



To Hon. David Parker, Minister for the Environment and Hon. Eugenie Sage, Minister of Conservation			Tracking #: 18-B-04175
<u>Security Level</u>	In-confidence	Number of Attachments: 3 <ul style="list-style-type: none"> Appendix I: Definitions (draft) Appendix II: Zone framework standard (draft) Appendix III: Planning tools standard (draft) 	
Date Submitted:	30 January 2018	Response needed by:	12 February 2018
MfE Priority:	Non-urgent	Action Sought:	Decisions

Agreement sought on the scope of the first set of national planning standards and a formal consultation process

Key Messages

1. We are working towards formal consultation on the first set of national planning standards (standards) in April 2018. To meet this deadline, we seek your agreement to the scope of the draft standards to be notified and the proposed consultation process. We will request your approval of the content and detail of the draft standards in March 2018. These will be provided alongside a Cabinet paper and a section 32 evaluation report, which you must have particular regard to when determining whether to approve the standards for consultation.
2. The standards aim to create greater consistency across council resource management plans and policy statements. This will result in plans that are familiar to use and easier to navigate. It will also improve the efficiency of plan making and support more consistent implementation of other national direction. The standards can help to deliver specific planning outcomes, more consistent plan provisions and broader government objectives.
3. At a minimum, the first set of standards must include the structure and form of plans and policy statements, definitions and requirements for electronic accessibility and functionality.¹ We also propose consulting on three additional standards that build upon the basic template. Two of these address how common planning tools such as zones, overlays and precincts are used in plans. The third provides a standardised approach to mapping.
4. In addition, we have identified noise metrics as an area that could benefit from standardisation and propose including this in the consultation package. Noise metrics are a technical area where local variation is not warranted. Providing this standard would ensure that plans are efficiently updated to reflect the latest New Zealand Acoustic Standards and remove unnecessary duplication of effort across councils.

¹ Resource Management Act 1991, s 58G.

5. Our proposed scope for the first set of standards seeks a level of standardisation that will achieve the purpose of the standards, whilst managing costs for councils and regular submitters on plans during the transition process. Implementing even the basic structure standards will require significant changes to plans. As a result, we recommend other standards are introduced at the same time to ensure that the changes required effect more meaningful consistency across plans and policy statements. A briefing on implementation impacts and options for managing these will be provided in mid-February. Consulting on our recommended package of standards will also enable us to gather further feedback on implementation issues.
6. The Resource Management Act 1991 (the Act) requires the draft standards to be notified for public submissions and that adequate time and opportunity is allowed for this.² We propose a ten week submission period, supported by a Ministry roadshow and hui.
7. A future work programme is included in this briefing, setting out the decisions needed from you to get to public consultation in April 2018 and final Gazettal of the standards by the statutory deadline of April 2019.
8. Any standards that relate to the coastal marine area will need to be signed off by you and the Minister of Conservation.

Recommendations

9. We recommend that you:
 - a. **Note** we require your direction on the scope of the standards to progress to consultation in April 2018.
 - b. **Note** that the proposed regional plan and regional policy statement structure and some of the definitions relate to the coastal marine area. You and the Minister of Conservation will need to jointly approve the draft planning standards before they are publicly notified for consultation.³

Scope of the first set of draft planning standards for consultation

- c. **Agree** that the first set of planning standards for consultation will provide a basic template that reflects the minimum requirements. This will include:
 - i. three **structure standards** that provide for a regional policy statement structure, regional plan structure and district plan structure standard. These will include mandatory headings, the order of chapters, and purpose statements to explain key elements of the plan structure and supporting non-statutory guidance material (mandatory).
 - ii. a **format standard** that includes a layout for objectives and policies, rule format and a standardised numbering system (mandatory).

Yes/No

Yes/No

² Resource Management Act 1991, s 58D(3)(d)(i)

³ Resource Management Act, ss 58B(2) and 58E

- iii. a **definitions standard** that includes approximately 100 definitions (mandatory, but scalable).

Yes/No

- iv. an **electronic functionality and accessibility standard** that includes requirements for councils to transition to fully interactive ePlans (mandatory).

Yes/No

- d. **Agree** that the draft set of standards for consultation will also include the following complementary standards that build on the basic template –

- i. a **zone framework standard** that includes approximately 27 district plan zones from which councils can choose. The proposed zone names will be mandatory, but there is scope to add additional 'special purpose zones' as required (discretionary).

Yes/No

- ii. a **planning tool standard** that provides for a range of other planning tools apart from zones, provides mandatory names and prescribes how they will be used in plans to provide area-specific planning responses (discretionary).

Yes/No

- iii. a **mapping standard** that includes defined colour palettes for plan zones and key cartographical symbols (mandatory).

Yes/No

- e. **Agree** to include the following content-based standard in the draft set of standards for consultation:

- i. a **noise metrics standard** that provides for the efficient application of relevant New Zealand Acoustic Standards across all district plans (mandatory).

Yes/No

- f. **Note** that other potential topics for a planning standard can be considered as part of a forward work programme for national direction.

- g. **Note** that officials will continue working on a draft **infrastructure provisions standard** with a view to including this in a future set of national planning standards.

Formal public consultation process

- h. **Note** that you and the Minister of Conservation need to jointly approve the formal public consultation process.

- i. **Agree** that a 10 week public submissions period be provided for.

Yes/No

Implementation

- j. **Note** that a further briefing on implementation options will be provided in mid-February 2018.

Signature



Director: Katherine Wilson
Directorate: Resource Management Directorate

Hon David Parker
Minister for the Environment

Date

Ministry for the Environment contacts

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Context

10. The Act requires the creation of national planning standards⁴ and prescribes the minimum contents of the first set of standards.⁵ When preparing a standard, you may have regard to a number of factors, including whether it is desirable to have national consistency in relation to a resource management issue and/or whether it will support national direction. You may also consider the extent to which it is important to allow for local circumstances and whether a standard should only apply to parts of the country.⁶
11. The draft standards have been shaped by a large body of research, stakeholder feedback and ongoing conversations with practitioners. They have also been informed by the intended outcomes of the standards. These include –
 - plans that require less time and fewer resources to prepare and use;
 - plan content that is easier for users to access;
 - consistent incorporation of national direction, resulting in better implementation on the ground;⁷
 - council resources focussed on plan content that influences local resource management outcomes and is important to their communities; and
 - the rapid adoption of best planning practice.
12. We seek your in-principle agreement to the scope of the draft standards that will be notified for consultation in April 2018. In determining the standards that progress to consultation, you will also need to have particular regard to the evaluation report required under section 32 of the Act. This will be provided with the Cabinet paper and draft set of standards.
13. Cabinet approval is required in order to publicly notify the draft standards. You may choose to take a Cabinet paper to either the Economic Development Committee or the Environment Committee. Given the effects of the national planning standards primarily concern efficiency gains, we recommend that it is taken to the Economic Development Committee on Wednesday, 4 April 2018.

Analysis and Advice

Your choices on the Scope of the First Set of National Planning standards

14. We have identified three groups of standards and seek your decision on which of these should proceed to the consultation stage (Table 1 provides an overview of the choices).

Deliver a basic template that reflects a narrow interpretation of the minimum requirements for the first set of standards

15. The minimum requirements under the Act are for structure standards for district and regional functions, a definitions standard and an electronic functionality and accessibility standard. The structure standards address basic elements of plan structure and result in superficial consistency across plans and policy statements.

⁴ Resource Management Act 1991, ss 58B-J.

⁵ Resource Management Act 1991, s 58G.

⁶ Resource Management Act 1991, s 58D(2).

⁷ Resource Management Act 1991, s 58B(1)(b)(ii).

16. The definitions standard for consultation will include approximately 100 definitions. Information regarding the process used to identify the terms that could benefit from national consistency, together with a list of the definitions and a sample of our draft definitions is set out in Appendix I.
17. The electronic accessibility and functionality standard requires all councils transition to a fully interactive ePlan. One-third of councils have already made this transition or are in the process of doing so. The main issue with this standard is not the requirements per se, as ePlan providers will need to ensure their product is compliant with this standard. Rather it is the implementation costs and the transition period provided for.

Deliver a comprehensive set of planning standards that builds on the basic template

18. We recommend consulting on three additional standards that focus on core elements of plans – specifically, a zone framework standard (Appendix I), a planning tool standard (Appendix II) and a mapping standard.
19. These standards complement the minimum requirements and would ensure that the basic plan structure is more effective in achieving genuine standardisation. Together, they would improve the accessibility of plan content – for example, by providing greater certainty that a commercial zone in one district would be used in the same way in another district. They will also allow council planners to focus on content that is location-specific, rather than identifying zone colours and key mapping symbols.

Deliver additional content-based standards

20. The Act also allows for the creation of additional standards. These are not explicitly required as part of the first set of standards and do not rely on the other proposed standards.
21. Content based standards are topic specific matters that illustrate how the planning standards can be used to achieve consistency in specific plan provisions. In identifying these at this stage, we looked at opportunities to improve the efficiency in the planning system and support the implementation of national direction, focussing particularly on areas that require specialist expertise and are highly used across a number of jurisdictions. We also looked for ways to assist councils that have limited capacity.
22. Stakeholder feedback identified some topics worthy of consideration,⁸ but only one topic (noise metrics) has progressed to a point where we propose that it be consulted on.

