



Ministry for the
Environment
Manatū Mō Te Taiao

Step-by-step guide to ‘rehousing’ a policy statement and/or plan under the National Planning Standards

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Introduction

On 5 April 2019, the first set of National Planning Standards (planning standards) were released by the Minister for the Environment and the Minister of Conservation. The planning standards came into effect on 3 May 2019.

The planning standards represent a new form of national direction introduced through the 2017 amendments to the Resource Management Act 1991. They aim to reduce the variety and complexity of regional policy statements and plans by providing nationally consistent:

- structure and format (eg, chapter headings, arrangement of chapters and existing provisions, zone names, spatial layers, colour palette and symbology for planning maps)
- definitions of commonly referenced terms
- noise and vibration metrics
- electronic policy statement and/or plan functionality and accessibility.

The planning standards also set out a range of implementation timeframes that need to be met, with these varying according to the particular standard and/or council to which they apply (see 17. *Implementation Standard*).

Based on these timeframes, a major initial decision for councils is whether to promptly update and/or rehouse their current policy statements and plans to reflect the planning standards, or implement them as part of their next full plan review process. This latter approach will, in turn, depend on what stage a council is at during its 10-year review cycle or whether it has adopted a 'rolling review' approach instead. Although there are various pros and/or cons with either approach, our recommendation is to implement the planning standards as part of a full review alongside wider consideration of the content of the policy statement and/or plan as a whole. Regardless, decisions about the timing and sequencing of any rehousing exercise ultimately rest with individual councils.

We have developed the following step-by-step process to help guide councils that are inclined towards implementing the planning standards early. The step-by-step process will guide councils through the 'rehousing' exercise, with the steps informed by pilot projects we have undertaken using content in the Proposed Dunedin City District Plan (Dunedin PDP) and the Proposed Waikato District Plan (Waikato PDP). Both of the templates used in those projects are included in this document as examples (see Appendix 1 and Appendix 2).

It is important to note the Dunedin PDP used in this rehousing exercise was the proposed district plan, not the current decisions version. Although both Waikato District Council and Dunedin City Council have seen the tables included here as examples, this does not mean they have thoroughly assessed them or that they would adopt the same approach.

Before starting a rehousing exercise, we advise councils to carefully consider the current status of the relevant policy statement and/or plan (eg, whether it is fully operative, proposed and awaiting hearing and/or appeal decisions or recently notified). This will determine what impact the rehousing exercise might have, for example, on the community's understanding of the plan, particularly if the plan has been recently notified and subject to submissions or still subject to hearing and/or appeal decisions.

The following stages might be helpful in approaching this rehousing exercise.

Set up the exercise

1. Familiarise yourself with the planning standards and associated guidance relevant to your policy statement and/or plan type (eg, district plan, regional policy statement). Table 1 in the Foundation standard lists which standards are relevant to each type.
2. Based on the planning standards relevant to your policy statement and/or plan type create a template that mirrors the structure, chapter and format anticipated by the planning standards (or use one of our downloadable templates on our [website](#)), and that provides a logical and practical framework for easily rehousing your existing policy statement and/or plan content. The Waikato PDP and Dunedin PDP completed examples are attached to this guide as Appendix 1 and Appendix 2 respectively. In these examples, we have clearly identified the parts, headings and chapters of the relevant planning standards in black and bold. This reflects the directions in Structure Planning Standards 2–5 that require chapters and sections shown in:
 - a) black to be included in policy statement and/or plans
 - b) grey to be included if relevant to the policy statement and/or plan type and content that is currently included in a policy/plan).

Begin the ‘rehousing’ process

3. Review the contents page of the policy statement and/or plan and assess how well the existing content headings align with the relevant standards (ie, how closely does the existing plan structure mirror that anticipated by the relevant planning standard?). Where there is obvious misalignment, identify a logical alternative, eg, considering a spatial layer vs a chapter header to house related content.
4. Based on this review, start populating the template by systematically referencing existing policy statement and/or plan provisions that align with the headings, chapters and sections identified in the relevant planning standards. There may be areas where a direct one-to-one correlation of content is not clearly evident (eg, subdivision, zone provisions). This is shown by the text in orange in the Waikato PDP and Dunedin PDP examples.
5. There may also be chapters that are now compulsory which are not currently included in your policy statement and/or plan (eg, a regulations chapter under the National Directions Instruments heading, an urban form and development chapter under the strategic direction heading).

What to do when the location of existing plan content is unclear

6. Where there is no clear or logical location under the structure standards to rehouse existing plan content, or content could potentially be located under multiple headings, you will need to scrutinise relevant provisions, particularly the nature of individual Objectives, policies and methods under each chapter.
7. There is also scope in some areas for councils to make an informed judgement call about where to best locate provisions, for example where subdivision provisions flow from higher-level objectives and policies in other district-wide chapters.
8. For example, Direction 21 in *7. District-wide matters Standard* requires provisions that protect and manage outstanding natural features and landscapes (including from inappropriate subdivision, use and development) to be included in the Natural landscapes

and features chapter. On the other hand, direction 24 of the same standard requires subdivision provisions to be located in one or more chapters under the Subdivision heading. The result, from a practice perspective, is that some subdivision-related provisions may need to be located in other relevant district-wide chapters. Where this occurs, we advise you to use cross-referencing.

Earthworks provisions relating to archaeological sites is another possible example of where a judgement call may need to be made about location (ie, are the provisions more relevant to protecting the values of archaeological sites or the activity of earthworks?).

9. Direction 4 of the *Introduction and General Provisions Standard* allows issues of a broad nature to be included in the description of the region or district chapters as a single point of reference to avoid unnecessary duplication or contextual disaggregation. An example of this is section 1.4 of the Waikato PDP that sets out a range of issues that apply either singly or jointly across the plan's district-wide and area-specific chapters.
10. In circumstances where a policy statement and/or plan contains provisions that are unanticipated by the current planning standards, you may need to consider rehousing them in a new chapter (eg, a district-wide matters chapter on 'geothermal energy' or 'papakāinga').
11. Document any decisions about locations that you may need to revisit, as well as those decisions relating to the creation of new chapters or where you have made a judgement call on a preferred location for existing plan content where more than one option is available (shown in teal blue in the Waikato PDP and Dunedin PDP examples). Also note where you will need cross-references (eg, where subdivision provisions are moved from the individual zones to the subdivision chapter).

Zones (district plans)

12. Rehousing zone-related content in district plans should be relatively straightforward as the natures and titles given to most zones currently included in plans generally correlate with those set out in table 13 of 8. *Zone Framework Standard* (see the table below). When selecting an appropriate zone category consider the zone descriptions in table 13 and how they relate to the outcomes sought by the current zone along with the nature of the associated provisions.

Table 13 zones

Local district plan zones	Planning standards zones
Living zone	General residential zone
Business area	General industrial zone

13. Where an existing zone in a plan is consistent with the zone description in 8. *Zone Framework Standard*, you will need to apply the associated zone name in this standard, along with the related zone colour in 13. *Mapping Standard*. As this is a mandatory direction, it cannot use an RMA Schedule 1 process. However, you will need to take care where existing zone provisions potentially fit the description of more than one zone in 8. *Zone Framework Standard* or yield an unanticipated Special Purpose Zone, as this may necessitate a RMA Schedule 1 process.

14. The zone descriptions are intentionally broad; generally, activity based and intended to let councils populate zone chapters or sections with provisions that fit the local context, so long as they are consistent with the zone description.
15. Where locally specific zones are included in plans, consider refining or modifying the land-use outcomes sought by applying other spatial layers such as precincts. Precincts are likely to become one of the most common approaches used to reflect refined, local, area-based outcomes in plans.
16. Subject to satisfying the tests in Direction 3 of *8. Zone Framework Standard*, zones with a specific purpose that cannot be accommodated by using alternative spatial layers, such as precincts, may be able to be accommodated as an additional special purpose zone. However, additions to the current range of special purpose zones (as listed in table 13 above) are likely to be limited to where there are unique and/or exceptional local, site-specific activities that cannot be managed through any of the framework zones or spatial planning tools currently identified in the planning standards. Examples of this include the 'Mystery Creek Events Zone' in Waipa District and the 'Macraes Mining Zone' in Waitaki District.
17. You should not use additional special purpose zones to provide for variations of zones already contained within *8. Zone Framework Standard* (eg, additional residential zones or commercial and mixed-use zones). Instead, consider using alternative spatial layers such as precincts.
18. Provisions specific to particular zones should be included in the relevant zone section. Where a chapter consists of a single zone (eg, a plan relies on a single 'general residential zone' or 'commercial zone'), that particular zone section should be elevated to chapter level. Additionally, under Directions 1 and 2 of *10. Format Standard*, all relevant provisions (eg, objectives, policies, rules and standards) need to be separately grouped in each chapter by provision.

Spatial layers

19. Current plans contain a range of methods, tools and/or layers to manage values and risks, or to provide for particular uses. Rehousing will result in these methods or tools being converted into a specific type of layer (eg, an overlay or a precinct). It should usually be relatively easy to identify what spatial layers are appropriate to particular circumstances and where they should be applied in the plan. Where a plan relies on a spatial layer that reflects the functions described in *11. Regional Spatial Layers Standard* or *12. District Spatial Layers Standard*, you must use the name of that layer and locate its provisions in the position specified in the relevant standard (eg, an ONL 'policy area' displayed on current planning maps would instead convert to an 'overlay' with associated provisions included in the Natural features and landscapes chapter under the Natural environmental values heading in Part 2 – District-wide matters of a plan).
20. You should refer to the guidance on the spatial layers standard to understand how each spatial layer is intended to work and which option might offer the most appropriate 'fit'.

Coastal (regional policy statements and regional plans)

21. You will need to compile and rehouse provisions relating to the coastal marine area in the CMA section/chapter. This section is compulsory for regional plans and optional for policy statements. There is more flexibility provided for coastal environment-related provisions. While you need to locate the approach and high-level objectives and policies in the coastal

environment domain, you can place methods within other topic areas if you consider this more practical.

Apply numbering

22. Numbering of the introduction and general provisions, evaluation and monitoring, and appendices and maps parts of policy statements and/or plans is discretionary. Individual councils can decide whether to continue with the alphanumeric style in the planning standards or apply a purely numeric style.
23. Chapters and sections in mandatory parts of policy statements and/or plans need to be titled and all provisions numbered in accordance with the directions in *10. Format standard*. An approach to high-level numbering is shown in the Waikato PDP example, while *10. Format standard* provides useful examples of alternative approaches to numbering provisions. The New Plymouth Proposed District Plan is also a good example of the application of numbering.
24. En dashes (–) and hyphens (–) are intentionally prescribed for different reasons in the planning standards. Use en dashes for chapter and section titles and hyphens to condense provision numbering.
25. Direction 19 of *10. Format standard* requires the unique identifier associated with each chapter to precede the related section identifiers. This, in turn, creates consistency for identification and provision numbering across plans while still enabling councils to customise section identification and provisions by adding their own unique section identifiers.
26. While the planning standards do not prescribe a rule format, they do have general rule-related directions that may affect the current layout of rules in policy statements and/or plans.

Definitions

27. The definitions in the planning standards were intentionally drafted to be broad to make them applicable across all policy statements and/or plans. This means specific inclusions and/or exclusions currently incorporated in a number of policy statement and/or plan definitions (eg, building) will no longer apply once the definitions are rehoused. Where this occurs, councils will need to explore the implications of these changes, including considering retrofitting relevant rules or standards as part of a rehousing exercise to achieve the same outcomes. You will also need to take care to ensure any proposed changes do not extend beyond the scope of a 'consequential amendment', thereby requiring recourse to a RMA Schedule 1 process.
28. To supplement the broad-based nature of the definitions in *14. Definitions Standard*, Direction 1 sets out an approach that lets councils define:
 - a) subcategory terms or those with a narrower application
 - b) additional terms with a different meaning.
29. We have prepared [guidance for the definitions standard](#) that helps explain the development of subcategory and/or narrower definitions.

Discussion with the wider group

30. Circulate your draft re-housing document to colleagues with a good working knowledge of, and experience with, the current policy statement and/or plan for review. Follow this with a group workshop to discuss suggested areas of focus (noted in teal blue in the template). These may include, for example, matters needing a judgement call to be made where a new chapter is considered necessary or where there is a departure from the requirement to group all similar provisions together.
31. Determine the nature and scope of any changes to the policy statement and/or plan arising from the workshop and adjust accordingly. Refer back to the planning standards, [guidance and recommendations on submissions reports](#) for any areas that remain unclear or that are still in contention. For further clarity contact planningstandards@mfe.govt.nz

Other information

32. Information in the factsheets for elected representatives, plans users and iwi/Māori ([available on our website](#)) can be used for communicating the requirements of the planning standards to your council and/or community as part of your planning processes.

Appendix 1 – Proposed Waikato District Plan ‘rehousing’

Colour key:

- Text in **orange** indicates relevant content extracted from the Proposed Plan (PDP)
- Text in **blue** and in **blue boxes** represents associated commentary/observations.

Part 1 – introduction and general provisions

Introduction

1.1 Foreword/mihi

Currently the PDP does not include a forward/mihi.

1.2 Contents

PDP content is separately tabulated at the beginning of each chapter. These tables could be readily amalgamated to create a single, composite table of contents.

1.3 Purpose

Chapter 1: Introduction

1.1 What is a district plan?

1.2(a) and (b) What is the purpose of the Waikato District Plan?

1.3 Background

1.4 Description of the district

Chapter 1: Introduction

1.2(c) What is the purpose of the Waikato District Plan?

1.4 Issues for the Waikato District

1.4.1 Demographic trends

1.4.1.1 Ageing population

1.4.1.2 In-migration to the district

1.4.1.3 Uneven population growth across the district

1.4.2 Economic growth

1.4.2.1 Economic sectors

1.4.2.2 Advantages

1.4.2.3 Challenges

1.4.3 The rural environment

1.4.3.1 Rural activities

1.4.3.2 Protecting the rural environment

1.4.4 The urban environment

Although the *F-5: Format Standard* includes a mandatory direction to group provisions together (including relevant issues where these have been specifically identified), given the broad nature of the issues identified in s.1.4 and their applicability either singly or jointly across the PDP’s district-wide and area-specific

chapters, they have been included here as a single point of reference to avoid unnecessary duplication or contextual disaggregation.

How the plan works

1.5 Statutory context

Chapter 1: Introduction

1.9 Statutory context and framework

1.9.1 Resource Management Act 1991

1.9.2 Section 5 RMA

1.9.3 Section 6 RMA

1.9.4 Section 7 RMA

1.9.5 Section 8 RMA

1.9.6 Schedule 1 Clause 4A RMA

1.10 Integration of district plan with other plans and documents

1.10.1 The relationship with council strategies and other documents

1.10.1.1 Waikato District Development Strategy 2015

1.10.1.2 Waikato District Economic Development Strategy 2015

1.10.1.3 The Long Term Plan

1.10.1.4 Annual Plan

1.10.1.5 Activity Management Plans and the 30-year Infrastructure Strategy

1.10.1.6 Development Contributions Policy

1.10.2 The relationship with regional plans and documents

1.10.2.1 Waikato Regional Policy Statement 2016

1.10.2.2 Waikato Regional Plan

1.10.2.3 Waikato region strategies and plans

1.10.2.4 Upper North Island Strategic Alliance

1.10.2.5 Future Proof Growth Strategy and Implementation Plan

1.10.2.6 The Waikato Plan

1.10.2.7 Regional Infrastructure Technical Specifications 31

1.10.3 The relationship between district plans and other resource management planning documents

1.10.3.1 Resource Management Act 1991 (RMA) (also incorporating Chapter 2: Tangata Whenua, s.2.3 legislative context)

1.10.3.2 Local Government Act 2002

1.6 General approach

Chapter 12: How to use and interpret the rules

12.1 Introduction to rules

12.2 Categories of activities

12.3 Additional Matters of Control, Matters of Discretion and Matters for Discretionary and Non-Complying Activities.

12.3.1 Additional matters

12.4 Rule tables

12.5 How to find out if a resource consent is needed

Chapter 12: How to use and interpret the rules

12.1(c) Introduction to rules

1.7 Cross-boundary matters

Chapter 1: Introduction

1.5 What does this mean for Waikato district strategic objectives and directions?

- 1.5.1(a) Compact urban development
- 1.5.3 Cross-boundary issues
- 1.5.4(a) Urban growth
- 1.5.5(a) Services and general infrastructure
- 1.5.6 Transport and logistics
- 1.5.7(a) Natural environment
 - 1.5.7.1 Indigenous biodiversity
 - 1.5.7.2 Landscape and natural character
 - 1.5.7.3(c) Water
 - 1.5.7.4 Air quality
 - 1.5.7.5 (a) The coast
 - 1.5.7.6 Natural hazards and effects of climate change
 - 1.5.7.7 Energy
 - 1.5.7.8 Tourism

Note: Section 1.5 of the PDP outlines a range of cross-boundary related matters arising from the issues identified in s.1.4, along with an associated strategic response in several instances. Consequently, content that appears to predominantly focus on cross-boundary issues has been included here with the residual content of s.1.5, incorporated under Pt.3 – Strategic direction below.

1.8 Relationships between spatial layers

Chapter 12: How to use and interpret the rules

12.1(g) Introduction to rules

In addition to spatially identifying relevant zones, several overlays are also included on the planning maps (eg, heritage items, significant natural areas, outstanding natural landscapes, business overlay area, airport subdivision control boundary) and are specifically referenced in relevant zone chapter rules of the PDP.

