable resource management.

## **D1.1 Compliance Monitoring**

This section relates to the degree to which new land use, development, or subdivision complies with the rules and standards, conditions, and terms of the District Plan.

The emphasis on permitting a range of activities subject to standards, conditions, and terms being complied with will entail a greater emphasis on monitoring functions. Monitoring compliance with consent conditions is intended to determine whether the Standards, Conditions, and Terms applied to permitted activities, and those activities that are issued resource consents, have been set at an appropriate level. This in turn is intended to ensure that the rules and standards, conditions, and terms of the Plan are practical and reasonable and are working the way they were intended to work. As this is a new District Plan formulated under new legislation, it is anticipated that minor amendments may be required throughout the life of the District Plan and this aspect of the monitoring programme will provide a trigger for these.

Monitoring compliance will essentially involve -

- regular review of compliance with conditions of resource consents; and
- whether those activities operating without the need for resource consents (ie, permitted activities) are operating within the limits of applicable Rules, Standards, Conditions, and Terms.

This will be based on -

- random checking of compliance with rules, standards, conditions and terms; and
- regular follow-up action on resource consents; and
- an evaluation of -
  - the number, frequency, and type of any complaints received; and
  - any unauthorised activities reported; and
  - any abatement notices issued and the type of follow-up procedures undertaken; and
  - the findings of routine observations and inspections by staff; and
  - records kept in response to conditions that require self-monitoring by a consent holder.



## **D1.2 Effectiveness Monitoring**

The District Plan will have a bearing on all new land use, development, and subdivision, and all new activities, over the next 10 years. Over this time, the effectiveness of the District Plan in managing the effects of these things will be “tested” to varying degrees and in different ways, at varying intervals.

The District Plan will therefore be -

- monitored to evaluate how effective the objectives and policies of the District Plan were/are in guiding decision-making on individual resource consent applications; and
- the degree to which the objectives and policies have been/are accepted by the community and, where relevant, the Planning Tribunal.

The key “indicators” that will be used include -

- the number (if any) of privately initiated Plan changes seeking to change objectives and policies of the Plan; and
- the number of assessments of effects consent applicants are obliged to provide, and
- an evaluation of what these assessments reveal about the range and degree of actual or potential effects of land use, development, or subdivision activities in the District, and
- the number and significance of submissions and objections concerning aspects of individual consent applications, and the implications of these to the effectiveness of objectives and policies; and
- an evaluation of the extent to which the objectives and policies of the District Plan were/are effective in -
  - influencing the outcome of the consent process; and
  - managing the range and degree of effects; and
  - achieving the anticipated environmental results.

The extent to which this evaluation is carried out each year will depend on the extent to which the District Plan is “tested”.

### **D1.3 Monitoring the relevance of the District Plan**

In addition to monitoring the effectiveness of the District Plan in achieving what it set out to achieve, there is also a continuing need to monitor the “wider environment” to keep up to date with any changes in the different ways of achieving sustainable management of natural and physical resources and the environment. Planning and resource management philosophy and practice today is continually evolving. Things like different approaches or different methods used by adjoining authorities to managing effects could indicate just how relevant the District Plan continues to be over the next 10 years.

Key “indicators” in this monitoring will include -

- analysis of notified regional and district plans, and proposed changes to regional policy statements and regional and district plans; and
- requesting adjoining District Councils and Regional Councils to assess and report, as appropriate, on the suitability and effectiveness of the District Plan, particularly (but not necessarily limited to) provisions concerning significant resource management issues where there are shared responsibilities; and
- analysis of new research findings in planning and resource management methods; and
- analysis of the implications to the District Plan of significant developments in planning and resource management case law; and
- the number, type, and reasons for any privately initiated Plan changes; and
- monitoring and evaluating developments in voluntary, self-regulating Codes of Practice; and
- monitoring changes and improvements in the technology and practices used by different activities; and
- monitoring the experience of other District Councils and Regional Councils in managing significant resource management issues.

## **D1.4 Monitoring Reporting**

A “*District Plan Monitoring Report*” will be prepared every 3 years after the District Plan becomes operative. The report will be set out in accordance with the three categories of monitoring set out in D1.1, D1.2 and D1.3 above - namely compliance, effectiveness, and relevance.

The “compliance” section will contain -

- details of resource consents granted each year; and
- results of relevant inspections and surveys of compliance; and
- outcome of any actions taken relating to attaining compliance.

The “effectiveness” section will contain -

- notes on the use made of objectives and policies in decisions on resource consents; and
- the results of specific work on any issue related to the effectiveness of the District Plan.

The “relevance” section will contain -

- comment on the considered implications of any regional plans or changes to regional policy statements and regional and district plans, to the Stratford District Plan; and
- the results of any other relevant research on any of the matters listed in D1.3 undertaken during the course of the year.

A fourth section of the report will -

- summarise the monitoring results for the year, including any recommendations for the following year, which may include recommended amendments to the District Plan; and
- may include a brief summary of Planning Tribunal decisions which may affect the District Plan, and any proposed amendments to the District Plan that may be recommended as a consequence of Planning Tribunal decisions.

It is envisaged that the District Plan Monitoring Report will be a *summary* document. Research undertaken specifically in order to monitor the performance of the District Plan will either be referenced in the report or attached as appendices to the report.

## **D2. Reviewing the District Plan**

The District Plan will be reviewed as a complete document every 10 years after it has become operative, as required by the Resource Management Act. This will include -

- collecting, collating, and evaluating information on significant resource management issues; and
- preparing reports, discussion papers; and
- holding meetings, hui, inviting submissions, and undertaking other consultation, as appropriate.

In addition the District Plan is subject to a rolling review covering the identified issues within the document sequentially, or as a specific need is identified, during the 10 year life of the document. The mechanism used for such reviews is identical to the 10 year review but is directly targeted at specific issues.

**Part E**

**Definition of Terms**



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## **PART E: DEFINITION OF TERMS**

### **E1. Maori Terms Used in this Plan**

**“Hapu”** means subtribe.

**“Hui”**

means a meeting, a gathering to discuss matters of seriousness and importance and which follows a set protocol.

**“Iwi”** means tribe, people; the tribe to whom the various hapu and marae relate.

**“Kainga”** means house, home, dwelling.

**“Kaumatua housing”** means housing for Maori elders.

**“Kohanga Reo”**

means a Maori language pre-school, a place for learning tikanga Maori.

**“Mana Whenua”** as defined by the Resource Management Act 1991, means

“customary authority exercised by an iwi or hapu in an identified area”.

**“Marae”**

means a spiritual, social, political, and economic meeting place of iwi, hapu, whanau and all manner of Maori groups and organisations. Marae may be whanau, hapu, or iwi based, and may include a meeting house, dining hall, educational facilities, and residential accommodation associated with the marae or other related facilities.

**“Pa”** (used in both singular and plural)

means village site/s, often on hilltops and possibly with evidence of fortifications.

**“Papakaiinga”**

is used to describe Maori group housing complexes, sometimes with multiple owners.

**“Tangata Whenua”** as defined by the Resource Management Act 1991

“in relation to a particular area, means the iwi, or hapu, which holds mana whenua over that area”.

**“Taonga”**

means treasure, property - prized and sacred possessions of the tribe. Taonga may be things that cannot be seen or touched. Examples of taonga include te reo (the Maori language), waahi tapu, waterways, fishing grounds, and mountains.

**“Tikanga Maori”**

means Maori tradition and custom. It includes protocol and ceremony, values, beliefs.

**“Waahi Tapu”**

means sacred site - typically includes burial grounds and sites of historical, or cultural, or spiritual importance to iwi. Also includes places or things which are sacred or spiritually endowed, including places where significant events have taken place.

**“Whare wananga”** means ‘houses of learning’.

**“Whanau”** means extended family.

**“Urupa”** means burial ground or grave site.



## **E2. Other Terms used in this Plan**

### **“Accessory Buildings”**

means buildings other than the principal dwelling on the site, such as (but not limited to) garages, glass houses, garden/storage sheds, aviaries, studios, sleepouts and hobby sheds.

### **“Access Lot”**

means any separate lot used primarily for access to a lot or lots not having legal street frontage.

### **“Accessway”**

means, in relation to a rear site, an area of land extending from the road frontage to provide access to the rear site.

### **“Accident”**

means, in relation to hazardous substances, a sudden event causing harm to people, property or the environment.

### **“Acute toxicity”**

means adverse effects caused by a toxic agent occurring within a short time following exposure to that agent.

### **“Adjusted threshold”**

means the amount (mass in tonnes or m<sup>3</sup>, at 101.3 kPa and 20°C, for compressed gases) of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area after site- and substance-specific considerations have been taken into account.

**“Adjustment factor”**

means the product of the individual factors for each “effects group” (ie, fire/explosion, human health and environment) which increase or decrease the likelihood and consequences of a release of a hazardous or environmentally damaging substance.

**“Alteration”**

means, in the context of heritage resources, any changes to the characteristics of a building involving, but not being limited to, the removal, replacement or construction of walls, windows, ceilings, floors or roofs, either externally or internally but does not include repairs or maintenance.

**“Amenity values”** as defined by the Resource Management Act 1991,

means “those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.

**“Antenna”**

means any telecommunications apparatus used for transmission or reception of telecommunications, including the antenna dish mounting but not any supporting mast or similar structure.

**“Base threshold”**

means the amount (mass in tonnes or m<sup>3</sup>, at 101.3 kPa and 20°C, for compressed gases) of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area before site and substance-specific considerations have been taken into account.

**“Bed”** as defined by the Resource Management Act 1991, means

“(a) In relation to any river -

- (i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;
- (ii) In all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and

- (b) In relation to any lake, except a lake controlled by artificial means -
  - (i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;
  - (ii) In all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and
- (c) In relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and
- (d) In relation to the sea, the submarine areas covered by the internal waters and the territorial sea.”

### **“Bioaccumulation”**

means accumulation of a substance within the tissues of living organisms.

### **“BOD<sub>5</sub>”**

means the biochemical oxygen demand (measured over a five day period) which is the amount of dissolved oxygen in a body of water required for the breakdown of organic material in the water.

### **“Building”**

means any STRUCTURE or part of STRUCTURE, whether temporary or permanent, moveable or immovable and includes the erection of a building and alterations or additions to a building, and any equipment, device, or other facility made by people and which is fixed to land but does not include :

- (a) any scaffolding or false-work erected temporarily for maintenance or construction purposes;
- (b) cranes used on a temporary basis (ie. less than 12 months);
- (c) fences, walls, or retaining walls of up to 2 metres in HEIGHT not used for advertising or for any purposes other than as a fence or wall;
- (d) STRUCTURES which are less than 5 metres squared in area and less than 2 metres in HEIGHT;
- (e) OFFICIAL and advertising SIGNS; and
- (f) any vehicle, trailer, tent, caravan or boat whether fixed or movable unless such vehicle, trailer, tent caravan, or boat is being used as a place of accommodation or business.

**“Business activity”**

means any retail activity which involves the use of land or premises for the retail or wholesale sale or hire of goods and services to the public, and includes any On or Off Licence premises under the Sale of Liquor Act 1991, cafe, restaurant, takeaway food outlet, and other eating establishment, and in addition includes any commercial activity in which trade is undertaken and services are provided.

**“Carcinogen”**

means a substance which causes a statistically significant increase in the incidence of cancerous tumours.

**“Chronic toxicity”**

means adverse effects caused by a toxic agent, which occur either after prolonged exposure or after an extended period following initial exposure.

**“Clearfelling”** means the complete clearance of vegetative ground cover.

**“COD”**

means chemical oxygen demand is a measure of the oxygen equivalent of the organic matter content of a water sample that is able to be oxidised by a strong chemical oxidant.

**“Commercial or Industrial Purpose”**

means any purpose of commerce, trade, or industry; but does not include any farming purpose; and “commercial or industrial allotment” and “commercial or industrial building” have meanings corresponding to the meaning of the term “commercial or industrial purpose”.

**“Community Amenity Facilities”**

means any land or structures used to enhance the amenity of public areas, and includes gardens and landscaped areas, conveniences, and seating.

## **“Community Services”**

includes educational institutions, places of worship, libraries, and community halls.

## **“Contaminant”**

as defined in Section 2 of the Resource Management Act 1991, includes -

any substance (including gases, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat -

- (a) When discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or
- b) When discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.

## **“Controlled Activity”** as defined by the Resource Management Act 1991,

means an activity which

- “(a) Is provided for, as a controlled activity, by a rule in a plan or proposed plan; and
- (b) Complies with standards and terms specified in a plan or proposed plan for such activities; and
- (c) Is assessed according to matters the consent authority has reserved control over in the plan or proposed plan; and
- (d) Is allowed only if a resource consent is obtained in respect of that activity.”

## **“Development”** (in the context of the “Financial Contributions” part of the District Plan)

“Development” means development or redevelopment (other than subdivision) by;

- (a) Constructing, erecting, or altering any one or more buildings or other works for the purpose of providing 3 or more new, or 2 or more additional, additional, household units; or
- (b) Constructing or carrying out works for the purpose of providing a relocatable home park; or

- (c) Constructing, erecting, or altering any one or more buildings, fixed plant and machinery, or other works intended to be used solely or principally for administrative, commercial, or industrial purposes or any combination of those purposes where the value of the construction, erection, or alteration is in excess of \$100,000.
- (2) For the purposes of subsection (a), (aa) and (b) above, the construction, erection, or alteration of any buildings, fixed plant and machinery, or other works shall include -
- (a) The fencing, draining, excavation, filling, or reclamation of land, or the making of retaining walls or other works relating to that fencing, draining, excavation, filling, or reclamation; and
  - (b) The grading or levelling of land or the removal of rocks, stone, sand, or soil from land; and
  - (c) The removal or destruction of vegetation; and
  - (d) The arresting or elimination of erosion or flooding; and
  - (e) The construction of any tramway or railway (other than a “New Zealand Railways Corporation railway” as defined in “The New Zealand Railways Corporation Act 1981”); and
- relating to any such construction, erection, or alteration; but shall not include the construction or alteration of any pipeline or associated pumping works on land that is not otherwise subject to the development.
- (3) Where it is proposed to construct, erect, or alter one or more buildings, fixed plant and machinery, or other works in stages and the total proposed construction, erection, or alteration would, if carried out otherwise than in stages, constitute a development as defined in the foregoing provisions of this definition, the total construction, erection, or alteration shall constitute one development for the purposes of this definition.

**“Discretionary Activity”** as defined by the Resource Management Act 1991

means an activity

- “(a) Which is provided for, as a discretionary activity, by a rule in a plan or proposed plan; and
- (b) Which is allowed only if a resource consent is obtained in respect of that activity; and

- (c) Which may have standards or terms specified in a plan or proposed plan; and
- (d) In respect of which the consent authority may restrict the exercise of its discretion to those matters specified in a plan or proposed plan for that activity.”

### **“District Council”**

means the Stratford District Council or any committee, sub-committee, elected member of the District Council, or Council officer, authorised to exercise the function, duties, or powers of the District Council.

### **“District Plan”**

means the operative District Plan for Stratford District and includes the Stratford District Planning Maps.

### **“Drain and culvert”**

Means a pipe, channel or watercourse that has been artificially constructed for the purpose of water management.

### **“Drill Stem Testing”**

means a method of determining the presence of oil or gas in a formation involving use of a drilling rig on site. When the depth to be tested has been reached, a tool is lowered into the well. Mud is removed from the vicinity allowing the contents of the formation to flow into the tool while an instrument examines the pressure. The tool is then removed and the contents examined. The process can involve the flaring of hydrocarbons<sup>1</sup>.

### **“Dwelling”**

means a residential building designed to accommodate one family or household. A "single dwelling" is a detached residential building designed to accommodate one family or household, and includes a house in the ordinary meaning of that word but excludes accessory buildings. "More than one dwelling" means two or more dwellings designed to accommodate one family or household each, but may or may not be detached.

### **“EC<sub>50</sub>”**

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<sup>1</sup> From a submission by David Crawford, Executive Director, Petroleum Exploration Association of NZ, dated 2 May 1994, to the Stratford District Plan Review Petroleum Discussion Paper.

means the effective toxicant concentration resulting in a 50% response for a given parameter (eg, reproduction rate) in a given period. This may include mortality effects, expressed as lethal concentration (LC).

### **“Ecotoxicity”**

means adverse toxic effects on ecosystems or ecological communities, harmful to any living organism or ecosystem.

**“Effects”** as defined by the Resource Management Act 1991, means

- “(a) Any positive or adverse effect; and
- (b) Any temporary or permanent effect; and
- (c) Any past, present or future effect; and
- (d) Any cumulative effect which arises over time or in combination with other effects; regardless of scale, intensity, duration, or frequency of the effect; and also includes -
- (e) Any potential effect of high probability; and
- (f) Any potential effect of low probability which has a high potential impact.”

### **“Effects groups”**

means the effects generated when a hazardous or environmentally damaging substance is released. These effects can be categorised into three effects groups:

- “Fire/Explosion effects” concern damage to property, the built environment, and people.
- “Human health effects” concern the well-being, health and safety of people.
- “Environmental effects” concern damage to ecosystems and natural resources.

### **“Effects ratio”**

means a dimensionless number representing the proposed quantity of a substance or group of substances to be used or stored, divided by the “adjusted threshold”.



### **“Effects ratio trigger level”**

means the value of the *Effects Ratio* which is used in the Consents Status Matrix to define whether a proposed development requires a land use resource consent. The *Effects Ratio Trigger Level* differs for different land uses to account for the difference in acceptable levels of risk.

### **“Emergency plan”**

in relation to activities involving hazardous substances, means a regularly updated document serving as an emergency response guide, by identifying and cataloguing the elements required to respond to an emergency, and defining responsibilities and specific tasks in an emergency.

### **“Emergency Service”**

means an authority responsible for the safety and welfare of the people and property in the community and includes Fire, Police, and Ambulance Services.

### **“Entertainment and Recreational Facilities”**

means land or buildings in which facilities are provided, at a charge to the public, or by private reservation, for -

- indoor recreation and entertainment;
- the promotion of physical health;

and may include premises licensed under the Sale of Liquor Act 1989 (and Amendments), theatres, cinemas, casinos, cabarets, clubs, amusement galleries, gymnasiums, sauna or figure control clinics and premises controlled by the Massage Parlour Act 1978.

### **“Environment”** as defined by the Resource Management Act 1991, means

- “(a) *Ecosystems and their constituent parts, including people and communities; and*
- “(b) *All natural and physical resources; and*
- “(c) *Amenity values; and*
- “(d) *The social, economic, aesthetic, and cultural conditions which affect matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.*”

**“Environmentally damaging substance”**

means any substance which, by effects other than toxicity, is able to damage an aquatic ecosystem (eg, milk or oil).

**“Environmentally persistent substance”**

means a toxic or environmentally damaging substance resistant to natural breakdown in the environment.

**“Environmentally sensitive areas”**

means areas that, in the judgement of the local community and/or regulatory authority, should not be subject to more than a specified low risk, or where additional safeguards are required when undertaking activities exceeding the specified low risk. Environmentally sensitive areas may include aquifers, waterways, wetlands, coastal environments, special ecosystems or species habitats.

**“Esplanade Reserves”** as defined by the Resource Management Act 1991

*“means a reserve within the meaning of the Reserves Act 1977 -*

*(a) Which is either -*

*(i) A local purpose reserve within the meaning of Section 23 of that Act, if vested in the territorial authority under section 239; or*

*(ii) A reserve vested in the Crown or a regional council under section 237D; and*

*(b) Which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.”*

**“Esplanade Strip”** as defined by the Resource Management Act 1991,

*“means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.”*

**“Exploration”** as defined by the Crown Minerals Act 1991, means

*“any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and “to explore” has a corresponding meaning.”*

**“Farming”**

means the use of land and accessory buildings for the purposes of breeding animals or growing vegetative matter, and includes horticulture, aquiculture, seed growing, tree or plant nurseries, racing stables, horse training, viticulture, cropping, and the keeping of livestock for food, wool, skins or fur; but does not include **“rural industry”** or **“intensive farming”**.

**“Farmstay Accommodation”**

means the provision of accommodation on a property in the Rural Zone for up to 5 paying guests as an accessory to farming.

**“Financial Contribution”** as defined by the Resource Management Act 1991,

means a contribution of -

“(a) Money; or

(b) Land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of the Maori Land Act 1993 unless that Act provides otherwise.”

**“Forestry”**

in this District plan, means the planting, cultivation, and/or harvesting of exotic tree species for commercial purposes. It includes, but is not limited to, protection forestry, indigenous tree species planted specifically for commercial use, woodlots, seed orchards, tree nurseries, “farm forestry” or “agroforestry” (the combination of pastoral farming and forestry), and plantation forestry. **“Forests”** refers to the trees planted and cultivated as forestry.

**“Fuel minerals”** as defined by the Crown Minerals Act 1991 includes coal and petroleum.

**“Hazard”**

in relation to hazardous substances, means any intrinsic or inherent property of a substance which makes it capable of causing adverse effects to the environment, people, or property.

**“Hazardous activity”**

means activities which do not use, store, transport or dispose of hazardous substances but which pose a risk to the environment or the community (for example, earthworks).

**“Hazardous facility”**

means activities involving hazardous substances and sites at which these substances are used, stored, handled and disposed of. Hazardous facility does not include:

- the incidental use and storage of hazardous substances in minimal domestic scale quantities;
- hazardous activities (as defined above).
- vehicles for the transport of hazardous substances.

**“Hazardous substance”**

means a substance that either -

(a) has one or more of the following intrinsic properties:

- explosiveness;
- flammability;
- a capacity to oxidise;
- corrosiveness;
- toxicity (including chronic toxicity);
- ecotoxicity, with or without bioaccumulation;

or -

- (b) is any substance(s) which, on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased), evolves into or generates a substance with any one or more of the properties described in (a) above of this definition.

### **“Healthcare Clinics”**

includes premises used -

- by one or more healthcare providers for the purposes of carrying out his/her profession; or
- as a medical laboratory;

but does not include -

- a healthcare institution in which there is on-site resident healthcare staff and overnight accommodation of patients;
- veterinary clinics.

### **“Height”**

refers to the distance between any part of a structure - excluding any exemptions stated in the District Plan - and the existing ground level directly under that part of the structure.

**“Heritage Order”** in terms of the Resource Management Act 1991, means a

*"provision made in a district plan to give effect to a requirement made by a heritage protection authority under section 189 or section 189A....for the purpose of protecting-*

- (a) *Any place of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the tangata whenua for spiritual, cultural, or historical reasons; and*
- (b) *Such area of land (if any) surrounding that place as is reasonably necessary for the purpose of ensuring the protection and reasonable enjoyment of that place.”*

*In terms of the Resource Management Act 1991, “a place may be of special interest by having special cultural, architectural, historical, scientific, ecological, or other interest.”*

**“Heritage Protection Authorities”** as defined by the Resource Management Act 1991,

means

*“(a) Any Minister of the Crown including -*

*(i) The Minister of Conservation acting either on his or her own motion or on the recommendation of the New Zealand Conservation Authority, a local conservation board, the New Zealand Fish and Game Council, or a Fish and Game Council; and*

*(ii) The Minister of Maori Affairs acting either on his or her own motion or on the recommendation of an iwi authority:*

*(b) A local authority acting on its own motion or on the recommendation of an iwi authority:*

*(c) The New Zealand Historic Places Trust in so far as it exercises its functions under the Historic Places Act 1993:*

*(d) A body corporate that is approved as a heritage protection authority under section 188.”*

**“Heritage resources”**

in this District Plan, means buildings, structures, and places or sites that have historical, architectural, archaeological, cultural, spiritual, amenity, or other value or significance.

**“HFSP”** refers to the Hazardous Facilities Screening Procedure (Appendix , Part F).

**“Indigenous”** means native to New Zealand.

**“Indigenous forest remnant”**

means any mature indigenous tree or shrub species (over 5 years old) and any associated indigenous grasses, flaxes, mosses or other plants that are present on the volcanic ring plain area as identified in “Figure 2: Landforms of the Taranaki Region” in the Stratford District Plan. This definition excludes any indigenous vegetation beneath plantation forestry or indigenous species used in domestic landscaping or gardens.

### **“Indigenous vegetation”**

means where there is a predominance of indigenous species including trees, grasses, shrubs or other plants. This definition excludes any indigenous vegetation beneath plantation forestry or indigenous species used in domestic landscaping or gardens, and all notable trees identified in Appendix 5: Notable Trees Identified for Protection.

### **“Indigenous vegetation disturbance”**

means felling, destruction or damage to indigenous vegetation, including indigenous trees, shrubs, grasses and other plants, by any means including cutting, burning, crushing or spraying.

### **“Industrial activity”**

Means premises used primarily for processing, manufacturing, fabricating or processing substances or material into new products, and includes the servicing and repair of goods, vehicles and machinery, and the packing or storage of all materials, products and machinery.”

### **“Industrial rocks and building stones”**

as defined by the Crown Minerals Act 1991,

“includes aggregate, basalt, diatomite, dunite, granite, limestone, marble, perlite, pumice, sandstone, serpentine, slate, sand, and gravel.”

### **“Initial Well Testing and Clean-Up”**

means the period of time it takes to clean contaminants from the completed well and establish a stabilised flow of hydrocarbons. Some initial determination of well volumes can be obtained during this phase. Preparatory to “production testing”<sup>2</sup>.

### **“Intensive Farming”**

means the raising and/or keeping of plants or animals for commercial purpose (whether outdoors, without complete vegetative ground cover, or indoors) which have or require throughout their lifecycle:

- (i) No dependency whatsoever on the productive capacity of the soils naturally occurring on the site; or
- (ii) Buildings for the uninterrupted housing and growth of livestock or fungi.”

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<sup>2</sup> From a submission by David Crawford, Executive Director, Petroleum Exploration Association of NZ, dated 2 May 1994, to the Stratford District Plan Review Petroleum Discussion Paper.

**“Interim Production”**

means “the phase following “production testing” and prior to the establishment of permanent production facilities and infrastructure. Involves the temporary installation at the well site of oil and gas separation equipment, petroleum storage tanks, and tanker loadout facilities. Liquid hydrocarbons will be separated from gas, liquid hydrocarbons are stored on site until removal by tanker, gas will be flared. Different from production testing as it is longer and may continue until the operator can make decisions on the future development of an oil field” (PEANZ, 1994).

**“LC<sub>50</sub>/LD<sub>50</sub>”**

means the lethal concentration/lethal dose of a substance at which 50% of a given population die within a given period.

**“Lone indigenous tree”**

means an indigenous tree that is not associated with other indigenous vegetation and is neither occupied by endangered or critical fauna, nor would be considered to be an integral part of a significant habitat for indigenous fauna.

**“Lot”**

means an allotment or allotments held in a separate Certificate of Title or any area of land that is managed as an individual unit, including areas of land subject to composite Certificates of Title or the equivalent issued following a Cross Lease, Company Lease, or Unit Title approval.

**“Mast”**

means any mast, pole, tower, or similar structure designed to carry antennas to facilitate telecommunications.

**“Mineral”** as defined by the Crown Minerals Act 1991, means

“a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water, and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.”



**“Mineral extraction”**

in this District Plan means the prospecting for, exploration for, mining of, and processing of minerals.

**“Mining”** as defined by the Crown Minerals Act 1991, means

“to take, win, or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration; and **“to mine”** has a corresponding meaning.”

**“Natural and Physical Resources”** as defined by the Resource Management Act 1991

includes

“land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.”

**“Natural Hazard”** as defined by the Resource Management Act 1991, means

“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.”

**“Network Utility Operators”** as defined by the Resource Management Act 1991,

is “a person who

- (a) Undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, or geothermal energy; or
- (b) Operates or proposes to operate a network for the purpose of telecommunication or radio communication as defined in section 2(1) of the Telecommunications Act 1987; or
- (c) Is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or
- (d) Undertakes or proposes to undertake the distribution of water for supply (including irrigation); or
- (e) Undertakes or proposes to undertake a drainage or sewerage system; or

- (f) *Constructs, operates, or proposes to construct or operate, a road or railway line;  
or*
- (g) *Is an airport authority as defined by the Airport Authorities Act 1966 for the  
purposes of operating an airport as defined by that Act; or*
- (h) *Is a provider of any approach control service within the meaning of the Civil  
Aviation Act 1990; or*
- (i) *Undertakes or proposes to undertake a project or work prescribed as a network  
utility operation for the purposes of this definition by regulations made under this  
Act -*

*- and the words “**network utility operation**” have a corresponding meaning.”*

### **“Network utility”**

means any component of a network that is operated by a network utility operator as defined in Section 166 of the Resource Management Act.

### **“Noise Emission Level”**

means a noise level measured in accordance with NZS 6801:2008 "Acoustics - Measurement of Environmental Sound" and assessed in accordance with NZS 6802:2008 "Acoustics - Environmental Noise".

### **“Non-Complying Activity”** as defined by the Resource Management Act 1991,

means “an activity, (not being a prohibited activity), which -

- (a) Contravenes a rule in a plan or proposed plan; and
- (b) Is allowed only if a resource consent is obtained in respect of that activity.”

### **“Non-Standard Section”** means

- a site that has been filled with sawdust, soil, or other material (eg, car bodies), and/or with inadequate provision for culverting of streams; or
- a site that is contaminated, or has potentially been contaminated, with chemicals such as dieldrin or tanalith; or
- a site that is liable to flooding, with the inundation due solely to the natural event of rivers and streams overtopping their banks, or possibly exacerbated by inadequate culverting of these streams.

### **“Notional boundary”**

means “that the notional boundary is defined as a line 20 metres from any side of a dwelling, or the legal boundary where this is closer to the dwelling”.

### **“Objective”**

means a statement of a desired but specific environmental outcome.

### **“Official Sign”**

means all regulatory traffic and official signs approved by a road controlling authority, an administration body for a protected area or as are mandatory under any legislation.

Note: (Not part of the Definition of “Official Sign”) Official signs are part of road operations, traffic guidance and the safe use of other sites. In addition, official signs are intended for the guidance and direction of persons using a road, motorway or other area. They are made of standard design, colour, shape etc. and convey instructions of warning or advice as to road conditions, destinations, traffic control and other information relative to the use of the road, including tourist, motorist services “Welcome To” and Information Kiosks. They are also used to convey health, safety and directional messages in workplace yard areas, work places, reserves etc.

### **“Off-site effects”**

means effects on people, property, and the natural environment outside the boundary of the site of a hazardous facility.

### **“Outdoor Court”**

means a general outdoor living area or open space area for leisure or amenity purposes, not occupied by, nor involving the use of, any buildings, parking or loading spaces, or vehicle accessways.

### **“Outdoor/extensive pig farming”**

means the keeping of pigs within paddocks with ground cover being maintained and only relocatable shelters used.

**“Permitted Activity”** as defined by the Resource Management Act 1991,

“means an activity that is allowed by a plan without a resource consent if it complies in all respects with any conditions (including any conditions in relation to any matter described in section 108 or section 220) specified in the plan.”

**“Pesticide”**

means any substance used for the prevention or control of any pest including herbicides, fungicides, defoliant and desiccants, but not including any fertiliser or animal remedies.

**“Petroleum”** as defined by the Crown Minerals Act 1991, means

- “ (a) Any naturally occurring hydrocarbon (other than coal) whether in a gaseous, liquid, or solid state; or
- (b) Any naturally occurring mixture of hydrocarbons (other than coal) whether in a gaseous, liquid or solid state; or
- (c) Any naturally occurring mixture of one or more hydrocarbons (other than coal) whether in a gaseous, liquid, or solid state, and one or more of the following, namely hydrogen sulphide, nitrogen, helium, or carbon dioxide -

*and...includes any petroleum as so defined which has been mined or otherwise recovered from its natural condition, or which has been so mined or otherwise recovered but which has been returned to a natural reservoir for storage purposes in the same or an adjacent area.”*

**“Petroleum Exploration”**

means the use of land (as defined under Section 9(4) of the Resource Management Act 1991) involved in the exploration for and testing of petroleum, and includes well drilling, drill stem testing, initial well testing and well clean-up, and including all works or structures associated with petroleum exploration and dwelling units for the temporary accommodation of workers at a [well] drilling and [well] testing site<sup>3</sup>. For the purposes of this District Plan, petroleum exploration does not involve the transport of petroleum off a well site.

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<sup>3</sup> From a submission by David Crawford, Executive Director, Petroleum Exploration Association of NZ, dated 2 May 1994, to the Stratford District Plan Review Petroleum Discussion Paper.

### **“Petroleum Industry”**

means the petroleum exploration and development process, including (but not necessarily limited to) seismic survey, well drilling and testing, production testing, production stations and pipeline operations.

### **“Petroleum Industry Operator”**

is any person or company involved in the petroleum industry.

### **“Petroleum Production”**

means the production and storage of petroleum and petroleum products and includes oil and gas separation, treatment or refinement of oil prior to its removal from the production site, the further separation or treatment of other gases from the petroleum stream, including also all permanent works and structures (including production facilities, pipelines, and treatment, processing and storage facilities) not capable of being moved without substantial dismantling<sup>4</sup>. **“Petroleum production facilities”** has a corresponding meaning.

### **“Pipeline Operations”**

means the construction, installation and operation (including inspection) of pipes and networks of pipes, compressor stations and ancillary works and incidental equipment (including household connections) for the distribution or transmission of natural or manufactured gas, petroleum or geothermal energy.

### **“Place”**

means any feature, site or area, and the whole or part of any structure.

### **“Policy”**

is a specific statement that guides or directs decision making. A policy indicates a general commitment to a general course of action in working towards an objective.

**“Private ways”** means a road in private ownership and not vested in the District Council.

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<sup>4</sup> “Model Rules Discussion Paper”, Petroleum Exploration Association of NZ, December 1991.

### **“Pre-drilling petroleum exploration activities”**

involves seismic survey either by “vibroiseis” using vibrating machines, or by shot-holing using explosives, to generate underground sound waves which are measured with an array of geophones to record seismic information; and can also involve the sampling of surface geology.

### **“Production Station”**

means the facilities for the collection and processing of the petroleum which may be derived from one or more well heads<sup>5</sup>.

