# National Planning Standards district plan ‘rehousing’ template for *[district name]*

**Colour key:**

* Text in **orange** indicates relevant content extracted from the [district name] district plan.
* Text in **black** represents chapters and sections that must be included in the district plan (DP).
* Chapters in **grey** must be included if relevant to the district plan (unless otherwise specified), in the order shown below.
* Text in blue and in blue boxes represents comments and guidance./ GIDANCE

## PART 1 INTRODUCTION AND GENERAL PROVISIONS

## Introduction

The introduction provides a location for information including a foreword/mihi, contents, purpose of the plan and a description of the district. None of these chapters are mandatory. They should only be included if the council considers them useful components.

Foreword/mihi

**[Content from the district plan]**

Contents

**[Content from the district plan]**

1.1 Purpose

**[Content from the district plan]**

1.2 Description of the district

A description of the district can include ‘key information (including issues) about the district that is relevant from a resource management perspective’ (referred to in direction 4). This may include information on the district’s:

* history
* geography
* geographic area
* demography
* population
* services
* transport routes
* tangata whenua/mana whenua
* natural hazards
* urban, rural and natural environment
* major industries and resources.

Although all of the above examples could be included in this part of the policy statement or plan, it is important to include only information that helps the policy and rule framework that follows. The requirements of section 18A of the Resource Management Act 1991 (RMA) apply to all plans and state that plans “include only those matters relevant to the purpose” of the Act and be “worded in a way that is clear and concise”.

**[Content from the district plan]**

## How the plan works

The *How the plan works* heading provides a location for statutory information relevant to plans, including pending and existing Treaty of Waitangi settlement legislation. Pending Treaty of Waitangi settlement legislation, or related statutory documents (referred to in direction 5c), includes legislation and documents that have not been through a full settlement process. These documents don’t have to be included in plans, however if a council chooses to refer to them in a plan, that information must be placed under the *How the plan works* heading.

1.3 Statutory context

**[Content from the district plan]**

1.4 General approach

**[Content from the district plan]**

1.5 Cross-boundary matters

**[Content from the district plan]**

1.6 Relationship between spatial layers

The relationships between spatial layers chapter must be included in plans because it is considered necessary to explain and clarify the relationships between spatial layers for plan users. The [*Guidance for National Planning Standards: 12 District Spatial Layers*](https://www.mfe.govt.nz/publications/rma/guidance-district-spatial-layers-standard-and-zone-framework-standard) provides guidance on how spatial layers relate to one another that can help councils write this chapter (referred to in direction 8).

**[Content from the district plan]**

## Interpretation

The interpretation heading must be included in plans as the definitions and abbreviations chapters are compulsory. The *10 Format Standard* and *14 Definitions Standard* provide the structure, form and some content of the definitions chapter. See our guidance for [*Guidance for 10 Format*](https://www.mfe.govt.nz/Node/24903) and [*Guidance for 14 Definitions*](https://www.mfe.govt.nz/Node/24905)for further information.

1.7 Definitions

**[Content from the district plan]**

1.8 Abbreviations

An abbreviations chapter must be included and contain at least the abbreviations included in table 7: abbreviations. This is because these abbreviations are used in the tables required to be included in the national direction instruments chapter. If a council use abbreviations in its plan (in accordance with directions 5 and 8 and the unique identifiers in table 16 of *10 Format standard*), it should also include them in the abbreviations table.

1.9 Glossary

**[Content from the district plan]**

## National direction instruments

The national direction instruments heading is compulsory and requires councils to include the content of tables 9–12 under prescribed chapters.

In table 9, councils must insert their choice from the options in directions 17 and 23 for national policy statements and the New Zealand Coastal Policy Statement and, when relevant to the local setting, table 12 for water conservation orders. The options provide plan users with an indication of whether a council has reviewed the plan for each individual piece of national direction (the council may or may not have actually initiated an associated plan change). Including this information provides a better picture of whether or not the plan has been updated to reflect the particular national direction tool.

Councils can format the tables to suit their individual plan’s ‘look and feel’. The formatting of the tables is not directed by the planning standards.

The Hauraki Gulf Marine Park Act 2000 is included in table 9 because sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000 are treated as a national policy statement and New Zealand Coastal Policy Statement. The Hauraki Gulf Marine Park Act 2000 will only be a relevant consideration for a few councils.

We will update the relevant tables in the planning standards when new national direction is promulgated. Councils will be required to update plans to reflect this change. A Schedule 1 process is not necessary to include any new national direction instruments with associated links as the updated standard will be a part of the mandatory planning standards and including links is considered to be a minor change.