Interpretation

1.9 Definitions

Chapter 13: Definitions

Definitions table

1.10 Abbreviations

Abbreviations are used sparingly in the PDP (ie, AEP, GFA, SNA) and, where applied, are included in the definitions table in Chapter 13.

1.11 Glossary

Chapter 13: Definitions

Glossary of Māori terms table

National direction instruments

1.12 National policy statements

Chapter 1: Introduction

1.10 Integration of district plan with other plans and documents

1.10.3.3 National policy statements

1.13 National environmental standards

Chapter 1: Introduction

1.10 Integration of district plan with other plans and documents

1.10.3.4 National environmental standards

1.14 Regulations

There are no apparent references to relevant regulations in the PDP.

Tangata whenua/mana whenua

Chapter 1: Introduction

1.6 Ngā Iwi o Tainui ki te Waikato Takiwa (also incorporating Chapter 2: Tangata Whenua, s.2.1 Introduction)

1.6.1 History (also incorporating Chapter 2: Tangata Whenua, s.2.2 Background)

1.6.2 Te Tiriti o Waitangi (also incorporating Chapter 2: Tangata Whenua, s.2.4 Principles of the Treaty of Waitangi (Te Tiriti o Waitangi))

1.6.3 Kiingitanga

1.6.4 Values of importance

1.6.4.1 Kaitiakitanga

1.6.4.2 Manākitanga

1.6.4.3 Tikanga

1.7 Settlements Acts / Co-management/ Rivers – vision and strategies / Joint management agreement

1.7.1 Settlements

1.7.1.1 Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010

1.7.1.2 The River Settlement Acts

1.7.1.3 Nga Wai o Maniapoto (Waipa River) Act 2012

1.7.1.4 Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010

1.7.1.4 Co-management

1.7.1.5 Memorandum of Understanding (Ngā Uri ā Māhanga)

1.7.1.6 Memorandum of Agreement (Ngāti Hauā Iwi Trust)

1.7.1.7 Memorandum of Understanding (Te Whānga 2B3B2 and 2B1 Ahu Whenua Trust)

1.7.2 Rivers – Vision and strategy

1.7.2.1 Vision and strategy for the Waikato River

1.7.2.2 Vision for the Waikato River

1.7.2.3 Strategy for the Waikato River

1.7.2.4 Issue – Health and wellbeing of the Waikato River

- 1.7.2.5 Objectives
- 1.7.2.6 Health and wellbeing of the Waikato River
- 1.7.2.7 Definition of Waikato River and its catchment area
- 1.7.3 Joint Management Agreements
 - 1.7.3.1 Waikato River Joint Management Agreement (JMA) 2010
 - 1.7.3.2 Joint Management Agreement (JMA) 2012
 - 1.7.3.3 Consultation
 - 1.7.3.4 Iwi Management Plans (also incorporating Chapter 2: Tangata Whenua, s.2.10 Iwi Management Plans)
 - 1.7.3.5 Waikato-Tainui Environmental Plan
 - 1.7.3.6 Maniapoto Iwi Environmental Management Plan
- 1.8 Statutory acknowledgements**
 - 1.8.1 Statutory framework
- Chapter 2: Tangata Whenua**
- 2.5 Understanding Māori Land Ownership
- 2.6 Powers to set aside Māori Land for special purposes
- 2.7 Preliminary provision
- 2.8 Concept Management Plan
- 2.9 Examples of a Concept Management Plan
- 2.11 Strategic Objective – Tautoko te Whakatupuranga
- 2.13 Objective – Whenuatanga (land management)
 - 2.13.1 Policy Tangata Whenuatanga (utilisation by landowners)
- 2.14 Objective – Kaitiaki (steward/guardian)
 - 2.14.1 Policy Kaitiakitanga (stewardship/guardianship)
- 2.16 Objective – Tikanga ā-iwi o te takiwā o Waikato
 - 2.16.1 Policy – Whānga Coast-specific Area
 - 2.16.2 Policy – Āhuetanga Motuhake (special features)

S-TW: Tangata Whenua/Mana Whenua Structure Standard includes a mandatory direction that objectives, policies and methods (including rules) relating to tangata whenua/mana whenua values are to be integrated into relevant plan chapters. However, given the largely broad-based nature of the aspirations articulated in the above-mentioned objectives and policies, coupled with their applicability (either singly or jointly) across the PDP's district-wide and area-specific chapters, they have been included here as a single point of reference to avoid unnecessary duplication or misallocation.

However, due to the more focused nature of Objectives 2.12 and 2.15 and associated policies 2.12.1 and 2.15.1, these provisions have been incorporated below in the Natural Environmental and Historic and Cultural Values sections of Pt 4 District-wide matters. We also note additional policies are integrated into district-wide and area-specific chapters of the plan (eg, Chapter 3: Natural Environmental Values, policies 3.3.4 and 3.4.4).

Part 2 – District-wide matters

A range of objectives has been repeated in a number of district-wide sections below (eg, Objectives 4.4.1, 4.5.30, 4.6.6, 5.3.1). This has been done to avoid policies being situated in 'isolation' within the template without a clear nexus between the policy and a relevant, associated objective.

As a general observation, we note that many of the related PDP rules nested under the district-wide matters below display a broadly consistent structure and/or format (and in some instances wording) across the areas to which they apply (eg, Heritage items – Demolition, removal or relocation/alteration or

Addition/maintenance or repair; Earthworks – General/earthworks – Māori sites and Areas of significance/Earthworks – Significant natural areas; Signs – General/signs – Effects on traffic). This, in turn, could potentially lend these provisions to being represented more efficiently in a tabular format.

Strategic direction

(Insert name of SD matter. Note identification of this chapter must comply with Direction 18 10. *Format standard*)

Chapter 1: Introduction

1.5 What does this mean for Waikato district strategic objectives and directions?

1.5.5 Services and general infrastructure

1.5.6 Transport and logistics

1.5.7(b) Natural environment

1.5.7.3(a), (b), (d) and (e) Water

1.5.7.5(b) and (c) The coast

1.5.7.7 Energy

1.5.7.8 Tourism

1.11 Monitoring

1.12 Strategic directions and objectives for the district

1.12.2 Natural environment

1.12.5 Community wellbeing

1.12.6 Employment and economic growth

1.12.7 Managing change

1.12.8 Strategic objectives

Refer to comment included in cross-boundary section above.

UFD – Urban form and development

Chapter 1: Introduction

1.5 What does this mean for Waikato district strategic objectives and directions?

1.5.1(b) and (c) Compact urban development

1.5.2 Planning for urban growth and development

1.5.4(b) and (c) Urban growth

1.12 Strategic directions and objectives for the district

1.12.1 Strategic direction

1.12.3 Built environment

1.12.4 Ease of movement

1.12.8 Strategic objectives

Refer to comment included in cross-boundary section above.

Chapter 4: Urban Environment

4.1 Strategic Direction

4.1.1 Objective – Strategic

4.1.2 Objective – Urban growth and development

4.1.7 Objective – Character of towns

Policies 4.1.3-4.1.6

Policies 4.1.8-4.1.18

Energy, infrastructure and transport

EIT – Energy, infrastructure and transport

Chapters 6 and 14: Infrastructure and energy

14.1 Introduction

6.1 General infrastructure

Objectives

6.1.1 Objective – Development, operation and maintenance of infrastructure

6.1.6 Objective – Reverse sensitivity

6.1.8 Objective – Infrastructure in the community and identified areas

Policies

Policies 6.1.2-6.1.5

Policy 6.1.7

Policies 6.1.9-6.1.16

6.2 National grid

Objectives

6.2.1 Objective – National grid

Policies

Policies 6.2.2-6.2.6

6.3 Energy

Objectives

6.3.1 Objective – Renewable energy

Policies

Policies 6.3.2-6.3.7

6.4 Infrastructure, subdivision and development

Objectives

6.4.1 Objective – Integration of infrastructure with subdivision, land use and development

6.4.6 Objective – Stormwater and drainage

Policies

Policies 6.4.2-6.4.5

Policy 6.4.7

6.5 Transport

Objectives

6.5.1 Objective – Land transport network

Policies

Policies 6.5.2-6.5.7

Chapter 9: Specific Zones

9.3 Rangitahi Peninsula Zone

9.3.5 Objective – Transport network and associated policies 9.3.5.1-9.3.5.5

Rules

Chapter 14: Infrastructure and energy

Rules 14.2.1-14.2.3 – Rules applying to all infrastructure

Rules 14.3.1-14.3.4 – General infrastructure

Rules 14.4.1-14.4.4 – National grid

- Rules 14.5.1-14.5.3 – Electrical distribution
- Rules 14.6.1-14.6.4 – Electricity generation
- Rules 14.7.1-14.7.2 – Liquid fuels and gas
- Rules 14.8.1-14.8.3--Meteorological
- Rules 14.9.1-14.9.3 – Amateur radio
- Rules 14.10.1-14.10.4 – Telecommunications and radio communications
- Rules 14.11.1-14.11.4 – Water, wastewater and stormwater
- Rules 14.12.1-14.12.3 – Transportation

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.2 Land Use – Effects

- Rules 26.2.8 – Car parking, access and roading

Chapter 27: Te Kowhai Airpark Zone

27.2 Land Use – Effects

- Rules 27.2.1-27.2.5 – On site services, access/road performance standards, on-site parking/loading/manoeuvring, vehicle movements

Hazards and risks

CL – Contaminated land

Chapter 10: Hazardous substances and contaminated land

10.2 Contaminated land

Objectives

- 10.2.1 Objective – Contaminated land

Policies

Policy 10.2.2

Contaminated land appears to be mainly addressed through the subdivision provisions of the PDP, with no other obvious rules and/or methods apparent in the zone-specific chapters of the plan. To align with the mandatory direction in *SUB – Subdivision of the District-wide matters Standard*, these provisions have been incorporated into the Subdivision section below eg, Rules 16.4.7, 22.4.2, 23.4.4, 24.4.5.

HS – Hazardous substances (note this may be a new chapter Waikato decides to include)

Chapter 10: Hazardous substances and contaminated land

10.1 Hazardous substances

Objectives

- 10.1.1 Objective – Effects of hazardous substances

Policies

Policies 10.1.2-10.1.4

Rules

Chapter 16: Residential Zone

16.2 Land Use – Effects

- Rule 16.2.5

Chapter 18: Business Town Centre Zone

18.2 Land Use – Effects

- Rule 18.2.5

Chapter 19: Business Zone Tamahere

19.2 Land Use – Effects

Rule 19.2.5

Chapter 20: Industrial Zone

20.2 Land Use – Effects

Rule 20.2.6

Chapter 21: Industrial Zone Heavy

21.2 Land Use – Effects

Rule 21.2.6

Chapter 22: Rural Zone

22.2 Land Use – Effects

Rule 22.2.4

Chapter 23: Country Living Zone

23.2 Land Use – Effects

Rule 23.2.4

Chapter 24: Village Zone

24.2 Land Use – Effects

Rule 24.2.5

Chapter 25: Reserve Zone

25.2 Land Use – Effects

Rule 25.2.5

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.2 Land Use – Effects

Rule 26.2.9

Chapter 27: Te Kowhai Airpark Zone

27.2 Land Use – Effects

Rule 27.2.11

Chapter 28: Rangitahi Peninsula Zone

28.2 Land Use – Effects

Rule 28.2.5

NH – Natural Hazards

Natural hazards and climate change (Proposed Chapters 11 and 15)

Draft provisions for these chapters are to be finalised following completion of commissioned flooding, and technical reporting for coastal inundation and erosion and subsequent public engagement. It is anticipated these provisions will be notified in 2019 as Stage 2 of the PDP. Regardless, we note that some policies relating to natural hazards and climate change are currently integrated into relevant district-wide and area-specific chapters of the plan (eg, Chapter 6: Infrastructure and Energy, Policy 6.1.5).

Historical and cultural values

HH – Historical heritage

Chapter 7: Historic heritage

7.1 Protection of Historic heritage and notable trees

Objectives

7.1.1 Objective – Historic heritage

Policies

Policies 7.1.2-7.1.5

Chapter 9: Specific Zones

9.3 Rangitahi Peninsula Zone

Objectives

9.3.4 Objective – Heritage

Policies

Policies 9.3.4.1-9.3.4.2

Note: Policy 9.3.4.2 also references areas and sites of significance to Tainui Hapū and could also be included under the Sites and areas of significance to tangata whenua/mana whenua section below.

Rules

Chapter 16: Residential Zone

16.3 Land Use – Building

Rules 16.3.11 and 16.3.11.1-16.3.11.5

Chapter 17: Business Zone

17.3 Land Use – Building

Rule 17.3.8 and 17.3.8.1-17.3.8.5

Chapter 18: Business Town Centre Zone

18.3 Land Use – Building

Rule 18.3.10 and 18.3.10.1-18.3.10.5

Chapter 20: Industrial Zone

20.3 Land Use – Building

Rules 20.3.5 and 20.3.5.1-20.3.5.5

Chapter 22: Rural Zone

22.3 Land Use – Building

Rules 22.3.8 and 22.3.8.1-22.3.8.5

Chapter 23: Country Living Zone

23.3 Land Use – Building

Rules 23.3.9 and 23.3.9.1-23.3.9.5

Chapter 24: Village Zone

24.3 Land Use – Building

Rules 24.3.8 and 24.3.8.1-24.3.8.5

Chapter 25: Reserve Zone

25.3 Land Use – Building

Rules 25.3.6 and 25.3.6.1-25.3.6.5

Precincts

Chapter 16: Residential Zone – Matangi and Huntly

16.3 Land Use – Building

Rule 16.3.11.6

Schedules

Schedule 30.1: Historic heritage items (tabular format)

In addition to the above, provisions relating to the subdivision of land associated with a historic heritage item are contained in the zone-specific chapters of the PDP. To align with the mandatory direction in *SUB* –

Subdivision of the District-wide matters Standard, these provisions have been incorporated into the Subdivision section below eg, Rules 16.2.4.4, 17.4.1.5, 20.4.5, 22.4.8.

NT – Notable trees

Chapter 7: Historic heritage

7.1 Protection of historic heritage and notable trees

Objectives

7.1.6 Objective – Notable trees

Policies

Policies 7.1.7-7.1.9

Rules

Chapter 16: Residential Zone

16.2 Land Use – Effects

Rules 16.2.6 and 16.2.6.1-16.2.6.3

Chapter 17: Business Zone

17.3 Land Use – Effects

Rules 17.2.6 and 17.2.6.1-17.2.6.3

Chapter 18: Business Town Centre Zone

18.2 Land Use – Effects

Rule 18.2.6 and 18.2.6.1-18.2.6.3

Chapter 22: Rural Zone

22.2 Land Use – Effects

Rules 22.2.5 and 22.2.5.1-22.2.5.3

Chapter 23: Country Living Zone

23.2 Land Use – Effects

Rules 23.2.5 and 23.2.5.1-22.2.5.3

Chapter 24: Village Zone

24.2 Land Use – Effects

Rules 24.2.6 and 24.2.6.1-24.2.6.3

Chapter 25: Reserve Zone

25.2 Land Use – Effects

Rules 25.2.6 and 25.2.6.1-25.2.6.3

Schedules

Schedule 30.2: Notable Trees ([tabular format](#))

SASM – Sites and areas of significance to Māori

Chapter 2: Tangata Whenua

Objectives

2.12 Objective – Whakapapa (connection to nature)

2.15 Objective – Waikatotanga (way of life)

Policies

Policy 2.12.1

Policy 2.15.1

Schedules

Schedule 30.3: Māori Site of Significance ([tabular format](#))

Schedule 30.4: Māori Areas of Significance ([tabular format](#))

Provisions relating to site and/or areas of significance to tangata whenua and/or mana whenua appear to relate mainly to matters such as subdivision, earthworks and signage. Those concerning the subdivision of land are contained in several zone-specific chapters of the PDP. To align with the mandatory direction in *SUB – Subdivision of the District-wide matters Standard*, these provisions have been incorporated into the Subdivision section below (eg, Rules 17.4.1.4, 18.4.5, 24.2.4.2). Similarly, earthworks provisions have been incorporated into the Earthworks section below to align with the mandatory direction in *General-District-wide matters Standard* (eg, Rules 16.2.4.2, 17.2.5.2, 18.2.4.2, 22.2.3.2, 25.2.4.2, 28.2.4.2 – Māori Sites and Māori Areas of Significance).

Natural environmental values

ECO – Ecosystems and indigenous biodiversity

Chapter 2: Tangata whenua

Objectives

- 2.12 Objective – Whakapapa (connection to nature)
- 2.15 Objective – Waikatotanga (way of life)

Policies

- Policy 2.12.1
- Policy 2.15.1

These objectives and associated policies have also been included in the Natural character and natural landscapes and features/ Sites and areas of significance to tangata whenua and/or mana whenua sections below as they also apply to areas and features of importance to tangata whenua such as landforms, wāhi tapu and urupā.

