

Section 1: The General Introduction

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1. THE GENERAL INTRODUCTION

This section provides some background information which underlies the direction and approach taken by this District Plan. As such it is largely explanatory.

1.1 A Description of Palmerston North and its Natural and Physical Resources

1.1.1 General

Palmerston North is a city located on the eastern part of the Manawatu Plains. The Local Government reforms of 1989, resulted in Palmerston North's area expanding to incorporate part of the former Kairanga and Oroua Counties. The city now encompasses large expanse of rural land surrounding the urban area, as well as Linton Military Camp, Massey University research areas, and the Ashhurst urban area. This expansion created a diverse series of new issues that had to be considered when preparing the current District Plan under the Resource Management Act 1991. One issue of primacy was striking a balance between the diverse range of activities undertaken in the urban and rural areas, and acknowledging the important role that the rural areas have to the city as a whole.

1.1.2 Land Area and Land Use

Palmerston North has a total area of 32,594 hectares which covers a diverse range of landforms and activities. The city adopted the use of zoning to group and allocate areas of the city for generic activities with similar effects. The breakdown of zones, and the area for each respective zone is as follows:

Activity Type Zoning (Accurate as at August 2006)	Land Area (hectares)
<u>RESIDENTIAL</u> Residential Zone	2,292.096 2,292.096
<u>COMMERCIAL</u> Inner Business Outer Business Local Business	126.375 43.835 59.643 22.897
<u>INDUSTRIAL</u> Industrial North East Industrial	526.262 431.537 94.725
<u>RECREATION</u> Recreation Zone Racecourse Zone Conservation and Amenity Zone Water Recreation Zone Showgrounds Zone	1,146.536 340.284 57.920 269.036 464.350 14.946
<u>RURAL</u> Rural Zone Rural-Residential Zone	26,231.882 15,422.258 10,809.624
<u>INSTITUTIONAL</u> Institutional Zone	203.859 203.859

OTHER	1,802.074
Airport Zone	150.411
Caccia Birch Zone	1.953
Flood Protection Zone	1,604.228
Race Training Zone	45.482

Please note that these zone land areas were updated in August 2006 to reflect changes in district planning maps as a result of plan changes to zonings within Palmerston North City. Land area measurements exclude roads.

This table illustrates that the majority (81.5%) of the city's land is within the Rural Zone, with the next highest proportion of land area (7.1%) being zoned Residential. Business zones account for 0.4% of the city's land area, and generally occur where there are multiple shops or large shops concentrated together (e.g. Central Business District, Broadway Avenue, Rangitikei Street, suburban shopping centres, etc.). Single shops (e.g. dairies, fish 'n' chip shops), unlike the previous District Scheme, have included these shops into the Residential Zone. The Industrial Zone covers 1.3% of the city's area, and is generally confined to the northern part of the city, on both sides of the North Island Main Trunk Railway, and the Eastern Industrial park. Other small pockets of Industrially zoned land occur in other parts of the city where industrial activities were historically established (e.g. Joseph Street and Roxburgh Crescent). Recreation zones account for 3.5% of the land area and occur across the city — from neighbourhood reserves and playgrounds to large specialised or multi-purpose facilities (e.g. Awapuni Racecourse or Showgrounds).

1.1.3 Demographics

In 1996, Palmerston North's population stood at 73 095 (source 1996 Census data). The education sector plays a prominent role in the city's social and economic environment. The age distribution tends towards a young adult population with 29% of the population (in 1991) being between 25 and 44 years of age; followed closely by 23% of the population being between 15 and 24 years of age.

Results from the 1991 census state that 83% of Palmerston North residents were European, 10% were New Zealand Maori, with the remaining 7%¹¹ being Pacific Island or other ethnic background. The diversity of ethnic backgrounds is, largely, due to the presence of Massey University and other research institutions in the city with visiting students and lecturers making Palmerston North their home while studying or researching in New Zealand. The presence of the new International Pacific College in Aokautere also contributes to the diversity of ethnic backgrounds within the city.

Up to date demographics for the City can be sourced by contacting the City Future Unit at the Council.

1.1.4 Climate

Palmerston North's climate is temperate. Temperatures range as follows:

	Average Daytime High	Average Over-night Low
Summer: February	22°C	14°C
Winter: July	12°C	2°C

On average, temperatures for 20 days of the year rise above 25°C.

