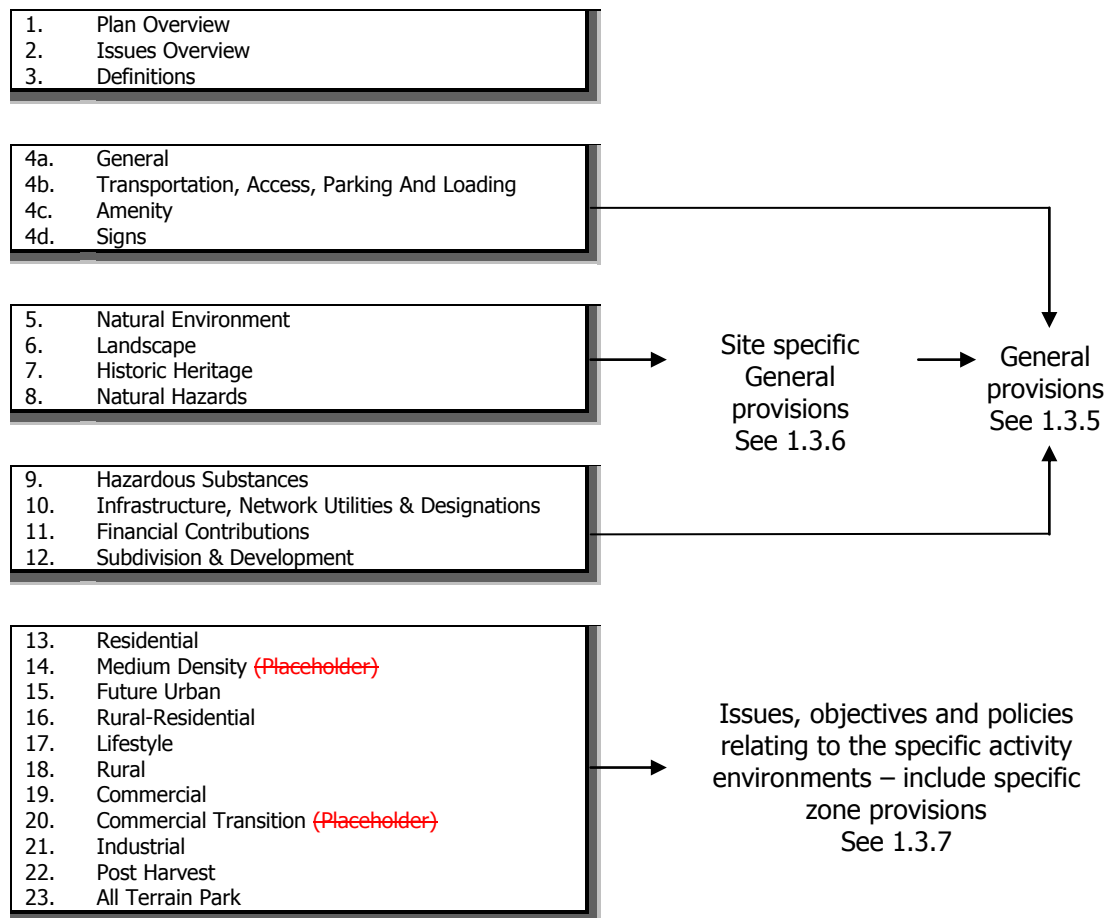


1.3.3 Layout of the District Plan



1.3.4 Sections 1 to 3 provide an overview of the District Plan and include an explanation of the District Plan structure, an overview of significant issues, and definitions. Words that are specifically defined in the District Plan are identified in the general text by being italicised.

1.3.5 Sections 4 to 12 contain general provisions which are potentially relevant to activities throughout the whole *District*, regardless of the zoning of land. While the issues, objectives and policies contained in these general sections are common across the *District*, the methods may be zone specific.

1.3.6 Sections 5 to 8 contain site specific general provisions. They apply only to land that is specifically identified on the Planning Maps or referred to in the respective zone.

1.3.7 Sections 13 to 23 incorporate issues, objectives and policies that relate to specific activity environments and include specific zone provisions. Resource management issues should not be viewed in isolation. There is considerable overlapping of issues and accordingly to obtain a fuller understanding of an issue and how it is to be addressed it may be necessary to examine more than one District Plan section.

~~1.3.8 Section 14 Medium Density, and Section 20 Commercial Transition, are placeholders. They are currently being introduced through a Plan Change process and will be included in this document at the time of completion of that process.~~

1.4 How to use the District Plan

- 1.4.1 The zoning of a particular property can be established from the Planning Maps. The maps also indicate whether any of the site specific general provisions relate to that property. Other site specific requirements will be contained within the respective zone rules, or may be included in Appendix 7 Structure Plans.
- 1.4.2 The respective zone sections of the District Plan set out the specific controls for activities on land in each zone. In some situations it is desirable to also look at the provisions of the specific activity environment as well as the zone (e.g. if a proposed industrial activity was being investigated in a Rural Zone it would be appropriate to consider both the specific Rural Zone provisions and the Industrial Zone provisions). If the maps show specific indicators associated with the site (e.g. a natural hazard, historic heritage site) then the District Plan section(s) relevant to those matters should be referred to for any additional controls (Sections 5 to 8).
- 1.4.3 The other general provisions in Sections 4 to 12 should also be referred to, as appropriate, depending upon the nature of the proposed *development*.
- 1.4.4 For the structure of each section and a definition of its components, see 1.3.1.

1.5 Section 32 Analysis Documents

- 1.5.1 Before adopting any objective, policy or rule the *Council* must consider and evaluate alternatives, costs and benefits in order to determine whether the provisions proposed to be adopted are the most appropriate. This is known as a Section 32 Analysis and is a statutory requirement under Section 32 of the *RMA*.
- 1.5.2 A Section 32 report has been completed for each of the main sections of the District Plan. While these are not part of the District Plan they support and complement it by providing a more in-depth discussion of the resource management issues identified. A number of supplementary technical reports have been referenced in these Section 32 reports and have contributed to providing a full analysis of the adopted objectives, policies and methods contained within the District Plan.

1.6 Cross Boundary Issues

- 1.6.1 Cross boundary issues involve the integrated management of natural and physical resources across Council boundaries.