

General Approach

User's Guide to the District Plan

Determining Whether Resource Consent is Required

Step 1 - Check District Plan Maps

When using this Plan, the starting point is to identify on the District Plan Maps the *subject site*, *property* or area in which the activity is to be located. The following steps should be followed:

1. Identify the *site* on the District Plan Maps.
2. Identify the *zone(s)* applying to the *site* on the maps using the legend. In cases where a given *site* is comprised of more than one *zone*, both *zones* are applicable.
3. Check for any notations (such as *historic heritage sites* or *ecological sites*) or *designations* applying to the *site*. The District Plan Map reference corresponds with a schedule located in the relevant chapter in the Plan. The schedule will provide a description of the notation or *designation*, its location and the legal description of the *site* and other relevant information.
4. Check the maps to confirm if the *land* is affected by any identified *natural hazard*. The maps illustrate *fault avoidance area*, *liquefaction* susceptibility and flood hazard areas.

Step 2 - Refer to the specific zone rules and standards that apply to the activity

The next step is to determine the rules and standards that apply to the activity being considered, as follows:

1. Finding the relevant Chapters of the Plan
 - a. *Zones*

The *zone* rules fall within different groupings: *Residential Zones*; *Working Zones*; *Rural Zones* and *Open Space Zones*. Using the table of contents, identify the relevant chapters within Part 3 — Area Specific Matters that apply to the *site* being considered for your activity.
 - b. District-wide topics

The Plan also includes Chapters for District-wide matters such as *infrastructure*, *historic* and *cultural values*, hazards, coastal environment and natural *environment values*. Where a given activity is related to a District-wide topic, these Chapters should also be referred to.
 - c. General provisions

The general district-wide matters chapters should also be referred to.
2. Identify the activity being considered in the rules and standards table. By referring to the activity rules in the rules and standards table you will identify whether the activity you are considering is

permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited. It may be necessary to check the Definitions chapter. Throughout the Plan, defined terms are shown in italics.

3. Compare your proposed activity with the standards listed in the activity table for the particular activity you wish to undertake. Note whether any standards will (or are likely to) be breached by your proposal.
4. In some cases, a standard may be different if the adjoining *zone* is different from your own. The standards in your *zone* will tell you whether this is the case, for example, *Local Centre Zone* adjoining a *Residential Zone*.

Step 3 - Check the rules and standards for any special notation applying to the site

Check the rules and standards applying to any notation or *designation* relating to the *site* as these will affect the status for a proposed activity. If, for example, the *site* is subject to a *designation*, you will need to seek the prior written consent of the authority which is responsible for the *designation* before undertaking any activity that would prevent or hinder the public work or work to which the *designation* applies.

Likewise, where the *site* is identified on the District Plan Maps as being subject to a *natural hazard*, the Natural Hazards chapter should be referred to so as to determine whether the activity requires *resource consent*.

Step 4 - Determine whether resource consent is required

If the activity is listed as *permitted* and it meets all the *permitted activity* standards for the relevant *zone* and feature rule categories, *resource consent* is not required. If the activity you propose to undertake is specified under a different activity category (*controlled, discretionary, etc*), or if it is listed as *permitted* but fails to meet the relevant *permitted activity* standard(s), you will require *resource consent* before proceeding with the activity. Seek advice or confirmation if necessary.

It should also be noted that:

1. most *subdivisions* will require a *financial contribution*. Check the Financial Contributions chapter to see whether you meet the standards and whether you will have to make any *financial contributions*; and
2. the provisions of Regional Plans prepared by the Greater Wellington Regional Council may also apply to many activities, and reference should therefore be made to those documents prior to carrying out activities.

The *resource consent* process is specified by the Resource Management Act 1991. Information and guidance on the *resource consent* process is provided online by the Ministry for the Environment.

Information to be Submitted with an Application for Resource Consent

[Amended 01 Sep 23 PC2]

Requirements for information

For the *Council* to be able to process an application for a *resource consent*, an applicant must provide adequate information (in accordance with Section 88 and Schedule 4 of the *RMA* 1991) to enable the *environmental effects* of the activity to be assessed.