Chapter 3: Natural Environment

3.1 Indigenous vegetation and habitats

Objectives

- 3.1.1 Objective – Biodiversity and ecosystems

Policies

- Policy 3.1.2

Chapter 8: Reserves

8.1 Natural Values

Objectives

- 8.2.1 Objective – Natural Values

Policies

- Policies 8.2.2(a)(ii) and (iii)

Chapter 9: Specific Zones

9.3 Rangitahi Peninsula Zone

Objectives

- 9.3.3 Objective – Natural features

Policies

- Policies 9.3.3.4-9.3.3.5 and 9.3.3.7

Rules

Chapter 16: Residential Zone

16.2 Land Use – Effects

Rule 16.2.8

Chapter 22: Rural Zone

22.2 Land Use – Effects

Rules 22.2.7-22.2.8

22.3 Land Use – Building

Rules 22.3.7.6

Chapter 25: Reserve Zone

25.2 Land Use – Effects

Rule 25.2.8

Chapter 28: Rangitahi Peninsula Zone

28.2 Land Use – Effects

Rule 28.2.8

In addition to the above, provisions relating, for example, to the subdivision of land containing an Environmental Protection Area (Rule 16.4.16) or sites containing a Significant Natural Area (Rule 20.4.4) are contained in several zone-specific chapters of the PDP. To align with the mandatory direction in *SUB – Subdivision of the District-wide matters Standard*, these provisions have been incorporated into the Subdivision section below (eg, Rules 16.4.8, 17.4.1.4, 24.4.6). In addition, the PDP also contains specific earthworks-related provisions relevant to indigenous biodiversity. However, to align with the mandatory direction in *GDW – General Matters of the District Wide Matters Standard*, these have been incorporated into the Earthworks section below (eg, Rules 16.2.4.3, 17.2.5.3, 20.2.5.2, 21.2.5.2, 24.2.4.3, 25.2.4.2, 28.2.4.3 – Significant Natural Areas).

NLF – Natural landscapes and features

Chapter 2: Tangata whenua

Objectives

2.12 Objective – Whakapapa (connection to nature)

2.15 Objective – Waikato tanga (way of life)

Policies

Policy 2.12.1

Policy 2.15.1

Chapter 3: Natural Environment

3.5 Natural character

Objectives

3.5.1 Objectives – Natural character

Policies

Policies 3.5.2(a) and 3.5.4

Chapter 5: Rural Environment

5.3 Rural character and amenity

Objectives

5.3.1 Objective – Rural character and amenity

Policies

Policy 5.3.13(c)

Chapter 8: Reserves

8.1 Reserve provision

Objectives

8.1.1 Objective

Policies

Policy 8.1.3(a) – Esplanade reserves

8.1 Natural values

Objectives

8.2.1 Objective – Natural values

Policies

Policy 8.2.2(a)(i)

Chapter 9: Specific Zones

9.3 Rangitahi Peninsula Zone

Objectives

9.3.3 Objective – Natural features

Policies

Policy 9.3.3.6

Rules

Chapter 20: Industrial Zone

20.3 Land Use – Building

Rule 20.3.2

Chapter 21: Industrial Zone Heavy

21.3 Land Use – Building

Rule 21.3.2

Chapter 22: Rural Zone

22.3 Land Use – Building

Rule 22.3.3

Chapter 23: Country Living Zone

23.3 Land Use – Building

Rule 23.3.3

Schedules

Schedule 30.5: Urban Allotment Significant Natural Areas (tabular format)

NC – Natural character

Chapter 3: Natural Environment

3.2 Significant Natural Areas

Objectives

3.2.1 Objective – Significant Natural Areas

Policies

Policies 3.2.2-3.2.8

3.3 Outstanding natural features and landscapes

Objectives

3.3.1 Objective – Outstanding natural features and landscapes

Policies

Policies 3.3.2-3.3.4

3.4 Significant amenity landscapes

Objectives

3.4.1 Objective – Significant amenity landscapes

Policies

Policies 3.4.2-3.4.4

Rules

Chapter 20: Industrial Zone

20.3 Land Use – Building

Rule 20.3.2

Chapter 21: Industrial Zone Heavy

21.3 Land Use – Building

Rule 21.3.2

Chapter 22: Rural Zone

22.3 Land Use – Building

Rule 22.3.3

Chapter 23: Country Living Zone

23.3 Land Use – Building

Rule 23.3.3

To maintain and enhance public access to and along the coastal marine area, lakes and rivers, associated subdivision rules relating to esplanade reserves and strips are also included in the PDP. To align with the mandatory direction in *SUB – Subdivision of the District Wide Matters Standard*, these provisions have been incorporated into the Subdivision section below (eg, Rules 16.4.14, 18.4.7, 20.4.4, 22.4.7). In addition, the PDP also contains specific earthworks-related provisions relevant to landscape and natural character. However, to align with the mandatory direction in *General District Wide Matters Standard*, these have been incorporated into the Earthworks section below (eg, Rules 16.2.4.4, 17.2.5.4, 20.2.5.3, 21.2.5.3, 22.2.3.4, 24.2.4.4, 25.2.4.4 – Landscape and Natural Character Areas).

Subdivision

SUB – Subdivision

Chapter 4: Urban Environment

4.7 Urban subdivision and development

Objectives

4.7.1 Objective – Subdivision and land-use integration

Policies

Policies 4.7.2-4.7.14

Chapter 5: Rural Environment

5.3 Rural character and amenity

Objectives

5.3.1 Objective – Rural character and amenity

Policies

Policy 5.3.8

5.6 Country Living Zone

Objectives

5.6.1 Objective – Country Living Zone

Policies

Policy 5.6.3

Rules

Chapter 16: Residential Zone

16.4 Subdivision

Rules 16.4.1, 16.4.4 -16.4.16

16.5.9 Subdivision

Rules 16.5.9.1-16.5.9.3

Chapter 17: Business Zone

17.4 Subdivision

Rules 17.4.1-17.4.1.7 and 17.5.9

Chapter 18: Business Town Centre Zone

18.4 Subdivision

Rules 18.4.1-18.4.7

Chapter 19: Business Zone Tamahere

19.4 Subdivision

Rule 19.4.1

Chapter 20: Industrial Zone

20.4 Subdivision

Rules 20.4.1-20.4.6

Chapter 21: Industrial Zone Heavy

21.4 Subdivision

Rules 21.4.1-20.4.5

Chapter 22: Rural Zone

22.4 Subdivision

Rules 22.4.1.1-22.4.4 and 22.4.7-22.4.9

Chapter 23: Country Living Zone

23.4 Subdivision

Rules 23.4.1-23.4.10 and 23.4.12

Chapter 24: Village Zone

24.4 Subdivision

Rules 24.4.1, 24.4.3-24.4.13

Chapter 25: Reserve Zone

25.4 Subdivision

Rule 25.4(a)

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.4 Subdivision

Rule 26.4

Chapter 27: Te Kowhai Airpark Zone

27.4 Subdivision

Rules 27.4.1-27.4.7

Chapter 28: Rangitahi Peninsula Zone

28.4 Subdivision

Rules 28.4 and 28.4.1-28.4.9

Specific controls

Chapter 16: Residential Zone

16.4 Subdivision – Te Kauwhata Ecological Residential Area/ Te Kauwhata Residential West

Rules 16.4.2 and 16.4.3

16.5.9 Subdivision – Lakeside Te Kauwhata Precinct

Rules 16.5.9.1 – 16.5.9.3

Chapter 17: Business Zone

17.5 Subdivision – Lakeside Te Kauwhata Precinct

Rule 17.5.9

Chapter 22: Rural Zone

22.4 Subdivision – Identified Areas

Rule 22.4.5

22.4 Subdivision – Environmental Protection Area

Rule 22.4.6

22.8 Subdivision – Lakeside Te Kauwhata Precinct

Rules 22.8.7-22.8.8

Chapter 23: Country Living Zone

23.4 Subdivision – Environmental Protection Area

Rule 23.4.11

Chapter 24: Village Zone

24.4 Subdivision – Te Kowhai and Tuakau

Rule 24.4.2

General district-wide matters

CE – Coastal environment

Chapter 3: Natural Environment

3.2 Significant Natural Areas

Objectives

3.2.1 Objective – Significant Natural Areas

Policies

Policy 3.2.5

3.5 Natural Character

Objectives

3.5.1 Objectives – Natural Character

Policies

Policies 3.5.2(b) and 3.5.3

Chapter 9: Specific Zones

9.3 Rangitahi Peninsula Zone

Objectives

9.3.3 Objective – Natural features

Policies

Policies 9.3.3.1-9.3.3.3

Associated rules are contained in a number of district-wide and zone-specific chapters of the PDP and appear to mainly relate to such matters as earthworks (eg, Rules 16.2.4.4, 20.2.5.3, 22.2.3.4, 25.2.4.4) and indigenous vegetation clearance (eg, Rules 16.2.8, 17.2.9, 20.2.9, 22.2.7, 28.2.8) within the coastal environment, although the Reserve Zone also contains a general height rule relating to buildings and floodlights in coastal areas of high and/or outstanding natural character (Rule 25.3.1.1). However, to align with the mandatory direction in *GDW – General Matters of the District Wide Matters Standard*, these provisions have been incorporated into the Earthworks and Ecosystems and indigenous biodiversity sections below.

EW – Earthworks

Chapter 4: Urban Environment

4.2 Residential Zone

Objectives

4.2.14 Objective – Earthworks

Policies

Policy 4.2.15

4.3 Village Zone

Objectives

4.3.14 Objective – Earthworks

Policies

Policy 4.3.15

4.5 Business and Business Town Centre Zones

Objectives

4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

Policies

Policy 4.5.41

4.6 Industrial and Heavy Industrial Zones

Objectives

4.6.6 Objective – Manage adverse effects

Policies

Policy 4.6.7

Chapter 5: Rural Environment

5.3 Rural Character and Amenity

Objectives

5.3.1 Objective – Rural character and amenity

Policies

Policy 5.3.5

5.6 Country Living Zone

Objectives

5.6.1 Objective – Country Living Zone

Policies

Policy 5.6.7

Rules

Chapter 16: Residential Zone

16.2 Land Use – Effects

Rules 16.2.4, 16.2.4.1-16.2.4.4 and 16.5.7.2

16.5.7 Land Use – Effects

Rule 16.5.7.2

Chapter 17: Business Zone

17.3 Land Use – Effects

Rules 17.2.5 and 17.2.5.1-17.2.5.4

Chapter 18: Business Town Centre Zone

18.2 Land Use – Effects

Rules 18.2.4 and 18.2.4.1-18.2.4.2

Chapter 19: Business Zone Tamahere

19.2 Land Use – Effects

Rules 19.2.4

Chapter 20: Industrial Zone

20.2 Land Use – Effects

Rules 20.2.5 and 20.5.1-20.5.3

Chapter 21: Industrial Zone Heavy

21.2 Land Use – Effects

Rules 21.2.5 and 21.2.5-21.2.5.3

Chapter 22: Rural Zone

22.2 Land Use – Effects

Rules 22.2.3 and 22.2.1.1-22.2.1.3

22.7 Specific Area – Whānga Coast Development Areas

Rule 22.7.1.3

22.8 Lakeside Te Kauwhata Precinct

Rule 22.8.6

Chapter 23: Country Living Zone

23.2 Land Use – Effects

Rules 23.2.3 and 23.2.3.1-22.2.3.4

Chapter 24: Village Zone

24.2 Land Use – Effects

Rules 24.2.4 and 24.2.4.1-24.2.4.4

Chapter 25: Reserve Zone

25.2 Land Use – Effects

Rules 25.2.4 and 25.2.4.1-25.2.4.4

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.2 Land Use – Effects

Rule 26.2.5

Chapter 27: Te Kowhai Airpark Zone

27.2 Land Use – Effects

Rule 27.2.10

Chapter 28: Rangitahi Peninsula Zone

28.2 Land Use – Effects

Rules 28.2.4 and 28.2.4.1-28.2.4.3

LIGHT – Light

Chapter 4: Urban Environment

4.4 Residential and Village Zones – Noise, lighting, outdoor storage, signs and odour

Objectives

4.4.1 Objective – Adverse effects of land use and development

Policies

Policy 4.4.3

4.5 Business and Business Town Centre Zones

Objectives

4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

Policies

Policy 4.5.38

4.6 Industrial and Heavy Industrial Zones

Objectives

4.6.6 Objective – Manage adverse effects

Policies

Policy 4.6.7

Chapter 5: Rural Environment

5.6 Country Living Zone

Objectives

5.6.1 Objective – Country Living Zone

Policies

Policy 5.6.15

Rules

Chapter 16: Residential Zone

16.2 Land Use – Effects

Rule 16.2.3

Chapter 17: Business Zone

17.3 Land Use – Effects

Rule 17.2.4

Chapter 18: Business Town Centre Zone

18.2 Land Use – Effects

Rule 18.2.3

Chapter 19: Business Zone Tamahere

19.2 Land Use – Effects

Rule 19.2.3

Chapter 20: Industrial Zone

20.2 Land Use – Effects

Rule 20.2.4

Chapter 21: Industrial Zone Heavy

21.2 Land Use – Effects

Rule 21.2.4

Chapter 22: Rural Zone

22.2 Land Use – Effects

Rule 22.2.2

Chapter 23: Country Living Zone

23.2 Land Use – Effects

Rule 23.2.2

Chapter 24: Village Zone

24.2 Land Use – Effects

Rule 24.2.3

Chapter 25: Reserve Zone

25.2 Land Use – Effects

Rule 25.2.3

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.2 Land Use – Effects

Rule 26.2.10

Chapter 27: Te Kowhai Airpark Zone

27.2 Land Use – Effects

Rule 27.2.9

Chapter 28: Rangitahi Peninsula Zone

28.2 Land Use – Effects

Rules 28.2.3

NOISE – Noise

Chapter 4: Urban Environment

4.4 Residential and Village Zones – Noise, lighting, outdoor storage, signs and odour

Objectives

4.4.1 Objective – Adverse effects of land use and development

Policies

Policy 4.4.2

4.5 Business and Business Town Centre Zones

Objectives

4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

Policies

Policy 4.5.35

4.6 Industrial and Heavy Industrial Zones

Objectives

4.6.6 Objective – Manage adverse effects

Policies

Policy 4.6.7

Chapter 5: Rural Environment

5.3 Rural character and amenity

Objectives

5.3.1 Objective – Rural character and amenity

Policies

Policy 5.3.15

5.6 Country Living Zone

Objectives

5.6.1 Objective – Country Living Zone

Policies

Policy 5.6.16

Rules

Chapter 16: Residential Zone

16.2 Land Use – Effects

Rules 16.2.1 and 16.2.1.1-16.2.1.2

16.5.7 Land Use – Effects

Rule 16.5.7.1

Chapter 17: Business Zone

17.3 Land Use – Effects

Rules 17.2.1 and 17.2.1.1-17.2.1.2

Chapter 18: Business Town Centre Zone

18.2 Land Use – Effects

Rules 18.2.1 and 18.2.1.1 – 18.2.1.2

Chapter 19: Business Zone Tamahere

19.2 Land Use – Effects

Rules 19.2.1 and 19.2.1.1-19.2.1.2

Chapter 20: Industrial Zone

20.2 Land Use – Effects

Rules 20.2.3, 20.2.3.1-20.2.3.2 and 20.5.6

20.5 Nau Mai Business Park

Rule 20.5.6

Chapter 21: Industrial Zone Heavy

21.2 Land Use – Effects

Rules 21.2.3 and 21.2.3.1-21.2.3.3

Chapter 22: Rural Zone

22.2 Land Use – Effects

Rules 22.2.1 and 22.2.1.1-22.2.1.3

Chapter 23: Country Living Zone

23.2 Land Use – Effects

Rules 23.2.1 and 23.2.1.1-22.2.1.2

Chapter 24: Village Zone

24.2 Land Use – Effects

Rules 24.2.2 and 24.2.2.1-24.2.2.2

Chapter 25: Reserve Zone

25.2 Land Use – Effects

Rules 25.2.1 and 25.2.1.1-24.2.1.2

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.2 Land Use – Effects

Rules 26.2.1-26.2.3

Chapter 27: Te Kowhai Airpark Zone

27.2 Land Use – Effects

Rules 27.2.6-27.2.8

Chapter 28: Rangitahi Peninsula Zone

28.2 Land Use – Effects

Rules 28.2.1 and 28.2.1.2-28.2.1.3

Specific controls

Chapter 16: Residential Zone

16.3 Land Use – Horotiu Acoustic Area

Rule 16.3.10

16.5 Lakeside Te Kauwhata Precinct

Rule 16.5.7.1

Chapter 17: Business Zone

17.3 Land Use – Horotiu Acoustic Area

Rule 17.3.5

Chapter 20: Industrial Zone

20.5 Nau Mai Business Park

Rule 20.5.6

Chapter 21: Industrial Zone Heavy

21.2.3.2 Huntly Power Station

Rule 21.2.3.2

Chapter 22: Rural Zone

22.3 Land Use – Te Kowhai Noise Buffer

Rule 22.3.7.3

22.3 Land Use – Noise Sensitive Activities

Rule 22.3.7.4

Chapter 23: Country Living Zone

23.3 Land Use – Airport Noise Outer Control Boundary

Rule 23.3.7.4

23.3 Land Use – Horotiu Acoustic Area

Rule 23.3.8

Chapter 24: Village Zone

23.3 Land Use – Airport Noise Outer Control Boundary

SIGN – Signs

Chapter 4: Urban Environment

4.4 Residential and Village Zones – Noise, lighting, outdoor storage, signs and odour

Objectives

4.4.1 Objective – Adverse effects of land use and development

Policies

Policies 4.4.6-4.4.7

4.5 Business and Business Town Centre Zones

Objectives

4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

Policies

Policies 4.5.36-4.5.37

4.6 Industrial and Heavy Industrial Zones

Objectives

4.6.6 Objective – Manage adverse effects

Policies

Policy 4.6.7

Chapter 5: Rural Environment

5.3 Rural Character and Amenity

Objectives

5.3.1 Objective – Rural character and amenity

Policies

Policy 5.3.14

5.6 Country Living Zone

Objectives

5.6.1 Objective – Country Living Zone

Policies

Policies 5.6.12-5.6.14

Rules

Chapter 16: Residential Zone

16.2 Land Use – Effects

Rules 16.2.7 and 16.2.7.1-16.2.7.2

Chapter 17: Business Zone

17.2 Land Use – Effects

Rules 17.2.7 and 17.2.7.1-17.2.7.2

Chapter 18: Business Town Centre Zone

18.2 Land Use – Effects

Rule 18.2.7 and 18.2.7.1-18.2.7.2

Chapter 19: Business Zone Tamahere

19.2 Land Use – Effects

Rules 19.2.6 and 19.2.6.1-19.2.6.2

Chapter 20: Industrial Zone

20.2 Land Use – Effects

Rules 20.2.7, 20.2.7.1-20.2.7.2 and 20.5.7

Chapter 21: Industrial Zone Heavy

21.2 Land Use – Effects

Rules 21.2.7 and 21.2.7.1-21.2.7.2

Chapter 22: Rural Zone

22.2 Land Use – Effects

Rules 22.2.6 and 22.2.6.1-22.2.6.2

Chapter 23: Country Living Zone

23.2 Land Use – Effects

Rules 23.2.6 and 23.2.6.1-22.2.6.2

Chapter 24: Village Zone

24.2 Land Use – Effects

Rules 24.2.7 and 24.2.7.1-24.2.7.2

Chapter 25: Reserve Zone

25.2 Land Use – Effects

Rules 25.2.7, 25.2.7.1-25.2.7.2 and 25.5.2.1

25.5.2 Land Use – Effects

Rules 25.5.2.1

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.2 Land Use – Effects

Rules 26.2.11-26.2.12

Chapter 27: Te Kowhai Airpark Zone

27.2 Land Use – Effects

Rules 27.2.12-27.2.13

Chapter 28: Rangitahi Peninsula Zone

28.2 Land Use – Effects

Rules 28.2.6 and 28.2.6.1-28.2.6.3

Specific controls

Chapter 20: Industrial Zone

20.5 Nau Mai Business Park

Rule 20.5.7

Note: Several of the above-mentioned rules also include provision for signage affixed to notable trees, heritage items and significant Māori sites. However, to align with the mandatory direction in the *General District Wide Matters Standard*, these provisions have been incorporated into this section (eg, Rules 16.2.7.1(P2), 17.2.7.1(P2), 18.2.7.1(P2), 20.2.7.1(P2), 24.2.7.1(P2), 28.2.6.3.

