

PWDP – National Planning Standards Working Table

Working Table: Chapter 17 Business Zone

Third Column:

Changes made as per national planning standard directions

Further changes required

Disclaimer:

1. This working table is intended as a provision tracking mechanism only.
2. The third column is not the final representation of the new national planning standards version. Further amendments and updates have been undertaken in the clean version documentation.
3. The numbering has not been updated to reflect the final version.
4. In some cases, the numbering, cross-referencing and zone chapters have been updated in the working tables however, this has not been applied across all working tables. All numbering, cross-referencing and zone chapters has however been updated in the clean version documentation.

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons														
<p>Chapter 17: Business Zone</p> <p>(1) The rules that apply to activities in the Business Zone are contained in Rule 17.1 Land Use – Activities, Rule 17.2 Land Use – Effects and Rule 17.3 Land Use – Building.</p> <p>(2) The rules that apply to subdivision in the Business zone are contained in Rule 17.4.</p> <p>(3) The activity status tables and standards in the following chapters also apply to activities in the Business Zone:</p> <p>14 Infrastructure and Energy;</p> <p>15 Natural Hazards and Climate Change (Placeholder).</p>	<p>PART 3 – AREA SPECIFIC MATTERS</p> <p>Chapter: Commercial and mixed use zones</p> <p>Section: COMZ – Commercial zone</p>	<p>COMZ – Commercial zone</p> <p>(1) The rules that apply to activities in the Commercial zone are contained in Rule 17.1 Land Use – Activities, Rule 17.2 Land Use – Effects and Rule 17.3 Land Use – Building.</p> <p>(2) The rules that apply to subdivision in the Commercial zone are contained in Rule 17.4.</p> <p>(3) The activity status tables and standards in the following chapters also apply to activities in the Commercial zone:</p> <p>(a) EI – Energy and infrastructure</p> <p>(b) NH – Natural hazards (Placeholder)</p> <p>(c) CC – Climate Change (Placeholder)</p>	<p>Cross references to other relevant District Plan provisions</p>														
<p>(4) The following symbols are used in the tables:</p> <p>(a) PR Prohibited activity</p> <p>(b) P Permitted activity</p> <p>(c) C Controlled activity</p> <p>(d) RD Restricted discretionary activity</p> <p>(e) D Discretionary activity</p> <p>(f) NC Non-complying activity</p>	<p>PART 1: INTRODUCTION AND GENERAL PROVISIONS</p> <p>INTERPRETATION</p> <p>Chapter: Abbreviations</p>	<table><tr><th>Abbreviations</th><th>Full terms</th></tr><tr><td>PER</td><td>Permitted</td></tr><tr><td>CON</td><td>Controlled</td></tr><tr><td>RDIS</td><td>Restricted discretionary</td></tr><tr><td>DISC</td><td>Discretionary activity</td></tr><tr><td>NC</td><td>Non-complying activity</td></tr><tr><td>PR</td><td>Prohibited activity</td></tr></table>	Abbreviations	Full terms	PER	Permitted	CON	Controlled	RDIS	Restricted discretionary	DISC	Discretionary activity	NC	Non-complying activity	PR	Prohibited activity	<p>6. Introduction and General Provisions Standard</p> <p><u>Direction 12:</u> Abbreviations must be located in the Abbreviations chapter, using table 7.</p> <p><u>Direction 13:</u> Abbreviations must be listed numerically and then alphabetically.</p>
Abbreviations	Full terms																
PER	Permitted																
CON	Controlled																
RDIS	Restricted discretionary																
DISC	Discretionary activity																
NC	Non-complying activity																
PR	Prohibited activity																
<p>(5) The Business Zone contains a Specific Area that is Lakeside Te Kauwhata Precinct. Rule 17.5 manages all land use, building and subdivision in this location. Rule 17.5.1 sets out how to apply rules to the Lakeside Te Kauwhata Precinct that are either different</p>	<p>PART 3 – AREA SPECIFIC MATTERS</p> <p>Chapter: Commercial and mixed use zones</p>	<p>(1) The Commercial zone contains a Specific Area that is Lakeside Te Kauwhata Precinct. Rule 17.5 manages all land use, building and subdivision in this location. Rule 17.5.1 sets out how to apply rules to the Lakeside Te Kauwhata Precinct</p>	<p>8. Zone Framework Standard</p> <p><u>Direction 4:</u> Provisions developed for each zone must manage the use.</p>														

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
from, or are in addition to, other rules that apply to the rest of the Business Zone.	Section: COMZ – Commercial zone	that are either different from, or are in addition to, other rules that apply to the rest of the Commercial zone.	development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons	
17.1 Land Use – Activities 17.1.1 Prohibited Activities (1) The following activity is a prohibited activity. No application for resource consent for a prohibited activity can be made and a resource consent must not be granted.		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Land Use – Activities Prohibited Activities The following activity is a prohibited activity. No application for resource consent for a prohibited activity can be made and a resource consent must not be granted.		8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.	
PR.I	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to Appendix 8).		COMZ-Rx Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to Appendix 8).	<table><tr><td>(1) Activity status: PR Activity-specific conditions: N/A</td><td>(2) Activity status: N/A</td></tr></table>		(1) Activity status: PR Activity-specific conditions: N/A
(1) Activity status: PR Activity-specific conditions: N/A	(2) Activity status: N/A					

PWDP – National Planning Standards Working Table

17.1.2 Permitted Activities

- (1) The following activities are permitted activities if they comply with all of the:
 - (a) Land Use – Effects rules in [Rule 17.2](#) and Land Use – Building rules in [Rule 17.3](#) (unless the activity-specific rule and/or conditions identifies a condition(s) that does not apply); and
 - (b) Activity-specific conditions.

Activity	Activity-specific conditions
P1 Commercial activity	Nil
P2 Commercial services	Nil
P3 Community activity	Excluding a cemetery
P4 Residential activity	Located above ground floor level
P5 Education facility	Nil
P6 Child care facility	Nil
P7 Office	Nil
P8 Public amenity	Nil
P9 Place of assembly	Nil
P10 Health facility	Nil
P11 Hauroa	Nil
P13 Traveller's accommodation	Nil
P14 Public transport facility	Nil
P15 Servicing of boats at Raglan Wharf	Nil

PART 3 – AREA SPECIFIC MATTERS

Chapter: Commercial and mixed use zones

Section: COMZ – Commercial zone

Permitted Activities

- (1) The following activities are permitted activities if they comply with all of the:
 - (a) Land Use – Effects rules in Rule 17.2 and Land Use – Building rules in Rule 17.3 (unless the activity-specific rule and/or conditions identifies a condition(s) that does not apply); and
 - (b) Activity-specific conditions.

COMZ-R1	Commercial activity
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status: N/A

COMZ-R2	Commercial services
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status: N/A

COMZ-R3	Community activity
(1) Activity status: PER Activity-specific conditions: (a) Excluding a cemetery	(2) Activity status: DIS Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2 :

COMZ-R4	Residential activity
(1) Activity status: PER Activity specific conditions: (a) Located above ground floor level	(2) Activity status: DIS Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2 : (3) Activity status: NC

8. Zone Framework Standard

Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.

