

PART 1 - DISTRICT PLAN STRUCTURE

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PART 1 - DISTRICT PLAN STRUCTURE

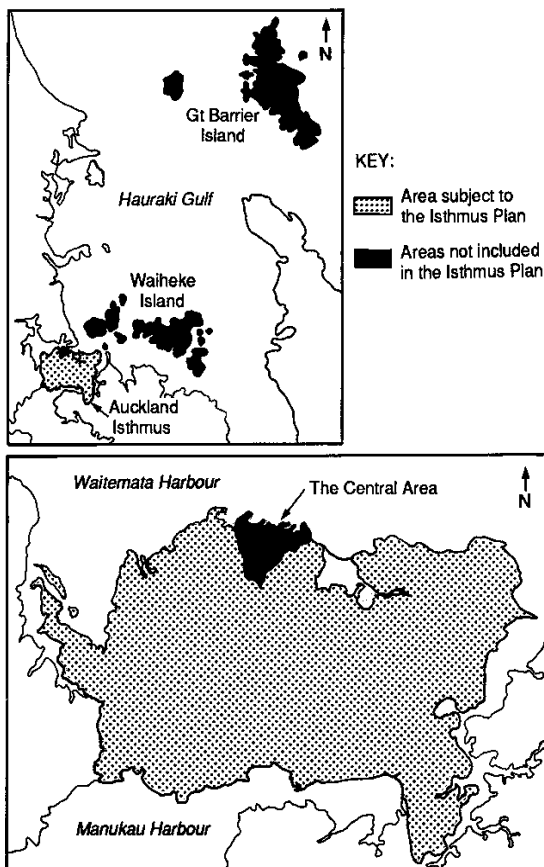
1.1 DISTRICT PLAN

This is the first proposed District Plan (Isthmus Section) for Auckland City. The District Plan is a legal document prepared under the Resource Management Act, 1991. The Plan deals with the City's natural and physical resources. These include land, water, air, plants and animals and the buildings and services.

The purpose of the Plan is to set out the City's resource management strategy, including how the Council will control the effects of activities and development.

The Plan is made up of three sections - an Isthmus section; a Central Area section and a Hauraki Gulf Islands section. These are shown on the map below. This document is the Isthmus section of the District Plan

Figure 1.1 Auckland Isthmus in context



The Isthmus District Plan comprises:

- (a) This document - which contains the planning policies and rules for activities and development on the Isthmus; and
- (b) A set of Planning Maps - which show the location of activity zones, and the impact of public works and other constraints on land development.

To help understand the use of the Plan, the Council has produced a series of booklets and pamphlets. These set out the most commonly used controls in simple terms. They also explain how the planning process works. Clause [1.4 SUPPORTING INFORMATION](#) gives more details on this.

1.2 PLAN CONTENTS

The Plan is prepared as a single document which brings together all the resource management issues facing the City. The document should be read as a whole so that the common themes of the Plan and the relationship between the various provisions can be understood. However so that the document is easy to use and understand the issues are presented in Parts. The Plan has 13 Parts grouped as follows -

Parts 2 - 3	Overview of resource management issues.
Parts 4 - 4B	Process and mechanics of the Plan
Parts 5 - 5E	Natural and physical environment
Part 6	Major elements of the human environment.
Parts 7 - 12	Controls on residential and business development, major community facilities, open space and subdivision.
Part 13	Definitions
Appendices	Detailed information and schedules.
Annexures	Guidelines for activities and development.



PART 1 - DISTRICT PLAN STRUCTURE

Index

There is a general contents page at the front of this document.
There is also a specific content page for each Part.

A summary of the content of each Part follows. The right hand column shows the most common reasons for using each Part.