Implications

23. The implementation impact of the various scope options will vary depending on the complexity of existing plans and how closely they align with the proposed standards.
24. Even the standards comprising the basic template have the potential to significantly change some plans, with some councils suggesting the impact will be such that it makes sense to implement all of the proposed standards at once. Implementing a more comprehensive set of standards would inevitably impose more work on councils (and frequent submitters on plans) and involve higher costs. Given this, councils may not be able to deliver other statutory obligations in a timely manner. However, pursuing a comprehensive set of standards will lead to greater consistency across plans and policy statements and may be more cost-effective overall.
25. A comprehensive briefing on the options to manage the implementation impacts will be provided in mid-February 2018.

⁸ These included bulk and location metrics, car parking metrics and standards relating to water takes.

Table 1: Overview of choices on scope of the first set of standards

Options	Standards	Type of standard
Deliver a basic “template” that reflects a narrow interpretation of the minimum requirements for the first set of national planning standards	Structure and form standard for district and regional plans (minimum) (see briefing 17-B-03953). <ul style="list-style-type: none"> Overall plan structure (ie, the topics within a plan and their order) Chapter structure Key headings Format of objectives, policies and rules Numbering system The consistent use of colour to highlight plan features (eg, definitions) Requiring plan text to follow recognised ‘accessibility’ standards 	Mandatory
	Definitions standard <ul style="list-style-type: none"> Approximately 100 definitions (see Appendix I) 	Mandatory
	Electronic functionality and accessibility <ul style="list-style-type: none"> Minimum functionality requirements Will require councils to move to an interactive online data system that displays and manages content (including text and GIS data) Supports the broader ‘all of government’ digital transformation 	Mandatory
Deliver a comprehensive set of planning standards that builds on the basic template (see above)	Expanded structure and form standard, including: <ul style="list-style-type: none"> Zone framework standard (see Appendix II) <ul style="list-style-type: none"> Zone names Purpose statements and characteristics for each zone Planning tools standard (see Appendix III) <ul style="list-style-type: none"> Standardise the use of other common planning tools (eg, overlays and precincts) Purpose statements and characteristics for each planning tool NB. These would work together to provide a consistent approach to area-specific planning responses. 	Discretionary
	Expanded electronic functionality and accessibility standard, including <ul style="list-style-type: none"> Mapping standard <ul style="list-style-type: none"> colour palettes for key zones cartographical symbols 	Mandatory
Deliver additional content-based standard	Noise metrics standard <ul style="list-style-type: none"> Standardise the measurement that will apply (ie, the New Zealand Standard), but not the threshold 	Mandatory

⁹ Under the Act, standards must be identified as either mandatory or discretionary. Mandatory standards must be implemented without a Schedule 1 process. Discretionary directions need to be implemented but provide councils with choices and therefore must proceed through a Schedule 1 process.

Future work programme

26. When the planning standards are notified for public consultation, we recommend using this opportunity to gauge the appetite for other topics that could be included in future sets of standards. We expect more content based topics will surface, particularly those relating to metrics or methodologies.
27. We have been working on a possible standard for infrastructure provisions in plans in conjunction with a group of infrastructure providers. We cannot recommend its inclusion in the first set of standards at this stage however as it has not tested adequately with stakeholders. We see merit in continuing to support work being done on it though as standardised infrastructure provisions would complement and support other forms of national direction relating to infrastructure matters.¹⁰
28. If you agree in principle, we will continue to work with infrastructure providers to progress this standard. It will still need to be considered alongside other priorities for national direction as part of a forward work programme. If you do not agree, the current draft will be made publicly available as best practice guidance.

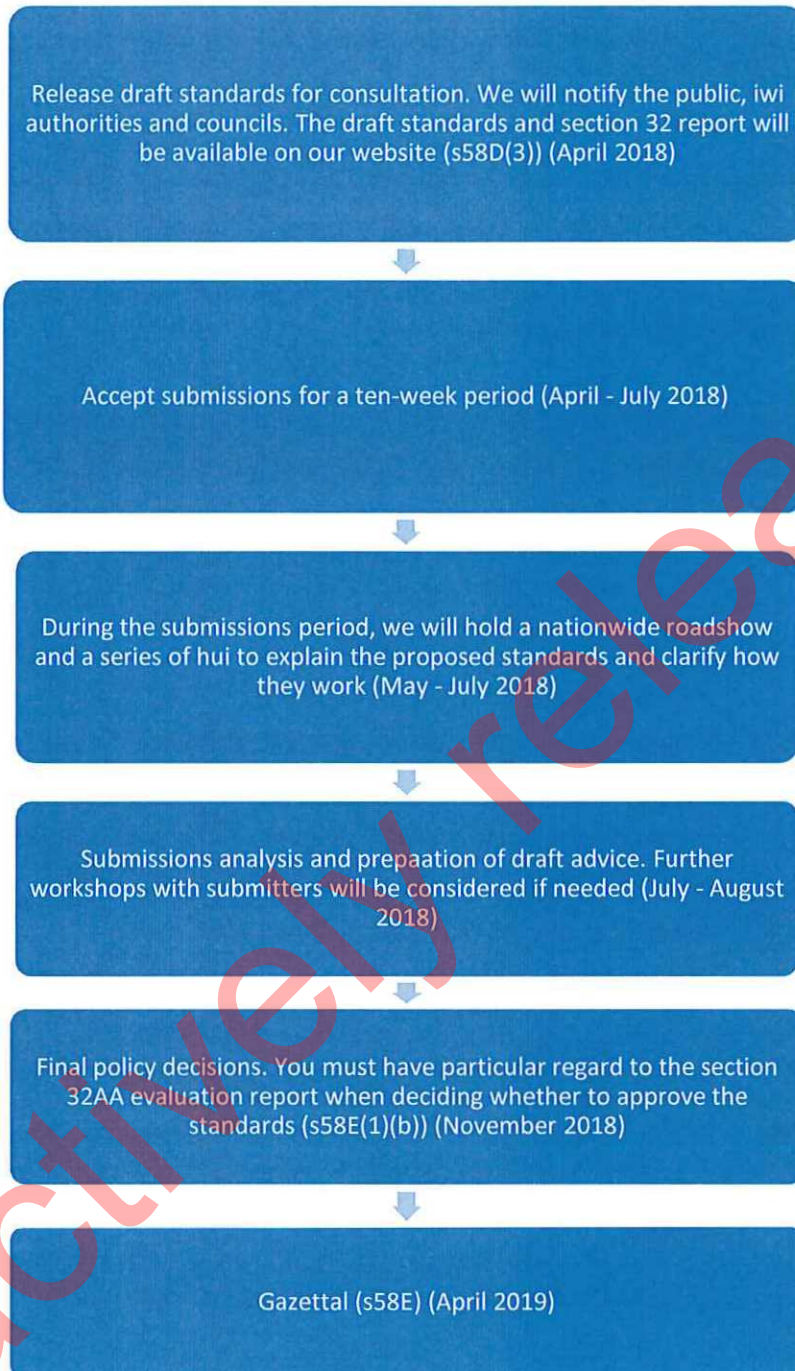
Formal public consultation process

Submissions process - the minimum process required

29. The Act requires you to establish a submissions process. At a minimum this must involve notifying the draft standards and allowing enough time and opportunity for the public, local authorities and iwi authorities to make submissions.¹¹
30. We recommend the following process –

¹⁰ National Policy Statement for Renewable Electricity Generation, National Policy Statement on Electricity Transmission, National Environmental Standards for Telecommunication Facilities.

¹¹ Resource Management Act 1991, s 58D.



31. The ten week submission period proposed is longer than the six week period usually recommended for draft national direction instruments. This reflects the significant impact these standards will have on council plans. We anticipate detailed submissions on their workability in the context of different resource management plans.
32. We seek your agreement on our recommended approach for managing the public consultation process, specifically the ten week submissions period.
33. Following the above process, you may approve the standards after amending the draft in the manner you think necessary. Alternatively, you may choose to withdraw either all or part of the planning standards, providing you give public notice of your reasons for their

withdrawal.¹² We will work with you towards a revised set of standards, which need to be gazetted by April 2019.¹³

Next Steps

34. A number of decisions are required leading up to the notification of the draft standards. We will provide you with further briefings on implementation, the draft standards and those matters that affect the coastal marine area. A timeline showing key briefings and other milestones is set out below.

Date	What is required?
12 February 2018 (This briefing)	Decisions on – (a) the scope of the draft standards that will go out for public consultation, and (b) the consultation process.
Mid-February 2018	Decisions on implementation options. The approach taken will be published alongside the draft standards in April 2018.
March 2018	Decisions on those matters relevant to the coastal marine area. You will need to jointly approve this with the Minister of Conservation.
Early-April 2018	Decisions relating to a draft Cabinet paper. Cabinet paper will be provided to a Cabinet committee of your choosing. This will include the final draft set of standards and the section 32 report
Late-April 2018	Notification of the draft national planning standards for consultation.
May – July 2018	Consultation process for the draft set of national planning standards.
November 2018	Officials will provide you with a report and recommendations and publish these online.
December 2018 – February 2019	First set of national planning standards finalised.
March 2019	Cabinet approval required.
April 2019	Gazettal of the first set of national planning standards.

¹² Resource Management Act 1991, s 58E(2)(b).

¹³ Resource Management Act 1991, s 58E(3).

Appendices

Appendix I	Definitions (DRAFT)
Appendix II	Zone framework standard (DRAFT)
Appendix III	Planning tools standard (district and regional) (DRAFT)

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Appendix I: Definitions

Process for identifying definitions

Early research revealed that 8,700 different terms are defined across twenty-five district plans and eleven regional plans. Subsequent research was carried out to establish the core terms that are frequently found in plans. That research identified 126 district plan definitions and 212 regional definitions. There was also an overlap of approximately 40 definitions across these two sets. This demonstrates the sheer scale of unnecessary variation across plans.

