



# CLUTHA DISTRICT COUNCIL

# DISTRICT PLAN

**Prepared pursuant to the Resource Management Act 1991**

**Notification Date: 14 January 1995**

**Operative Date: 30 June 1998**

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## Certification of District Plan Approval

This is a true and correct copy of the Clutha District Plan prepared pursuant to the Resource Management Act 1991 and publicly notified on the 14<sup>th</sup> January 1995.

Consent to the approval of this District Plan with the exception of designation 52A and 53, which are the subject of references RMA 130/96 and 131/96, was received from the Environment Court on the 15<sup>th</sup> May 1998.

The District Plan, with the exception of designation 52A and 53, was approved by the Clutha District Council on the 21<sup>st</sup> May 1998, and is deemed to be operative on the 30<sup>th</sup> June 1998.

The Common Seal of the Clutha District Council was affixed pursuant to a resolution of the Council passed on the 21<sup>st</sup> May 1998.

L K Fyall (Mayor)

M H M Ross (Chief Executive)



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## HOW TO USE THE DISTRICT PLAN

It is anticipated that people wishing to use the Plan will do so for two reasons:

- To understand what Council is trying to achieve in terms of its resource management objectives and policies over the duration of this District Plan.
- To determine the Plan's requirements for activities they wish to develop in different Resource Areas

In determining what requirements and standards any activity you wish to undertake must meet, the following procedure should help you identify all the relevant information:

### 1. REFER TO THE DISTRICT PLANNING MAPS CONTAINED IN VOLUME TWO

- (a) Identify your site on the District Planning Maps.
- (b) Determine what particular **Resource Area** your activity is located within (e.g. Rural, Coastal, Urban etc).
- (c) Determine from the Maps whether your site is:
  - subject to any natural hazard (e.g. flood plain, fault line etc);
  - subject to any designations;
  - has any historical building, site, tree etc or any archaeological sites located upon it or adjacent to it;
  - has any reservation on it or adjoins any reserve land;
  - or is subject to any other notation on the Maps that may affect the use of that site.

*Note: The Legend for the Planning Maps is contained on the last page of Volume Two Planning Maps.*

### 2. REFER TO SECTION 3 - GENERAL PROVISIONS OF THE PLAN

- (a) What provisions of this Section may affect your **site**. For example, 3.5 Heritage will be relevant if a heritage site or archaeological site is shown on your site; 3.9 Hazards will be relevant if the map identifies a hazard area.
- (b) What provisions of this Section will affect your **activity**. For example, 3.3 Transportation will be relevant if your activity includes building a road; 3.11 Other Environmental Issues will generally be relevant to all activities; 3.6 Water will be relevant if your activity is to take place on the surface of the water or may impact on any waterbody.
- (c) Would your activity be subject to the requirements of Section 3.8 Financial and Reserve Requirements?
- (d) Does your activity comply with the provisions of Section 3

**NO** You will require a resource consent and must also refer to Section 4 of the Plan.



**YES** What conditions must you satisfy Council that you have fulfilled? See Section 3.1.1 page 57. You must now go to the specific Resource Area for your site.

### 3. REFER TO SECTION 4 - RESOURCE AREAS

- (a) Turn to the relevant **Resource Area** and identify the relevant **Rules** for your activity and/or site.  
(b) Is your activity identified as a **PROHIBITED ACTIVITY**? (see Section 1.2.3 Types of Activities page 9).

**YES** Then no resource consent application can be made for that activity.

**NO** Then ask the following;

- (c) Is your activity referred to as a
- **CONTROLLED,**
  - **DISCRETIONARY,**
  - **RESTRICTED DISCRETIONARY ACTIVITY,** or a
  - **NON-COMPLYING ACTIVITY**
- (see Section 1.2.3 Types of Activities page 9).

**YES** You will require a resource consent. Refer Section 3.1 Resource Consent Applications

**NO** Then ask the following:

- (d) Does your activity comply with the **Rules** of the Plan (including those rules contained in Section 3) and/or is it referred to as **PERMITTED ACTIVITY**?

**YES** Do you need to satisfy Council that your site/activity complies with any stated conditions e.g. for effluent disposal on unreticulated sites? (Refer to Section 3.1.1 page 57).

**NO** If it does not comply with the rules it is a **NON-COMPLYING ACTIVITY** and you will need a resource consent. Refer Section 3.1 Resource Consent Applications, page 57.

If your activity is not specifically referred to, but complies with the rules, it is a **PERMITTED ACTIVITY** subject to the conditions of the Plan