Annual average rainfall is approximately 960 mm, with rainy days occurring approximately 5% of the time. There are on average 200 rain-free days each year. The prevailing wind is a westerly, and is often stronger in spring (September to November) but rarely reaches gale force. Due to the expanse of easily undulating land to the west of the city, windy days are frequent as there are few physical barriers between the city and the coast.

1.1.5 Topography and Geology

The geology of Palmerston North is predominantly alluvial soils on a series of floodplains gradually rising up from the current position of the Manawatu River. The area of the city on the western side of the Manawatu River, which includes the majority of the urban area, Ashhurst and surrounding rural areas are all comprised of alluvial soils. The western area is subject to flooding, however the construction of the Lower Manawatu River Control Scheme has reduced the likelihood of a major natural event affecting the urban area. The eastern side of the Manawatu River, which includes Massey University, Aokautere and the rural areas to the eastern boundary in the Ranges, are comprised of soft sandstone 'terraces'. The ranges themselves are mostly formed from greywacke, argillite and other volcanic rock. The Manawatu River meanders through the Palmerston North City area from the Gorge to south of Linton.

(source: Saunders, B G R and Anderson, A G (eds.) (1964). Introducing Manawatu. Department of Geography, Massey University: Palmerston North.)

1.2 The Purpose and Principles of the Resource Management Act 1991

Within the Resource Management Act 1991 (hereafter called the Act) there is a very clear philosophy and direction which is primarily contained within Part II of the Act, the Purpose and Principles.

Section 5 in that Part states that the purpose of the Act, and by definition anything undertaken in terms of that Act, is *"to promote the sustainable management of natural and physical resources"*.

The Act then goes on to define sustainable management as:

"Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while -

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *Avoiding, remedying or mitigating any adverse effects of activities on the environment."* [Section 5(2)]

To clearly understand the meaning of this section, it is also important to look at the definition of environment which is contained within the Act. The Act defines 'environment' to include *"ecosystems and their constituent parts including people and communities, all natural and physical resources, amenity values, and the social, economic, aesthetic and cultural conditions which affect the matters stated above"*.

The concept of sustainable management requires that communities recognise that the way in which we choose to use resources today will both create effects on the environment and may exclude the next generation from making use of resources to meet their needs. The worse case scenario is one where our present activities have such a significant effect on the environment, that it is not possible for that environment, or part of it, to continue to support life.

However, Section 5 also recognises that the resources we have will also be used to meet the needs of the present generation. Again, it is a case of ensuring that we recognise that in the process of using resources we may also create adverse effects on the environment.

Using the principle of sustainable management, the Act requires those using resources to address how they can best deal with those adverse effects. If at all possible we should avoid causing the effect, even if this in some cases means that it is not possible to use the resource. If however, realistically the resource must still be used, we should attempt to remedy, i.e. "put right" the adverse effect. Once again, if this is not possible then mitigation measures should be used to reduce or alleviate the severity of the adverse effects. It must also be recognised that while there is a clear emphasis in Section 5 on the adverse effects of activities on the environment, there are also many positive effects which can be achieved. Section 3 of the Act which specifically defines the term effects, recognises the potential for positive effects.

In addition to the over arching principle of sustainable management, the Act also identifies in Sections 6 to 8 a number of other more specific matters that should be central to the way in which we plan for the use of our resources.

In this District Plan and in the way Council exercises the powers given to it in the Act, it must:

Recognise and Provide for:

- The preservation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development [Section 6(a)].
- The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. [Section 6(b)]
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. [Section 6(c)]
- The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers. [Section 6(d)]
- The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga. [Section 6(e)]
- The protection of historic heritage from inappropriate subdivision, use, and development. [Section 6f][#]

Have particular regard to:

- Kaitiakitanga. [Section 7(a)]
- The ethic of stewardship [Section 7aa]^{*}
- The efficient use and development of natural and physical resources. [Section 7(b)]
- The efficiency of the end use of energy. [Section 7(ba)][†]
- The maintenance and enhancement of amenity values. [Section 7(c)]
- Intrinsic values of ecosystems [Section 7(d)]
- Section 7(e) was repealed as from 1 August 2003 by S5 Resource Management Amendment Act 2003
- Maintenance and enhancement of the quality of the environment. [Section 7(f)]

[#] Section 6 was amended by adding paragraph (f) by s4 of the Resource Management Amendment Act 2003, as from 1/08/2003.

^{*} Section 7aa inserted by s3 Resource Management Amendment Act 1997, 1997/104

[†] Section 7 of the RMA was amended by adding paragraph (ba) by s 5(1) of the Resource Management (Energy and Climate Change) Amendment Act 2004, as from 2/3/3004.