1.10 National policy statements and New Zealand Coastal Policy Statement

**[Content from the district plan]**

1.11 National environmental standards

**[Content from the district plan]**

1.12 Regulations

**[Content from the district plan]**

1.13 Water conservation orders

**[Content from the district plan]**

## [Tangata whenua/mana whenua]

1.14 [Tangata whenua/mana whenua]

The tangata whenua/mana whenua heading and chapter provides a location for context and process-related tangata whenua/mana whenua provisions. The term tangata whenua/mana whenua is used in the planning standards as a title for this heading. Councils are not required to use this term. They can determine an appropriate term locally. If they cannot decide on an appropriate term, then they can use either the term tangata whenua or mana whenua.

The ‘matters to consider for provisions under the tangata whenua/mana whenua heading in direction 28’ are included as a starting point for councils to consider when deciding what to include in the associated chapters. The content is not required but, if used, can be placed under the heading in any location. This flexibility is intended to give councils the ability to determine with local tangata whenua/mana whenua the way tangata whenua/mana whenua provisions are incorporated into plans.

Recommended headings under this chapter include:

* recognition of hapū and iwi
* tangata whenua/mana whenua – local authority relationships
* hapū and iwi planning documents
* involvement and participation with tangata whenua/mana whenua.

The location of content under the tangata whenua/mana whenua heading has also been kept flexible to enable information relating to tangata whenua/mana whenua resource management to be located outside the plan (such as on a council website) and hyperlinked within plan.

The tangata whenua/mana whenua heading must only include context and process-related provisions. It is intended other tangata whenua/mana whenua provisions are incorporated throughout the plan to encourage integration.We expect that councils will engage with tangata whenua/mana whenua to form provisions under the tangata whenua/mana whenua heading and other parts of the plan that relate to their interests as part of the plan-making process, even when a Schedule 1 process is not required. All provisions relating to sites of significance to Māori should be located in the sites of significance to Māori chapter. Details of such sites should only be included following agreement by Māori.Information on good practice for engagement with tangata whenua is available from:

* the quality planning website, [*consultation with tangata whenua*](https://www.qualityplanning.org.nz/node/660)
* the [*Te Aranga*](http://www.aucklanddesignmanual.co.nz/design-subjects/maori-design/te_aranga_principles#/design-subjects/maori-design/te_aranga_principles/guidance/about) principles
* the [*‘An Everyday Guide to the RMA’*](https://www.mfe.govt.nz/rma/processes-and-how-get-involved/everyday-guide-rma) booklet.

**[Content from the district plan]**

## PART 2: DISTRICT-WIDE MATTERS

Part 2 of district plans sets out district-wide matters. It addresses common planning matters that can be usefully addressed in topic-based chapters and that don’t conform to zone boundaries. These typically relate to values, risks and specific activities such as noise and temporary activities.

Topic-based provisions must be located in the relevant district-wide matters chapter, rather than the area-specific matters chapter eg, noise rules relating to a residential zone should be located in the noise chapter of the plan, not the residential zone chapter or section of the plan. However, the provisions in one district-wide matters chapter may be supported by higher-level objectives and policies in other district-wide chapters. When there are provisions that relate to two topics and there is not a clearly dominant district-wide matters chapter, the council can determine the best location for these provisions, depending on the primary outcomes sought. For example, provisions that relate to signage on heritage buildings. These could be located in either a historical heritage chapter or signs chapter. In this case, the council can choose the most logical location but should provide cross-referencing from the provisions to the other relevant district-wide chapters so that they can be identified from either location.

Direction 38 of the planning standard allows councils to include additional chapters to address other matters on a district-wide basis. For example, a chapter could be included to manage papakāinga and contain specific provisions relating to it that apply district wide. Additional chapters must be included alphabetically under the general district-wide matters heading.

## Strategic direction

[Insert name of strategic direction matter]

The Strategic direction heading provides a location for the high-level direction district councils are working towards for their city/district. This is an area of emerging best practice in second-generation plans. Strategic direction is often supported with objectives and policies that tend to relate to the whole city/district and may include cross-cutting issues.

Some examples of strategic issues identified in such chapters include:

* planning for different growth scenarios (eg, high- and medium-growth councils and the link to the National Policy Statement on Urban Development Capacity 2016, and also low or declining growth)
* recognising a cities/districts special characteristics
* recognising the impacts of climate change and climate change mitigations adopted in the plan
* significant transport investment activity that will influence land-use change over the life of the plan
* strategic resource management issues specific to the city/district (eg, tourism and energy).

