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## 4.0 RESOURCE MANAGEMENT STRATEGY

The Resource Management Strategy is Council's approach to the development of objectives, policies, and methods to achieve the sustainable management of natural and physical resources within the South Waikato District.

Having identified Council's legislative obligations under the Resource Management Act 1991 (Section 1), the resources of the District and associated resource management issues (Section 2), and the Planning Objectives sought to be achieved by the District Plan (Section 3), there are a range of alternative strategies or approaches that Council could adopt to develop objectives, policies, and methods to achieve the sustainable management of natural and physical resources within the South Waikato District.

It is considered important that the Resource Management Strategy adopted by Council is fully articulated and understood by all parties concerned with the management of natural and physical resources in the South Waikato District.

### 4.1 Zoning

This District Plan continues the approach of the *South Waikato Transitional District Plan* of using zoning as the principle vehicle for the sustainable management of natural and physical resources and the control of adverse effects on the environment.

The South Waikato District is diverse and different resources are of importance for different reasons in each distinguishable "environment". For example, soils are an important resource in the rural environment while visual amenity is an important resource in urban residential areas. It is therefore appropriate that different objectives, policies and methods are developed for these discrete environments and for the resources of particular significance within those environments.

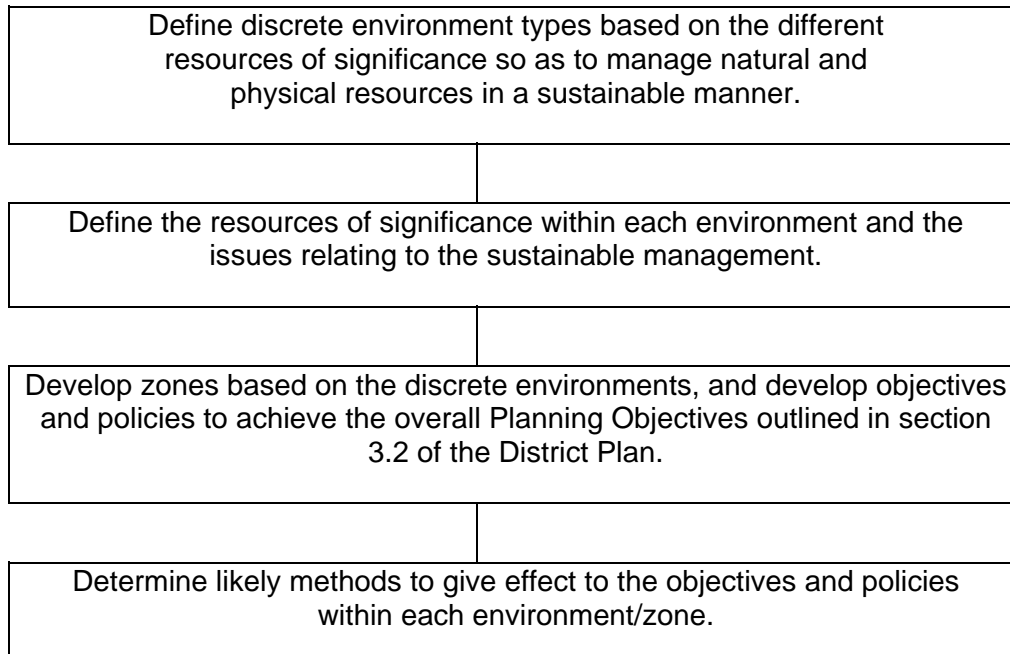
The District has therefore been divided into different environments which are called "zones". A range of different names could be developed for these different environments however, it has been decided to continue with the term "zone" as people generally understand what it means.

The following flow chart summarises the Resource Management Strategy adopted by the South Waikato District Council.



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### 4.2 Objectives, Policies and Methods

In addition to the Planning Objectives identified in Section 3 of this District Plan, specific objectives and policies have been developed for the resource management issues facing the District and for each of the zones. In this District Plan:

- (i) *Objective* is a statement specifying an intended outcome or desired environmental result.
- (ii) A *policy* is a course of action that will be taken by Council to achieve one or more objectives.
- (iii) A *method* is a specific means of achieving the objectives and policies contained in the District Plan.

The following sections outline the various methods that will be used to achieve the objectives and policies contained in this District Plan.

