

## **Section D: Supplementary Information**

### **Table of Contents**

<b>D.1</b>	<b>Development Contributions Policy .....</b>	<b>D-3</b>
	D.1.1 Introduction .....	D-3
	D.1.2 Purpose .....	D-3
	D.1.3 District Plan Volume One Cross Reference .....	D-3
<b>D.2</b>	<b>Policy Document: Development of Land Subject to Erosion or Slippage .....</b>	<b>D-5</b>
	D.2.1 Introduction .....	D-5
	D.2.2 Purpose .....	D-5
	D.2.3 District Plan Volume One Cross Reference .....	D-5
<b>D.3</b>	<b>New Zealand Electrical Code of Practice for Electrical Safe Distances .....</b>	<b>D-7</b>
	D.3.1 Introduction .....	D-7
	D.3.2 Purpose .....	D-7
	D.3.3 District Plan Volume One Cross Reference .....	D-7
<b>D.4</b>	<b>Greenfield Reserves Criteria .....</b>	<b>D-9</b>
	D.4.1 Introduction .....	D-9
	D.4.2 Purpose .....	D-9
	D.4.3 District Plan Volume One Cross Reference .....	D-9



## **D. SUPPLEMENTARY INFORMATION**

This section includes Supplementary Information either referred to within Volume One of the District Plan or included to assist Plan users and resource consent applicants.

### **D.1 DEVELOPMENT CONTRIBUTIONS POLICY**

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#### **D.1.1 Introduction**

Council is required to have a Development Contributions Policy as a component of its Funding and Financial Policies in its Long-Term Council Community Plan (LTCCP) under section 102(4)(d) of the Local Government Act 2002 (LGA 2002). Section 198 of the LGA 2002 gives territorial authorities the power to require a contribution for development. Development Contributions provide Council with a method to obtain contributions to fund infrastructure required due to growth.

#### **D.1.2 Purpose**

The key purpose of the Development Contributions Policy is to ensure that growth, and the cost of infrastructure to meet that growth, is funded by those who cause the need for that infrastructure. Development Contributions are not a tool to fund the cost of maintaining infrastructure or improving levels of service. This cost will be met from other sources.

#### **D.1.3 District Plan Volume One: Cross-Reference**

Development contributions under the LGA 2002 are in addition to, and separate from, financial contributions under the RMA. Council generally intends only to require development contributions under the Development Contributions Policy and will no longer require Financial Contributions under the RMA. However, Council will still have the authority to require works or services or seek cash or land contributions on new developments to avoid, remedy and mitigate the environmental effects of proposed developments through resource consent conditions or in accordance with any relevant rule in the District Plan or any transitional provisions under the RMA.



## **D.2 POLICY DOCUMENT: DEVELOPMENT OF LAND SUBJECT TO EROSION OR SLIPPAGE**

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### **D.2.1 Introduction**

Much of the elevated land on the eastern side of Palmerston North City has the potential for instability resulting in slippage, slumping, slope failures and general soil erosion. Land instability and slippage becomes a significant issue where residential development or rural-residential development is occurring, as development often provides the necessary pressure for this natural event to create a hazard.

In 1997, the Council commissioned the development of the in-depth report titled 'The Development of land which is, or is likely to be subject to erosion or slippage'. The report covers all land in the city and provides Council staff processing building consents, land use consent and subdivision consents and applicants with guidance when undertaking building and/or land development. The guidelines specifically relate to land that is subject to slippage or erosion. If land is determined to be subject to slippage or inundation certain engineering and geotechnical assessment and design is required. The Policy Document was updated in August 2005.

### **D.2.2 Purpose**

The purpose of the Policy Document is to provide clear guidelines and practical solutions to questions relating to the issuing of building consents for buildings on land which is, or is likely to be, subject to erosion or slippage within the Palmerston North City boundary. The Policy Document also covers the matter of subdivision consent approvals on land which is, or is likely to be, subject to erosion or slippage.

### **D.2.3 District Plan Volume One: Cross-Reference**

There is no specific reference to the Policy Document within Volume One of the District Plan. However, section 31(1)(b) of the RMA 1991 states that every territorial local authority has, as a function, *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards*. Volume One of the District Plan includes a number of objectives, policies and methods that specifically address this function e.g. Sections 7 and 22. The Policy Document has been prepared to complement these provisions and is directly applicable, but not limited to, the use and development of land with a slope greater than 11 degrees or land located in close proximity to a potential hazard e.g. a remnant river terrace.

Section 106(1) of the RMA 1991 also provides Council with the ability to *refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that -*

- (a) *the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- (b) *any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source.*



## **D.3 NEW ZEALAND ELECTRICAL CODE OF PRACTICE FOR ELECTRICAL SAFE DISTANCES**

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### **D.3.1 Introduction**

The Electrical Code of Practice sets minimum safe electrical distance requirements for overhead electric line installations and other works associated with the supply of electricity from generating stations to end users.

### **D.3.2 Purpose**

The purpose of the Electrical Code of Practice is to protect persons, property, vehicles and mobile plant from harm or damage from electrical hazards.

### **D.3.3 District Plan Volume One: Cross-Reference**

Refer to sections 23 and 24 of Volume One of the District Plan. Section 23 of the District Plan manages the activities of network utility operators who chose not to, or are unable to, operate under the designation procedures outlined within the Resource Management Act 1991. Section 23 of the District Plan states that the Council will use Industry codes as a method (other than Rules) to achieve the anticipated Environmental Results in the District Plan. Section 24 of the District Plan manages existing designations within the City.



## **D.4 GREENFIELD RESERVES CRITERIA**

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### **D.4.1 Introduction**

The Greenfield Reserves Criteria was prepared by Council in 2004 as part of the work undertaken in preparing the Development Contributions Policy adopted by Council as part of the Long Term Council Community Plan in July 2004. The Greenfield Reserves Criteria includes benchmarks for quantitative and qualitative criteria including minimum reserve size, level of access, disabled access, distribution of reserves, safety, topography and non-exclusivity.

### **D.4.2 Purpose**

The purpose of the Greenfield Reserves Criteria is to provide a generic guide to Council, landowners and developers on the preferred design and location of reserves within new urban growth areas. By planning for the development of reserves, the Greenfield Reserves Criteria will, overtime, contribute towards improving quality of new reserves by ensuring that land designated or identified within structure plans for the purpose of a reserve meets the criteria established.

### **D.4.3 District Plan Volume One: Cross-Reference**

As part of the Urban Growth Strategy currently being progressed by Council, it is planned that future urban growth zones and structure plans will be incorporated into Volume One of the District Plan.

