

13 LAND MANAGEMENT ZONES AND RULES

13.1 OVERVIEW

13.1.1 Zoning is one of several methods available to address the issues, objectives and policies set out in the District Plan.

13.1.2 The advantages of the method of zoning are:

- it is a workable approach understood by the community;
- standards can be set to avoid unacceptable levels of adverse effects on the environment; and
- there is certainty for property owners and neighbours as to those levels of environmental effects that are acceptable in a particular location.

13.1.3 The following zones are adopted which reflect the growing sensitivity of the receiving environment to support or sustain adverse environmental effects.

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| (1) | Conservation & Reserves: | Land in the National Park or reserves protected for their dominant natural, conservation or recreation values.
(Chapter 14 refers) |
| (2) | Coastal: | Land within 500 metres of MHWS.
(Chapter 15 refers) |
| (3) | Rural: | Land that generally supports a range of primary production activities on a range of soil types and land forms.
(Chapter 16 refers) |
| (4) | Settlement: | Land that supports a variety of living, community and working areas in the rural environment.
(Chapter 17 refers) |
| (5) | Residential: | Land primarily supporting residential activities.
(Chapter 18 refers) |
| (6) | Town Centre: | Land primarily supporting business, commercial and retail activities.
(Chapter 19 refers) |
| (7) | Industrial: | Land primarily supporting industrial activities.
(Chapter 20 refers) |

13.1.4 The District Council will consider the relevant objectives and policies contained within the Resource Management Strategy in Part B, the relevant zone objectives and policies, the relevant zone rules (standards and conditions), and district wide rules contained in Part C, and the implementation matters in Part D, when assessing an application for resource consent.

13.1.5 Under each zone heading is the following information:

- Zone Description and Issues
- Objectives
- Policies
- Methods
- Rules
- Anticipated Environmental Results

13.2 PRINCIPAL REASONS

- 13.2.1 The adoption of land management zones provides an acceptable method to manage the adverse environmental effects of activities undertaken.
- 13.2.2 Standards and rules provide measurable and certain approaches to assess the compliance of an activity in terms of its associated environmental effects.
- 13.2.3 Resource consent processes allow Council to consider individual proposals and their actual or potential effects on the environment, and measures to avoid, remedy or mitigate against adverse effects on a case-by-case basis. This also enables the monitoring of the effectiveness of plan provisions and standards.