TEMP – Temporary activities

Chapter 4: Urban Environment

4.2 Residential Zone

Objectives

4.2.20 Objective – Maintain residential purpose

Policies

Policy 4.2.25 – Temporary events

4.3 Village Zone

Objectives

4.3.4 Objective – Village built form and amenity

Policies

Policy 4.3.12

4.5 Business and Business Town Centre Zones

Objectives

4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

Policies

Policy 4.5.34

Chapter 5: Rural Environment

5.3 Rural Character and Amenity

Objectives

5.3.1 Objective – Rural character and amenity

Policies

Policy 5.3.10

5.6 Country Living Zone

Objectives

5.6.1 Objective – Country Living Zone

Policies

Policy 5.6.11

Chapter 8: Reserves

8.3 Commercial Activities and Temporary Events

Objectives

8.3.1 Objective – Commercial activities and temporary events

Policies

Policy 8.3.3

Rules

Chapter 16: Residential Zone

16.1 Land Use – Activities

Rule 16.1.2(P5)

16.5 Lakeside Te Kauwhata Precinct

Rule 16.5.2(P5)

Chapter 17: Business Zone

17.1 Land Use – Activities

Rule 17.1.2(P17)

Chapter 18: Business Town Centre Zone

18.1 Land Use – Activities

Rule 18.1.2(P10)

Chapter 19: Business Zone Tamahere

19.1 Land Use – Activities

Rule 19.1.1(P6)

Chapter 22: Rural Zone

22.1 Land Use – Activities

Rule 22.1.2(P2)

22.8 Lakeside Te Kauwhata Precinct

Rule 22.8.2(P2)

Chapter 23: Country Living Zone

23.1 Land Use – Activities

Rule 23.1.1(P3)

Chapter 24: Village Zone

24.1 Land Use – Activities

Rule 24.1.1(P4)

Chapter 25: Reserve Zone

25.1 Land Use – Activities

Rule 25.1.2(P4)

Chapter 25: Reserve Zone

25.1 Land Use – Activities

Rule 25.1.2(P4)

Chapter 27: Te Kowhai Airpark Zone

27.1 Land Use – Activities

Rule 27.1.1 (P22 – P24, D10)

27.2 Land Use – Effects

Rule 27.2.14

Chapter 28: Rangitahi Peninsula Zone

28.1 Land Use – Activities

Rule 28.1.1(P2)

PART 3 – Area-specific matters

Note: A range of objectives have been repeated in a number of area-specific sections below (eg, Objectives 4.4.1, 4.5.1, 4.5.30, 4.6.1). This has been done to avoid policies being situated in ‘isolation’ within the template without a clear nexus between the policy and a relevant, associated objective.

Zones

Residential zones

GRZ – General residential zone

Chapter 4: Urban Environment

4.2 Residential Zone

Objectives

4.2.1 Objective – Residential character

4.2.3 Objective – Residential built form and amenity

4.2.16 Objective – Housing options

4.2.20 Objective – Maintain residential purpose

4.4.1 Objective – Adverse effects of land use and development

Policies

Policy 4.2.2

Policies 4.2.4 – 4.2.13

Policies 4.2.17 – 4.2.19

Policies 4.2.21 – 4.2.24 and 4.2.26

Policies 4.4.4 – 4.4.5

Rules

Chapter 16: Residential Zone

16.1 Land Use – Activities

Rules 16.1 and 16.1.1 – 16.1.5

16.3 Land Use – Building

Rules 16.3.1 – 16.3.10

Specific controls

Chapter 16: Residential Zone

16.2 Land Use – Bankart Street and Wainui Road Business Overlay Area

Rule 16.2.2

16.3 Land Use – Bankart Street and Wainui Road Business Overlay Area

Rule 16.3.6(P3)

16.3 Land Use – Te Kauwhata Residential West/ Te Kauwhata Ecological Residential Areas

Rule 16.3.6(P2)

Note: Section 16.3 Land Use – Building of the PDP includes Rule 16.3.9.3 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter, or natural character and natural features and landscapes chapters of the template. Equally, elements of the rule could also be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, the rule has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

LLRZ – Large lot residential zone

Chapter 4: Urban Environment

4.3 Village Zone

Objectives

4.3.1 Objective – Village zone character

4.3.4 Objective – Village built form and amenity

4.4.1 Objective – Adverse effects of land use and development

Policies

Policies 4.3.2 – 4.3.3

Policies 4.3.5 – 4.3.13

Policies 4.4.4 – 4.4.5

Rules

Chapter 24: Village Zone

24.1 Land Use – Activities

Rules 24.1 and 24.1.1 – 24.1.3

24.3 Land Use – Building

Rules 24.3.1-24.3.3.1 and 24.3.4-24.3.6.3

Specific controls

Chapter 24: Village Zone

23.3 Land Use – Airport Obstacle Limitation Surface

Rule 24.3.3.2

Categorisation of the proposed Village Zone as Large Lot Residential is based on background descriptive material contained in the Village Zone Section 32 Report and the nature of the provisions contained in Chapter 24: Village Zone.

Note: Section 24.3 Land Use – Building of the PDP includes Rule 24.3.6.3 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter, or natural character and natural features and landscapes chapters of the template. Equally,

elements of this rule could be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, the rule has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

Rural zones

GRUZ – General rural zone

Chapter 5: Rural environment

5.1 The rural environment

Objectives

5.1.1 Objective – The rural environment

5.2 Productive versatility of rural resources

5.2.1 Objective – Rural resources

5.3 Rural character and amenity

5.3.1 Objective – Rural character and amenity

5.4 Minerals and extractive industries

5.4.1 Objective – Minerals and extractive industries

5.5 Hamilton’s Urban Expansion Area

5.5.1 Objective – Hamilton’s Urban Expansion Area

Policies

Policies 5.2.2-5.2.3

Policies 5.3.2-5.3.4, 5.3.6-5.3.7, 5.3.9, 5.3.11-5.3.13 and 5.3.16-5.3.18

Policy 5.4.2

Policy 5.5.2

Rules

Chapter 22: Rural Zone

22.1 Land Use – Activities

Rules 22.1 and 22.1.1-22.1.5

22.3 Land Use – Building

Rules 22.3.1-22.3.2, 22.3.4-22.3.4.2, 22.3.4.5-22.3.7.2 and 22.3.7.5

Precincts

22.5 Specific Area – Agriculture Research Centres

Rules 22.5.1-22.5.5

22.6 Specific Area Huntly Power Station Coal and Ash Water

Rules 22.6.1-22.6.8

22.7 Specific Area – Whānga Coast Development Areas

Rules 22.7.1-22.7.1.2, 22.7.1.4-22.7.1.8 and 22.7.2-22.7.2.3

Specific controls

Chapter 22: Rural zone

22.3 Land Use – Airport Obstacle Limitation Surface

Rule 22.3.4.3

22.3 Land Use – Battlefield Viewshafts

Rule 22.3.4.4

Note: *Section 22.3 Land Use – Building of the PDP* includes Rule 22.3.7.5 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter, or natural character and natural features and landscapes chapters of the template. Equally, elements of this rule could be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, the rule has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

RLZ – Rural lifestyle zone

Chapter 5: Rural environment

5.6 Country Living Zone

Objectives

5.6.1 Objective – Country Living Zone

Policies

Policies 5.6.2, 5.6.4-5.6.6, 5.6.8-5.6.10, 5.6.17-5.6.18

Rules

Chapter 23: Country Living Zone

23.1 Land Use – Activities

Rules 23.1 and 23.1.1-23.1.3

23.2 Land Use – Effects

Rule 23.2.7

23.3 Land Use – Building

Rules 23.3.1-23.3.2, 23.3.4-23.3.7.2 and 23.3.7.5

Specific controls

Chapter 23: Country Living Zone

23.3 Land Use – Airport Obstacle Limitation Surface

Rule 23.3.4.2

23.3 Land Use – Tamahere Commercial Areas A and B

Rule 23.3.7.3

Note: *Section 23.3 Land Use – Building of the PDP* includes Rule 23.3.7.5 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter or natural character and natural features and landscapes chapters of the template. Equally, elements of this rule could be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, the rule has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

SETZ – Settlement zone

Chapter 9: Specific Zones

9.3 Rangitahi Peninsula Zone

Objectives

9.3.1 Objective – Development

9.3.2 Objective – Non-residential activities

9.3.3 Objective – Natural features

Policies

Policies 9.3.1.1-9.3.1.4

Policies 9.3.2.1-9.3.2.2

Policies 9.3.2.1-9.3.2.2

Rules

Chapter 28: Rangitahi Peninsula Zone

28.1 Land Use – Activities

Rules 28.1 and 28.1.1-28.1.5

28.2 Land Use – Effects

Rule 28.2.7

28.3 Land Use – Building

Rules 28.3.1-28.3.2-28.3.9.2

The Rangitahi Peninsula Zone is identified in Chapters 9 and 28 of the PDP as a Specific Zone. It is also contained within an area subject to a structure plan and therefore could be categorised as a development area in accordance with the functional description contained in *F4 – Spatial Layers (District) Standard*. Regardless, the zone has been included here as its description in the associated s32 report characterises it as being located in an area that is ‘predominantly in rural use’, with anticipated development being of a ‘character and scale that reflects its harbour setting’. This is a description that closely reflects and aligns with the purpose statement and description of the Settlement Zone contained in *SASM: Area Specific Matters Standard*.

Note: *Section 28.3 Land Use – Building of the PDP* includes Rule 28.3.9.3 which relates to building setbacks adjacent to waterbodies. This rule could be reassigned to the coastal environment chapter of the template. Equally, it could be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, it has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

Commercial and mixed use zones

NCZ – Neighbourhood centre zone

Chapter 4: Urban Environment

4.5 Business and Business Town Centre Zones

Objectives

4.5.1 Objective – Commercial function and purpose

Policies

Policies 4.5.2 and 4.5.6-4.5.7

Chapter 9: Specific Zones

9.4 Business Zone Tamahere

Objectives

9.4.1 Objective – Community hub

9.4.2 Objective – Adverse effects on land use

Policies

Policies 9.4.1.1-9.4.1.3

Policies 9.4.2.1-9.4.2.7

Rules

Chapter 19: Business Zone Tamahere

19.1 Land Use – Activities

Rules 19.1.1-19.1.4

19.2 Land Use – Effects

Rules 19.2.2 and 19.2.7

19.3 Land Use – Building

Rules 19.3.1-19.3.5

Although the Business Zone Tamahere is identified in Chapters 9 and 19 of the PDP as a Specific Zone, it has been included here as the intent expressed through the associated objectives and policies – eg, Policy 9.4.1.1(a)(iv) – Provides for a compact and commercially vibrant neighbourhood centre) closely reflects and/or aligns with the purpose statement and description of the Neighbourhood Centre Zone contained in *SASM: Area Specific Matters Standard*.

MUZ – Mixed use zone

Chapter 4: Urban Environment

4.5 Business and Business Town Centre Zones

Objectives

4.5.1 Objective – Commercial function and purpose

4.5.25 Objective – Business Zone – Character

4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

Policies

Policies 4.5.2, 4.5.4 and 4.5.9-4.5.11

Policies 4.5.26-4.5.29

Policies 4.5.31-4.5.33, 4.5.39-4.5.40 and 4.5.42

Rules

Chapter 17: Business Zone

17.1 Land Use – Activities

Rules 17.1 and 17.1.1-17.1.5

17.2 Land Use – Effects

Rules 17.2.2 and 17.2.3

17.3 Land Use – Building

Rules 17.3.1-17.3.7

Categorisation of the proposed Business Zone as Mixed Use is based on background descriptive material contained in the Business and Business Town Centre Section 32 Report and the nature of the provisions contained in *Chapter 17: Business Zone*. However, it is noted this translation does not represent a ‘direct correlation’ as the Business Zone also anticipates and accommodates large-format retailing and neighbourhood centres – ie, commercial activity categories covered by specific zones in *SASM: Area Specific Matters Standard*.

Note: *Section 17.3 Land Use – Building of the PDP* includes Rule 17.3.4.1 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter, or natural character and natural features and landscapes chapters of the template. Equally, elements of this rule could be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, it has been

included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

TCZ – Town centre zone

Chapter 4: Urban Environment

4.5 Business and Business Town Centre Zones

Objectives

- 4.5.1 Objective – Commercial function and purpose
- 4.5.12 Objective – Business Town Centre – Character
- 4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

Policies

- Policies 4.5.2-4.5.3 and 4.5.9-4.5.11
- Policies 4.5.13-4.5.24
- Policies 4.5.31-4.5.33, 4.5.39-4.5.40 and 4.5.42

Rules

Chapter 18: Business Town Centre Zone

18.1 Land Use – Activities

- Rules 18.1 and 18.1.1-18.1.5

18.2 Land Use – Effects

- Rule 18.2.2

18.3 Land Use – Building

- Rules 18.3.1-18.3.9

Note: Section 18.3 Land Use – Building of the PDP includes Rule 18.3.7 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter, or natural character and natural features and landscapes chapters of the template. Equally, elements of this rule could be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, it has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

Industrial zones

GIZ – General industrial zone

Chapter 4: Urban environment

4.6 Industrial and Heavy Industrial Zones

Objectives

- 4.6.1 Objective – Economic growth of industry
- 4.6.6 Objective – Manage adverse effects

Policies

- Policies 4.6.2(a)(i)-4.6.5
- Policies 4.6.7-4.6.9

Rules

Chapter 20: Industrial Zone

20.1 Land Use – Activities

Rules 20.1 and 20.1.1-20.1.3

20.2 Land Use – Effects

Rules 20.2.1-20.2.2

20.3 Land Use – Building

Rules 20.3.1 and 20.3.3-20.3.4

Precinct

Nau Mai Business Park

Rules 20.5.1-20.5.5 and 20.5.8-20.5.14

Note: *Section 20.3 Land Use – Building of the PDP* includes Rule 20.3.4.2 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter, or natural character and natural features and landscapes chapters of the template. Equally, elements of this rule could be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, the rule has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

HIZ – Heavy industrial zone

Chapter 4: Urban Environment

4.6 Industrial and Heavy Industrial Zones

Objectives

4.6.1 Objective – Economic growth of industry

4.6.6 Objective – Manage adverse effects

Policies

Policies 4.6.2(a)(ii)-4.6.5

Policies 4.6.7-4.6.9

Rules

Chapter 21: Industrial Zone Heavy

21.1 Land Use – Activities

Rules 21.1 and 21.1.1-21.1.3

21.2 Land Use – Effects

Rules 21.2.1-21.2.2

21.3 Land Use – Building

Rules 21.3.1 and 21.3.3-21.3.4

Specific controls

Chapter 21: Industrial Zone Heavy

21.3 Land Use – Battlefield Viewshafts

Rule 21.3.5

Note: *Section 21.3 Land Use – Building of the PDP* includes Rule 21.3.4.1 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment chapter, or natural character and natural features and landscapes chapters of the template. Equally, elements of this rule could also be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, the rule

has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values.