We looked to international planning systems that have a standardised set of definitions to provide guidance on the scale and nature that a standardised set of definitions could entail. We found that the Queensland, Victoria, New South Wales and Tasmania planning provisions typically provide between 80-120 standardised definitions, while the English National Planning Policy Framework includes 82 definitions. To ensure the definitions selected would yield the greatest benefit at a national level, we tested these against a number of criteria.

We considered the proposed list of definitions should meet at least two of the following criteria –

- highly used (both now or in foreseeable future¹⁴)
- common to both district and regional plans
- infrastructure related
- restrict the land use definitions to only the highest level (eg, define commercial activities but not what a supermarket is)
- dependent or linked to other definitions

A number of exclusion criteria were also applied, consistent with the approach taken by the Independent Hearings Panel on the Auckland Unitary Plan. For example, we do not propose to include definitions for terms that:

- are already plainly understood
- are te reo Māori
- are already defined in the RMA
- are obsolete (e.g. the 'L10' noise unit is no longer used in latest New Zealand Acoustic Standards but still appears in many plans); or
- will cause widespread and long term issues (not just transitional issues).

Applying these criteria and exclusions reduced the original longlist of 337 high frequency definitions to a list of around 100

In determining the number of definitions to provide in the first set, we weighed up a number of options. One option was the provision of a complete and exhaustive list of definitions. However, we considered this wouldn't be appropriate due to the devolved nature of New

Zealand's planning system and the fact that some definitions will depend on the local context. We also considered providing a very limited number of definitions, but considered this would be a lost opportunity. In our view, applying the criteria outlined strikes an appropriate balance between achieving consistency where it counts and allowing councils to manage local issues in a manner they consider appropriate.

An indicative list of the definitions that we propose including in the first set of standards is provided below.

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Indicative terms to be defined in the National Planning Standards v3 (26/1/18)

Abrasive blasting	Minor utility structure
Accessory building	Net floor area
Agrichemical	Net site area
Ancillary activity	Official sign
Boundary	Outdoor burning
Boundary adjustment	Outdoor living space
Building	Operational need
Coverage	Place of assembly
Cleanfill	Primary production
Commercial activity	Quarry
Community facility	Reclamation
Dry abrasive blasting	Residential activity
Earthworks	Residential unit
Education facility	Reverse sensitivity
Ephemeral waterway/flow path	Root protection area
Fertiliser	Rural industry
Footprint	Setback
Functional need	Sewage
Greywater	Sign
Gross floor area	Site
Ground level	Small scale electric generation
Habitable room	Solid waste
Hazardous facility	Stormwater
Height	Structure
Height in relation to boundary	Support structure
Home business	Telecommunication
Household	Vegetation clearance
Industrial activity	Visitor accommodation
Intensive farming	Wastewater
Landfill	Wet abrasive blasting
Minor residential unit	

Terms defined in Resource Management Act 1991 that should apply in council plans

Access strip	Tangata whenua
Allotment	Territorial local authority
Amenity values	Water
Bed	Waterbody
Best practicable option	Wetland
Coastal marine area	
Coastal water	
Contaminant	
Contaminated land	
Discharge	
Effect	
Environment	
Esplanade reserve	
Esplanade strip	
Fresh water	
Hazardous substance	
Historic heritage	
Infrastructure	
Iwi authority	
Kaitiakitanga	
Lake	
Land	
Mana whenua	
Natural and physical resources	
Natural hazard	
Network utility operator/operation	
Noise	
Raft	
Retirement village premises	
River	
Road	
Subdivision	
Sustainable management	

Additional Points:

We are still working on what is required in the three waters space that will hinder (and where possible assist) other MfE objectives and work programmes.

We are awaiting feedback from rural sector stakeholders around the need to define 'land disturbance' (separate from earthworks) and 'rural services' (whether this is needed in addition to 'rural industry').

Work has also been undertaken around noise metrics (including vibration) and the following terms are proposed to support the noise metric:

- LAeq
- LAF(max)
- LA90
- Notional boundary
- Lpeak
- LdN
- Noise rating level
- Special audible character
- Peak particle velocity
- Building damage from vibration

DRAFT Definitions Standard (Zones)

Drafting Principles

- Any definition already contained within the Resource Management Act 1991 (RMA), a National Policy Statement, National Environmental Standard or regulation under the RMA should be applied in the National Planning Standard where it is fit for purpose
- Where a term is also defined in a statute, regulation or New Zealand Standard outside of the RMA, the proposed definition should copy verbatim the text of the statutory, regulatory, or NZS definition where it is fit for purpose. This will effectively set the definition in time and avoid any unforeseen consequences that future amendments may have on plan provisions.
- Definitions should avoid containing (or becoming) de facto rules.
- Definitions should avoid using subjective language, such as “high quality”, “appropriate” or “approximate”.
- Where possible, the rules should be drafted in a clear and concise manner. For example:
 - The language used should be clear, straightforward and provide the plan user with certainty as to the scope of the definition.
 - Sentences should be short and avoid unnecessary words and jargon
- Where a definition contains the word ‘includes’ and is followed by a list, the list shall be non-exhaustive. Conversely, if a definition ‘excludes’ a list of matters, this shall be treated as exhaustive.
- Definitions should not give interpretation rights exclusively to one person or organisation (e.g. “which in the opinion of council is...”)

NB. *Italics* have been used to identify those terms that we also propose to define.

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Term	Proposed definition	Includes	Excludes	Linkages	Synonyms	Explanation
Commercial activity	means an activity with the primary purpose of creating profit from the displaying, offering, providing, selling or hiring out goods, equipment or services and includes offices and retailing.	<ul style="list-style-type: none"> offices 	<ul style="list-style-type: none"> <i>industrial activities</i> 			<p>There were many different variations in the definition of “commercial activity” in the plans that we considered. Many included lists of the types of activities that were considered to be commercial. We have tried to create a definition that encompasses as many of the commonly mentioned activities as possible, where there is a more umbrella term we have tried to use the umbrella term as opposed to several specific terms.</p> <p>The term “for the primary purposes of” is intended to allow for some ancillary activities.</p> <p>Some of the definitions of “commercial activity” excluded retail activities; however the majority included retail activities. We have therefore decided to include them and consider that if a council does not want to permit a retail activity it can specifically exclude retail activities in a rule or standard.</p>
Community facility	means a non-profit facility primarily for recreational, sporting, cultural, safety and welfare, religious or similar community purposes.	<ul style="list-style-type: none"> Marae Plunket rooms Women’s refuge churches Police stations 	<ul style="list-style-type: none"> schools court houses and detention centres childcare commercial activity 		<ul style="list-style-type: none"> community activity 	<p>This definition is intended to include activities that provide for the social and cultural needs of the community. Again, definitions often listed activities that were included and excluded. These are recognised as not being activities where one of the primary purposes is to create a profit or livelihood for the operator of the facility. We have used the term primary to recognise that there are often ancillary activities that are used to help fund the primary purpose of the facility such as a bar attached to a club room.</p> <p>As above, we have tried to use umbrella terms wherever possible to reduce the specificity of the terms used and the number of specific activities listed.</p> <p>We consider that councils are likely to add further definitions or standards related to some of the activities listed such as places of assembly.</p>
Home business	means an occupation, craft, service or profession that is incidental to the primary use of the site for a residential activity and is carried out by at least one permanent resident of the site.	<ul style="list-style-type: none"> small scale visitor accommodation 	<ul style="list-style-type: none"> rural primary production activities <i>Commercial or Industrial activities</i> 		<ul style="list-style-type: none"> Home occupation Home based business Work from home 	<p>Many plans provide for these activities but how they are defined varies considerably. Rather than setting parameters in the definition around what is appropriate on any site, it is proposed that this is better done through the rules and standards applied for each zone/area.</p> <p>The definition requires a person that lives on the property to be involved in the business but has been left open for performance standards and rules to determine how many other workers may be involved.</p> <p>The ICT environment has changed significantly over the last decade. A number of businesses and services now only require a presence on the web rather than a physical presence in a commercial centre and can be based out of a person’s</p>

						<p>home with minimal effort and investment. In many cases, the presence of these activities is very difficult to detect and can have less than minor environmental effects. Some of this work can occur at all hours of the day without disturbing neighbours. Even some retailing activities can be managed over the web without the products ever being present on the site (dispatched straight from a warehouse or manufacturer directly to the customer).</p> <p>The changing environment also means that people who generally work in an office can easily spend the odd day or a day a week working from home. This is one of the reasons for not using the term “work from home”.</p>
Industrial activity	<p>means an activity for the primary purpose of:</p> <ul style="list-style-type: none"> a) manufacturing, fabricating, processing, packing, storing, maintaining, or repairing goods, (but does not include any <i>home business</i>); or b) research, including laboratories and research facilities; or c) yard-based, storage, distribution and logistics activities. 	<ul style="list-style-type: none"> • transport depots • ancillary offices and staff facilities 	<ul style="list-style-type: none"> • mineral extraction 		<ul style="list-style-type: none"> • Industrial activities • Industrial environment • Industrial environment area • Industrial or trade activity • Industrial or trade activity area • Industrial or trade premises • Industrial or trade purpose • Industry 	<p>There were many different variations in the definition of “Industrial activity” in the plans that we considered. Most of them were variation on listing the types of activities that were considered Industrial. We have tried to create a definition that encompasses as many of the commonly mentioned activities as possible and we have used umbrella terms wherever practical.</p> <p>We have not included reference to retail as some of the definitions specifically included retail and others specifically excluded it. The term “for the primary purposes of” is intended to allow for some ancillary activities such as offices and retail. If a council wishes to specifically exclude retail this can be done through standards and rules.</p> <p>We also considered the definitions within the RMA however these are narrow and refer to “industrial purposes” which makes the definitions somewhat circular.</p> <p>We have included yard based storage and distribution as we consider that such activities often involve a large number of truck movements and can have adverse amenity effects.</p>
Residential activity	<p>means the use of land and buildings by people for the primary purpose of living accommodation.</p>					<p>We have aimed to keep the definition as simple as possible. The term “for the primary purposes of” is intended to allow for some ancillary activities.</p> <p>Some definitions of “residential activity” state the number of visitors that are allowed on site to be considered a residential activity. Again, we have left out references to visitor accommodation as these should be dealt with in the relevant standards and rules or a separate definition of visitor accommodation. We also consider that AirBnB, homestay and bed and breakfast operations are often a good use of rooms and space that are no longer required by the household. These activities at a small scale can have similar environmental effects to a flat where all of the bedrooms are rented individually.</p> <p>Feedback on the proposed definition sought to ensure that the definition was clear that care facilities (e.g. IHC homes) where a care supervisor will call in and may stay at night are clearly included within the definition. We consider that the phrase “primary purpose of living accommodation” does enable associated support being provided to the people who are living on the site.</p>