- Any finite characteristics of natural and physical resources. [Section 7(g)]
- The protection of the habitat of trout and salmon. [Section 7(h)]
- The effects of climate change. [Section 7(i)]*
- The benefits to be derived from the use and development of renewable energy. [Section 7(j)]

Take into account:

- The principles of the Treaty of Waitangi (Te Tiriti O Waitangi). [Section 8]

Palmerston North, like most urban areas, is a major user of resources due to the concentration of population and activities within its area. In terms of this District Plan it is essential that the underlying goal be the promotion of sustainable management of the City's environment while recognising the other important issues contained in Sections 6 to 8 which impact on the daily life of the City.

1.3 The Statutory Framework

1.3.1 The Inter-Relationship of Plans

The District Plan forms part of a group of inter-related planning and policy documents which are established by the Resource Management Act. The intention of the Act is that all these Plans and documents should work together to achieve the integrated management of natural and physical resources. The Act requires that Regional Policy Statements and Plans must not be inconsistent with National Policy Statements. The Act also requires that and District Plans must not be inconsistent with either National Policy Statements or Regional Policy Statements and Plans. This leads to the creation of a coherent network of plans and other instruments.

At the National level the Act provides for:

National Policy Statements: which are intended to state policy on matters of national significance relevant to achieving the purpose of the Act.

National Environmental Standards and Regulations: which are technical standards in the form of regulations with regard to the use, development and protection of natural and physical resources.

National Environmental Standards for Air Quality were approved in July 2004. The National Standards are the first to be approved under the Resource Management Act and are aimed at improving air quality and controlling landfill emissions. Fourteen individual standards are included, the first of which come into effect from October 2004.

At the next level there are policies and plans produced by the Manawatu-Wanganui Regional Council. These include:

Regional Policy Statement: which is a compulsory policy document intended to achieve the integrated management of natural and physical resources in the region.

Regional Plans: which are optional and are intended to focus on specific activities, issues, resources or geographic areas and to assist the Regional Council in carrying out their functions under the Act.

To date the Manawatu-Wanganui Regional Council has in place an operative Regional Policy

* Section 7 was amended by adding paragraph (i) and (j) by s5(2) of the Resource Management (Energy and Climate Change) Amendment Act 2004, as from 2/3/2004.

Statement and a number of Regional Plans with which this District Plan must not be inconsistent.

The Regional Policy Statement provides an overview of the resource management issues which are of importance to the Region and contains objectives, policies and methods to address those issues. The Manawatu-Wanganui Region's boundaries are based on river catchments, principally those of the Manawatu, Rangitikei and Whanganui Rivers.

Regional Plans are frequently more detailed documents which may focus on a single resource such as water or single issues such as land management. As such these documents are more able to deal with whole ecosystems and will commonly deal with issues such as water, soil conservation and air quality, all of which are rarely contained within the boundaries of a single territorial authority. For this reason, the Regional Council may prepare Regional Plans for particular issues, activities or areas which may cross the boundaries of more than one territorial authority. As all District Plans must not be inconsistent with the Regional Policy Statements and Regional Plans then this should ensure that an integrated approach is taken to the management of resources and ecosystems.

1.3.2 Relationship with Other Plans

The requirement that a District Plan take into account the National Policy Statement and Regional Policy Statements and Plans is contained in Section 74 of the Resource Management Act.

That Section of the Act also requires the District Plan to take into account a range of other plans, such as:

- Other management plans and strategies.
- Planning documents recognised by iwi.
- Regulations concerning taiapure/fisheries.
- Plans of adjacent territorial authorities.
- Relevant entries in the Historic Places Register.

Other Plans and Strategies

In terms of other management plans and strategies, the most relevant to this District Plan is the Strategic Plan for the City, and the Council's Annual Plan. The Strategic Plan is a long-term visionary document which outlines the nature and direction the City's growth and development is likely to take over the next 20 years. It was prepared within the framework of the 'City Vision' which establishes a vision of the type of community which the City's people would wish to see develop.

Some elements of the Strategic Plan as they relate to the use of land are reflected in this District Plan. However, a great deal of the Strategic Plan's vision is related to longer term development issues including socio-economic development, infrastructure planning etc., and as such it is a complementary document to the District Plan, providing a policy direction for matters which cannot be dealt with by this document.