Open space and recreation zones

OSZ – Open space zone

Chapter 8: Reserves

8.1 Reserve Provision

Objectives

8.1.1 Objective and associated

Policies

Policies 8.1.2 and 8.1.3(b)

8.3 Commercial activities and temporary events

Objectives

8.3.1 Objective – Commercial activities and temporary events

Policies

Policy 8.3.2

8.4 Tamahere Park and Village Green

Objectives

8.4.1 Objective – Community hub

Policies

Policies 8.4.2-8.4.3

Rules

Chapter 25: Reserve Zone

25.1 Land Use – Activities

Rules 25.1 and 25.1.1-25.1.4

25.3 Land Use – Building

Rules 25.3.1-25.3.1.1 and 25.3.2-25.3.5.2

Precinct

Specific Area Tamahere Park and Tamahere Village Green

25.5.3 Land Use – Building

Rules 25.5.3.1-25.5.3.2

Specific controls

Chapter 25: Reserve Zone

25.3 Land Use – Airport Obstacle Limitation Surface

Rule 25.3.1.2

25.3 Land Use – Battlefield Viewshafts

Rule 25.3.1.3

Categorisation of the proposed Reserves Zone as Open Space is based on background descriptive material contained in the Reserves Section 32 Report and the nature of the provisions contained in Chapter 25: Reserves Zone. However, we note this translation does not represent a 'direct correlation' as the Reserves Zone also anticipates and accommodates natural reserves and indoor/outdoor recreational facilities – ie, activity categories covered by specific zones in *SASM: Area Specific Matters Standard*.

Note: Section 25.3 Land Use – Building of the PDP includes Rule 25.3.5.2 which relates to building setbacks adjacent to waterbodies. Elements of this rule could be reassigned to either the coastal environment

chapter, or natural character and natural features and landscapes chapters of the template. Equally, elements of this rule could also be included in the proposed Stage 2 chapter relating to natural hazards and the effects of climate change. In the absence of a clearly stated rationale for its inclusion in the PDP, the rule has been included here due to its assumed primary role in maintaining and/or enhancing character and amenity values)

Special purpose zones

AIRPZ – Airport zone

Chapter 9: Specific Zones

9.2 Te Kowhai Airpark

Objectives

9.2.1 Objective – Te Kowhai Airpark

9.2.2 Objective – Amenity outcomes

Policies

Policies 9.2.1.1-9.2.1.7

Policy 9.2.2.1

Rules

Chapter 27: Te Kowhai Airpark Zone

27.3 Land Use – Building

Rules 27.3.5-27.3.7, 27.3.9-27.3.10 and 27.3.13

Precincts

Precinct A – Runway and Operations

27.1 Land Use – Activities

Rule 27.1.1

27.2 Land Use – Effects

Rule 27.2.15(P1/RD1),

27.3 Land Use – Building

Rules 27.3.1(P1/RD1/D1), 27.3.2(P1/RD1), 27.3.3(P1/RD1) and 27.3.4(P1/RD1)

Precinct B – Commercial

27.1 Land Use – Activities

Rule 27.1.1

27.2 Land Use – Effects

Rule 27.2.15(P1/RD1)

27.3 Land Use – Building

Rules 27.3.1(P1/RD1/D1), 27.3.2(P1/RD1), 27.3.3(P1/RD1) and 27.3.4(P1/RD1)

Precinct C – Medium Density Residential

27.1 Land Use – Activities

Rule 27.1.1

27.2 Land Use – Effects

Rule 27.2.15(P2/RD1)

27.3 Land Use – Building

Rules 27.3.1(P2/RD1/D1), 27.3.2(P2/RD1), 27.3.3(P2/RD1), 27.3.4(P2/RD1), 27.3.8 and 27.3.11

Precinct D – Residential

27.1 Land Use – Activities

Rule 27.2.15(P2/RD1)

27.3 Land Use – Building

MPZ – Māori purpose zone

Not specifically relevant for the purposes of the PDP. However, we note the Rural Zone enables a range of activities to meet Māori cultural and/or social needs (eg, papakāinga housing, wānanga, hauora, marae complex) in identified Whānga Coast Development Areas and the Lakeside Te Kauwhata Precinct. As the provisions that relate to these areas largely refine and/or tailor aspects of the rule framework for the Rural Zone, these areas have been categorised as precincts to align with the functional description in *F4 – Spatial Layers (District) Standard* and are included within the Rural Zone chapter above.

[Additional Special Purpose] zone (Insert name and identification of this chapter that complies with direction 18. 10. Format standard)

HDZ – Hampton Downs Motorsport and Recreation Zone

Hampton Downs Motorsport and Recreation Zone

Chapter 9: Specific Zones

9.1 Hampton Downs Motorsport and Recreation

Objectives

9.1.1 Objective – Continued development and operation of the Hampton Downs Motorsport Park

Policies

Policies 9.1.1.1-9.1.1.3

Rules

Chapter 26: Hampton Downs Motorsport and Recreation Zone

26.2 Land Use – Effects

Rules 26.2.4 and 26.2.7

26.3 Land Use – Building

Rules 26.3.2-26.3.5

Precincts

Precinct A – Operational motorsport area

26.1 Land Use – Activities

Rules 26.1 and 26.1.1, 26.1.2, 26.1.2.1 and 26.1.3

26.2 Land Use – Effects

Rule 26.2.6

26.3 Land Use – Building

Rule 26.3.1

Precinct B – Business and industrial area

26.1 Land Use – Activities

Rules 26.1 and 26.1.2, 26.1.3 and 26.1.4

26.3 Land Use – Building

Rule 26.3.6

Precinct C – Minor race track area

26.1 Land Use – Activities

Rules 26.1 and 26.1.3, 26.1.2, 26.1.2.2 and 26.1.3

26.2 Land Use – Effects

Rules 26.2.6 and 26.2.13

Precinct D – Residential apartments

26.1 Land Use – Activities

Rules 26.1 and 26.1.4 and 26.1.3

Precinct E – Industrial Units

26.1 Land Use – Activities

Rules 26.1 and 26.1.5 and 26.1.3

Precincts (multi-zone)

PREC1 – Lakeside Te Kauwhata Precinct

Chapter 4: Urban Environment

4.1 Character of towns

Objectives

4.1.7 Objective – Character of towns

4.2.16 Objective – Housing options

Policies

Policy 4.1.12(b)

Policies 4.2.17 – 4.2.19

Chapter 5: Rural Environment

5.3 Rural character and amenity

5.3.1 Objective – Rural character and amenity and associated policies 5.3.3-5.3.4 and 5.3.8

Rules

Chapter 16: Residential

Rules 16.5.1-16.5.6 and 16.5.8.1-16.5.8.9

Chapter 17: Business

Rules 17.5.1-17.5.8

Chapter 22: Rural

Rules 22.8.1-22.8.5

Designations

Insert name and identification of chapters that comply with unique identifiers in table 15 of 9. *Designations Standard*, for those not in the table they must comply with *Direction 18 of 10. Format standard*).

Section E: Designations

ACNZ – Airways Corporation of NZ Limited

MCON – Minister of Conservation

MEDU – Minister of Education

D Waikato Regional Council –

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

E Hamilton City Council –

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

F Hauraki District Council –

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

MJUS – Minister of Justice

MPOL – Minister of Police

I Counties Power –

(Identify in accordance with Directions 28 and 29 of 10. *Format Standard*)

NZTA – New Zealand Transport Agency

TPR – Transpower New Zealand Limited

KRH – KiwiRail Holdings Limited

M Waikato District Council –

(Identify in accordance with Directions 28 and 29 of 10. *Format Standard*)

N Waikato Regional Airport Limited –

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

O Watercare Services Limited –

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

MCOR – Minister of Corrections

Q WEL Networks Limited –

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

R Vector Gas Limited –

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

S Radio New Zealand Limited –

NZME or identify in accordance with Directions 28 and 29 of 10. *Format Standard*

Identify in accordance with Directions 28 and 29 of 10. *Format Standard*

CNZ – Chorus New Zealand Limited

PART 4 – APPENDICES AND MAPS

Appendices

The below appendices could also be located within the chapter in which they relate, eg, only those that have direct relevance to the chapter and are not a length that will interrupt the flow of the plan.

Appendix 1: Acoustic Insulation

Appendix 2: Criteria for Determining Significance of Indigenous Biodiversity

Appendix 3.1 Residential Subdivision Guidelines

Appendix 3.2.1 Tamahere Design Guide

Appendix 3.2.2 Tamahere Business Zone – Communal Management Structure

Appendix 3.2.3 Tamahere Business Zone – Development Plan Guideline

Appendix 3.3 Town Centre Guidelines

Appendix 3.4 Multi Unit Development

Appendix 3.5 Huntly Heritage Precinct Design Guide

Appendix 3.6: Matangi Heritage Precinct Design Guide

Appendix 4: Esplanade Priority Areas

Appendix 5: Hazardous Substances

Appendix 6: Biodiversity Offsetting

Appendix 7: Raglan Navigation Beacon

Appendix 8: Rangitahi Structure Plan

Appendix 9: Te Kowhai Airfield

Appendix 10.1 Raglan Town Centre Character Statement

Appendix 10.2 Ngaruawahai Town Centre Character Statement

Appendix 10.3 Huntly Town Centre Character Statement

Appendix 10.4 Pokeno Town Centre Character Statement

Appendix 10.5 Te Kauwhata Town Centre Character Statement

Appendix 10.6 Tuakau Town Centre Character Statement

Appendix 11: Tree Removal Certificate

Appendix 12: Hampton Downs Motorsport and Recreation

14.12.5 Transportation tables and figures

Table 14.12.5.1 – Separation distances

Figure 14.12.5.2 – Separation distances

Table 14.12.5.3 – Minimum sight distances

Figure 14.12.5.4 – Minimum sight distances

Table 14.12.5.5 – Functions of roads within the Road Hierarchy

Table 14.12.5.6 – Road Hierarchy list

Table 14.12.5.7 – Required parking spaces and loading bays

Figure 14.12.5.8 – 90th Percentile car tracking curve minimum radius

Table 14.12.5.9 – Required accessible parking spaces

Table 14.12.5.10 – Required bicycle spaces

Table 14.12.5.11 – Car manoeuvring and parking space dimensions

Table 14.12.5.12 – Queuing space

Table 14.12.5.13 – Traffic generation rates

Table 14.12.5.14 – Access and road conditions (Residential, Village, Business, Business Town Centre and Industrial Zones)

Table 14.12.5.15 – Access and road conditions (Rural and Country Living Zones)

Maps: In addition to spatially illustrating the spatial extent of the zones covered by the PDP, maps also display a range of overlays relevant to the administration of the zone provisions in the plan. These include, by way of example, the following:

- Significant natural areas
- Outstanding natural features and landscapes
- Coastal environment
- Heritage precincts
- Airport noise and/or subdivision control boundaries
- Horotiu acoustic area
- Development precinct
- Business overlay area
- Verandah coverage area
- Aggregate extraction and/or resource areas.

Appendix 2 – Dunedin 2G District Plan ‘rehousing’

Colour key:

- Text in **orange** indicates relevant content extracted from the Proposed Plan (2GP)
- Text in **blue** and in **blue boxes** represents associated commentary and/or observations.

Part 1 – Introduction and General provisions

Introduces the legal basis for the plan. Is the home of definitions and matters that require interpretation and outlines how to use the plan.

Introduction

The following headings (in bold) and their order are mandatory:

- **Foreword and/or mihi**
- **Contents page** – All plan chapters must be listed with relevant page numbers. Sections within each chapter can be included.

1.1 Purpose – role of the district plan

A1. Plan overview and introduction

s.1.1.1 What is a district plan?

1.2 Description of the district – a brief high-level introduction to the district (1 page)

Although the 2GP includes a brief foreword by the Mayor, it currently does not include a ‘high-level’ contextual description of the city.

How the plan works

The following headings and their order are mandatory:

1.3 Statutory context – where the district plan fits within the hierarchy of planning instruments

A1. Plan overview and introduction

s.1.3 Statutory Framework

- s.1.3.1 Resource Management Act 1991
- s.1.3.2 Relationship to other plans and strategies
 - s.1.3.2.1 National policy statements and national environmental standards
 - s.1.3.2.2 Regional plans and policy statement
 - s.1.3.2.3 Kāi Tahu ki Otago Natural Resources Management Plan

Other sections not listed above may be included if required and relevant to the district.

A1. Plan overview and introduction

s.1.1.2 Content of district plan

- s.1.1.2.1 Written text of the district plan
- s.1.1.2.2 Planning maps

1.4 Cross-boundary matters – an explanation of how the council will deal with cross-boundary issues. The identification of relevant cross-boundary issues (if any).

There are no apparent references to cross-boundary issues in the 2GP.

Other sections not listed above may be included if required and relevant to the district.

A1. Plan overview and introduction

s.1.1.5 Other requirements outside the district plan

s.1.6 Nested Activity Tables

- City-wide activities
- Activities in Management and Major Facilities Zones

1.5 Relationships between spatial layers

s.1.1.3 How to use the district plan – this section provides a step-by-step procedural guide to applying the district plan provisions

Interpretation

Words and phrases defined for the purpose of interpreting the plan.

The following headings and their order are mandatory:

1.6 Definitions – mandatory and optional words and phrases required by the planning standards and any other words and phrases a plan chooses to define, listed alphabetically.

A1. Plan overview and introduction

s.1.5 Definitions

- s.1.5.1 Activity definitions
- s.1.5.2 Other definitions

1.7 Abbreviations – explanation of any abbreviations used in the Plan eg, “the Act” or “RMA”.

A1. Plan overview and introduction

s.1.5 Definitions

- s.1.5.3 Abbreviations

1.8 Glossary

National Direction Instruments

1.9 National Direction Instruments – A list of all national direction instruments (including a hyperlink to the instrument in an electronic version of the plan).

A1. Plan overview and introduction

s.1.3.2 Relationship to other plans and strategies

- s.1.3.2.1 National Policy Statements and National Environmental Standards

This section is also referenced under 1.3 – Statutory Context and may require reconsideration to avoid unnecessary duplication.

1.10 National Policy Statements and New Zealand Coastal Policy Statement

[INSERT MANDATORY TEXT]

National Environmental Standards

[INSERT MANDATORY TEXT]

Regulations

[INSERT MANDATORY TEXT]

Water Conservation Orders

[INSERT MANDATORY TEXT]

1.11 Regulations

Mandatory text as set out in the planning standards is required to be located under the allocated headings.

Tangata Whenua and/or Mana Whenua

Provisions that outline iwi and/or hapū management plans, statutory acknowledgments, relationship agreements and the approach taken to incorporating Māori values into the district plan:

- recognition of iwi and hapū
- tangata whenua-council relationships
- iwi and hapū planning documents
- consultation.

1.12 TW – Tangata Whenua OR MW – Mana Whenua

A1. Plan overview and introduction

s.1.1.4 Consultation with Kāi Tahu ki Otago Ltd

s.1.3.3 Kāi Tahu and the district plan

- s.1.3.3.1 Te Tiriti o Waitangi and/or The Treaty of Waitangi
- s.1.3.3.2 Implementation of Kāi Tahu values through the district plan
- s.1.3.3.2.1 Statutory acknowledgements

s.1.4 Outcomes Sought by Kāi Tahu

C14. Manawhenua

s.14.1 Introduction

- s.14.1.1 Kāi Tahu
- s.14.1.2 Relationship of Kāi Tahu Whānui with Dunedin
- s.14.1.3 Manawhenua
- s.14.1.4 Papatipu Rūnaka
- s.14.1.5 Kāi Tahu Values
 - s.14.1.5.2 Tikaka
 - s.14.1.5.3 Ki Uta Ki Tai
 - s.14.1.5.4 Kaitiakitaka
 - s.14.1.5.5 Rakatirataka
 - s.14.1.5.6 Taoka
 - s.14.1.5.7 Mahika Kai
 - s.14.1.5.8 Wāhi tapu or Wāhi taoka sites
 - s.14.1.5.9 Wāhi Tūpuna

Based on the scope of this section highlighted above, relevant content has been sourced from two separate chapters of the 2GP – A1. *Plan Overview and Introduction* and C.14 *Manawhenua*. The associated objectives, policies and rules in C.14 Manawhenua have been included in section 8 Community Values of the template under sites of significance to Māori.

Part 2 – District-wide matters

Groups of provisions that address similar themes including district-wide strategic issues, environmental values, risks and common nuisance effects. These are matters that cross zone boundaries, apply in all zones or benefit from being addressed in a topic-based chapter rather than a zone-based chapter. They may be represented on the planning maps by an overlay. Areas or issues that do not conform to zone boundaries (values and risks) or common planning matters that can usefully be addressed in a topic-based chapter to avoid repetition or the nature of the activity (ie, it is linear and crosses zone boundaries). District-wide matters that can be spatially mapped are represented by overlays. Other district-wide matters can be addressed through district-wide rules, or have zone-specific rules and/or performance standards (eg, noise). These are topic-based chapters where all the relevant provisions are contained within the chapter (ie, objectives policies and methods and/or rules).

Strategic direction

The high-level matters the district plan seeks to achieve. Overall strategic objectives and policies for the district.

- Objectives and policies relating to tangata whenua and the application of the Treaty of Waitangi principles relevant to the resource management issues of the district.
- Could include (but not be limited to) planning for high growth (eg, targets required by the NPS UDC) or planning for low growth; and/or recognition of a district's special characteristics, other resource management issues that are specific to the district (eg, mining, tourism, energy) or large issues eg, climate change.
- The district's *Issues* and *anticipated environmental results* should be included here, if used.