Appendix II: Zone Framework Standard (DRAFT)

How to use this document

- Current approach is that the 'purpose statements' will form part of the Standard, and that the 'descriptive characteristics' will be guidance material. The bullet points of the 'descriptive characteristics' are not an exhaustive list.
- Additional 'special purpose' zones can be created when it can be demonstrated that none of the framework zones combined with planning tools are appropriate. Creating additional zones should only be considered when the underlying provisions of the framework zones are largely irrelevant. We envisage that additional special purpose zones can provide for unique locally specific land use clusters.
- Colours and symbology in zone title are those proposed in the draft eDelivery and mapping standard. For the Special Purpose zones, this will be a repeated image which is semi-transparent.
- Words in *italics* are some of those proposed to be defined that were useful to highlight with Pilot Councils who were testing the draft standard.

Low Density Residential Zone (zone colour to be determined)	
Purpose	The Low Density Residential Zone primarily provides for <i>residential activities</i> there may be constraints on urban density.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally detached <i>residential units</i>, and may include <i>minor residential units</i>. • Generally anticipates larger lot sizes, more restricted building coverage and impervious surface areas when compared to the Residential Zone. • Retains a residential character, as opposed to a rural character. <p>Activities</p> <ul style="list-style-type: none"> • Provides for <i>home business</i>, and other small scale non-residential activities where they service the immediate and wider neighbourhood and are compatible with the scale and intensity of development of the zone. <p>Location of zone</p> <ul style="list-style-type: none"> • Often located near the fringes of urban areas. • The density of lots and <i>residential units</i> is limited to address constraints. For example: <ul style="list-style-type: none"> ○ Management of natural environment values, such as landscapes, natural character, biodiversity;

	<ul style="list-style-type: none"> ○ Limited or absent reticulated services or limited access to these services; ○ Poor road access; ○ Physical limitations to development, such as topography, land instability or other ground conditions or instability limiting the number of building sites; ○ providing a transition from more dense development to a more rural environment; ○ Natural hazard risks.
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Residential Zone	
Purpose	The Residential Zone primarily provides for <i>residential activities</i> in areas of suburban character.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally detached <i>residential units</i>, and may include other low-moderate scale <i>residential unit</i> types including <i>minor residential units</i>, duplex or terraced houses and infill development. • Residential units have access to private open space with tree and garden planting, and may have a front yard separating residences from the street and on-site car parking. <p>Activities</p> <ul style="list-style-type: none"> • Provides for home business, and other small scale non-residential activities where they service the immediate and wider neighbourhood and maintain residential amenity. • Common non-residential activities within the zone include <i>home business</i>, <i>community facilities</i> and halls, playgrounds, day care centres, health care centres, visitor accommodation.

Medium Density Residential Zone	
Purpose	The Medium Density Residential Zone primarily provides for <i>residential activities</i> in areas of urban character.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Provides for a range of residential unit types giving housing choice, including detached and semi-detached residential units, duplexes, town houses, terraced houses, low-rise apartments and infill development. • Intensity of development is usually higher, or intended to transition to be higher than that which normally applies to a standard

	<p>residential zone.</p> <ul style="list-style-type: none"> Residential units may incorporate some areas of private open space with opportunities for landscaping. Amenity values associated with an urban residential character. Increased emphasis on urban design principles and outcomes. <p>Activities</p> <ul style="list-style-type: none"> Provides for home business and small scale non-residential activities where they service the immediate and wider neighbourhood. Common non-residential activities include <i>home business</i>, day care centres, health care centres, visitor accommodation, <i>community facilities</i>. <p>Location of zone</p> <ul style="list-style-type: none"> Usually located close to a city / town centre or a larger node of commercial development, or near a main transport corridor.
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High Density Residential Zone	
Purpose	The High Density Residential Zone primarily provides for <i>residential activities</i> in areas of high density, urban character.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> Primarily enables residential development, made up of residential units consistent with a high density built character. Intensity of built form is greater, or intended to transition to be greater than that which normally applies of other residential zones. Provides for a range of more intensive dwelling types providing housing choice, particularly multi-storey apartments, duplexes and attached residential units. Residential units and residential complexes may incorporate some areas of private open space with opportunities for landscaping, commonly in communal or shared spaces. Emphasis on urban design principles and outcomes. <p>Activities</p> <ul style="list-style-type: none"> Provides for home business and a range of small scale non-residential activities. Common non-residential activities anticipated the zone include

	<p><i>home business, day care centres, recreation.</i></p> <p>Location of zone</p> <ul style="list-style-type: none"> • Usually located in or close to a city / town centre or a larger node of commercial development, or near a main transport corridor, with ready access to a wide range of supporting activities and land uses (e.g. commercial, recreational, and community activities).
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City Centre Zone	
Purpose	The City Centre Zone primarily provides for a diverse range of <i>commercial, community, recreational, and residential activities.</i>
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • It is typically characterised by high-rise, intensive development • Associated service areas including car parking, storage and access. • Provision of public spaces including parks or squares. • A focus on pedestrian orientation, public amenity within the city centre and at the boundaries of adjoining zones. Other amenity features include verandas, street furniture and traffic calming <p>Activities</p> <ul style="list-style-type: none"> • This zone is the primary destination for retail shopping, entertainment, events, dining and night life, visitor accommodation, arts and culture and tourism activities. • Primarily commercial activities (e.g. retail shops, offices, banks). • Associated activities that complement core commercial activities (e.g. health and social services, museums, art galleries, libraries, movie theatres, restaurants and cafes, hotels and visitor accommodation). • May have residential activity above commercial/community activities. <p>Location of zone</p> <ul style="list-style-type: none"> • It applies to areas that are the principal civic, employment and commercial centre for a city and may also be the largest commercial centre within the wider region/sub-region. • Often a focal point for city and regional public transport.

Town Centre Zone	
Purpose	<p>In provincial centres</p> <p>The Town Centre Zone primarily provides for a diverse range of <i>commercial activities</i> and associated community, recreation, and <i>residential activities</i> which support both residents and visitors.</p> <p>Sub-regional centres in major cities</p> <p>The Town Centre Zone primarily provides for community, recreational, <i>commercial</i> and <i>residential activities</i> which service the immediate and wider neighbourhood areas.</p>
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Typically characterised by medium intensity of development. • Associated service areas including car parking, storage and access. • Provision of public spaces including parks or squares. • A focus on pedestrian orientation, public amenity within the city centre and at the boundaries of adjoining zones. Other amenity features include verandas, street furniture and traffic calming. <p>Activities</p> <ul style="list-style-type: none"> • This zone is a destination for shopping, entertainment, events, dining and night life, visitor accommodation, arts, culture and tourism activities. • A wide range of commercial and community activities (e.g. health and social services, museums, art galleries, libraries, movie theatres, restaurants and cafes, hotels, visitor accommodation). • May have residential activity on floors above commercial/community activities. <p>Location of zone</p> <ul style="list-style-type: none"> • Often located on a main road and accessible by public transport.
Local Commercial Zone	
Purpose	<p>The Local Commercial Zone primarily provides for a range of <i>commercial activities</i> that provide for the daily/weekly shopping needs of the residential catchment.</p>

<p>Descriptive characteristics</p> <p><i>(Implementation guidance)</i></p>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally low-medium rise scale local commercial centres that typically service the surrounding residential catchment. • Amenity features typically include street furniture, public open space. • May be focused around a local main street. <p>Activities</p> <ul style="list-style-type: none"> • Primarily commercial activities (e.g. retail shops, offices, banks, hairdressers, restaurants and cafes, small scale supermarkets). • Associated activities that complement the core commercial and retail development (e.g. health and social services, community centres/halls). • May have residential apartments on the above ground storeys of shops. • The zone may also provide for residential, recreational, and community activities. <p>Location of zone</p> <ul style="list-style-type: none"> • Often located on a main road and accessible by public transport.
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Neighbourhood Commercial Zone	
<p>Purpose</p>	<p>The Neighbourhood Commercial Zone primarily provides small-scale <i>commercial activities</i> that directly support the immediate residential neighbourhood.</p>
<p>Descriptive characteristics</p> <p><i>(Implementation guidance)</i></p>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally low rise, or consistent with surrounding neighbourhood built form. <p>Activities</p> <ul style="list-style-type: none"> • Primarily commercial activities (e.g. retail shops, hairdressers, cafes, convenience shops or small shopping strips). <p>Location of zone</p> <ul style="list-style-type: none"> • Generally accessible by walking/cycling from the surrounding neighbourhood it serves.