Annual Plan

Similarly, the Annual Plan process was established by the Local Government Act 1974. The Annual Plan is in essence concerned with identifying the nature, scope and financing of the activities which the Council will undertake in the next year. This allocation of Council's financial resources is undertaken within a policy framework of objectives and policies which also form part of the Annual Plan. If having assessed a particular resource issue for which the methods available in the District Plan are not appropriate, then an alternative method may be to use a programme which is funded through the Annual Plan process.

Equally, the Annual Plan is closely linked to achieving the long term outcomes identified in the Strategic Plan.

Note to Plan User: As a result of the Local Government Act 2002 Council is required to prepare a Long Term Council Community Plan (LTCCP). This document shows what the Council is thinking of doing and why, and how much it will cost. The document covers a ten year span and will be operative from 1 July 2004. Council have to prepare an LTCCP every three years. The LTCCP contains all the information that would be in an Annual Plan. Hence, in the year that a LTCCP is developed, an Annual Plan is not needed.

Adjacent Authorities

Discussions were held with the staff and Councils of the Manawatu District, Horowhenua District and Tararua District Councils. This was undertaken to ensure that there was some continuity with regard to the treatment of cross-boundary issues such as control of land subject to a flood hazard and the sustainable management of the airport infrastructure.

Iwi Management Plan

At present there are no completed iwi management plans for the area contained within the City. However, there are such plans in preparation.

Historic Places Register

The Historic Places Register which is established by the Historic Places Act 1993, lists buildings, places and sites which are of special or outstanding historical or cultural significance or value (Class 1 category) and those of historical or cultural heritage (Class 2 Category). The Register can include buildings, sites, archaeological sites and waahi tapu. A copy of the Historic Places Register for the City is held by the City Council.

1.4 Contents of District Plans

The contents of this District Plan are largely the result of the statutory provisions of the Resource Management Act, particularly Sections 31, 75 and 76, and Part II of the Second Schedule.

Section 31 sets out the functions that territorial authorities have in terms of how the Act is put into effect. In summary these functions are:

- The establishment, implementation and review of objectives, policies and methods to achieve the integrated management of the effects of the use, development and protection of land and associated natural and physical resources of the District.
- The control of the actual or potential effects of use, development or protection of land subject to a natural hazard.
- The control of any actual or potential adverse effects of the storage, use, disposal or transportation of hazardous substances.
- The control of any actual or potential effects of the maintenance of indigenous biological diversity[^]
- The control of subdivision.*
- The control of noise emission and the mitigation of noise effects.

[^] New clause added as a result of the Resource Amendment Act 2003

* The control of subdivision in s31(1)(c) was repealed by the Resource Management Amendment Act 2003 and was inserted by s10(2) as s31(2) as a method used to carry out any functions under subsection 31(1) as from 01/08/2003

- The control of the effects of activities on the surface of water in lakes and rivers.

Part II of the Second Schedule gives more detail with regard to the functions established by Section 31, and emphasises that District Plans must be concerned with the effects of activities rather than the activities themselves.

In contrast Section 75 sets out the way a District Plan must address the matters identified in Section 31 and the Second Schedule. This section requires the Plan to identify the resource management issues which face the community and the environmental outcomes they are seeking to achieve through the Plan. The achievement of the environmental outcomes must come through the identification of:

- (a) the objectives the plan is trying to achieve;
- (b) the policies associated with the issues and the objectives;
- (c) the methods to be used to implement those policies.

Thus this section in effect sets out the structure of the District Plan.

Finally, Section 76 allows a local authority, in achieving the objectives and policies of the Plan, to carry out its functions under the Act, and to make rules to prohibit, regulate or allow activities.

1.5 The Role of the District Plan

In statutory terms the role of the District Plan is quite narrowly defined as controlling the effects of the use, development and protection of land within the context of promoting sustainable management. This emphasis is only extended in a few specific areas.

However, in controlling the effects of the use of land, the provisions of the District Plan have a significant effect on the way communities operate on a day-to-day basis. The District Plan to a lesser or greater extent creates a framework which allows the community to develop in, hopefully, a sustainable manner. It can help to achieve a basic compatibility between activities with incompatible effects and can do much to ensure that the environmental and amenity standards the community values, are achieved or monitored. Equally, District Plans can provide certainty as to the nature of future development and can assist in implementing the outcomes of other plans such as the Strategic Plans. Finally, because District Plans are based on community consultation and involvement, they should reflect the concerns of all sectors of the community including the particular concerns of the tangata whenua.

