

User guide – Ashburton Proposed District Plan

The Proposed District Plan is divided into 17 sections.

Section 1: Introduction to the District Plan

This chapter explains more about what the District Plan is, when rules in the proposed plan will have legal effect and other general information about the proposed plan.

Section 2: Takata Whenua Values

This chapter recognises the values of Takata Whenua in decision making, issues and areas of concern to Takata Whenua, and Objectives, policies and other methods for addressing these.

Zone chapters

Chapters 3 to 7 relate to different types of zones, which reflects the land uses and activities sought in different parts of the District.

Section 3: Rural Zones

Section 4: Residential Zones

Section 5: Business Zones

Section 6: Open Space Zones

Section 7: Aquatic Park Zone

Also check General Sections 9 – 16 below for rules that may also affect you

Section 8: Scheduled Activities

This section relates to specific sites which have rules for activities that currently takes place on those sites

General chapters – relevant to all of the District

Sections 9 to 16 relate to different types of activities and the rules in each chapter must be complied with across the whole District. The following brief description of each chapter is only an example of what the chapter covers and you should refer to the chapter for more information.

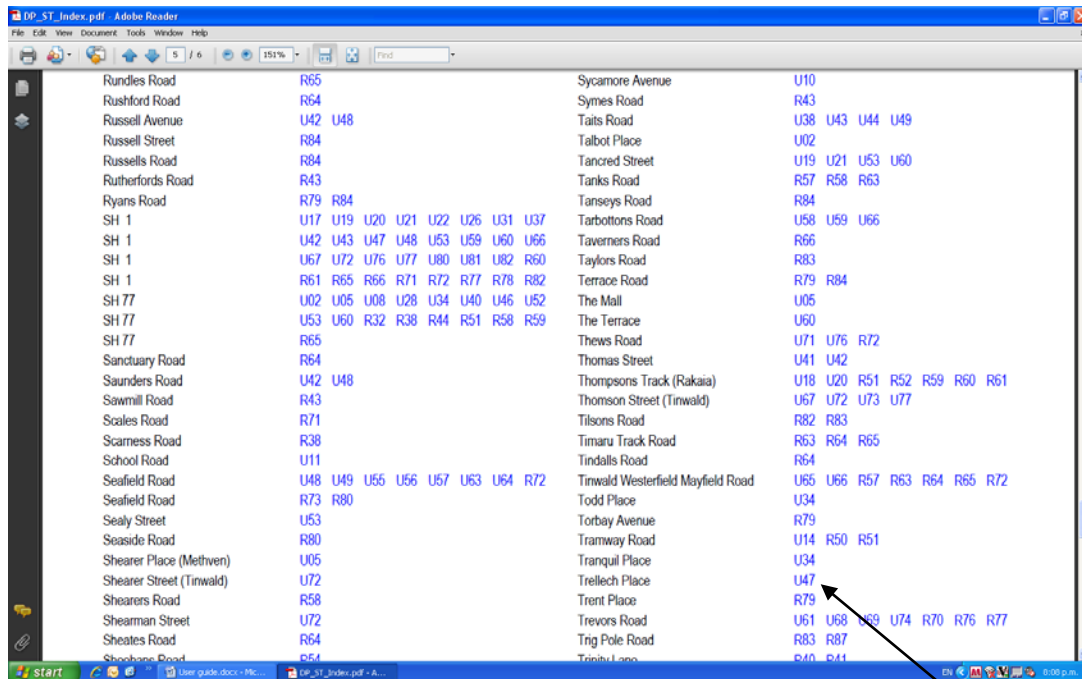
Section 9: Subdivision	Rules for subdividing or changing the boundary of a property
Section 10: Transport	Standards for any new development such as parking and access requirements
Section 11: Noise	Maximum limits for noise in all zones
Section 12: Heritage Values and Protected Trees	Rules that will affect you if you have a heritage building, item or protected tree on your property
Section 13: Signs	Rules for new signs in all zones
Section 14: Utilities, Energy and Designations	Rules for utilities and conditions for designations
Section 15: Relocated Buildings and Temporary Activities	Rules for buildings being moved and activities of a short-term nature
Section 16: Hazardous Substances	Standards for storing hazardous substances