Applications should be in the same or similar format as Form 9 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. Copies of this form can be obtained from *Council's* offices.

Where the *Council* considers that insufficient information has been supplied to enable an appropriate decision to be made under Section 104 of the *RMA*, the applicant will be informed and the *resource consent* will not be advanced.

Where the *Council* determines that an application is incomplete the application will be returned to the applicant within ten working days with written reasons for the determination in accordance with Section 88 of the *RMA*.

It is to an applicant's advantage to discuss their application proposals with the *Council* staff and where appropriate the Department of Conservation, the Wellington Regional Council, *tangata whenua* and other interested groups before an application is formally lodged. This may enable any minor difficulties to be resolved in an informal way and may help to avoid unnecessary delay caused by formal requests for more information.

Land Use Consent

An application for a *land* use consent must include:

1. A description of the activity for which consent is sought and its location.
2. An assessment of any actual or potential *effects* that the activity may have on the *environment*. This includes *wetlands*, *indigenous vegetation* (as defined in the Definitions chapter), landscapes and natural features, cultural and *historic heritage sites* and any of the features listed in the Schedule of *Historic Heritage* (Schedule 7) and on people and communities. The application should include detail of how any adverse *effects* will be avoided, remedied or mitigated (for example through provisions such as preservation and covenants on the title).

Note: Section 88(2)(b) of the *RMA* states that the application must include the information in relation to the activity, including an assessment of the activity's *effects* on the *environment* (AEE) as required by Schedule 4 of the *RMA*. The AEE must include such detail as corresponds with the scale and significance of the *effects* that the activity may have on the *environment*.

3. Any information required to be included in the application by the District Plan or regulations made under the *RMA*.
4. A statement specifying all other *resource consents* that the applicant may require from any consent authority in respect of the activity to which the application relates and whether or not the applicant has applied for such consents.

5. SITE INFORMATION

The following must be supplied:

- a. the correct street address;
- b. the legal description(s) of the *site*; and
- c. a current copy of the record of title for the *property*, or each *property* within the *site* (no more than 3 months old).

6. SITE PLANS

Plans must be supplied and drawn to an appropriate metric scale to show sufficient detail of the proposal to enable *Council* to determine its *effects*. If the plans are larger than A3 size, copies reduced to A3 must also be provided.

The *site* plans must show:

- a. a north point accurately orientated;
- b. a unique plan number and title describing the proposal and the *site*; and
- c. the date, name of the company and locality plan where appropriate.

Two plans are required (unless all of the relevant information can be shown on one plan):

A *site* plan detailing the existing situation including:

- a. topography (noting significant landforms and natural features);
- b. watercourses and catchment orientation;
- c. all vegetation over 3 metres in *height* (including any vegetation located on or adjacent to the legal *road* or surrounding *properties*);
- d. all record of title *boundaries*;
- e. *road* frontages;
- f. existing *buildings* (indicating those to be retained);
- g. *buildings* on adjacent *sites*;
- h. any existing heritage features (including archaeological *sites*, cultural *sites*, *geological features*, *ecological sites*, listed *trees* and *buildings*); and
- i. existing high voltage electricity *transmission lines* and high pressure gas pipelines.

A *site* plan detailing the proposed *development* including:

- a. The design of *earthworks* including cut and fill volumes, depths and final levels and *original ground level* contours of the *site*;
- b. the layout and location of proposed *structures* and *buildings* or *alterations* to existing *structures* and *buildings*;
- c. the location of proposed activities, vehicle parking, servicing, circulation and manoeuvring, pedestrian and vehicular access;
- d. floor plans;
- e. a calculation of *coverage*;
- f. all landscape designs, *site* planting details and fencing; and
- g. if the *site* is subject to one or more hazards, a report from a suitably qualified and experienced person may be required on the extent of the existing and potential *natural hazard*. The report may be required to address the implication of the hazard on the proposed *development* or activity, and the actions required to mitigate any adverse *effect*.