### 4.3 Classification of Activities

In each zone a range of possible activities are identified under the following classifications:



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- (i) **Permitted Activities** - activities that have been determined as having an acceptable level of effects on the environment provided they are undertaken in accordance with specified Performance Standards.
  - (ii) No resource consent is required for Permitted Activities.
  - (iii) Permitted Activities that cannot meet the Performance Standards for the zone will be dealt with as Discretionary Activities.
  - (iv) **Controlled Activities** - activities that generally have an acceptable level of effects on the environment, provided they are undertaken in accordance with specified Performance Standards, but which may also have effects which are not fully covered by the Performance Standards.
  - (v) A resource consent is required for Controlled Activities.
  - (vi) Little use has been made of the Controlled Activity classification in the District Plan. The main reasons for the limited use of the Controlled Activity classification is that in the event that an activity does not fall within the Permitted Activity classification and requires a resource consent, Council wishes to be able to exercise the fullest degree of discretion afforded by the Resource Management Act 1991. Council can either grant a consent with or without conditions, or alternatively, if the environment effects of the proposed activity are significant then Council wishes to have the ability to decline consent. Under the provisions of the Resource Management Act 1991 Council is not able to decline consent to a Controlled Activity but is able to decline consent to a Discretionary Activity.
  - (vii) **Discretionary Activities** - activities that may be acceptable in the particular zone provided that the actual or potential effects on the environment are avoided, remedied, or mitigated. Discretionary Activities are considered to be generally appropriate within the zone but not necessarily on all sites within the zone. Activities have been classified as Discretionary in the various zones so that Council can assess the actual or potential effects on the environment and, where necessary, impose appropriate conditions or decline consent.
  - (viii) A resource consent is required for Discretionary Activities.
  - (ix) **Non-complying Activities** - all other activities not specified under a particular classification.
  - (x) A resource consent is required for Non-complying Activities.



- (xi) **Prohibited Activities** - the Act allows for the identification of activities which are not permitted and for which no Resource Consent or Certificate of Compliance will be granted. The Prohibited Activity classification has not been used in this District Plan.

#### 4.4 Certificate of Compliance

Council may issue a Certificate of Compliance for an activity that is listed as a Permitted Activity and can meet all the Performance Standards for Permitted Activities in the relevant zone.

A Certificate of Compliance will confirm Permitted Activity status of the proposed activity provided it is undertaken as assessed.

#### 4.5 Rules and Performance Standards

A set of Rules has been developed for each zone for all activities. These Rules are made up of the lists of activities and Performance Standards. This contrasts with the South Waikato Transitional District Plan whereby some activities were subject to certain rules or performance standards (e.g. service stations) while other activities were not. This District Plan considers all activities on an equal basis within each zone. As described in Part C of the District Plan, the rules in each section of Part C require all Permitted and Controlled Activities to meet all the Performance Standards for the zone and notes that the Performance Standards will be used as a guide for assessing Discretionary and Non-complying Activities. The Rules and Performance Standards for each zone are designed to ensure that resources within each zone, particularly those resources of importance to the community, are managed in a sustainable manner. In addition, the Performance Standards are designed to ensure that any actual or potential adverse effects on the environment are avoided, remedied, or mitigated.

#### 4.6 Other Methods

Where appropriate a range of other methods have been identified throughout the District Plan to achieve particular objectives and policies. These include:

- (i) working with other organisations involved in resource management such as Environment Waikato, Department of Conservation, the Historic Places Trust, producer organisations, and environmental groups;
- (ii) public education regarding planning and resource management issues including information about appropriate land use practices that will promote the sustainable management of natural and physical resources;



- (iii) financial incentives (e.g. rates relief) such as for the protection of historic and ecological sites;
- (iv) allocation of funds through the Annual Plan process for projects which will maintain or enhance the quality of the environment; and
- (v) the Abatement Notice and Enforcement Order and/or Excessive Noise Direction provisions of the Act can be used for situations such as failure to comply with stated environmental standards.

#### **4.7 Format of District Plan**

The District Plan is divided into three sections as follows.

##### **4.7.1 Part A - Introduction**

Part A has identified Council's legislative obligations under the Resource Management Act 1991, the resources of the District, the Planning Objectives sought to be achieved by the District Plan, and the Resource Management Strategy to develop objectives, policies, and methods to achieve the sustainable management of natural and physical resources within the South Waikato District.