Section 17: Definitions

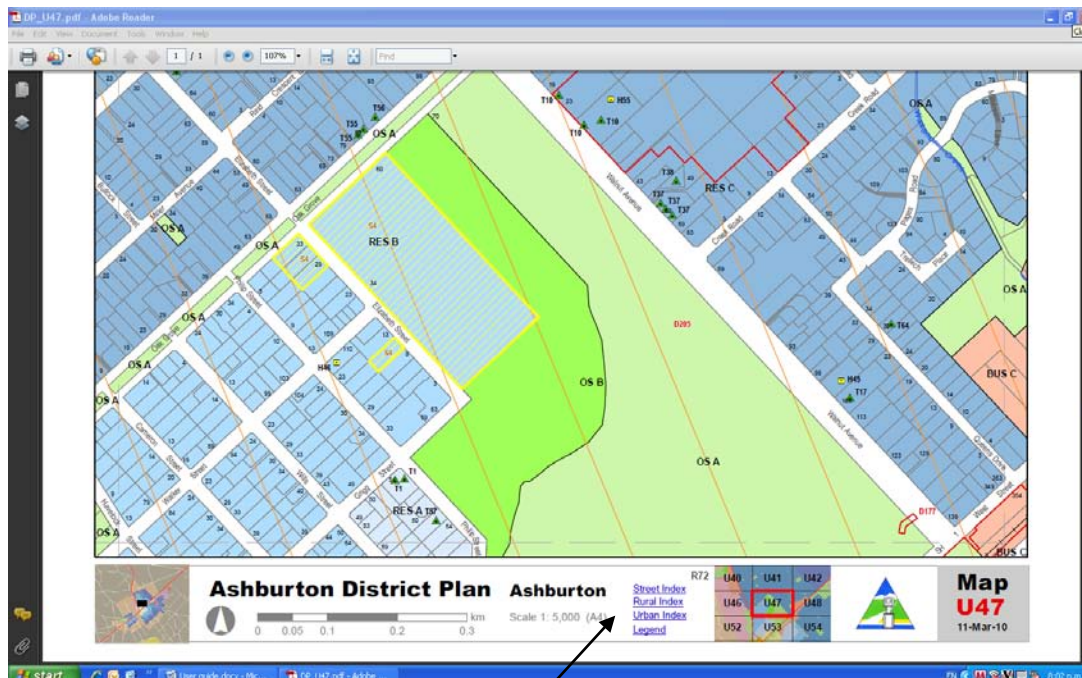
This section provides the definitions for words used in the District Plan

How do I find out what zone my property is in?

Open the Street index (Document titled 'DP_ST_Index') and look for the name of the road your property is on e.g. Trellech Place

