

## 2. GUIDE TO THE DISTRICT PLAN

### Structure of the District Plan

The District Plan consists of three separate volumes. All are linked, and should be consulted together:

- *Volume 1: Objectives, Policies and Rules* for each area (see page 3 of this publication for a full list). Before listing any objectives and rules, the Plan first identifies and describes each area's character.

This is because the level and rate of allowable change is very much linked to each area's particular character. Character may derive from an area's landforms, vegetation, streets and buildings, history and communities – singly or in combination. Character is not fixed or finite: it can change. In some areas, change is in fact a key feature of the local character.

- *Volume 2: Design Guides*. These set guidelines for developments of particular types (eg multi-unit housing), or on particular sites (eg within institutional precincts, or in defined 'character' areas such as Thorndon). New developments which fall into these categories are generally Controlled or Discretionary and therefore require a resource consent. In assessing a resource consent application, Council will take into account the extent to which the proposal meets the relevant Design Guide.

The District Plan also contains design guides for information purposes relating to design against crime and wind.

- *Volume 3: Maps*. These identify various areas or zones within the city where particular policies or rules apply. These are usually the first part of the District Plan consulted by people wishing to undertake developments, or who are affected by proposed developments.

### Overview of this Guide

The purpose of this section is to give a broad overview of the approach taken to each area in the District Plan. It explains why the Council has taken this approach, and how it is put into effect – through rules, policies and/or Design Guides.

This is not a comprehensive summary of all the objectives, policies and rules contained in the Plan. There are several objectives that are common to all areas – including reducing the risks from natural and technological hazards, promoting personal safety and wellbeing, and allowing for the special needs of tangata whenua. To avoid repetition, these have not been summarised here.

The District Plan contains tables listing which developments or activities are Permitted, Controlled, Discretionary or Non-complying in each area. These terms are used in this summary: for clarification, please see the Glossary.

For a more detailed understanding of the District Plan's provisions, please consult the Plan itself or talk to the Council's planning staff.