District Plans are not however, a universal panacea and there are many things they cannot achieve. One of the most significant is community or social change. Equally, the District Plan is a document with potential, which if used, may assist in achieving economic growth, environmental improvement and, in the longer term, sustainable management of our land resource. To be effective a District Plan's provisions must be used or its ability to achieve outcomes will remain as a potential achievement. Moreover, as indicated above, District Plans do not deal directly with air and water issues, which are the province of Regional Councils, and cannot be inconsistent with National Policy Statements and Standards or Regional Policy Statements and Plans.

1.6 District Plan Principles

In the process of formulating this Plan, the Council has been guided by a series of principles which were developed at the start of the process.

Those principles state that the District Plan should, as far as practicable, be:

- simple and precise;

- clear;
- broad-based;
- useable;
- community-centred;
- acceptable;
- innovative;
- effective.

In turn these principles have assisted in both developing the format of the Plan - a document which is as simple as possible, is clear, precise and useable; in the Plan's contents - broad-based, innovative and effective and, in the process that was undertaken to formulate the Plan - community-centred and acceptable.

1.7 Categories of Activity

Duties and Restrictions under the Resource Management Act 1991

Part III of the Resource Management Act 1991 sets out the duties and restrictions relating to different aspects of resource use. It places restrictions upon the subdivision of land, the use of land, the use of the coastal marine area, water, the discharge of contaminants, and noise. Section 9 prescribes what activities are allowed without resource consents and when resource consents are required for activities that contravene a rule in a district plan. Section 11 sets out the restrictions on the subdivision of land. These provisions of the Act provide the platform for the categorisation of activities for consent purposes under this District Plan.

The Resource Management Act provides for six categories of activity. These can be described as follows:

Permitted Activities:

This is an activity which does not require a resource consent and can be undertaken as of right if it complies with any conditions or performance standards identified in this Plan.

Controlled Activities:

This is an activity which is provided for as an activity which requires a resource consent. The resource consent must be granted, and will be assessed in terms of criteria which are detailed in this Plan. The consent may include conditions.

Discretionary Activities:

This type of activity comes in two types:

- **Discretionary Activity (Restricted):**

This is an activity which is described as a restricted discretionary activity in this Plan and requires a resource consent. The Plan will, however, detail the specific matters over which the Council has retained a discretion and which will be assessed when considering any resource consent application and any associated conditions.

- **Discretionary Activity (Unrestricted):**

This is again an activity which is provided for as a discretionary activity in the Plan, but in this case the Plan has not limited the matters which will be assessed when any resource consent application is considered. Assessment of any application is made in terms of Section 104 of the Act.

Application for resource consents for both types of discretionary activity may be declined.

Non-Complying Activity:

A Non-Complying Activity is an activity (not being a Prohibited Activity) which:

- (a) Contravenes a rule in a plan or proposed plan; and
- (b) Is allowed only if a resource consent is obtained in respect of that activity.

If an activity is non-complying any application for a resource consent is subject to:

- (i) Part II and Sections 104 and 105 of the Resource Management Act 1991; and
- (ii) Any relevant objectives and policies of the District Plan.

Prohibited Activity:

This is an activity which the District Plan expressly prohibits and describes as an activity for which no resource consent shall be granted; and includes any activity prohibited by Section 105(2)(b) of the Historic Places Act 1993.

The category of Prohibited Activity is expressly provided for in this District Plan. These activities are prohibited. No resource consent shall be granted for them.

All of these categories of activity are provided for in this Plan.

Details of the information required when making a resource consent application is contained in Section 5.

1.8 Some Key Terms

Throughout this District Plan a number of terms are consistently used and it is important at the outset that there is a clear understanding of the meaning of these terms. It is also important to explain these terms as there are no specific definitions of them within the Act itself. Thus the explanations below indicate the meaning which is attached to each of these terms throughout this District Plan, and are intended to assist users in understanding their use. These explanations are not definitions and when interpreting a rule, reference must be made to the Definitions Section.

Goal: A goal is an end state which one day we hope to achieve and of which this Plan forms part of the process of achievement.

Objective: An objective is a particular outcome that we are seeking to achieve to move us closer to our goal.

Policy: Is a specific course of action or statement of intent which will assist in achieving an objective. A policy may also specifically address some aspect of the assessment of an application.

Method: Is a specific tool, be it a rule or an education programme that will be used to put objectives and policies into action.

Environmental Results Anticipated: These are a collection of results which we wish to achieve with regard to the environment. In short, the type of environment which we wish to create, through this Plan.