Commercial Zone	
Purpose	The Commercial Zone primarily provides for a broad range of <i>commercial activities</i> . It also provides for associated activities that are not sensitive to the effects generated from <i>commercial activities</i> .
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Typically characterised by development of low-medium intensity of built form and concentration of commercial activities. • May include ‘big box’ large format retail. • May have a pedestrian orientation. • There may be associated service areas including car parking. • There may be areas of public open space including parks or squares. • May have a focus on amenity at the boundary with sensitive and adjoining zones. <p>Activities</p> <ul style="list-style-type: none"> • May provide for a range of associated community, recreational, residential, and visitor accommodation activities. <p>Location</p> <ul style="list-style-type: none"> • Often located near a main transport corridor.

Mixed Use Zone	
Purpose	The Mixed Use Zone primarily provides for a mix of residential, <i>commercial</i> , <i>light industrial</i> , recreational and community activities.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally of low to medium rise scale. • Amenity is derived from mixture of activities and uses in the zone. <p>Activities</p> <ul style="list-style-type: none"> • A range of residential, commercial and light industrial activities not favoured over one another (e.g. apartments, retail, and services). • Commercial and light industrial activities may be managed to an extent to avoid adverse effects on residents within the zone. • Residential activities may be managed to an extent due to the potential for reverse sensitivity effects. • Associated activities that support residents and the wider

	<p>community (e.g. health and social services, visitor accommodation, recreation, car parking).</p> <p>Location of zone</p> <ul style="list-style-type: none"> • The zone may act as a transition zone between zones that contain more and less sensitive activities. • Typically located around centres and along corridors served by public transport.
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Light Industrial Zone	
Purpose	The Light Industrial Zone primarily provides for a limited range of <i>industrial activities</i> that are unlikely to produce objectionable environmental effects and associated activities that are not sensitive to the effects generated from industrial activities.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally small to medium lot sizes and medium to large-scale functional buildings. • May be areas of car parking and outdoor storage. • Influenced by the surrounding working environment and may have a range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. • Limited focus on pedestrians or provision of public spaces. <p>Activities</p> <ul style="list-style-type: none"> • Primarily light industrial activities (e.g. light manufacturing, production, wholesaling, logistics, storage, warehousing, transport and distribution). • Some associated commercial activities (e.g. offices and retail that are part of the industry on the site, convenience stores or cafes servicing workers within the area). • There may be the presence, or use of, hazardous substances. <p>Location of zone</p> <ul style="list-style-type: none"> • The zone may be located near to residential areas or may act as a buffer between residential areas and heavier industry.

Industrial Zone	
Purpose	The Industrial Zone primarily provides for a range of <i>industrial</i> activities. It also provides for associated activities that are not sensitive to the effects generated from <i>industrial</i> activities.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally large scale buildings, with extensive expanses of car parking and outdoor storage. • Predominantly moderate-large sites, building scale, and areas of parking, access and storage. • Influenced by the surrounding working environment and may have a range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. • Limited focus on visual amenity, pedestrians or provision of public spaces. <p>Activities</p> <ul style="list-style-type: none"> • Primarily industrial activities (e.g. manufacturing, processing, production, wholesaling, logistics, storage, warehousing, transport and distribution, research facilities). • Some associated commercial and retail activities (e.g. offices and retail that are part of the industry on the site, convenience stores or cafes servicing workers within the area). • There may be the presence, or use of, hazardous substances <p>Location of zone</p> <ul style="list-style-type: none"> • Good access to transport corridors (e.g. main roads, railway lines).

Heavy Industrial Zone	
Purpose	The Heavy Industrial Zone primarily provides for <i>industrial activities</i> that are likely to produce objectionable environmental effects and are not compatible with sensitive activities. There may be provision for limited associated activities that are not sensitive to the effects generated from the primary purpose of the zone.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Generally dominated by large-scale purpose-built utilitarian buildings • Areas of car parking and outdoor storage.

	<ul style="list-style-type: none"> Influenced by the surrounding working environment and may have a range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. Limited focus on visual amenity, pedestrians or provision of public spaces. <p>Activities</p> <ul style="list-style-type: none"> Primarily heavy industrial activities (e.g. manufacturing, processing, production, logistics, transport and distribution). Limited associated commercial activities (e.g. offices and retail that are part of the industry on the site, convenience stores or cafes servicing workers within the area). There may be the presence, or use of, hazardous substances. <p>Location of zone</p> <ul style="list-style-type: none"> Good access to transport corridors (e.g. main roads, railway lines).
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Rural Zone	
Purpose	The Rural Zone primarily provides for a range of primary production activities. The zone may also provide for a range of activities which support production activities.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> The zone is dominated by a sense of openness, rural outlook and a low density of built development. Influenced by the surrounding working environment and may have a range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. May have large scale utilitarian buildings and structures. <p>Activities</p> <ul style="list-style-type: none"> Primarily for rural production activities, including pastoral farming, agriculture, horticulture, forestry and mineral extraction and other activities that rely upon the physical resources of the zone. May enable support activities that are directly linked to rural resources and rural based activities, including rural resource processing (e.g. dairy factories, quarries, mines, sawmills), and associated activities (e.g. rural contractor's yards, farm dwellings, workers' accommodation, community facilities). Associated activities that rely on the natural characteristics of the area such as recreation, tourism and conservation activities may occur within the zone. May be large scale infrastructure activities (e.g. electricity transmission, irrigation networks, transport corridors, airports).

Rural Production Zone (zone colour to be determined)	
Purpose	The Rural Production Zone prioritises primary production activities that rely on the productive nature of the soils, intensive farming, and also providing for associated rural industry and services.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • The zone is dominated by a sense of openness, rural outlook and a low density of built development. • Influenced by the surrounding working environment and may have a range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. • May have large scale utilitarian buildings and structures. <p>Activities</p> <ul style="list-style-type: none"> • Mainly for primary production activities, for example pastoral farming, agriculture, horticulture, that rely on the productive soils of the zone, and for intensive farming activities. • May enable support activities that are directly linked to rural resources, for example dairy factories, wineries, packing sheds. • May be large scale infrastructure activities (e.g. electricity transmission, irrigation networks, transport corridors). • May discourage land fragmentation into small lots

Rural Residential Zone	
Purpose	The Rural Residential zone primarily provides for a residential lifestyle within a rural environment, while still enabling rural activities to occur appropriate to the size of the lots.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Overall low density of built development. • Commonly referred to as lifestyle blocks. • Anticipates more substantial residential units than the Rural Zone, but remains a sense of distance between residential units contributes to a sense of openness and natural appearance. • Influenced by the surrounding working environment and may have a range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. <p>Activities</p> <ul style="list-style-type: none"> • Associated rural production activities, including pastoral farming,

	<p>agriculture, and horticulture may occur.</p> <p>Location of zone</p> <ul style="list-style-type: none"> The zone will may be located adjacent to an urban area, but could also be located wholly within the rural environment.
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Rural Settlement Zone	
Purpose	The Rural Settlement zone primarily provides for a mixture of residential, <i>commercial</i> , light <i>industrial</i> and community <i>activities</i> located within rural areas that support a small settlement and surrounding rural area.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> It is typically applied to reflect historical small settlements. Influenced by surrounding rural environment May have range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. <p>Activities</p> <ul style="list-style-type: none"> May enable a compatible mixture of residential, commercial, community and light industrial activities. <p>Location</p> <ul style="list-style-type: none"> Settlements may be located coastally, or in rural areas.

Open Space Zone	
Purpose	The Open Space Zone primarily provides for a range of passive and active recreational activities, along with limited facilities and <i>structures</i> , and opportunities for relaxing and socializing.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> Includes public parks, reserves and facilities of varying scale and purpose (e.g. neighbourhood parks, domains, regional parks, squares). Open spaces used by the community for recreational activities High levels of public and visual amenity with landscaping, tree and garden planting, and areas of hard landscaping (e.g. squares, skate parks), and associated support structures (e.g. seating).


	<ul style="list-style-type: none"> • Includes associated facilities (e.g. picnic facilities, playgrounds, shelters, toilets, maintenance facilities). • May have associated areas of car parking. <p>Activities</p> <ul style="list-style-type: none"> • Provides for passive and active recreational activity (e.g. walking, cycling, picnics, outdoor recreation). <p>Location of zone</p> <ul style="list-style-type: none"> • Green space and is usually widely distributed around a district to provide for community needs.
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Sport and Active Recreation Zone


Purpose	The Sport and Active Recreation zone primarily provides for indoor and outdoor active recreation and sports and associated facilities, including large scale <i>buildings</i> and <i>structures</i> .
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • May have large scale buildings on large sites with associated areas of landscaping. • Provides for formal and informal, active recreational activity (e.g. sports fields, playing fields, hard-court areas, greens, tracks). • May include purpose-built structures to accommodate activities (e.g. stadiums, stands, lighting, swimming complexes). • May include associated facilities (e.g. toilets and changing facilities, maintenance facilities, sport and community clubrooms, car parking, access and cafes). <p>Activities</p> <ul style="list-style-type: none"> • May provide for associated commercial activities include those directly related to sport and recreation purpose (e.g. physiotherapy, massage). <p>Location of zone</p> <ul style="list-style-type: none"> • Usually accommodated in or close to urban areas and providing for the wider community.


