



CLUTHA DISTRICT COUNCIL

DISTRICT PLAN

Prepared pursuant to the Resource Management Act 1991

Notification Date: 14 January 1995

Operative Date: 30 June 1998

Prepared by: Johnston Whitney
Resource Management Consultants
Mosgiel and Alexandra

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 14th 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 15th May 1998.

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

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

L K Fyall (Mayor)

M H M Ross (Chief Executive)



CONTENTS

CONTENTS	2
HOW TO USE THE DISTRICT PLAN	11
1. REFER TO THE DISTRICT PLANNING MAPS CONTAINED IN VOLUME TWO	11
2. REFER TO SECTION 3 - GENERAL PROVISIONS OF THE PLAN	11
3. REFER TO SECTION 4 - RESOURCE AREAS	12
1. STATUTORY BACKGROUND	13
1.1. STATUTORY BACKGROUND	13
1.1.1. THE NEW ERA	13
1.1.2. THE RESOURCE MANAGEMENT ACT	13
1.2. THE PLANNING PROCESS	21
1.2.1. STRUCTURE OF THE DISTRICT PLAN	21
1.2.2. COMPLIANCE WITH THE DISTRICT PLAN	21
1.2.3. TYPES OF ACTIVITIES	21
1.2.4. GENERAL DUTIES UNDER THE RESOURCE MANAGEMENT ACT	23
1.2.5. CHANGES TO THE DISTRICT PLAN	23
1.3. MONITORING AND REVIEW OF PLAN	24
1.3.1. COUNCIL'S MONITORING DUTIES	24
1.3.2. OBJECTIVES AND POLICIES	24
1.3.3. METHODS	25
1.3.4. REVIEW OF THE PLAN	25
1.4. CROSS BOUNDARY ISSUES	26
2. THE RESOURCES OF THE DISTRICT	28
2.1. THE LAND	28
2.1.1. LAND USE	28
2.1.2. LAND QUALITY	29

2.2. THE PEOPLE	30
2.2.1. POPULATION	30
2.2.2. AGE STRUCTURE.....	30
2.2.3. TEMPORARY AND VISITOR POPULATION.....	31
2.2.4. ETHNIC COMPOSITION.....	31
2.2.5. EMPLOYMENT AND THE ECONOMY	32
2.3. URBAN ENVIRONMENT	35
2.3.1. RETICULATED TOWNS AND TOWNSHIPS	35
2.3.2. UNRETICULATED TOWNSHIPS AND RURAL SETTLEMENTS.....	37
2.3.3. COASTAL SETTLEMENTS.....	37
2.3.4. HISTORIC SETTLEMENTS	39
2.3.5. BUILT HERITAGE	39
2.4. WATER RESOURCES	40
2.4.1. RIVER CATCHMENTS	40
2.4.2. LAKES AND WETLANDS	41
2.4.3. WATER QUALITY.....	42
2.4.4. USE OF WATER RESOURCES	43
2.4.5. ACCESS TO WATERBODIES	45
2.5. MINERALS.....	46
2.5.1. METALLIC MINERALS.....	46
2.5.2. NON-METALLIC MINERALS.....	47
2.5.3. ENERGY MINERALS.....	48
2.6. FAUNA AND FLORA	50
2.6.1. INDIGENOUS FLORA	50
2.6.2. INDIGENOUS FAUNA	52
2.6.3. NON-INDIGENOUS FAUNA OF VALUE TO THE COMMUNITY.....	55
2.7. GEOLOGICAL SITES AND LANDFORMS	62

2.8. COAST.....	64
2.8.1. TAIERI MOUTH TO AKATORE	64
2.8.2. AKATORE TO TOKOMAIRO MOUTH.....	65
2.8.3. TOKOMAIRO MOUTH TO MOLYNEUX BAY	65
2.8.4. KAKA POINT TO REMARKABLE CAVE.....	65
2.8.5. REMARKABLE CAVE TO HAYWARD POINT	66
2.8.6. HAYWARD POINT TO LONG POINT	66
2.8.7. LONG POINT TO LATHYRUS BAY	67
2.8.8. LATHYRUS BAY TO WALLACE HEAD	67
2.8.9. WALLACE HEAD TO THE BROTHERS POINT.....	67
3. GENERAL SECTION.....	69
3.1. RESOURCE CONSENT APPLICATIONS	69
3.1.1. OVERVIEW.....	69
3.1.2. OBJECTIVES AND POLICIES	70
3.1.3. INFORMATION TO ACCOMPANY ALL RESOURCE CONSENT AND OTHER APPLICATIONS UNDER THE ACT OR THIS PLAN	71
3.1.4. FURTHER INFORMATION	74
3.2. MANAWHENUA	75
3.2.1. OVERVIEW.....	75
3.2.2. KAITIAKITANGA (GUARDIANSHIP).....	76
3.2.3. WHENUA PAKAIIKA (ANCESTRAL LAND).....	77
3.2.4. WAAHI TAPU (SACRED PLACES)	78
3.2.5. WAAHI TAOKA (TREASURED RESOURCES)	80
3.2.6. WAI (WATER)	81
3.2.7. MAHIKA KAI (PLACES WHERE FOOD IS PRODUCED OR PROCURED)	82
3.2.8. RULES	83
3.2.9. OTHER METHODS.....	87
3.2.10. ANTICIPATED ENVIRONMENTAL RESULTS	87