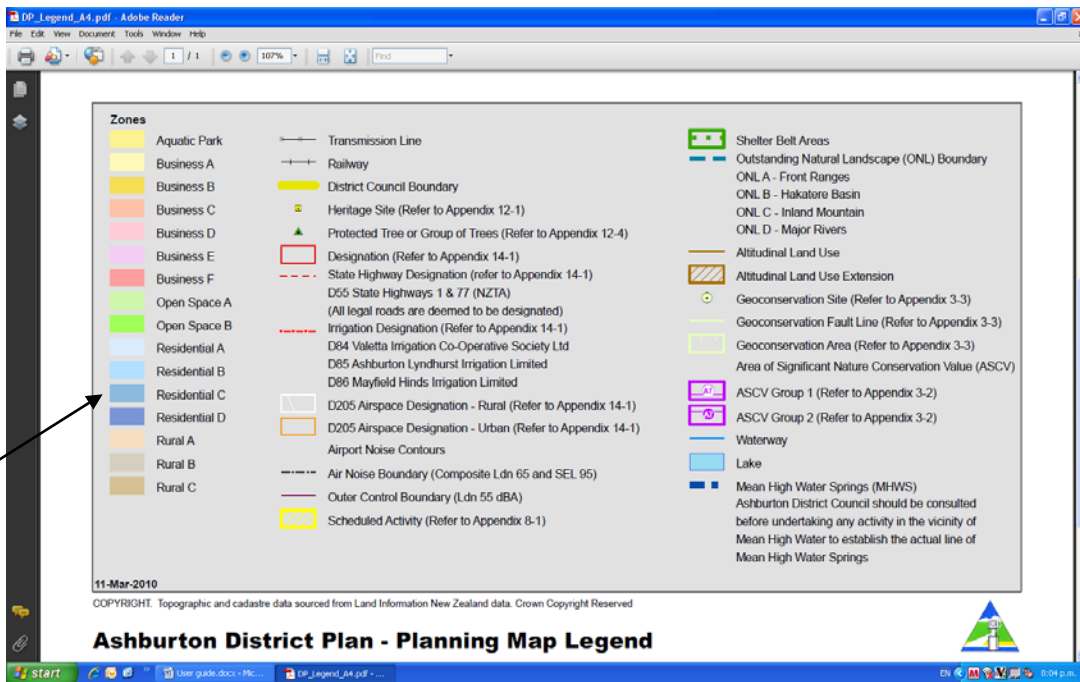


Alongside the road name is a reference to the map you need e.g. U47. Click on the reference and it will open map U47.

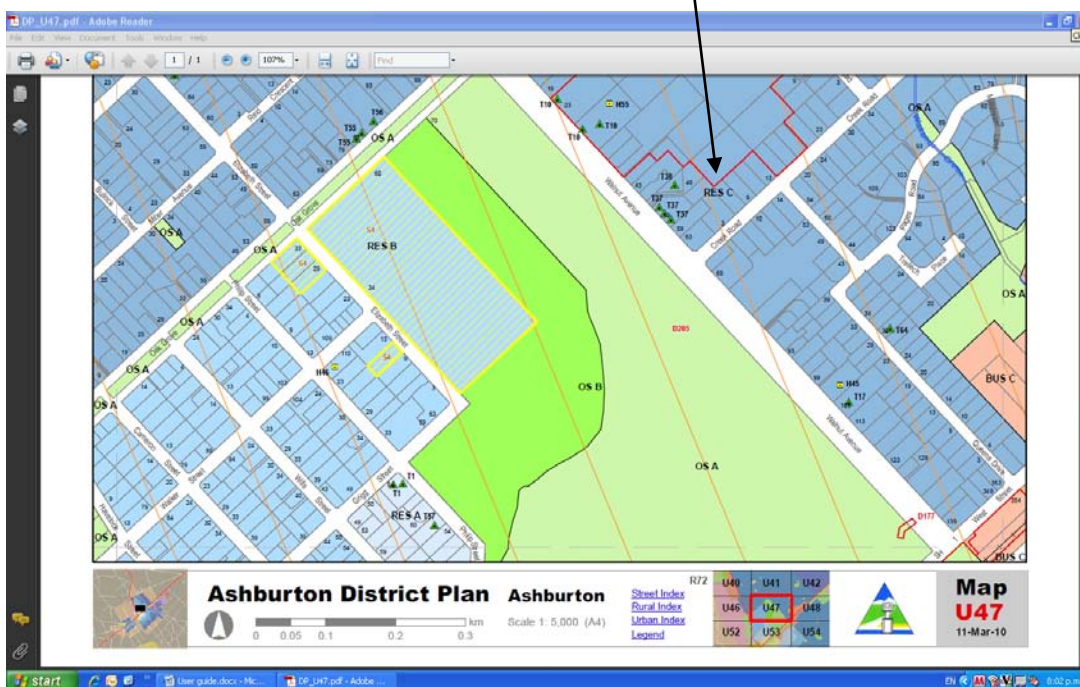


On the bottom panel of the map are the words "Street Index", "Rural Index" and "Urban Index" and "Legend". Click on "Legend" for a key of the colours for each zone.