Conservation Zone


<p>Purpose</p>	<p>The Conservation Zone primarily provides for the ongoing management of land that has a particular conservation focus, to recognise and provide for special and sensitive values.</p>
<p>Descriptive characteristics <i>(Implementation guidance)</i></p>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • The zone is dominated by largely undeveloped open areas with a particular natural, ecological, scenic, landscape values, cultural and/or historic values. • These zones are influenced by conservation mechanisms that provide for long term management of the land. Significant physical modification of the land is not anticipated within this zone. • Often in public ownership (e.g. national parks, forest parks, bush reserves). • Provides a specific underlying conservation focus and may have special conservation mechanisms (e.g. QEII covenants). <p>Activities</p> <ul style="list-style-type: none"> • Likely allows for recreation activities.

<p>Special Purpose: Airport Zone</p> 	
<p>Purpose</p>	<p>The Airport zone primarily provides for the ongoing operation of airports, airfields and associated operational areas and facilities, enabling operations relating to the transportation of people and freight.</p> <p>It may also make provision for <i>commercial</i> and <i>industrial activities</i> where associated with aircraft operations and activities that cater for the workers and visitors associated with airport operations.</p>
<p>Descriptive characteristics <i>(Implementation guidance)</i></p>	<ul style="list-style-type: none"> • Primary focus is on supporting aircraft operations (e.g. areas providing for runways, taxiways, aircraft manoeuvring, aviation operations, freight services, passenger services, airport buildings, fuel storage, refueling operations). • Associated support services (e.g. engineering workshops, maintenance and repair, administrative offices, childcare facilities). • May include provision for activities that service travelers (e.g. retail, visitor accommodation, restaurants and cafes). • Associated areas for parking, access and storage. • Public access to large parts of the zone is restricted to ensure public safety and the security of cargo and airport operations.


	<ul style="list-style-type: none"> • Large land areas, buildings and structures. • Likely to have operation up to 24 hours a day, seven days a week. • May have a range of environmental effects (e.g. noise, dust, odour, traffic) which may require management. • There may be the presence, or use of, hazardous substances.
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Special Purpose: Port Zone 	
Purpose	The Port Zone primarily provides for the ongoing operation of ports and associated operational areas and facilities, enabling operations relating to the transportation of people and freight.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Large areas of terrestrial land and areas within the coastal/marine environment and will include buildings, structures and activities located both on land and within the coastal marine area. • May have associated areas for parking, access and storage. • Public access to all or most of the zone is restricted to ensure public safety and the security of cargo and Port operations. <p>Activities</p> <ul style="list-style-type: none"> • Primary focus is on port related operations and activities (e.g. wharfs, mooring, berthing, vessel loading and unloading areas, cargo storage, cargo handling, terminal buildings, fuel storage, refueling operations) • May also make provision for associated commercial and industrial activities associated with operation of the port and cater for workers and visitors. • May provide for activities that support Port operations (e.g. commercial activities, engineering workshops, maintenance and repair, administrative offices, tank farms, biosecurity, emergency services). • There may be the presence, or use of, hazardous substances. <p>Location of zone</p> <ul style="list-style-type: none"> • Good access to transport corridors (e.g. main roads, railway lines).


Special Purpose: Hospital Zone 	
Purpose	The Hospital Zone primarily provides for the ongoing operation of a locally or regionally important primary medical facility, and associated health care services and healthcare facilities.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • These facilities are generally large and utilitarian, consisting of extensive and highly visible buildings and parking areas. <p>Activities</p> <ul style="list-style-type: none"> • Primary focus is on medical and healthcare related activities (e.g. medical assessment, diagnosis, treatment, rehabilitation and in/out-patient care services, dispensaries). • Associated non-medical, support activities (e.g. administrative offices, laundries, kitchens, cafes and restaurants, retail, storage facilities, workshops, staff rooms, spiritual facilities, limited accommodation). • The zone may include emergency service functions, including helipads, and may include associated health education and training activities. • Likely to have operation up to 24 hours a day, seven days a week. <p>Location of zone</p> <ul style="list-style-type: none"> • Good access to transport corridors (e.g. main roads, railway lines).

Special Purpose: Education Zone 	
Purpose	The Education Zone primarily provides for provision of education services, and associated support facilities and activities.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • May have highly visible buildings, though balanced by open areas and landscaping. • Areas of car parking and access. <p>Activities</p> <ul style="list-style-type: none"> • Primary focus is on education facilities for the purpose of

	<p>education, teaching, training, learning and research.</p> <ul style="list-style-type: none"> • May be used for private schools, and a range of tertiary education facilities (universities, polytechnics, Wānanga etc.). • Associated support activities (e.g. administrative offices, accommodation, health services, kitchens, cafeterias, staff rooms, early childhood education, research and laboratory facilities where directly linked to the education activities). • May enable a range of other activities to use the land and facilities, during evenings and weekends (e.g. libraries, community health provision, social services, theatre and concert performances, adult education, and sports facilities).
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<p>Special Purpose: Stadium Zone</p> 	
Purpose	<p>The Stadium Zone primarily provides for the ongoing operation of large scale sports and recreation facilities, <i>buildings</i> and <i>structures</i> and may accommodate a range of large-scale sports, leisure, entertainment, art, recreation, or event and cultural activities.</p>
<p>Descriptive characteristics <i>(Implementation guidance)</i></p>	<p>Built form and amenity</p> <ul style="list-style-type: none"> • Such facilities are usually of a large scale, highly visible buildings, parking areas and may include areas of open space • Often include large areas for parking, access and storage. <p>Activities</p> <ul style="list-style-type: none"> • Primary focus is on major sports and recreation facilities (e.g. sports stadia, indoor sports arenas) which may also be multi-purpose and of value to the local and regional community (e.g. host concerts, entertainment activities, trade fairs, conferences, art shows, cultural events). • May have associated activities necessary for the functioning of the facility (e.g. administrative offices, ticket sales, catering facilities, retail sales) • May have seven-day a-week operations, though are likely to be intermittently used. <p>Location of zone</p> <ul style="list-style-type: none"> • May have access to transport corridors (e.g. main roads, passenger transport services).

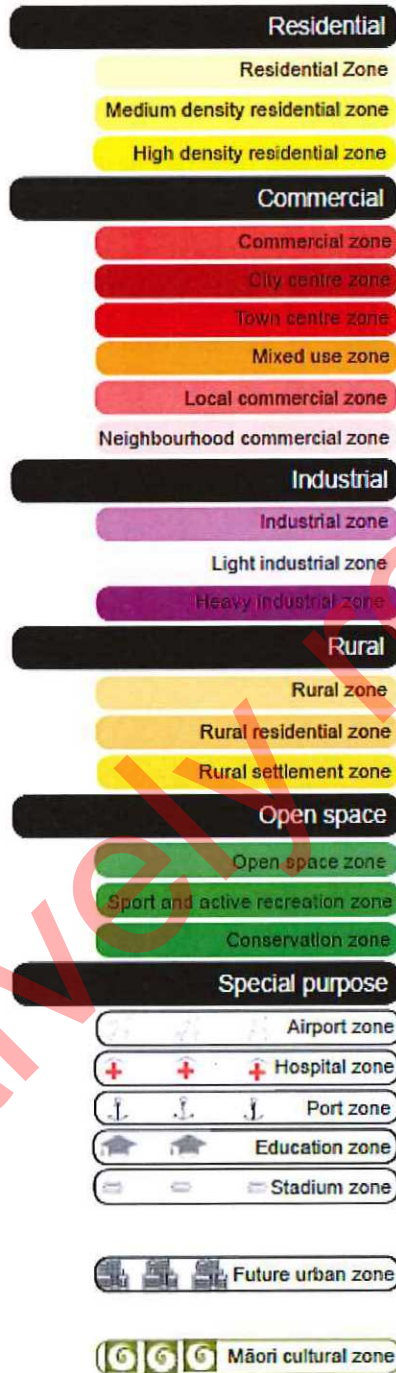
Special Purpose: Future Urban Zone	
	
Purpose	The Future Urban Zone identifies land as suitable for urbanisation. The Future Urban Zone is a transitional zone.
Descriptive characteristics <i>(Implementation guidance)</i>	<p>Built form and amenity</p> <ul style="list-style-type: none"> The land is likely to be currently rural in character and continues to allow rural activities while discouraging premature subdivision, use or development until the area has been rezoned for urban purposes. <p>Activities</p> <ul style="list-style-type: none"> In the absence of development, land with this zoning is likely to provide for rural production activities, including pastoral farming, agricultural, horticulture, and forestry. May also provide for a limited range of activities which support rural production. The land does not have major constraints to urbanisation, although it may include constraints where those can be accommodated by appropriate development. The land may be subject to a Future Development Strategy, and/or structure plan process (or similar process). <p>Location of zone</p> <ul style="list-style-type: none"> Likely to be located on the periphery of an urban area.

Special Purpose: Māori Cultural Zone	
	
Purpose	The Māori Purpose Zone may apply to land to enable residential and community activities, as well as related small-scale industrial and commercial activities which specifically meet Māori cultural needs.
Descriptive characteristics <i>(Implementation guidance)</i>	<ul style="list-style-type: none"> Specifically located and developed to meet Māori social and cultural needs. May provides for a range of activities (e.g. marae, residential, papakāinga, kāinga nohoanga, community facilities, customary use, and cultural institutions). May include sites of significance to Māori that are protected in the

	<p>plan (e.g. customary use, mahinga kai/mataitai, wāhi tapu, wāhi taonga, wāhi tupuna, urupā, pā, tuahu, waka landing, and archaeological sites).</p> <ul style="list-style-type: none">• May give effect to provisions in iwi and hapū management plans.• May cover areas referred to in Deeds of Settlement and statutory acknowledgement areas.• May recognise non-traditional forms of subdivision or land tenure.• For clarification, Māori land can have any zone applied to it, not just the Māori Cultural Zone.
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For your information, the following diagram provides an overview of the zone types described above.