PWDP – National Planning Standards Working Table

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions	Reasons																						
PI6	A Marae Complex or Papakaainga Housing Development on Maaori Freehold Land or on Maaori Customary Land.	<p>(a) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation, the following is provided to Council with the associated building consent application:</p> <p>(i) A Concept Management Plan approved by the Māori Land Court; and</p> <p>(ii) A Licence to Occupy.</p> <p>(b) Where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the building consent:</p> <p>(i) A Concept Management Plan approved by the Māori Land Court; and</p> <p>(ii) A lease, or an Occupation Order of</p>		<table><tr><td></td><td>Residential activity that does not comply with an activity-specific condition for a permitted activity under Rule 17.1.2 P4:</td></tr><tr><td colspan="2">COMZ-R5 Education facility</td></tr><tr><td>(1) Activity status: PER Activity specific conditions: Nil</td><td>(2) Activity status: N/A</td></tr><tr><td colspan="2">COMZ-R6 Child care facility</td></tr><tr><td>(1) Activity status: PER Activity specific conditions: Nil</td><td>(2) Activity status: N/A</td></tr><tr><td colspan="2">COMZ-R7 Office</td></tr><tr><td>(1) Activity status: PER Activity specific conditions: Nil</td><td>(2) Activity status: N/A</td></tr><tr><td colspan="2">COMZ-R8 Public amenity</td></tr><tr><td>(1) Activity status: PER Activity specific conditions: Nil</td><td>(2) Activity status: N/A</td></tr><tr><td colspan="2">COMZ-R9 Place of assembly</td></tr><tr><td>(1) Activity status: PER Activity specific conditions: Nil</td><td>(2) Activity status: N/A</td></tr></table>		Residential activity that does not comply with an activity-specific condition for a permitted activity under Rule 17.1.2 P4:	COMZ-R5 Education facility		(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	COMZ-R6 Child care facility		(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	COMZ-R7 Office		(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	COMZ-R8 Public amenity		(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	COMZ-R9 Place of assembly		(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	
	Residential activity that does not comply with an activity-specific condition for a permitted activity under Rule 17.1.2 P4:																										
COMZ-R5 Education facility																											
(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A																										
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PWDP – National Planning Standards Working Table

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
		the Māori Land Court. (c) The following Land Use – Effects rules in Rule 17.2 do not apply: (i) Rule 17.3.8 (Dwelling); (ii) Rule 17.1.4 (Multi-unit development).		COMZ-R10	Health facility	
				(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	
				COMZ-R11	Hauroa	
				(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	
				COMZ-R12	Traveller's accommodation	
				(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	
				COMZ-R13	Public transport facility	
				(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	
				COMZ-R14	Servicing of boats at Raglan Wharf	
				(1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A	
				COMZ-R15	A Marae Complex or Papakaainga Housing Development on Maaori	
PI7	Temporary event	(a) The event occurs no more than 3 times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am and 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 2 days before the event occurs; and (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event; (f) There is no direct site access from a national route or				

PWDP – National Planning Standards Working Table

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
		regional arterial road.			Freehold Land or on Maaori Customary Land.	
P18	Cultural event on Maaori Freehold Land containing a Marae Complex	Nil		<p>(1) Activity status: PER</p> <p>Activity specific conditions:</p> <p>(a) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation, the following is provided to Council with the associated building consent application:</p> <p>(i) A Concept Management Plan approved by the Māori Land Court; and</p> <p>(ii) A Licence to Occupy.</p> <p>(b) Where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the building consent:</p> <p>(i) A Concept Management</p>	<p>(2) Activity status: DIS</p> <p>Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2:</p>	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>Plan approved by the Māori Land Court; and</p> <p>(ii) A lease, or an Occupation Order of the Māori Land Court.</p> <p>(c) The following Land Use – Effects rules in Rule 17.2 do not apply:</p> <p>(i) Rule 17.3.8 (Dwelling);</p> <p>(ii) Rule 17.1.4 (Multi-unit development).</p>			
		<p>COMZ-R16</p> <p>(1) Activity status: PER Activity specific conditions:</p> <p>(a) The event occurs no more than 3 times per consecutive 12 month period;</p> <p>(b) The duration of each event is less than 72 hours;</p> <p>(c) It may operate between 7.30am and 8:30pm Monday to Sunday;</p> <p>(d) Temporary structures are:</p> <p>(i) erected no</p>	<p>Temporary event</p> <p>(2) Activity status: DIS Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2;</p>		

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>more than 2 days before the event occurs; and</p> <p>(ii) removed no more than 3 days after the end of the event;</p> <p>(e) The site is returned to its previous condition no more than 3 days after the end of the event;</p> <p>(f) There is no direct site access from a national route or regional arterial road.</p>			
		<div>COMZ-R17</div> <div> <div>Cultural event on Maaori Freehold Land containing a Marae Complex</div> <div> <div>(1) Activity status: PER</div> <div>Activity specific conditions: Nil</div> </div> <div> <div>(2) Activity status: N/A</div> </div> </div>			

PWDP – National Planning Standards Working Table

17.1.3 Restricted Discretionary Activities

- (1) The activities listed below are restricted discretionary activities.
- (2) Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity		Matters of Discretion
RDI	<p>(a) A multi-unit development that meets all of the following conditions:</p> <p>(i) Land Use – Effects rules in Rule 17.2;</p> <p>(ii) Land Use – Building rules in Rule 17.3, except the following rules do not apply:</p> <p>(i) Rule 17.3.8 Dwelling;</p> <p>(ii) Rule 17.3.9 Living court;</p> <p>(iii) The multi-unit development must be located above the ground floor level;</p>	<p>(a) Council's discretion is limited to the following matters:</p> <p>(i) The extent to which the development is consistent with Town Centre Guidelines contained in Appendix 3.3;</p> <p>(ii) The extent to which the development is consistent with the Multi-unit design guidelines contained in Appendix 3.4;</p> <p>(iii) The extent to which the development</p>

PART 3 – AREA SPECIFIC MATTERS

Chapter: Commercial and mixed use zones

Section: COMZ – Commercial zone

Restricted Discretionary Activities

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

COMZ-R18	A multi-unit development
<p>(1) Activity status: RDIS</p> <p>Activity specific conditions:</p> <p>(a) A multi-unit development that meets all of the following conditions:</p> <p>(i) Land Use – Effects rules in Rule 17.2;</p> <p>(ii) Land Use – Building rules in Rule 17.3, except the following rules do not apply:</p> <p>(iii) Rule 17.3.8 Dwelling;</p> <p>(iv) Rule 17.3.9 Living court;</p> <p>(b) The multi-unit development must be located above the ground floor level;</p> <p>(c) A detailed site plan depicting the proposed lot boundaries for each residential unit and any common areas (including access and services) must be provided,</p>	<p>(2) Activity status: DIS</p> <p>Any multi-unit development that does not comply with one or more conditions for a restricted discretionary activity under Rule 17.1.3 RDI:</p> <p>(3) Activity status: NC</p> <p>Multi-unit development that does not comply with a condition for a restricted discretionary activity under Rule 17.1.3(a)(iii).</p>

8. Zone Framework Standard

Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.

PWDP – National Planning Standards Working Table

PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons		
	<p>(iv) A detailed site plan depicting the proposed lot boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule 17.4.2 (Subdivision of multi-unit housing developments);</p> <p>(v) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in</p>	<p>t contributes to and engages with adjacent streets and public open space;</p> <p>(iv) The extent to which the development creates visual quality and interest through the separation of buildings, variety in built form and architectural detailing, glazing, and materials;</p> <p>(v) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles;</p> <p>(vi) Amenity values for occupants and</p>			<p>ensuring that a freehold (fee simple) or unit title subdivision complies with Rule 17.4.2 (Subdivision of multi-unit housing developments);</p> <p>(d) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in Appendix I (Acoustic Insulation), Table I 4;</p> <p>(e) A communal service court is provided comprising:</p> <p>(i) a minimum of 20m²; and</p> <p>(ii) a minimum dimension of 3m;</p> <p>(f) Living court areas are provided above ground floor level to meet the following minimum requirements for each residential unit:</p>					
					<table><tr><td>Residential Unit</td><td>Minimum Area</td><td>Minimum Dim</td></tr></table>	Residential Unit	Minimum Area	Minimum Dim		
Residential Unit	Minimum Area	Minimum Dim								

