

# GUIDE TO USING THE DRAFT ROTORUA DISTRICT PLAN

The draft Rotorua district plan comprises this volume and a set of planning maps. The maps show the location of the various zones within the district.

## **General Guide to the plan.**

Most people open the district plan to find out if they need a resource consent for something they want to build or do. This simple guide is designed to help people step through the text and the maps. There are four main questions people need to ask when using the district plan:

- 1. What zone am I in?**
- 2. Does my property have any special features?**
- 3. Does this activity require a resource consent?**
- 4. What else do I need to consider?**

### **1. What zone am I in?**

To start, use the maps to identify the site(s) that are of interest, using the street index at the front to find the relevant map. Maps of the urban and rural area are numbered from 300 and 500 respectively. Each of the 300 or 500 maps are arranged in pairs showing the same geographical area. The map on the right shows the zones, and the map on the left shows special features or any constraints.

Each zone has its own rules which can be found to in the relevant section of the plan. For example, if a site is zoned Residential 1 (RD 1) the relevant section is Part 4, Residential. Within this part there are rules specific to the Residential 1 zone. All the parts of the plan that are specific to zones are consistent in terms of the way the policy framework is laid out. The two exceptions are the city centre zone, due to the comprehensive urban design framework for this area, and the airport zone, which includes constraints that are related to the air noise contours.

### **2. Does my property have any special features?**

If your property is subject to any special features or constraints they will be shown on the right hand side map as described above in. If your property does have a special feature such as a heritage site, notable tree or the site may be subject to a designation, refer to the relevant district wide chapter for further information. If the site is subject to a designation, Part B and Appendix 3 contains all information relating to designations.

### **3. Does this activity require a resource consent?**

Once the zone of the site is identified, refer to the activity table in the relevant zone to determine its status. If the activity is not a permitted activity a resource consent will be required. If the activity is prohibited it cannot be undertaken, and no resource consent sought for the activity.

The activity will need to be assessed against the performance standards for the zone, which includes those standards that are specific to the subzone and all subzones. If an activity does not meet a performance standard a resource consent will be required, or in the instance the activity requires a resource consent outright, but fails to meet a performance standard the status of the activity will change in accordance with the 'activity classes' section of the activity table. For example, if an activity was identified as a controlled activity in the activity table, and failed to meet the performance standards it would become a discretionary activity.

Example: Building a garage in the Residential 1 zone

- Is the site affected by airport noise contours? Check the special map to see if the site is affected by the relevant air noise contour, and the definitions in Part 1.
- Is the site subject to a district wide matter? Check the special maps and the relevant appendices. If it is subject to a district wide matter, refer to the relevant part as identified in the activity table.
- Does the activity meet the performance standards in Rule 4.4? If yes, it is a permitted activity and no resource consent is required. However, if the activity does not meet the performance standards then a consent will be required depending on how many performance standards are not met in the activity classes section of the activity table. If it fails to meet one performance standard a restricted discretionary resource consent will be required (Rule 4.3.2(3)). If the activity fails to meet two or more performance standards a discretionary consent will be required (Rule 4.3.2(4)).

Refer to Part B, Statutory Framework for further explanation of zones, rules and the resource consent process.

#### **4. What else do I need to consider?**

Other rules may apply to the site. There are six parts of the plan that are 'district wide' and apply to all zones and have special functions. The district wide zones are:

- Part 2 Issues of importance to Maori
- Part 3 Matters of national importance
- Part 13 Site suitability and subdivision
- Part 14 Natural Hazards
- Part 15 Financial contributions
- Part 16 Hazardous substances

It is also important to check the appendices, as there a site or proposal maybe affected by a feature or rule in the appendices. For example, there could be a cultural or natural heritage feature on the site, or the site could be subject to a designation. The roading hierarchy, parking and turning rules and the city design guide are also located in the appendices, which may also affect what you can do on a site.

It is important to refer to the definitions section (Part 1). Under the Resource Management Act 1991 some words have slightly different meanings to their plain and ordinary meaning. Some words are difficult to define, and to avoid doubt some definitions are quite specific, such as the definition of a building.

Where there is a difference in an activity status or rule between the district wide parts and the zone parts of the plan, the district wide matters part take precedence over the zone parts of the plan.

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