##### **4.7.2 Part B - District Wide Planning Provisions**

There are a number of resources of importance to the community and resource management issues that relate to the whole District. The District wide planning provisions covered in Part B stem from the significant resource management issues identified in Section 2.3 of the District Plan. Objectives, policies, and methods have been developed for the protection, enhancement, and use of these resources and their sustainable management. An explanation of the objectives, policies, and methods is also provided. These provisions have been presented as Part B of the District Plan under the following headings:

- (i) Administration
- (ii) Tangata Whenua
- (iii) Water
- (iv) Air Quality
- (v) Transportation
- (vi) Public Works and Network Utilities
- (vii) Natural Hazards
- (viii) Landscape and Visual Amenity



- (ix) Solid Waste Management
- (x) Noise
- (xi) Heritage and Ecological Protection
- (xii) Signs
- (xiii) Hazardous Substances
- (xiv) Subdivision and Development

#### 4.7.3 **Part C - Zones**

Part C of the District Plan provides the planning provisions for each of the zones in the District. The planning provisions for each zone begin with a Zone Statement. This identifies the specific resources of most importance to the community in the zone, states the resource management issues facing those resources, and outlines the intended outcomes for the zone in terms of resource management. The Zone Statement essentially provides an explanation of the objectives, policies and methods which are then identified to achieve the intended outcomes for the zone.

The entire South Waikato District has been divided into the following zones for resource management purposes.

- (i) Rural Zone
- (ii) Residential Zone
- (iii) Commercial Core Zone
- (iv) Commercial Fringe Zone
- (v) General Industrial Zone
- (vi) Heavy Industrial Zone
- (vii) Reserve Zone
- (viii) Airport Protection Zone
- (ix) Hydro-electric Power Generation Zone
- (x) Dairy Industrial Zone



#### 4.7.4 **Maps and Appendices**

In addition to this document, the District Plan includes a set of Planning Maps (Volume 2) and a Hazards Register (Volume 4).

### 4.8 **Council Judgement**

The operation of this District Plan requires that professional discretion be exercised by the South Waikato District Council and Council staff in a number of areas as detailed below.

#### 4.8.1 **Compliance with Rules and Performance Standards**

The assessment as to the compliance with various performance standards to determine the classification of a proposed activity will require professional judgement on the part of Council Planning staff. Several matters such as what constitutes a nuisance (e.g. in relation to dust, heat, or glare) will require judgement to be exercised.

#### 4.8.2 **Effects on the Environment**

Council staff will be required to exercise their judgement when determining whether or not a proposed activity may have adverse effects on the environment and whether a notified resource consent application is appropriate.

#### 4.8.3 **Council Decisions**

Council will be exercising its discretion when making decisions on resource consent applications.

### 4.9 **Cross Boundary Issues**

Council will deal with cross boundary issues in consultation with adjoining territorial authorities as required as they arise.

### 4.10 **Section 32 Analysis**

Section 32 of the Resource Management Act 1991 requires that Council undertake an analysis of any objective, policy, rule or other method before it is adopted in the District Plan. The *Section 32 Analysis* has three main components:

- (i) address the extent to which regulation is needed at all, explore other possible means apart from regulation, and provide reasons for and against the proposed method and the principal alternative means;



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- (ii) evaluate the benefits and costs of the proposed option and the principal alternative means; and
  - (iii) decide whether the proposed option is needed to achieve the purpose of the Act and is the most appropriate in terms of efficiency and effectiveness.

The Section 32 Analysis details a **process** which Council must follow before adopting provisions in the District Plan. The development of the District Plan followed the Section 32 Analysis process detailed in Appendix F.

Having considered the matters detailed in Section 32 of the Resource Management Act 1991 in respect of the planning provisions contained in this document, it was generally decided not to propose or adopt just one type of method to achieve a particular objective or policy. Rather, a pragmatic approach was taken which has resulted in almost every section of the District Plan including a "suite" of methods to achieve the objectives and policies in that section of the District Plan.

Therefore, instead of producing a document which adopted only the best method (and could then readily identify and discuss a range of alternative methods which have not been adopted), the South Waikato District Plan has adopted the best elements of feasible methods to achieve the objectives and policies of the District Plan.