PWDP – National Planning Standards Working Table

PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions				Reasons											
		<p>Appendix 1 (Acoustic Insulation), Table 14;</p> <p>(vi) A communal service court is provided comprising:</p> <p>A. a minimum of 20m²; and</p> <p>B. a minimum dimension of 3m;</p> <p>(vii) Living court areas are provided above ground floor level to meet the following minimum requirements for each residential unit:</p> <table><tr><td>Residential Unit</td><td>Minimum Area</td><td>Minimum Dimension</td></tr></table>	Residential Unit	Minimum Area	Minimum Dimension	<p>neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;</p> <p>(vii) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;</p> <p>(viii) Avoidance or mitigation of natural hazards;</p> <p>(ix) Geotechnical suitability for building.</p>		<table><tr><td></td><td></td><td>ensio n</td></tr><tr><td>Studio unit or 1 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>2 or more bedroom</td><td>15m²</td><td>2m</td></tr></table> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The extent to which the development is consistent with Town Centre Guidelines contained in Appendix 3.3;</p> <p>(b) The extent to which the development is consistent with the Multi-unit design guidelines contained in Appendix 3.4;</p> <p>(c) The extent to which the development contributes to and engages with adjacent streets and public open space;</p> <p>(d) The extent to which the development creates visual quality and interest through the separation of buildings, variety</p>			ensio n	Studio unit or 1 bedroom	10m ²	2m	2 or more bedroom	15m ²	2m			
Residential Unit	Minimum Area	Minimum Dimension																		
		ensio n																		
Studio unit or 1 bedroom	10m ²	2m																		
2 or more bedroom	15m ²	2m																		

PWDP – National Planning Standards Working Table

PWDP Provisions as notified					NPS Location / Relocation required	NPS Provisions	Reasons
		Studi o unit or 1 bedr oom	10 m ²	2m		<p>in built form and architectural detailing, glazing, and materials;</p> <p>(e) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles;</p> <p>(f) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;</p> <p>(g) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;</p> <p>(h) Avoidance or mitigation of natural hazards;</p> <p>(i) Geotechnical suitability for building.</p>	
		2 or mor e bedr oom	15 m ²	2m			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons										
17.1.4 Discretionary Activities (I) The activities listed below are discretionary activities. <table><tr><td>D1</td><td>Any activity that does not comply with Land Use – Effects or Land Use –Building rules, unless specified in Rule 17.2 or 17.3 applies.</td></tr><tr><td>D2</td><td>Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2.</td></tr><tr><td>D3</td><td>Any multi-unit development that does not comply with one or more conditions for a restricted discretionary activity under Rule 17.1.3 RDI.</td></tr></table>	D1	Any activity that does not comply with Land Use – Effects or Land Use –Building rules, unless specified in Rule 17.2 or 17.3 applies.	D2	Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2.	D3	Any multi-unit development that does not comply with one or more conditions for a restricted discretionary activity under Rule 17.1.3 RDI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	<table><tr><td>COMZ-Rx</td><td>Any activity that does not comply with Land Use – Effects or Land Use –Building rules, unless specified in Rule 17.2 or 17.3 applies.</td></tr><tr><td>(1) Activity status: DIS Activity specific conditions: Nil</td><td>(2) Activity status: N/A</td></tr></table>	COMZ-Rx	Any activity that does not comply with Land Use – Effects or Land Use –Building rules, unless specified in Rule 17.2 or 17.3 applies.	(1) Activity status: DIS Activity specific conditions: Nil	(2) Activity status: N/A	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
D1	Any activity that does not comply with Land Use – Effects or Land Use –Building rules, unless specified in Rule 17.2 or 17.3 applies.												
D2	Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2.												
D3	Any multi-unit development that does not comply with one or more conditions for a restricted discretionary activity under Rule 17.1.3 RDI.												
COMZ-Rx	Any activity that does not comply with Land Use – Effects or Land Use –Building rules, unless specified in Rule 17.2 or 17.3 applies.												
(1) Activity status: DIS Activity specific conditions: Nil	(2) Activity status: N/A												
17.1.5 Non-Complying Activities (I) The activities below are non-complying activities. <table><tr><td>NC1</td><td>Multi-unit development that does not comply with a condition for a restricted discretionary activity under Rule 17.1.3(a)(iii).</td></tr><tr><td>NC2</td><td>Residential activity that does not comply with an activity-specific condition for a permitted activity under Rule 17.1.2 P4.</td></tr><tr><td>NC3</td><td>Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.</td></tr></table>	NC1	Multi-unit development that does not comply with a condition for a restricted discretionary activity under Rule 17.1.3(a)(iii).	NC2	Residential activity that does not comply with an activity-specific condition for a permitted activity under Rule 17.1.2 P4.	NC3	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Non-Complying Activities The activities below are non-complying activities. <table><tr><td>COMZ-Rx</td><td>Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.</td></tr><tr><td>(1) Activity status: NC Activity specific conditions: Nil</td><td>(2) Activity status: N/A</td></tr></table>	COMZ-Rx	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.	(1) Activity status: NC Activity specific conditions: Nil	(2) Activity status: N/A	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
NC1	Multi-unit development that does not comply with a condition for a restricted discretionary activity under Rule 17.1.3(a)(iii).												
NC2	Residential activity that does not comply with an activity-specific condition for a permitted activity under Rule 17.1.2 P4.												
NC3	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.												
COMZ-Rx	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.												
(1) Activity status: NC Activity specific conditions: Nil	(2) Activity status: N/A												
17.2 Land Use – Effects 17.2.1 Noise (1) Rules 17.2.1.1 and 17.2.1.2 provide the permitted noise limits for noise generated by land use activities. (2) Rule 17.2.1.1 Noise – general provides permitted noise limits in the Business Zone. (3) Rule 17.2.1.2 Noise – Construction provides the noise limits for construction activities.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Land Use – Effects Noise (1) Rules 17.2.1.1 and 17.2.1.2 provide the permitted noise limits for noise generated by land use activities. (2) Rule 17.2.1.1 Noise – general provides permitted noise limits in the COMZ – Commercial zone. (3) Rule 17.2.1.2 Noise – Construction provides the noise limits for construction activities.	Cross references to other relevant District Plan provisions										

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.2.1.1 Noise – General		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: NOISE - Noise	<table><tr><td>NOISE-Rx</td><td>Noise – General</td></tr><tr><td>(1) Activity status: PER Where: (a) Farming noise, and noise generated by emergency generators and emergency sirens.</td><td>(2) Activity status: N/A</td></tr></table>	NOISE-Rx	Noise – General	(1) Activity status: PER Where: (a) Farming noise, and noise generated by emergency generators and emergency sirens.	(2) Activity status: N/A	7. District-wide Matters Standard <u>Direction 33:</u> If provisions for managing noise are addressed, they must be located in the Noise chapter. These provisions may include: a. noise provisions (including noise limits) for zones, receiving environments or other spatially defined area b. requirements for common significant noise generating activities c. sound insulation requirements for sensitive activities and limits to the location of those activities relative to noise generating activities. <u>Direction 34:</u> Any noise-related metrics and noise measurement methods must be consistent with the I 5. Noise and vibrations metrics Standard. <u>Direction 35:</u> The Noise chapter must include cross-references to any relevant noise provisions under the Energy, infrastructure, and transport heading.
NOISE-Rx	Noise – General							
(1) Activity status: PER Where: (a) Farming noise, and noise generated by emergency generators and emergency sirens.	(2) Activity status: N/A							
P1	Farming noise, and noise generated by emergency generators and emergency sirens.							
P2	(a) Noise measured within any site: (i) In the Business Zone must not exceed: A. 65dB (LAeq), 7am to 11pm every day; and B. 55dB (LAeq) and 85dB (L _{Amax}), 11pm to 7am the following day; (ii) In the Residential or Village Zone must not exceed: A. 55dB (LAeq), 7am to 7pm; B. 50dB (LAeq), 7pm to 10pm; C. 45dB (LAeq) and 75dB (L _{Amax}), 10pm to 7am the following day.							
P3	(a) Noise measured within any site in any zone other than the Business Zone, Residential Zone or Village Zone must meet the permitted noise levels for that zone.							
P4	(a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 "Acoustics - Measurement of Environmental Sound" (b) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 "Acoustics - Environmental noise".							
DI	Noise that does not comply with Rule 17.2.1 P2, P3 or P4.		<table><tr><td>NOISE-Rx</td><td>Noise – General</td></tr><tr><td>(1) Activity status: PER Where: (a) Noise measured within any site: Commercial zone must not exceed: (i) 65dB (LAeq), 7am to 11pm every day; and (ii) 55dB (LAeq) and 85dB (L_{Amax}), 11pm to 7am the following day; (b) In the General residential zone or Large lot residential zone must not exceed: (i) 55dB (LAeq), 7am to 7pm;</td><td>(2) Activity status: DIS Noise that does not comply with Rule 17.2.1 P2, P3 or P4:</td></tr></table>	NOISE-Rx	Noise – General	(1) Activity status: PER Where: (a) Noise measured within any site: Commercial zone must not exceed: (i) 65dB (LAeq), 7am to 11pm every day; and (ii) 55dB (LAeq) and 85dB (L _{Amax}), 11pm to 7am the following day; (b) In the General residential zone or Large lot residential zone must not exceed: (i) 55dB (LAeq), 7am to 7pm;	(2) Activity status: DIS Noise that does not comply with Rule 17.2.1 P2, P3 or P4:	
NOISE-Rx	Noise – General							
(1) Activity status: PER Where: (a) Noise measured within any site: Commercial zone must not exceed: (i) 65dB (LAeq), 7am to 11pm every day; and (ii) 55dB (LAeq) and 85dB (L _{Amax}), 11pm to 7am the following day; (b) In the General residential zone or Large lot residential zone must not exceed: (i) 55dB (LAeq), 7am to 7pm;	(2) Activity status: DIS Noise that does not comply with Rule 17.2.1 P2, P3 or P4:							