7. The applicant must provide, where relevant, elevation drawings, numbered and drawn to a

metric scale of 1:100 (or as otherwise agreed) showing:

- a. the relationship of *buildings* to *original ground level* and finished ground levels;
- b. the extent of compliance with relevant plan rules including solar access and maximum *building height*;
- c. elevations from the street showing the relationship of proposed *structures* to *structures* on adjacent *sites*, including the location of existing private outdoor spaces and main living area windows (where these have outlook over the *development*); and
- d. shade diagrams for mid-winter for *buildings* containing *residential units*.

8. APPLICATIONS REQUIRING A DESIGN STATEMENT

Resource consent applications for restricted discretionary activities where the Residential Design Guide in Appendix 24 or Centres Design Guide in Appendix 25 are identified as a matter of discretion, or for discretionary or non-complying activities where the Design Guides are relevant to the activity, must include a Design Statement. The information required to be included in a Design Statement is identified in the Design Guides.

9. APPLICATIONS REQUIRING A TRANSPORT ASSESSMENT AND A TRAVEL PLAN

A *transport assessment* and a *travel plan* prepared by a suitably qualified person must be provided with the following applications:

- a. *Major traffic activities* identified as *Restricted Discretionary Activities* in Rule TR-R10.

10. Where applications involve or are likely to affect *historic heritage* items listed in the Schedule of Historic Heritage (Schedule 7) the following information will be required:

Applications affecting *archaeological sites*

Applicants should first check with the NZ Archaeological Association filekeeper for information on recorded sites, previous surveys or additional sites and with *iwi* for information on cultural sites. Where no archaeological survey has been conducted for a particular *property/area* a survey should be done by the applicant to determine the *effects* of the proposal and provide for the avoidance, remediation and mitigation of *effects*. Applicants should note that if an *archaeological site* is to be modified, an application must be made to Heritage New Zealand Pouhere Taonga (HNZPT) for an authority to destroy, damage or modify the site.

Applications affecting *historic heritage sites, places and areas*

Applicants should consult with HNZPT. A full description of the *historic heritage* value of the place is required. Applicants may also be required to prepare a building report or heritage inventory for the *building* or *structure* or a conservation plan for the *site* or area. In preparing a conservation plan, applicants should be guided by reference to the HNZPT document "Guidelines for Preparing a Conservation Plan" prepared by Greg Bowron and Jan Harris — refer HNZPT website (www.heritage.org.nz).

Assessments of *effects* on *historic heritage*

In respect of *historic heritage*, an assessment of effects shall contain:

- a. a detailed description of the proposal;

- b. an explanation of the nature of the *historic heritage* affected, i.e. *historic heritage building/places/site/area/waahi tapu* including existing plan, elevations and annotated photographs;
- c. the specific location of the *historic heritage* (preferably a map showing the location of the resource and area of impact the proposal has or is likely to have on the resource);
- d. a statement as to whether the activity will affect the whole/part of the *historic heritage*;
- e. an indication as to how adverse *effects* on *historic heritage* values will be mitigated;
- f. where it is likely a significant adverse *effect* will result, a description of any possible alternative location or methods of undertaking the activity;
- g. the preferred option for protecting the *historic heritage* values;
- h. what consultation (if any) has occurred with the relevant *wi* authority or HNZPT; and
- i. a statement of the actual and potential effects of the proposal on historic heritage.

Note: All applications will be considered with regard to the *Historic Heritage*, Notable Trees and Sites and Areas of Significance to Māori chapters.