### **“Production Testing”** means

“testing the production potential of a well to a defined production testing programme. During production testings, gas will be flared and recovered, liquid hydrocarbons tankered to a major storage or production facility away from the well site. Production testing follows “initial well testing and clean-up” ”<sup>6</sup>.

### **“Prospecting”** as defined by the Crown Minerals Act 1991, means

“an activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes -

- (a) Geological, geochemical, and geophysical surveys; and
- (b) The taking of samples by hand or hand held methods; and
- (c) Aerial surveys; -

and **“to prospect”** has a corresponding meaning.

### **“Protected Areas”**

in this District Plan, means land defined in, held under, and administered in terms of the:

- Reserves Act 1977; or
- National Parks Act 1980; or
- Conservation Act 1987; or
- Wildlife Act 1953; or

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<sup>5</sup> “Model Rules Discussion Paper”, Petroleum Exploration Association of NZ, December 1991.

<sup>6</sup> From a submission by David Crawford, Executive Director, Petroleum Exploration Association of NZ, dated 2 May 1994, to the Stratford District Plan Review Petroleum Discussion Paper.

- any other Act listed in the First Schedule of the Conservation Act 1987.

### **“Recognised carcinogen”**

means a carcinogenic substance that causes a statistically significant increase in the incidence of tumours. A substance is confirmed as carcinogenic if this has been documented by internationally relevant agencies such as the United States Environmental Protection Agency (USEPA).

### **“Recognised mutagen”**

means a mutagenic substance that causes heritable change in genetic material. A substance is confirmed as mutagenic if this has been documented by internationally relevant agencies such as the United States Environmental Protection Agency (USEPA).

### **“Recognised teratogen”**

means a teratogenic substance that causes non-transmissible changes in off-spring. A substance is confirmed as teratogenic if this has been documented by internationally relevant agencies such as the United States Environmental Protection Agency (USEPA).

### **“Relocated Building”**

means a building that is shifted to and resited on another site which may or may not be on a different Certificate of Title.

### **“Repairs or maintenance”**

means, in the context of **heritage resources**, the restoration to good or sound condition of any existing building or structure, or any part of any building or structure, for the purpose of its protective care”

### **“Residential Businesses”**

means an occupation, craft or profession undertaken within premises that are primarily used for residential purposes, provided no retailing is undertaken on site;

but does not include -

- any activity involving the storage, use and/or disposal of hazardous substances.

## **“Residential Services”**

means any activity which serves the immediate needs of the surrounding residential area, and includes -

- the sale of products made within a residential dwelling;
- dairies and small shops of less than 150m<sup>2</sup>;

but does not include -

- service stations or vehicle or machinery repairs;
- any activity involving the storage, use, and/or disposal of hazardous substances, including dry cleaners.

## **“Residential unit ancillary to business activity”**

means a building, a room, or group of rooms to be used exclusively by one or more persons associated with a business activity, as living accommodation or as a household unit ancillary to that same business activity.

## **“Riparian Management”**

means “the collection of activities and practices that can be applied to riparian margins....in order to improve the natural characteristics of the entire riparian zone”<sup>7</sup>.

## **“Riparian Margins”**

are strips of land immediately adjacent to waterbodies.

## **“Risk”**

in relation to activities involving hazardous substances, means the probability of occurrence of an adverse effect from a substance combined with the magnitude of the consequences of that adverse effect.

## **“Road”**

has the same meaning as section 315 of the Local Government Act 1974. Road includes the full legal width of the road, including both carriageway and road reserve.

**“Strategic Arterial Roads”**:

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<sup>7</sup> “Management of Riparian Margins in Taranaki - Implementation Strategy”, Taranaki Regional Council, February 1993.



- Arterial roads which form part of a network of nationally important arterial roads. Are managed by the NZ Transport Agency as State Highways. These arterials predominantly carry through traffic, and carry the major traffic movements in and out of the District. Management of these roads prioritises traffic movement.

*Strategic Arterial Roads in Stratford District: State Highway 3 (a “limited access road”), and State Highway 43.*

**“District Arterial Roads”:**

- Roads which are major routes for through traffic in the District.

*For a list of District Arterial Roads in Stratford District, see Appendix 10 of this Plan - the “Stratford District Roding Hierarchy”.*

**“Collector Roads”:**

- Roads which collect and distribute traffic to and from the arterial road network, and are locally preferred routes between or within areas of population or activity. Also cater for through traffic but property access is given a higher priority.

*For a list of Collector Roads in Stratford District, see Appendix 10 of this Plan - the “Stratford District Roding Hierarchy”.*

**“Local Roads”:**

- Roads that are not strategic, regional, or district arterial roads, nor collector roads. Local roads do not include unformed roads (except in the instance provided for in Rule B1.1.1(b), third bullet point, of the “General Rules”), private roads, private service lanes and private ways.

*For a list of Local Roads in Stratford District, see Appendix 10 of this Plan - the “Stratford District Roding Hierarchy”.*

**“Rule”**

is a mechanism in a district (or regional) plan that -

- (a) defines an activity according to specified terms and conditions as being permitted, controlled, discretionary, non-complying or prohibited; or
- (b) implements a policy.

**“Rural Industry”**

means an operation that processes the output of land based operations involving animals, agriculture, forestry or horticultural crops, and includes (but is not limited to) rural transporting and agricultural contracting depots, the preliminary packaging and processing of agricultural produce, wineries, stock and saleyards, sawmills, feedmills and feed processing plants.

### **“Seismic Surveying”**

means to ascertain the nature of geological structures that may contain a petroleum resource by recording the underground travel of sound waves generated by the use of explosive charges.

### **“Separation distance”**

means the distance from the edge of the area where hazardous substances are used, stored, or otherwise handled, to the edge of the area exposed to adverse effects.

### **“Service Court”**

refers to an outdoor area (other than an outdoor court) intended for drying clothes outdoors, or for some other household purpose that does not necessitate or involve the construction or use of any buildings, nor the use of any parking or loading spaces or vehicle accessways.

### **“Sign”**

means any display or device which is visible from a public place and which is intended to attract attention for the purpose of identifying, advertising, informing or directing. A **“temporary sign”** is a sign advertising a one-off event that will be in place for no more than 3 months.

### **“Site”**

means an allotment or allotments held in a separate Certificate of Title or any area of land that is managed as an individual unit, including areas of land subject to composite Certificates of Title or the equivalent issued following a Cross Lease, Company Lease, or Unit Title approval.

### **“Site Coverage”**

means that proportion of the area of a site that may be covered by the plan or floor area of buildings, including accessory buildings. For the purposes of assessing site coverage, the area of a site does not include any land area for the purpose of a vehicle accessway/s, parking or on-site vehicle manoeuvring.

### **“Site Management System”**

the means of ensuring the ongoing safety of a hazardous facility through sound management. A site management system should include safety policy, provide a description of organisational structure and responsibilities, include operating, emergency and monitoring procedures, and carry out regular performance auditing.

### **“Special Public Purpose”**

includes reserves, public monuments, public toilets, and public seating areas.

### **“Spill Containment System”**

means a structure which will contain liquids or solids in the event of a spill, and prevent them from entering the stormwater system or a natural water body.

### **“Standards, Conditions, and Terms”**

are those standards, conditions, and terms as specified in a plan or proposed plan which are designed to ensure that the objectives, policies and rules of that plan or proposed plan are met. They operate as a checklist of matters to be complied with so that the rules of a plan are complied with.

### **“Storage (pertaining to hazardous substances only)”**

means the containment of a substance or mixture of substances, either above ground or underground, which is not being used for manufacturing or altered to another substance, but does not include substances used as a cooling or heating medium. Storage does include the filling and emptying of the container.

### **“Structure”**

means “any building and any equipment, device or other facility made by people and which is fixed to land but does not include;

- (a) any scaffolding or false-work erected temporarily for maintenance or construction purposes;
- (b) cranes used on a temporary basis (ie. less than 12 months)

- (c) fences, walls, or retaining walls of up to two metres in height not used for advertising or for any purposes other than as a fence or wall;
- (d) official and advertising signs; and
- (e) any vehicle, trailer, tent, caravan or boat whether fixed or moveable unless such vehicles, trailer, tent, caravan, or boat is being used as a place of accommodation or business.

**“Subdivision (of building)”**

means the subdivision of any existing building or part of any existing building, including the subdivision of different floors or levels of a building, or the partitioning of different parts of a floor or level for the purposes of sale by way of company lease, cross lease, unit title, or lease of a period of 20 years or more.

**“Subdivision (of land)”**

has the same meaning as in Section 218 of the Resource Management Act 1991.

**“Sustainable forest management harvesting”**

means the management of an area of indigenous forest land in a way that maintains the ability of the forest growing on that land to continue to provide a full range of products and amenities in perpetuity while retaining the natural values of the forest.

**“Sustainable forest management permit”**

means a sustainable forest management permit executed under Section 67M of the Forests Act 1949 or any subsequent legislative provision to equivalent effect.

**“Sustainable forest management plan”**

means a sustainable forest management plan approved under Section 67F of the Forests Act 1949 or any subsequent legislative provision to equivalent effect.

### **“Telecommunications facilities”**

means equipment and structures associated with the operation of a telecommunications system and includes microwave stations, radio stations, cell sites, telephone exchanges, towers, masts, aerials, antennas, cables, lines, equipment shelters, cabinets, radio links, and satellite dishes.

### **“Temporary military training activity”**

means a temporary training activity undertaken for defence purposes. “Temporary” means the activity shall take place for no longer than 31 days. “Defence purposes” are those in accordance with the Defence Act 1990.

### **“Unintentional Release”**

means unplanned or unwanted releases of hazardous substances that may or may not be detected immediately.

### **“Upgrading”**

in relation to upgrading existing electricity lines and support structures as provided for in Rule B1.1.1(a) of the General Rules, means an increase in the carrying capacity of, or security of, the line (for example, such as adding additional circuits, reconductoring with heavier conductors, longer insulators, the addition of earthwires or any other electrical work of a similar nature in terms of effect) utilising the existing support structures where the structures are located in the same place.

### **“Use of hazardous substances”**

means the manufacturing, processing or handling of a substance or a mixture of substances for a particular activity without necessarily changing the physical state or the chemical structure of the substance or substances involved.

### **“Visitor Accommodation”**

means non-permanent accommodation, including hotels, motels, motor and tourist lodges, hostels, private hotels, rented residential accommodation offered on a daily or weekly tariff, camping grounds, and associated facilities such as conference facilities, restaurants, visitor and service facilities.

**“Waterbody”** as defined by the Resource Management Act 1991,

means fresh water or geothermal water in a river, lake, stream, pond, wetland or aquifer.

**“Water and Soil Conservation Works”**

means those works undertaken for the mitigation of hazards from flooding or to mitigate soil erosion, including any associated structures, and the planting and management of forests for water and conservation purposes.

**“Well”**

means a borehole drilled for the purpose of prospecting for or obtaining petroleum, or a borehole producing, or associated with the production of, petroleum<sup>8</sup>.

**“Well Drilling”**

means the drilling of a well, and includes any operation relating to any on-site preparation prior to drilling, to the completion, suspension, or abandonment of a well, and to the re-entry of a well for any deepening, repair, re-drilling, or any other purpose<sup>9</sup>.

**“Well Head”**

means the facilities established at a well site for the permanent production of petroleum and its transportation off the site to a production or storage facility and includes well head control structures<sup>10</sup>.

**“Wetland”** as defined by the Resource Management Act 1991,

“includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.”

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<sup>8</sup> “Model Rules Discussion Paper”, Petroleum Exploration Association of NZ, December 1991.

<sup>9</sup> “Model Rules Discussion Paper”, Petroleum Exploration Association of NZ, December 1991.

## “Yard”

means the separation distance between a part of a building and a lot/site boundary within which no building may be erected, unless exemption criteria are met.

**Front Yard:** the specified separation distance between a building and a lot/site boundary fronting a street (ie, the front boundary). This separation distance runs parallel to the front boundary for the full width of the lot/site. Where a lot/site is situated on a corner formed by the intersection of two or more legal roads, the owner may nominate one yard as a front yard. The rear yard will then be the yard immediately opposite this yard, and the remaining yards will be the side yards. The yard formed on the other road frontage or frontages shall not be less than 2.5m.

**Rear Yard:** the specified separation distance between a building and a lot/site boundary that is furthest from a street (ie, the rear boundary). This separation distance runs parallel to the rear boundary for the full width of the lot/site.

**Side Yard:** the specified separation distance between a building and the lot/site boundary on either side of a lot/site (ie, the side boundaries, or the boundaries *other* than the front or rear boundaries). This separation distance runs parallel to the side boundaries for the full length of the lot/site, but not including any area within front or rear yards.





**Part F**

**Appendices**



## APPENDIX 1: DESIGNATIONS

### REQUIRING AUTHORITY: MINISTER OF POLICE

Planning Map Site Number	Underlying Zoning	Valuation No.	Location	Legal Description	Gazette Reference	Area (ha.)	Purpose Of Designation
D1	Business	12090/138.00 P0001419	Miranda Street	Sections 395 and 1072 of the Town of Stratford		0.1432	Police Station

### REQUIRING AUTHORITY: MINISTER OF EDUCATION

Planning Map Site Number	Underlying Zoning	Valuation No.	Location	Legal Description	Gazette Reference	Area (ha.)	Purpose Of Designation
D2	Rural	11991/247.00	State Highway 43	Pt Sec 110, SO 8919 Blk XIII, Pouata SD	1898/1949	2.47	Marco School and Residence
D3	Rural	12031/195.00	Pembroke Road	DP4634, Blk 1, Ngaere SD			Pembroke Road School
D4	Rural	12051/134.00	Mountain Rd, Ngaere	Sec 71 Blk VI Ngaere SD	1884/642	4.05	Ngaere School and Residence

REQUIRING AUTHORITY: MINISTER OF EDUCATION continued

Planning Map Site Number	Underlying Zoning	Valuation No.	Location	Legal Description	Gazette Reference	Area (ha.)	Purpose Of Designation
D5	Rural	12021/205.00	East Rd, State Highway 43, Stratford	Pt Sec 7 Blk IV Ngaere SD			Toko School
D6	Rural	12041/226.00	RD 25, Huiakama	Sec 72 Block X Ngatimaru Block			Huiakama School and Residence
D7	Part Residential Part Rural	11980/053.00	Erin St, Midhirst	Secs 1, 3-8, 14-20 Blk I Secs 1-6 Blk II DP 20 & Lots 1-6 Blk 2 DP 20 Pt Sec 35 Manganui Dist Blk XIII Huiroa SD, Lots 2 & 13 Blk I DP 20 Blk XIII Huiroa SD		2.417	Midhirst School and Residence
D8	Residential	12090/572.00	Swansea Road, Stratford	Lot 2 DP1302, Lots 10-15 DP1874, Lots 3-9, Sec 84 DP1527, Pt Sec 84, Blk II, Ngaere SD, Lots 12 & 23 DP 1874 Blk II Ngaere SD		16.3010	Educational Purposes
D9	Residential	12090/294.00	Regan Street	Pt Sec 28 Blk 1 Ngaere SD		5.9294	Stratford Primary School
D10	Residential	12090/712.00 B	Corner of Warwick Road and Hamlet Street	Secs 46,47 and Subd. 2 Pt Sec. 43 Blk I Ngaere SD Pt. Lot 2A DP Blk I Ngaere SD			Avon School

**REQUIRING AUTHORITY: MINISTER OF EDUCATION continued**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D11	Rural	12041/172.00	RD 22, Makahu	Sec 35 Block XV Ngatimaru SD			Makahu School and Residence

**REQUIRING AUTHORITY: STRATFORD DISTRICT COUNCIL**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D12	Protected Area	11991/047.00	Tahora Township	Sections 44, 46-48, 65 & Part Section 45 of Town of Tahora; and Section 17, Block VI, Pouata SD	1982/1950	3.024	Recreation Reserve
D13	Protected Area	12031/051.00	Opunake Road Cnr Rowan Road	Section 38, SO 623 of Block VII, Kaupokonui SD	1980/1217	1.169	Recreation Reserve (Domain)
D14	Protected Area	12001/261.01	York Road	Part Lot 1, DP 2776 of Block XVI, Egmont SD	1983/4304	0.241	Local Purpose Reserve (Domain) (Hall Site)
D15	Protected Area	12001/261.00	York Road	Part Lot 1, DP 2776 of Block XVI, Egmont SD	1983/4304	0.973	Recreation Reserve (Domain)
D16	Protected Area	12001/011.00	Croydon Road	Lot 1, DP 5084 of Block IX, Huiroa SD	1981/721	0.426	Recreation Reserve (Croydon Domain)

**REQUIRING AUTHORITY: STRATFORD DISTRICT COUNCIL continued**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D17	Protected Area	12001/086.00	Te Popo	Section 22 of Block XI, Huiroa SD	1981/721	1.399	Recreation Reserve (Te Popo Domain)
D18	Protected Area	12041/007.01 12041/013.00 12041/014.00 12041/005.00	Mangaehu	Section 21 of Mangaehu Village; and Sections 43, 44, & 47 Mangaehu Suburban	1983/2666	7.586	Recreation Reserve (Mangaehu Domain)
D19	Protected Area	11991/360.00 11991/362.00	Whangamomona	Section 17 Whangamomona Suburban and Section 25 of Block I, Mahoe S.D	1981/850	2.48	Recreation Reserve (Whangamomona Domain)
D20	Protected Area	11980/092.00	Midhirst	Sec 131 Manganui District Blk XIII Huiroa		3.3828	Recreation Reserve (Midhirst Domain)
D21	Protected Area	12021/057.00 12021/059.00	Huiroa	Block IV and Sections 3, 8-15 & 17 of Block III, and Section 3 of Block V, Town of Huiroa		5.879	Recreation Reserve (Huiroa Domain)
D22	Protected Area	12021/177.00	Toko	Sections 49 & 51 of Block III, Ngaere SD	1979/19	2.970	Recreation Reserve (Toko Domain)
D23	Protected Area	12021/043.00	Douglas	Lot 1 DP7090 Blk XIII Ngatimaru, Lot 2 DP7090 Blk XVI Huiroa SD		3.3296	Recreation Reserve (Douglas Domain)
D24	Residential	11980/089.00	Midhirst	Section 14, Block VI , DP 20, Midhirst West Township		0.0708	Hall

**REQUIRING AUTHORITY: STRATFORD DISTRICT COUNCIL continued**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D25	Protected Area	Part 11991/010.00	Mt Damper Road	Lot 1, Sub 1 of Section II, Block II, Pouata SD		1.24	Local Purpose Reserve (Roadman's Cottage Site)
D26	Protected Area	12021/058.00	Huiroa	Sections 4, 6 & 16 of Block III, Town of Huiroa		0.642	Local Purpose Reserve (Roadman's Cottage Site)
D27	Protected Area	11991/054.00	Tahora	Section 64 of Tahora Suburban	1923/2260	1.23	Local Purpose Reserve (Tahora Cemetery)
D28	Protected Area	11991/378.00 11991/361.00	Whangamomona	Sections 10 & 24 of Block I, Mahoe SD		4.069	Local Purpose Reserve (Whangamomona Cemetery)
D29	Protected Area	11991/286.00	Kohuratahi	Sub 1 of Section 68, SO 1900 of Block XIV, Pouatu SD	1903/719	0.202	Local Purpose Reserve (Kohuratahi Hall)
D30	Protected Area	11991/282.00	Kohuratahi	Section 86, SO 3230 of Block XIV, Pouatu SD	1909/1895	1.910	Local Purpose Reserve (Public Pound)
D31	Protected Area	12090/399.00		Lot 3 DP1805		0.48	Pioneer Memorial Cemetery
D32	Rural	12051/004.00		Sec 113 Blk II Ngaere SD		4.86	Stratford Cemetery
D33	Part Protected Area Part Rural	11980/124.00	Midhirst	Pt DP359 Pt Sec 3 Blk XIII Huiroa		0.81	Midhirst Cemetery
D34	Rural	12001/010.00	Waipuku	Sec 46, 48, 50, 52, 53 Waipuku Village Blk IX Huiroa SD		1.21	Waipuku Cemetery

**REQUIRING AUTHORITY: STRATFORD DISTRICT COUNCIL continued**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D35	Rural		Victoria Road	Part Sections 4 and Section 5 of Block II, Ngaere SD		3.925	Refuse Tip
D36	Rural		Esk Road	Lot 1 of DP 2605 and Lot 1 of DP 3176, Block II, Ngaere SD		129.72	Aerodrome
D37	Rural		Victoria Road	Pt Lot 10 DP1942 Lot 1 DP12300		5.491	Proposed Refuse Tip
D38	Rural		Victoria Road	Lot 1 DP9529 Pt Lot 9 DP1942		2.0968	Proposed Oxidation Ponds
D39	Adjoining zoning		Existing legal roads and road reserve	Existing legal roads and road reserve			District Council Rooding
D40	Rural		Victoria Road	Section 7 and 8 of Blk II Ngaere SD		9.686	Oxidation Ponds
D41	Rural	12031/167.00	Cardiff	Lot 1 DP7023 Blk I Ngaere SD			Water Treatment Plant
D42	Rural	12001/231.01 12001/231.02	Midhirst	Lot 7 DP14836 Blk XIII Huiroa SD Lot 6 DP14836 Blk XIII Huiroa SD			Midhirst Water Supply Reservoir
D43	Rural	12021/138.01 12021/163.00	Toko	Lot 1 DP14980 Blk III Ngaere SD Lots 1 & 2 DP15670 Blk III Ngaere SD			Toko Water Supply



**REQUIRING AUTHORITY: STRATFORD DISTRICT COUNCIL continued**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D44	Business		Miranda Street	Lots 2, 4, 7, 8 DP9850			Service Lane
D45	Business		Miranda Street	Lots 1-4 DP10867 Lot 3 DP16646 Lot 12 DP8495 Lot 11 DP8595 All situated in Town of Stratford Blk I Ngaere SD			Service Lane
D46	Business		Between Regan & Fenton Streets	Section 1058 Town of Stratford	1967/216	0.2135	Service Lane
D47	Business		Between Regan & Seyton Streets	Section 1059 Town of Stratford	1967/216	0.1707	Service Lane
D48	Business		Between Miranda Street & Broadway	Lots 1-3 DP314031		0.1318	Prospero Place
D49	Business		Broadway	Section 1062 Blk I Ngaere SD		0.0343	Public Toilets

**REQUIRING AUTHORITY: STRATFORD DISTRICT COUNCIL continued**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D50	Business		Between Portia & Miranda Streets	DP5704		0.3642	Memorial Carpark
D51	Business		Miranda Street	Lo1s 1 & 4 DP 314031			Prospero Place Development, Carpark
D52	Business		Broadway South, opposite Celia Street intersection	Lot 1 DP14549		0.0090	Pedestrian Underpass

**REQUIRING AUTHORITY: SOUTH TARANAKI DISTRICT COUNCIL**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D53	Rural		Finnerty Road	Lot 1 of DP 11198, Block V, Ngaere SD		0.821	Water Treatment Plant
D54	Rural		Palmer Road	Lot 1 DP421857 & Lot 2 DP17622		0.84	Water Supply

**REQUIRING AUTHORITY: POWERCO LTD**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose Of Designation</b>
D55	Business	12001/223.00	Mountain Road	Lot 1 of DP 13259 of Block XIII Huiroa SD		0.058	Midhirst Substation
D56	Rural	12031/141.00	Opunake Road	Lot 1 of DP 8017 of Block I Ngaere SD		0.2405	Cardiff Substation
D57	Rural	12051/002.00	Ohura Road	Part Lot 1 of DP4722 of Block II Ngaere SD		0.1899	East Road Substation
D58	Rural	12021/173.01	Ohura Road, Toko	Lot 1 of DP 9210 of Block III Ngaere SD		0.1899	Toko Substation
D59	Rural	12021/111.02	Ohura Road, Douglas	Lot 1 DP 19726		0.4336	Douglas Substation
D60	Rural		Ohura Road, Whangamomona	Part of Legal Road		0.010	Whangamomona Substation
D61	Rural/Residential	12090/867.00	Victoria Road	Lot 1 of DP 7905 of Block II Ngaere SD		0.1184	Substation
D62	Rural	12041/198.00	Brewer Road; Strathmore	Lot 1 of DP 13289 of Block XIV Ngatimaru SD		0.0724	Strathmore Substation
D63	Residential	12090/345.01	Cloton Road	Lot 1 DP19036 Blk I Ngaere SD		0.038	Cloton Road Substation
D72	Rural	12051/210.00	Bird Road	Sec 10 Blk III Ngaere SD		0.045	Waihapa Zone Substation

**REQUIRING AUTHORITY: ONTRACK (NEW ZEALAND RAILWAYS CORPORATION)**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (Ha.)</b>	<b>Purpose Of Designation</b>
D64	Various		Through out District	As per Maps supplied by New Zealand Rail (SDC File Ref. 18095)			New-Plymouth Marton Railway and the Stratford-Taumarunui Railway, and associated Stations and Loading and Storage Yard facilities

**REQUIRING AUTHORITY: TELECOM NEW ZEALAND LTD & TELECOM MOBIL LTD**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (Ha.)</b>	<b>Purpose Of Designation</b>
D65	Residential		Mountain Road, Midhirst	Sec 7 of Block X on DP 20 Midhirst Blk XIII Huiroa	1974/609	0.0683	Telecommunication and radiocommunication and ancillary purposes
D66	Rural		Ohura Road Douglas	Lots 12 & 13 on DP 2359 being Part Huiakama 8 Block of Block III Ngatimaru SD	1953/191	0.1012	Telecommunication and radiocommunication and ancillary purposes

**REQUIRING AUTHORITY: TELECOM NEW ZEALAND LTD & TELECOM MOBIL LTD continued**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (Ha.)</b>	<b>Purpose Of Designation</b>
D67	Rural		Brewer Road, Strathmore	Section 43 of Block XIV Ngatimaru SD		0.0707	Telecommunication and radiocommunication and ancillary purposes
D68	Rural		Ohura Road, Toko	Part Lot 31 on DP 1967 being Part Section 35 of Block III Ngaere SD	1972/220	0.025	Telecommunication and radiocommunication and ancillary purposes

**REQUIRING AUTHORITY: TRANSPower NZ LTD**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (Ha.)</b>	<b>Purpose Of Designation</b>
D69	Rural	12051/013.00	State Highway 43	Lot 1 DP 18343 Blk II Ngaere SD		7.0687	Electricity Substation

**REQUIRING AUTHORITY: NEW ZEALAND TRANSPORT AGENCY**

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Valuation No.</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (Ha.)</b>	<b>Purpose Of Designation</b>
D70			State Highway 3	As presently indicated in District Planning Maps			State Highway (Limited Access Roads)
D71			State Highway 43	As presently indicated in District Planning Maps			State Highway

## APPENDIX 2: STATUTORY ACKNOWLEDGEMENTS

### 2.1 Ngati Ruanui Claims Settlement Act 2003

#### Subpart 5 - Statutory Acknowledgements

##### *Statutory Acknowledgements*

#### **88 Statutory acknowledgements by the Crown**

The Crown acknowledges the statements made by Ngati Ruanui of the particular cultural, spiritual, historical, and traditional association of Ngati Ruanui with the statutory areas listed in Part 1 of Schedule 4, the texts of which are set out in Schedules 5 to 9.

#### **89 Purposes of statutory acknowledgements**

(1) The only purposes of the statutory acknowledgements are -

- (a) to require consent authorities, the New Zealand Historic Places Trust, or the Environment Court to have regard to the statutory acknowledgements in relation to the statutory areas, as provided for in sections 90 to 92:
- (b) to require consent authorities to forward summaries of resource consent applications to the governance entity, as provided for in section 94:
- (c) to enable the governance entity and a member of Ngati Ruanui to cite the statutory acknowledgements as evidence of the association of Ngati Ruanui with the statutory areas, as provided for in section 95:
- (d) to enable the Minister of the Crown responsible for the management of the statutory areas, or the Commissioner of Crown Lands, to enter into deeds of recognition, as provided for in section 96.

(2) This section does not limit the operation of sections 103 to 106.

#### **90 Consent authorities must have regard to statutory acknowledgments**

From the effective date, and without limiting its obligations under Part 2 of the Resource Management Act 1991, a consent authority must have regard to the statutory acknowledgement relating to a statutory area in forming an opinion in accordance with sections 93 to 94C of that Act as to whether the governance entity is a person who may be adversely affected by the granting of a resource consent for activities within, adjacent to, or impacting directly on, the statutory area.

**91 Environment Court must have regard to statutory acknowledgements**

- (1) From the effective date, the Environment Court must have regard to a statutory acknowledgement relating to a statutory area in determining, under section 274 of the Resource Management Act 1991, whether the governance entity is a person having an interest in the proceedings greater than the public generally in respect of an application for a resource consent for activities within, adjacent to, or impacting directly on the statutory area.
- (2) Subsection (1) does not limit the obligations of the Environment Court under Part 2 of the Resource Management Act 1991.

**92 New Zealand Historic Places Trust and Environment Court must have regard to statutory acknowledgements**

From the effective date, the New Zealand Historic Places Trust and the Environment Court must have regard to the statutory acknowledgement relating to a statutory area in forming an opinion under section 14(6)(a) or section 20(1) of the Historic Places Act 1993, as the case may be, as to whether the governance entity is a person directly affected in relation to an archaeological site within the statutory area.

**93 Recording of statutory acknowledgements on statutory plans**

- (1) Local authorities with jurisdiction in an area that includes a statutory area must attach information recording the statutory acknowledgement to all statutory plans that wholly or partly cover the statutory area.
- (2) The attachment of information under subsection (1) to a statutory plan -
  - (a) may be by reference to this subpart or by setting out the statutory acknowledgement in full; and
  - (b) is for the purpose of public information only, and the information is not -
    - (i) part of the statutory plan (unless adopted by the relevant regional council or district council); or
    - (ii) subject to the provisions of Schedule 1 of the Resource Management Act 1991.
- (3) In this section, statutory plans means regional policy statements, regional coastal plans, district plans, regional plans, and proposed plans as defined in section 2(1) of the Resource Management Act 1991; and includes proposed policy statements referred to in Schedule 1 of the Resource Management Act 1991.



**94 Distribution of resource consent applications to governance entity**

- (1) A relevant consent authority must, for a period of 20 years from the effective date, forward to the governance entity a summary of resource consent applications for activities within, adjacent to, or impacting directly on a statutory area.
- (2) The information provided under subsection (1) must be -
  - (a) the same as would be given under section 93 of the Resource Management Act 1991 to persons likely to be adversely affected, or as may be agreed between the governance entity and the relevant consent authority; and
  - (b) provided as soon as reasonably practicable after the application is received and before a determination is made under sections 93 to 94C of the Resource Management Act 1991.
- (3) The governance entity may, by notice in writing to a relevant consent authority, -
  - (a) waive its rights to be notified under this section; and
  - (b) state the scope of any waiver that is given.
- (4) This section does not affect the discretion of a relevant consent authority as to whether -
  - (a) to notify an application under sections 93 to 94C of the Resource Management Act 1991; or
  - (b) the governance entity is a person who is likely to be adversely affected under those sections.
- (5) In this section, relevant consent authority means a consent authority of the region or district that contains, or is adjacent to, a statutory area.

**95 Use of statutory acknowledgement**

- (1) The governance entity and a member of Ngati Ruanui may, as evidence of the association of Ngati Ruanui with a statutory area, cite the relevant statutory acknowledgement in submissions to, and in proceedings before, a consent authority, the Environment Court, or the New Zealand Historic Places Trust concerning activities within, adjacent to, or impacting directly on the statutory area.
- (2) The content of the statement of association, as recorded in the statutory acknowledgement, is not, by virtue of the statutory acknowledgement, binding as deemed fact on -

- (a) consent authorities:
  - (b) the Environment Court:
  - (c) the New Zealand Historic Places Trust:
  - (d) parties to proceedings before those bodies:
  - (e) any other person able to participate in those proceedings.
- (3) Despite subsection (2), the statutory acknowledgement may be taken into account by the bodies and persons specified in that subsection.
- (4) Neither the governance entity nor a member of Ngati Ruanui is precluded from stating that Ngati Ruanui have an association with a statutory area that is not described in the statutory acknowledgement.
- (5) The content and existence of the statutory acknowledgement do not limit a statement made under subsection (4).

### ***Deeds of Recognition***

#### **96 Authorisation to enter into and amend deeds of recognition**

- (1) The Minister of Conservation or the Commissioner of Crown Lands may -
- (a) enter into a deed of recognition with the governance entity -
    - (i) in respect of the land within a statutory area referred to in Part 2 of Schedule 4; and
    - (ii) in the form set out for each statutory area in Part 11 of the Cultural Redress Schedule; and
  - (b) subject to subsection (2), amend a deed of recognition.
- (2) A deed of recognition may be amended only by written agreement between -
- (a) the Minister of Conservation or the Commissioner of Crown Lands; and
  - (b) the governance entity.

#### **97 Purpose of deed of recognition**

- (1) The only purpose of a deed of recognition is to require that the governance entity be consulted and regard be had to its views, as provided in section 98.
- (2) Subsection (1) does not limit or affect sections 105 and 106.

**98 Form and terms of deeds of recognition**

A deed of recognition entered into under section 96 must provide, in relation to the matters it specifies concerning the management or administration by the Minister of Conservation or the Commissioner of Crown Lands of the statutory area (or that part of it to which the deed of recognition applies), that -

- (a) the governance entity must be consulted; and
- (b) regard must be had to the views of the governance entity relating to the association described in the statutory acknowledgement to which the deed of recognition relates.

**99 Termination of deeds of recognition**

A deed of recognition terminates in respect of a statutory area if -

- (a) the governance entity and the Minister of Conservation or the Commissioner of Crown Lands agree in writing that a deed of recognition is no longer appropriate for the area concerned; or
- (b) the area concerned is alienated by the Crown; or
- (c) there is a change in the Minister or the department of State responsible for the management of the area concerned.