Figure 1.2 Contents of the District Plan

PART	DESCRIPTION	COMMON USAGE
Part 1	DISTRICT PLAN STRUCTURE	
Part 2	RESOURCE MANAGEMENT gives an account of the district's significant resource management issues, the Plan's broad objectives and the general policies in regard to these issues.	Use for general understanding of the Plan's overall planning strategy; or when applying for a resource consent.
Part 3	DISTRICT PLAN DEVELOPMENT provides background information and an explanation of the purposes and scope of the Act, the Council's functions and obligations, and the Plan's purposes and context. It also sets out the approach to monitoring and reviewing the Plan.	Use for general understanding of the Council's planning approach; the Plan's methods and process.
Part 4	GENERAL PROVISIONS AND PROCEDURES contains general information regarding activities and resource consents. It also set out the approach to signs and artificial lighting.	Use this to understand when and how to make a resource consent application, and Council's planning approach to signs and lighting.
Part 4A	GENERAL RULES sets out those rules which apply throughout the Isthmus. Rules relating to requirements in terms of Part VIII of the Act are included.	While this Part has general application it is used particularly for temporary activities, earthworks and demolition.
Part 4B	FINANCIAL CONTRIBUTIONS sets out the objectives policies and rules relating to all financial contributions used within the Plan.	Use this to understand when a financial contribution may be required.
Part 5	NATURAL AND PHYSICAL ENVIRONMENT introduces issues concerning the Isthmus' natural and physical environment which are examined as follows:	Use for a general understanding of the components of the Isthmus' natural and physical environment.
Part 5A	NATURAL RESOURCES sets out the Council's strategy for the Isthmus' natural resources; water, air, land, soil, habitats, energy, minerals. These resources are taken into account when considering the environmental effects of use and development.	Use this when applying for a resource consent.
Part 5B	COASTAL sets out the management methods for the Isthmus' coastal environment, including rules for its maintenance and enhancement.	Applies if undertaking an activity or development close to the coast.
Part 5C	HERITAGE recognises and protects the heritage values of particular sites, buildings, trees, landscape, landforms and waahi tapu sites. Includes rules which affect the use and development of these particular features or sites.	Use this if your site has or is subject to a scheduled heritage item as shown on the planning maps.
Part 5D	NATURAL HAZARDS recognises and identifies the Isthmus' natural hazards; sea level rise and climate change, flood risk and land stability. Includes rules for the avoidance or mitigation of these hazards.	Applies to land subject to known natural hazards - see updated maps held by the Council.



PART	DESCRIPTION	COMMON USAGE
Part 5E	HAZARDOUS FACILITIES sets out the management methods and rules for controlling the environmental effects of facilities involving hazardous substances.	Applies to activities using substances which may be hazardous to people or the environment.
Part 6	HUMAN ENVIRONMENT examines certain social and cultural issues; Maori, employment, housing, quality of life, education, cultural diversity, visitor facilities, and infrastructure.	Use when applying for resource consents.
Part 7	RESIDENTIAL ACTIVITY contains the general methods and rules for residential areas. Activities, and alterations or additions to buildings must comply with the rules in this Part.	Use this for the development of housing and other activities on residential land.
Part 8	BUSINESS ACTIVITY contains the general methods and rules for business and Mixed Use activity. The term business activity encompasses both commercial and industrial uses and development. Any new business and Mixed Use activity, or any change to the nature of a business activity must comply with these rules.	Use this for development and other activities on commercial or industrial land.
Part 9	OPEN SPACE ACTIVITY contains the Plan's policies for open space and recreation issues. Open space applies to virtually all public parks as well as many public landscape and amenity areas. Recreation includes public and some selected private facilities.	Applies mainly to Council owned land but also to private recreation facilities.
Part 10	SPECIAL PURPOSE ACTIVITY seeks to manage major community facilities; including healthcare facilities, tertiary and secondary education facilities, transportation resources and the Ngati Whatua land at Orakei. Management policies are adopted with rules to achieve their implementation.	Limited in application to major institutions, infrastructure and Ngati Whatua land at Orakei.
Part 11	SUBDIVISION sets out the management methods for land subdivision including rules which must be complied with when undertaking subdivision.	Use this when undertaking subdivision including cross leasing.
Part 12	TRANSPORTATION identifies issues concerning the Isthmus' transportation resources and sets out management methods and rules for controlling the environmental effects arising from the use of that resource. Rules relating to off-street parking requirements are found in this Part.	Main application is requirements for off-site parking and access.
Part 13	INTERPRETATIONS AND DEFINITIONS sets out the meaning of terms and expressions used within the Plan.	
Appendices	APPENDICES these set out detailed information and requirements in respect to heritage items, development, controls etc.	Use appendices as directed by specific reference in the major Parts of the Plan.



1.3 PLAN TEXT

So that the different components of the text are easily distinguished the following type faces are used throughout the Plan.

- Major headings are identified by placing a box around the title.

TITLES OF MAJOR SECTIONS ARE BOXED

THIS IS USED FOR POLICY OR STRATEGY

THIS IS USED FOR RULES

Bold Italics are used to indicate the objectives of the Plan.

Light Italics are used to indicate the explanations for the rules.

1.4 SUPPORTING INFORMATION

In addition to this document, the Council has prepared other supporting information to help simplify the use of the Plan. Most people do not need the complete District Plan. Many users only require individual Parts of the Plan (eg residential) or basic information on the development rules.

Pamphlets and booklets are available at the Council office, and provide:

- an explanation of how to use the Plan;
- a guide to making development applications;
- advice on how to request changes to the Plan;
- separate Parts of the Plan eg business, residential;
- individual Planning Maps;
- guidelines on various aspects of the Plan including,

- building design guidelines to assist in achieving sympathetic development in certain residential areas.
- guidelines which show how to comply with some of the technical performance criteria within the Plan eg hazardous facilities and stormwater disposal;

- maps showing areas which are known to have flooding or land stability problems;
- maps of known contaminated sites.

All this information is available at the various Council offices.