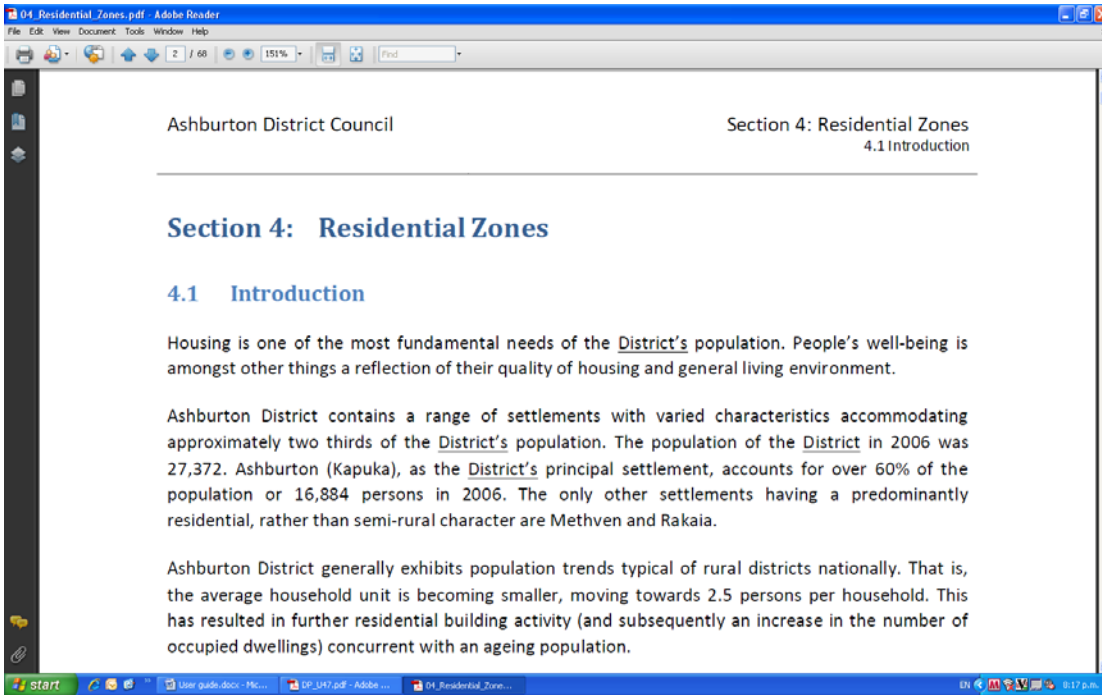
The following legend will appear –



Using the legend and looking back at map U47, you can see that Trellech Place is in the Residential C zone. You will also see on the map the zone name 'Res C'