The strategic direction heading requires an urban form and development chapter. Urban form includes the physical characteristics that make up built-up areas such as their shape, size, density and the configuration of settlements on them. Urban development refers to the different aspects of urbanisation, including:

* physical (land-use change such as urban sprawl and increase in artificial surfaces)
* geographical (population and employment concentration)
* economic (markets, agglomeration economies and knowledge spill overs)
* societal (social and cultural change).

The strategic direction heading is mandatory because we expect this is where councils will put content relating to the National Policy Statement for Urban Development Capacity (NPS-UDC). Even if a council is low growth or declining growth, this context will influence the urban form of the district/city.

Direction 1.d provides a location for information about how resource management issues of significance to iwi authorities are addressed in the plan. This content should be considered in relation to the content included in *7 Introduction and general provisions directions 5.b. and c.* (Māori-related RMA provisions and Treaty of Waitangi settlement legislation) and information included under the tangata whenua/mana whenua heading. Content should also focus on the issues that tangata whenua/mana whenua identify as significant in the district. Content can be cross-referenced from other headings, if necessary, to avoid repetition.

Note: identification of this chapter must comply with direction 18 of *10 Format Standard*.

Urban form and development

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

## Energy, infrastructure and transport

[Insert name of chapter ie, EIT – Energy, infrastructure and transport

Councils can decide what the relevant chapters should be under this heading. One example would be having one chapter for each topic ie, an energy chapter, an infrastructure chapter and a transport chapter. Alternatively, these issues could be combined in one chapter, with several sections.

When councils choose their chapter names they will also need to choose a unique identifier for that chapter that meets the requirement of *10 Format Standard* (see our [*Guidance 10. Format*](https://www.mfe.govt.nz/Node/24903) for further information on chapter identification).

All provisions related to energy, infrastructure and transport should be located under this heading unless they are addressed in a specific, special purpose zone (such as a port or mining zone). This means these chapters may include provisions to do with issues such as earthworks when they are related to the provisions of infrastructure. Any provisions that relate to another topic within these chapters must be cross-referenced to the relevant other chapter (earthworks in this example) for ease of use and navigation.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Hazards and risks

Any methods used to identify risk and effects of natural hazards within the natural hazards chapter should take into account the effects of climate change. Councils may wish to address a range of hazards in their plans and could use sections to do this.

Provisions relating to coastal hazards must be placed in the coastal environment chapter under the general district-wide matters heading. Cross-references to these provisions in the coastal environment chapter should be included under the natural hazards chapter for ease of use and navigation.

Hazardous substances has not been included in the overall *4 District Plan Structure Standard* as the chapter should only be included when the council is addressing a gap in legislation or regulation.

CL – Contaminated land

Any provisions within the contaminated land chapter should only address issues not covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

NH – Natural hazards

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Historical and cultural values

HH – Historical heritage

In the standards, historic heritage has the same meaning as in the RMA Section 2:

a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:

i archaeological:

ii architectural:

iii cultural:

iv historic:

v scientific:

vi technological; and

b) includes:

i historic sites, structures, places, and areas; and

ii archaeological sites; and

iii sites of significance to Māori, including wāhi tapu; and

iv surroundings associated with the natural and physical resources.

All provisions relating to sites and areas of significance to Māori should be located in the sites of significance to Māori chapter. Sites and areas of significance to Māori are distinguishable from historical heritage as they require a particular process of identification and may require ongoing management, rather than protection. Details of sites should only be included following agreement with Māori.

Earthworks provisions related to sites of significance to Maori and/or archaeological sites, should be placed under this chapter as the adverse effects being controlled relate more directly to the effects on the sites than they do to the normal adverse effects of earthworks generally. Cross-referencing of these provisions to the earthworks provisions should occur.

The definition of site in the *14 Definitions Standard* doesn’t apply to the definition of sites of significance to Māori. Sites and areas of significance to Māori are defined in the RMA. This recognises sites and areas of significance to Māori vary in size and may cover large areas.

An explanation of the term ‘cultural landscapes’ used in direction 17a can be found on the [*quality planning website*](http://www.qualityplanning.org.nz/sites/default/files/2018-11/Landscape.pdf). The term ‘regulatory processes’ in direction 17e refers to any processes set out in legislation, such as any existing or pending Treaty of Waitangi settlement legislation or related statutory documents and the RMA.