3.3. TRANSPORTATION	89
3.3.1. OVERVIEW	89
3.3.2. THE ISSUES	89
3.3.3. OBJECTIVES	89
3.3.4. POLICIES	89
3.3.5. RULES	91
3.3.6. WORKS PROGRAMME.....	100
3.3.7. OTHER METHODS.....	100
3.3.8. ANTICIPATED ENVIRONMENTAL RESULTS	105
3.4. ENERGY	114
3.4.1. INTRODUCTION.....	114
3.4.2. OBJECTIVES AND POLICIES.....	115
3.4.3. REASONS AND EXPLANATION FOR OBJECTIVES AND POLICIES	120
3.4.4. RULES	120
3.5. HERITAGE	126
3.5.1. OVERVIEW.....	126
3.5.2. THE ISSUES	127
3.5.3. OBJECTIVES AND POLICIES.....	129
3.5.4. RULES	133
3.5.5. OTHER METHODS.....	135
3.5.6. ANTICIPATED ENVIRONMENTAL RESULTS	139
3.6. WATER.....	162
3.6.1. OVERVIEW.....	162
3.6.2. THE ISSUES	162
3.6.3. OBJECTIVES AND POLICIES	166
3.6.4. RULES	171
3.6.5. OTHER METHODS.....	179

3.6.6. ANTICIPATED ENVIRONMENTAL RESULTS	180
3.7. SUBDIVISION	181
3.7.1. OVERVIEW	181
3.7.2. THE ISSUES	182
3.7.3. OBJECTIVES AND POLICIES	183
3.7.4. RULES	189
3.7.5. NOTIFICATION REQUIREMENTS	202
3.7.6. OTHER METHODS	202
3.7.7. ANTICIPATED ENVIRONMENTAL RESULTS	203
3.8. FINANCIAL AND RESERVE REQUIREMENTS	204
3.8.1. OVERVIEW	204
3.8.2. THE ISSUES	205
3.8.3. OBJECTIVES AND POLICIES	206
3.8.4. RULES	213
3.8.5. ANTICIPATED ENVIRONMENTAL RESULTS	225
3.9. NATURAL HAZARDS	226
3.9.1. INTRODUCTION	226
3.9.2. OBJECTIVES AND POLICIES	227
3.9.3. REASONS AND EXPLANATIONS FOR OBJECTIVES AND POLICIES	229
3.9.4. RULES	230
3.9.5. OTHER METHODS	236
3.10. WASTE	239
3.11. OTHER ENVIRONMENTAL ISSUES	241
3.11.1. OVERVIEW	241
3.11.2. THE ISSUES	241
3.11.3. OBJECTIVES AND POLICIES	242
3.11.4. RULES	243

3.11.5. OTHER METHODS.....	249
3.11.6. ANTICIPATED ENVIRONMENTAL RESULTS	250
3.12. SIGNS.....	251
3.12.1. OVERVIEW.....	251
3.12.2. THE ISSUES	251
3.12.3. OBJECTIVES AND POLICIES.....	252
3.12.4. RULES	254
3.12.5. OTHER METHODS.....	258
3.12.6. ANTICIPATED ENVIRONMENTAL RESULTS	263
3.13. NOISE	264
3.13.1. OVERVIEW.....	264
3.13.2. THE ISSUES	264
3.13.3. OBJECTIVES AND POLICIES.....	265
3.13.4. RULES	266
3.13.5. OTHER METHODS.....	267
3.13.6. ANTICIPATED ENVIRONMENTAL RESULTS	269
3.14. INFRASTRUCTURE	270
3.14.1. INTRODUCTION.....	270
3.14.2. OBJECTIVES AND POLICIES.....	270
3.14.3. REASONS AND EXPLANATION FOR OBJECTIVES AND POLICIES.....	274
3.14.4. RULES	275
4. RESOURCE AREAS.....	289
4.1. RURAL RESOURCE AREA.....	289
4.1.1. OVERVIEW.....	289
4.1.2. THE ISSUES	289
4.1.3. OBJECTIVES AND POLICIES.....	291
4.1.4. RULES	296