Proactively released



Appendix III: Planning Tools Standard (DRAFT)

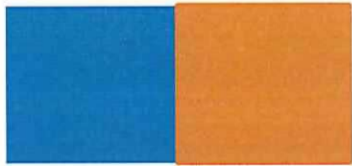
Planning tools for district plans

Mandatory requirements that apply to all planning tools

- Planning tools used in an RMA planning document must be included in an ePlan.
- Planning tools that are within the categories below must be named and used according to this standard.
- District plans' RMA planning tools must be within one or more of the categories relevant to district plans in this standard.
- Where this standard gives a synonym, the official planning tool standard term must be used instead of the synonym.


Guidance for implementation

- As well as the ePlan, planning tools may also be included within Planning Maps or sections of the planning document text for easy reference.
- Regional policy statements, regional plans, and the regional components of unitary plans and combined plans can include other types of planning tools.
- RMA planning documents can use planning tools from other Acts where they give context or influence plan provisions, for example: marine reserves, limited access roads, Treaty settlement areas, district/region boundaries, conservation estate land.
- RMA planning documents can map geographical features that are not directly related to plan provisions. These geographical features may give context or delineation to plan provisions even if they are not planning tools themselves. Examples include: coastal marine area, river, roads, towns/cities, airfield runways.
- Planning concepts from mātauranga Māori¹⁵ with spatial tools can continue to be used under this standard. They apply Māori principles and values such as whakapapa, manaakitanga, whānaungatanga, mana whenua, wairuatanga, kaitiakitanga¹⁶. Mātauranga Māori tools may fall within the categories in this standard: zones, overlays, specific controls, freshwater management units. They may also differ from these categories, for example mauri models and cultural health indicators.

Zones	
Purpose: To identify and manage areas with common environmental characteristics and/or to achieve a similar or new environmental outcome.	
<p>Applies to: District, regional and combined plans</p> <p>Function:</p> <p>Zones bundle compatible activities or effects together and restrict activities or effects which are incompatible. Environmental constraints or achieving a desired environmental outcome mean some activities/effects may not be appropriate in every location.</p> <p>Zones do not overlap. At any point only one zone will apply.</p> <p>In the absence of other unique environmental factors, risks or values, the zone provisions and any associated district wide rules should form a complete management framework for a district plan.</p> <p>All areas landward of mean high water springs must be zoned in a district plan. Zones seaward of mean high water springs (not applicable to district plans) are optional.</p> <p>Mapped by: polygon</p> <p>Location of associated provisions within district plans: Zone chapter</p>	<p>Examples include:</p> <p>Landward of mean high water springs:</p> <ul style="list-style-type: none"> • Residential zone • Commercial zone • Industrial zone • Open space zone • Rural zone <p>Seaward of mean high water springs:</p> <ul style="list-style-type: none"> • Port Zone • Marine Farm Zone • Harbour Zone • Mooring/Marina Zone <p>1. Example: Blue and orange are zones</p> 
Overlays	
Purpose: To identify areas or items where additional plan provisions apply recognising environmental risks, identified special values or other specific environmental factors.	
<p>Function:</p> <p>Overlays are used to spatially represent areas or items that, following an assessment across the local authority area, have been found to possess unique values, risks or environmental factors that require management in a different manner from the underlying zone provisions.</p> <p>Overlays provide an additional layer of provisions, which are generally more restrictive than underlying zone provisions, but can be enabling. Overlays often seek to enable one type of activity and restrict others.</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Outstanding natural features and landscapes • Amenity landscapes • Natural character (coast, wetlands, lakes, rivers, their margins) • Significant indigenous vegetation • Significant habitats of indigenous fauna • Protected trees • Historic heritage

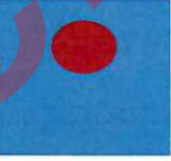
¹⁵ Mātauranga Māori is Māori knowledge - the body of knowledge originating from Māori ancestors, including the Māori world view and perspectives, Māori creativity and cultural practices.

¹⁶ The description of mātauranga ā-iwi planning tools is sourced from:
<http://www.seachange.org.nz/PageFiles/226/Maori%20Values%20and%20Policy%20Dr%20Shaun%20Awatere.pdf>,
<https://www.landcareresearch.co.nz/science/portfolios/enhancing-policy-effectiveness/vmo/planning-and-decision-making/matauranga-maori>

<p>Overlays often apply across multiple zones, areas, specific controls, freshwater management units and other planning tools. Overlay provisions are independent of these other planning tools as they focus on the extent and characteristics of the particular value/risk/factor. The overlays should not be a determinant in choosing the underlying zones, areas, specific controls or freshwater management units.</p> <p>Mapped by : point, polygon or 3D polygon</p> <p>Location of associated provisions within district plans: District wide chapters</p>	<ul style="list-style-type: none"> • Natural hazards • Sites of significance to Māori • Coastal environment • Public access to and along coast, rivers, lakes • View shafts • Noise boundary/contour • Runway approach height restrictions • Fish habitat • Outstanding freshwater bodies • Surf break of national significance • Sites for swimming/swimmability values <p>1. Example: Blue and orange are zones, green circles are overlays</p> 
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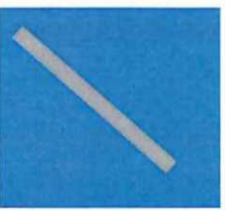
Precincts

Purpose: To identify and manage areas where multiple additional provisions apply which may modify those of the underlying zone(s).

<p>Function:</p> <p>Precincts 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, and a collection of new provisions are introduced. Precincts are therefore dependent on the underlying zone(s) to an extent. Precincts can only occur within a zone or zones, i.e. they cannot occur in the coastal marine area outside of a zone.</p> <p>Generally used to refine and guide land use and development outcomes in localised areas. Often used for character, amenity or development where a subset of land uses/activities are encouraged over others.</p> <p>The associated provisions may be more or less restrictive than the underlying zone provisions.</p> <p>Precincts may include reference to a design guide or other guidance material.</p> <p>Overlays may also apply over precincts.</p> <p>Mapped by : polygon</p> <p>Location of associated provisions within district plans: Precinct chapter. Design guide or similar (where relevant) located in appendices.</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Special character residential zones eg Havelock North Character Residential Zone (Hastings Proposed Plan) <p>1. Example: Red precinct within blue zone</p> 
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Specific controls

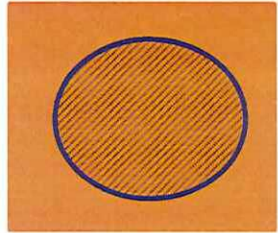


Purpose: To identify when specific controls are applied for the purpose of controlling a single issue or provision.

<p>Function:</p> <p>Specific controls relate to controls of a single specific provision within a zone (e.g. height variation).</p> <p>The area to which the specific control applies and/or the matter it is controlling is not of a size or scale to warrant a precinct or separate overlay.</p> <p>The associated provisions may be more or less restrictive than the underlying zone provisions.</p> <p>Regional plans and unitary plans can use specific controls on their own, or to modify a provision in a zone, area, overlay or freshwater management unit.</p> <p>Mapped by : polygon, 3D polygon or point</p> <p>Location of associated provisions within district plans: Relevant zone chapter (as these will be zone dependent).</p>	<ul style="list-style-type: none"> • 'Residential Coastal Edge' (Wellington City Plan), which seeks to manage effects on the coastal escarpment • Napier Main Residential Elevation Line (where buildings or structures west of this line cannot exceed 10 metres in height). • Cable/power line protection • Anchorage • Boatsheds • Rivers where damming is prohibited • Livestock exclusion <p>Synonym: notation</p> <p>1. Example: Grey polygon is a height restriction within blue zone.</p> 
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Development areas

Purpose: To identify and manage areas where conceptual plans apply to determine future land use and/or development.