Where provisions address cultural values and general district-wide matters (eg, signs on a heritage building or culturally significant biodiversity), we consider it is appropriate for councils to determine the best location for these provisions, depending on the primary outcomes sought from them. In this instance, cross-referencing should be provided.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

Notable trees

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

SASM – Sites and areas of significance to Māori

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Natural environmental values

ECO – Ecosystems and indigenous biodiversity

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

Natural character

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

Public access

A chapter on public access is included under the natural environmental values heading as issues associated with public access are a RMA Part 2 matter. This chapter is the relevant location for esplanade provisions, if these are provided for public access reasons, and other provisions that maintain and enhance public access to, and along, the coastal marine area, lakes and rivers. ***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Subdivision

[Insert name of chapter ie, SUB – Subdivision]

For this heading the directions, for the most part, require all district-wide provisions specific to subdivision to be located under the subdivision heading. This approach has been taken because plans typically include subdivisions provisions that apply to all subdivision applications, as well as some that apply to specific topics or zones. Therefore, consolidating provisions with cross-referencing is considered a better approach than separating and, in some cases, duplicating provisions.

There will be instances when subdivision provisions may be supported by higher-level objectives and policies in other district-wide chapters. For example, direction 21 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.This means some objectives and policies may be in other chapters with related rules in the ubdivision chapter/s. In this instance, cross-referencing should be provided.

An example of another exception to the approach to consolidate subdivision provisions is energy, infrastructure or transport provisions. This is because the intention of the energy, infrastructure and transport heading is to contain infrastructure-related provisions in one place, to increase the efficiency and effectiveness of plans, particularly for landowners affected by National Grid corridors and plan administrators. Direction 25 requires a cross-reference in the subdivision chapter to the relevant provisions under the energy, infrastructure and transport heading when this occurs for ease of use and navigation.

Councils have discretion on how to group provisions under the subdivision heading. A council can either:

* group all provisions in one subdivision chapter, or
* group all over-arching subdivision provisions and apply more specific, subdivision-related chapters. For example, a separate chapter on boundary adjustments.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## General district-wide matters

ASW – Activities on the surface of water

The activities on the surface of waterways chapter includes provisions that address council functions under section 31(1)(e) of the RMA. This can include provisions that manage amenity effects from activities on the surface of water bodies and from activities generated by new structures on, or adjacent to, these water bodies (such as noise and visual amenity effects).

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

CE – Coastal environment

The coastal environment chapter is located under the general district-wide matters heading because issues in this chapter can cover a wider range of issues than just natural environmental values (where this chapter was previously located).

All provisions relating specifically to the coastal environment, and any relating to coastal hazards, must be located in the coastal environment chapter. Coastal hazard provisions are specifically required to be included in this chapter to ensure councils are consistent with the New Zealand Coastal Policy Statement 2010 and to achieve integration in the area of coastal hazards.

Provisions that relate to the coastal environment but predominately related to matters that have another ‘home’ in the structure (eg, hazardous substance, biodiversity, subdivision, earthworks, noise and light, energy, infrastructure and transport etc), must be located in the relevant topic chapter and cross-referenced in the coastal environment chapter.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

EW – Earthworks

The directions, for the most part, require all earthworks provisions to be located in the earthworks chapter. This is because earthworks is an activity with effects that are common, and occur or apply across a district. Therefore, consolidating provisions with cross-referencing is considered a better approach than separating and duplicating provisions.

1. Two examples of exceptions to this approach are for provisions relating to energy, infrastructure or transport, and to sites of significance to Māori and archaeological sites as set out below.
2. For the energy, infrastructure and transport chapter(s), the intention is to contain infrastructure-related provisions in one place. This is so it is clearer for landowners, affected by infrastructure, and plan administrators if rules limiting earthworks in the vicinity of infrastructure were located together in infrastructure and energy chapters. Direction 30 requires cross-referencing in the subdivision chapters to the relevant provisions under the energy, infrastructure and transport heading when this occurs.
3. For sites of significance to Māori and archaeological sites, earthworks provisions related to these are not placed in the earthworks chapter. This is because the adverse effects that are being controlled by provisions more directly relate to the effects on the sites than they do to the normal adverse effects of earthworks generally. Cross-referencing of these provisions to the earthworks chapter should also occur.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

LIGHT – Light

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

NOISE – Noise

The directions, for the most part, require all noise provisions to be located in the noise chapter. This is because plans typically include noise provisions that apply to noise-related activities as well as some that apply to specific topics or zones. Therefore, consolidating provisions with cross-referencing is considered a better approach than separating and, in some cases, duplicating provisions.