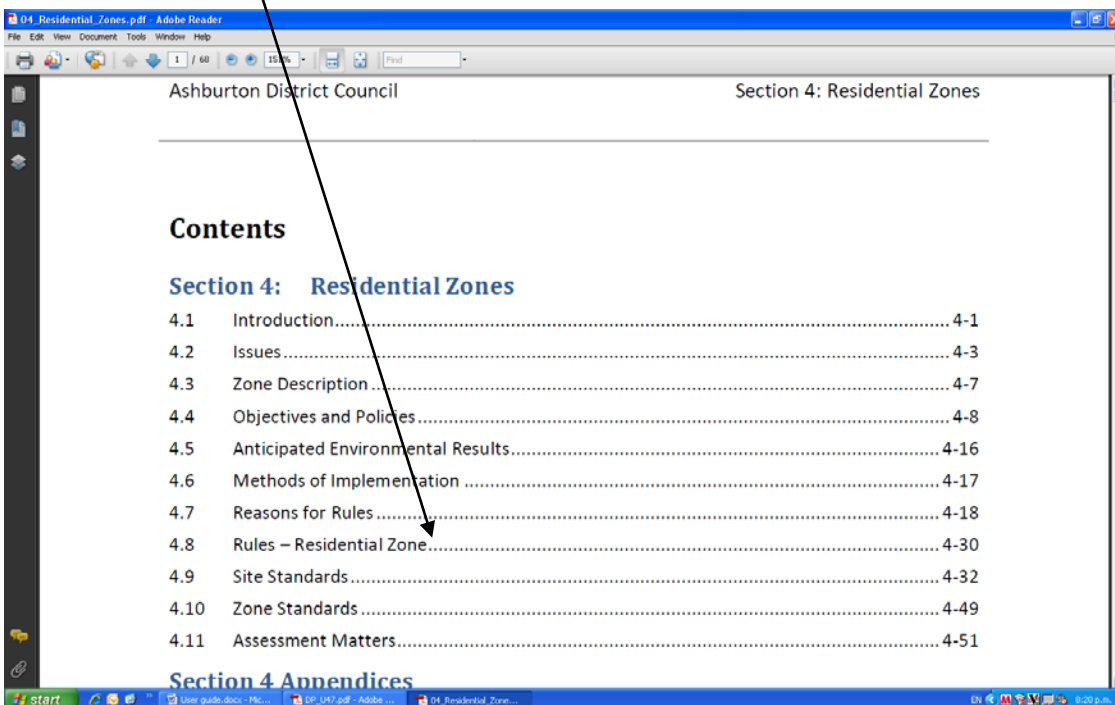
As the zone is Residential C you need to refer to the Residential zone chapter (Section 4). You can open this chapter simply by clicking 'Res C' on the map. Section 4 will open automatically at the Introduction to the chapter (2nd page of the chapter).



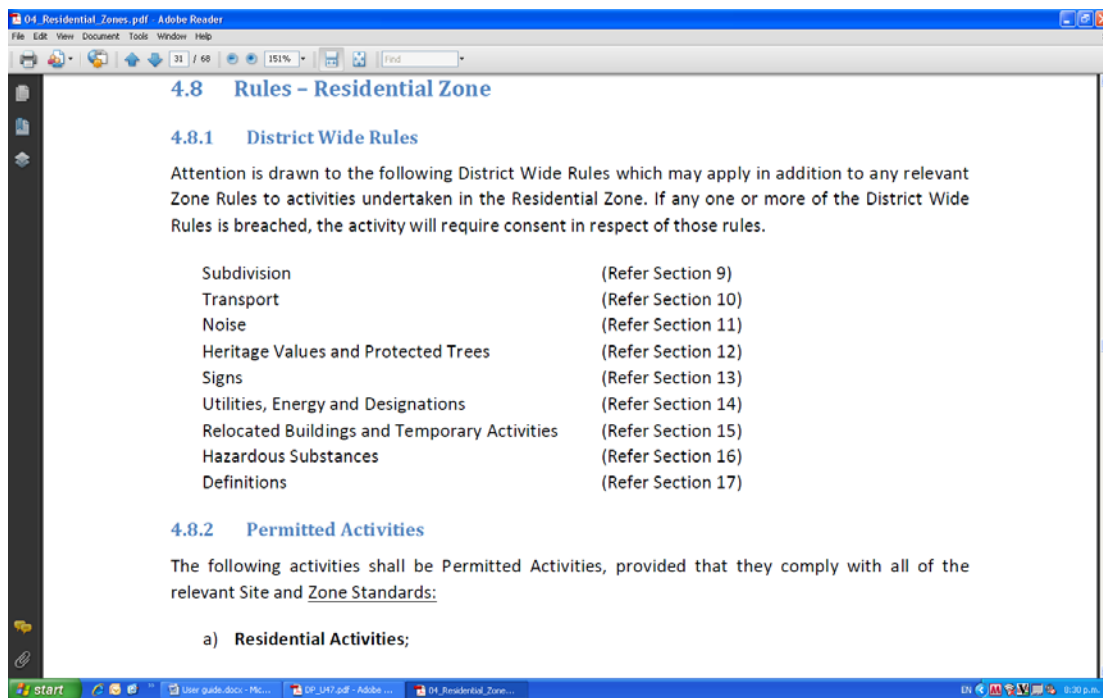
What are the proposed rules that affect my property?