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		<div>(ii) 50dB (LAeq), 7pm to 10pm;</div> <div>(iii) 45dB (LAeq) and 75dB (LAmax), 10pm to 7am the following day.</div>						
		<table><tr><td>NOISE-Rx</td><td>Noise – General</td></tr><tr><td><div>(1) Activity status: PER</div><div>Where:</div><div>(a) Noise measured within any site in any zone other than the Commercial zone, General residential zone or Large lot residential zone must meet the permitted noise levels for that zone.</div></td><td><div>(2) Activity status: DIS</div><div>Noise that does not comply with Rule 17.2.1 P2, P3 or P4:</div></td></tr></table>	NOISE-Rx	Noise – General	<div>(1) Activity status: PER</div> <div>Where:</div> <div>(a) Noise measured within any site in any zone other than the Commercial zone, General residential zone or Large lot residential zone must meet the permitted noise levels for that zone.</div>	<div>(2) Activity status: DIS</div> <div>Noise that does not comply with Rule 17.2.1 P2, P3 or P4:</div>		
NOISE-Rx	Noise – General							
<div>(1) Activity status: PER</div> <div>Where:</div> <div>(a) Noise measured within any site in any zone other than the Commercial zone, General residential zone or Large lot residential zone must meet the permitted noise levels for that zone.</div>	<div>(2) Activity status: DIS</div> <div>Noise that does not comply with Rule 17.2.1 P2, P3 or P4:</div>							
		<table><tr><td>NOISE-Rx</td><td>Noise – General</td></tr><tr><td><div>(1) Activity status: PER</div><div>Where:</div><div>(a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”.</div><div>(b) Noise levels must be assessed in accordance with the requirements</div></td><td><div>(2) Activity status: DIS</div><div>Noise that does not comply with Rule 17.2.1 P2, P3 or P4:</div></td></tr></table>	NOISE-Rx	Noise – General	<div>(1) Activity status: PER</div> <div>Where:</div> <div>(a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”.</div> <div>(b) Noise levels must be assessed in accordance with the requirements</div>	<div>(2) Activity status: DIS</div> <div>Noise that does not comply with Rule 17.2.1 P2, P3 or P4:</div>		
NOISE-Rx	Noise – General							
<div>(1) Activity status: PER</div> <div>Where:</div> <div>(a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”.</div> <div>(b) Noise levels must be assessed in accordance with the requirements</div>	<div>(2) Activity status: DIS</div> <div>Noise that does not comply with Rule 17.2.1 P2, P3 or P4:</div>							

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions			Reasons
			of NZS 6802:2008 “Acoustics - Environmental noise”.			
17.2.1.2 Noise – Construction		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: NOISE - Noise	NOISE-Rx Noise – Construction			7. District-wide Matters Standard Direction 33: If provisions for managing noise are addressed, they must be located in the Noise chapter. These provisions may include: a. noise provisions (including noise limits) for zones, receiving environments or other spatially defined area b. requirements for common significant noise generating activities c. sound insulation requirements for sensitive activities and limits to the location of those activities relative to noise generating activities. Direction 34: Any noise-related metrics and noise measurement methods must be consistent with the 15. Noise and vibrations metrics Standard. Direction 35: The Noise chapter must include cross-references to any relevant noise provisions under the Energy, infrastructure, and transport heading.
PI	(a) Construction noise must meet the limits in NZS 6803:1999 (Acoustics – Construction Noise); and (b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 'Acoustics – Construction Noise'.		(1) Activity status: PER Where: (a) Construction noise must meet the limits in NZS 6803:1999 (Acoustics – Construction Noise); and (b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 'Acoustics – Construction Noise'.	(2) Activity status: RDIS Council’s discretion is restricted to the following matters: (a) Effects on amenity values; (b) Hours and days of construction; (c) Noise levels; (d) Timing and duration; and (e) Methods of construction.		
RDI	(a) Construction noise that does not comply with Rule 17.2.2 PI. (b) Council’s discretion is restricted to the following matters: (i) Effects on amenity values; (ii) Hours and days of construction; (iii) Noise levels; (iv) Timing and duration; and (v) Methods of construction.					

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
17.2.2 Servicing and hours of operation		PART 3 – AREA SPECIFIC MATTERS		8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the Residential and Village Zones may occur between 6.30am and 7.30pm.	Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	<div>COMZ-Sx</div> <div>Servicing and hours of operation</div> <div> <div> (1) Activity status: PER Where: (a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity on a site adjoining the General residential and Large lot residential zones may occur between 6.30am and 7.30pm. </div> <div> (2) Activity status: RDIS Servicing and operation of a commercial activity that does not comply with Rule 17.2.2 PI: Council's discretion is limited to the following matters: (a) Effects on amenity values on adjoining sites within the General residential zone and Large lot residential zone; (b) Timing, duration and frequency of adverse effects; (c) Location of activity in relation to zone boundary; (d) Location of activity in relation to dwellings on adjoining sites; and (e) The means to avoid, remedy or mitigate adverse effects on adjoining sites. </div> </div>	
RDI	(a) Servicing and operation of a commercial activity that does not comply with Rule 17.2.2 PI ; (b) Council's discretion is limited to the following matters: (i) Effects on amenity values on adjoining sites within the Residential Zone and Village Zone; (ii) Timing, duration and frequency of adverse effects; (iii) Location of activity in relation to zone boundary ; (iv) Location of activity in relation to dwellings on adjoining sites ; and (v) The means to avoid, remedy or mitigate adverse effects on adjoining sites .			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.2.3 Onsite parking areas - Landscaping -		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-Sx Onsite parking areas - Landscaping		8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following conditions: (i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points; (ii) Plants within the planting and pedestrian strip must be maintained to a height no greater than 1 metre.		(1) Activity status: PER Where: (a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following conditions: (i) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points; (ii) Plants within the planting and pedestrian strip must be maintained to a height no greater than 1 metre.	(2) Activity status: DIS Onsite parking areas that do not comply with Rule 17.2.3 PI:	
DI	Onsite parking areas that do not comply with Rule 17.2.3 PI.				