11. Where land use consent is required for *trimming* or *modification* of any vegetation that:

- a. is *indigenous vegetation* within an *ecological site* listed in Schedule 1; or
- b. is a *key indigenous tree species* (Schedule 2) or a *key indigenous tree* listed in Schedule 2; or
- c. is a *rare and threatened vegetation species* listed in Schedule 3; or
- d. a *notable tree* listed in Schedule 8; or
- e. is in or within 20 metres of a *water body* or the coastal marine area where it is not within the *urban environment*;

the application must include the following information:

- i. a plan showing the location of any vegetation intended to be trimmed or modified including the extent of the canopy of affected *trees*;
- ii. an assessment prepared by a suitably qualified arborist or botanist describing the condition of the vegetation intended to be trimmed or modified and the impact of any proposed *modification* on other nearby protected vegetation;
- iii. details of the intended method of *trimming* or *modification* and of the proposed method of removal of vegetation including measures proposed to prevent debris entering any waterway;
- iv. measures proposed to mitigate any adverse *effects* of the proposed activity; and
- v. measures proposed to minimise damage to the root systems of remaining vegetation.

12. Any other information necessary to determine the *effects* of the proposal or which is specifically requested in the District Plan rules. This could include noise assessment, ecological assessment, visual or landscape assessment, *transport assessment* or *travel plan*.

13. IN RESPECT OF CONTROLLED AND RESTRICTED DISCRETIONARY ACTIVITIES

For *controlled activities* and *restricted discretionary activities*, applications will only be assessed with regard to those matters specifically identified in the District Plan rules. The information to be supplied must include an assessment of any likely *effects* on the *environment*. This can be limited to that which is necessary to address the matters under consideration.

14. IN RESPECT OF DISCRETIONARY AND NON-COMPLYING ACTIVITIES

For discretionary and *non-complying activities*, applications will be assessed with regard to their *effects* on the *environment* as well as the New Zealand Coastal Policy Statement, National Policy Statements, Regional Policy Statement and any relevant objectives, policies, rules or standards. The information to be supplied must include an assessment of compliance with these matters.

Subdivision Consents

An application for a *subdivision* consent shall include:

1. An assessment of any actual or potential *effects* that the activity may have on the *environment*, including *wetlands*, significant *indigenous vegetation* (as defined in the Definitions Chapter), *land* form features, cultural and heritage *sites* and on any of the features listed in the Schedule of *Historic Heritage* (Schedule 7) and on people and communities and how any adverse *effects* will be avoided, remedied or mitigated through provisions such as preservation and covenants on the title.

Note: Section 88 of the *RMA* states that the application must include the information in relation to the activity, including an assessment of the activity's *effects* on the *environment* (AEE) as required by Schedule 4 of the *RMA*. The AEE must include such detail as corresponds with the scale and significance of the *effects* that the activity may have on the *environment*.

2. Any information required to be included in the application by the District Plan or the regulations made under the *RMA*.
3. A statement specifying all other *resource consents* that the applicant may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents.

4. SITE INFORMATION

The following information must be supplied:

- a. a legal description of the *site*;
- b. current copies of all Records of Title (no more than 3 months old); and
- c. where relevant, an assessment, including diagrams, of the significant views onto and off the *development site*.

5. SITE PLANS

Plans must be supplied and must be drawn to an appropriate stated metric scale to show sufficient detail of the proposal to enable *Council* to determine its *effects*. If the plans are larger than A3 size, copies reduced to A3 must also be provided.

The *site* plans must show:

- a. a north point accurately orientated;
- b. a unique plan number and title describing the proposal and the *site*; and
- c. the date, name of the company and locality plan.

Two plans are required (unless all of the relevant information can be adequately shown on one plan):

A plan detailing the existing situation including:

- a. topographical information, in terms of DOSLI Datum, together with a certificate as to its origin and accuracy;
- b. the design of *earthworks*, including cut and fill volume, depths and final levels and contours of the *site*;
- c. details of hazardous areas (for example uncompacted filling or flood prone areas or areas subject to earthquake or geological hazards);
- d. if the *site* has been identified as being subject to one or more hazards, a report from a suitably qualified and experienced person may be required on the extent of the existing and potential *natural hazard*. The report may be required to address the implication of the hazard on the proposed *development* or activity, and the actions required to mitigate any adverse *effect*;
- e. existing *buildings* and *structures* and *buildings* and *structures* on adjacent *sites*;
- f. landforms and landscape elements;
- g. location of *watercourses*, drainage channels and *water* table with comment on their condition, including identification of areas known to be subject to inundation, subsidence, slippage or erosion. Measures to be taken to overcome any of these limiting factors must be elaborated on (a flood free *building* area must be provided);
- h. the location and areas of any existing *esplanade reserves*, *esplanade strips* or *access strips*;
 - i. all vegetation over 3 metres in *height*, including individual specimens;
 - j. existing street names and numbers;
 - k. existing easements and covenant areas;
 - l. any existing heritage features (including archaeological *sites*, cultural *sites*), *geological features*, *ecological sites* listed in Schedule 1, *key indigenous trees* or *key indigenous tree species* listed in Schedule 2, *rare and threatened vegetation species* listed in Schedule 3, *notable trees* or *buildings* or sites listed in Schedule 7, 8 and 9); and
- m. existing high voltage electricity *transmission lines* and high pressure gas pipelines.

A plan detailing the proposed *subdivision* including:

- a. the position of all proposed *allotments* and Record of Title *boundaries*;
- b. the areas of all new *allotments*;
- c. indicative *building* positions and indicative *vehicle access* points and *driveways* on street edges;
- d. location and type of all proposed *trees* and other vegetation, including all existing vegetation to be retained; and
- e. a report from a suitably qualified and experienced person to demonstrate that:
 - a. a *water* supply of sufficient quality and quantity can be provided for the activities proposed for the *subdivision* and that there will be no adverse *effects* on other users and the *water* resource itself or on *natural and physical resources*; and
 - b. the disposal of *wastes* generated by the activity proposed for the *subdivision* will have no adverse *effects* on ground or surface *water* quality, and that there will be no adverse *effects* on consumptive water users or on *natural and physical resources*.
- f. for *allotments* in the Rural *Water* Collection area to be used for *plantation forestry*, information detailing proposed species and the extent of planted areas together with an

- assessment of the impact on long-term *water* resources;
- g. three names of any new *road* shall be provided for consideration for the approval of *Council*;
 - h. all applications for *subdivisions* fronting a *Strategic Arterial Route* shall be accompanied by evidence of consultation with the New Zealand Transport Agency (NZTA) confirming compliance with NZTA's requirements;
 - i. the legal *road* or road reserve proposed to be set aside as new *road*, including all areas of public *open space* intended for recreational purposes, together with drawing sufficient to describe the plan and three dimensional qualities of typical and unique or special areas of the *development*;
 - j. formation widths and grades of proposed *roads* and rights of way, parking bays, bus stops and speed control devices;
 - k. proposed easement and covenant areas;
 - l. the location and widths of new reserves to be created, including any *esplanade reserves* to be set aside on the survey plan under Section 231 of the *RMA*;
 - m. the location and areas of *esplanade strips* proposed to be created under Section 232 of the *RMA* to meet the requirements of the District Plan;
 - n. the location and areas of any *land* below mean high *water* springs of the sea, or of any part of the *bed* of a *river* or *lake*, which is required under Section 237A of the *RMA* are to be shown on a survey plan as *land* to be vested in the Crown;
 - o. information to show compliance with any other District Plan rules and standards; and
 - p. plans and details which demonstrate how the *subdivision* and *development* will meet *the Council's Land Development Minimum Requirements*.
6. For residential *subdivision*, the applicant may be required to provide an annotated print from the most recent acceptable *aerial* photograph.
7. Where an item listed in the Schedules of *Historic Heritage* (Schedules 7, 8 and 9) will be affected as a result of or is the subject of a *subdivision* consent application, the information under "*Land Use Consent*" above may be required.
8. Applications for *subdivision* in the *Residential Zones* and *Working Zones* shall include an assessment of environmental *effects* on upstream and downstream *stormwater* flows and levels. This shall include a report from a suitably qualified person covering *stormwater* disposal and inundation issues, including a catchment plan and calculations. The level of detail provided shall reflect the scale of the proposed *development*.