**100 Crown management**

The entry into a deed of recognition does not, in relation to a statutory area to which the deed of recognition applies, -

- (a) require the Crown to increase or resume management or administrative functions; or
- (b) preclude the Crown from undertaking only limited management or administrative functions.

***Application of Statutory Acknowledgements and Deeds of Recognition to Rivers***

**101 Statutory acknowledgements in relation to rivers**

If a statutory acknowledgement relates to a river, the river does not include -

- (a) a part of the bed of the river that is not owned or controlled by the Crown;
- (b) land that the waters of the river do not cover at its fullest flow without overlapping its banks;
- (c) an artificial watercourse;
- (d) a tributary flowing into the river.

**102 Deeds of recognition in relation to rivers**

If a deed of recognition is entered into in relation to a river, that deed of recognition relates only to the bed of the river, but does not include -

- (a) a part of the bed of the river that is not owned or controlled by the Crown:
- (b) land that the waters of the river do not cover at its fullest flow without overlapping its banks:
- (c) the bed of an artificial watercourse:
- (d) the bed of a tributary flowing into the river.

**General Provisions**

**103 No limitation on other statutory acknowledgements or deeds of recognition**

Neither the provision of a statutory acknowledgement nor the entry into a deed of recognition precludes the Crown from providing a statutory acknowledgement to, or entering into a deed of recognition with, a person other than Ngati Ruanui.

**104 Exercise of powers, functions, and duties not affected**

- (1) Except as expressly provided in sections 89 to 92, 95, 97, and 98, -
  - (a) neither a statutory acknowledgement nor a deed of recognition affects, or may be taken into account by, a person exercising a power or performing a function or duty under a statute, regulation, or bylaw:
  - (b) No person, in considering a matter or making a decision or recommendation under a statute, regulation, or bylaw, may give greater or lesser weight to the association of Ngati Ruanui with a statutory area (as described in the relevant statutory acknowledgement) than that person would give under the relevant statute, regulation, or bylaw if no statutory acknowledgement or deed of recognition existed in respect of the statutory area.
- (2) Subsection (1)(b) does not limit subsection (1)(a).

**105 Rights not affected**

Except as expressly provided in this subpart, neither a statutory acknowledgement nor a deed of recognition affects the lawful rights or interests of a person who is not a party to the deed of settlement.

**106 Limitation of rights**

Except as expressly provided in this subpart, neither a statutory acknowledgement nor a deed of recognition has the effect of granting, creating, or providing evidence of an estate or interest in, or rights relating to, a statutory area.

***Amendment to Resource Management Act 1991***

**107 Amendment to Resource Management Act 1991**

Schedule 11 of the Resource Management Act 1991 is amended by inserting, in its correct alphabetical order, the following item: “Ngati Ruanui Claims Settlement Act 2003.”

<b>Schedule 1 - Cultural Redress Properties</b>
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Whakaahurangi **Taranaki Land District,**

Marae Site **Stratford District**

9337 square metres, more or less,  
being Section 1 SO 13312, Sections  
146 and 149 Block II Ngaere Survey  
District, and Lots 1 and 2 LT 307658.  
Part Computer Freehold Register TN  
94/239

Subject to the rights to construct and maintain a tunnel and use that tunnel as a water race for the free passage and running of water. Created by Transfer 9284.

Subject to an unregistered lease to Whakaahurangi Marae (Incorporated) over Section 146 expiring on 31 March 2005.

Subject to an unregistered lease to Whakaahurangi Marae (Incorporated) over Section 149 expiring on 31 March 2005.

<b>Schedule 9 - Statutory Acknowledgement for Patea River</b>
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**Statutory Area**

The area to which this statutory acknowledgement applies is the area known as the Patea River (excluding Lake Rotorangi), as shown on SO 14742.

## **Preamble**

Under section 88, the Crown acknowledges the statement by Ngati Ruanui of the cultural, spiritual, historical, and traditional association of Ngati Ruanui with the Patea River as set out below.

## **Cultural, Spiritual, Historical, and Traditional Association of Ngati Ruanui with the Patea River**

The full name of this river is Patea nui a Turi. It was named by Turi on his arrival overland after leaving the Aotea Waka at Kawhia. The name Patea was given by Turi Ariki when, upon seeing nga kaitiaki (the guardians) left by Kupe as guides for him and his family, he exclaimed “Ka Patea tatou” - *we have arrived at Patea*.

Since that arrival, the river has played an important part in the lifestyles of the Aotea people. The riverbanks have provided the soil for the gardens of Rongorongo Tapairu called Hekeheke I papa, the karaka grove called Papawhero, and the spring of life of Turi and Rongorongo called Parara-ki-te-Uru.

The source of the Patea River is on the mountain Rua Taranaki and is called Whakapou Karakia.

Whakapou Karakia can be found upon the mountain Rua Taranaki within the rohe of Ngati Ruanui.

Upon the arrival of the Aotea people to South Taranaki from Kawhia, Turi Ariki at Te Pou a Turi laid claim to the surrounding territory and the river, which until then has been known as “Te Awa o Taikehu”, as belonging to him and his descendants. Upon completing the respective rituals to protect the newly gained lands from unwanted entities, he then proceeded to spiritually purify the rest of the area.

The newly claimed river, because of its spiritual and life-giving resources, was then traversed and spiritual Kaitiaki sown in every location that was to become significant to the people of the Aotea Waka along the total length of the river. These purifying rituals continued to the source of the river on the mountain. It was at this locality upon the mountain that the final Karakia of protection was performed to unite all the Kaitiaki as one in the protection of the waters and resources pertaining to the river, hence -

whaka: *to do*  
pou: *pillar of strength*  
karakia: *invocation*

### **Purposes of Statutory Acknowledgement**

Under section 89, and without limiting the rest of this schedule, the only purposes of this statutory acknowledgement are -

- (a) to require consent authorities, the New Zealand Historic Places Trust, or the Environment Court, to have regard to this statutory acknowledgement in relation to the Patea River, as provided for in sections 90 to 92; and
- (b) to require consent authorities to forward summaries of resource consent applications to the governance entity, as provided for in section 94; and
- (c) to enable the governance entity and any member of Ngati Ruanui to cite this statutory acknowledgement as evidence of the association of Ngati Ruanui with the Patea River, as provided for in section 95; and
- (d) to provide a statement by Ngati Ruanui of the association of Ngati Ruanui with the Patea River for inclusion in a deed of recognition.

### **Limitations on Effect of Statutory Acknowledgement**

- (1) Except as expressly provided in sections 89 to 92 and 95, -
  - (a) this statutory acknowledgement does not affect, and is not to be taken into account by, any person exercising a power or performing a function or duty under any statute, regulation, or bylaw; and
  - (b) No person, in considering a matter or making a decision or recommendation under any statute, regulation, or bylaw, may give greater or lesser weight to the association of Ngati Ruanui with the Patea River described in this statutory acknowledgement than that person would give under the relevant statute, regulation, or bylaw if this statutory acknowledgement did not exist in respect of the Patea River.
- (2) Except as expressly provided in subpart 5 of Part 5, this statutory acknowledgement does not affect the lawful rights or interests of a person who is not a party to the deed of settlement.
- (3) Except as expressly provided in subpart 5 of Part 5, this statutory acknowledgement does not have the effect of granting, creating, or providing evidence of an estate or interest in, or any rights relating to, the Patea River.
- (4) Clause (1)(b) does not limit clause (1)(a).

### **No Limitation on the Crown**

This statutory acknowledgement does not preclude the Crown from providing a statutory acknowledgement to a person other than Ngati Ruanui in respect of the Patea River.

## 2.2 Ngāti Tama Claims Settlement Act 2003

### Subpart 4 - Statutory Acknowledgements and Deeds of Recognition

#### *Statutory Acknowledgements*

#### **53 Statutory acknowledgements by the Crown**

The Crown acknowledges the statements made by Ngati Tama of the particular cultural, spiritual, historic, and traditional association of Ngati Tama with the statutory areas listed in Parts 1 and 2 of Schedule 2, the texts of which are set out in Schedules 3 to 14.

#### **54 Purposes of statutory acknowledgements**

- (1) The only purposes of the statutory acknowledgements are -
  - (a) to require consent authorities, the Environment Court, and the Historic Places Trust to have regard to the statutory acknowledgements, as provided for in sections 55 to 57; and
  - (b) to require relevant consent authorities to forward summaries of resource consent applications to the governance entity, as provided for in section 59; and
  - (c) to enable the governance entity and a member of Ngati Tama to cite the statutory acknowledgements as evidence of the association of Ngati Tama with the relevant statutory areas, as provided for in section 60; and
  - (d) to provide a statement by Ngati Tama, for inclusion in a deed of recognition, of the association of Ngati Tama with a statutory area.
- (2) This section does not limit the operation of sections 67 to 70.
- (3) In this subpart, **relevant consent authority** means a consent authority of the region or district that contains, or is adjacent to, a statutory area.



**55 Consent authorities to have regard to statutory acknowledgements**

- (1) From the effective date, a consent authority must have regard to a statutory acknowledgement relating to a statutory area in forming an opinion in accordance with sections 93 to 94C of the Resource Management Act 1991 as to whether the governance entity is a person who may be adversely affected by the granting of a resource consent for activities within, adjacent to, or impacting directly on, the statutory area.
- (2) Subsection (1) does not limit the obligations of a consent authority under Part 2 of the Resource Management Act 1991.

**56 Environment Court to have regard to statutory acknowledgements**

- (1) From the effective date, the Environment Court must have regard to a statutory acknowledgement in determining under section 274 of the Resource Management Act 1991 whether the governance entity is a person having an interest in the proceedings greater than the public generally in respect of an application for a resource consent for activities within, adjacent to, or impacting directly on the statutory area.
- (2) Subsection (1) does not limit the obligations of the Environment Court under Part 2 of the Resource Management Act 1991.

**57 Historic Places Trust and Environment Court to have regard to statutory acknowledgements**

From the effective date, the Historic Places Trust and the Environment Court must have regard to a statutory acknowledgement in forming an opinion under section 14(6)(a) or section 20(1) of the Historic Places Act 1993, as the case may be, as to whether the governance entity is a person directly affected in relation to an archaeological site within the statutory area.

**58 Recording statutory acknowledgements on statutory plans**

- (1) From the effective date, local authorities with jurisdiction in an area which includes a statutory area must attach information recording a statutory acknowledgement to all statutory plans that wholly or partly cover the statutory area.
- (2) The attachment of information under subsection (1) to a statutory plan -
  - (a) may be by reference to this subpart or by setting out the statutory acknowledgement in full; and
  - (b) is for the purpose of public information only, and the information is not -
    - (i) part of the statutory plan (unless adopted by the relevant local authority); or
    - (ii) subject to the provisions of Schedule 1 of the Resource Management Act 1991.

(3) In this section, **statutory plan** -

- (a) means a regional policy statement, regional coastal plan, district plan, regional plan, or proposed plan as defined in section 2(1) of the Resource Management Act 1991; and
- (b) includes a proposed policy statement provided for in Schedule 1 of the Resource Management Act 1991.

**59 Distribution of resource consent applications to governance entity**

- (1) A relevant consent authority must, for a period of 20 years from the effective date, forward to the governance entity a summary of resource consent applications received by that consent authority for activities within, adjacent to, or impacting directly on a statutory area.
- (2) The information provided under subsection (1) must be -
  - (a) the same as would be given under section 93 of the Resource Management Act 1991 to persons likely to be adversely affected, or as may be agreed between the governance entity and the relevant consent authority; and
  - (b) provided as soon as reasonably practicable after the application is received, and before a determination is made in accordance with sections 93 to 94C of the Resource Management Act 1991.
- (3) The governance entity may, by notice in writing to a relevant consent authority, -
  - (a) waive its rights to be notified under this section; and
  - (b) state the scope of that waiver.
- (4) This section does not affect the obligation of a consent authority to -
  - (a) notify an application in accordance with sections 93 and 94C of the Resource Management Act 1991;
  - (b) form an opinion as to whether the governance entity is a person that is likely to be adversely affected under those sections.

**60 Use of statutory acknowledgement**

- (1) The governance entity and a member of Ngati Tama may, as evidence of the association of Ngati Tama with a statutory area, cite the relevant statutory acknowledgement in submissions to, and in proceedings before, a consent authority, the Environment Court, or the Historic Places Trust concerning activities within, adjacent to, or impacting directly on the statutory area.

- (2) The content of the statement of association, as recorded in the statutory acknowledgement, is not, by virtue of the statutory acknowledgement, binding as deemed fact on -
  - (a) consent authorities:
  - (b) the Environment Court:
  - (c) the Historic Places Trust:
  - (d) parties to proceedings before those bodies:
  - (e) any other person able to participate in those proceedings.
- (3) Despite subsection (2), the statutory acknowledgement may be taken into account by the bodies and persons specified in that subsection.
- (4) Neither the governance entity nor a member of Ngati Tama is precluded from stating that Ngati Tama have an association with a statutory area that is not described in the statutory acknowledgement.
- (5) The content and existence of the statutory acknowledgement do not limit a statement made under subsection (4).

### ***Deeds of recognition***

#### **61 Authorisation to enter into and amend deeds of recognition**

A Minister of the Crown with statutory responsibility for land within a statutory area, or the Commissioner of Crown Lands, may -

- (a) enter into deeds of recognition with the governance entity -
  - (i) in respect of the land within the statutory areas referred to in Part 1 of Schedule 2; and
  - (ii) in the form set out for each statutory area (or part of an area) in Part 6 of the Cultural Redress Schedule:
- (b) amend a deed of recognition by entering into a deed with the governance entity to amend that deed of recognition.

#### **62 Purpose of deed of recognition**

- (1) The only purpose of a deed of recognition is to require that the governance entity be consulted, and regard be had to its views, as provided for in the deed of settlement and in each deed of recognition.
- (2) Subsection (1) does not limit or affect sections 67 to 70.

**63 Termination of deed of recognition**

A deed of recognition terminates in respect of a statutory area or part of it if -

- (a) the governance entity and the Minister of Conservation or the Commissioner of Crown Lands agree in writing that a deed of recognition is no longer appropriate for the area concerned; or
- (b) the area concerned is disposed of by the Crown; or
- (c) there is a change in the Minister or the department of State responsible for the management of the area concerned.

**64 Crown management**

The entry into a deed of recognition does not, in relation to a statutory area to which the deed of recognition applies, -

- (a) require the Crown to increase or resume management or administrative functions; or
- (b) preclude the Crown from undertaking only limited management or administrative functions.

***Application of Statutory Acknowledgements and Deeds of Recognition In Relation to Rivers***

**65 Statutory acknowledgements in relation to rivers**

If a statutory acknowledgement relates to a river, the statutory acknowledgement does not include -

- (a) a part of the bed of the river that is not owned by the Crown; or
- (b) land that the waters of the river do not cover at its fullest flow without overlapping its banks; or
- (c) an artificial watercourse; or
- (d) a tributary flowing into the river.

**66 Deeds of recognition for rivers**

If a deed of recognition relates to a river, that deed of recognition relates only to the bed of the river, which does not include -

- (a) a part of the bed that is not owned and managed by the Crown; or
- (b) land that the waters of the river do not cover at its fullest flow without overlapping its banks; or
- (c) the bed of an artificial waterwork; or

- (d) the bed of a tributary flowing into the river.

### ***General provisions***

#### **67 Crown not precluded from granting other statutory acknowledgement or deed of recognition**

Neither the provision of a statutory acknowledgement nor the entry into a deed of recognition precludes the Crown from providing a statutory acknowledgement to, or entering into a deed of recognition with, persons other than Ngati Tama or the governance entity with respect to the same area.

#### **68 Exercise of powers, duties, and functions not affected**

- (1) Except as expressly provided in this subpart, -
- (a) neither a statutory acknowledgement nor a deed of recognition affects, or may be taken into account by, a person exercising a power or performing a function or duty under a statute, regulation, or bylaw:
  - (b) no person, in considering a matter or making a decision or recommendation under a statute, regulation, or bylaw may give greater or lesser weight to the association of Ngati Tama with a statutory area (as described in the relevant statutory acknowledgement) than that person would give under the relevant statute, regulation, or bylaw if no statutory acknowledgement or deed of recognition existed in respect of the statutory area.

- (2) Subsection (1)(b) does not affect the operation of subsection (1)(a).

#### **69 Rights not affected**

Except as expressly provided in this subpart, neither a statutory acknowledgement nor a deed of recognition affects the lawful rights or interests of a person who is not a party to the deed of settlement.

#### **70 Limitation of rights**

Except as expressly provided in this subpart, neither a statutory acknowledgement nor a deed of recognition has the effect of granting, creating, or providing evidence of an estate or interest in, or rights relating to, a statutory area.

## ***Amendment to Resource Management Act 1991***

### **71 Amendment to Resource Management Act 1991**

Schedule 11 of the Resource Management Act 1991 is amended by adding the following item: “Ngati Tama Claims Settlement Act 2003”.

<b>Schedule 5 - Statutory Acknowledgement for Moki Conservation Area</b>
--

#### **Statutory area**

The area to which this statutory acknowledgement applies is the area referred to in the deed of settlement as the Moki conservation area, the general location of which is indicated on SO 14707.

#### **Preamble**

Under section 53, the Crown acknowledges the statement by Ngati Tama of the cultural, spiritual, historical, and traditional association of Ngati Tama with the Moki conservation area, as set out below.

#### **Cultural, spiritual, historical, and traditional association of Ngati Tama with Moki conservation area**

This area is important to Ngati Tama for the inland walking track that Ngati Tama used to travel overland to Wanganui and an alternative route from the coast to neighbouring iwi. This area also contains a pa site, the Tihi Manuka Pa, of importance to Ngati Tama.

#### **Purposes of statutory acknowledgement**

Under section 54, and without limiting the rest of this schedule, the only purposes of this statutory acknowledgement are -

- (a) to require consent authorities, the Environment Court, and the Historic Places Trust, as the case may be, to have regard to this statutory acknowledgement in relation to the Moki conservation area, as provided for in sections 55 to 57; and
- (b) to require consent authorities to forward summaries of resource consent applications to the governance entity, as provided for in section 59; and
- (c) to enable the governance entity and members of Ngati Tama to cite this statutory acknowledgement as evidence of the association of Ngati Tama with the Moki conservation area, as provided for in section 60; and

- (d) to provide a statement by Ngati Tama of the association of Ngati Tama with the Moki conservation area for inclusion in a deed of recognition.

**Limitations on effect of statutory acknowledgement**

- (1) Except as expressly provided in subpart 4 of Part 5, -
- (a) this statutory acknowledgement does not -
    - (i) affect, and must not be taken into account by, a person exercising a power or performing a function or duty under a statute, regulation, or bylaw:
    - (ii) affect the lawful rights or interests of a person who is not a party to the deed of settlement:
    - (iii) have the effect of granting, creating, or giving evidence of an estate or interest in, or rights relating to, the Moki conservation area; and
  - (b) no person, in considering a matter or making a decision or recommendation under a statute, regulation, or bylaw, may give greater or lesser weight to the association of Ngati Tama with the Moki conservation area described in this statutory acknowledgement than that person would give under the relevant statute, regulation, or bylaw, if this statutory acknowledgement did not exist in respect of the Moki conservation area.
- (2) Clause 1(b) does not limit clause 1(a).

**No limitation on the Crown**

This statutory acknowledgement does not preclude the Crown from providing a statutory acknowledgement to a person other than Ngati Tama or the governance entity in respect of the Moki conservation area.





## **APPENDIX 3: SCHEDULED AREAS**

### **3.1 Description of Scheduled Areas**

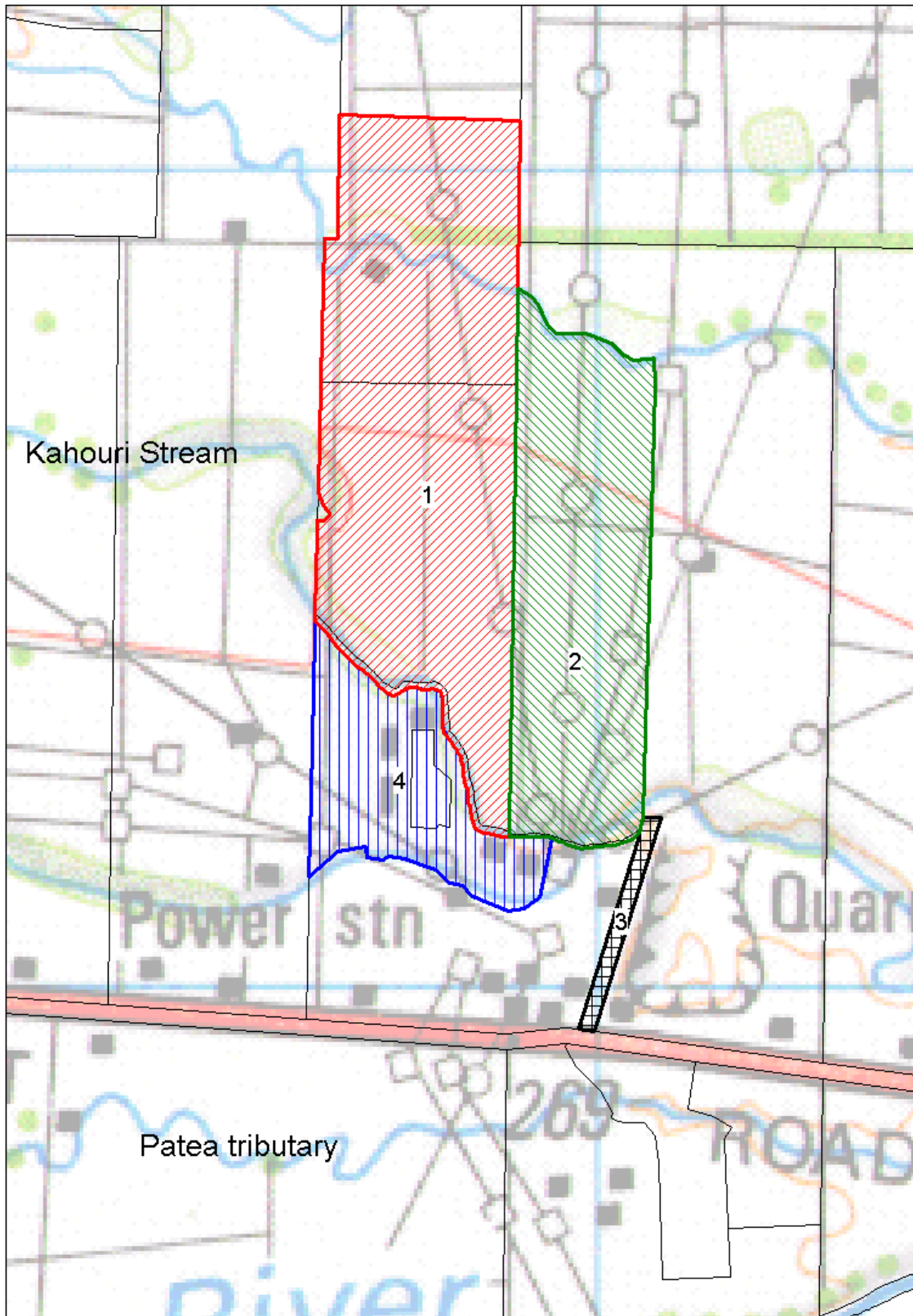
#### **3.1.1 Scheduled Area for Electricity Generation Purposes**

##### **Description**

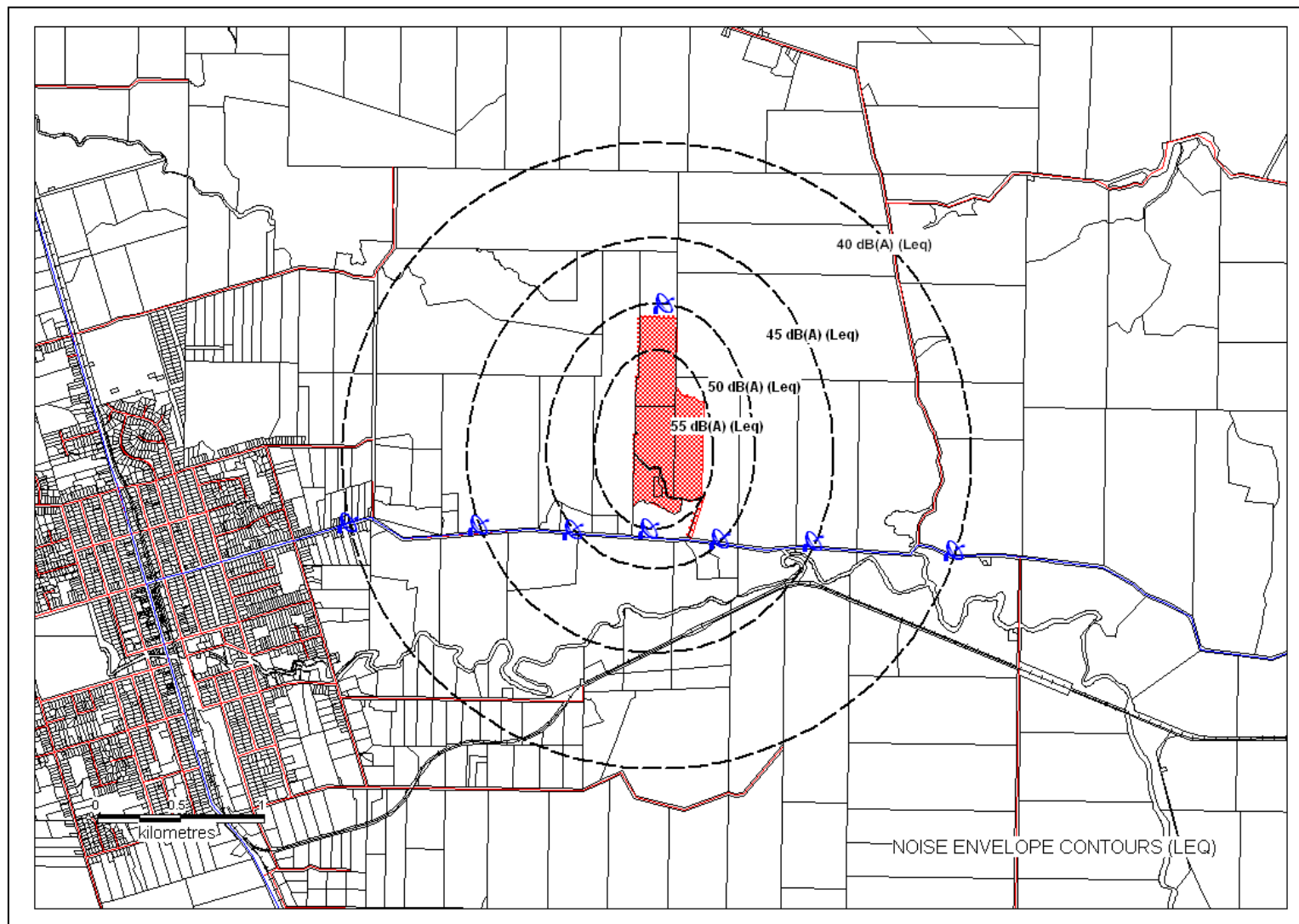
The Scheduled Area for Electricity Generation Purposes, as illustrated in Figure 1 of this Appendix, is defined as follows:

1. That part of Part Lot 2 DP 7012 (Pt. Gazette 1967 p.1885), which is south of a line drawn parallel to and 400m south of, the northern boundary of the lot; and
2. That part of Pt. Section 134 Block II Ngaere Survey District (Pt. CT 174/58) lying between the Kahouri Stream which forms the southern boundary and an unnamed tributary of the Piakau Stream, which forms the northern boundary, and with an eastern boundary formed by a line parallel to and 290m east of the western boundary of the lot; and
3. That part of Pt. Section 134 Block II Ngaere Survey District (Pt. CT 174/58) lying between State Highway 43 (East Road) which forms the southern boundary, and the Kahouri Stream which forms the northern boundary, and with an eastern boundary formed by a line parallel to and 20m east of the western boundary of the lot; and
4. That part of Part Section 108 Block II Ngaere Survey District (Pt. Gazette 1930 p.700) lying between the Kahouri Stream to the north and an unnamed tributary of the Kahouri Stream to the east and south;

or by replacement or subsequent titles covering the above defined areas of land.



**Figure 1: Scheduled Area for Electricity Generation Purposes**



**Figure 2: Noise Envelope Contours / Monitoring Locations - Scheduled Area for Electricity Generation Purposes**

## APPENDIX 4: HAZARDOUS FACILITIES SCREENING PROCEDURE

Zone	Activity Status	
	Permitted	Discretionary
Residential Zone	$\leq 0.05$	$> 0.05$
Rural Zone Rural/Residential Area (Residential Zone)	$\leq 0.25$	$> 0.25$
Business Zone	$\leq 0.5$	$> 0.5$

### Hazardous Facilities Screening Procedure (HFSP) Activity Matrix

#### 4.1 Introduction and Overview

- *The calculation of the Effects Ratio (R) shall be undertaken by a person or organisation experienced, qualified and presently operating in the field of hazardous substances and facilities, using the HFSP contained in Appendix 3.*
- *Where there is any disagreement as to the Effect Ratio (R) value, then the matter shall be referred to an independent expert agreed to by both parties for a determination.*
- *The HFSP process can be summarised in the following steps (see Figure 1 of this Appendix):*

#### 4.2 Using the HFSP: A Step-By-Step Guide

This section works through a step-by-step guide on how to use the *Hazardous Facility Screening Procedure*, following the steps shown in Figure 1 and using a series of worksheets. These illustrate the HFSP's individual steps and longhand calculations. A computer package is available which speeds up the calculations.

Note that the Attachments are not listed in order of their first reference in the text, but in order of frequency of use.

#### 4.2.1 **Step 1: Assemble site-specific information**

Site specific information is an essential component of the HFSP. Because it deals with effects, any sensitive land uses or environmental features on or near the site need to be noted. The *Site Information Sheet* is shown in **Attachment B** as **Worksheet 1**.

#### 4.2.2 **Step 2: Compile hazardous substances inventory**

To use the *Hazardous Facility Screening Procedure*, it is necessary to create a full inventory of hazardous substances held on a site, including substances that are only stored or used temporarily such as waste hazardous substances. The inventory should list:

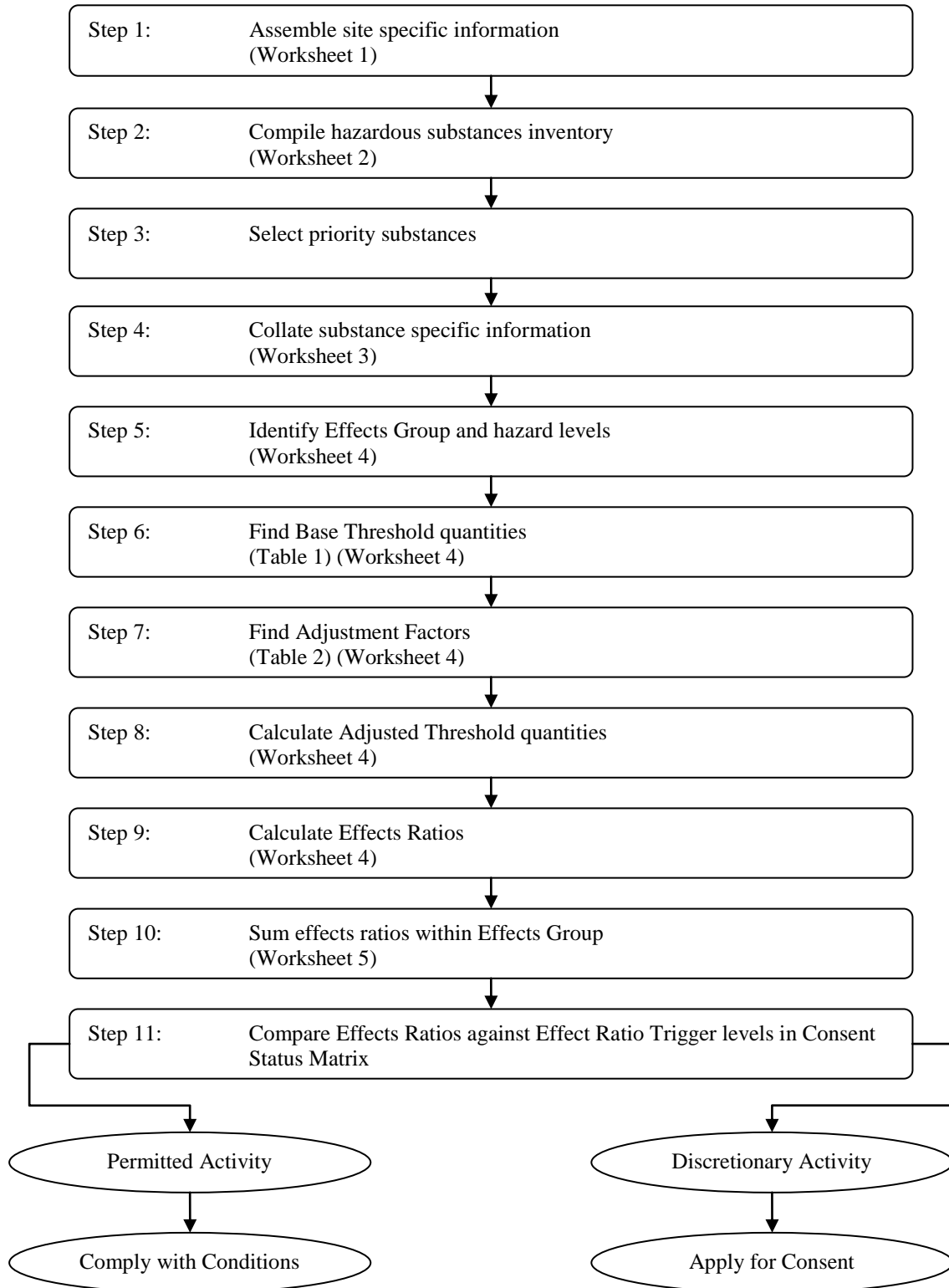
- the names (including proprietary names and suppliers where necessary);
- quantities;
- UN classifications of all the hazardous substances on the site; and
- whether the substance is used or stored.