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons										
17.2.4 Glare and artificial light spill <table><tr><td>PI</td><td>Glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any point within any other site.</td></tr><tr><td>RDI</td><td>(a) Glare and artificial light spill that does not comply with Rule 17.2.4 PI. (b) Council's discretion is limited to the following matters: (i) Effects on amenity values; (ii) Light spill levels on other sites; (iii) Road safety; (iv) Duration and frequency; (v) Location and orientation of the light source; (vi) Mitigation measures.</td></tr></table>		PI	Glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any point within any other site.	RDI	(a) Glare and artificial light spill that does not comply with Rule 17.2.4 PI. (b) Council's discretion is limited to the following matters: (i) Effects on amenity values; (ii) Light spill levels on other sites; (iii) Road safety; (iv) Duration and frequency; (v) Location and orientation of the light source; (vi) Mitigation measures.	PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: LIGHT - Light	<table><tr><td>COMZ-Rx</td><td>Glare and artificial light spill</td></tr><tr><td>(1) Activity status: PER Where:</td><td>(2) Activity status: RDIS Glare and artificial light spill that does not comply with Rule 17.2.4 PI: Council's discretion is limited to the following matters:</td></tr><tr><td>(a) Glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any point within any other site.</td><td>(a) Effects on amenity values; (b) Light spill levels on other sites; (c) Road safety; (d) Duration and frequency; (e) Location and orientation of the light source; (f) Mitigation measures.</td></tr></table>	COMZ-Rx	Glare and artificial light spill	(1) Activity status: PER Where:	(2) Activity status: RDIS Glare and artificial light spill that does not comply with Rule 17.2.4 PI: Council's discretion is limited to the following matters:	(a) Glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any point within any other site.	(a) Effects on amenity values; (b) Light spill levels on other sites; (c) Road safety; (d) Duration and frequency; (e) Location and orientation of the light source; (f) Mitigation measures.	7. District-wide Matters Standard <u>Direction 32:</u> If provisions for managing light are addressed, they must be located in the Light chapter. These provisions may include: a. provisions for light spill and glare (including light spill limits) for different zones, receiving environments or other spatially defined area b. specific requirements for common significant light generating activities.
PI	Glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any point within any other site.													
RDI	(a) Glare and artificial light spill that does not comply with Rule 17.2.4 PI. (b) Council's discretion is limited to the following matters: (i) Effects on amenity values; (ii) Light spill levels on other sites; (iii) Road safety; (iv) Duration and frequency; (v) Location and orientation of the light source; (vi) Mitigation measures.													
COMZ-Rx	Glare and artificial light spill													
(1) Activity status: PER Where:	(2) Activity status: RDIS Glare and artificial light spill that does not comply with Rule 17.2.4 PI: Council's discretion is limited to the following matters:													
(a) Glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any point within any other site.	(a) Effects on amenity values; (b) Light spill levels on other sites; (c) Road safety; (d) Duration and frequency; (e) Location and orientation of the light source; (f) Mitigation measures.													
17.2.5 Earthworks (1) Rules 17.2.5.1 – Earthworks - General provides the permitted rules for earthworks activities for the Business Zone. (2) Specific standards for earthworks are within rules: (i) Rule 17.2.5.2 – Maaori Sites and Maaori Areas of Significance (ii) Rule 17.2.5.3 – Significant Natural Areas (iii) Rule 17.2.5.4 – Landscape and Natural Character Areas		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Earthworks (1) Rules 17.2.5.1 – Earthworks – General provides the permitted rules for earthworks activities for the Commercial zone. (2) Specific standards for earthworks are within rules: (a) Rule 17.2.5.2 – Maaori Sites and Maaori Areas of Significance (b) Rule 17.2.5.3 – Significant Natural Areas (c) Rule 17.2.5.4 – Landscape and Natural Character Areas	Cross references to other relevant District Plan provisions										

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17.2.5.1 Earthworks – General		PART 2 – DISTRICT-WIDE MATTERS	Earthworks – General		7. District-wide Matters Standard
PI			EW-Rx		
	<p>(a) Earthworks within a site must meet the following conditions:</p> <ul style="list-style-type: none"> (i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths. ; 	<p>GENERAL DISTRICT-WIDE MATTERS</p> <p>Chapter: EW - Earthworks</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Earthworks within a site must meet the following conditions: <ul style="list-style-type: none"> (i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Areas exposed by earthworks are 	<p>(2) Activity status: RDIS</p> <p>Earthworks that do not comply with Rule 17.2.4.1 PI or P2:</p> <p>Council's discretion is limited to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Protection of the Hauraki Gulf Catchment Area; (i) Geotechnical stability; (j) Flood risk, including natural water flows and established drainage paths (k) Land instability, erosion and 	<p>Direction 29: If provisions for managing earthworks are addressed, they must be located in the Earthworks chapter. This chapter may also include:</p> <ul style="list-style-type: none"> a. provisions for quarries and gravel extraction where managed on a district-wide basis b. provisions for mining where they are managed on a district-wide basis. <p>Direction 30: The Earthworks chapter must include cross-references to any relevant earthworks provisions under the Energy, infrastructure, and transport heading.</p> <p>Direction 31: The Earthworks chapter must include cross-references to any provisions for mining, quarries and or gravel extraction in a Special purpose zone or zone chapter or section.</p>

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PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons			
				<div><div>re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks;</div><div>(v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls;</div><div>(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths.</div></div>	<div>(l) Proximity to underground services and service connections.</div>				
P2	<div>(a) The importation of fill material to a site must meet all of the following conditions in addition to Rule 17.2.4 P1:<div><div>(i) Does not exceed a total volume of 500m³ per site and a depth of 1m;</div><div>(ii) Is fit for compaction;</div><div>(iii) The height of the resulting batter face in stable ground must not</div></div></div>			<table><tr><td>EW-Rx</td><td>Earthworks – General</td></tr><tr><td><div>(1) Activity status: PER</div><div>Where:</div><div>(a) The importation of fill material to a site must meet all of the following conditions in</div></td><td><div>(2) Activity status: RDIS</div><div>Earthworks that do not comply with Rule 17.2.4.1 P1 or P2:</div><div>Council's discretion is limited to the following matters:</div></td></tr></table>	EW-Rx	Earthworks – General	<div>(1) Activity status: PER</div> <div>Where:</div> <div>(a) The importation of fill material to a site must meet all of the following conditions in</div>	<div>(2) Activity status: RDIS</div> <div>Earthworks that do not comply with Rule 17.2.4.1 P1 or P2:</div> <div>Council's discretion is limited to the following matters:</div>	
EW-Rx	Earthworks – General								
<div>(1) Activity status: PER</div> <div>Where:</div> <div>(a) The importation of fill material to a site must meet all of the following conditions in</div>	<div>(2) Activity status: RDIS</div> <div>Earthworks that do not comply with Rule 17.2.4.1 P1 or P2:</div> <div>Council's discretion is limited to the following matters:</div>								

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PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions			Reasons
	<p>exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(vi) The sediment from fill material is retained on the site.</p>			<p>addition to Rule 17.2.4 PI:</p> <p>(i) Does not exceed a total volume of 500m³ per site and a depth of 1m;</p> <p>(ii) Is fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(vi) The sediment from fill material is retained on the site.</p>	<p>(a) Amenity values and landscape effects;</p> <p>(b) Volume, extent and depth of earthworks;</p> <p>(c) Nature of fill material;</p> <p>(d) Contamination of fill material;</p> <p>(e) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(f) Compaction of the fill material;</p> <p>(g) Volume and depth of fill material;</p> <p>(h) Protection of the Hauraki Gulf Catchment Area;</p> <p>(i) Geotechnical stability;</p> <p>(j) Flood risk, including natural water flows and established drainage paths</p> <p>(k) Land instability, erosion and sedimentation; and</p> <p>(l) Proximity to underground services and service connections.</p>		
RDI	<p>(a) Earthworks that do not comply with Rule 17.2.4.1 PI or P2</p> <p>(b) Council's discretion is limited to the following matters:</p> <p>(i) Amenity values and landscape effects;</p> <p>(ii) Volume, extent and depth of earthworks;</p> <p>(iii) Nature of fill material;</p> <p>(iv) Contamination of fill material;</p> <p>(v) Location of the earthworks to waterways, significant indigenous vegetation and habitat;</p> <p>(vi) Compaction of the fill material;</p> <p>(vii) Volume and depth of fill material;</p> <p>(viii) Protection of the Hauraki Gulf Catchment Area;</p> <p>(ix) Geotechnical stability;</p> <p>(x) Flood risk, including natural water flows and established drainage paths</p> <p>(xi) Land instability, erosion and sedimentation; and</p> <p>(xii) Proximity to underground services and service connections.</p>						

17.2.5.2 Earthworks - Maaori Sites and Maaori Areas of Significance

RDI	(a) Earthworks within a Maaori site of significance as identified in Schedule 30.3 (Maaori site of Significance) as shown on the planning maps..
	(b) Earthworks within a Maaori area of significance as identified in Schedule 30.4 (Maaori area of Significance) as shown on the planning maps.
	(c) Council's discretion is limited to the following matters:
	(i) Location of earthworks in relation to the site;
	(ii) Effects on heritage and cultural values.