UFD – Urban form and development

A2. Strategic directions

s.2.1 Introduction

s.2.2 Dunedin is environmentally sustainable and resilient

- Objective 2.2.1: Risk from natural hazards and associated policies 2.2.1.1-2.2.1.10
- Objective 2.2.2: Energy resilience and associated policies 2.2.2.1-2.2.2.4
- Objective 2.2.3: Indigenous biodiversity and associated policies 2.2.3.1-2.2.3.4
- Objective 2.2.4: Compact and accessible city and associated policies 2.2.4.1-2.2.4.5
- Objective 2.2.5: Environmental performance and associated policies 2.2.5.1-2.2.5.3

s.2.3 Dunedin is economically and socially prosperous

- Objective 2.3.1: Protection of land important for economic productivity and associated policies 2.3.1.1-2.3.1.6
- Objective 2.3.2: Centres hierarchy and associated policies 2.3.2.1-2.3.2.4
- Objective 2.3.3: Facilities and spaces that support social and cultural well-being and associated policies 2.3.3.1-2.3.3.2

s.2.4 Dunedin is a memorable city with a distinctive built and natural character

- Objective 2.4.1: Form and structure of the urban environment and associated policies 2.4.1.1-2.4.1.8
- Objective 2.4.2: Heritage and associated policies 2.4.2.1-2.4.2.3
- Objective 2.4.3 Vibrant CBD and centres and associated policies 2.4.3.1-2.4.3.4
- Objective 2.4.4: Natural landscapes and natural features and associated policies 2.4.4.1-2.4.4.3
- Objective 2.4.5: Natural character of the coastal environment and associated policies 2.4.5.1-2.4.5.3
- Objective 2.4.6: Character of rural environment and associated policies 2.4.6.1-2.4.6.2

s.2.5 Dunedin is a city that gives effect to the principles of the Treaty of Waitangi, protects Kāi Tahu values, culture and traditions, and enables Kāi Tahu to

Express Kaitiakitaka

- Objective 2.5.1: Kaitiakitaka and associated policies 2.5.1.1-2.5.1.2
- Objective 2.5.2: Occupation of Native Reserve Land and associated policies 2.5.2.1-2.5.2.2

- Objective 2.5.3: Wāhi tupuna and associated policy 2.5.3.1
- Objective 2.5.4: Mahika kai and associated policy 2.5.4.1

s.2.6 Dunedin has quality housing choices and adequate urban land supply

- Objective 2.6.1: Housing choices and associated policies 2.6.1.1-2.6.1.6
- Objective 2.6.2: Cost efficient housing and associated policies 2.6.2.1-2.6.2.2
- Objective 2.6.3: Adequate urban land supply and associated policies 2.6.3.1-2.6.3.3

s.2.7 Dunedin has affordable and efficient public infrastructure

- Objective 2.7.1: Efficient public infrastructure and associated policies 2.7.1.1-2.7.1.3
- Objective 2.7.2: Efficient transportation and associated policy 2.7.2.1

Councils are allowed to create their own strategic direction chapter but they **MUST** include an *urban form and development* chapter.

Energy, Infrastructure and Transport

EIT – Energy, Infrastructure and Transport: Objectives, policies and rules for essential and significant infrastructure including national grid, railways and state highways including any area required for the protection of the national grid by the NPS Electricity Transmission.

Is the intention here to rely on an arbitrary determination of ‘essential and significant’ infrastructure or to tie this back to nationally and regionally significant infrastructure identified, for instance, by an RPS eg, Policy 4.3.2, Proposed RPS for Otago? If the latter is the case, it might be worthwhile retitling this section ‘Nationally and regionally significant infrastructure’, with the network utilities section then focused on residual utilities not covered under this heading.

Note: There is no specific chapter in the 2GP dedicated to essential and/or significant infrastructure. Provisions relating to regional and significant infrastructure such as regional-scale hydro and/or wind generation and the national grid are included in *Chapter B5 Network utilities and energy generation* in the proposed plan eg, Policy 5.2.1.2, while those relating to state highways are included in *Chapter B6 Transportation*. Although there does not appear to be any specific provisions relating to rail within this chapter, it is noted that main rail infrastructure is included in *Schedule A1.4 – Designations of the plan* eg, Main South Railway, Taieri Branch Railway.

B3. Public Amenities

s.3.2 Objectives and policies

Objectives

- Objective 3.2.1 and associated

Policies

- Policies 3.2.1.1-3.2.1.4

Rule 3.3 Activity status

Rule 3.4 Notification

Rule 3.5 Performance standards

Rule 3.6 Assessment of restricted discretionary activities (Performance Standard Contraventions)

Rule 3.7 Assessment of restricted discretionary activities

Rule 3.8 Assessment of discretionary activities

Rule 3.9 Assessment of non-complying activities

These provisions relate to a wide range of local public infrastructure, including pedestrian and/or biking paths, seating, rubbish bins, toilets, shelters, information kiosks, bike stands and lighting.

B6. Transportation

s.6.2 Objectives and policies

Objectives

- Objective 6.2.1
- Objective 6.2.2
- Objective 6.2.3
- Objective 6.2.4

Policies

- Policies 6.2.1.1-6.2.1.5
- Policies 6.2.2.1-6.2.2.3
- Policies 6.2.3.1-6.2.1.5
- Policies 6.2.4.1-6.2.4.7

Rule 6.3 Activity Status

Rule 6.4 Notification

Rule 6.5 Transportation Activities Performance Standards

Rule 6.6 Parking, Loading and Access Performance Standards

Rule 6.7 General Performance Standards

Rule 6.8 Subdivision Performance Standards

Rule 6.9 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 6.10 Assessment of Restricted Discretionary Activities

Rule 6.11 Assessment of Discretionary Activities

Rule 6.12 Assessment of Non-complying Activities

Rule 6.13 Special Information Requirements

- 6.13.1 Parking demand information
- 6.13.2 Integrated transport assessment

C9. Public Health and Safety

s.9.2 Objectives and policies

Objectives

- Objective 9.2.1
- Objective 9.2.2

Policies

- Policies 9.2.1.1-9.2.1.4, 9.2.1.6
- Policies 9.2.2.1, 9.2.2.7 and 9.2.2.9

Rule 9.3 Performance Standards

- 9.3.3 Fire Fighting
- 9.3.7 Service Connections
- Rule 9.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)
- Rule 9.5 Assessment of Restricted Discretionary Activities
- Rule 9.6 Assessment of Discretionary Activities
- Rule 9.7 Assessment of Non-complying Activities

These provisions relate to the management of water, wastewater and stormwater public infrastructure. They are one of a number of matters addressed within *Chapter 9 Public Health*, which also includes topics such as noise, light spill, hazardous substances, earthworks, and forestry and/or tree planting. Due to the multi-topic ‘health and safety’ focus of this chapter, content has been disaggregated and distributed across three separate sections in the template: *9 Built Environment and Infrastructure, Roading and/or Transport and Other Infrastructure*; and *10 General: Noise, Light and Dust* and *10 General: Earthworks*.

Based on the scope of the section highlighted above, relevant transport and infrastructure-related content has been sourced from three separate chapters of the 2GP: *B3 Public Amenities*, *B6 Transportation* and *C9 Public Health and Safety*.

B5. Network utilities and energy generation

s.5.2 Objectives and policies

Objectives

- Objective 5.2.1

Policies

- Policies 5.2.1.1-5.2.1.12

Rule 5.3 Activity status

Rule 5.4 Notification

Rule 5.5 Network utilities activities performance standards

Rule 5.6 Setbacks from national grid and network utilities

Rule 5.7 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 5.8 Assessment of restricted discretionary activities

Rule 5.9 Assessment of discretionary activities

Rule 5.10 Assessment of non-complying activities

These values can be managed through spatial planning tools and could include (not a comprehensive list):

- national grid buffer area
- transport corridors
- airport noise contours

As a general observation, there appears to be a clear overlap between the infrastructure and network utilities components of this section. The distinction between them may be confusing given the current descriptions provided. These could benefit from further reconsideration and clarification, including possible conflation under a single heading.

Hazards and risks

CL – Contaminated Land: Objectives, policies and rules for where the management of contaminated sites and hazardous substances is required. Care should be taken to avoiding overlap with the HSNO and workplace safety legislation and regulations. Areas that may require land-use controls include (but are not limited to) those where there are reverse sensitivity issues, sensitive receiving environments, and/or where there is a threat of eco toxicity.

C9. Public Health and Safety

s.9.2 Objectives and policies

Objectives

- Objective 9.2.2 and associated

Policies

- Policies 9.2.2.1 and 9.2.2.11
- Rule 9.3 Performance Standards
- 9.3.4 Hazardous Substances Quantity Limits and Storage Requirements
- 9.8.1 Site management and emergency response plans

These provisions relate to the storage and use of hazardous substances. They are one of a number of matters addressed within *Chapter 9 Public Health*, which also includes topics such as noise, light spill, public infrastructure, earthworks, and forestry and/or tree planting. We note there are no apparent references to contaminated sites in the 2GP.

HAZ – Natural hazards: Objectives, policies and rules for areas that have been identified as being subject to natural hazards and where the effects of that natural hazard need to be managed to achieve certain outcomes and reduce or avoid the risk to life and property.

B8. Natural hazard mitigation

s.8.2 Objectives and policies

Objectives

- Objective 8.2.1 and associated

Policies

- Policies 8.2.1.1-8.2.1.3

Rule 8.3 Activity status

Rule 8.4 Notification

Rule 8.5 Assessment of restricted discretionary activities

C11. Natural hazards

s.11.2 Objectives and policies

Objectives

- Objective 11.2.1

Policies

- Policies 11.2.1.1-11.2.1.20

Rule 11.3 Hazard overlay zones development standards

Rule 11.4 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 11.5 Assessment of restricted discretionary activities

Rule 11.6 Assessment of discretionary activities

Rule 11.7 Assessment of non-complying activities

Rule 11.8 Notification

Rule 11.9 Special information requirements

The focus of *Chapter B8. Natural Hazard Mitigation* is on controlling activities that are necessary to manage or reduce the risk and effects of natural hazards eg, hazard mitigation structures and/or earthworks, while *Chapter C11. Natural Hazards* is centred on natural hazard identification eg, overlays and/or mapped areas, and managing risks through rules controlling activities in identified risk areas.

Historic and cultural values

HH – Historical heritage: Objectives, policies and rules for the protection and management of heritage buildings, sites objects and areas that have been identified through an appropriate methodology.

C.13 Heritage

s.13.2 Objectives and policies

Objectives

- Objective 13.2.1
- Objective 13.2.2
- Objective 13.2.3
- Objective 13.2.4

Policies

- Policies 13.2.1.1-13.2.1.9
- Policies 13.2.2.1-13.2.2.2
- Policies 13.2.3.1-13.2.3.10
- Policy 13.2.4.1

Rule 13.3 Development Performance Standards

- Rules 13.3.1-13.3.3

Rule 13.4 Assessment of controlled activities

Rule 13.5 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 13.6 Assessment of Restricted Discretionary Activities

Rule 13.7 Assessment of Discretionary Activities

Rule 13.8 Assessment of Non-complying Activities

Rule 13.9 Special Information Requirements

- 13.9.1 Demolition of a scheduled heritage building requirements

TREE – Notable trees: Objectives, policies and rules for the protection or management of notable, heritage or otherwise significant trees.

B.7 Scheduled trees

s.7.2 Objectives and policies

Objectives

- Objective 7.2.1

Policies

- Policies 7.2.1.1-7.2.1.4

Rule 7.3 Activity status

Rule 7.4 Notification

Rule 7.5 Performance standards

Rule 7.6 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 7.7 Assessment of restricted discretionary activities

Rule 7.8 Assessment of non-complying activities

Rule 7.9 Special information requirements

- 7.9.1 Arborist documentation

SASM – Sites and Areas of Significance to Māori: Objectives, policies and rules for the sites, areas and places that are significant to tangata whenua and have been identified as significant by iwi and/or hapu and can include wāhi tapu, wāhi tipuna and other culturally important sites and areas.

C.14 Manawhenua

s.14.2 Objectives and policies

Objectives

- Objective 14.2.1

Policies

- Policies 14.2.1.1-14.2.1.7

Rule 14.3 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 14.4 Assessment of restricted discretionary activities

Rule 14.5 Assessment of discretionary activities

Rule 14.6 Assessment of non-complying activities

Rule 14.7 Special information requirements

- 14.7.1 Cultural Impact Assessment

Refer comment in section 4 Tangata Whenua Provisions above.

These values can be managed through spatial planning tools and could include (not a comprehensive list):

- historic heritage (buildings, objects, sites, areas)
- sites of significance to Māori
- protected trees

Natural environment values

ECO – Ecosystems and indigenous biodiversity: Objectives, policies and rules for the protection and management of areas of indigenous biodiversity that have been identified through an appropriate methodology as meeting the test of being significant.

For the purposes of populating the template, objectives, policies and associated rules relating to riparian margins have been included under this topic eg, Objective 10.2.2, noting that as these also extend to include the coastal environment this could result in a degree of duplication.

C10. Natural Environment

s.10.2 Objectives and policies

Objectives

- Objective 10.2.1
- Objective 10.2.2
- Objective 10.2.4

Policies

- Policies 10.2.1.1-10.2.1.11
- Policies 10.2.2.1-10.2.2.6

- Policies 10.2.4.1, 10.2.4.3-10.2.4.4

Rule 10.3 performance standards

- Rules 10.3.1-10.3.4

Rule 10.4 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 10.5 Assessment of restricted discretionary activities

Rule 10.6 Assessment of discretionary activities

Rule 10.7 Assessment of non-complying activities

Can add natural character

NFL – Natural features and landscapes: Objectives, policies and rules for the protection and management of landscapes and features that have been identified through an appropriate methodology as meeting the test of being outstanding.

C10. Natural environment

s.10.2 Objectives and policies

Objectives

- Objective 10.2.5

Policies

- Policies 10.2.5.1-10.2.5.6, 10.2.5.8-10.2.5.16

Rule 10.3 Performance Standards

- Rules 10.3.4-10.3.6

Rule 10.3A Assessment of controlled activities

Rule 10.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 10.5 Assessment of Restricted Discretionary Activities

Rule 10.6 Assessment of Discretionary Activities

Rule 10.7 Assessment of Non-complying Activities

Rule 10.8 Special Information Requirements

- 10.8.1 Landscape Building Platforms

These values can be managed through spatial planning tools and could include (not a comprehensive list):

- areas of outstanding natural landscapes and features
- areas of significant biodiversity
- amenity landscapes
- areas of high and outstanding natural character in the coastal environment

Subdivision

SUB – Subdivision

There is no specific chapter in the 2GP dedicated to subdivision. Instead, relevant provisions are included in several chapters of the 2GP including ones under the City-wide Provisions eg, Natural Environment; Management Zones eg, Residential and/or Commercial and Mixed Use; and Major Facilities Zones eg, Campus and/or Port sections of the plan.

General district-wide matters

ASW – Activities on the surface of the water (not required if a district does not have any water bodies on which it controls activities on the surface of the water): Objectives, policies and rules relating to the management of activities on the surface of the water.

Aside from Rule 10.3.3.6.g (which enables maimai and whitebait stands to be erected on the surface of water), there are no other apparent references in the 2GP to managing activities on the surface of water.

CE – Coastal environment (not required if district has no coastline): Objectives, policies and rules for the management of the coastal environment

Refer to above comment.

C10. Natural environment

s.10.2 Objectives and policies

Objectives

- Objective 10.2.2
- Objective 10.2.3
- Objective 10.2.4

Policies

- Policies 10.2.2.1-10.2.2.6
- Policies 10.2.3.1-10.2.3.11
- Policies 10.2.4.1, 10.2.4.3-10.2.4.4

Rule 10.3 Performance standards

- Rules 10.3.1-10.3.4

Rule 10.4 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 10.5 Assessment of restricted discretionary activities

Rule 10.6 Assessment of discretionary activities

Rule 10.7 Assessment of non-complying activities

EW – Earthworks: Objectives, policies and rules relating to the management of earthworks.

C9. Public Health and Safety

s.9.2 Objectives and policies

Objectives

- Objective 9.2.1
- Objective 9.2.2

Policies

- Policy 9.2.1.5
- Policies 9.2.2.1 and 9.2.2.10

Rule 9.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 9.5 Assessment of Restricted Discretionary Activities

These provisions relate to earthworks. They are one of a number of matters addressed within *Chapter 9 Public Health*, which also includes topics such as noise, light spill, public infrastructure, the storage and use of hazardous substances and forestry and/or tree planting. Due to the multi-topic 'health and safety' focus of this chapter, content has been disaggregated and distributed across three separate sections in the template: *9 Built Environment and Infrastructure: Roading and/or Transport and Other Infrastructure*, *10 General: Noise, Light and Dust* and *10 General: Earthworks*.

LIGHT – Light: Objectives, policies and rules relating to light spill.

C9. Public Health and Safety

s.9.2 Objectives and policies

Objectives

- Objective 9.2.2

Policies

- Policies 9.2.2.1-9.2.2.4

Rule 9.3 Performance Standards

- 9.3.5 Light Spill

Rule 9.4 Assessment of Restricted Discretionary Activities (Performance Standard Contraventions)

Rule 9.5 Assessment of Restricted Discretionary Activities

Rule 9.6 Assessment of Discretionary Activities

Rule 9.7 Assessment of Non-complying Activities

NOISE – Noise: Objectives, policies and rules relating to noise

C9. Public Health and Safety

s.9.2 Objectives and policies

Objectives

- Objective 9.2.2

Policies

- Policies 9.2.2.1-9.2.2.4

Rule 9.3 Performance standards

- 9.3.1 Acoustic insulation
- 9.3.6 Noise

rule 9.4 assessment of restricted discretionary activities (performance standard contraventions)

Rule 9.5 Assessment of restricted discretionary activities

Rule 9.6 Assessment of discretionary activities

Rule 9.7 Assessment of non-complying activities

SIGN – Signs: Objectives, policies and rules relating to the management signage (if not addressed through other mechanisms eg, a bylaw).