The form to assist with this task is provided in **Attachment B** as **Worksheet 2**.

It is noted that the HFSP uses the standards units of tonnes (for solids, liquids and liquefied gases) and m<sup>3</sup> (for compressed gases). It is therefore sometimes necessary to convert substance quantities to these units. In the case of liquids, it is necessary to apply the specific gravity (or density) to convert litres to kilograms, or m<sup>3</sup> to tonnes. The specific gravity is the specific weight of a liquid in relation to that of water. Therefore, a liquid with a specific gravity of greater than 1.0 sinks, while a liquid with a specific gravity of less than 1.0 will float on water. For example, 1000 litres of petrol weigh approximately 800kg or 0.8 tonnes.

Conversions of quantities are also necessary where a substance is diluted, or mixed with another substance. In this instance, only the percentage of the pure substance in the dilution or mixture is accounted for. For example, if it is proposed to store 10 tonnes of a substance that has a concentration of 30%, the proposed quantity on **Worksheet 2** should be 3 tonnes.

**FIGURE 1: A STEP-BY-STEP GUIDE TO THE HAZARDOUS FACILITY SCREENING PROCEDURE**



An exception to this are corrosives (UN Class 8) and oxidising substances (UN Class 5), where the UN Class is sometimes directly applied to specific

commercially available concentrations. In these instances, conversions are only applied when these commercially supplied concentrations are further diluted for specific purposes. Pesticides are also substances which are commonly available as diluted commercial products. The UNRTDG (1993) lists a range of pesticides and their dilutions, and their related Packaging Groups in Class 6.1 in terms of a human poison rating.

If a substance is in a mixed form, proposed quantities for the percentage of pure substance in the mixture should be listed. In cases where synergistic effects result in a mixture that is more hazardous than its components, the mixture may need to be subjected to appropriate testing procedures to obtain the necessary information, unless relevant information is readily available.

It is also important to note that small packages are generally treated the same as bulk quantities. While small packages or containers reduce the risk of a major spill, they may still react like bulk quantities in some emergencies. For this reason, a conservative approach has been taken, especially as the HFSP generally does not apply to retail outlets.

In some cases, it may be difficult to decide whether a substance is in use or storage. Generally, the HFSP considers a substance in use when the full amount of the substance is used at any one time, for example as an acid bath. A substance that is taken from a container and used in small amounts while its bulk continues to be stored would be rated as being storage.

#### 4.2.3 **Step 3: Select “priority status” substances**

Often, numerous hazardous substances are held on a site, and it is time-consuming to prepare a full classification of all of them. It is neither practical nor necessary to submit every substance to the HFSP; therefore the following “common sense” guide-lines apply for sites where multiple hazardous substances are held, to assist in defining those which have “priority status”:

- if there are ten or fewer substances on site, the HFSP is carried out on all substances unless it is evident that one single substance is likely to exceed the relevant trigger levels in the Consent Status Matrix (in which case the proposal would require a consent application);
- if there are more than ten substances on site, the HFSP is carried out on those substances which:
  - are highly or extremely dangerous; and/or
  - are held in quantities exceeding 10% of the total stock of hazardous substances listed in the inventory (**Worksheet 2**).



#### 4.2.4 **Step 4: Collate substance specific information**

It is an essential component of the HFSP to assign a hazard level for each *Effects Group* to the hazardous substances held on the site. To do so, it is necessary to collect a range of information about the substances, including UN classifications.

The Hazardous Substance Worksheet in **Attachment B** as **Worksheet 3** has been designed to help with the task of recording the information required to classify substances into *Effects Groups* and hazard levels.

This information can be extracted from the UN Recommendations on the Transport of Dangerous Goods (UNRTDG) 8<sup>th</sup> edition, Material Safety Data Sheets, national and international databases, and text/reference books.

Where the necessary information to carry out this step is not readily available from public information sources, a precautionary approach should be taken, and the substance should be assigned at least a medium hazard level for the Fire/Explosion and Human Health *Effects Groups*, and a high hazard level for the Environmental *Effects Group*.

These hazard levels are deemed appropriate because:

- in general, assessment of hazardous substances focuses on health effects and explosive or flammable properties. If a substance rates highly in these categories, this information is usually readily available. Therefore, it is considered reasonable to assign a medium hazard level in the Fire/Explosion and Human Health *Effects Groups* for those substances where this information is not readily available;
- in contrast, information on environmental effects is often lacking. The precautionary approach therefore dictates that a high hazard level should be chosen where no information is available.

#### 4.2.5 **Step 5: Identify Effects Groups and Hazard Levels**

For the purposes of the HFSP, the effects of substances are categorised into three groups:

- Fire/Explosion Effects: concerned with damage to property, the built environment and safety of people;
- Human Health Effects: concerned with the well-being, health and safety of people;
- Environmental Effects: concerned with damage to ecosystems and natural resources.

Each Effects Group is divided into four hazard levels:

- extreme;
- high;
- medium;
- low.

The division into low, medium, high and extreme hazard levels in each of the *Effects Groups* (Fire/Explosion, Human Health and Environmental) is predominantly based on the UN (United Nations) classification system for hazardous substances as outlined in the UN Recommendations on the Transport of Dangerous Goods (UNRTDG), 8<sup>th</sup> edition, and the classification proposed by the Organisation for Economic Cooperation and Development (OECD) for health and environmental effects.<sup>1</sup>

It is important to note that the above classification systems are inadequate for assigning *Effects Group* hazard levels to certain hazardous substances, particularly toxic substances (Class 6.1), toxic gases (Class 2.3) and environmentally toxic substances (Ecotoxic Class).

The following points should be noted:

- for the purposes of the HFSP, the classification of these substances (Classes 6.1, 2.3, and Ecotoxic) has been refined to account for extremely hazardous substances;
- environmentally damaging substances have been placed into the “Ecotoxic” class. Foodstuffs such as milk are an example of an environmentally damaging substance;
- hazardous substances lists based on the UN Classification System often only list the primary hazard of a substance and sometimes one subsidiary hazard, although a substance may have different effects in each of the *Effects Groups*. For example, a single substance may present:
  - a medium explosion effect;
  - an extreme human health effect; and
  - a high environmental effect.

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<sup>1</sup> United Nations, 1993. Recommendations on the Transport of Dangerous Goods, Eighth Revised Edition. New York, United Nations.  
European Community, 1993. Official Journal of the European Community, No. L 110A/68.

Hence, the HFSP allows for the fact that many substances may fit into more than one *Effects Group*, which mirrors the approach taken in the Hazardous Substances and New Organisms legislation.

Hazardous substances (including raw materials, product and wastes) can be classified into *Effects Groups* and assigned a hazard level for each *Effects Group* with the help of **Attachment A**, which lists UN Classes, Packaging Groups and other relevant information.

It should be noted that the HFSP also accounts for combustible liquids such as cooking oils that are not usually assigned a UN Class rating.

The classification of substances or assignment of hazard levels is, in the first instance, carried out according to their UN classification. For example, a UN Class 8, Packaging Group II substance is always assigned a medium Human Health *Effects Group* hazard level and a high Environmental *Effects Group* hazard level. Only when the UN classification does not account for an *Effects Group*, or the substance does not have a UN rating, should other information be used to classify the substance.

The *Effects Groups* and corresponding hazard levels are then recorded in the column marked "Step 4" on the "Summary Sheet for Manual HFSP Calculations" in **Attachment B, Worksheet 4**.

#### 4.2.6 **Step 6: Find Base Threshold Quantities**

The *Base Threshold* (B) is a pre-calibrated quantity. It is the amount of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area **before** site- and substance-specific considerations have been taken into account. These aspects are addressed through the application of Adjustment Factors. *Base Thresholds* corresponding to the hazard levels in each *Effects Group* are listed in Table 1.

For example, in the Fire/Explosion *Effects Group* [Sub-category Flammables], non-significant off-site effects in a heavy industrial area would be represented by *Base Thresholds* of:

- 100 tonnes of a combustible liquid, which has a low hazard level in the Fire/Explosion *Effects Group*.
- 30 tonnes of a Class 3, Packaging Group III substance, which are flammable liquids with a medium hazard level in the Fire/Explosion *Effects Group*.

The *Base Thresholds* for each substance used or stored on the site are found in Table 1 and recorded in the column marked "Step 6" on the "Summary Sheet for Manual HFSP Calculations" in **Attachment B, Worksheet 4**.

#### 4.2.7 **Step 7: Find Adjustment Factors**

Pre-calibrated *Adjustment Factors* (FF, FH and FE) are used to multiply the *Base Threshold* quantities in order to take account of the substance properties and specific circumstances on each site which will influence the severity of any potential effect. This multiplication yields the *Adjusted Threshold* (T) (see Step 8).

*Adjustment Factors* differ for each of the *Effects Groups*, and take into account the following considerations:

- the physical state of the substance;
- the pressure and temperature required for storage and usage;
- the type of storage;
- the type of activity or use;
- separation distances to the site boundary;
- the environmental sensitivity of the site location.

For each *Effects Group*, different types of *Adjustment Factors* are relevant. For example, for the Fire/Explosion *Effects Group*, the temperature is relevant, while for the Human Health *Effects Group*, proximity to a potable water resource is important.

Table 2 lists the pre-calibrated *Adjustment Factors* to be used for each *Effects Group*.

In some instances, more than one *Adjustment Factor* within each *Effects Group* will need to be applied to a substance. Where this is the case, the *Adjustment Factors* are multiplied to generate one combined Adjustment Factor (FF, FH or FE) for each *Effects Group*, and the *Base Threshold* is then multiplied by that one Factor.

The *Adjustment Factors* for each substance are recorded in the column marked "Step 7" on the "Summary Sheet for Manual HFSP Calculations" in **Attachment B, Worksheet 4**.

#### 4.2.8 **Step 8: Calculate Adjusted Threshold Quantities**

The *Adjusted Threshold* (T) is calculated for each *Effects Group* by multiplying the *Base Threshold* (B) by the relevant *Adjustment Factor* (FF, FH, FE), as follows:

- $T = B \times FF$  provides the *Adjusted Threshold* for a substance in the Fire/Explosion *Effects Group*
- $T = B \times FH$  provides the *Adjusted Threshold* for a substance in the Human Health *Effects Group*
- $T = B \times FE$  provides the *Adjusted Threshold* for a substance in the Environmental *Effects Group*

The *Adjusted Thresholds* (T) for each substance should be recorded in the column marked "Step 8" on the "Summary sheet for manual HFSP calculations" in **Attachment B, Worksheet 4**.

#### 4.2.9 **Step 9: Calculate Effects Ratios**

The *Effects Ratio* (R) is a dimensionless number. It is obtained by dividing the quantity of a substance (Q) that is proposed to be used or stored on a site by the *Adjusted Threshold* (T):

$$\text{Effects Ratio (R)} = \frac{\text{Proposed quantity of substance (Q)}}{\text{Adjusted Threshold (T)}}$$

The *Effects Ratio* (R) for each substance needs to be recorded in the column marked "Step 9" on the "Summary Sheet for Manual HFSP Calculations" in **Attachment B, Worksheet 4**.

The *Effects Ratio* fulfils two important purposes:

- by using a dimensionless ratio of the proposed quantity of a hazardous substance over the *Adjusted Threshold* instead of *Adjusted Threshold* itself, it is possible to aggregate the effects presented by multiple substances held on the same site. Hence, it becomes possible to assess the cumulative potential effects which may be created by several substances present on the same site and which have similar hazardous properties;
- it forms the basis of defining the trigger levels in the Consent Status Matrix which are used to determine the consent status of a particular facility. Whether or not a proposed facility requires a resource consent is determined by assessing whether the calculated *Effects Ratios* exceed the trigger levels in the Consent Status Matrix.

#### 4.2.10 **Step 10: Sum the Effects Ratios to find the total Effects Ratio**

When assessing several hazardous substances on a site, it is necessary to add the *Effects Ratios* within each *Effects Group* together. When carrying out a manual calculation, this is done with the use of **Attachment B, Worksheet 5**.

#### 4.2.11 **Step 11: Determine consent status against Consent Status Matrix**

The sum of all *Effects Ratios* within each *Effects Group* determines the consent status of a particular site when compared against the effects ratio trigger levels in the Consent Status Matrix for that *Effects Group*. In most cases the same trigger value would cover all *Effects Groups*; in these situations, only the highest *Effects Ratio* in any of the three *Effects Groups* needs to be considered to identify the consent status, for example, whether a hazardous facility or activity is permitted, controlled or discretionary.

#### 4.2.12 **Exceptions: Where the HFSP should not be applied**

Although the *Hazardous Facility Screening Procedure* was developed to be able to handle any substance, it is not suitable for the following situations:

- trade waste sewer and waste treatment or disposal facilities, due to the difficulty of identifying the quantity and nature of the substances involved;
- storage or use of hazardous consumer products for private domestic purposes, because the degree of hazard is generally below the scale of potential effects considered by the HFSP;
- retail outlets for the domestic usage sale of hazardous substances (eg supermarkets, hardware shops, pharmacies), because storage of hazardous substances is generally in small packages;
- facilities using genetically modified or new organisms;
- developments that are or may be hazardous but do not involve hazardous substances (eg mineral extraction, high voltage transmission lines, radio masts, electrical substations). These should be controlled by other district plan provisions;
- dust explosions;
- gas and oil pipelines;
- fuel in motor vehicles, boats and small engines such as weed eaters, lawnmowers, chainsaws etc.

**TABLE 1: BASE THRESHOLDS FOR ALL EFFECTS GROUPS AND HAZARD LEVELS**

<b>FIRE/EXPLOSION EFFECTS GROUP</b>					
UN Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
<b>Sub-Category: Flammables</b>					
	LPG		LPG		
2	Gases			2.1 (exclude LPG)	
3	Flammable Liquids	Combustible Liquids	3 PGIII	3 PGI 3 PGII	
4	Flammable Solids			4.1	4.2 4.3
5	Oxidisers			5.1	5.2
B(tonnes)		100	30	10	1
B(m <sup>3</sup> )*				10,000	
<b>Sub-Category: Explosives</b>					
1	Explosives		1.3	1.2	1.1
B(tonnes)			3	1	0.1

<b>HUMAN HEALTH EFFECTS GROUP</b>					
UN Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
2.3	Toxic Gases			2.3 (b)-(d)	2.3 (a)
6	Poisons	6.1 PGIII	6.1 PGII	6.1 PGI (b)	6.1 PGI (a)
	Carcinogen			Carcinogen	
8	Corrosives		8 PGI 8 PGII		
B(tonnes)		30	10	1	0.1
B(m <sup>3</sup> )*				500	50

<b>ENVIRONMENTAL EFFECTS GROUP</b>					
UN Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
3	Flammable Liquids		3 C		
8	Corrosives			8 PGI 8 PGII 8 PGIII	
	Ecotoxic	Group 1(d) Group 2(d)	Group 1(c) Group 2(c)	Group 1(b)	Group 1(a)
	Pesticides				Pesticides
B(tonnes)		100	30	3	0.3

NOTE \* Base Threshold in m<sup>3</sup> at 101.3 kPa and 20 °C for permanent or compressed gases.

**TABLE 2: ADJUSTMENT FACTORS FOR EACH EFFECTS GROUP**

ADJUSTMENT FACTORS FOR FIRE/EXPLOSION EFFECTS GROUP	ADJUSTMENT FACTORS FOR HUMAN HEALTH EFFECTS GROUP	ADJUSTMENT FACTORS FOR ENVIRONMENTAL EFFECTS GROUP
<b>F1: SUBSTANCE FORM</b>	<b>F1: SUBSTANCE FORM</b>	<b>F1: SUBSTANCE FORM</b>
Solid = 1 Liquid, Powder = 1 Gas (at 101.3 kPa and 20°C) = 0.1	Solid = 3 Liquid, Powder = 1 Gas (at 101.3 kPa and 20°C) = 0.1	Solid = 3 Liquid, Powder = 1
<b>F2: HANDLING/STORAGE CONDITIONS<sup>3</sup></b>	<b>F2: SEPARATION DISTANCE FROM SITE BOUNDARY</b> (Gases only)	<b>F2: ENVIRONMENTAL SENSITIVITY</b>
Temperature < flash point = 1 Temperature > flash point < boiling point = 0.3 Temperature > boiling point = 0.1	< 30 metres = 1 > 30 metres = 3	Normal = 1 Adjacent to a waterbody <sup>2</sup> = 0.3
<b>F3: SEPARATION DISTANCE FROM SITE BOUNDARY</b>	<b>F3: PROXIMITY TO POTABLE WATER RESOURCE</b>	<b>F3: TYPE OF ACTIVITY</b>
< 30 metres = 1 > 30 metres = 3	Normal = 1 Proximity to potable water resource <sup>3</sup> = 0.3	Use = 0.3 Above ground storage = 1 Underground storage <sup>3</sup> = 3
<b>F4: TYPE OF ACTIVITY</b>	<b>F4: TYPE OF ACTIVITY</b>	
Use = 0.3 Above ground storage = 1 Underground storage <sup>4</sup> = 10	Use = 0.3 Above ground storage = 1 Underground storage <sup>3</sup> = 10	
<b>F1 x F2 x F3 x F4 = FF</b>	<b>F1 x F2 x F3 x F4 = FH</b>	<b>F1 x F2 x F3 = FE</b>

2. Waterbody includes streams, springs, lakes, wetlands, sea and estuaries, but does not include aquifers and entry points to the stormwater drainage network.
3. Potable water resource as defined by the regional council.
4. Applicable to UN Class 3 substances [Flammable Liquids] and Combustible Liquids only.



# **ATTACHMENT A**



## CLASSIFICATION OF HAZARDOUS SUBSTANCES

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
1	Explosives	1.1	Articles and substances having a mass explosion hazard.	Fire/Explosion	Extreme
		1.2	Articles and substances having a projection hazard, but not a mass explosion hazard.	Fire/Explosion	High
		1.3	Articles and substances having a fire hazard and either a minor blast hazard or a minor projection hazard or both, but not a mass explosion hazard. This division comprises articles and substances that: <ul style="list-style-type: none"> <li>• give rise to considerable radiant heat, or</li> <li>• burn one after another, producing minor blast and/or projection effects.</li> </ul>	Fire/Explosion	Medium
		1.4, 1.5, 1.6	Not applicable.		

UN Class	Hazard	Division	Description	Effects Group	Hazard Level	
2	Gases	LPG	LPG	Fire/Explosion	Medium	
		2.1	Flammable gases: gases which at 20°C and a standard pressure of 101.3 kPa: <ul style="list-style-type: none"> <li>• are ignitable when in a mixture of 13% or less by volume with air, or</li> <li>• have a flammable range with air of at least 12% regardless of the lower flammability limit.</li> </ul> This class includes aerosols containing flammable propellants.	Fire/Explosion	High	
		2.2	Not applicable.			
		2.3	Toxic gases: gases which are known to be toxic or corrosive to humans and pose a hazard to health. This division is divided into the following categories:	a) Inhalation toxicity vapours $LC_{50} < 200 \text{ ppm} (= \text{ml/m}^3)$	Human Health	Extreme
				b) Inhalation toxicity vapours $LC_{50} \geq 200 \text{ ppm} - 5,000 \text{ ppm} (= \text{ml/m}^3)$	Human Health	High

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
3	Flammable Liquids		Flammable liquids comprising liquids, mixtures of liquids, or liquids containing solids in suspension which give off a flammable vapour at specific temperatures. This class is divided into three packaging groups (PG).		
		3 PGI	Flash point: < 23°C Initial boiling point: < 35°C	Fire/Explosion	High
		3 PGII	Flash point: < 23°C Initial boiling point: > 35°C	Fire/Explosion	High
		3 PGIII	Flash point: ≥ 23°C; ≤ 60.5°C Initial boiling point: > 35°C	Fire/Explosion	Medium
		Combustible Liquids	Flash point: > 60.5°C	Fire/Explosion Environment	Low Medium

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
4	Flammable Solids	4.1	<ul style="list-style-type: none"> <li>• Flammable solids that are readily combustible or may cause fire easily through an ignition source or friction.</li> <li>• Self-reacting substances that are thermally unstable and are liable to undergo a strongly exothermic decomposition even without the participation of oxygen.</li> <li>• Desensitised explosives: substances which are wetted with water or alcohol or diluted with other substances to suppress their explosive properties.</li> </ul>	Fire/Explosion	High
		4.2	Substances liable to spontaneous combustion: <ul style="list-style-type: none"> <li>• pyrophoric substances: liquid or solid substances which, even in small quantities, ignite within 5 minutes of coming in contact with air</li> <li>• self-heating substances: solid substances which generate heat when in contact with with air without additional energy supply.</li> </ul>	Fire/Explosion	Extreme
		4.3	Substances, which in contact with water, become spontaneously flammable, or emit flammable gases.	Fire/Explosion	Extreme

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
5	Oxidising substances and Organic peroxides	5.1	Oxidising substances: substances which, in themselves are not necessarily combustible, but may cause or contribute to the combustion of other materials by yielding oxygen.	Fire/Explosion	High
		5.2	Organic peroxides: organic substances that are thermally unstable and may undergo exothermic, self-accelerating decomposition. They may: <ul style="list-style-type: none"> <li>• be liable to explosive decomposition,</li> <li>• burn rapidly,</li> <li>• be sensitive to impact or friction,</li> <li>• react dangerously with other substances cause damage to the eyes.</li> </ul>	Fire/Explosion	Extreme

UN Class	Hazard	Division	Description	Effects Group	Hazard Level	
6	Poisonous (toxic) substances	6.1	Poisonous substances: substances which are liable to cause death or injury, or to harm human health if swallowed, inhaled, or contacted by the skin. This division is divided into three packaging groups (PG).			
		6.1 PGI	a)	Oral toxicity LD <sub>50</sub> (mg/kg): ≤ 1 Dermal toxicity LD <sub>50</sub> (mg/kg): ≤ 10 Inhalation toxicity dust/mist LC <sub>50</sub> (mg/l): ≤ 0.5	Human Health	Extreme
			b)	Oral toxicity LD <sub>50</sub> (mg/kg): > 1 - 5 Dermal toxicity LD <sub>50</sub> (mg/kg): > 10 - 40 Inhalation toxicity dust/mist LC <sub>50</sub> (mg/l): ≤ 0.5	Human Health	High
		6.1 PGII	Oral toxicity LD <sub>50</sub> (mg/kg): > 5 - 50 Dermal toxicity LD <sub>50</sub> (mg/kg): > 40 - 200 Inhalation toxicity dust/mist LC <sub>50</sub> (mg/l): > 0.5 - 2	Human Health	Medium	
		6.1 PGIII	Oral toxicity LD <sub>50</sub> (mg/kg): > 50 - 500 (liquids), > 50 - 200 (solids) Dermal toxicity LD <sub>50</sub> (mg/kg): > 200 - 1,000 Inhalation toxicity dust/mist LC <sub>50</sub> (mg/l): > 2 - 10	Human Health	Low	
			Carcinogen	Human Health	High	
		6.2	Not applicable			

UN Class	Hazard	Division	Description	Effects Group	Hazard Level
8	Corrosives		Substances which, by chemical action, can cause severe damage when in contact with living tissue or, in the case of leakage, will materially damage or destroy other materials. Corrosives are divided into three packaging groups (PG).		
		8 PGI	Very dangerous substances and preparations.	Human Health	Medium
				Environment	High
		8 PGII	Substances and preparations presenting medium hazard.	Human Health	Medium
				Environment	High
		8 PGIII	Substances and preparations presenting minor hazard.	Environment	High



UN Class	Hazard	Division	Description	Effects Group	Hazard Level
	Ecotoxic	Group 1	Ecotoxic substances: any substance exhibiting a toxic effect on the ecosystem, based on the toxicity to aquatic life. This division is divided into four categories. a) 96 hr LC <sub>50</sub> salmonid fish (mg/l): <0.1 48 hr EC <sub>50</sub> daphnia (mg/l): <0.1 72 hr EC <sub>50</sub> algae (mg/l): <0.1	Environment	Extreme
			b) 96 hr LC <sub>50</sub> salmonid fish (mg/l): ≥0.1 - 1.0 48 hr EC <sub>50</sub> daphnia (mg/l): ≥0.1 - 1.0 72 hr EC <sub>50</sub> algae (mg/l): ≥0.1 - 1.0	Environment	High
			c) 96 hr LC <sub>50</sub> salmonid fish (mg/l): ≥1.0 - 10.0 48 hr EC <sub>50</sub> daphnia (mg/l): ≥1.0 - 10.0 72 hr EC <sub>50</sub> algae (mg/l): ≥1.0 - 10.0	Environment	Medium
			d) 96 hr LC <sub>50</sub> salmonid fish (mg/l): ≥10.0 - 100.0 48 hr EC <sub>50</sub> daphnia (mg/l): ≥10.0 - 100.0 72 hr EC <sub>50</sub> algae (mg/l): ≥10.0 - 100.0	Environment	Low
		Group 2	Environmentally damaging or persistent substances: any substance exhibiting a damaging (other than toxic) effect on the ecosystem. This division is divided into two categories. c) BOD <sub>5</sub> (mg/l): >10,000	Environment	Medium
			d) BOD <sub>5</sub> (mg/l): >1,000	Environment	Low
		Pesticides	Pesticides are deemed to have an extreme hazard level unless data can be provided to demonstrate lesser toxicity.	Environment	Extreme
		Corrosives	All corrosives (Class 8, PG I - III) have a high Environmental Effects hazard level.	Environment	High



# **ATTACHMENT B**



**WORKSHEET 1:    SITE INFORMATION SHEET**

Facility name	
Address	
Map reference	
Description of activity	
Nature of adjoining land use	
Proximity to potable water resource <sup>5</sup>	
Within 20 metres of a waterbody <sup>6</sup>	

Map of site (show adjoining land uses and location of waterbodies)

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<sup>5</sup> Groundwater reservoir/aquifer as identified by the regional council.

<sup>6</sup> "Waterbody" includes streams, springs, lakes, wetlands, sea and estuaries, but does not include aquifers and entry points to the stormwater drainage network.

**WORKSHEET 2: HAZARDOUS SUBSTANCES INVENTORY SHEET**

**FACILITY NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Substance Name	Substance Form	Conc. <sup>7</sup> (%)	Specific Gravity	Proposed Quantity (in known units)	Proposed Quantity (converted to tonnes or m <sup>3</sup> ) <sup>8</sup>	UN No.	UN Class	Storage or Use	Type and Number of Storage Containers <sup>9</sup>	Location of Storage Containers	Distance from Site Boundary (m)

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<sup>7</sup> Concentration.

<sup>8</sup> Convert to tonnes for solids, liquids and powders, and to m<sup>3</sup> for gases.

<sup>9</sup> Identify type of container (eg drums, bulk storage), typical size (eg 209 litre drum) and number of containers.

### **WORKSHEET 3: HAZARDOUS SUBSTANCE WORKSHEET**

1 SUBSTANCE DESCRIPTION						
Substance Name						
Proprietary Name and Supplier						
Substance Form [Gas, liquid, solid, powder]						
2 AVAILABLE INFORMATION [Extract from packaging material, MSDS, UN Recommendation for the Transport of Dangerous Goods (8 <sup>th</sup> edition)]						
UN Number						
UN Primary Class						
UN Subsidiary Class						
Packaging Group(s)						
3 ADDITIONAL INFORMATION REQUIREMENTS [Extract from data sources listed in Appendix C and Material Safety Data Sheets]						DATA SOURCE
Physical Parameters	Initial boiling point (°C)					
	Flash point (°C)					
	Specific gravity @ 20°C					
	Molecular weight					
	Vapour pressure (mm Hg at 20°C)					
Toxicity Data <sup>10</sup>	Oral toxicity LD <sub>50</sub> (mg/kg)					
	Dermal Toxicity LD <sub>50</sub> (mg/kg)					
	Inhalation Toxicity LC <sub>50</sub> (ppm)					
	Carcinogen <sup>11</sup> [yes/no]					
Ecotoxicity Data <sup>12</sup>	LC <sub>50</sub> (Salmonid fish) (mg/l)					
	EC <sub>50</sub> (Daphnia) (mg/l)					
	EC <sub>50</sub> (Algae) (mg/l)					
	BOD <sub>5</sub> (mg/kg)					
	Pesticide [yes/no]					
Other						
4 ASSESSMENT [Extract from information in categories 2 and 3 above and Appendix A]						
Hazard	UN Class	Division/ Packaging Group	Does hazardous property apply? [yes/no]	Effects Groups and Hazard Level <sup>13</sup>		
				Fire/Explosion	Human Health	Environmental
Explosive	1.1-1.3					
Flammable Gas	2.1					
Flammable Liquid	3					
Flammable Solid	4.1-4.3					
Oxidiser	5.1-5.2					
Toxic Gas	2.3					
Toxic Material	6.1					
Corrosive	8					
Ecotoxic						

<sup>10</sup> List lowest level available for human or mammalian species, type of species, test duration and data source.

<sup>11</sup> See Appendix B.

<sup>12</sup> For LC<sub>50</sub> and EC<sub>50</sub> list lowest levels for indicated or other aquatic species, type of species and data source.

<sup>13</sup> Use E for extreme hazard level, H for high, M for medium, L for low and OSL if hazard is outside specified levels.

**WORKSHEET 4: SUMMARY SHEET FOR MANUAL HFSP CALCULATIONS**

SUBSTANCE	Step 4		Step 6	Step 7				PRODUCT OF ADJUSTMENT FACTORS FF, FH, FE	Step 8	PROPOSED QUANTITY Q (t/m <sup>3</sup> )	Step 9
	EFFECTS GROUP	HAZARD LEVEL	BASE THRESHOLD B (t/m <sup>3</sup> )	ADJUSTMENT FACTORS					ADJUSTED THRESHOLD T (t/m <sup>3</sup> )		EFFECTS RATIO $R = \frac{Q}{T}$
				F1	F2	F3	F4				
1	Fire/Explosion										
	Human Health										
	Environment										
2	Fire/Explosion										
	Human Health										
	Environment										
3	Fire/Explosion										
	Human Health										
	Environment										
4	Fire/Explosion										
	Human Health										
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5	Fire/Explosion										
	Human Health										
	Environment										
6	Fire/Explosion										
	Human Health										
	Environment										
7	Fire/Explosion										
	Human Health										
	Environment										
8	Fire/Explosion										
	Human Health										
	Environment										
9	Fire/Explosion										
	Human Health										
	Environment										
10	Fire/Explosion										
	Human Health										
	Environment										



**WORKSHEET 5: TOTAL EFFECTS RATIOS MANUAL CALCULATION SHEET**

SUBSTANCE	Fire/Explosion Effects Ratio	Human Health Effects Ratio	Environmental Effects Ratio
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
<b>Total Effects Ratios</b>			

**Note:** Only fill out those sections applicable to the substance being assessed: for example, non-flammables need not be assessed in the Fire/Explosion *Effects Group*.