4.1.5. OTHER METHODS.....	324
4.1.6. ANTICIPATED ENVIRONMENTAL RESULTS	329
4.2. COASTAL RESOURCE AREA.....	330
4.2.1. OVERVIEW.....	330
4.2.2. THE ISSUES	331
4.2.3. OBJECTIVES AND POLICIES.....	333
4.2.4. RULES	337
4.2.5. OTHER METHODS.....	340
4.2.6. ANTICIPATED ENVIRONMENTAL RESULTS	341
4.3. URBAN RESOURCE AREA.....	342
4.3.1. OVERVIEW.....	342
4.3.2. ALTERNATIVES CONSIDERED.....	342
4.3.3. THE ISSUES	344
4.3.4. OBJECTIVES AND POLICIES.....	345
4.3.5. RULES	347
4.3.6. OTHER METHODS.....	362
4.3.7. ANTICIPATED ENVIRONMENTAL RESULTS	366
4.4. INDUSTRIAL RESOURCE AREA.....	367
4.4.1. OVERVIEW.....	367
4.4.2. THE ISSUES	367
4.4.3. OBJECTIVES AND POLICIES.....	368
4.4.4. RULES	370
4.4.5. OTHER METHODS.....	379
4.4.6. ANTICIPATED ENVIRONMENTAL RESULTS	379
4.4.7. tOKO PLAINS INDUSTRIAL RESOURCE AREA STRUCTURE PLAN.....	380
4.5. TRANSITIONAL RESOURCE AREA.....	382
4.5.1. OVERVIEW.....	382

4.5.2. THE ISSUES	382
4.5.3. OBJECTIVES AND POLICIES	382
4.5.4. RULES	383
4.5.5. OTHER METHODS.....	384
4.5.6. ANTICIPATED ENVIRONMENTAL RESULTS	385
4.6. RURAL SETTLEMENTS.....	386
4.6.1. OVERVIEW.....	386
4.6.2. THE ISSUES	386
4.6.3. OBJECTIVES AND POLICIES	387
4.6.4. RULES	388
4.6.5. OTHER METHODS.....	393
4.6.6. ANTICIPATED ENVIRONMENTAL RESULT	393
5. DEFINITIONS AND PLANNING MAPS.....	394
6. SCHEDULES.....	405
SCHEDULE 6.1 RESERVE AND CONSERVATION LAND	405
SCHEDULE 6.2 DESIGNATIONS AND REQUIREMENTS.....	436
SCHEDULE 6.3. SCHEDULE OF FACILITIES.....	461
SCHEDULE 6.4. HEAVY VEHICLE IMPACT NOTICE	466
SCHEDULE 6.5. 1994 VALUATIONS OF SEWERAGE AND WATER SYSTEMS	467
SCHEDULE 6.6. WATERBODIES WITH PUBLIC ACCESS REQUIREMENTS	469
SCHEDULE 6.7. PART II PURPOSE AND PRINCIPLES OF THE RESOURCE MANAGEMENT ACT 1991.....	472
SCHEDULE 6.8. FUNCTIONS OF REGIONAL COUNCIL.....	474
SCHEDULE 6.9. ROADING HIERARCHY	476
SCHEDULE 6.10. NGAI TAHU CLAIMS SETTLEMENT ACT 1998 - STATUTORY ACKNOWLEDGEMENT OF AREAS OF SPECIAL SIGNIFICANCE TE RUNANGA O NGAI TAHU	481
6.10.1. PREAMBLE.....	481
6.10.2. PURPOSE OF THE STATUTORY ACKNOWLEDGEMENT	481

6.10.3. COUNCIL'S FUNCTIONS IN RELATION TO STATUTORY AREAS	481
6.10.4. LIMITATIONS ON THE EFFECT OF THE STATUTORY ACKNOWLEDGEMENT	482
6.10.5. AREAS ACKNOWLEDGED BY THE CROWN UNDER THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 IN THE CLUTHA DISTRICT	482
6.10.6. TAONGA SPECIES (For information purposes only)	490
SCHEDULE 6.11. ELECTRICITY GENERATION AND ASSOCIATED FACILITIES	491
SCHEDULE 6.12. ACCIDENTAL DISCOVERY PROTOCOL	493
6.12.1. INTRODUCTION	493
6.12.2. DEFINITIONS.....	493
6.12.3. ACCIDENTAL DISCOVERY PROTOCOL.....	493
SCHEDULE 6.13. TOWN CENTRES AND STREETScape PRECINCTS.....	495
SCHEDULE 6.14. Tokomairiro Plains Industrial Resource Area LandscapE DESIGN GUIDELINES ...	496



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. 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)

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)

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 3.1.17)

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)

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