Performance Conditions: Activities are controlled solely on the basis of the effects. Here the maximum level of effect permitted for any one parameter (e.g. noise) is specified, and provided the activity meets that performance condition, it is permitted.

These conditions are often referred to as entry/exit criteria, or classification standards, as they define whether or not a particular activity comes within the class. Non-compliance with a particular standard will transfer the activity from one class to another.

Performance conditions may also be stipulated for Controlled Activities, Discretionary Activities (Restricted), and Discretionary Activities (Unrestricted).

In addition, the Resource Management Act contains a definition of **amenity values**, viz

“Those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.”

In this Plan an associated term, ambience, has been used. The term ambience is intended to cover the following concerns.

Ambience means those characteristics which provide individuals and the community with positive feelings of the particular value and character of an environment which leads to an enjoyment of their environment through a sense of pleasantness and harmony.

1.9 How To Use This Plan

In determining if an activity is provided for by this Plan or is provided for in a certain area, users should undertake the following steps.

1. Consult the Planning Maps to determine the zoning of the site.
2. Refer to the appropriate Section of the Plan.
3. Within that Section determine if the activity is provided for, and also what category of activity, e.g. permitted, controlled, discretionary or non-complying.
4. Check the Schedules of Section 17 — Cultural and Natural Heritage to ensure that the proposed activity, development or redevelopment would not affect a heritage resource (notable building, site, vegetation or habitat). If a heritage resource is to be affected by the proposed activity, development or redevelopment, the additional rules within the Cultural and Natural Heritage Section will also apply.
5. If there is doubt as to whether the activity proposed by an applicant falls within a particular category - i.e. whether it is permitted, controlled, discretionary (restricted), discretionary (unrestricted), non-complying or prohibited - reference to the Definitions section (Section 4) should help. The activity proposed may come within a more general activity description which covers a number of specific activities, for example the definition of institutional activity, includes health services. If there is still uncertainty, consult the Palmerston North City Council but be sure to be able to give the Council a clear and accurate description of the activity proposed.
6. If the activity is permitted refer to the performance conditions to which it must adhere. For example a proposal for a new dwelling must comply with the performance conditions set out in the Residential Section. These include among other things, height, separation distances, site coverage, density, and on-site amenity. A number of other Sections of the Plan may also have relevant information and should be examined to ensure all matters have been complied with. For example there is a parking requirement for new dwellings contained in R 20.3.7.2 of the Transportation Section. For the proposed dwelling, cross-reference may also need to be made to other parts of the Plan, for example Air Noise Controls listed in R 10.7.1.1(h) apply if the dwelling is on a site or part of a site which lies within the Air noise contours for the Palmerston North Airport.
7. If the activity is a controlled, discretionary or non-complying activity, refer to Section 5 of the Plan for the procedure for making an application and the information requirements. The Plan will also contain specific performance objectives for each activity.
8. In preparing an application, reference should be made to the City View objectives (Section 2) which look at resource management issues from a total City view. Reference should also be made to the objectives and policies of the particular zone.

9. An application will then be assessed as to the requirement for notification and the necessity to obtain consents of affected parties. It should be noted that in some cases the Plan specifies what will occur for each activity, with regard to notification and consents.
10. When an application is processed, the provisions of Sections 104 and 105 of the Act will be used, in addition to information on the assessment of effects on the environment and any other information provided, to assess the application. Where consent is granted it may be subject to conditions. The assessment in terms of Section 104 is made, subject to Part II of the Act, and will address any submissions, the actual and potential effects of the activity, the relevant National Policy Statements and Regional Policy Statements and Plans, any relevant objectives, policies and rules and any other matters considered relevant.
11. Where consent is declined or the applicant is dissatisfied with the proposed conditions, there is a right of appeal to the Environment Court. Persons who have made a submission on the application also have a right to appeal to the Environment Court.

1.10 Procedures to Deal with Cross-Boundary Issues

There are a number of cross-boundary issues where certain issues such as resource consents are regarded as having an effect both on people in the City and those who reside in adjoining local authority areas. These cross-boundary issues normally arise from particular activities such as the operation of the Palmerston North Airport or where a resource such as the Manawatu River forms the boundary between two local authorities.

Where any issue has been identified as a cross-boundary issue, Council will ensure that it consults with other affected local authorities at the time the appropriate District Plans are formulated or where an application for a resource consent is made. After such consultation, and where appropriate, consideration will be given to having a joint hearing to address such matters.

On a more informal basis, regular discussions will be undertaken with adjoining authorities on cross-boundary issues.