## APPENDIX 5: NOTABLE TREES IDENTIFIED FOR PROTECTION

(Source: “Tree Register”, Planning & Regulatory Department,  
 Stratford District Council, compiled by Cliff Lawrence, 1993-95, 2002, 2007)

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT1	9	Kauri/ <i>Agathis australis</i>	9	1152	Planted 1927, one of best specimens in district, rated “very important”.	93 Hamlet Street Stratford	Hugh Thomson	Lots 27-29 Pt Lot 26 DP2176
PT2	9	Puriri/ <i>Vitex lucens</i>	9	1152	Unusual specimen in district, rated “very important”.	“	“	“
PT3	9	Alder/ <i>Alnus glutinosa</i>	9	512	“Of regional significance as it is largest known specimen”.	“	“	“
PT4	9	Magnolia/ <i>Magnolia campbellii</i>	9	4608	Planted c.1918. Rated of national significance for its size (height 17m, spread 29.4m, circumference 5.35m), most significant role in its setting.	“	“	“
PT5	9	Dawn Redwood/ <i>Metasequoia glyptostroboides</i>	9	768	Significant historic value as one of first planted in country.	“	“	“

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT6	9	<i>Parrotia persica</i>	9	2048	Rare. Rated of being of national significance for size. Unusual self-grafting branches.	93 Hamlet Street Stratford	Hugh Thomson	Lots 27-29 Pt Lot 26 DP2176
PT7	9	Canary Island Pine/ <i>Pinus canariensis</i>	9	3456	Rare; most significant role in its setting (height 30m approx, spread 10m approx, circumference 3.4m).	“	“	“
PT8	9	<i>Pinus patula</i>	9	1536	Rare; largest and best known specimen in district.	“	“	“
PT9	9	Dove Tree/ <i>Davidia involucrata</i> var. <i>vilmoriniana</i>	9	2048	National significance for rarity. Far less common in NZ than straight <i>D. involucrata</i> .	“	“	“
PT10	approx. 40	English Beech (Green)/ <i>Fagus sylvatica</i>	1	4608	Planted during 1930's depression years, imposing landmark to southern approach to Stratford. Appearance of high amenity value. Rated "very important". Royal Record of Planting (held Stratford Library) records planting 66 English beech to mark the death of King George V.	Broadway South	Stratford District Council	Road Reserve

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT11	1	Magnolia/ <i>Magnolia campellii</i>	1	1296	Planted 1969. Position rated “significant” and “important”.	Broadway South, east side of Patea River Bridge	Stratford District Council	Sec 125, 126, 470-484, 508-518, 781, 858, 935, 936, 1024, 1036, 1037, 1038 Town of Stratford Pt Sec 28 Blk I Ngaere SD
PT12	1	Yatay Palm/ <i>Butia capitata</i>	1	1296	Rare; only known mature specimen in Stratford district. Rated “very important”.	487 Broadway South Stratford	G D Whittle J C Bernier	Lot 1 DP 8438
PT13	3	Northern Rata/ <i>Metrosideros robusta</i>	1	3888	Uncommon in district, highly visible location rates “very important”	Corner of Warwick Road and Broadway South, Stratford	Hinton Family Trusts	Sec 144 Blk II Ngaere SD

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT14	2	Bunya bunya/ <i>Araucaria bidwillii</i>	1	1944	Planted early 1900;s. Rare; only known mature specimens in district.	Mountain Road, south of Stratford and north of Pioneer Village	KR & TM Harrison	Lot 2 DP812 Blk I Ngaere SD
PT15	1	Pohutukawa/ <i>Metrosideros excelsa</i>	1	648	Over 50 years old; rare in Stratford district, especially a mature specimen.	148 Sole Road Ngaere	R J Morrison	Pt Lot 1 DP14267 Blk VI Ngaere SD
PT16	1	Common Ash/ <i>Fraxinus excelsior</i>	1	5184	Rated as excellent specimen, highly visible location.	East Road Stratford	Rimu Nui Farm Trust	Lot 1 DP1726 Pt Lot 10 DP141 Blk III Ngaere SD
PT17	1	Holm Oak/ <i>Quercus ilex</i>	1	1152	Significant role in its setting; rated "important".	Entrance to Showgrounds, Flint Road, Stratford	A & P Society	Sec 6 Pt Sec 5 Blk I Ngaere SD

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT18	2	Copper Beech/ <i>Fagus sylvatica</i> 'Purpurea'	1	1152	Rated very significant in its setting (height 21m, spread 15m)	57 Brecon Road Stratford	S P Boyle	Lot 1 DP7096
PT20	4	Aleppo Pine/ <i>Pinus halepensis</i>	4	768	Rare. Significant historic value; Gallipoli Pine planted 1965 on 50th Anniversary of ANZAC landings at Gallipoli.	King Edward Park	Stratford District Council	Pt Sec 28 Blk I Ngaere SD
PT21		Kauri/ <i>Agathis australis</i>	4	576	Historical significance; planted in honour of Queen Elizabeth II 8/1/54. Infrequent, rated "very important".	"	"	"
PT22		<i>Cryptomeria japonica</i>	4	1152	Best known specimen in district, very significant role in setting. Rated "important".	"	"	"
PT23	1	Redwood/ <i>Sequoia sempervirens</i>	4	1152	One of best specimens in district. High amenity value; very significant role in its setting.	"	"	"

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT24	30	Kowhai/ <i>Sophora microphylla</i>	1	1728	Historic and high amenity value to avenue. Planted October 1941 in memory of Mrs Florence Polson, foundation president Women's Division Federated Farmers - 1925 (commemorative plaque nearby).	Stratford Primary School, Regan Street, south side between Brecon Road & Hamlet Street	Stratford District Council	Road Reserve
PT25	29	Turkey Oak/ <i>Quercus cerris</i>	1	1152	Historic value; planted in 1940's by Percy Thomson who donated land to build state houses in same street. Very significant role in setting; makes street unique.	Percy Avenue, both sides of road	Stratford District Council	Road Reserve
PT26	1	Holm Oak/ <i>Quercus ilex</i>	1	1296	Infrequently occurring, very significant role in its setting.	Page Street / Portia Street, Stratford	Marire Home	Lot 4 DP5975
PT27	1	<i>Cunninghamia lanceolata</i>	1	768	Infrequent/rare, best known specimen in district, significant role in its setting.	Pembroke Road East, Stratford	Stratford Golf Club	Sec 10-12 Blk II Ngaere SD

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT28	29	Tulip tree/ <i>Liriodendron tulipifera</i>	3	2916	Historical value as “Peace Tree”; planted in 1919 to celebrate end of WWI. Infrequently occurring, very significant role in its setting.	703 Beaconsfield Rd	Wharehuia Community	Lot 4 DP398529
PT29		Kauri/ <i>Agathis australis</i>	3	1152	Planted in 1944, significant contribution to amenity values in its setting. Infrequently occurring.	“	“	“
PT51	29	Tulip Tree / <i>Liriodendron tulipifera</i>	3		27 trees planted as Millenium Project in 2000. Grafted from 1919 Tulip “Peace Tree” in grounds of Stanley School	“	“	“
PT30	2	Scarlet Oak/ <i>Quercus coccinea</i>	1	3456	Historical value; planted in 1953 in recognition of coronation of Queen Elizabeth II. Two specimens known as Queen Elizabeth and Prince Philip. Infrequently occurring, significant role in setting, rated as “very important”.	East Road, Douglas Domain	Stratford District Council	Lot 1 DP7090 Blk XIII Ngati Maru, Lot 2 DP7090 Blk XVI Huiroa SD



Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT31	1	Kauri/ <i>Agathis australis</i>	1	1728	Historic value; planted in 1981 to mark 75th Jubilee of Douglas School. Infrequently occurring, significant contribution to amenity values, rated “very important”.	Ohura Road, Stratford	Ministry of Education	Lots 16-18 DP2359 Pt Lot 22 DP2950
PT32	9	Kowhai/ <i>Sophora microphylla</i>	1	2304	High amenity value, very significant role in their setting: link with kowhais on Regan Street. Very visible location.	Fenton Street, Stratford	Masters Ltd	Lot 1 DP385613
PT33	18	English Beech (Green)/ <i>Fagus sylvatica</i>	1	1728	Very significant contribution to amenity value: part of Stratford “beech theme”, combining with Broadway South, Fenton Street, and individual copper beeches around Stratford. Important.	Hamlet Street, from Page Street to Celia Street	Stratford District Council	Road Reserve
PT34	9	English Oak/ <i>Quercus robur</i>	1	576	Rated “important” because of their significant contribution to amenity value of street.	Page Street verge by Indoor Swimming Pool, north side between Portia & Miranda Street, Stratford	Stratford District Council	Road Reserve

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT35	5	English Oak / <i>Quercus robur</i>	1	1152	High amenity value given their very significant role in setting.	Miranda Street (in front of swimming pool), Stratford	Stratford District Council	Road Reserve
PT36	11	English Beech/ <i>Fagus sylvatica</i>	1	2304	Given highest possible rating of “most significant” in their setting. Significant contribution to amenity value.	Fenton Street (Miranda Street to Portia Street), both sides of the street.	Stratford District Council	Road Reserve
PT37	11	Dawn Redwood/ <i>Metasequoia glyptostroboides</i>	1	2304	Excellent stand, most significant role in setting.	Te Wera Camp, Ohura Road, Stratford.	Te Wera Outdoor Rec. Trust Inc.	Pt Lot 8 DP 393
PT38	15	Rhododendron “Sir Robert Peel”	1	1728	Planted c. 1931-1935. Very significant role in setting.	Ohura Road, Te Wera	Kevin O’Brien	Pt Sec 8 Blk XI Ngatimaru SD
PT41	1	Kahikatea/ <i>Dacrycarpus dacrydioides</i>	1	4096	Though not easily accessible (30 min. from road on foot), very visible, in excellent health & form. Of national significance for its size (61.5m).	Putikituna Road, Kohuratahi.	M & G Coplestone	Sub.1 of Sec 1 Blk III, Mahoe.
PT42	2	Kauri/ <i>Agathis australis</i>	1	1728	Historical value (planted 1935); infrequent in Stratford District; very significant role in setting.	Junction Road, Purangi.	Ian & Laurel Aitken	Secs 3 - 22 Purangi Village

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT43		Magnolia/ <i>Magnolia denudata</i>	1	1728	Very significant role in setting; infrequently occurring.	Junction Road, Purangi.	Ian & Laurel Aitken	Secs 40, 42, 43 Pt Sec 41 etc.
PT44	1	Claret Ash/ <i>Fraxinus angustifolia</i> (oxycarpa) 'Raywood'	1	1728	Infrequently occurring & very significant role in setting.	Pukengahu School, cnr Wingrove/Waihapa Roads, Stratford.	RE & RL van de Weert	Pt Lot 9 DP4096 Blk VII Ngaere.
PT46	3	Common Lime/ <i>Tillia xeuropaea</i>	1	3456	Infrequently occurring; most significant role in setting.	Mountain Road, RD 23, Stratford.	RMY Trustees	Lot 1 DP301, Lot 2 DP453, Lot 3 DP566, Secs 65 & 66
PT47	1	Kaikawaka/ <i>Librocedrus bidwillii</i>	1	1152	Rare; very significant role in setting.	Stratford Swimming Baths, Miranda St., Stratford.	Stratford District Council	Sec 858

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT48	3	English Oak/ <i>Quercus robur</i>	1	1728	Very significant role in setting; rated highly by Hospital. Southern most oak is “Kennedy Memorial Oak”, planted by W L Kennedy JP on retirement from Stratford Hospital Board after 7 years service as member and 8 years as Chairman.	Miranda Street/cnr Miranda and Romeo Streets, Stratford	Taranaki District Area Health Board	Secs 882 & 883
PT49	1	Kauri/ <i>Agathis australis</i>	1	2592	Historic value. Planted on Arbour Day, 5 August 1936 by a former principal of the Bird Road School, the late Mr V J Henderson.	Bird Road School, Bird Road	E & C Ngeru	Part Sec 14 DP347 Block VI Ngaere Survey District
PT50	1	Redwood/ <i>Sequoia sempervirens</i>	1	3456	Very significant role in setting. Planted 1912.	Ohura Road, Tahora.	Roland Kennedy	Secs 15, 21, 23, 25, 33 Pt Sec 13 Blk VI Pouatu SD
PT52	19	Japanese Maple/ <i>Acer palmatum</i>	5		Excellent broadly spreading specimen. One of best of its type in Taranaki.	586 Beaconsfield Road	Beulah Eternal Ltd	Lot 2 DP384097

Planning Map Site Number	No. Trees on Site	Tree Type	No. Species	RNZIH Score	Special Attributes	Location	Owner	Legal Description
PT53	19	English Oak/ <i>Quercus robur</i>	5		Excellent grouping of well maintained oaks	586 Beaconsfield Road	Beulah Eternal Ltd	Lot 2 DP384097
PT54	19	London Plane/ <i>Platanus xacerifolia</i>	5		Good tree of its type for Taranaki	“	“	“
PT55	19	English Oak/ <i>Quercus robur</i>	5		High value in landscape	“	“	“
PT56	19	Totara/ <i>Podocarpus totara</i>	5		Excellent specimens	“	“	“
PT57	19	London Plane/ <i>Platanus xacerifolia</i>	5		Good specimens	“	“	“
PT58	19	Magnolia/ <i>Magnolia campbellii</i>	5		Excellent specimen	“	“	“



## APPENDIX 6: KNOWN HERITAGE RESOURCES OF SIGNIFICANCE IDENTIFIED FOR PROTECTION

### A: Buildings and Structures

(Source: NZ Historic Places Trust “Register - Stratford District”)

(Source: Stratford District Council “Historic Places Inventory and Other Heritage Items”)

Planning Map Site Number	Historic Places Trust Register Number	Name	Location	Legal Description	Historic Places Act 1993 Category of Registration
H1	930	Triumph (Ngaere) Dairy Factory	NGAERE	Lot 6 - 10 DP13087 Blk VI Ngaere SD	II
H2	920	Mangaotuku Truss Bridge	STRATFORD	SH43	II
H3	926	Boarding House	Ohura Road DOUGLAS	Lot 2 DP2219 Douglas Tnsp Blk XII Ngatimaru SD	II
H4	152	Downdraught Kiln	Douglas Brickworks Douglas Road DOUGLAS	Pt Lot 8 DP312B Lots 6 7 9 DP2359 Lot 2 DP10816 Pt Sec 5 Huiakama	I

<b>Planning Map Site Number</b>	<b>Historic Places Trust Register Number</b>	<b>Name</b>	<b>Location</b>	<b>Legal Description</b>	<b>Historic Places Act 1993 Category of Registration</b>
H5	922	Memorial Gates	Victoria Park Regan Street STRATFORD	Secs 24-38 67-81 111-124 151-163 1039 Pt Sec 150 Stratford Gates on Sec 163	II
H6	928	Butcher's Shop (Former)	Ohura Road State Highway 43 WHANGAMOMONA	Lot 1 DP2714 Lot 1 DP2787 Lots 1 & 2 DP3890 & Secs 9 & 10 Pt Sec 11	II
H7	919	General Stores Building	Ohura Road State Highway 43 WHANGAMOMONA	Sec 10 and Pt Sec 11	II
H8	924	Municipal Chambers (including the Hall of Remembrance)	Broadway STRATFORD	Lot 1 DP16599	II
H9	925	Thompson, O'Neill and Clifford Ltd Building	Fenton Street STRATFORD	DP3113 and DP3225	II



<b>Planning Map Site Number</b>	<b>Historic Places Trust Register Number</b>	<b>Name</b>	<b>Location</b>	<b>Legal Description</b>	<b>Historic Places Act 1993 Category of Registration</b>
H10	921	Memorial Arch and Gates	King Edward Park STRATFORD	Sec 1036, Pt Blks 2, 3, 6, 7, Blks 14, 15 Egmont SD Crown Res Mt Egmont	II
H11	927	Whangamomona Hotel	Whangamomona Road WHANGAMOMONA	Secs 5, 6, 15, 16 Blk II Whangamomona Tsp	II
H12	Not Assessed by HPT	Original Settlers Cottage	Makahu	Secs 7 & 8 Blk XVI Ngatimaru SD	Not Assessed by HPT
H13	Not Assessed by HPT	Wharehuia Church	Beaconsfield Road, Midhirst	All DP2858 Blk XIV Huiroa SD	Not Assessed by HPT
H14 (Subject to a Heritage Order)	Not Assessed by HPT	Hydro Electric Generating Station	Patea River, 1km east of Stratford	SBDN 4 of Sec 13 Blk 2 Ngaere SD	Not Assessed by HPT
H15	Not Assessed by HPT	“Bridge to Somewhere”	Aotuhia	Secs 1 & 2 SO13241 Pt Sec 1 SO13244 Secs 1-6 SO13245	Not Assessed by HPT

<b>Planning Map Site Number</b>	<b>Historic Places Trust Register Number</b>	<b>Name</b>	<b>Location</b>	<b>Legal Description</b>	<b>Historic Places Act 1993 Category of Registration</b>
H16	Not Assessed by HPT	NZ Rail Water Tower	Stratford - Okahukura Railway, Whangamomona	Land for Whangamomona water res. Blk I Mahoe SD	II
H18	Not Assessed by HPT	Kohuratahi Swing Bridge	Lower Kohuratahi Road, KOHURATAHI	Lower Kohuratahi Road	Not Assessed by HPT
H19	Not Assessed by HPT	King's Theatre	Broadway, STRATFORD	Lot 2 DP 3509 & Pt Sec 318, Town of Stratford	Not Assessed by HPT
H20	Not Assessed by HPT	Bird Road War Memorial	Bird Road, NGAERE	Bird Road	Not Assessed by HPT
H21	Not Assessed by HPT	Cardiff Memorial	Cardiff Road, CARDIFF	Cardiff Road	Not Assessed by HPT
H22	Not Assessed by HPT	Dawson Falls Hydro Plant	Upper Manaia Road, Egmont National Park	Sec 6 Blk II Kaupokonui SD	Not Assessed by HPT

<b>Planning Map Site Number</b>	<b>Historic Places Trust Register Number</b>	<b>Name</b>	<b>Location</b>	<b>Legal Description</b>	<b>Historic Places Act 1993 Category of Registration</b>
H23	Not Assessed by HPT	Kopuatama Cemetery	East Road, STRATFORD	Sec 113 Blk II Ngaere SD	Not Assessed by HPT
H24	Not Assessed by HPT	Midhirst Cemetery	Kent Terrace, MIDHIRST	Pt DP 359 & Pt Sec 3 Blk XIII Huiroa SD	Not Assessed by HPT
H25	Not Assessed by HPT	St Peter's Church	1457A Junction Road, PURANGI	DP 1550 Purangi Sub Blk II Ngatimaru SD	Not Assessed by HPT
H26	Not Assessed by HPT	Douglas Hall Roll of Honour	1677 Ohura Road, DOUGLAS	Lot 5 DP 2275 BLK XIII Ngatimaru SD	Not Assessed by HPT
H27	Not Assessed by HPT	Whakaahurangi Plaque	East Road, STRATFORD	East Road	Not Assessed by HPT
H28	Not Assessed by HPT	Dawson Falls Tourist Lodge	Upper Manaia Road, Egmont National Park	Sec 6 Blk II Kaupokonui SD	Not Assessed by HPT
H29	Not Assessed by HPT	Stratford Mountain House	Pembroke Road, Egmont National Park	Secs 7 & 8 Blk II Kaupokonui SD	Not Assessed by HPT

<b>Planning Map Site Number</b>	<b>Historic Places Trust Register Number</b>	<b>Name</b>	<b>Location</b>	<b>Legal Description</b>	<b>Historic Places Act 1993 Category of Registration</b>
H30	Not Assessed by HPT	York Road Crusher Site	York Road, Egmont National Park	Secs 7 & 8 Blk II Kaupokonui SD	Not Assessed by HPT

## **B: Recorded Archaeological Sites<sup>1</sup>**

**(Source: NZ Archaeological Association File of Recorded Archaeological Sites, Sites Upgrade Project 2006)**

**(Source: Stratford District Council “Historic Places Inventory & Other Heritage Items”)**

<b>Metric Mapsheet (Planning Map Site Number)</b>	<b>NZHPT Site Number</b>	<b>Metric Easting</b>	<b>Metric Northing</b>	<b>Site Description</b>
P20	111	2606900	6210300	Ovens
P20	112	2604500	6209600	Oven
P20	115	2607400	6208100	Pits/Houses
Q19	183	2642100	6226200	Marahau Pa
Q19	211	1724421	5661008	Waihinua Pa
Q19	212	2634700	6222500	Find Site
Q19	213	2634900	6221000	Flaking Site
Q19	214	2633400	6220500	Oven
Q19	215	2633800	6220500	Oven
Q19	216	2634300	6220000	Tree Stump
Q19	217	2635200	6221400	Ovens
Q19	218	2635100	6221300	Flaking Site
Q19	219	2635000	6220500	Oven
Q19	220	2635900	6220500	Flaking Site
Q19	221	2636000	6220100	Find Spot
Q19	222	2636800	6220000	Ovens
Q19	228	2635500	6220300	Ovens/Work Floor
Q19	260	2642300	6225900	Quarry
Q19	261	2642000	6220200	Kainga
Q19	267	2645300	6234400	Karaka Grove
Q19	268	2644700	6234500	Ovens
Q20	1	2649300	6217700	Pit
Q20	2	2648600	6218500	Pa
Q20	6	2640400	6205500	Ovens/Work Floor
Q20	7	2640400	6204900	Ovens
Q20	8	2641700	6203800	Artifact Find
Q20	9	2641200	6203100	Artifact Find
Q20	10	2639300	6204100	Oven
Q20	11	2639100	6203900	Oven
Q20	13	2642500	6202400	Artifact Find

<sup>1</sup> This list does not represent all archaeological sites in the District; only those that are known to the District Council at the time of preparing this District Plan.

<b>Metric Mapsheet (Planning Map Site Number)</b>	<b>NZHPT Site Number</b>	<b>Metric Easting</b>	<b>Metric Northing</b>	<b>Site Description</b>
Q20	14	2643000	6204800	Oven
Q20	15	2634400	6202100	Pa
Q20	16	2642500	6203800	Ovens
Q20	17	2642400	6204200	Oven
Q20	18	2643000	6206800	Find Site/Ovens
Q20	19	2637500	6202500	Find Site/Ovens
Q20	20	2637300	6202600	Find Site
Q20	21	2640800	6208600	Pa
Q20	22	2642700	6207600	Find Site
Q20	23	2611300	6212100	Extracting Plant
Q20	26	2649800	6215600	Oven
Q20	28	2636200	6219900	Find Spot
Q20	29	2637000	6219900	Ovens
Q20	30	2637200	6219800	Flaking Site
Q20	31	2637500	6219100	Flaking Site
Q20	32	2636200	6219700	Find Site
Q20	33	2636100	6219200	Find Site
Q20	34	2636600	6219700	Oven
Q20	35	2635700	6219600	Oven
Q20	37	1710534	5643564	Findspot
Q20	39	1726569	5648484	Douglas Brick Kiln
X20	19	1717728	5652068	Pa
R19	2	2689000	6231100	Pa
R19	6	2664900	6238400	Omapu Pa
R19	7	2661500	6232100	Pa
R19	8	1760524	5668459	Find Site/Ovens
R19	9	2667200	6235400	Pa
R19	10	2661800	6224600	Find Spot
R19	11	2668000	6224900	Find Spot
R19	12	2654600	6224600	Ovens
R19	13	2650900	6220100	Pa
R19	18	2665000	6235300	Ditch
R19	21	1778198	5669123	Landing
R19	28	2689000	6231200	Swing Bridge
R19	39	1770919	5665706	Kainga
R19	40	2681400	6230300	Winching Bolt
R19	41	1759918	5664798	Kainga
R19	42	1760479	5667427	Habitation Area
R19	43	1759916	5667798	Canoe building site
R19	44	1760816	5668499	Kainga
R19	45	1758819	5663957	Canoe building site
R19	46	1759817	5666098	Kainga
R19	47	1750886	5666916	Mary King Gravesite

<b>Metric Mapsheet (Planning Map Site Number)</b>	<b>NZHPT Site Number</b>	<b>Metric Easting</b>	<b>Metric Northing</b>	<b>Site Description</b>
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<b>Metric Mapsheet</b>	<b>NZHPT Site Number</b>	<b>Metric Easting</b>	<b>Metric Northing</b>	<b>Site Description</b>
R19	a?	682?	328?	Hurimoana/Whitianga Pa
R19	b?	708?	358?	Old Waikauwia Pa
R19	c?	692?	39?	Pouatu Pa
R19	d?	623?	41?	Rimuputa Pa
R19	e?	647?	35?	Kaieto (West) Pa
R20	2	2652900	6219400	Pa
R20	3	2654800	6218300	Ovens/Quarry/Working
R20	4	2654600	6218300	Ovens/Working
R20	5	2654200	6218000	Ovens
R20	6	2653700	6217800	Ovens
R20	7	2656800	6218700	Oven/Quarry/Working
R20	8	2656700	6218700	Ovens
R20	9	2650900	6217100	Ovens/Working
R20	10	2655300	6218200	Oven/Working
R20	11	2657300	6218700	Oven/Quarry/Working
R20	12	2656200	6218400	Oven/Working
R20	13	2652100	6217700	Terraced Knob
R20	14	2651700	6217500	Oven
R20	15	2651500	6217400	Ovens/Working
R20	16	2651400	6217200	Ovens
R20	18	2673500	6218000	Rua Pits
R20	19	2651700	6217700	Find Spot
R20	21	2650900	6211400	Working Area
R20	22	2650300	6211700	Oven
R20	23	2651100	6211800	Artifact
R20	24	2658700	6208900	Pits
R20	25	2659300	6209000	Pits
R20	26	2650000	6209900	Oven
R20	27	2651000	6212500	Artifact
R20	28	2650900	6212700	Working Area
R20	29	2650700	6216300	Ovens/Working
R20	30	2650600	6216700	Pa
R20	31	2650700	6216600	Pa
R20	32	2652900	6211300	Working/Ovens
R20	33	2653400	6211900	Working/Ovens
R20	34	2653700	6212300	Artifact/Ovens
R20	35	2652700	6210900	Ovens
R20	36	2652500	6210800	Ovens
R20	37	2656300	6212700	Working/Ovens
R20	38	2656700	6212700	Working/Ovens
R20	39	2650600	6211300	Pa
R20	40	2656900	6212900	Working/Ovens

<b>Metric Mapsheet (Planning Map Site Number)</b>	<b>NZHPT Site Number</b>	<b>Metric Easting</b>	<b>Metric Northing</b>	<b>Site Description</b>
R20	41	2658500	6214600	Working/Ovens
R20	42	2654900	6213900	Ovens
R20	43	2655000	6213900	Ovens/Working
R20	44	2650100	6216600	Pa
R20	45	2650200	6216000	Pa
R20	46	2650900	6213900	Ovens
R20	47	2651100	6211000	Artifact
R20	48	2650200	6210800	Artifact
R20	49	2651100	6216600	Ovens
R20	50	2651000	6216500	Ovens
R20	51	2650500	6216000	Ovens
R20	52	2650500	6215600	Ovens
R20	53	2651000	6214800	Ovens
R20	54	2651000	6214400	Ovens
R20	55	2650800	6213600	Ovens
R20	59	2650900	6216800	Oven/?Pits
R20	61	2651200	6217100	Ovens
R20	67	1763425	5655899	Kainga
R20	68	2673600	6218100	Historic Kainga
R20	69	1763525	5656300	Puketapu



## **APPENDIX 7: PARKING AND MANOEUVRING, VEHICLE ACCESS, AND AERODROME SPECIFICATIONS**

### **7.1 PARKING**

#### **7.1.1 Requirement to Provide**

- The minimum parking requirements in “Table 1: Minimum Parking Requirements” of this Appendix, shall apply to all activities specified (unless otherwise stated). If an activity in a rule is not listed, then the standard for the activity listed that is closest in nature to that proposed activity shall be applied.
- Where a new activity is proposed for a site where there are existing activities, the parking requirement for each new activity shall be separately determined only where the gross floor area of each new activity exceeds 10% of the total gross floor area. Otherwise, a new activity shall be regarded as ancillary to the main use. In determining parking requirements, any fraction more than one-half shall be regarded as one space.

#### **7.1.2 Design of Parking and Loading Spaces**

*Except as required by the Building Act 2004, every parking or loading space shall be designed in accordance with the following standards:*

- minimum carpark dimensions shall be in accordance with Figure 1 of this Appendix; and
- parking spaces for the disabled shall be designed in accordance with NZS 4121:1985.
- parking areas must be provided with access drives and aisles for ingress and egress of vehicles to and from the road (see “7.2.3 Design of Vehicle Accessways”); and
- new sites, dwellings, units or buildings in the Residential Zone (includes Rural/Residential Zone) that share a vehicle accessway must each have a space (which may include in part a garage, carport, or uncovered carpark) for on-site manoeuvring of cars in accordance with the tracking curve for 90 percentile cars, as shown in Figure 2 of this Appendix; and

- new sites in the Business Zone shall provide space for on-site manoeuvring of cars in accordance with the tracking curve for 90 percentile cars, as shown in Figure 2 of this Appendix, and/or on-site manoeuvring of trucks in accordance with the tracking curve for 90 percentile trucks, as shown in Figure 3 of this Appendix, where -
  - the parking area and/or loading area contains more than 5 spaces; and/or
  - the parking and/or loading area is located more than 30m from the street boundary; and
- where space is required to be provided for on-site manoeuvring of vehicles from any parking space, including (but not necessarily limited to) garages, in accordance with the vehicle tracking curve in either Figure 2 or 3 of this Appendix (as applicable), no structure shall be located to occupy, obstruct or otherwise impinge upon such space; and
- gradients for servicing and manoeuvring shall be less than 1:12.5; and
- required parking areas, including access, must be kept clear and available at all times for vehicles used in conjunction with the particular activity to which the parking relates; and
- areas used for parking and loading shall be formed in accordance with NZS 4404:1981 Code of Practice for Urban Land Subdivision and in Highly Characterised Urban Areas (ie. the Residential and Business zones only) shall be sealed, drained and marked out, and in Rural and semi-residential areas (ie. the Rural and Rural/Residential Zones) may be metalled unless the development requires sealing by way of a condition on a resource consent.
- for parking areas of four or more spaces adjoining a property in the Residential (excludes Rural/Residential Zone) or Protected Area Zones, the parking area shall be screened from the adjoining property by a screen of not less than 1.8 m in height, consisting of a densely planted buffer of fence or wall constructed in brick, timber, concrete or stone; and
- for parking or manoeuvring areas adjoining a road, a kerb or similar barrier of not less than 100 mm high shall separate the area from the road boundary
- each loading space will have a minimum length of 8.5m, a width of 4m and height of 4.4 m. There should be manoeuvring areas to accommodate a 90 percentile two axle truck as shown in Figure 3 of this Appendix.

### **7.1.3 Building Alterations/Changes of Use**

*In assessing parking requirements for existing buildings that are altered, the use changes, or the building is enlarged, the following conditions shall apply:*

***(a) where a building is altered but not enlarged and:***

- the activity remains the same; or
- the building is altered to accommodate another activity which has the same car parking requirement;

then the minimum parking standards in Table 1 of this Appendix do **not** apply.

***(b) where a building is not enlarged but the use is changed, the following shall apply:***

- changes of use between the following types of use will not be required to meet the necessary standard, provided that the existing use is in compliance with the parking standards:
  - residential activities; and/or
  - outdoor display areas; and/or
  - vehicle showrooms; and/or
  - industrial storage, internal or external, except warehouses.
- Where the existing use is not in compliance, the standard which shall apply will be the standard for the proposed use.
- any other changes of use shall comply with the appropriate parking standard as specified in Table 1 of this Appendix.

***(c) where a building is enlarged and:***

- the activity remains the same; or
- the building is altered to accommodate another activity which has the same car space requirement;

then the parking standards only apply to the extra gross floor area.

#### **7.1.4 Calculation of Gross Floor Area (GFA)**

The area of any parking or loading spaces and associated access within a building shall be excluded from the gross floor area (gfa) of that building for the purposes of assessing the total number of spaces required. Such spaces shall be clearly defined and accessible for parking or loading at all times.

#### **7.1.5 Cash-In-Lieu**

Council will consider payment of a sum of money in lieu of enforcing the parking requirements in the Stratford Business Zone. Such applications will be considered when it is not reasonable, practicable or desirable to provide the required number of spaces on the site. The funds collected by the Council will not exceed the land value of 24 m<sup>2</sup> of the site per parking space which cannot be provided on site. Council will provide parking elsewhere in the Stratford town centre with the use of any funds collected. (See Part C: Financial Contributions, “2. Financial Contributions as Conditions of Resource Consents” - “2.1.5 Off-Street Parking”).

#### **7.1.6 Loading Space Requirements**

*The number of loading spaces required on-site shall be assessed as follows:*

- In the Business Zone, and for industrial activity in the Rural Zone (including rural industry) -
  - 1 loading space for each occupier or tenancy; or
  - 1 loading space for each 3,000 m<sup>2</sup> gfa (whichever is greater).

**Table 1: Minimum Parking Requirements**

Category	Activity	On-Site Parking Requirement
1	Bulk Retail Store (including trading and trade supplies) Warehousing and Storage	1 per 100m <sup>2</sup> GFA + 1 per 100m <sup>2</sup> of outdoor storage area
2	Boarding Houses Camping Grounds Non-Permanent Accommodation Residential Unit	1 per site or unit + 1 per 2 employees where applicable
3	Elderly Persons Home Hospital Private Hospital	1 per 2 employees + 1 per 3 beds
4	Buildings used for recreation Cultural Facility Entertainment Facility Health and Fitness Centre Places of Assembly Funeral Parlour	1 per 4 persons the facility is designed to accommodate
5	Industry Motor Vehicle Sales and Service Motor Vehicle Wrecking Service Stations Transport Depot	1 per 50m <sup>2</sup> GFA + 1 per 2 employees and 4 per repair bay and 1 per air hose and 3 queuing spaces per car wash and 1 per 10 cars for sale or hire
6	Healthcare Facility Veterinary Clinics	1 per employee + 1 per 26m <sup>2</sup> GFA
7	Retail Premises Wholesale Liquor Outlets	1 per 17m <sup>2</sup> GFA
8	Emergency Service Facilities	1 per 100m <sup>2</sup> GFA
8	Care Centre (including childcare). Pre-school and Primary Secondary School Tertiary Education Facility	1 per employee + 1 per 10 persons (including children) 1 per employee + 1 per classroom 1 per employee + 1 per 10 pupils aged 16 and over 1 per full time equivalent employee + 1 per 5 full time equivalent students.
9	Restaurant and other eating places Taverns and Hotels Tourist Facility	1 per 5 persons the facility is designed to accommodate or 1 per 30m <sup>2</sup> GFA whichever is greater + 1 per bedroom unit
		For the purpose of assessing the number of persons a tavern or hotel is designed to accommodate, the following ratio shall be used : : Public Bar                      0.93 m <sup>2</sup> / person : Lounge/Private Bars        1.11 m <sup>2</sup> / person : Restaurants                    1.40 m <sup>2</sup> / person : Games Area                    1.86 m <sup>2</sup> / person

(Table 1 continued...)

Category	Activity	On-Site Parking Requirement
10	Offices	1 per 2 persons or 1 per 50m <sup>2</sup> GFA whichever is greater.
11	Rural Selling Places (Strategic Arterial Road)	4 per site
12	Sports Grounds and Playing Fields	
	Low Intensity use e.g. golf	2.5 per hectare devoted to this facility
	Medium Intensity use e.g. cricket, hockey, rugby, soccer.	12.5 per hectare devoted to this facility
	High intensity use e.g. tennis, netball, basketball.	25 per hectare devoted to this facility
	Very high intensity use e.g. bowls, mini golf.	125 per hectare devoted to this facility
13	Temporary Military Training Activities	Nil
14	All activities in the Stratford Business Zone, which have Designated Retail Frontage (refer to planning maps P-010-05 and P-010-08).	<p>For sites in the Stratford Business Zone which have Designated Retail Frontage (refer to planning maps P-010-05 and P-010-08):</p> <p>(i) Any on-site car parking shall be located to the rear of the sites with no access directly onto Broadway; and</p> <p>(ii) The following exemptions from the above on-site parking requirements shall apply:</p> <p>(a) An exemption of 50% from the above on-site standards shall apply for any activity area, with a gross floor of less than 1000m<sup>2</sup> provided that:</p> <ul style="list-style-type: none"> <li>- Any on-site car parking shall be located to the rear of the sites with no access directly onto Broadway; and</li> <li>- Permitted activities within existing buildings in this area shall have a 100% exemption from the above on-site parking standards.</li> </ul>

## 7.2 VEHICLE ACCESS

### 7.2.1 Design of Vehicle Crossings

*Vehicle crossings which provide access to any parking or loading space shall comply with the following requirements:*

- for sites with 30m or less total site frontage only one crossing shall be permitted; and
- for sites that have a total street frontage greater than 30m a maximum of two vehicle crossings shall be permitted with a minimum distance of 7.5m between crossings; and
- vehicle crossings shall be of the following width –

Residential Zone

Rural/Residential Area,

Business Zone or other Areas - a minimum width of 3.6 m and a maximum width of 7.2 m.