<p>Function:</p> <p>Development areas may show the anticipated development framework which reflects the expected land use patterns, areas of open space, layout and nature of infrastructure (including transportation links), and other key features in different levels of detail. Development areas may also apply in the coastal marine area, for example for</p>	<p>1. Example: Purple hatched structure plan area with orange zoning.</p>
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<p>development of port, marina and marine recreation facilities.</p> <p>Provisions may override overlay, zone, freshwater management unit, area, or specific control provisions. Land within a development area will often be subject to these underlying provisions in the absence of completed development in accordance with the relevant concept plan, framework plan etc. (e.g. Future Urban zone with concept plan for residential development).</p> <p>Development areas may apply across multiple zones.</p> <p>Development areas are usually temporary and the area may be rezoned when development is completed.</p> <p>Mapped by : polygon (general outline/indication where possible)</p> <p>Location of associated provisions/conceptual drawings within plan: Development area chapter.</p>	 <p>2. Example: Purple hatched structure plan area within blue and orange zones</p> 
<p>Designations (and heritage orders) – district plans only</p>	
<p>Purpose: To identify where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1. Also identifies heritage orders lodged under section 189.</p>	
<p>Mapped by : polygon, 3D polygon or point</p> <p>Location of associated provisions within district plans: Designations: List and description in designations chapter Heritage orders: Listed in District wide heritage chapter detailed of order contained in relevant schedule.</p>	<p>1. Example: Blue zone with point and polygon designations</p> 
<p>Area – not applicable to district plans</p>	
<p>To identify areas where regional plan provisions are managed spatially.</p>	
<p>Function: Areas spatially delineate where the following types of regional provisions apply to specific areas:</p> <ul style="list-style-type: none"> • Take, use, dam, divert water • Works within the bed of a lake or river • Discharge to land or water • Coastal reclamation, structure, disturbance, deposition, occupation, and plant/removal of plants <p>But is not a zone, overlay, precinct, development area, specific control, airshed or freshwater management unit.</p> <p>Mapped by: polygon.</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Geothermal Extraction Area • Groundwater/Water Allocation Area • Irrigation Scheme Area • Water Supply Area • Earthworks Control Area
<p>Freshwater Management Unit – not applicable to district plans</p>	
<p>Freshwater management unit is defined in the National Policy Statement for Freshwater Management 2017.</p>	
<p>Function: Freshwater management unit (FMU) is the water body, multiple water bodies or any part of a water body determined by the regional council as the appropriate spatial scale for setting freshwater objectives and limits and for freshwater accounting and management purposes.</p> <p>The FMUs may have multiple layers, for example for confined aquifers and surface water bodies. They may also be separated into sub-units.</p> <p>FMU are relevant to discharges to water, allocation of fresh water, swimming locations, iwi and hapū management of fresh water and ecosystems, and interactions between freshwater units, the catchments and the coast, among others.</p> <p>FMUs may have overlays on them to identify a specific value, environmental factor or natural hazard risk, e.g. inanga habitat, outstanding natural feature.</p> <p>Mapped by: polygon.</p>	<p>Synonyms:</p> <ul style="list-style-type: none"> • Catchment • Freshwater Zone • Stream Management Zone • River Class • Lake Zone • River Zone • Natural State <p>Mapped by polygon</p>
<p>Airshed – regional plans and unitary plans only</p>	
<p>Airshed is defined by the Resource Management (National Environmental Standards for Air Quality) Regulations 2004.</p>	
<p>Function: Management of air quality within airsheds is through the National Environmental Standards for Air Quality.</p>	<p>Synonyms: airshed area, airzone.</p>

If the Minister for the Environment has specified an airshed within a region, this must be shown in the ePlan and anywhere else specified in the Gazette.

Mapped by: polygon.

Proactively released

Planning tools for regional plans

Mandatory requirements

- Planning tools used in regional plans must be included in an ePlan.
- If used, planning tools that are within the categories below must be named and used according to this standard.

Guidance for implementation

Planning tools may also be included elsewhere as well as in an ePlan, for example within sections of the regional plan for easy reference and/or in printed maps (PDF or paper versions).

Regional plans can include other types of planning tools.

Regional plans can use planning tools not categorised in the table below from related processes or other Acts, where they give context or influence plan provisions, for example: marine reserves, limited access roads, Treaty settlement areas, district/region boundaries, conservation estate land, coastal marine area boundary at river mouths.

Regional plans can map geographical features that are not directly related to plan provisions. These geographical features may give context or delineation to plan provisions even if they are not planning tools themselves. Examples include: river, roads, towns/cities, airfield runways.

Planning concepts from mātauranga Māori¹⁷ with spatial tools can continue to be used under this standard. They apply Māori principles and values such as whakapapa, manaakitanga, whānaungatanga, mana whenua, wairuatanga, kaitiakitanga¹⁸. Mātauranga Māori tools may fall within the categories in this standard: zones, overlays, specific controls, freshwater management units. They may also differ from these categories, for example mauri models and cultural health indicators.

The list of planning tools below does not indicate hierarchy of tools. The hierarchy of tools will be addressed in a separate document or new version of this document.

Zone	
Zones in regional plans are optional and only apply seaward of mean high water springs (MHWS) within a spatially defined area in the coastal marine area to manage activities/classes of activities with common characteristics and/or to achieve a similar or new environmental outcome.	
<p>Zones bundle compatible activities or effects of these activities together and restrict activities or effects which are incompatible. A zone enables some activities, and prevents other activities. Environmental constraints or achieving a desired environmental outcome mean some activities/effects may not be appropriate in every location.</p> <p>Zones in regional plans are optional, and only apply seaward of MHWS. This CMA restriction is so there is only one zone applying to land, regardless of which RMA planning document is being used. This is a principle of zoning.</p> <p>At this stage, the Planning Standards are not specifying a set list of zones that apply in the coastal marine area.</p>	<p>Existing examples used in regional plans include:</p> <ul style="list-style-type: none"> • Port Zone • Marine Farm Zone • Harbour Zone • Mooring/Marina Zone <p>Mapped by polygon</p>
Overlay	
Overlays in regional plans are optional, to manage specific values, environmental features and risk factors that are spatially defined.	
<p>Overlays are used to spatially represent the extent of a specific value, environmental feature or risk factor that requires plan provisions to protect the value/feature or avoid/mitigate risk. The provisions focus on the value/feature/risk, compared to zones which focus on managing groups of compatible activities.</p> <p>Overlays can apply across zones, areas, specific controls, freshwater management units, and other planning tools. The overlay provisions override zone, area and freshwater management unit provisions to the extent of any conflict.</p> <p>Overlays principally constrain, rather than enable, certain activities.</p>	<p>Existing examples used in regional plans include:</p> <ul style="list-style-type: none"> • Outstanding natural features and landscapes • Amenity landscapes • Natural character (coast, wetlands, lakes, rivers, their margins) • Significant indigenous vegetation • Significant habitats of indigenous fauna • Historic heritage • Natural hazards • Site of significance to Maori • Noise boundary/contour • Runway approach height restrictions • Fish habitat • Outstanding freshwater bodies • Surf break of national significance

¹⁷ Mātauranga Māori is Māori knowledge - the body of knowledge originating from Māori ancestors, including the Māori world view and perspectives, Māori creativity and cultural practices.

¹⁸ The description of mātauranga ā-iwi planning tools is sourced from:
<http://www.seachange.org.nz/PageFiles/226/Maori%20Values%20and%20Policy%20Dr%20Shaun%20Awatere.pdf>,
<https://www.landcareresearch.co.nz/science/portfolios/enhancing-policy-effectiveness/vmo/planning-and-decision-making/matauranga-maori>

	<ul style="list-style-type: none"> Sites for swimming/swimmability values. <p>Mapped by polygon, 3D polygon or point</p>
Specific control	
<p>Specific controls in regional plans are optional, to identify when specific controls are applied for the purpose of controlling a single issue which only applies to a specific site or area.</p>	
<p>Specific controls relate to a tool that controls a single specific issue. The matter to which the mapped control applies is not of a size or scale to warrant a separate zone or overlay.</p> <p>The associated provisions may be more or less restrictive than other provisions.</p>	<p>Existing examples used in regional plans include:</p> <ul style="list-style-type: none"> Cable protection Power line Anchorage Wharf Boatsheds Water ski/jet ski lane Rivers where damming is prohibited Seawater inundation boundary Forestry/livestock restriction <p>Mapped by polygon, 3D polygon or point</p>
Freshwater Management Unit	
<p>Freshwater management unit is defined in the National Policy Statement for Freshwater Management 2017. Requirements for this planning tool are set within this national policy statement.</p>	
<p>Freshwater management unit (FMU) is the water body, multiple water bodies or any part of a water body determined by the regional council as the appropriate spatial scale for setting freshwater objectives and limits and for freshwater accounting and management purposes.</p> <p>The FMUs may have multiple layers, for example for confined aquifers and surface water bodies. They may also be separated into sub-units.</p> <p>FMU are relevant to discharges to water, allocation of fresh water, swimming locations, iwi and hapū management of fresh water and ecosystems, and interactions between freshwater units, the catchments and the coast, among others.</p> <p>FMUs may have overlays on them to identify a specific value, environmental factor or natural hazard risk, e.g. inanga habitat, outstanding natural feature, outstanding freshwater body.</p>	<p>Synonyms currently used in regional plans, which this term would replace:</p> <ul style="list-style-type: none"> Catchment Freshwater Zone Stream Management Zone River Class (1 – x) Lake Zone River Zone Natural State <p>Mapped by polygon</p>
Airshed	
<p>Airshed is defined by the Resource Management (National Environmental Standards for Air Quality) Regulations 2004. Requirements for this planning tool are set within this national environmental standard.</p>	
<p>Airshed is defined as the region of a regional council excluding any area specified the Minister by notice in the Gazette to be a separate airshed.</p> <p>Management of air quality within airsheds is through the National Environmental Standards for Air Quality.</p> <p>If the Minister for the Environment has specified an airshed, this must be shown in: ePlan. May be repeated in the Air Quality chapter.</p>	<p>Mapped by polygon. No requirements for how the polygon should look.</p> <p>Synonyms currently used in regional plans, which this term would replace: airshed area, airzone.</p>
Area	
<p>Areas in regional plans are optional, to manage activities/classes of activities within a spatially defined area, that is not a zone, overlay, specific control, airshed or freshwater management unit.</p>	
<p>Areas spatially delineate where the following types of regional provisions apply to specific areas:</p> <ul style="list-style-type: none"> Take, use, dam, divert water Works within the bed of a lake or river Discharge to land or water Coastal reclamation, structure, disturbance, deposition, occupation, and plant/removal of plants <p>But is not a zone, overlay, specific control, airshed or freshwater management unit. An 'area' is similar to, but broader than, a 'zone' in that it can be for land, water or coastal marine area. It can be used as a 'catch-all' term for some planning tools that do not fit in the other tools above.</p>	<p>Existing examples used in regional plans include:</p> <ul style="list-style-type: none"> Geothermal Extraction Area Groundwater/Water Allocation Area Irrigation Scheme Area Water Supply Area/River Earthworks Control Area Livestock Exclusion Area Indicative urban greenfield growth area Aquifer suitable for potable drinking water abstraction <p>Mapped by polygon</p>