If you want to know what rules affect your property, the starting point is to find out what zone your property is within by looking at the Proposed District Plan maps. You should then refer to the relevant chapter e.g. if your property is in the Residential B zone you should refer to Section 4.0. On the first page of each chapter is a list of contents and as you can see, the rules are on page 4-30.

By clicking anywhere on the line it will open automatically to the rules.



Every zone chapter (Sections 3 – 7) has rules, the start of which will appear like the following -



If you are proposing an activity there will be rules in the General sections 9 - 16 that you will also need to consider, for example, the minimum number of parking spaces you need to provide in a new development is specified in the Transport chapter (Section 10).

How do I find details of a designation or heritage building/item or protected tree?

In Sections 12 (Heritage Values and Protected Trees) and 14 (Utilities, Energy and Designations) there are Tables listing heritage buildings/ items (Table 12-3 from page 12-20), protected trees (Table 12-5 from page 12-37) and designations (Appendix 14-1 starting on page 14-42).

The 'screen shot' on the top of the next page shows a page from the 'Schedule of Designations'. For each designation this includes

- ID number – unique identification number
- 'authority responsible' - organisation that requires the land for a purpose
- 'purpose' - what current and/or future activities or uses the land is identified for
- Site/ legal description
- Lifetime of the Designation - how long the land is required for by the authority responsible
- Conditions – rules that apply to the use of the land identified
- Map reference – a link to the map showing the designation
- Zoning – The zone and zone objectives, policies and rules that apply if the land is to be used for a use or activity, other than the purpose of the designation