PART 2 – DISTRICT-WIDE MATTERS

HISTORICAL AND CULTURAL VALUES

Chapter: SASM - Sites and areas of significance to Māori

SASM-Rx	Earthworks - Maaori Sites and Maaori Areas of Significance
(1) Activity status: RDIS Where: (a) Earthworks within a Maaori site of significance as identified in Schedule 30.3 (Maaori site of Significance) as shown on the planning maps. (b) Earthworks within a Maaori area of significance as identified in Schedule 30.4 (Maaori area of Significance) as shown on the planning maps. Council's discretion is limited to the following matters: (a) Location of earthworks in relation to the site; (b) Effects on heritage and cultural values.	(2) Activity status: ??

7. District-wide Matters Standard

Direction 17: If the following matters are addressed, they must be located in the Sites and areas of significance to Māori chapter:

- descriptions of the sites and areas (eg, wāhi tapu, wāhi tūpuna, statutory acknowledgement, customary rights, historic site, cultural landscapes, taonga and other culturally important sites and areas) when there is agreement by Māori to include this information

b. provisions to manage sites and areas of significance to Māori

- a description of agreed process of identification of sites and areas including an explanation of how tangata whenua or mana whenua are engaged
- a schedule(s) that lists the specific or general location of sites and areas of significance to Māori when this information is provided. This may cross-reference an appendix
- a description of any regulatory processes for identification.

Direction 18: Any additional chapters to address other historical and cultural values on a district-wide basis must be

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
			included alphabetically under the Historical and cultural values heading.

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17.2.5.3 Earthworks – within Significant Natural Areas		<div>PART 2 – DISTRICT-WIDE MATTERS</div> <div>NATURAL ENVIRONMENT VALUES</div> <div>Chapter: ECO - Ecosystems and indigenous biodiversity</div>	<div>EW-RxEarthworks – within Significant Natural Areas</div> <div><div><div>(1) Activity status: PER</div><div>Where:</div><div>(a) Earthworks for the maintenance of existing tracks, fences or drains within an identified Significant Natural Area must meet all of the following conditions:<div><div>(i) Do not exceed a volume of 50m³ in a single consecutive 12 month period;</div><div>(ii) Do not exceed an area of 250m² in a single consecutive 12 month period;</div><div>(iii) Do not include the importation of any fill material.</div></div></div></div></div>		<div>(2) Activity status: RDIS</div> <div>Earthworks that do not comply with Rule 17.2.5.3 PI:</div> <div>Council's discretion is limited to the following matters:</div> <div><div>(a) The location of earthworks, taking into account waterways, significant indigenous vegetation or habitat;</div><div>(b) The effects on the Significant Natural Area.</div></div>
PI	<div>(a) Earthworks for the maintenance of existing tracks, fences or drains within an identified Significant Natural Area must meet all of the following conditions:<div><div>(i) Do not exceed a volume of 50m³ in a single consecutive 12 month period;</div><div>(ii) Do not exceed an area of 250m² in a single consecutive 12 month period;</div><div>(iii) Do not include the importation of any fill material.</div></div></div>				
RDI	<div>(a) Earthworks that do not comply with Rule 17.2.5.3 PI.</div> <div>(b) Council's discretion is limited to the following matters:<div><div>(i) The location of earthworks, taking into account waterways, significant indigenous vegetation or habitat;</div><div>(ii) The effects on the Significant Natural Area.</div></div></div>				
DI	Earthworks for any other purpose within an identified Significant Natural Area.				
			<div>EW-RxEarthworks – within Significant Natural Areas</div> <div><div><div>(1) Activity status: DIS</div><div>Where:</div><div>(a) Earthworks for any other purpose</div></div></div>		<div>(2) Activity status: N/A</div>
					<div>7. District-wide Matters Standard</div> <div>Direction 19: If the following matters are addressed, they must be located in the Ecosystems and indigenous biodiversity chapter:</div> <div><div>a. identification and management of significant natural areas, including under s6(c) of the RMA</div><div>b. maintenance of biological diversity</div><div>c. intrinsic values of ecosystems and indigenous biodiversity.</div></div>

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		within an identified Significant Natural Area.			

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17.2.5.4 Hazardous substances		PART 2 – DISTRICT-WIDE MATTERS	HAZS-Rx		7. District-wide Matters Standard
PI			Hazardous substances		
	<p>(a) The use, storage or disposal of any hazardous substances must meet the following conditions:</p> <p>(i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Business Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances)</p> <p>(ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</p>	<p>HAZARDS AND RISKS</p> <p>Chapter: HAZS - Hazardous substances</p>	<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The use, storage or disposal of any hazardous substances must meet the following conditions:</p> <p>(i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Business Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances)</p> <p>(ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the</p>	<p>(2) Activity status: DIS</p> <p>The use, storage or disposal of any hazardous substances that does not comply with Rule 17.2.5.4 PI:</p>	<p>Direction 12: If provisions relating to hazardous substances are addressed, they must be located in a chapter titled Hazardous substances under the Hazards and risks heading.</p> <p>Direction 13: If the following matters are addressed, they must be located in a Hazardous substances chapter:</p> <p>a. any provision required to manage the land use aspects of hazardous substances</p> <p>b. provisions relating to the use, storage and disposal of hazardous substances on land that presents a specific risk to human or ecological health, safety and property</p> <p>c. provisions required to manage land use in close proximity to major hazard facilities to manage risk and reverse sensitivity issues.</p> <p>Direction 14: Any additional chapters to address other hazards and risks must be included alphabetically under the Hazards and risks heading.</p>

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PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions			Reasons
					Radiation Safety Act and Regulations 2017.		
CI	<p>(a) Service station with a maximum storage for retail sale of:</p> <ul style="list-style-type: none"> (i) 100,000 litres of petrol in underground storage tanks; (ii) 50,000 litres of diesel in underground storage tanks; and (iii) 6 tonnes of LPG (single vessel storage). <p>(b) Council's control is limited to the following matters:</p> <ul style="list-style-type: none"> (i) the proposed site design and layout in relation to: <ul style="list-style-type: none"> A. the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; and B. interaction with natural hazards (flooding, instability), as applicable; C. proposed emergency management planning (spills, fire and other relevant hazards); (ii) proposed procedures for the monitoring and reporting of incidents. 			<p>HAZS-Rx Hazardous substances</p> <p>(1) Activity status: CON Where:</p> <p>(a) Service station with a maximum storage for retail sale of:</p> <ul style="list-style-type: none"> (i) 100,000 litres of petrol in underground storage tanks; (ii) 50,000 litres of diesel in underground storage tanks; and (iii) 6 tonnes of LPG (single vessel storage). <p>Council's control is limited to the following matters:</p> <p>(a) the proposed site design and layout in relation to:</p> <ul style="list-style-type: none"> (i) the sensitivity of the surrounding natural, human and 	<p>(2) Activity status: DIS</p> <p>A service station that does not comply with Rule 17.2.4.5 CI:</p>		
DI	The use, storage or disposal of any hazardous substances that does not comply with Rule 17.2.5.4 PI .						
DI	A service station that does not comply with Rule 17.2.4.5 CI .						