Rural Zone

- a minimum width of 4.0 m.

- where a site is at an intersection of two or more streets (where neither are strategic arterial roads), only one vehicle crossing per frontage shall be permitted and this shall be situated as far as practical from the intersection. Where a site at an intersection has a frontage to a strategic arterial road, any access shall be to the lesser street; and
- vehicle crossing design shall be in accordance with Figures 4 - 7 of this Appendix.
- Consultation is required with the appropriate network utility operator where it is proposed to create a vehicle crossing over a network utility such as, but not being limited to, gas lines, electricity lines and telecommunications. The network utility operator may have requirements in addition to any prescribed in this Plan.

*(Vehicle crossing construction standards can be found in Council's Policy Manual. Figures 4 - 7 in this Appendix outline the construction standards for standard urban and rural vehicle crossings. See also Appendix 7.2.4 regarding Crossings Adjacent to Strategic Arterial Roads.)*

## **7.2.2 Vehicle Access Points Separation and Sight Distances**

(a) **Basis for distance requirements:**

The distance requirements associated with the location of vehicle access points are derived from either the posted speed limit for access to strategic arterial roads, or the speed at which vehicles may safely travel along the section of road (travel speed) for all other roads. The following factors will be taken into consideration when determining the travel speed:

- The posted speed limit
- The 85<sup>th</sup> percentile speed determined from traffic speed records
- Side thrust gauge results

(b) **Minimum separation distances between intersections:**

The minimum separation distance between intersections shall be as given in Figure 12 of this Appendix.

(c) **Minimum sight distance from intersection:**

The minimum sight distance from an intersection shall be as given in Figure 12 of this Appendix. The method of measuring sight distance shall be in accordance with Figure 8 of this Appendix.

(d) **Minimum separation distance between vehicle access points and intersections:**

The minimum separation distance between vehicle access points and intersections shall be as given in Figure 12 of this Appendix.

(e) **Minimum separation distance between vehicle access points:**

The minimum separation distance between vehicle access points shall be as given in Figure 12 of this Appendix.

(f) **Minimum sight distances from access:**

The minimum sight distance from access points shall be as given in Figure 12 of this Appendix.



(g) **For intensive traffic generated activities on strategic arterial roads:**

- This term is defined as:
  - a truck stop; or
  - a supermarket over 1,000 m<sup>2</sup> gfa; or
  - a group of shops having over 1,000 m<sup>2</sup> gfa; or
  - a drive-in fast food facility; or
  - a service station.
- Where access is proposed to be to a strategic arterial road and where the speed limit is 50-70 km/hr, the design and construction of the access and vehicle crossing shall comply with the following standards:
  - the access shall cross the property boundary at an angle of 90°, plus or minus 15°; and
  - the vehicle crossing shall intersect with the carriageway at an angle of between 45° and 90°; and
- There should be a minimum separation distance from an access driveway to an intersection of 60m; and
- For truck stops and service stations where the speed limit is 100 km/hr, acceleration and deceleration lanes shall be provided. Minimum requirements for this are given in Figure 8 of this Appendix; and
- The minimum sight distance from an access shall be in accordance with Table 2 of this Appendix (ie, the minimum sight distance from an intersection).

(h) **Information Requirements**

Consultation with the NZ Transport Agency shall be undertaken where it is proposed to create a vehicle access or road intersection with any State Highway. Note that the NZ Transport Agency may have requirements in addition to any prescribed by this Plan.

### **7.2.3 Design of Vehicle Accessways**

(a) **Residential Zone (includes Rural/Residential Zone):**

- Vehicle access must be provided to all sites, including rear sites.
- Vehicle accessways must comply with the following minimum widths:
  - 1-3 units and /or lots: 3.5m minimum carriageway width;
  - 4-6 units and/ or lots: 6.0m minimum accessway width and 3.5m minimum carriageway width;
  - 7 or more: constructed to a public road standard in accordance with NZS 4404:2004 “Land Development and Subdivision Engineering”, and vested in the Council.
- For rear sites the maximum accessway length is 60 m, except that a greater length is permitted if either:
  - a passing bay is provided; or
  - the minimum accessway width is 6.0 m and the minimum carriageway width is 3.5m with the remaining width being readily accessible by vehicles (trafficable) for the entire length of the accessway; or
  - only one unit is served by the accessway and the minimum carriageway width is 3.5m.
- Maximum gradient of accessways: no greater than 1 in 5.

(b) **Business Zone:**

- Minimum carriageway width: 6.0m.
- Maximum gradient of accessways: no greater than 1 in 5.

(c) **Rural Zone:**

- Minimum trafficable accessway width: 6.0m
- Minimum carriageway width: 3.5m

(d) **All Zones:**

- Consultation is required with the appropriate network utility operator where it is proposed to create a vehicle accessway over a network utility such as, but not being limited to, gas lines, electricity lines and telecommunications. The network utility operator may have requirements in addition to any prescribed in this Plan.

## **7.2.4 Construction of Vehicle Accessways to all Roads and Vehicle Crossings Adjacent to Strategic Arterial Roads**

### ***(a) Vehicle Accessways in all Zones:***

- Generally all vehicle accessways shall be formed in accordance with NZS 4404:2004 “Land Development and Subdivision Engineering” in Urban and Rural Areas except that in terms of a formation standard for an accessway the following shall apply in the respective zone:

<b>Zone</b>	<b>Number of Lots Served</b>	<b>Minimum Formation Standard</b>
Residential	In all cases	Sealed or concrete strips and drained.
Rural/Residential	Less than 3	Metalled and drained
Rural/Residential	Greater than or equal to 3	Sealed and drained
Rural	In all cases	Metalled and drained
Business	In all cases	Sealed and drained
Protected Area	Not applicable	Metalled and drained

### ***(b) Vehicle Crossings Adjacent to Strategic Arterial Roads:***

- In all zones any crossings connecting a lot to a sealed strategic arterial road must be sealed and drained.
- In the Rural Zone, for any crossing connecting a lot to a sealed strategic arterial road, provided that:
  - the crossing is subject to no more than 30 vehicle movements per day; and
  - the proposed activity to be carried out on that lot is listed as a permitted activity under Rule B1.2.1.1; then

the vehicle crossing shall meet the minimum requirements given in Figure 13 of this Appendix.

- In the Rural Zone, for any crossing connecting a lot to a sealed strategic arterial road, provided that the crossing is subject to more than 30 vehicle movements per day, acceleration and deceleration lanes shall be provided.

Minimum requirements for this are given in Figure 14 of this Appendix.

## **7.2.5 Railway Crossings**

- All railway crossings shall conform with the requirements in Figure 10 of this Appendix.

## 7.3 Stratford Aerodrome Protection Control

*No structure shall be erected, or trees grown, above the controlled surfaces described below (designed for aeroplanes at or below 5700kg maximum certified take-off weight), and illustrated in Figure 11 of this Appendix:*

(a) **Take-off, climb, and approach surfaces:**

- each runway shall be provided with “***take-off, climb and approach surfaces***” such that aeroplanes taking off or landing have a clear, obstacle-free surface over which they may carry out the initial part of their climb or their final approach; and
- the origin of the take-off, climb, and approach surface is at the end of the runway strip, and extends -
  - horizontally from the end of the runway strip for 3000m, for the full width of the runway strip; and
  - upwards from the end of the runway strip at a gradient of 1:40; and
  - the sides of the take-off, climb, and approach surface shall expand outwards at a gradient of 1:10; and

all space within this take-off, climb, and approach surface shall be obstacle-free.

(b) **Transitional surfaces:**

- each runway shall be provided with a “***transitional surface***” that slopes upwards and outwards from the side of the runway strip and the take-off, climb, and approach surface at a gradient of 1:5 to a height of 10m above the runway strip, then rise vertically to meet the inner horizontal surface, and all space within this transitional surface shall be obstacle-free.

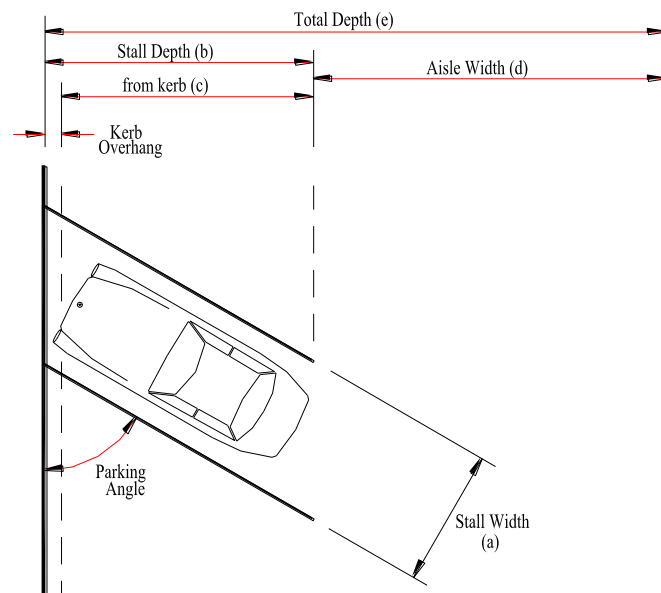
(The gradient of the transitional side surface should be measured in the vertical plane at right angles to the centre line of each runway).

(c) **Inner horizontal surface:**

- an “***inner horizontal surface***” shall be provided 45m above the aerodrome elevation datum out to a distance of 2500m from the runway centre line, and all space within this surface shall be obstacle-free.

(d) **Boundary fences:**

- any boundary fence, shelterbelt, hedge, or other vegetation exceeding 1200mm in height above ground level shall be sited so as not to penetrate the transitional side surface.

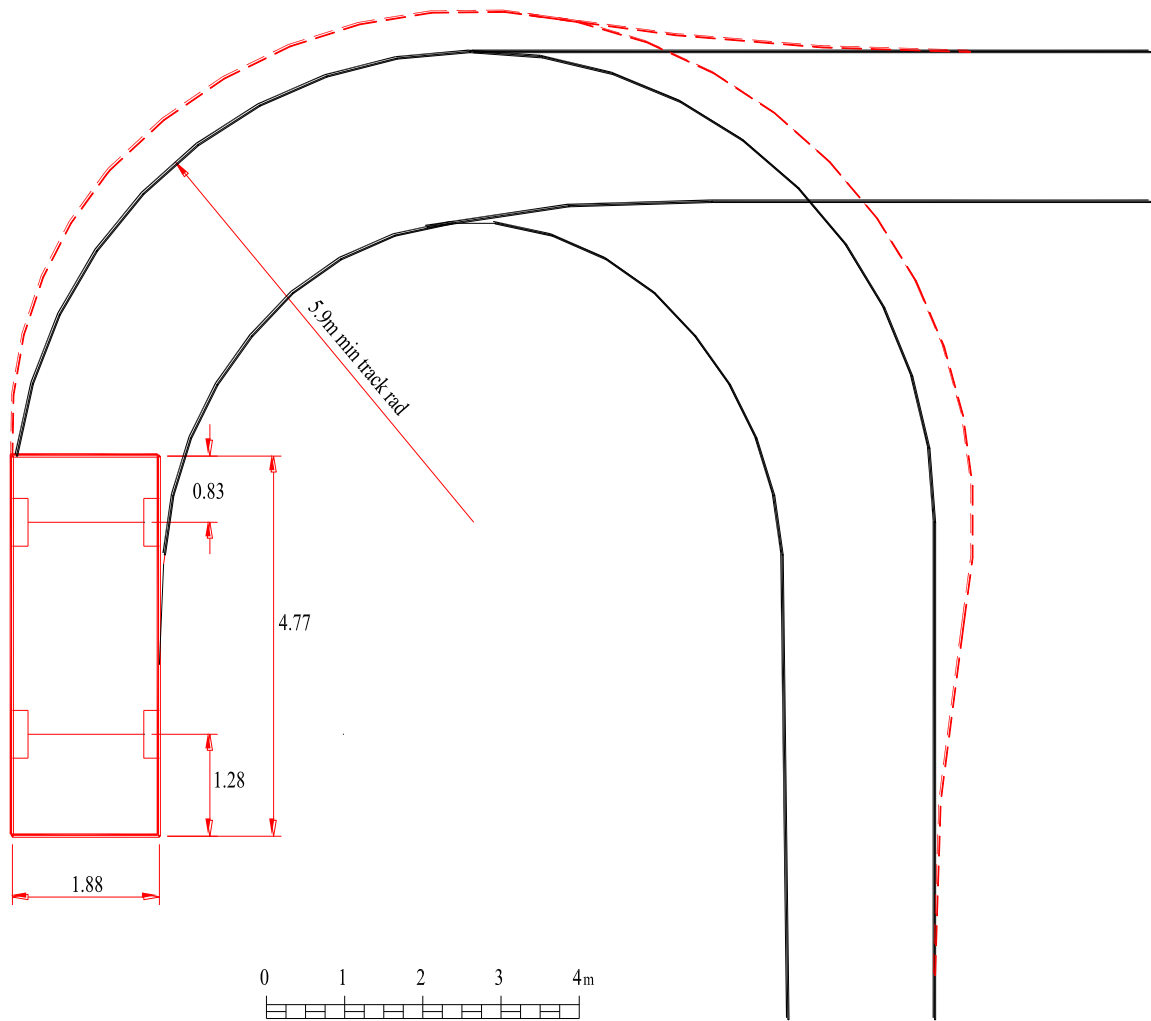


Parking Angle	Type	Stall Width (a)	Stall Depth		Aisle Width (d)	Total Depth (e)	
			(b) from wall	(c) from kerb		one row	two rows
0°	Parallel	2.4	See note 1		3.5	5.9	8.3
30°	Nose In	2.4 min	4.2	4.0	3.5	7.7	11.9
45°	Nose In	2.4 min	4.9	4.5	3.5	8.4	13.3
60°	Nose In	2.4	5.4	4.9	4.5	9.9	15.3
		2.5			4.1	9.5	14.9
		2.6			3.5	8.9	14.3
		2.7			3.5	8.9	14.3
75°	Nose In	2.4	5.4	4.9	6.6	12.0	17.4
		2.5			6.3	11.7	17.1
		2.6			5.2	10.6	16.0
		2.7			4.6	10.0	15.4
90°	Nose In	2.4	5.1	4.6	8.7	13.8	18.9
		2.5			7.7	12.8	17.9
		2.6			7.0	12.1	17.2
		2.7			6.8	11.9	17.0

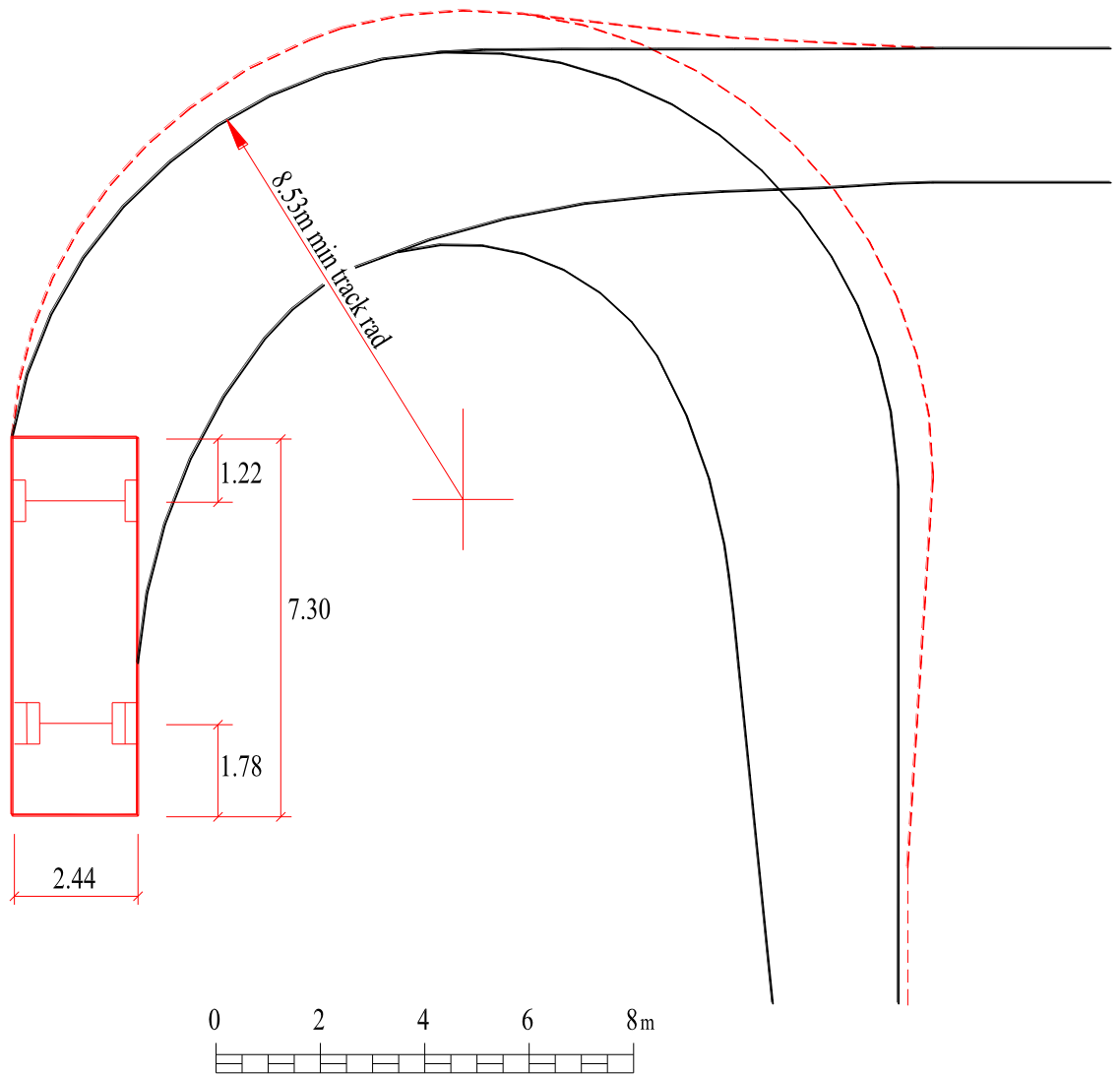
ALL MEASUREMENTS ARE IN METRES

- 1 Parallel parking spaces (parking angle = 0) shall be 6.0m long, except where one end of the space is not obstructed in which case the length of space may be reduced to 5.0m
- 2 Minimum aisle and accessway widths shall be 3.0m for one way flow, and 5.5m for two way flow. Recommended widths shall be 3.5m for one way flow and 6.0m for two way flow.
- 3 Maximum kerb height shall be 150mm.
- 4 Stall dimensions are computed for a 90 percentile vehicle. A 200mm separation from a wall has been added
- 5 Aisle Width data has been taken from MoT Traffic Engineering Section Analysis.

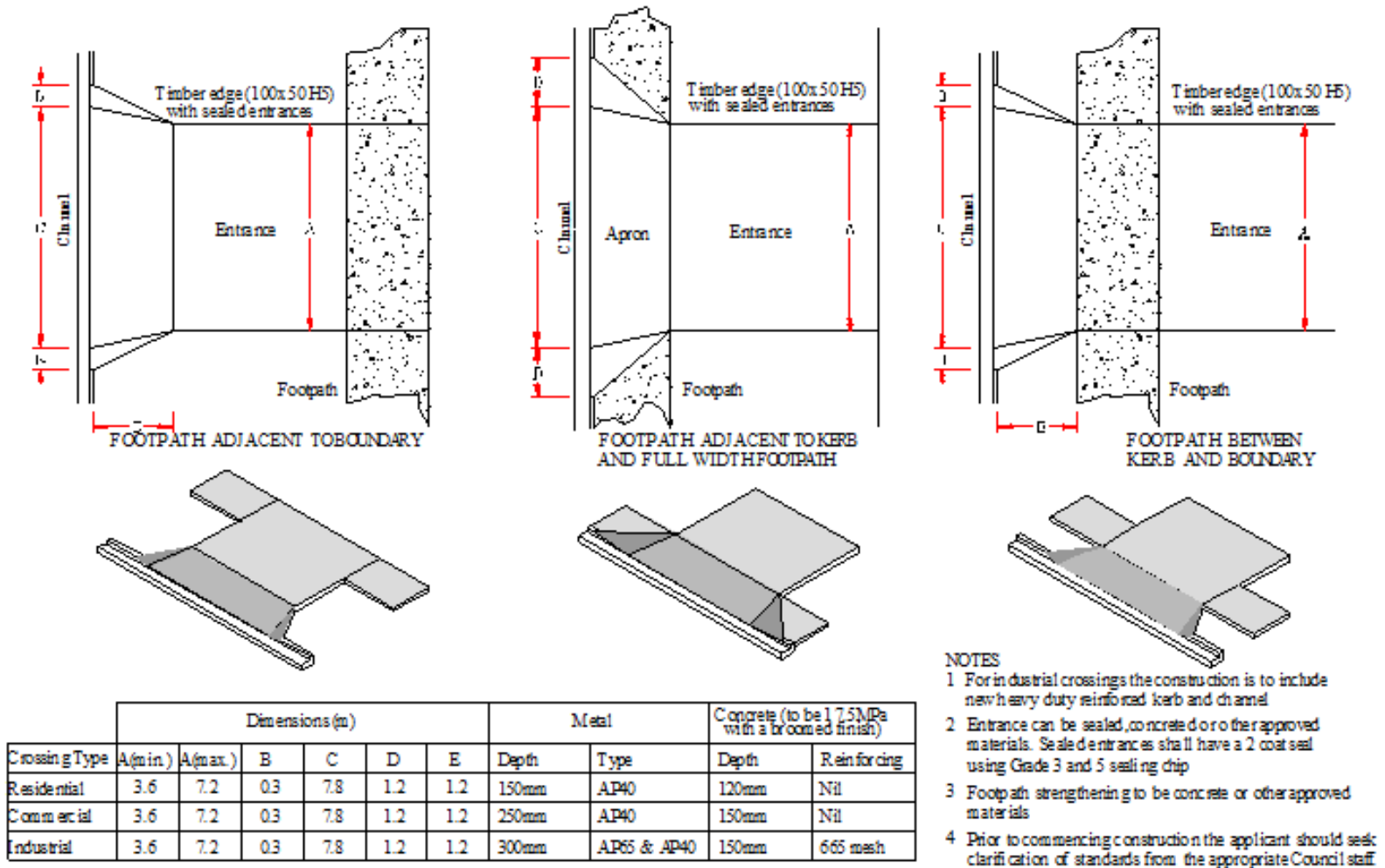
**Figure 1: Minimum Carpark Dimensions**



**Figure 2: Tracking Curve - 90 Percentile Car**

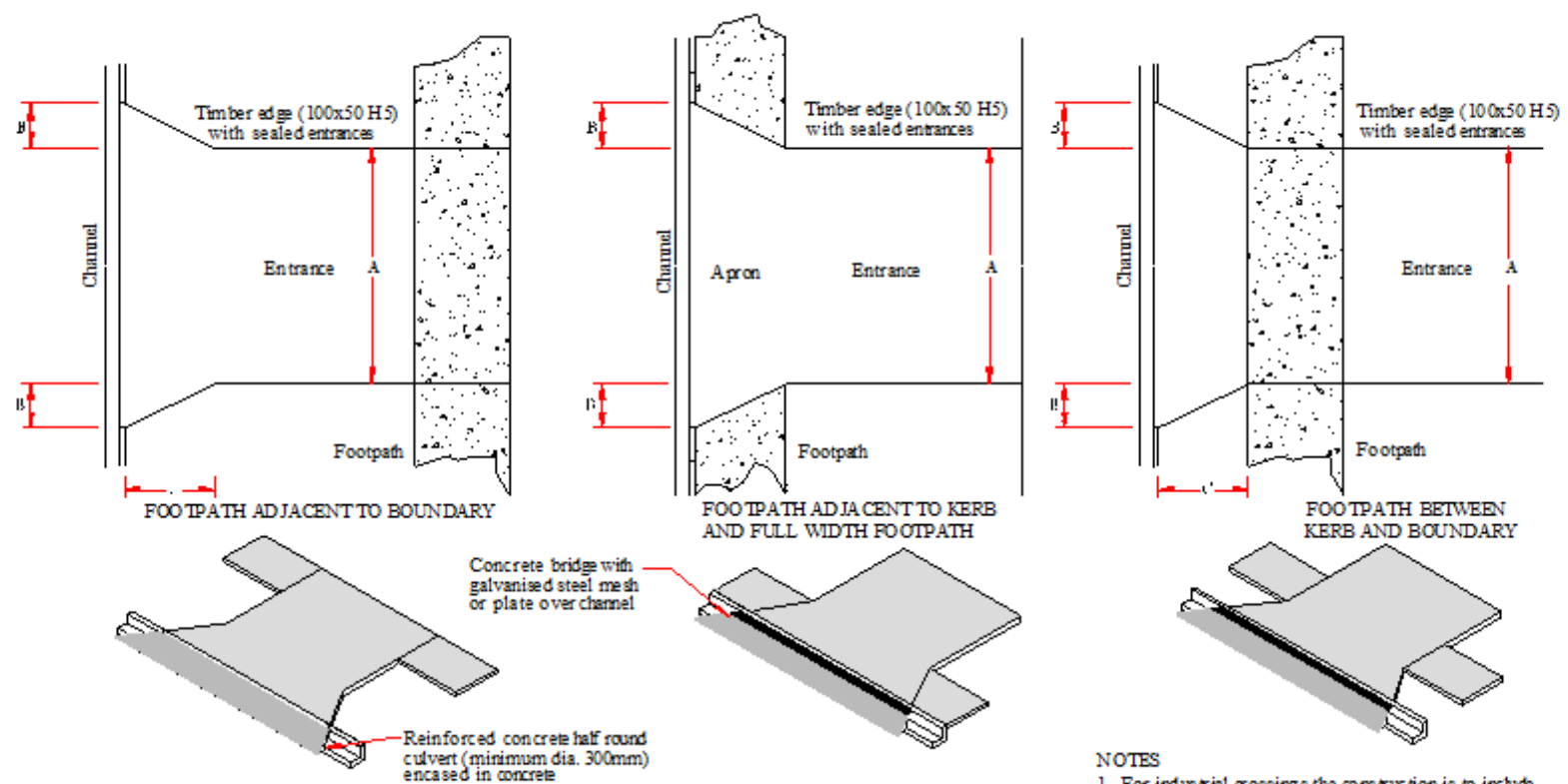


**Figure 3: Tracking Curve - 90 Percentile Truck**



**Figure 4: Standard Urban Vehicle Crossing (Standard Kerb and Channel)**





NOTES

- 1 For industrial crossings the construction is to include new heavy duty reinforced kerb and channel
- 2 Entrance can be sealed, concreted or other approved materials. Sealed entrances shall have a 2 coat seal using Grade 3 and 5 sealing chip
- 3 Footpath strengthening to be concrete or other approved materials
- 4 Prior to commencing construction the applicant should seek clarification of standards from the appropriate Council staff, including need for culvert on berms with water table.

Crossing Type	Dimensions (m)				Metal		Concrete (to be 17.5MPa with a broomed finish)	
	A(min.)	A(max.)	B	C	Depth	Type	Depth	Reinforcing
Residential	3.6	7.2	0.6	1.2	150mm	AP40	120mm	Nil
Commercial	3.6	7.2	0.6	1.2	250mm	AP40	150mm	Nil
Industrial	3.6	7.2	0.6	1.2	300mm	AP65 & AP40	150mm	665 mesh

**Figure 5: Urban Vehicle Crossing (High Profile Kerb and Channel)**

REQUIREMENTS

Culvert diameter	Less than or equal to 10m long	minimum 225mm diameter
	Greater than 10m long	minimum 300mm diameter
Culvert Pipe	Class X RCRRJ	
Concrete Depth/Reinforcement	For crossings serving dwellings only, 120mm minimum depth (no mesh). For all other crossings, 150mm minimum depth with one layer of 665 mesh. Council shall decide which of the above applies on a case-by-case basis.	
Concrete Compressive Strength	Minimum 17.5MPa	
Concrete Sawcutting	25mm depth @ 4m centres	
Sealed Pavement	Minimum compacted depth 300mm, consisting of 200mm AP65 and 100mm AP40	
Seal	Two coat seal consisting of Grade 3 and Grade 5 chip	
Sealing Chip Crushing Strength	Minimum 180kN	

NOTES

1. Council shall determine the need for and position and size of culverts. Inlet/outlet structures may be required.
2. The applicant shall request a subgrade inspection from Council once the crossing has been dug out, to determine the need for any undercutting (additional pavement depth) due to soft ground conditions.
3. When concreting, the edge of seal shall be sawcut so the concrete can be brought up to it. Otherwise the carriageway will have to be reinstated to the concrete edge using compacted AP40 basecourse and chip seal or RPM.
4. Gate is to be recessed back from any strategic arterial road to allow any vehicle using the driveway to stop clear of the edge of the seal while the gate is being opened or closed.

Optional cattlestop or gate

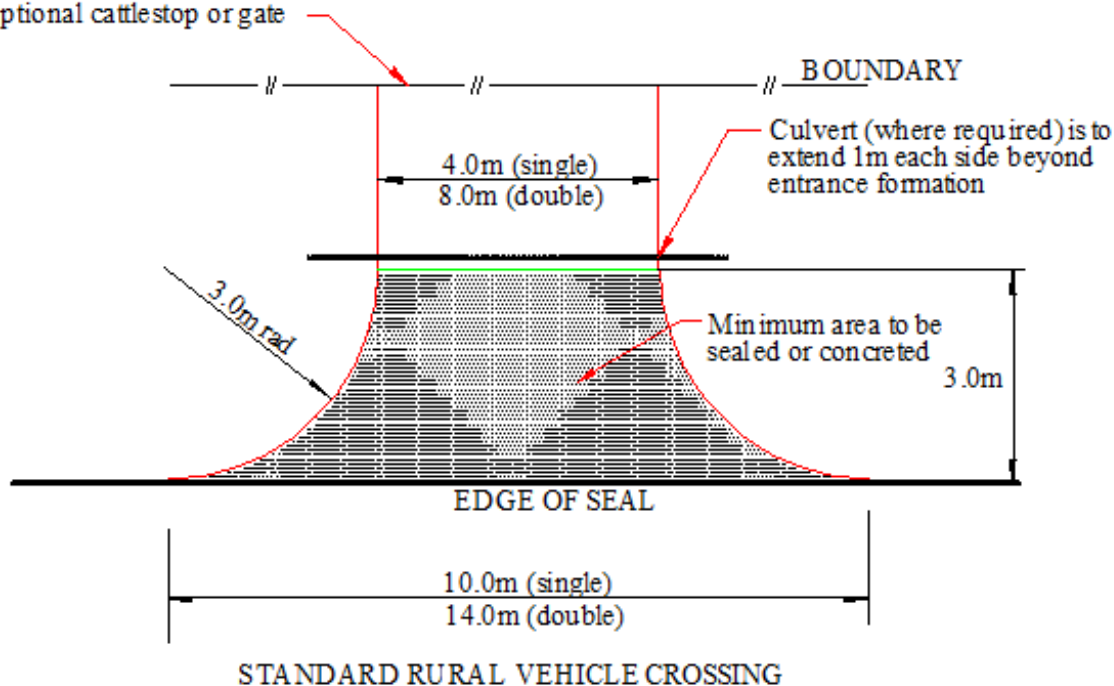


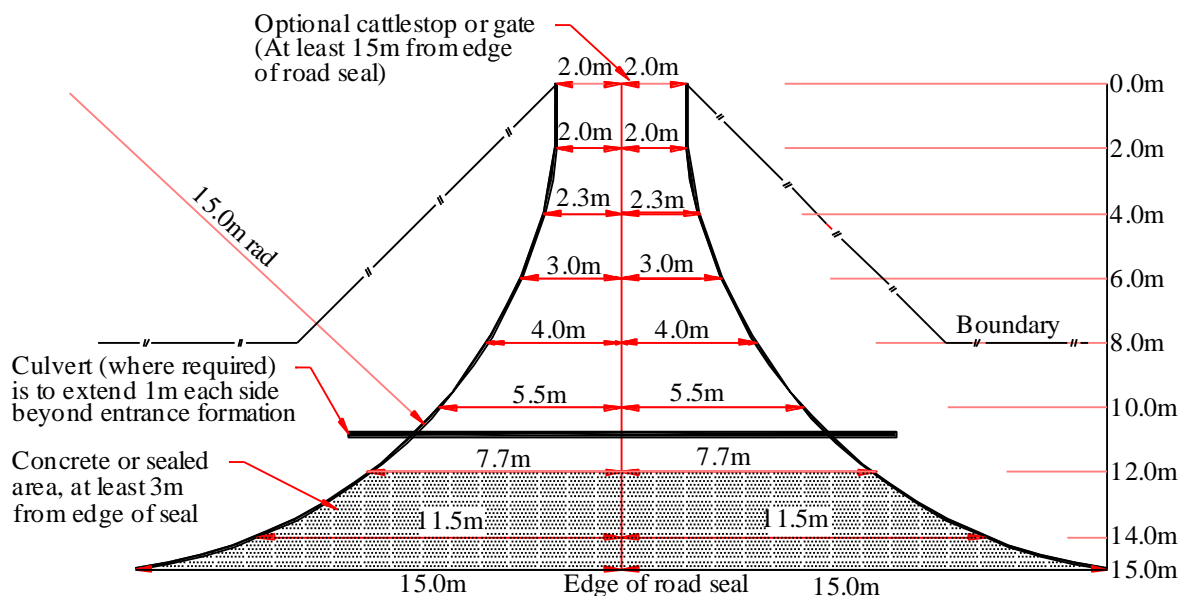
Figure 6: Standard Rural Vehicle Crossing (No Kerb and Channel)

REQUIREMENTS

Culvert diameter	Less than or equal to 10m long	minimum 225 mm diameter
	Greater than 10m long	minimum 300mm diameter
Culvert Pipe	Class X RCRRJ	
Concrete Depth/Reinforcement	Minimum 150mm, with one layer of 665 reinforcing mesh	
Concrete Compressive Strength	Minimum 17.5MPa	
Concrete Sawcutting	25mm depth @ 4m centres	
Sealed Pavement	Minimum compacted depth 300mm, consisting of 200mm AP65 and 100mm AP40	
Seal	Two coat seal consisting of Grade 3 and Grade 5 chip	
Sealing Chip Crushing Strength	Minimum 180kN	

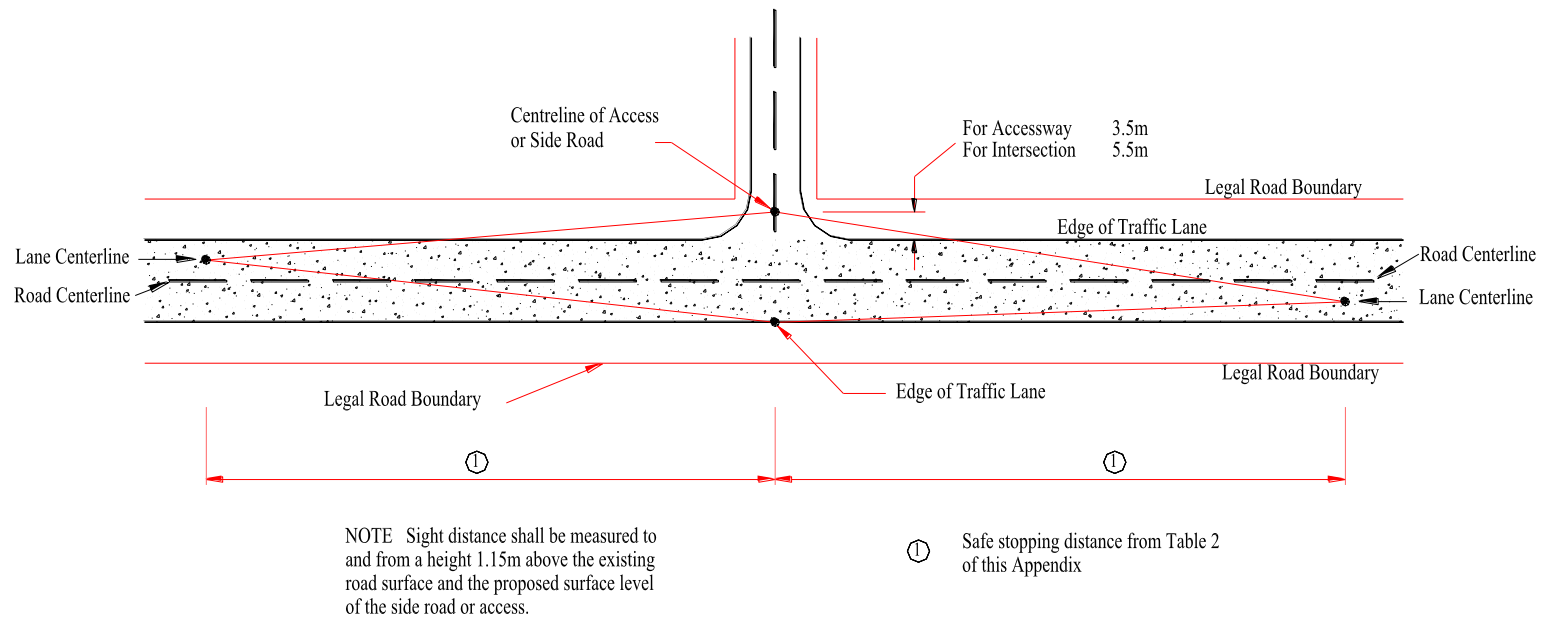
NOTES

1. Council shall determine the need for and position and size of culverts. Inlet/outlet structures may be required.
2. The applicant shall request a subgrade inspection from Council once the crossing has been dug out, to determine the need for any undercutting (additional pavement depth) due to soft ground conditions.
3. When concreting, the edge of seal shall be sawcut so the concrete can be brought up to it. Otherwise the carriageway will have to be reinstated to the concrete edge using compacted AP40 basecourse and chip seal or RPM.