Subdivision consent in the Ngārara Development Area, excluding the Waimeha North Neighbourhood Development Area

The application for a *subdivision* consent must include the following information:

1. All information required in the *Subdivision Consents* Section.
2. For *sites* adjoining or containing part of an *Ecological Site* (specifically K066 or K133), an ecological assessment prepared by a suitability qualified and experienced ecologist that determines:
 - a. the precise extent of Kawakahia wetland (K066) and Ngā Manu Bush (K133) *Ecological sites* and the potential *effect* of *development* on their ecological health, values and sustainability;
 - b. whether the minimum required open space wetland buffer required by the Ngārara Structure

- Plan (20 and 50 metres) is sufficient to avoid or mitigate *effects* on the ecological health and protection of indigenous flora and fauna from *subdivision* and/or *development* activities; and
- c. whether other additional measures are necessary to avoid or mitigate *effects*.
3. An Environmental Management Plan (EMP), to be prepared in consultation with *Council*, that includes the following matters:
 - a. the identification and protection of threatened *wetland* plant, bird and fish species;
 - b. the design and management of *wetland* systems to ensure ecological health is maintained;
 - c. the design and management of watercourses to ensure corridors are maintained for movement of *freshwater* fish;
 - d. the integration of waterways with *stormwater* management systems to ensure *water* quality is maintained and ecological values are protected;
 - e. integrated planting for shelter, screening and public *open space*;
 - f. timeframes to complete any works required; and
 - g. monitoring and reporting to *Council* on the achievement of the EMP's intended outcomes, including a timeframe for monitoring and reporting.
 4. Integrated *Transport Assessment* to identify:
 - a. whether or not traffic *effects* on the local and regional *road* networks are manageable; and
 - b. what measures are necessary to avoid, remedy or mitigate these *effects* to an acceptable level.
 5. Ownership arrangements and covenants to apply on an ongoing basis to public and private areas.

Land use consents in the Ngārara Development Area, excluding the Waimeha North Neighbourhood Development Area.

The application for a *land* use consent must include the following information:

1. All information required in the *Land Use Consent* section of this chapter.
2. A Master Plan for the *site*, detailing:
 - a. Roading and access arrangements;
 - b. *Infrastructure* servicing (*waste water*, *water*, power and telecommunications);
 - c. *Stormwater* management systems;
 - d. Proposed *land* uses and activities and their specific location;
 - e. *Development* controls for residential and *non-residential activities*; and
 - f. Any *open spaces* within the *site*.
3. A Landscape Concept Plan for the *subdivision* and/or *development* containing form, character, activities and typical materials.
4. An *Earthworks* Plan, showing cut and fill, and vegetation to be retained or removed.
5. For *sites* adjoining or containing part of an *Ecological Site* (specifically K066 or K133), an ecological assessment prepared by a suitability qualified and experienced ecologist that determines:

- a. the precise extent of Kawakahia wetland (K066) and Ngā Manu Bush (K133) *Ecological sites* and the potential *effect* of *development* on their ecological health, values and sustainability;
 - b. whether the minimum required open space wetland buffer required by the Ngārara Structure Plan (20 and 50 metres) is sufficient to avoid or mitigate *effects* on the ecological health and protection of indigenous flora and fauna from *subdivision* and/or *development* activities; and
 - c. whether other additional measures are necessary to avoid or mitigate *effects*.
6. An Environmental Management Plan (EMP), to be prepared in consultation with *Council*, that includes the following matters:
- a. the identification and protection of threatened *wetland* plant, bird and fish species;
 - b. the design and management of *wetland* systems to ensure ecological health is maintained;
 - c. the design and management of watercourses to ensure corridors are maintained for movement of *freshwater* fish;
 - d. the integration of waterways with *stormwater* management systems to ensure *water* quality is maintained and ecological values are protected;
 - e. integrated planting for shelter, screening and public *open space*;
 - f. timeframes to complete any works required; and
 - g. monitoring and reporting to *Council* on the achievement of the EMP's intended outcomes, including a timeframe for monitoring and reporting.
 - h. Integrated *Transport Assessment* to identify:
 - i. whether or not traffic *effects* on the local and regional *road* networks are manageable; and
 - j. what measures are necessary to avoid, remedy or mitigate these *effects* to an acceptable level.
7. *Stormwater* Assessment confirming that the proposed *development* will comply with the *Land Development Minimum Requirements*.
8. Ownership arrangements and covenants to apply on an ongoing basis to public and private areas.