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; and (ii) interaction with natural hazards (flooding, instability), as applicable; (iii) proposed emergency management planning (spills, fire and other relevant hazards); (b) proposed procedures for the monitoring and reporting of incidents.			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
17.2.6 Notable trees (1) Rules 17.2.6.1 – 17.2.6.3 provide permitted rules for notable trees, which are identified in Schedule 30.2 (Notable Trees). (a) Rule 17.2.6.1 (Removal or destruction); (b) Rule 17.2.6.2 (Trimming); (c) Rule 17.2.6.3 (Activities within the dripline).		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Notable trees (1) Rules 17.2.6.1 – 17.2.6.3 provide permitted rules for notable trees, which are identified in Schedule 30.2 (Notable Trees); (a) Rule 17.2.6.1 (Removal or destruction); (b) Rule 17.2.6.2 (Trimming); (c) Rule 17.2.6.3 (Activities within the dripline);	Cross references to other relevant District Plan provisions								
17.2.6.1 Notable tree – removal or destruction <table><tr><td>PI</td><td>Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council from a works arborist that states that the tree is dead, dying, diseased or unsafe.</td></tr><tr><td>CI</td><td>(a) Removal or destruction of a tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 17.2.6.1 PI. (b) Council's control is limited to the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; and (iii) Effects on heritage values.</td></tr></table>		PI	Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council from a works arborist that states that the tree is dead, dying, diseased or unsafe.	CI	(a) Removal or destruction of a tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 17.2.6.1 PI. (b) Council's control is limited to the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; and (iii) Effects on heritage values.	PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: TREE – Notable Trees	<table><tr><td>TREE-Rx</td><td>Notable tree – removal or destruction</td></tr><tr><td>(1) Activity status: PER Where: (a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council from a works arborist that states that the tree is dead, dying, diseased or unsafe.</td><td>(2) Activity status: CON Removal or destruction of a tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 17.2.6.1 PI: Council's control is limited to the following matters: (a) Timing and manner in which the activity is carried out; (b) Effects on amenity values; and (c) Effects on heritage values.</td></tr></table>	TREE-Rx	Notable tree – removal or destruction	(1) Activity status: PER Where: (a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council from a works arborist that states that the tree is dead, dying, diseased or unsafe.	(2) Activity status: CON Removal or destruction of a tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 17.2.6.1 PI: Council's control is limited to the following matters: (a) Timing and manner in which the activity is carried out; (b) Effects on amenity values; and (c) Effects on heritage values.	7. District-wide Matters Standard <u>Direction 16:</u> If the following matters are addressed, they must be located in the Notable trees chapter: a. identification of individual trees or groups of trees b. provisions to manage trees or groups of trees c. a schedule(s) of individual trees and groups of trees. This schedule must include a description of the tree(s) including the species of the tree(s). This may cross-reference an appendix.
PI	Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council from a works arborist that states that the tree is dead, dying, diseased or unsafe.											
CI	(a) Removal or destruction of a tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 17.2.6.1 PI. (b) Council's control is limited to the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; and (iii) Effects on heritage values.											
TREE-Rx	Notable tree – removal or destruction											
(1) Activity status: PER Where: (a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council from a works arborist that states that the tree is dead, dying, diseased or unsafe.	(2) Activity status: CON Removal or destruction of a tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 17.2.6.1 PI: Council's control is limited to the following matters: (a) Timing and manner in which the activity is carried out; (b) Effects on amenity values; and (c) Effects on heritage values.											

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.2.6.2 Notable tree – trimming		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: TREE – Notable Trees	<table><tr><td>TREE-Rx</td><td>Notable tree – trimming</td></tr><tr><td>(1) Activity status: PER Where: (a) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: (i) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or (ii) The maximum branch diameter does not exceed 50mm at the point of severance and no more than 10% of live foliage growth is removed in any single consecutive 12 month period.</td><td>(2) Activity status: RDIS The trimming of a notable tree that does not comply with Rule 17.2.6.2 PI. Council's discretion is limited to the following matters: (a) Timing and manner in which the activity is carried out; and (b) Effects on amenity values.</td></tr></table>	TREE-Rx	Notable tree – trimming	(1) Activity status: PER Where: (a) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: (i) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or (ii) The maximum branch diameter does not exceed 50mm at the point of severance and no more than 10% of live foliage growth is removed in any single consecutive 12 month period.	(2) Activity status: RDIS The trimming of a notable tree that does not comply with Rule 17.2.6.2 PI. Council's discretion is limited to the following matters: (a) Timing and manner in which the activity is carried out; and (b) Effects on amenity values.	7. District-wide Matters Standard Direction 16: If the following matters are addressed, they must be located in the Notable trees chapter: a. identification of individual trees or groups of trees b. provisions to manage trees or groups of trees c. a schedule(s) of individual trees and groups of trees. This schedule must include a description of the tree(s) including the species of the tree(s). This may cross-reference an appendix.
TREE-Rx	Notable tree – trimming							
(1) Activity status: PER Where: (a) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: (i) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or (ii) The maximum branch diameter does not exceed 50mm at the point of severance and no more than 10% of live foliage growth is removed in any single consecutive 12 month period.	(2) Activity status: RDIS The trimming of a notable tree that does not comply with Rule 17.2.6.2 PI. Council's discretion is limited to the following matters: (a) Timing and manner in which the activity is carried out; and (b) Effects on amenity values.							
PI	(a) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: (i) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or (ii) The maximum branch diameter does not exceed 50mm at the point of severance and no more than 10% of live foliage growth is removed in any single consecutive 12 month period.							
RDI	(a) The trimming of a notable tree that does not comply with Rule 17.2.6.2 PI. (b) Council's discretion is limited to the following matters: (i) Timing and manner in which the activity is carried out; and (ii) Effects on amenity values.							

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.2.6.3 Notable tree – activities within the dripline		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: TREE – Notable Trees	TREE-Rx		7. District-wide Matters Standard Direction 16: If the following matters are addressed, they must be located in the Notable trees chapter: a. identification of individual trees or groups of trees b. provisions to manage trees or groups of trees c. a schedule(s) of individual trees and groups of trees. This schedule must include a description of the tree(s) including the species of the tree(s). This may cross-reference an appendix.
			Notable tree – activities within the dripline		
PI	(a) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) must not: (i) Involve excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; (ii) Involve parking or storage of materials, vehicles or machinery; (iii) Discharge of an eco-toxic substance; and (iv) Involve construction of structures.		(1) Activity status: PER Where: (a) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) must not: (i) Involve excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; (ii) Involve parking or storage of materials, vehicles or machinery; (iii) Discharge of an eco-toxic substance; and (iv) Involve construction of structures.	(2) Activity status: RDIS Any activity within the dripline of a notable tree that does not comply with Rule 17.2.6.3 PI. Council's discretion is limited to the following matters: (a) Location of the activity in relation to the tree (b) Timing and manner in which the activity is carried out; (c) Remedial measures; (d) Effect on the health of the tree; (e) Amenity values.	
RDI	(a) Any activity within the dripline of a notable tree that does not comply with Rule 17.2.6.3 PI. (b) Council's discretion is limited to the following matters: (i) Location of the activity in relation to the tree; (ii) Timing and manner in which the activity is carried out; (iii) Remedial measures; (iv) Effect on the health of the tree; (v) Amenity values.				