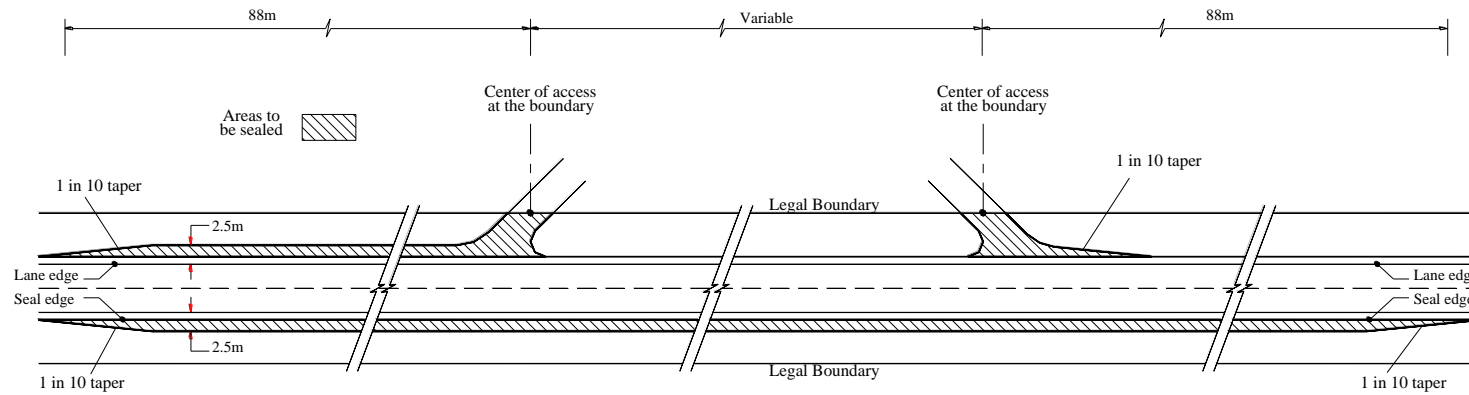


STANDARD DAIRY TANKER CROSSING

**Figure 7: Standard Dairy Tanker Crossing**

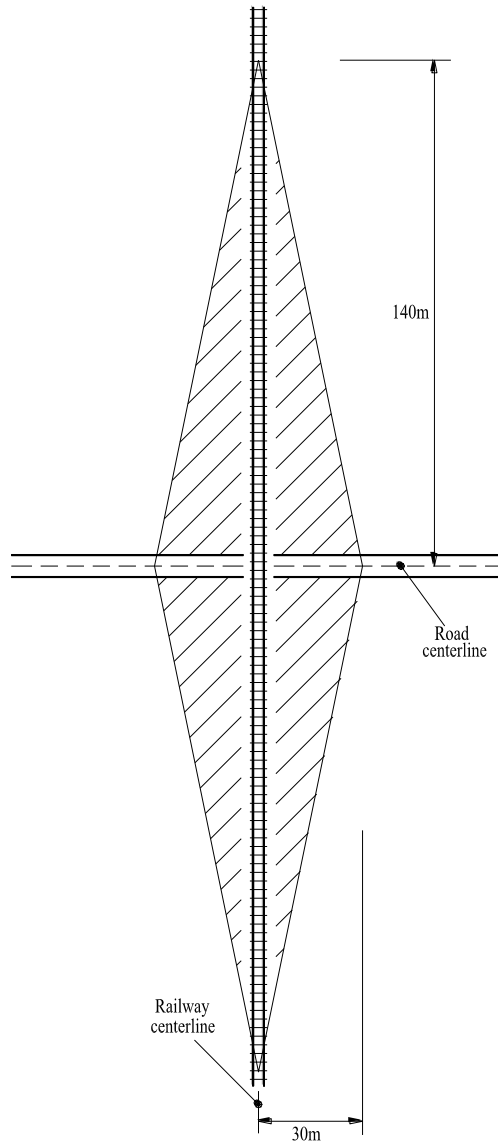


**Figure 8: Sight Distance Measurement Diagram**

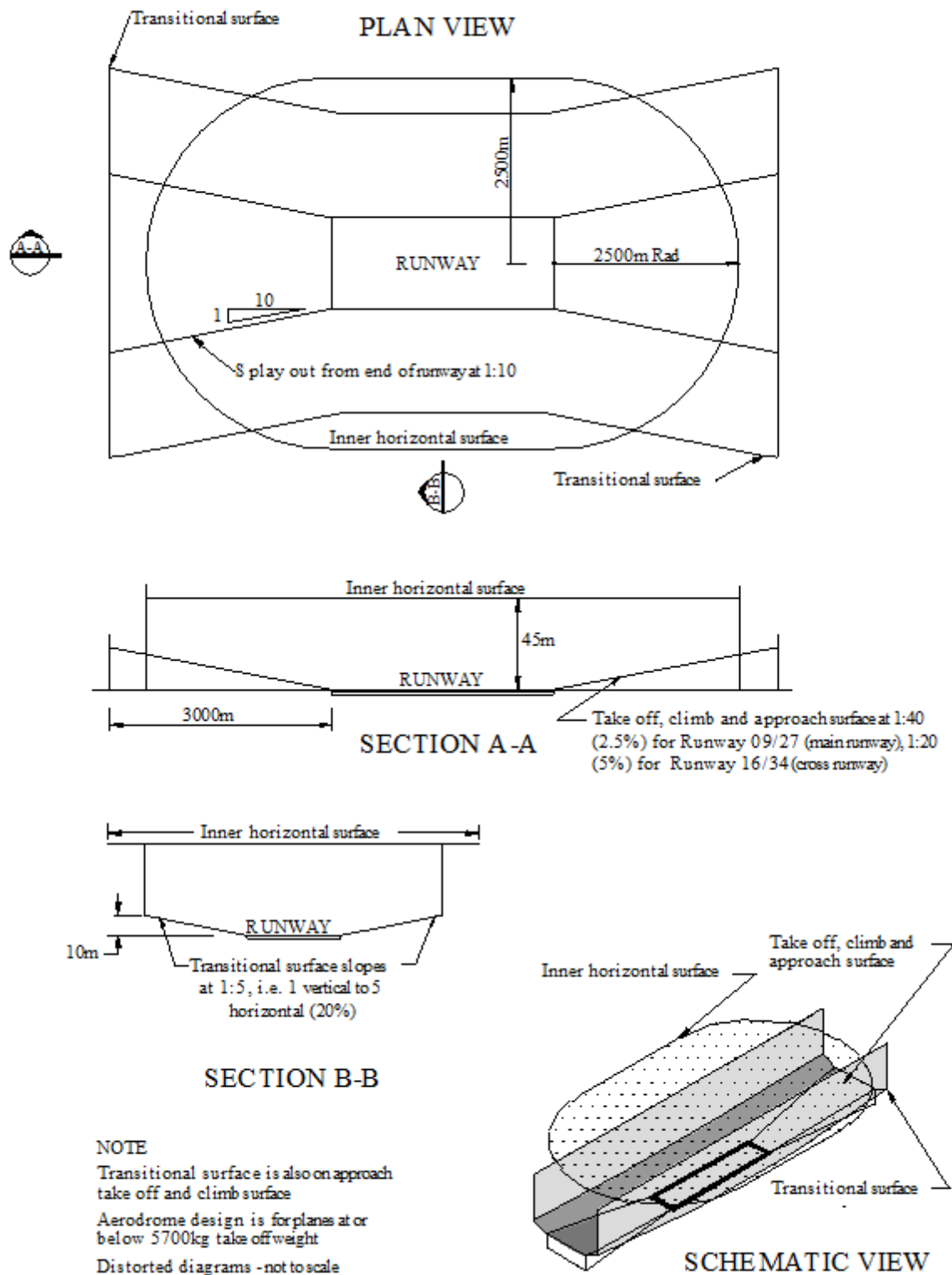


**Figure 9: Deceleration and Acceleration Lanes for Intensive Traffic Generating Activities**

Hatched areas are to be kept clear of buildings or other obstructions that might block the sight line. Dispensation to the given dimensions may be possible through application to Ontrack (NZ Railways Corporation) depending upon train movements in the area. Where there are two or more tracks the 30m sight line applies from the center line of the nearest track



**Figure 10: Railway Crossing and Traffic Sight Lines at Road/Rail Level Crossings (not to scale, dimensions are in metres)**



**Figure 11: Stratford Aerodrome Obstacle Limitation Surfaces**

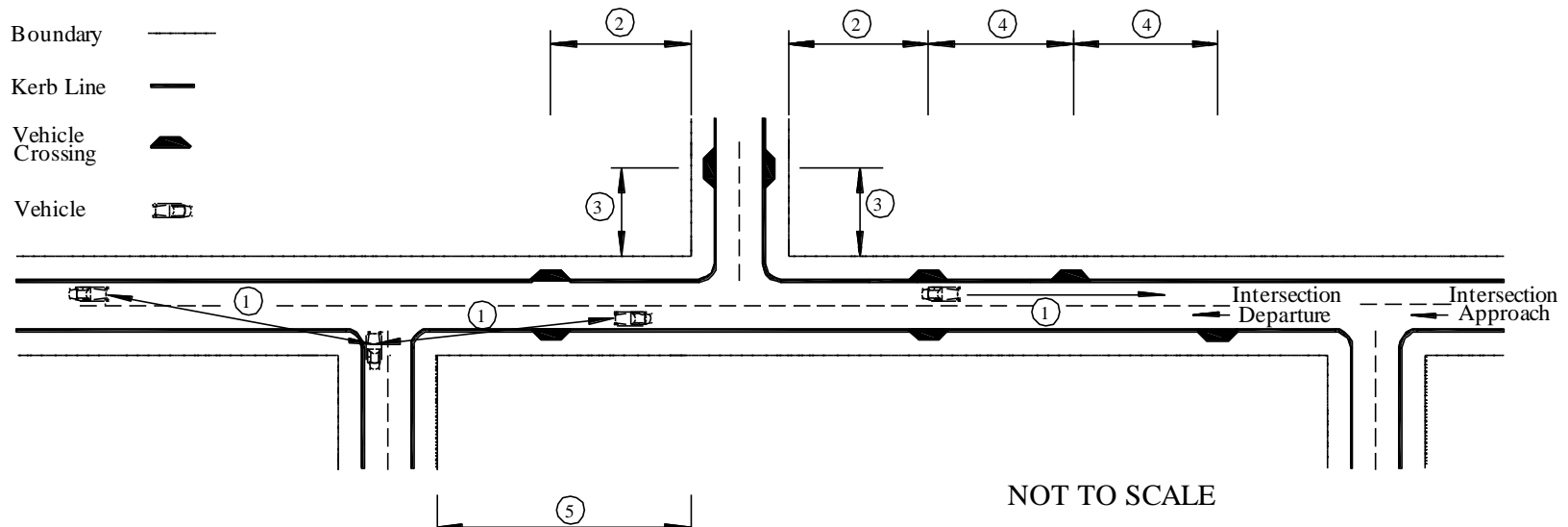
DISTANCE REQUIREMENTS FOR STRATEGIC ARTERIAL ROADS (SH3 AND SH43)

SPEED LIMIT		DISTANCE (m)				
		1	2	3	4	5
URBAN	50	113	20	20	0	130
	60	140	20	20	0	180
	70	170	20	20	0	380
RURAL	70	170	90	45	40	380
	80	203	90	45	100	780
	90	240	190	60	200	780
	100	282	190	60	200	780

DISTANCE REQUIREMENTS FOR ROADS OTHER THAN STRATEGIC ARTERIAL

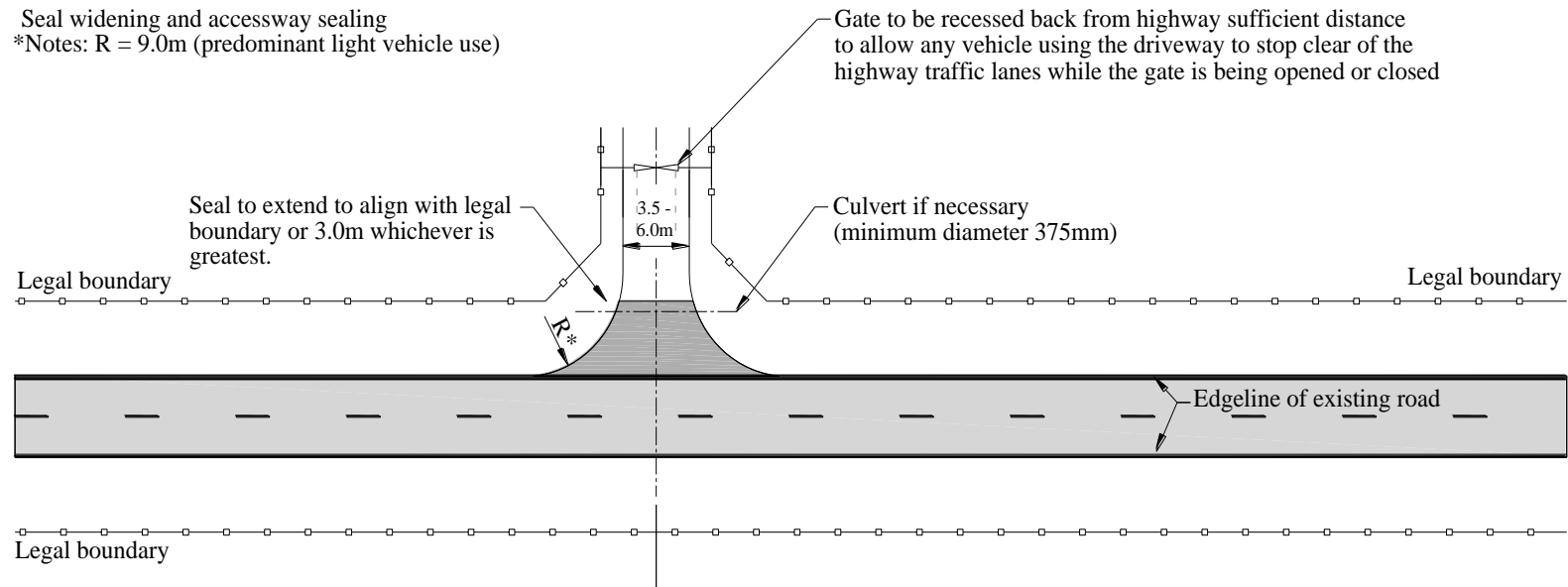
TRAVEL SPEED		DISTANCE (m)				
		1	2	3	4	5
URBAN	50	65	10	10	0	130
	60	80	20	20	0	180
	70	95	20	20	0	380
RURAL	70	95	30	30	0	380
	80	105	40	40	0	780
	90	130	50	50	0	780
	100	160	60	60	0	780

Note: If Dimensions 2 and 3 cannot be attained, entrance is to be located as close to the boundary furthest from the intersecting road as possible.

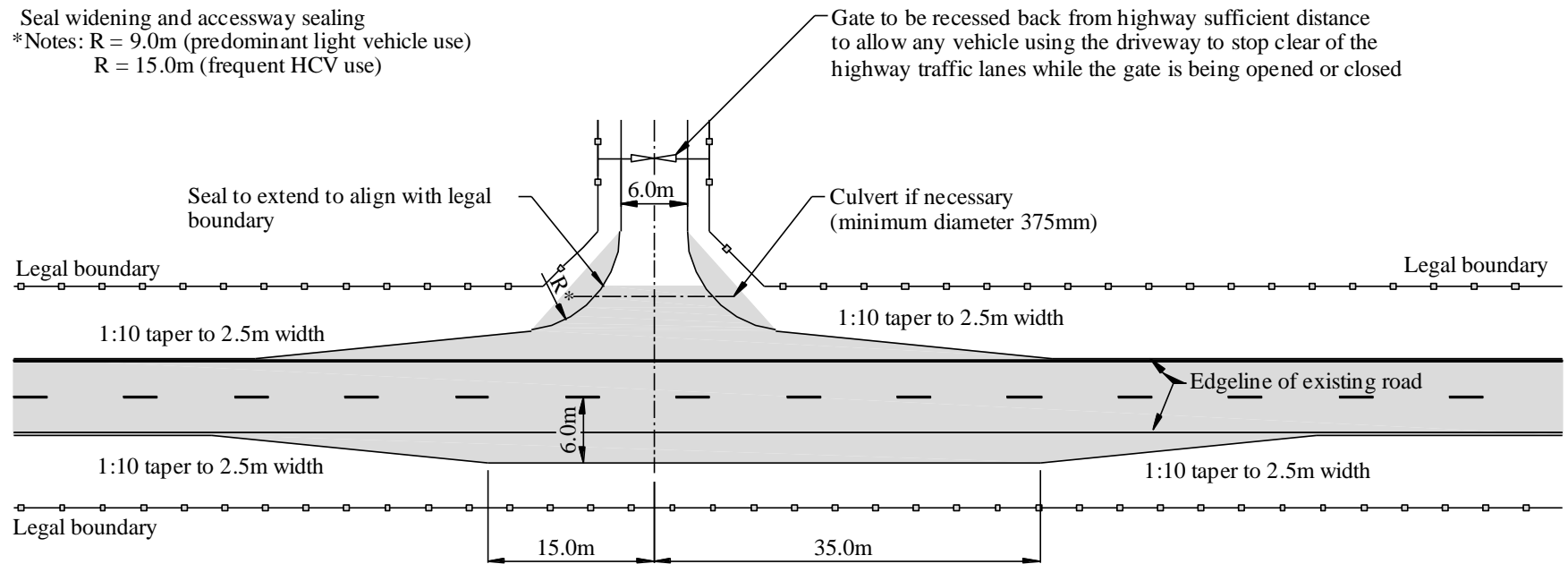


**Figure 12: Minimum Separation and Sight Distances**





**Figure 13: Access off Strategic Arterial Roads (Low Traffic Volume Access)**



**Figure 14: Access off Strategic Arterial Roads (High Volume / Heavy Traffic Access)**

## APPENDIX 8: PROTECTED AREAS ADMINISTERED BY DEPARTMENT OF CONSERVATION

Planning Map Site Number	Underlying Zoning	Location	Legal Description	Gazette Reference	Area (ha.)	Purpose
C01	Protected Area	Rerekapa Falls	Sections 1 & 12 Block XIII Waro SD		17.81	Rerekapa Falls Recreation Reserve
C02	Protected Area	Ohura Road Tangarakau Vicinity	Sections 2, 11 & 14, Section 2, Sub 3 of Section 1, Sub 2 of Section 10, Block III; Sections 11 & 24, Pt Section 2 Block VII; Sub 2 of Section 1, Block VIII, Pouatu SD		1938.29	Tangarakau Scenic Reserve
C03	Protected Area	Ohura Road Tahora	Section 34, Block VI; Lots 1 & 2 of DP 8449, Block VI, Pouatu SD		11.14	Tahora Scenic Reserve

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C04	Protected Area	Kohuratahi Road	Section 13, Block XV Pouata SD	1979/2581	14.38	Kohuratahi Scenic Reserve
C05	Protected Area	Mangare Road	Section 10, Block XII, Upper Waitara SD	1979/2382	33.59	Mangare Scenic Reserve
C06	Protected Area	Mangapaka	Section 177 and Section 8, Block XIII, Pouata SD		406.6	Mangapaka Scenic Reserve
C07	Protected Area	Ohura Road	Section 21 & 186, Block IV, Ngatimaru SD and Section 172, Block I Mahoe SD	1980/2132	434.92	Awahou Scenic Reserve
C08	Protected Area	Head Road Camp Road Wanganui River	Sections 2 & 3 of Block I, and Section I of Block II, Kiri S.D; Section 8 of Block VI and Sections 2 & 3 of Block VIII and Sections 3 & 4 of Block XII, Mahoe S.D; Sections 3,4,5,7 & 8 of Block XII, Heao S.D; Section 9 of Block II; Taurakawa SD	1986/5062	16,906.2	Wanganui National Park

Planning Map Site Number	Underlying Zoning	Location	Legal Description	Gazette Reference	Area (ha.)	Purpose
C08	Protected Area	Tahunaroa Road	Section 1, Block XII, Mahoe SD	1986/5062	502.21	Whanganui National Park
C08	Protected Area	Tangarakau Road	Sections 2 & 5, Block XII, Mahoe SD	1986/5062	20.33	“
C09	Protected Area	Junction Road and Mangaoapa Road	Section 44, SO 929, 52 & 11300, Block II, Ngatimaru SD	1982/2914	42.28	Scenic Reserve
C10	Protected Area	Okara Road	Section 8, SO 3479, of Block III, Mahoe SD	1979/2581	37.64	Putikituna Scenic Reserve
C11	Protected Area	End of Kohi Road	Section 13, SO 3003 of Block X, Mahoe SD	1956/718	2.73	Aotuhia Recreation Reserve
C12	Protected Area	Mt Taranaki or Mt Egmont	Crown, Secs 6 - 8 Blk II Kaupokonui SD, Secs 2 & 3 Blk XV Egmont SD		6,437	Egmont National Park
C13	Protected Area	Pembroke Road	Sec 55 Blk IV Kaupokonui SD		7.31	Crown Reserve Mount Egmont

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C14	Protected Area	Brewer Road	Sections 37 & 57, block XV, Ngatimaru SD	1979/3712	19.60	Kirai Scenic Reserve
C15	Protected Area	Whangamomona	Sections 35, 36, 43, & 44 of Block III, Town of Whangamomona; and Sections 7, 8, & 12 Whangamomona Suburban	1979/2581	31.02	Whangamomona Scenic Reserve
C16	Protected Area	Mangapapa Road	Section 58 of Block XIV, Waro SD	1986/1125	14.3	Okau Scenic Reserve
C17	Protected Area	Mt Damper Road	Section 42 of Block II, Pouata SD	1986/5079	82.15	Mangapapa Stream Scenic Reserve
C18	Protected Area	Off Mangapapa Road	Section 54 of Block XIV, Waro SD	1987/289	13.89	Mataru Scenic Reserve
C19	Protected Area	Manu Road	Lot 1, DP 13409 of Block XI, Huiroa SD	1984/2270	6.02	Magnus Forbes Scenic Reserve

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C20	Protected Area	Marangae Road	Section 12, Block XVI Pouata SD		0.708	Local Purpose Reserve (Quarry)
C22	Protected Area	Manganui Road	Sec 8S Croydon SETT		0.3	Gravel Reserve
C23	Protected Area	Upper Mangaehu Road	Sec 21 Blk XVI Ngatimaru SD		80.94	Mangaehu Stewardship Area
C24	Protected Area	Rimuputa Road	Sec 4 BLK V Pouatu SD		77.3	Makino Stewardship Area
C25	Protected Area	Humphries Road	Sec 6 Blk II Taurakawa SD		144.88	Pahautuhia Scenic Reserve
C26	Protected Area	Arnold Road	Pt Sec 14 DP 141		6.34	Quarry Bush
C27	Protected Area	Whangamomona Road	Sec 47 Blk IV Town of Whangamomona, Sec 26 Blk I Mahoe SD		0.46	Recreational Reserve

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C28	Protected Area	Mangaowata Road	Crown Land Blk IX Pouatu SD		6.27	Mangaowata Conservation Area
C29	Protected Area	Mangapapa Road	Prt Sbdvn 2 Sec 10 Blk II Pouatu SD		17.97	Lancaster Scenic Reserve
C30	Protected Area	Matau	Sec 13 Blk XI Upper Waitara SD		0.63	Trig Reserve Tumai
C31	Protected Area	Toi Road	Pt Sec 5 Blk X Pouatu SD		143.66	Toi Conservation Area
C32	Protected Area	Rangi Road	Crown Land Blk XI, XII, XV, XVI Waro SD, Maraekowhai PT, Pt Sec 1, Sec 2 Blk XV Waro SD, Sbdvn 1 Sec 1, Sec 5 & Sbdvn 1 Sec 10 Blk III Waro SD		4,460	Waitaanga Stewardship Area
C33	Protected Area	Mangaehu Road	Pt Sec 8 Blk 2 Omoana SD		183.2	Waitiri Stewardship Area
C34	Protected Area		Pahautuhia PT3		112.18	Matamaeaonga / Pahautuhia Scenic Reserve
C35	Protected Area		Sec 11 Blk V Mahoe SD		305.13	Mahoe RAGPT
C36	Protected Area	Mangapaka Stream	Secs 9 & 12 Blk XII Upper Waitara SD		14.4	Mangaone Stream Conservation Area



<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C37	Protected Area	Mangapaka Stream	Sec 13 Blk XIII Pouatu SD		10.52	Mangapaka Conservation Area
C38	Protected Area	Mangaowata Stream	Sec 2 Blk V, Secs 8, 10 & 17 Blk IX Pouatu SD, Sec 2 & 4 BLK XII Upper Waitara SD		1,972	Makino Conservation Area
C39	Protected Area	Tawhiwhi Road	Sec 13 Blk IV, Sec 9 Blk XV, Sec 1, Pt Sec 3, Pt Sec 6, Pt Sec 7 BLK XVI Upper Waitara SD		2,119	Matirangi Conservation Area
C40	Protected Area	Whangamomona Saddle	Pt Sec 57 Blk I Mahoe Sd		39.3	Whangamomona Saddle Conservation Area
C41	Protected Area	Pohokura Saddle	Sec 10 Blk VIII Ngatimaru SD		44.6	Ohawae Road Conservation Area
C42	Protected Area	Kota Road	Sec 26 Blk XII Huiroa SD		4.15	Kupe Conservation Area
C43	Protected Area		Sec 12 Blk Xi Upper Waitara SD		14.57	Tarawai Conservation Area

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C44	Protected Area	Matau North Road	Secs 27, 31 & 36 Blk XIV Upper Waitara SD		89.4	Matau Conservation Area
C45	Protected Area	Matau North Road	Sec 60 Blk XIV Upper Waitara SD		12.75	Whetu Conservation Area
C46	Protected Area		Sec 50 Blk II Ngatimaru SD		11.89	Ngatoto Conservation Area
C47	Protected Area	Douglas North Road	Sec 13 Blk XVII Huiroa SD		182.5	Autawa Conservation Area
C48	Protected Area	York Road	Closed Road BLK XVI Egmont SD		6.4	Egmont Conservation Area
C49	Protected Area	Douglas North Road	Sec 2 BLK VIII Huiroa SD		6.07	Makino Stream Conservation Area
C50	Protected Area	Kota Road	Sec 19 Blk XII		99.9	Huiroa Conservation Area
C51	Protected Area	Toko Road				Toko Conservation Area

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C52	Protected Area	Tututawa Road	Sec 16 Blk II Omoana SD		68.7	Tututawa Conservation Area
C53	Protected Area	Pouanui Road	Sec 7 Blk XIV, Sec 32 Blk XV Ngatimaru SD		72.9	Popuanui Conservation Area
C54	Protected Area	Marco's Hill	Pt Sec 3S Marco SETT		49.91	Marco's Hill Conservation Area
C55	Protected Area	Marco Road	Sec 9 Blk IX Pouatu SD		3.46	Marco Road Conservation Area
C56	Protected Area	Manganui River	Crown Land Moa District, Pt Sec 1 Moa SD		1.0	Manganui Stream Marginal Strip
C57	Protected Area	Kent Terrace	Lots 10 - 13, 23 - 25 Blk VI DP28		0.7	Midhirst Conservation Area
C58	Protected Area	Patea River	Crown Land Blk I Ngaere SD		1.5	Patea River No.1 Marginal Strip
C59	Protected Area	Paetahi Stream	Crown Land, Sec 128 Blk I Ngaere SD		1.6	Paetahi Stream Marginal Strip

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C60	Protected Area	Regan Street	Lot 3 DP1805		0.48	Regan Street Conservation Area
C61	Protected Area	East Road	Sec 113 Blk II Ngaere SD		4.86	Kahouri Conservation Area
C62	Protected Area	Kota Road	Sec 9S Kota SETT, Secs 27 & 28 Blk XII Huiroa SD		2.2	Kota Conservation Area
C63	Protected Area	Makuri Road	Secs 3, 8 - 15, 17 Blk III, Blk IV Town of Huiroa		5.68	Huiroa Domain
C64	Protected Area	Wawiri Road	Lot 1 DP19850		0.45	Wawiri Conservation Area
C65	Protected Area		Toko Pt B		1.4	Makuri Conservation Area

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C66	Protected Area	Mangaotuku Stream	Mangaotuku Stream		3.3	Mangaotuku Stream Marginal Strip
C67	Protected Area	Puniwhakau Road	Secs 12 - 14 Blk I, Secs 15, 16 & 18 Blk IV, Pt Sec 5, Secs 11 - 13, Blk VII Secs 5, 6, 7, & 8 Blk VIII Omoana SD, Secs 2, 3, 4, 6, 7, 20 Blk I, Secs 1 - 5, 7 Blk II, Secs 1, 2 & 4 Blk V , Sec 2 Blk VI , Sec 6 Blk X Taurakawa SD, Secs 5, 6 Blk XIII Mahoe SD Secs 2 - 4 Blk XIV Mahoe SD		10,710	Waitotara Conservation Area
C68	Protected Area	Ohura Road	Pt Lot 8 DP393		2.3	Te Wera Camp Conservation Area
C69	Protected Area	Mangaehu Road	Pt Sec 10 & Sec 11 Blk XIV Mahoe SD			Mangaehu Gravel Pit & Timber Reserve
C70	Protected Area	Ohura Road	Pt Sec 20 Blk IV Ngatimaru SD		6.4	Pohukura Stream Conservation Area
C71	Protected Area	Ohura Road	Crown Land Blk X Pouatu SD		0.11	Tahora Saddle Conservation Area