Structure Plans

Structure plans comprise one or more maps, plans or diagrammatic representations of the proposed layout, features, character and links for areas being developed or redeveloped. The maps or plans do not define individual *allotment boundaries* or the physical form of *buildings* and *structures*. The maps, plans or representations are supported by text explaining the background to the issues which initiated the *structure plan* and the management approaches to be used to deal with those issues. A new *structure plan* can only be introduced into the District Plan via the plan change process as outlined in Schedule 1 of the *RMA*.

The process for determining what to include in the *structure plan* starts with an analysis of the *site*. Typically this commences with a *site* visit prior to consideration of *structure plan* design issues. A sieve mapping process is used to identify and display constraints and opportunities. This includes considering the:

1. landform and topography;
2. geology (as relevant);
3. vegetation and ecology;
4. hydrology/natural drainage systems;

5. *historic heritage* including *waahi tapu* and *archaeological sites*;
6. solar access and shading;
7. *amenity values* and special characteristics;
8. connectivity opportunities;
9. existing physical resources; and
10. existing *infrastructure*.

This must include the *site* and the neighbouring *properties*. The assessment of existing physical and cultural features will largely determine the type, location and density of *buildings*.

Features that are represented in, and managed through, a *structure plan*, include:

1. the type and location of *land* uses that will be provided for, including *development* type, density and staging;
2. multi-modal transport links and connectivity, including *roads*, cycleways, bridleways and walkways networks, and public transport routes;
3. the location, type, scale and staging of *infrastructure* required to service an area, including *stormwater*, *water* and sewerage;
4. landscape character and amenity;
5. *natural hazards*;
6. the provision of *community facilities* and reserves;
7. the protection of *sites*, features or values (cultural, ecological, historical or amenity related);
8. areas of contamination and the rehabilitation standards required; and
9. protection, safety and access requirements of existing *Network Utility infrastructure*, including consideration of potential *reverse sensitivity effect*.

Monitoring

Introduction

Under section 35 of the *RMA* the *Council* is required to gather information, monitor and maintain records on resource management matters.

Monitoring and review of the District Plan is carried out in accordance with Sections 35 and 75 of the *RMA* to ensure that *Council* is promoting the *sustainable management* of *natural and physical resources*. Information from monitoring:

1. enables *Council* to carry out its functions under the *RMA*;
2. identifies where appropriate action should be taken to ensure compliance with the intent of the *RMA*;
3. allows *Council* to consider refinements to the contents of the Plan; and
4. enables the community to be informed about how the Plan's provisions are performing.

The monitoring programme of the *Council* has three components:

1. compliance monitoring;
2. state of the *environment* monitoring; and
3. monitoring the efficiency and effectiveness of the provisions of the Plan.

Compliance Monitoring

Compliance monitoring involves:

1. checking whether provisions of the Plan are being complied with;
2. regularly reviewing compliance with *conditions of resource consents*;
3. determining whether *environmental effects* as a result of the exercise of a consent are at anticipated levels and not causing unexpected problems; and
4. noting whether *permitted activities* are creating adverse environmental *effect*

State of the Environment

Section 35(2) of the *RMA* places a duty on territorial local authorities to monitor the state of the *environment* in their district.

Review of the Efficiency and Effectiveness of the Plan

The *RMA* requires the *Council* to monitor the efficiency and effectiveness of the Plan (Section 35(2) (b)).

Reporting

A report will be compiled and made available to the public at intervals of not more than five years in accordance with Section 35(2)(b) of the *RMA*.