Energy, infrastructure or transport provisions are an example of the exception to this approach to consolidate noise in the planning standards. This is for the same reasons as noted in the guidance on the subdivision heading. Direction 35 requires a cross-reference in the noise chapter to the relevant provisions under the energy, infrastructure and transport heading when this occurs for ease of use and navigation.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

SIGN – Signs

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

TEMP – Temporary activities

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

**PART 3 REA-SPECIFIC MATTERS**

## PART 3 AREA-SPECIFIC MATTERS

## Zones

**Residential zones**

LLRZ – Large-lot residential zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

LRZ – Low-density residential zone

The low-density residential zone was included following consideration of Auckland Council’s submission with regard to the ‘single house zone’. The council explained in its submission:

*“The single house zone (SHZ) reflects a more traditional residential zoning pattern with a density limit of one dwelling per 600m². There was significant debate through the hearings on the Unitary Plan over the role and purpose of the SHZ. The Panel found that the Residential – Single House Zone is an important zone and contributes to the range of living options and choices available.*

*“The Panel's view was that the zone does not only provide for “low-density suburban housing” but also complements the amenity values based on special character informed by the past, spacious sites with large trees, a coastal setting or other factors such as neighbourhood character. Additionally the SHZ is applied in some coastal settlements eg, Kawakawa Bay, which although serviced, have significant infrastructure constraints.”*

We agreed with Auckland Council’s request to include an additional residential zone based on the single house zone in the Auckland Unitary Plan. This zone seeks to retain a suburban residential character with one-or two-storey buildings of a low-density nature (compared to other residential zones in the zone framework). The resulting zone description reflects this:

Low-density residential zones are areas used predominantly for residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one- to two-storey houses with yards and landscaping, and other compatible activities.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

GRZ – General residential zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

MRZ – Medium-density residential zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

HRZ – High-density residential zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Rural zones

Plans that only have one rural zone should use the general rural zone.

The ‘rural production zone’ was included in the *Zone Framework Standard* following feedback from rural-based councils and the Rural Sector Group that some councils use more than one general rural zone to manage the productive capability of the land resource. For example, the Hastings and Whakatāne district plans use ‘rural plains’ and ‘rural foothills’ zones, and the Auckland Unitary Plan and the Gisborne Tairāwhiti Resource Management Plan use a ‘rural production zone’ as well as general or mixed rural zones.

Zones of this type have been applied to areas with environmental characteristics (such as soil type, sunlight hours and other climatic factors) that are particularly supportive of primary production activities. Provisions of these zones seek to avoid loss or degradation of these environmental characteristics to other uses such as countryside residential urban development. Subdivision and land fragmentation are closely managed to avoid urban encroachment on to this land. They have stricter standards than more general rural zones, particularly on non-production activities.

These zones are not tied to specific Land Use Classifications (LUCs) and can apply to areas with elite, prime, high class or versatile soils because different primary production activities are suited to different environmental characteristics. For example, Hastings District Council’s ‘rural plains zone’ encourages viticulture as this activity is particularly well suited to the type of soils within the zone.

Gisborne District Council’s ‘rural production zone’ seeks to manage land use on the horticulturally productive soils of the Poverty Bay flats through subdivision and land-use rules that differ from those that apply in other rural zones.

Both zone descriptions describe an equally wide range of activities. This allows councils, communities and stakeholders to decide the extent of activities within these zones that are generally consistent with the description of the zone. For example, rural production zone provisions could accommodate specific types of rural industry or certain primary production activities, and not others.

GRUZ – General rural zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

RPROZ – Rural production zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

RLZ – Rural lifestyle zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

SETZ – Settlement zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Commercial and mixed-use zones

NCZ – Neighbourhood centre zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

LCZ – Local centre zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

COMZ – Commercial zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

LFRZ – Large-format retail zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

MUZ – Mixed-use zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

TCZ – Town centre zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

MCZ – Metropolitan centre zone

The metropolitan centre zone is intended to be predominantly for a broad range of commercial, community, recreational and residential activities. It is also a focal point for sub-regional urban catchments. It is intended to be secondary to the city centre zone in terms of scale and function, and above that of the town centre zone. Auckland Council, in its submission on the draft first set of planning standards, provided the following examples:

*“Metropolitan centres differ from town centres in that they:*

*– generally contain medium-high density vs medium density*

*– are sub-regional destinations, rather than serving local needs (eg, cultural and civic facilities and tertiary education)*

*– support high-quality public transport with high trip generation*

*– serve an important economic function (eg, provide for head/regional offices vs local offices); have an evening and night economy*

*– provide high-quality public spaces vs local spaces that are smaller in scale*

*– have a strong emphasis on employment with a higher employment-residential ratio than town centres.”*

The main centre in a district or region is likely to have the ‘city centre zone’ applied to it. Depending on the local circumstances of the district or region, metropolitan or town centre zones should be applied to secondary commercial and mixed-use areas. This could be in a neighbouring city. District plans should recognise and manage the real-world functions and hierarchy of metropolitan areas, and not just the administrative boundaries of a district or city.

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

CCZ – City centre zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Industrial zones

LIZ – Light industrial zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

GIZ – General Industrial zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

HIZ – Heavy industrial zone

*Objectives*

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## OSRZ – Open space and recreation zones

NOSZ – Natural open space zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

OSZ – Open space zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

SARZ – Sport and active recreation zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## SPZ – Special purpose zones

AIRPZ – Airport zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

PORTZ – Port zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

HOSZ – Hospital zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

TEDZ – Tertiary education zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

STADZ – Stadium zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

FUZ – Future urban zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

MPZ – Māori purpose zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

CORZ – Corrections zone

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

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

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Precincts (multi-zone)

[Insert name of multi-zone precinct] precinct

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Development areas

[Insert name of development area] development area

***Objectives***

**[Content from the district plan]**

***Policies***

**[Content from the district plan]**

*Rules*

**[Content from the district plan]**

*Methods*

**[Content from the district plan]**

***Principal reasons***

**[Content from the district plan]**

***Anticipated environmental results***

**[Content from the district plan]**

***Precincts***

**[Content from the district plan]**

***Schedules***

**[Content from the district plan]**

*Specific controls*

**[Content from the district plan]**

## Designations

[Insert name of requiring authority]

Designations are required to be included under one heading in Part 2 Area-specific matters. Each requiring authority must have its own chapter under this heading. In each chapter, there must be a table for each designation of that requiring authority. The table must meet the requirements set out in the *9 Designation Standard*.

This table includes a row for ‘other information’. This row is intended to include any other information the council considers appropriate. This could include whether the designation is a rollover designation or a legacy plan reference.

The *9 Designation Standard* also includes table 15 requiring authority unique identifiers. This table includes unique identifiers for a number of requiring authorities that are considered common across the country. Councils must create their own unique identifiers for other requiring authorities relevant in their district. The identifiers created must meet the requirements of *10 Format Standard.*

**[Content from the district plan]**

PART 4 (APPENDICES AND MAPS) **4 [APPENDICES AND MAPS]**

Part 4 must be included and be titled “Appendices and maps”, “Appendices” or “Maps”, depending on the contents. Appendices may be included in this part or within the relevant chapter. This is for councils to decide but the length of the appendix may be a deciding factor.

Appendices may include schedules that are not included within the relevant chapter. The *10. Format Standard* sets out the minimum requirements for all schedules in district plans. For further detail, refer to the [*Guidance for National Planning Standards: 10. Format*](https://www.mfe.govt.nz/Node/24903). Councils may add more detail to schedules if they consider it appropriate.

In its submission on the draft planning standards, Heritage New Zealand Pouhere Taonga (Heritage New Zealand) set out the information it considers should be included in historical and cultural schedules. As we decided to make the requirements for schedules minimum requirements, we have included the information Heritage New Zealand requested as guidance. Therefore, in addition to the requirements of direction 14 of the *10 Format Standard*, we note here, as guidance, that Heritage New Zealand would like to see the following matters in historical and cultural-related schedules:

For all historical and cultural schedules:

– coordinates (excluding sites of significance to Māori)

– reference to study/material used for identification (eg, heritage assessments) and, where available, links to heritage assessments

– New Zealand Heritage List/Rārangi Kōrero reference number and status

– New Zealand Archaeological Association (NZAA) reference number (where the site is also an archaeological site).

In addition, for heritage buildings the heritage classification (eg, Group A or B) would be useful. For Māori heritage and archaeological sites, the heritage classification (eg, wāhi tapu site, wāhi tapu area, wāhi tūpuna) would be helpful.

## Appendices

[Content from the district plan]

## Maps

[Content from the district plan]