There is no specific chapter in the 2GP dedicated to signage. Instead, sign provisions are included in several chapters of the 2GP including ones under the City-wide Activities eg, Transportation, City-wide Provisions eg, Natural Environment, Management Zones eg, Residential and/or Commercial and Mixed Use and Major Facilities Zones eg, Campus and/or Port sections of the plan.

TEMP – Temporary activities: Objectives, policies and rules relating to temporary activities.

B4. Temporary activities

s.4.2 Objectives and policies

Objectives

- Objective 4.2.1 and associated policies 4.2.1.1-4.2.1.3

Policies

Rule 4.3 Activity status

Rule 4.4 Notification

Rule 4.5 Performance standards

Rule 4.6 Assessment of controlled activities (performance standard contraventions)

Rule 4.7 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 4.8 Assessment of restricted discretionary activities

Rule 4.9 Assessment of discretionary activities

Rule 4.10 Assessment of non-complying activities

Rule 4.11 Special information requirements

- 4.11.1 Noise management plan

Optional

Other topic chapters that may be relevant to the district due to a specific local resource management issue eg, mining, energy.

C9. Public health and safety

- Forestry and tree planting – proximity to boundaries (Policy 9.2.2.5)
- Mining – air blast and vibration (Policy 9.2.2.6)
- Fencing – passive surveillance (Policy 9.2.2.8)
- Electrical interference – electrical emissions (Policy 9.2.2.12).

Part 3 – Area-specific matters

All **zones** identified for the district. The spatial definition of the district into areas that have similar characteristics or where similar environmental outcomes are sought. **Zones** chosen from the zone framework – names and purpose descriptions (*include zone framework below*).

For a commentary on the rationale behind the conversion of 2GP zones into the proposed NPS zone framework and supporting precincts outlined below, please refer to the associated diagnostic table ‘Dunedin 2G Plan Zoning Framework – Suggested NPS District Plan Template Conversion’.

Zones

Residential Zones

RESZ – Residential Zone (*General Residential 1 Zone in 2GP*)

D15. Residential

s.15.2 Objectives and policies

Objectives

- Objective 15.2.1
- Objective 15.2.2
- Objective 15.2.3
- Objective 15.2.4
- Objective 15.2.5

Note: Not relevant for the purposes of the 2GP.

- Policies 15.2.1.1-15.2.1.6
- Policy 15.2.2.1
- Policies 15.2.3.1-15.2.3.6
- Policies 15.2.4.1-15.2.4.7
- Policies 15.2.5.1-15.2.5.3

Rule 15.3 Activity Status

Rule 15.4 Notification

Rule 15.5 Land Use performance standards

Rule 15.6 Development performance standards

Rule 15.7 Subdivision performance standards

Rule 15.8 Assessment of controlled activities

Rule 15.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 15.10 Assessment of restricted discretionary activities

Rule 15.11 Assessment of discretionary activities

Rule 15.12 Assessment of non-complying activities

Rule 15.13 Special information requirements

- 15.13.1 Geotechnical investigation report
- 15.13.2 Papakāika- ownership and occupation

MRZ – Medium Density Residential Zone (*General Residential 2 Zone in 2GP*)
(As above)

HRZ – High Density Residential Zone (*Inner City Residential Zone in 2GP*)
(As above)

Note: Relevant objectives, policies and rules/performance standards relating to each of the above zones will need to be isolated and extracted from the 2GP Residential Zone for the purposes of populating these sections of the template. As many of the provisions are common across the residential zones in the plan this is likely to result in a high degree of content duplication – although this is potentially less of an issue in an e-plan context, it could be more material in circumstances where reliance is placed on hard copy or pdf versions of plan content.

Commercial and Mixed Use Zones

COMZ – Commercial Zone

Note: Not relevant for the purposes of the 2GP.

CCZ – City Centre Zone (*Central Business District Zone in 2GP*)

D18. Commercial and Mixed Use

s.18.2 Objectives and policies

Objectives

- Objective 18.2.1
- Objective 18.2.2
- Objective 18.2.3
- Objective 18.2.4

Policies

- Policies 18.2.1.1-18.2.1.18
- Policy 18.2.2.1-18.2.2.9
- Policies 18.2.3.1-18.2.3.11
- Policies 18.2.4.1-18.2.4.3

Rule 18.3 Activity Status

Rules 18.3.1-18.3.3, 18.3.6 -18.3.8

Rule 18.4 Notification

Rule 18.5 Land Use performance standards

Rules 18.5.1- 18.5.10

Rule 15.6 Development performance standards

Rules 18.6.1-18.6.17, 18.6.19

Rule 18.7 Subdivision performance standards

Rule 18.8 Assessment of controlled activities

Rule 18.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 18.10 Assessment of restricted discretionary activities

Rule 18.11 Assessment of discretionary activities

Rule 18.12 Assessment of non-complying activities

Rule 18.13 Special information requirements

- 18.13.1 Geotechnical investigation report

TCZ – Town Centre Zone *(Principal Centre Zone in 2GP)*

(As above)

LCZ – Local Centre Zone *(Suburban and Rural Centre Zones in 2GP)*

(As above)

NCZ – Neighbourhood Centre Zone *(Neighbourhood, Neighbourhood Convenience and Neighbourhood*

Destination Centre Zones in 2GP)

(As above)

Note: Relevant objectives, policies and rules/performance standards relating to each of the above zones will need to be isolated and extracted from the 2GP Commercial and Mixed Uses Zone for the purposes of populating these sections of the template. As many of the underlying provisions are common across the CBD and centres zones in the plan this is likely to result in a high degree of content duplication – although this is potentially less of an issue in an e-plan context, it could be more material in circumstances where reliance is placed on hard copy or pdf versions of plan content.

MUZ – Mixed Use Zone *(Warehouse Precinct, Princes, Parry and Harrow St, Smith St and York Pl, Harbourside Edge, Trade Related and CBD Edge Commercial Zones in 2GP)*

D18. Commercial and Mixed Use

s.18.2 Objectives and policies

Objectives

- Objective 18.2.1
- Objective 18.2.2
- Objective 18.2.3
- Objective 18.2.4

Policies

- Policies 18.2.1.1-18.2.1.18
- Policy 18.2.2.1-18.2.2.9

- Policies 18.2.4.1-18.2.4.3

Rule 18.3 Activity Status

Rules 18.3.1-18.3.2, 18.3.4 -18.3.8

Rule 18.4 Notification

Rule 18.5 Land Use performance standards

Rules 18.5.1- 18.5.10

Rule 18.6 Development performance standards

Rules 18.6.1-18.6.17, 18.6.19

Rule 18.7 Subdivision performance standards

Rule 18.8 Assessment of controlled activities

Rule 18.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 18.10 Assessment of restricted discretionary activities

Rule 18.11 Assessment of discretionary activities

Rule 18.12 Assessment of non-complying activities

Rule 18.13 Special information requirements

- 18.13.1 Geotechnical investigation report

Note: Relevant objectives, policies and rules/performance standards relating to this zone will need to be isolated and extracted from the 2GP Commercial and Mixed Uses Zone for the purposes of populating this section of the template. As many of these provisions are also common to the CBD and centres zones in the plan this is likely to result in a high degree of content duplication – although this is potentially less of an issue in an e-plan context, it could be more so in circumstances where reliance is placed on hard copy or pdf versions of plan content.

Industrial Zones

LIZ – Light Industrial Zone

Note: Not relevant for the purposes of the 2GP.

GIZ – General Industrial Zone (*Industrial and Industrial Port Zones in 2GP*)

D19. Industrial

s.19.2 Objectives and policies

Objectives

- Objective 19.2.1
- Objective 19.2.2
- Objective 19.2.3

Policies

- Policies 19.2.1.1-19.2.1.10
- Policies 19.2.2.1-19.2.2.9
- Policies 19.2.3.1-19.2.3.3

Rule 19.3 Activity Status

Rule 19.4 Notification

Rule 19.5 Land Use performance standards

Rule 19.6 Development performance standards

Rule 19.7 Subdivision performance standards

Rule 19.8 Assessment of controlled activities

Rule 19.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 19.10 Assessment of restricted discretionary activities

Rule 19.11 Assessment of discretionary activities

Rule 19.12 Assessment of non-complying activities

Rule 19.13 Special information requirements

- 19.13.1 Geotechnical investigation report

HIZ – Heavy Industrial Zone

Note: Not relevant for the purposes of the 2GP.

Note: Relevant objectives, policies and rules/performance standards relating to this zone will need to be isolated and extracted from the 2GP Commercial and Mixed Uses Zone for the purposes of populating this section of the template. As many of these provisions are also common to the CBD and centres zones in the plan this is likely to result in a high degree of content duplication – although this is potentially less of an issue in an e-plan context, it could be more so in circumstances where reliance is placed on hard copy or pdf versions of plan content.

Industrial Zones

LIZ – Light Industrial Zone

Note: Not relevant for the purposes of the 2GP.

GIZ – General Industrial Zone *(Industrial and Industrial Port Zones in 2GP)*

D19. Industrial

s.19.2 Objectives and policies

Objectives

- Objective 19.2.1
- Objective 19.2.2
- Objective 19.2.3

Policies

- Policies 19.2.1.1-19.2.1.10
- Policies 19.2.2.1-19.2.2.9
- Policies 19.2.3.1-19.2.3.3

Rule 19.3 Activity Status

Rule 19.4 Notification

Rule 19.5 Land Use performance standards

Rule 19.6 Development performance standards

Rule 19.7 Subdivision performance standards

Rule 19.8 Assessment of controlled activities

Rule 19.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 19.10 Assessment of restricted discretionary activities

Rule 19.11 Assessment of discretionary activities

Rule 19.12 Assessment of non-complying activities

Rule 19.13 Special information requirements

- 19.13.1 Geotechnical investigation report

HIZ – Heavy Industrial Zone

Note: Not relevant for the purposes of the 2GP.

Rural Zones

GRUZ – General Rural Zone

High Country, Middlemarch Basin, Taieri Plains, Hill Country, Hill Slopes, Coastal and Peninsula Coast Zones in 2GP.

D16. Rural

s.16.2 Objectives and policies

Objectives

- Objective 16.2.1
- Objective 16.2.2
- Objective 16.2.3
- Objective 16.2.4
- Objective 16.2.5

Policies

- Policies 16.2.1.1-16.2.1.10
- Policies 16.2.2.1-16.2.2.8
- Policies 16.2.3.1-16.2.3.9
- Policies 16.2.4.1-16.2.4.4
- Policies 16.2.5.1-16.2.5.4

Rule 16.3 Activity Status

Rule 16.4 Notification

Rule 16.5 Land Use performance standards

Rule 16.6 Development performance standards

Rule 16.7 Subdivision performance standards

Rule 16.8 Assessment of controlled activities

Rule 16.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 16.10 Assessment of restricted discretionary activities

Rule 16.11 Assessment of discretionary activities

Rule 16.12 Assessment of non-complying activities

Rule 16.13 Special information requirements

- 16.13.1 Papakāika- ownership and occupation
- 16.13.2 Geotechnical investigation report

RLZ – Rural Lifestyle Zone

Rural Residential 1 and 2 Zones in 2GP.

D17. Rural Residential

s.17.2 Objectives and policies

Objectives

- Objective 17.2.1
- Objective 17.2.2
- Objective 17.2.3
- Objective 17.2.4
- Objective 17.2.5
- Objective 17.2.1
- Objective 17.2.2
- Objective 17.2.3
- Objective 17.2.4
- Objective 17.2.5

Policies

- Policies 17.2.1.1-17.2.1.6
- Policies 17.2.2.1-17.2.2.8
- Policies 17.2.3.1-17.2.3.5
- Policies 17.2.4.1-17.2.4.4

- Policies 17.2.5.1-17.2.5.4

Rule 17.3 Activity Status

Rule 17.4 Notification

Rule 17.5 Land Use performance standards

Rule 17.6 Development performance standards

Rule 17.7 Subdivision performance standards

Rule 17.8 Assessment of controlled activities

Rule 17.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 17.10 Assessment of restricted discretionary activities

Rule 17.11 Assessment of discretionary activities

Rule 17.12 Assessment of non-complying activities

Rule 17.13 Special information requirements

- 17.13.1 Geotechnical investigation report

SETZ – Settlement Zone

Note: Not relevant for the purposes of the 2GP.

Open Space and Recreation

SARZ – Sport and Active Recreation Zone (*Recreation and Moana Pool MF Zone in 2GP*)

D20. Recreation

s.20.2 Objectives and policies

Objectives

- Objective 20.2.1
- Objective 20.2.2
- Objective 20.2.3

Policies

- Policies 20.2.1.1-20.2.1.4
- Policies 20.2.2.1-20.2.2.13
- Policies 20.2.3.1-20.2.3.4

Rule 20.3 Activity Status

Rule 20.4 Notification

Rule 20.5 Land Use performance standards

Rule 20.6 Development performance standards

Rule 20.7 Subdivision performance standards

Rule 20.8 Assessment of controlled activities

Rule 20.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 20.10 Assessment of restricted discretionary activities

Rule 20.11 Assessment of discretionary activities

Rule 20.12 Assessment of non-complying activities

Rule 20.13 Special information requirements

- 20.13.1 Geotechnical investigation report

Note: As the Moana Pool comfortably aligns with the purpose of the Sport and Active Recreation zone, relevant objectives, policies and rules/performance standards relating to this facility that are currently included in the Moana Pool MF zone would also need to be aggregated into this zone.

OSZ – Open Space Zone (*Dunedin Botanic Garden MF Zone and potentially some Recreation zoned land in the 2GP*)

E22. Dunedin Botanic Garden

s.22.2 Objectives and policies

Objectives

- Objective 22.2.1
- Objective 22.2.2
- Objective 22.2.3

Policies

- Policies 22.2.1.1-22.2.1.4
- Policies 22.2.2.1-20.2.2.6
- Policies 22.2.3.1-22.2.3.3

Rule 22.3 Activity Status

Rule 22.4 Notification

Rule 22.5 Land Use performance standards

Rule 22.6 Development performance standards

Rule 22.7 Subdivision performance standards

Rule 22.8 Assessment of controlled activities

Rule 22.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 22.10 Assessment of restricted discretionary activities

Rule 22.11 Assessment of discretionary activities

Rule 22.12 Assessment of non-complying activities

Rule 22.13 Special information requirements

- 22.13.1 Geotechnical investigation report

Special Purpose Zones

AIRPZ – Airport Zone *(Dunedin International Airport and Taieri Aerodrome MF Zones in 2GP)*

E24. Dunedin International Airport

s.24.2 Objectives and policies

Objectives

- Objective 24.2.1
- Objective 24.2.2
- Objective 24.2.3

Policies

- Policies 24.2.1.1-24.2.1.5
- Policies 24.2.2.1-24.2.2.6
- Policies 24.2.3.1-24.2.3.3

Rule 24.3 Activity Status

Rule 24.4 Notification

Rule 24.5 Land Use performance standards

Rule 24.6 Development performance standards

Rule 24.7 Subdivision performance standards

Rule 24.8 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 24.9 Assessment of restricted discretionary activities

Rule 24.10 Assessment of discretionary activities

Rule 24.11 Assessment of non-complying activities

Rule 24.12 Special information requirements

- 24.12.1 Geotechnical investigation report

Note: The proposed objectives, policies and rules applying to Dunedin International Airport provide a frame for provisions that would generally underpin the SP – Airport zone, with facility specific objectives and policies applying to Taieri Aerodrome being used to supplement these. Aerodrome specific rules/performance standards additional to those that generally apply in the SP – Airport zone form the basis for a locality specific precinct included in s.17 of the template.

PORTZ – Port Zone *(Port MF Zone in 2GP)*

E30. Port

s.30.2 Objectives and policies

Objectives

- Objective 30.2.1
- Objective 30.2.2
- Objective 30.2.3

Policies

- Policies 30.2.1.1-30.2.1.4
- Policies 30.2.2.1-30.2.2.4
- Policies 30.2.3.1-30.2.3.3

Rule 30.3 Activity Status

Rule 30.4 Notification

Rule 30.5 Land Use performance standards

Rule 30.6 Development Activities performance standards

Rule 30.7 Subdivision performance standards

Rule 30.8 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 30.9 Assessment of restricted discretionary activities

Rule 30.10 Assessment of discretionary activities

Rule 30.11 Assessment of non-complying activities

Rule 30.12 Special information requirements

- 30.12.1 Geotechnical investigation report

HOSZ – Hospital Zone *(Ashburn Clinic and Dunedin, Mercy and Waikari Hospital MF Zones in 2GP)*

E23. Dunedin Hospital

s.23.2 Objectives and policies

Objectives

- Objective 23.2.1
- Objective 23.2.2
- Objective 23.2.3

Policies

- Policies 23.2.1.1-23.2.1.5
- Policies 23.2.2.1-23.2.2.6
- Policies 23.2.3.1-23.2.3.3

Rule 23.3 Activity Status

Rule 23.4 Notification

Rule 23.5 Land Use performance standards

Rule 23.6 Development performance standards

Rule 23.7 Subdivision performance standards

Rule 23.8 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 23.9 Assessment of restricted discretionary activities

Rule 23.10 Assessment of discretionary activities

Rule 23.11 Assessment of non-complying activities

Rule 23.12 Special information requirements

- 23.12.1 Geotechnical investigation report

Note: The proposed objectives, policies and rules applying to Dunedin Hospital provide a frame for provisions that underpin the Hospital zone, with facility specific objectives and policies applying to the other medical facilities being used to supplement these. Facility specific rules/performance standards additional to those that generally apply in the Hospital zone form the basis for locality specific medical precincts included in s.17 of the template.

