

# 02

## My land has not been reviewed yet. What rules apply to my land? *As at April 2019*

The Council is currently undertaking a review of its Operative District Plan (**ODP**), by notifying the Proposed District Plan (**PDP**) in stages.

The Council issued its decisions on Stage 1 of the PDP on 7 May 2018 and on Stage 2 on 21 March 2019. No other stages have been notified as at April 2019. Stage 1 included the PDP Strategic Chapters (Chapter 3, 4, 5 and 6), which set out the over-arching strategic direction for the entire District.

This practice note outlines Council's approach to the application of the Stage 1 and Stage 2 PDP provisions.

### **MY LAND HASN'T BEEN REVIEWED YET. WHAT PROVISIONS APPLY TO MY LAND?**

If your land has not been reviewed through the PDP (for instance, no zone has been notified on the PDP Stage 1 or 2 plan maps), then the provisions applying to your land will be found in the ODP. This may include provisions in both the zone and district-wide chapters, depending on the activity that you want to undertake on your land.

### **WILL ANY PDP OBJECTIVES AND POLICIES APPLY TO LAND THAT HAS NOT BEEN REVIEWED YET?**

Yes. The *objectives and policies* in the PDP Strategic Chapters (Chapters 3, 4, 5 and 6) apply to all land across the District (i.e. the ODP and PDP zones).

## MY LAND IS INCLUDED IN THE PDP. WHAT RULES APPLY TO MY LAND?

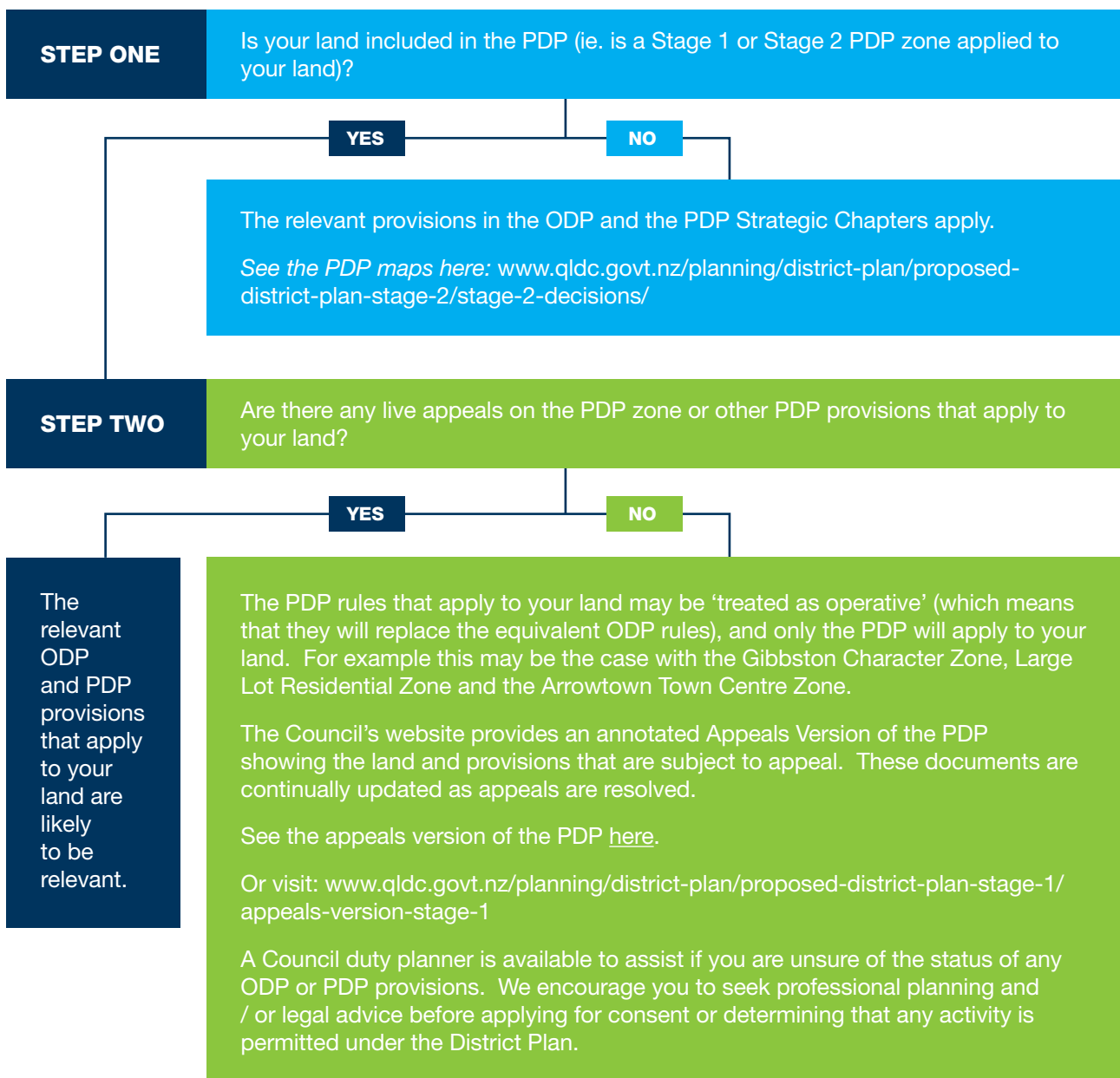
The Council has issued its decisions on Stage 1 and Stage 2 of the PDP. As a result, all Stage 1 and 2 PDP rules have legal effect.

The term 'legal effect' means that consent is required for activities that trigger PDP rules, despite those rules not being 'operative'.

Where PDP rules have 'legal effect', but are not yet 'operative', consent may be required under both the ODP and PDP. This will only be required until the PDP rules become 'operative', at which time they will replace the equivalent ODP rules.

## HOW DO I ESTABLISH WHAT PROVISIONS APPLY AS AT APRIL 2019?

The following steps will assist to determine what rules apply to your land.



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## WHAT HAPPENS WHEN MY LAND IS NOTIFIED WITH A NEW PDP ZONE?

Council's view is that when your land is reviewed and notified with a proposed PDP zone, you will be able to make a submission on that proposed PDP zone and any relevant district-wide provisions that apply to that proposed zone (Stage 1 or Stage 2 district wide chapters).

Your submission must focus on the interplay between the proposed PDP zone applying to your land and the relevant district-wide provisions, not the district-wide provisions more generally (ie. how they work with other zones). The public notices for the next stages of the PDP will provide more information on what you can submit on.

The Council is intending to notify the following existing zones as part of Stage 3 of the PDP in August 2019:

TOWNSHIP ZONES

RURAL VISITOR ZONES

INDUSTRIAL A AND B ZONES

THREE PARKS ZONE

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