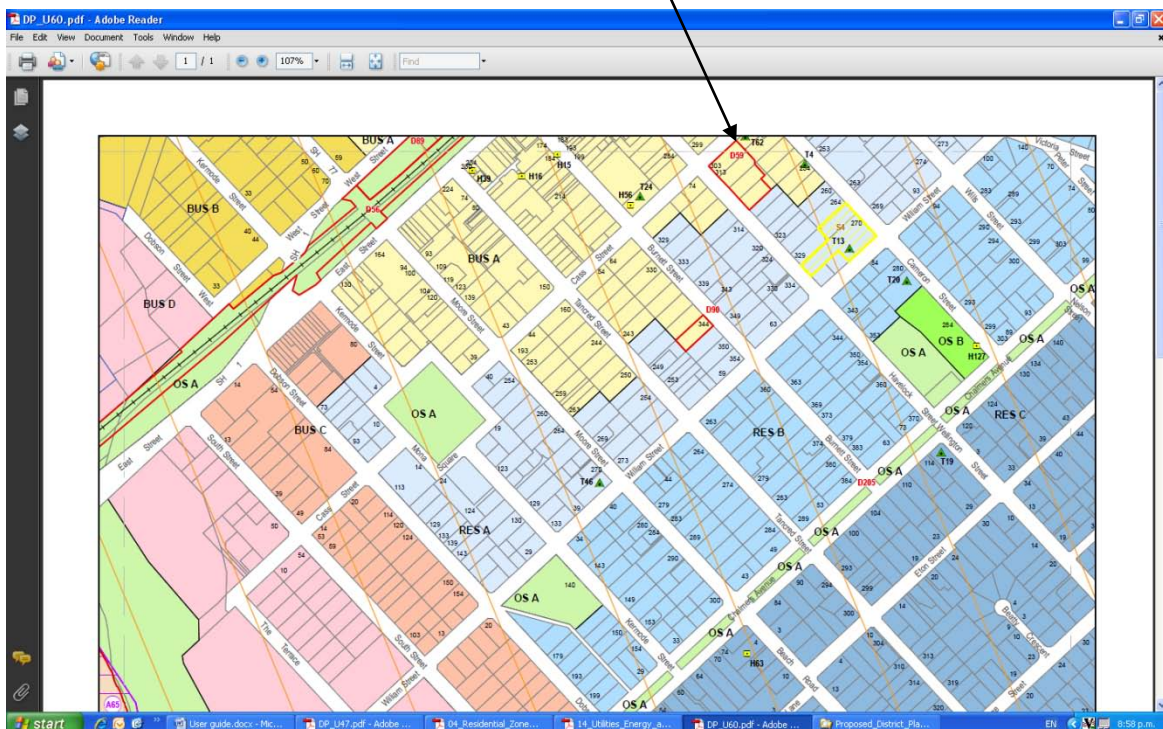
Ashburton District Council

Section 14: Utilities, Energy and Designations
Appendix 14-1: Schedule of Designations

ID number	Authority Responsible	Purpose	Site/Legal Description	Lifetime of Designation	Conditions Apply?	Map reference	Zoning
53	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Winchmore – Lauriston Road, Winchmore Part Rural Section 37629, Block 1, Ashburton SD (278sqm) Refer to Clause 2.2 below.	Has been given effect to.	Yes	R59	Rural B
54	Telecom New Zealand Ltd	Tele-communication and Radio-communication and Ancillary Purposes	Telephone Exchange, Arundel-Rakaia Gorge Road, Mayfield, Lot 2 DP 62942 (811m ²). Refer to Clause 2.2 below.	Has been given effect to	Yes	U25	Residential C
55	New Zealand Transport Agency	State Highways Refer to Clause 2.1 below	As shown on planning maps. Refer to Clause 2.1 below	Has been given effect to.	Yes	Various	Various
56	New Zealand Railways Corporation	Railway Purposes	As shown on Planning Maps.	Has been given effect to.	No	Various	Various
57	Transpower New Zealand Limited	Electricity Substation	Wakanui Road Lot 2 DP 388988, Block II, Wakanui SD (4.5815ha).	Has been given effect to.	No	R72	Rural B
58	Minister for Courts	Ashburton Court House	Cameron Street/Baring Square West, Ashburton Pt Reserve 766.	Has been given effect to.	No	U53	Business A
59	Minister of Police	Police Station	303-317 Havelock Street, Ashburton, Section 476 TN of Ashburton, Pt Sections 477-479 & 496-497 TN of Ashburton	Has been given effect to.	No	U53 , U59	Business A and C
60	Minister of Police	Police Station and Residence	15 Methven-Chertsey Road, Methven, Lot 2 DP 59110	Has been given effect to.	No	U05	Residential C
61	Minister of Police	Police Station and Residence	149 Michael Street, Rakaia, Lot 1 DP 56339	Has been given effect to.	No	U19	Residential C
62	Minister of Education	Primary School	Fairfield/Works Roads, Fairton. Pt Lot 3, DP 1018 Blk X, Ashburton SD.	Has been given effect to.	No	U26 , U32	Rural B
63	Minister of Education	Primary School	Mt Somers Springburn School, Mt	Has been given effect to.	No	U11	Residential

For example, land has been identified at 303-317 Havelock Street for use as a police station (ID no. 59). If any other use or activity is proposed on the site, it requires the approval of the Minister of Police (Authority responsible) and if approved, is subject to the rules in the Business A and C zones.

To open a map showing the location of the site, you can click on the 'Map reference'. For example, U60, which will show the land identified with a red border and a description in red matching the ID number in the table (D59).



To return to the Schedule of Designations you can click on the text on the map e.g. D59, which will take you back to the page listing the Designation.

Other tips for using the electronic version of the Proposed District Plan

- By going to the Table of Contents, you can click on any of the headings, which will automatically open the Section you need
- Any word that is underlined has a definition in the Definitions section. Just click on the word and a new document will open with the definition
- At the bottom of every page is a direct link back to the start of the chapter

If you have any questions or comments please contact the Planning section.

Email districtplanreview@adc.govt.nz

Telephone 03 3077700

In person Council offices, 5 Baring Square West, Ashburton