TEDZ – Tertiary Education Zone *(Campus and Schools Zones in 2GP)*

E34. Campus

s.34.2 Objectives and policies

Objectives

- Objective 34.2.1
- Objective 34.2.2
- Objective 34.2.3

Policies

- Policies 34.2.1.1-34.2.1.7
- Policies 34.2.2.1-34.2.2.8
- Policies 34.2.3.1-34.2.3.3

Rule 34.3 Activity Status

Rule 34.4 Notification

Rule 34.5 Land Use performance standards

Rule 34.6 Development performance standards

Rule 34.7 Subdivision performance standards

Rule 34.8 Assessment of controlled activities

Rule 34.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 34.10 Assessment of restricted discretionary activities

Rule 34.11 Assessment of discretionary activities

Rule 34.12 Assessment of non-complying activities

Rule 34.13 Special information requirements

- 34.13.1 Geotechnical investigation report

Note: The proposed objectives, policies and rules applying to the Campus zone provide a frame for provisions that underpin the SP – Education zone, with facility specific objectives and policies applying to Schools being used to supplement these. School specific rules/performance standards additional to those that generally apply in the SP – Education zone form the basis for a locality specific precinct included in s.17 of the template.

STADZ – Stadium Zone *(Stadium and Edgar Centre Zones in 2GP)*

E34. Campus

s.32.2 Objectives and policies

Objectives

- Objective 32.2.1
- Objective 32.2.2
- Objective 32.2.3

Policies

- Policies 32.2.1.1-32.2.1.6
- Policies 32.2.2.1-34.2.2.7
- Policies 32.2.3.1-32.2.3.3

Rule 32.3 Activity Status

Rule 32.4 Notification

Rule 32.5 Land Use performance standards

Rule 32.6 Development performance standards

Rule 32.7 Subdivision performance standards

Rule 32.8 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 32.9 Assessment of restricted discretionary activities

Rule 32.10 Assessment of discretionary activities

Rule 34.11 Assessment of non-complying activities

Rule 32.12 Special information requirements

- 32.12.1 Geotechnical investigation report

Note: The proposed objectives, policies and rules applying to Forsyth Barr Stadium provide a frame for provisions that would generally underpin the SP – Stadium zone, with facility specific objectives and policies applying to the Edgar Centre being used to supplement these. Facility specific rules/performance standards additional to those that generally apply in the SP – Stadium zone form the basis for the locality specific Edgar Centre precinct included in s.17 of the template.

Otago Museum

E29. Otago Museum

s.29.2 Objectives and policies

Objectives

- Objective 29.2.1

Objective 29.2.2

- Objective 29.2.3

Policies

- Policies 29.2.1.1-29.2.1.5
- Policies 29.2.2.1-29.2.2.7

- Policies 29.2.3.1-29.2.3.3

Rule 29.3 Activity Status

Rule 29.4 Notification

Rule 29.5 Land Use performance standards

Rule 29.6 Development performance standards

Rule 29.7 Subdivision performance standards

Rule 29.8 Assessment of controlled activities

Rule 29.9 Assessment of restricted discretionary activities (performance standard contraventions)

Rule 29.10 Assessment of restricted discretionary activities

Rule 29.11 Assessment of discretionary activities

Rule 29.12 Assessment of non-complying activities

Rule 29.13 Special information requirements

- 29.13.1 Geotechnical investigation report

FUZ – Future Urban Zone

Note: Not relevant for the purposes of the 2GP.

MPZ – Maori Purpose Zone

Note: Not relevant for the purposes of the 2GP.

PREC – Precincts (multi-zone)

Details of precincts in the plan. Specifies:

Would it also be worthwhile to specify how these are to be identified in the plan eg, planning maps?

- Name and description of precinct
- Objective and policies of precinct

This instruction appears to be inconsistent with the description of precincts in the SPT standard (ie, they apply 'to a defined area where the purpose of the underlying zone(s) and majority of provisions (especially objectives and policies) still apply and are relevant'). Consequently, consideration should be given to deleting it from this description.

- Activity status where these are different from underlying zone(s).
- Additional or variable standards to those that apply to the underlying zone.

Residential

Low-density residential

- 15.1.1.4 – Zone description
- Rules 15.5.2, 15.6.11, 15.6.14 and 15.7.4

Large lot residential

This includes the Large lot residential 1 and 2 zones in the 2GP.

- 15.1.1.5/15.1.1.6 – Zone descriptions
- Rules 15.5.2, 15.6.11, 15.6.14 and 15.7.4

Township and Settlement

- 15.1.1.7 – Zone description
- Rules 15.5.2, 15.6.11, 15.6.14 and 15.7.4

Rural

Invermay and Hercus Research Facilities

- 26.1 – Introduction
- Rules 26.6.1-26.6.9

These will need to be assessed against the rules and/or performance standards that generally apply in the Rural zone to identify those that are specific to these facilities and to avoid any unnecessary duplication.

Commercial

Warehouse precinct

- 18.1.1.3 – Zone description
- Rules 18.3.3, 18.5.1, 18.5.6, 18.5.7 and 18.6.6.2

Princes, Parry and Harrow Streets

- 18.1.1.4 – Zone description
- Rules 18.3.3, 18.5.1, 18.5.6, 18.5.7 and 18.6.6.2
- Princes, Parry and Harrow Streets Commercial Zone Height Mapped Area

Smith St and York Pl

- 18.1.1.5 – Zone description
- Rules 18.3.3, 18.5.6, 18.5.7 and 18.6.6.2

Harbourside Edge

- 18.1.1.6 – Zone description
- Rules 18.3.3, 18.5.1, 18.5.6, 18.5.7, 18.6.6.2 and 18.6.18
- Harbourside Edge Public Walkway and Access Mapped Area

Large-format retail

This includes the Trade-related and CBD Edge Commercial zones in the 2GP as they are both predominantly focused on vehicle-based, large-format retail.

- 18.1.1.7/18.1.1.8 – Zone Descriptions
- Rules 18.3.3, 18.5.6, 18.5.7 and 18.6.6.2

Special purpose

Ashburn Clinic

- 26.1 – Introduction
- Rules 35.6.1 – 26.6.9

These will need to be assessed against the rules and/or performance standards that generally apply in the Rural zone to identify those that are specific to these facilities and to avoid any unnecessary duplication.

Waikari Hospital

- 35.1 – Introduction
- Rules 35.5.4, 35.6.1-35.6.11

These will need to be assessed against the rules and/or performance standards that generally apply in the Rural zone to identify those that are specific to these facilities and to avoid any unnecessary duplication.

Mercy Hospital

- 27.1 – Introduction
- Rules 27.5.4, 27.6.1-27.6.12

These will need to be assessed against the rules and/or performance standards that generally apply in the Rural zone to identify those that are specific to these facilities and to avoid any unnecessary duplication.

Taiari Aerodrome

- 33.1 – Introduction
- Rules 33.3.7, 33.5.1, 33.5.3 -33.5.7, 33.6.1-33.6.10

These will need to be assessed against the rules and/or performance standards that generally apply in the Rural zone to identify those that are specific to these facilities and to avoid any unnecessary duplication.

Primary and Secondary Schools

- 31.1 – Introduction
- Rules 31.5.1, 31.5.3, 31.5.5, 31.6.1-31.6.11

These will need to be assessed against the rules and/or performance standards that generally apply in the Rural zone to identify those that are specific to these facilities and to avoid any unnecessary duplication.

- 25.1 – Introduction

Rules 25.5.3, 25.5.4, 25.6.1-26.6.8

These will need to be assessed against the rules and/or performance standards that generally apply in the Rural zone to identify those that are specific to these facilities and to avoid any unnecessary duplication.

DEV – Development areas

Areas where it is necessary to spatially direct development and land use in a defined area to cater for future growth (can be detailed or indicative). Approved plan areas overlay existing provisions and can apply across zone boundaries. They seek to create an environment that is fundamentally different to that which currently exists and can be an extension of existing areas or entirely new developments. Underlying zoning provisions will generally apply until certain pre-conditions are met, such as the provision of infrastructure, or when land amalgamation occurs. This section should include objectives and policies for how the approved plan areas relate to underlying zonings or how they will be implemented, as well as any rules linking the “approved plans” to a consenting process.

Approved plan areas may be prescriptive or indicative and can include structure plans, master plans, comprehensive development plans and framework plans that address:

- future growth areas with multiple new zones (residential, commercial, open space)
- brownfield sites that are to be comprehensively redeveloped
- roading and infrastructure provision.

Approved plan areas should be given a descriptive name eg, Smiths Farm Urban Growth Area, Historic Warehouse Apartment Development Area.

C12. Transitional provisions

s.12.2 Objectives and policies

- Objective 12.2.1 and associated policies 12.2.1.1-12.2.1.4

Applicable to the General Residential 1 Transition Overlay Zone – transition from rural and/or rural residential to General Residential 1.

- Objective 12.2.2 and associated policies 12.2.2.1-12.2.2.2

Applicable to the Harbourside Edge Transition Overlay Zone – transition from industrial to Harbourside Edge.

- Objective 12.2.3 and associated policies 12.2.3.1-12.2.3.2

Applicable to the Industrial Transition Overlay Zone – transition from rural to industrial.

Rule 12.3 Rules for Transitional Overlay Zones

- General Residential 1 Transition Overlay Zone
- Industrial Transition Overlay Zone
- Harbourside Edge Transition Overlay Zone

These provisions cover preferred areas identified in the 2GP to accommodate future population and business growth. They also include rules which provide for their transition and/or re-zoning if and when required due to a shortage of available land in existing zoned areas.

D15. Residential Zones

Rule 15.6.15 Structure Plans (development activities)

Rule 15.7.7 Structure Plans (subdivision)

A15A. East Taieri Structure Plan and Notations

A15B. Formby Street Structure Plan

A15C. Mosgiel East Structure Plan and Notations

A15D. Holyhead Street Structure Plan

- Additional performance standards eg, subdivision, development and/or information requirements
- Structure plan diagrams.

Note: The performance standards applicable to the areas covered by these structure plans are additional to those that apply to the relevant underlying residential zoning.

Designations

Each relevant requiring authority name must be a chapter under the Designations heading. Chapters must be included alphabetically. Designation tables must be included numerically based on the number in the designation unique identifier.

The table should include the information set out in table 14 of planning standard 9 *Designations Standard*. Designation unique identifiers required in the right-hand column of table 14 must use the applicable requiring authority unique identifier in table 15 followed by a sequential number for each designation. All other requiring authority unique identifiers must be created in accordance with the 10 *Format Standard*.

Part 4 – [Appendices and maps]

Schedules

Part 4 must be titled Appendices and maps, or Appendices, or Maps depending on whether it contains appendices (including schedules and appendices not located within the relevant chapter) or static maps (in addition to or instead of a GIS viewer) or both.

Sites and/or areas that have been identified in a district-wide **overlay** and/or on a list or schedule. Links to the unique identifier (combination of letters and numbers) or map and/or symbol shown on the planning maps. Lists and/or schedules are typically displayed in table format.

For any location, site or area identified by a district-wide **overlay** the table should include:

- unique map identifier (if required)
- a recognisable site name and/or description
- street address and/or legal description
- site type including a description of the sites values
- reference to the material and/or study that was used to identify the sites and/or areas values – for example Heritage, Outstanding Natural Features and Landscape, Significant Natural Area schedules

C6. Transportation

- Road classification hierarchy mapped area

Note: Although clearly noted and illustrated on the planning maps, there is no associated list and/or schedule that corresponds to these overlays included in the 2GP. However, a description of the road classification hierarchy is included as an appendix to *Chapter 6 – Transportation*.

- Motorway
- Strategic
- Arterial
- Urban High Density Corridor
- Commercial Centre Streets
- Collector
- Local
- Industrial
- A6A. Road Classification Hierarchy

C11. Natural Hazards

- Hazard Overlays

Note: Although clearly noted and illustrated on the planning maps, there is no associated list and/or schedule that corresponds to these overlays included in the 2GP.

- Hazard 1 (flood) Overlay Zone
- Hazard 2 (flood) Overlay Zone
- Hazard 2 (land instability) Overlay Zone

- Hazard 3 (flood) Overlay Zone
- Hazard 3 (coastal) Overlay Zone

Appendices

- A1. Schedules
- A1.1 Schedule of Protected Heritage Items and Sites (*Tabular format*)
- Scheduled Items in Heritage Precincts
- Heritage Buildings
- Heritage Structures
- Archaeological Sites
- A1.2 Schedule of Areas of Significant Conservation Value

Tabular format and include criteria to identify Scheduled Areas of Significant Conservation Value.

- A1.3 Schedule of Trees, including groups and individual trees (*Tabular format*)
- A3. Landscape Values

Narrative vs tabular format, and describe each area, its values, principal threats and key design elements required and/or to be encouraged.

- A3.1 Outstanding Natural Features
- A3.2 Outstanding Natural Landscapes
- A3.3 Significant Natural Landscapes
- A4. Wāhi Tūpuna Values

Narrative vs tabular format, and describe each area, its values and principal threats

- Sites A4.1 – A4.70
- A5. Natural Character of the Coast Values

Narrative vs tabular format, and describe each area, its values and principal threats.

- A5.1 Outstanding Natural Coastal Character Values
- A5.2 High Natural Coastal Character Values
- A5.3 Natural Coastal Character Values

Appendices

Technical and/or descriptive specifications required to be complied with to meet a rule or performance standard in a topic- or zone-based chapter. Can include more specific maps that identify areas subject to specific controls.

Includes but is not limited to:

- vehicle turning circles and car-parking standards
- design guides (for precincts where applicable) and detailed maps for sites or areas that require specific controls
- airport flight path or noise control areas.

B6. Transportation

- Rule 6.14 Transportation Figures
- Figures 6.14A - 6.14R

C9. Public Health and Safety

- A9A. Acoustic Insulation Requirements

C10. Natural Environment

- A10A. Protected Indigenous Species
- 10A.1 Threatened plant species list
- 10A.2 Important native tree list
- A10B. Pest Plant Species
- A10C. Water Body Values

C12. Transitional Provisions

- A12A. General Residential 1 Transition Overlay Zone Catchments
- A12B. General Residential 1 Transition Overlay Capacity Methodology

D15. Residential

- Huriawa Height Restriction Mapped Area
- East Taieri Structure Plan Mapped Area
- Formby Street Structure Plan Mapped Area
- Mosgiel East Structure Plan Mapped Area
- Holyhead Street Structure Plan Mapped Area

D19. Industrial

- Cadbury Height Mapped Area
- Ravensbourne Height Mapped Area

E27. Mercy Hospital

- A27A. Mercy Hospital Development Plan

E30. Port

- Port Wood Exclusion Mapped Area
- Boiler Point and Back Beach Height Mapped Area
- A30A. Port Noise Management Plan
- A30B. Port Noise Mitigation Plan
- A30C. Port Noise Liaison Committee

E32. Stadium

- Stadium Noise Leaflet Drop Mapped Area

E34. Campus

- Leith Street Height Mapped Area

Appendices

- A2. Heritage Precinct Values
- A2.1 Residential Heritage Precinct Values
- A2.2 Commercial Heritage Precincts
- A3. Landscape Values
- A3.4 Landscape Design Guidelines
- A6. Hazardous Substances Quantity Limits
- A7. Rural Character Values
- A7.1 High Country Rural Zone
- A7.2 Middlemarch Basin Rural Zone
- A7.3 Taieri Plains Rural Zone
- A7.4 Hill Country Rural Zone
- A7.5 Hill Slopes Rural Zone

- A7.6 Coastal Rural Zone
- A7.7 Peninsula Coast Rural Zone
- A8. Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol
- A9. Default zones for major facility zones

In addition to the above-mentioned Mapped Areas that are incorporated into relevant chapters of the 2GP, there are also a number that are referenced in the plan but are only shown on the planning maps. Some of these appear to have more of a 'district wide' application eg, Urban Conservation, Wāhi Tupuna Mapped Area, and therefore could be considered as 'overlays', while others are more localised eg, Taieri Aerodrome Flight Fan, Invermay Farm. These further areas include:

- Infrastructure Constraint Mapped Area
- Archaeological Alert Layer Mapped Area
- Wāhi Tupuna Mapped Area
- Port Noise Control Mapped Area
- Airport Noise Outer Control Mapped Area
- Airport Noise Inner Control Mapped Area
- No DCC Reticulated Wastewater Mapped Area
- Swale Mapped Area
- Taieri Aerodrome Flight Fan Mapped Area
- Gardens, Mornington, Mosgiel, Sth Dunedin and Caversham Mapped Areas
- Urban Conservation Mapped Area
- Mosgiel Infrastructure Constraint Mapped Area
- Invermay Farm Mapped Area
- High Class Soils Mapped Area
- Pedestrian Street Frontages Mapped Areas
- Amenity Route Mapped Area
- Groundwater Protection Mapped Area
- Dune System Mapped Area
- Stadium Noise Mapped Area
- Coastal Environment Mapped Area.

Maps