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C72	Protected Area	Ohura Road	Crown Land Blk X Pouatu SD		0.58	Ohura Road Conservation Area
C73	Protected Area	Putikituna Road	Sec 26 Blk XV Pouatu SD, Secs 7 & 11 Blk III Mahoe SD		30.96	Putikituna Gravel Reserve
C74	Protected Area	Putikituna Road	Sec 14 Blk III Mahoe SD		23.66	Putikituna Conservation Area
C75	Protected Area	Whangamomona Road	Lot 1 & Pt Lot 2 DP4753, Lot 1 DP17644, Sec1 SO13241, Secs 1 & 3 SO13242, Sec 7 SO13247, Sec 1 SO13250, Secs 1 & 2 SO13280, Pt Sec 16, Sdvn 2 Sec 21, Sec 22 Pt Secs 62 & 63 Blk I, Pt Secs 2 - 4, Pt Sdvn 1 Sec 4, Pt Sec 7, Sec 10 & Pt Sec 13 Blk II, Sdvn 2 Sec 1 & Pt Sec 4 Blk III, Secs 1 - 4, 8 & 9 Blk IV, Secs 1 - 3, Pt Sec 4, Pt Sdvn 1 & 2 Sec 5, Sec 7, Pt Sdvn 2 Sdvn 1 Sec 8, Sdvn 2 Sec 9, Secs 10 & 13 Blk V, Sec 5 Blk VI, Sec 1 Blk IX, Secs 1, 1A & 2, Pt Sec 3, Sec 7, Pt Secs 8 - 10 & 14 Blk X, Pt Secs 3, 5, 6, 8 & 9 Blk XI, Pt Secs 1, 6 - 9, Sec 11, Pt Sec 12 Blk XIV, Pt Sec 1 & Sec 2 Blk XV Mahoe SD		11,800	Whangamomona Conservation Area

<b>Planning Map Site Number</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Gazette Reference</b>	<b>Area (ha.)</b>	<b>Purpose</b>
C76	Protected Area	Marangae Road	Secs 5, 6 & 12 Blk III Mahoe SD, Secs 1 - 5 Blk IV, Secs 2 - 8 Blk IX, Sec 5 Blk X, Secs 1 - 6 Blk XII, Secs 3, 6 - 11 & 14 - 16 Blk XVI Pouatu SD		6,593	Tangarakau Conservation Area
C77	Protected Area	Rerekapa Road	Sec 1 SO12534, Secs 2 & 9 Blk XIII, Pt Secs 1 & 2 Waro SD, Secs 4 & 12 Blk I, Secs 5, 6, Pt Sdvn 1 Sec 9, Pt Sdvn 1 Sec 10, Pt Sdvn 1 Sec 11, Pt Secs 12 & 13, Secs 14, 19, 24 & 27 - 29 Blk II Pouatu SD		2,503	Moki Stewardship Area
C78	Protected Area	Manaia Road	Lot 1 DP5292		0.82	Gravel Reserve





## APPENDIX 9: WETLANDS, AREAS OF SIGNIFICANT VEGETATION & SIGNIFICANT HABITATS OF INDIGENOUS FAUNA

Planning Map Site Number	Wetland or Significant Habitat	Underlying Zoning	Location	Legal Description	Reason	Area (ha)	Name
WSH01	Wetland & Significant Habitat	Protected Area	Ohura Road	Section 21 & 186, Blk IV, Ngatimaru SD	Spotless Crake, NI Brown Kiwi, Short Jawed Kokopu Unconfirmed NI Long Tailed Bat	271.5	Awahou Scenic Reserve (Part)
WSH02	Wetland & Significant Habitat	Protected Area	Mt Taranaki or Mt Egmont	Crown, Secs 6 - 8 Blk II & Sec 55 Blk IV Kaupokonui SD, Secs 2 & 3 Blk XV Egmont SD	Blue Duck, Fernbird, NI Brown Kiwi, Keruru, Rifleman et al	6,459	Egmont National Park
WSH03	Wetland	Rural	Huiakama Road	Lot 4 DP 420118	Spotless Crake	3.7	Huiakama Lagoon

<b>Planning Map Site Number</b>	<b>Wetland or Significant Habitat</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Reason</b>	<b>Area (ha)</b>	<b>Name</b>
WSH04	Significant Habitat	Protected Area	Rerekapa Road, Rimuputa Road, Mangaowata Stream	Sec 1 SO12534, Secs 2 & 9 Blk XIII, Pt Secs 1 & 2 Waro SD, Secs 4 & 12 Blk I, Secs 5, 6, Pt Sdvn 1 Sec 9, Pt Sdvn 1 Sec 10, Pt Sdvn 1 Sec 11, Pt Secs 12 & 13, Secs 14, 19, 24 & 27 - 29 Blk II Pouatu SD, Sec 2 BLK VIII Huiroa SD, Sec 4 BLK V Pouatu, SD Sec 2 Blk V, Secs 8, 10 & 17 Blk IX Pouatu SD, Sec 2 & 4 BLK XII Upper Waitara SD	NI Short Tailed Bat, Kaka, Kokako, NZ Falcon, NI Brown Kiwi, Keruru et al	2,503	Moki Conservation Area, Makino Conservation Area

<b>Planning Map Site Number</b>	<b>Wetland or Significant Habitat</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Reason</b>	<b>Area (ha)</b>	<b>Name</b>
WSH05	Wetland	Rural	Ohura Road/ Arnold Road	Lot 3 DP 16886	Spotless Crake	6.0	Pohokura Swamp
WSH06	Wetland & Significant Habitat	Protected Area	Ohura Road	Sec 24 Blk IV Ngatimaru SD	Spotless Crake, Grey Duck, Fernbird	12.0	QE II Open Space Covenant
WSH07	Significant Habitat	Protected Area	Kupe Road	Lot 3 DP 2129	NI Brown Kiwi, Keruru	27.1	QE II Open Space Covenant
WSH08	Wetland	Protected Area	East Road	Pt Lot 9, Pt Lot 10 & Pt Lot 14 DP 141, Lot 1 DP 1726	Spotless Crake, Blue Duck	4.8	Toko Wetland
WSH09	Significant Habitat	Protected Area	Mangaehu Road	Pt Sec 8 Blk II Omoana SD	NZ Falcon, Keruru et al	216.5	Waitiri Stewardship Area
WSH10	Wetland	Protected Area	Mangapapa Road	Section 5 Block XIV, Waro SD		14.3	Mount Damper Swamp
WSH11	Wetland	Protected Area	Moki Road	Pt Sec 2 Blk II Pouatu SD	Paradise Duck moulting area	1.26	Kennedy's Paradise Duck Pond
WSH12	Wetland	Rural / Road Reserve	Kohuratahi Road	Lot 1 DP 17808, Kohuratahi Road		0.68	Kohuratahi Road Pond

<b>Planning Map Site Number</b>	<b>Wetland or Significant Habitat</b>	<b>Underlying Zoning</b>	<b>Location</b>	<b>Legal Description</b>	<b>Reason</b>	<b>Area (ha)</b>	<b>Name</b>
WSH13	Wetland	Rural	Whangamomona Road	Sec 1 & Sec 9 SO 13278		0.45	Poarangi Tarns
WSH14	Wetland & Significant Habitat	Protected Area	Ohura Road	Lot 1 DP 16681, Lot 1 DP 16682, Sec 1 SO 13197, Sec 2 SO 13202, Sec 1 SO 13203, Sec 12 Blk VII Ngatimaru SD	Spotless Crane, Fernbird, Australasian Bittern et al	115.1	Conservation Covenants

## **APPENDIX 10: ICOMOS NZ CHARTER FOR CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE**

### **PREAMBLE**

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the Spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

### **1. THE PURPOSE OF CONSERVATION**

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- (i) have lasting values and can be appreciated in their own right;
- (ii) teach us about the past and the culture of those who came before us;
- (iii) provide the context for community identity whereby people relate to the land and to those who have gone before;
- (iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and
- (v) provide visible evidence of the continuity between past, present and future.

2. **INDIGENOUS CULTURAL HERITAGE**

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. **CONSERVATION PRACTICE**

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

- (i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition.
- (ii) community consultation, continuing throughout a project as appropriate;
- (iii) preparation of a plan which meets the conservation principles of this charter;
- (iv) the implementation of any planned work; and
- (v) the documentation of any research, recording and conservation work, as it proceeds.

## **GENERAL PRINCIPLES**

### **4. CONSERVATION METHOD**

Conservation should:

- (i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) involve the least degree of intervention consistent with long term care and the principles of this charter;
- (iv) take into account the needs, abilities and resources of the particular communities; and
- (v) be fully documented and recorded.

### **5. RESPECT FOR EXISTING EVIDENCE**

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

### **6. SETTING**

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

### **7. RISK MITIGATION**

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. **RELOCATION**

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) the site is not of associated value (an exceptional circumstance); or
- (ii) relocation is the only means of saving the structure; or
- (iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. **INVASIVE INVESTIGATION**

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. **CONTENTS**

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. **WORKS OF ART AND SPECIAL FABRIC**

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. **RECORDS**

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.



## **CONSERVATION PROCESSES**

### 13. **DEGREES OF INTERVENTION**

Conservation may involve, an increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

### 14. **NON-INTERVENTION**

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

### 15. **MAINTENANCE**

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it is appropriate for places to remain without intervention.

### 16. **STABILISATION**

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration can not be totally prevented, it should be slowed by providing stabilisation or support.

### 17. **REPAIR**

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

### 18. **RESTORATION**

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. **RECONSTRUCTION**

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage values are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. **ADAPTATION**

The conservation of a place of cultural heritage value is usually facilitated by its serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place can not otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. **INTERPRETATION**

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. **DEFINITIONS**

For the purposes of this charter:

***adaptation*** means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.

***conservation*** means the processes of caring for a place so as to safeguard its cultural heritage value.

***cultural heritage value*** means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity.

***maintenance*** means the protective care of a place.

**material** means physical matter which is the product of human activity or has been modified by human activity.

**place** means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional site of sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand.

**preservation** means maintaining a place with as little change as possible.

**reassembly (anastylosis)** means putting existing but dismembered parts back together.

**reconstruction** means to build again in the original form using old or new material.

**reinstatement** means putting components or earlier material back in position.

**repair** means making good decayed or damaged material.

**restoration** means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions.

**stabilisation** means the arrest of the processes of decay.

**structure** means any building, equipment, device or other facility made by people and which is fixed to the land.



## APPENDIX 11: STRATFORD DISTRICT ROADING HIERARCHY

(Source: Stratford District Council “Road Assessment and Maintenance Management” system, as at August 2009)

### 1. Strategic Arterial Roads in Stratford District

<u>Road Name:</u>	<u>From:</u>	<u>To:</u>
SH 3 (Mountain Road North)	Northern Abutment Waipuku Bridge	Flint Road
SH 3 (Broadway)	Flint Rd	Warwick Rd
SH 3 (Mountain Road South)	Warwick Road	Cornwall Road
SH 43 (Regan Street East)	State Highway 3	Esk Rd
SH 43 (East Road)	Esk Road	Douglas Rd/ Bredow Rd
SH 43 (Ohura Road)	Douglas Rd/ Bredow Rd	Tangarakau No 2 Bdg (SDS/RDC Bdy)

## 2. District Arterial Roads in Stratford District

<u>Road Name:</u>	<u>From:</u>	<u>To:</u>
Celia Street (West)	SH 3 Miranda Street Portia Street Hamlet Street Achilles Street Brecon Road	Miranda Street Portia Street Hamlet Street Achilles Street Brecon Road Elizabeth Grove
Manaia Road	Opunake Road Opunake Road	Cattle Stop-Past Turn Area District Boundary
Manaia Road (Special Purpose Rd)	National Park - Cattlestop	End Kerb LHS At Carpark
Opunake Road	Poto Road Hastings Road Palmer Road Manaia Road (north of Opu Rd) Manaia Road (south of Opu Rd) Rowan Road Ronald Road Cardiff Road Climie Road Hastie Road Elizabeth Grove	Hastings Road Palmer Road Manaia Road (north of Opu Rd) Manaia Road (south of Opu Rd) Rowan Road District Bdy/1st Bridge Abutment Poto Road Ronald Road Cardiff Road Climie Road Hastie Road

### District Arterial Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Pembroke Road (Mt House Drive way)	Pembroke Rd(S/P Upper)	Pembroke Rd(S/P Lower)
Pembroke Road (Rural)	Hunt Road Cardiff Road Barclay Road	Cardiff Road Barclay Road Natioonal Park @ Stone Wall
Pembroke Road (Special Purpose Road)	National Park @ Stone Wall	Mountain House Driveway
Pembroke Road (Urban)	SH 3 Miranda Street Portia Street Hamlet Street Cressida Avenue Brecon Road	Miranda Street Portia Street Hamlet Street Cressida Avenue Brecon Road Hunt Road

**3. Collector Roads in Stratford District**

<u>Road Name:</u>	<u>From:</u>	<u>To:</u>
Beaconsfield Road	SH 43 Whitcombe Tce Standish Street Standish Road Stanley Road Salisbury Road Kent Terrace Cambria Street	Standish Road Standish Street SH 3 Stanley Road Salisbury Road Kent Terrace Cambria Street Whitcombe Terrace
Brewer Road	SH 43 Start of Tunnel End of Tunnel Jury Road Curtis' Access	Start of Tunnel End of Tunnel Jury Road Curtis' Access Upper Mangaehu Road
Cardiff Road	Opunake Road Waingongoro Road	Waingongoro Road Pembroke Road
Celia Street (East)	Swansea Road Cordelia Street Ariel Street Orlando Street	Cordelia Street Ariel Street Orlando Street Juliet Street



**Collector Roads in Stratford District continued**

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Cheal Road	Skinner Road SH 3	Oru Road Skinner Road
Croydon Road	SH 3 Manganui Road Salisbury Road Makara Rd East Branch	Manganui Road Salisbury Road Makara Rd East Branch Stanley Road
Douglas Road	SH 43 Bridge	Bridge Makuri Road
Fenton Street	Miranda Street Broadway Juliet Street Orlando Street Ariel Street Cordelia Street	Broadway Juliet Street Orlando Street Ariel Street Cordelia Street Swansea Road
Juliet Street	Fenton Street Cloton Road Lear Street	Cloton Road Lear Street Celia Street
Junction Road	SH 43 Tawhiwhi Road Matau North Road	Tawhiwhi Road End of Seal Mangaoapa Road

**Collector Roads in Stratford District continued**

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Junction Road	Aukawa Road Mangaoapa Road Matau Road End of Seal End of Seal	Bridge/District Boundary Aukawa Road End of Seal Matau Road Matau North Road
Kohuratahi Road	Putikituna Road Armco Culvert (2000mm Dia.) SH 43	Armco Culvert (2000mm Dia.) Whitianga Road (P Pole RHS) Putikituna Road
Mangaehu Road	McBride's Access Bridge No 1 (1st Abutment) Kaitieke Road Puniwhakau Road Taihore Road Start of Seal Buchanans Access Soldiers Road	Bridge No 1 (1st Abutment) Kaitieke Road Puniwhakau Road Taihore Road Start of Seal 17095 Upper Mangaehu Road McBride's Access Buchanan's Access
Mangaoapa Road	Mohakau Road Start of Tunnel End of Tunnel	Start of Tunnel End of Tunnel Matau Rd (Sign Post LHS)
Mangaotuku Road	Chesswas' Access Tututawa Road SH 43	Tutuawa Road Junction Soldiers Road Chesswas Access

**Collector Roads in Stratford District continued**

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Mangapapa Road	Moki Road Mt Damper Road Mangaoapa Rd (Opp Sign Post)	Mt Damper Road Waterfall Gates Dunns Road
Matau Road	Dunns Road Mangamaire	Mangamaire Junction Road
Mohakau Road	Mangaoapa Road Heao Road	Heao Road Makuri Road
Moki Road	SH 43 Mangapapa Road Rimuputa Road	Gate Across Road Mangapapa Road Rimuputa Road
Monmouth Road (West of SH3)	SH 3	Pembroke Road
Palmer Road (South of Opunake Road)	Duthie Road Opunake Road	District Boundary Duthie Road
Pembroke Road (Urban)	Swansea Road Cordelia Street Ariel Street Orlando Street Juliet Street	Cordelia Street Ariel Street Orlando Street Juliet Street SH 3

**Collector Roads in Stratford District continued**

**From:** **To:**

**Road Name:**

Regan Street (West)	SH 3 Miranda Street Portia Street Hamlet Street Oswald Place	Miranda Street Portia Street Hamlet Street Oswald Place Brecon Road
Skinner Road	State Highway 43 Wingrove Road Bird Road	Bird Road Cheal Road Wingrove Road
Stanley Road	Beaconsfield Road Cross Road Croydon Road Makuri Road	Cross Road Croydon Road Makuri Road Kupe Road
Swansea Road	Victoria Road Regan Street Fenton Street Cloton Road	Warwick Rd East Fenton Street Cloton Road Celia Street
Swansea Road	Celia Street	Victoria Road
Toko Road	SH 43 New Road Bayly Road	New Road Bayly Road Raupuha Road

**Collector Roads in Stratford District continued**

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Whitianga Road	SH 43 Pukeko Road End of Seal Start of Seal	Start of Seal End of Seal Kohuratahi Rd (Opp Power Pole) Pukeko Road

## 4. Local Roads in Stratford District

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Achilles Street	Celia Street	Achilles Street (2 Branch)
Achilles Street (Branch)	End of Seal West Achilles Street (1)	Achilles Street (1) End of Seal East
Adrian Street	Oberon Street	End of Seal
Ahuroa Road	Wawiri Rd End of Seal SH 43	End of Seal Gate Wawiri Rd
Ajax Street	Hamlet Street	End of Seal
Akama Road	End of Seal Junction Makuri & Mohakau Roads	Cattle Stop End of Seal
Antonio Street	Cordelia Street Antonio Street Branch	Antonio Street Branch Swansea Road
Antonio Street (Branch)	Antonio Street	End of Seal
Ariel Street	Fenton Street Pembroke Road	Cloton Road Seyton Street

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Ariel Street	Seyton Street Lear Street Celia Street	Regan Street Celia Street Romeo Street
Armstrong Street	Waiiau Street	Cemetery Gate RHS
Arnold Road	SH 43	End of Road
Aukawa Road	Junction Road	Gate Accross Road
Avon Street	Warwick Road West	End of Seal
Barclay Road	Pembroke Road (2 Rural)	End of Seal
Barleymans Road	Cross Road End of Seal	End of Seal Cattle Yards
Bayly Road	Toko Road Hartnet Rd	Hartnet Rd Last House RHS
Bird Road	SH 3 Skinner Road Hungers Road	Skinner Road Hungers Road Waihapa Road
Biron Place	Mercade Close	Cul de Sac

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Brecon Road	Pembroke Road Ferdinand Street Curtis Street Regan Street Warwick Road Celia Street Hathaway Street Page Street	Ferdinand Street Curtis Street Regan Street End of Seal Brookes Road Warwick Road Celia Street Hathaway Street
Bredow Road	SH 43	End of Seal
Brookes Road	Brecon Road SH 3	Climie Road Brecon Road
Bruce Road	SH 45	End of Seal
Buchanan's Access	Mangaehu Road	Bridge (2nd Abutment)
Caesar Street	Oberon Street	End of Seal
Cambria Street	Beaconsfield Road	Standish Street
Capulet Place	Monague Grove	Cul de Sac
Cardiff Road	Pembroke Road	End of Seal



## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Cassandra Street	Pembroke Road	Oberon Street
Cheal Road	Oru Road	Wingrove Road
Chesswas Access	Mangaotuku Road	Airstrip Gate
Claudius Street	Cloton Road	End of Seal
Climie Road	SH 3 Brookes Road	Brookes Road Opunake Road
Cloton Road	Juliet Street Ariel Street Cordelia Street	Ariel Street Cordelia Street Swansea Road
Cordelia Street	Pembroke Road Seyton Street Antonio Street Regan Street Rosalind Street Falstaff Street Fenton Street Lear Street Celia Street East Romeo Street East	Seyton Street Antonio Street Regan Street Rosalind Street Falstaff Street Fenton Street Cloton Road Celia Street East Romeo Street East Warwick Road West

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Cornwall Road	SH 3 End of Seal	End of Seal End of Road (Top of Gully)
Craig Street	SH 3	Titania Street
Cressida Avenue	Pembroke Road	End of Seal
Cross Road	Barleymans Rd End of Seal Stanley Rd	End of Seal End of Road Barleymans Rd
Crown Road	SH 43	End of Seal
Curtis Street	Brecon Road Fabian Street	Fabian Street Essex Street
Curtis' Access	Brewer Road	Bridge (2nd Abutment)
Denbigh Road	S.H.3 (South Branch) Bridge No 2 (1st Abutment) End of Seal	Bridge No 2 (1st Abutment) End of Seal Gate Across Road
Denmark Terrace	Kelly Street SH 3	Radnor Road Kelly Street

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Derby Road	York Road	District Boundary
Douglas North Road	Makuri Road	Gate across Road
Dunns Road	Matau Road	Gate/Turn Around Area
Duthie Road	Palmer Rd (South Opunake Rd)	District Boundary
Eastern Service Lane	Regan St (SH 43) Regan Street	End of Commercial Bld LHS Fenton Street
Elizabeth Grove	Celia Street	End of Seal
Elsinore Street	Cloton Road	End of Seal
Erin Street	SH 3	Midhirst School Entrance
Esk Road	SH 43	End of Seal
Essex Street	Olivia Street Curtis Street Surrey Street	Curtis Street Surrey Street End of Seal South
Exeter Street	Warwick Road West	End of Seal
Fabian Street	Curtis Street	End of Seal

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Fairbank Avenue	Regan Street	Fairbank Avenue (2 Branch)
Fairbank Avenue	Fairbank Avenue (2 Branch)	Webby's Gate
Fairbank Avenue (Branch)	Fairbank Avenue (1)	Cul de Sac
Falstaff Street	Cordelia Street	End of Seal
Favier Road	Huiakama Road	End of Road
Fenton Street	Portia Street	Miranda Street
Ferdinand Street	Brecon Road Margaret Street	Margaret Street Montjoy Street
Finnerty Road	SH 3 Ronald Road Bridge No 3 (1st Abutment) Stuart Road	Bridge No 3 (1st Abutment) Hastings Road Stuart Road Ronald Road
Flint Road	SH 3 Bridge (1st Abutment) SH 3	Bridge (1st Abutment) End of Seal at Gate End of Road
Fookes Street	Standish Street	End of Seal

## Local Roads in Stratford District Continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
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Ford's Access	Upper Mangaehu Road	Bridge (2 <sup>nd</sup> Abutment)
Glanville Road	Regan Street	Gate across Road
Gordon Road	SH 43	End of Road
Gower's Access	Lower Kohuratahi Road	Cattlestop
Hamlet Street	Pembroke Road Olivia Street Seyton Street Surrey Street Page Street Celia Street Ajax Street Romeo Street	Olivia Street Seyton Street Surrey Street Regan Street Celia Street Ajax Street Romeo Street Warwick Road
Hartnet Road	Bayly Road	Cattle Stop
Hastie Road	Opunake Road	End of Seal
Hastings Road	Opunake Road Finnerty Rd Opunake Rd	End of Seal District Boundary Sign RHS Finnerty Rd

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Hathaway Street	Brecon Road Lysander Street	Lysander Street End of Seal
Heao Road	Mohakau Road	End of Road
Hills Road	Orlando Street SH 3 Nash Road	End of Seal Nash Road Orlando Street
Huiakama Road	Favier Road SH 43	End of Road Favier Road
Hungers Road	Bird Road	Quarry Turnoff
Hunt Road	Pembroke Road	Bridge
Juliet Street	Pembroke Road Seyton Street Regan Street	Seyton Street Regan Street Fenton Street
Jury Road	Brewer Road End of Seal	End of Seal Jury's Entrance
Kahouri Road	SH 3	Gate across Road
Kaiapoi Road	Salisbury Road	End of Seal

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Kaitieke Road	Mangaehu Road	End of Road
Kelly Street	SH 3	Denmark Terrace
Kent Terrace	SH 3	Beaconsfield Road
Kirai Road	SH 43	Gate
Kota Road	Makuri Road	Gate across Road
Kupe Road	Stanley Road	Martin's Drive (RHS)
Lear Street	Juliet Street Orlando Street Ariel Street	Orlando Street Ariel Street Cordelia Street
Lombard Street	SH 3	End of Road
Lower Kohuratahi Road	Gower's Access Kohuratahi Rd (Power Pole RHS)	Suspension Bridge 2nd Abutment Gower's Access
Lysander Street	End of Seal North	Hathaway Street
Lysander Street	Hathaway Street	End of Seal South

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Makara Road	End of Seal Croydon Rd (East Branches)	District Boundary Sign Post End of Seal
Makuri Road	Stanley Road End of Seal Wawiri Road Kota Road Start of Seal Douglas Road	Start of Seal Wawiri Road Kota Road Douglas Road End of Seal Junc. Akama & Mohakua Roads
Mangamaire Road	Matau Road	Last House RHS
Manganui Road	Croydon Road End of Seal	End of Seal End of Road
Mangaoapa Road	Matau Rd at Sign Post LHS Bridge No 5 (1st Abutment) Bridge No 6 (1st Abutment)	Bridge No 5 (1st Abutment) Bridge No 6 (1st Abutment) Junction Road
Mangaowata Road	SH 43 Armco Culvert	Armco Culvert Gate near Sheds
Mangare Road	SH 43	Harre's Gate
Manu Road	Kupe Road	End of Road



## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Marco Road	SH 43	Bridge (2nd Abutment)
Margaret Street	End of Seal North Ferdinand Street	Ferdinand Street End of Seal
Maria Place	Mercade Close	Cul de Sac
Maruarua Road	Wingrove Road	Bridge (2nd Abutment)
Masters Service Lane	Miranda St (by Masters)	Miranda St (by Library)
Matau North Road	Junction Road Bridge (1st Abutment)	Bridge (1st Abutment) Jensen's Woolshed
Mauku Road	Whitianga Road	Last House Entrance RHS
McBride's Access	Mangaehu Road	Bridge (2nd Abutment)
Mercade Close	Pembroke Road (Urban) Biron Place Maria Place	Biron Place Maria Place Cul de Sac

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Miranda Street	Pembroke Road Seyton Street Regan Street End of Seal Page Street Celia Street West Romeo Street West	Seyton Street Regan Street Fenton Street Page Street Celia Street West Romeo Street West Warwick Road West
Mohakau Road	SH 43 Quarry Road	Quarry Road Mangaoapa Road
Monmouth Road (East of SH3)	SH 3	Transformer Power Pole LHS
Montague Grove	Cordelia Street Capulet Place	Capulet Place End of Cul de Sac
Montjoy Street	End of Seal North Ferdinand Street	Ferdinand Street End of Seal South
Mount Damper Road	Moki Road	Bridge (2nd Abutment)
Murcott Road	Upper Mangaehu Road	Bridge (2nd Abutment)
Nash Road	Hills Road	End of Seal Gate

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
New Road	Toko Road Old End Point	Old End Point New Gate
Oberon Street	Pembroke Road Tybalt Street Adrian Street Caesar Street Cassandra Street Ulysses Street	Tybalt Street Adrian Street Caesar Street Cassandra Street Ulysses Street End of Seal
Old Mountain Road	SH 3	Mid Point Bridge/District Bndy
Olivia Street Olivia Street	Hamlet Street Orsino Place	Orsino Place Essex Street
Orlando Street	Pembroke Road Seyton Street Regan Street Railway Crossing Lear Street Celia Street East Romeo Street East Warwick Road	Seyton Street Regan Street Fenton Street Hills Road Celia Street East Romeo Street East Warwick Road Railway Crossing
Orsino Place	Olivia Street	End of Seal
Oru Road	Cheal Road	Boundary Drain

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Oswald Place	Regan Street	End of Seal
Oxford Terrace	SH 3	Gate across Road
Page Street	SH 3 Miranda Street Portia Street Hamlet Street Percy Avenue Percy Avenue Brecon Road	Miranda Street Portia Street Hamlet Street Percy Avenue Percy Avenue Brecon Road End of Seal
Palmer Road (North of Opunake Road)	Opunake Road	End of Seal
Pembroke Road (Urban)	Golf Club Entrance	Swansea Road
Percy Avenue	Page Street East End	Page Street West End
Perry Road	Soldiers Road	End of Road
Popuanui Road	SH 43	Newson's Gateway/End Seal

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Portia Street	Page Street Celia Street West Pembroke Road Seyton Street Regan Street Romeo Street	Celia Street West End of Seal Hospital Entrance Seyton Street Regan Street Fenton Street Warwick Road West
Poto Road	Opunake Road	End of Seal
Prospect Road	SH 43	Gate at Loading Ramp
Prospero Place	Miranda Street	Broadway
Pukeko Road	Whitianga Road	Bridge (2nd Abutment)
Pukengahu Road	Wingrove Road	End of Seal
Puniwhakau Road	Mangaehu Road Bridge No 1 (1st Abutment) Bridge No 2 (1st Abutment) Bridge No 3 (1st Abutment)	Bridge No 1 (1st Abutment) Bridge No 2 (1st Abutment) Bridge No 3 (1st Abutment) Gate across Road
Putikituna Road	Kohuratahi Road Bridge No 2 (1st Abutment) Bridge No 1 (1st Abutment)	Bridge No 1 (1st Abutment) Gate Bridge No 2 (1st Abutment)

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Quarry Road	Mohakau Road	End of Road
Queens Circus (Egmont Street)	SH 3 End of Seal	End of Seal Domain Gates
Radnor Road (West of SH3)	SH 3 Denmark Terrace End of Seal	Denmark Terrace End of Seal Start Tanker Loop
Raekohua Road	SH 43 Tangarakau Rd at Bollards	Tangarakau Road at Bollards Disused Bridge
Raupuha Road	Toko Road End of Tunnel Start of Tunnel	Start of Tunnel End of Road/Cattle Stop End of Tunnel
Regan Street (West)	Fairbank Ave Brecon Road Verona Place	Glanville Road Verona Place Fairbank Ave
Rimuputa Road	Moki Road	Gate across Road
Romeo Street	Orlando Street Ariel Street Hamlet Street	Ariel Street Cordelia Street Portia Street

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Romeo Street	Portia Street Miranda Street	Miranda Street SH 3
Ronald Road	Opunake Road	Finnerty Road
Rosalind Street	Cordelia Street Sylvia Street	Sylvia Street End of Seal
Rowan Road	Opunake Road Opunake Road	End of Seal District Boundary
Rutland Road	SH 3	End of Seal
Salisbury Road	Beaconsfield Road Kaiapoi Road Tuna Road	Kaiapoi Road Tuna Road Croydon Road
Sangster Road	Standish Road	End of Road
Seyton Street	Hamlet Street Portia Street Miranda Street SH 3 Juliet Street Orlando Street Ariel Street	Portia Street Miranda Street SH 3 Juliet Street Orlando Street Ariel Street Cordelia Street

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Seyton Street	Cordelia Street	Cul de Sac
Shakespeare Street	Brecon Road	End of Seal
Soldiers Road	Junction	Perry Road
Sole Road	SH 3	End of Seal
Standish Road	SH 43 Sangster Road Fookes Street Beaconsfield Field Road	Sangster Road Beaconsfield Road Cambria St (on Bend) Fookes St
Surrey Street	Hamlet Street	Essex Street
Swansea Road	Pembroke Road Antonio Street	Antonio Street Regan Street
Sylvia Street	Regan Street	Rosalind Street
Tahora Road	SH 43 End of Seal	End of Seal End of Road (Driveway RHS)
Tahunaroa Road	Whangamomona Road Sign	Last Culvert
Taihore Road	Mangaehu Road	Old Gate Posts (near gully)



## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Tangarakau Road	Raekohua Road	Herbert's Gate
Tapuni Road	Upper Mangaehu Road Bridge (1st Abutment)	Bridge (1st Abutment) Bridge (2nd Abutment)
Taurus Street	SH 3	End of Seal
Tauwharenikau Road	Soldiers Rd/Perry Rd Junction	Woolshed Gate
Tawhiwhi Road	Junction Road	Gate across Road
Taylor Road	SH 3	End of Seal kerb end
Titania Street	Start of Seal (North) Craig Street	Craig Street End of Seal (South)
Toko Domain Road	SH 43	Cattle Stop
Toko Road	Raupuha Road End of Seal	End of Seal End Rd (opp. Power Pole LHS)
Toko Station Road	SH 43 Salisbury Road	End of Road/Cul de Sac End of Seal
Tuna Road	End of Seal	Gate across Road
Tututawa Road	Mangaotuku Road	Gate

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Tybalt Street	Oberon Street	End of Seal
Ulysses Street	Oberon Street	End of Seal
Upper Mangaehu Road	Brewer Road Ford's Access Mangarewa Road 3600 Dia. Armco Culvert Kohi Saddle & Farm Gate Cattlestop Tapuni Road Murcott Road	Tapuni Road Mangarewa Road 3600 Dia. Armco Culvert Kohi Saddle & Farm Gate Cattlestop Whangamomona Road South Murcott Road Fords Access
Vera Road	SH 43	Gate Across Road
Verona Place	Regan Street	End of Seal
Victoria Road	Width Change Swansea Road	Second Railway Crossing Width Change
Waiau Road	Tahora Road	Armstrong Street
Waihapa Road	Wingrove Road Bird Road	Bird Road Cattle Stop

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Waingongoro Road	Cardiff Road End of Seal	End of Seal End of Road
Walter Road	SH 43	End of Road
Warwick Road	Swansea Road Orlando Street Cordelia Street Brecon Road Exeter Street Avon Street Hamlet Street Portia Street Miranda Street	End of Seal Cordelia Street Swansea Road Exeter Street Avon Street Hamlet Street Portia Street Miranda Street SH 3
Wawiri Road	Ahuroa Road	Makuri Road
Whangamomona Road	SH 43 End of Seal 1st Bridge Abutment	End of Seal Gate (start of unused road) Sign Post RHS
Whitcombe Terrace	Beaconsfield Road	End of Seal

## Local Roads in Stratford District continued

<b><u>Road Name:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Wingrove Road	Skinner Road Waihapa Road Bridge No 1 Cheal Road Pukengahu Road Maruarua Road	Cheal Road Bridge No 1 Maruarua Road Pukengahu Road Waihapa Road End of Seal at Boundary
York Road	SH 3 Derby Road End of Seal Bridge No 1 (1st Abutment)	Bridge No 1 (1st Abutment) End of Seal Power Pole RHS Derby Road