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
17.2.7 Signs (1) Rule 17.2.7.1 Signs – general provides permitted standards for any sign, including real estate signs, across the entire Business Zone. (2) Rule 17.2.7.2 Signs – effects on traffic provides specific standards for any sign that is directed at road users.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Signs (1) Rule 17.2.7.1 Signs – general provides permitted standards for any sign, including real estate signs, across the entire Commercial zone. (2) Rule 17.2.7.2 Signs – effects on traffic provides specific standards for any sign that is directed at road users.	Cross references to other relevant District Plan provisions

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17.2.7.1 Signs – General		PART 2 – DISTRICT-WIDE MATTERS	SIGN-R x		7. District-wide Matters Standard
			Signs – General		
P1	A public information sign erected by a government agency.		(1) Activity status: PER	(2) Activity status: N/A	
P2	(a) A sign must comply with all of the following conditions: (i) The sign is wholly contained on the site; (ii) The sign height must not exceed 10m; (iii) Where the sign is illuminated it must: A. Not have a light source that flashes or moves; B. Not contain moving parts or reflective materials; and C. Be focused to ensure that it does not spill light beyond the site; (iv) Where the sign is attached to a building, it must: A. Not extend more than 300mm from the building wall; and B. Not exceed the height of the building; (v) Where the sign is a freestanding sign, it must: A. Not exceed an area of 3m ² for one sign per site, and 1m ² for any other freestanding sign on the site; and B. Be set back at least 5m from the boundary of the Residential Zone; (vi) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees), except for the purpose of identification; (vii) The sign is not attached to a heritage item listed in Schedule 30.1 (Heritage Items) except for the purpose of identification and interpretation;	GENERAL DISTRICT-WIDE MATTERS			
		Chapter: SIGN - Signs			
		SIGN-R x		Signs – General	
		(1) Activity status: PER	(2) Activity status: RDIS		
		Where:		The Council's discretion shall be limited to the following matters:	
		(a) A public information sign erected by a government agency.	(a) A sign must comply with all of the following conditions: (i) The sign is wholly contained on the site; (ii) The sign height must not exceed 10m; (iii) Where the sign is illuminated it must: A. Not have a light source that flashes or moves; B. Not contain moving parts or reflective materials; and C. Be focused to ensure that it does not spill light	(a) Amenity values; (b) Effects on traffic safety; (c) Effects of glare and artificial light spill; (d) Content, colour and location of the sign; (e) Effects on notable trees; (f) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (g) Effects on cultural values of any Maaori Site of Significance; (h) Effects on notable architectural features of the building.	

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	<p>(viii) The sign is not attached to a Maaori Site of Significance listed in Schedule 30.3 (Maaori Sites of Significance) except for the purpose of identification and interpretation;</p> <p>(ix) The sign relates to:</p> <p>A. goods or services available on the site; or</p> <p>B. a property name sign.</p>			<p>beyond the site;</p> <p>(iv) Where the sign is attached to a building, it must:</p> <p>A. Not extend more than 300mm from the building wall; and</p> <p>B. Not exceed the height of the building;</p> <p>(v) Where the sign is a freestanding sign, it must:</p> <p>A. Not exceed an area of 3m² for one sign per site, and 1m² for any other freestanding sign on the site; and</p> <p>B. Be set back at least 5m from the boundary of the Residential Zone;</p> <p>(vi) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees), except for</p>			
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				<p>the purpose of identification;</p> <p>(vii) The sign is not attached to a heritage item listed in Schedule 30.1 (Heritage Items) except for the purpose of identification and interpretation;</p> <p>(viii) The sign is not attached to a Maaori Site of Significance listed in Schedule 30.3 (Maaori Sites of Significance) except for the purpose of identification and interpretation;</p> <p>(ix) The sign relates to:</p> <p>A. goods or services available on the site; or</p> <p>B. a property name sign.</p>			
				SIGN-Rx	Signs – General		

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
P3	<p>(a) A real estate 'for sale' sign must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) It relates to the sale of the site on which it is located; (ii) There is no more than 1 sign per agency; (iii) The sign is not illuminated; (iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials. 		<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A real estate 'for sale' sign must comply with all of the following conditions:</p> <ul style="list-style-type: none"> (i) It relates to the sale of the site on which it is located; (ii) There is no more than 1 sign per agency; (iii) The sign is not illuminated; (iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials. 	<p>(2) Activity status: RDIS</p> <p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity values; (b) Effects on traffic safety; (c) Effects of glare and artificial light spill; (d) Content, colour and location of the sign; (e) Effects on notable trees; (f) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (g) Effects on cultural values of any Maaori Site of Significance; (h) Effects on notable architectural features of the building. 	
RD1	<p>(a) A sign that does not comply with Rule 17.2.7.1, P2 or P3.</p> <p>(b) The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (i) Amenity values; (ii) Effects on traffic safety; (iii) Effects of glare and artificial light spill; (iv) Content, colour and location of the sign; (v) Effects on notable trees; (vi) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (vii) Effects on cultural values of any Maaori Site of Significance; (viii) Effects on notable architectural features of the building. 				

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17.2.7.2 Signs - Effects on traffic		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: SIGN - Signs	SIGN-Rx		Signs – Effects on traffic		7. District-wide Matters Standard Direction 36: If provisions for managing signs are addressed, they must be located in the Signs chapter.
PI	(a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Contain no more than 40 characters and no more than 6 symbols; (v) Have lettering that is at least 150mm high; and (vi) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.		(1) Activity status: PER Where: (a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Contain no more than 40 characters and no more than 6 symbols; (v) Have lettering that is at least 150mm high; and (vi) Where the sign directs traffic to a site entrance	(2) Activity status: DIS Any sign that does not comply with Rule 17.2.7.2 PI.			
DI	Any sign that does not comply with Rule 17.2.7.2 PI.						

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		e, the sign must be at least 130m from the entrance.			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.2.8 Outdoor storage		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-Sx Outdoor storage		8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) Outdoor storage of goods or materials must: (i) Be associated with the activity operating from the site; (ii) Not encroach on required parking or loading areas; and (iii) Be fully screened from view by a close boarded fence or solid fence or wall to a height of 1.8m fencing or landscaping from any: A. Public road; B. Public reserve; and C. Adjoining site in another zone.		(1) Activity status: PER Where: (a) Outdoor storage of goods or materials must: (i) Be associated with the activity operating from the site; (ii) Not encroach on required parking or loading areas; and (iii) Be fully screened from view by a close boarded fence or solid fence or wall to a height of 1.8m fencing or landscaping from any: A. Public road; B. Public reserve; and C. Adjoining site in another zone.	(2) Activity status: RDIS The Council's discretion shall be limited to the following matters: (a) Visual amenity; (b) Effects on loading and parking areas; (c) Size and location of storage area; and (d) Measures to mitigate adverse effects.	
RDI	(a) Outdoor storage of materials that does not comply with Rule 17.2.8 PI. (b) The Council's discretion shall be limited to the following matters: (i) Visual amenity; (ii) Effects on loading and parking areas; (iii) Size and location of storage area; and (iv) Measures to mitigate adverse effects.				

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17.2.9 Indigenous vegetation clearance inside a Significant Natural Area		PART 2 – DISTRICT-WIDE MATTERS NATURAL ENVIRONMENT VALUES Chapter: ECO - Ecosystems and indigenous biodiversity	<div>ECO-Rx</div> <div>Indigenous vegetation clearance inside a Significant Natural Area</div>		7. District-wide Matters Standard <u>Direction 19:</u> If the following matters are addressed, they must be located in the Ecosystems and indigenous biodiversity chapter: a. identification and management of significant natural areas, including under s6(c) of the RMA b. maintenance of biological diversity c. intrinsic values of ecosystems and indigenous biodiversity.
PI	(a) Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for any of the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; (v) Gathering plants in accordance with Maaori customs and values.		(1) Activity status: PER Where: (a) Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for any of the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; (v) Gathering plants in accordance with Maaori	(2) Activity status: DIS Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more conditions in Rule 17.2.9 P1, P2, P3, P4, P5 or P6.	

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
P2	Removing of up to 5m ³ of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood purposes or arts and craft, provided the removal will not directly result in the death, destruction or irreparable damage to any other tree, bush or plant.		customs and values.		
			ECO-Rx	Indigenous vegetation clearance inside a Significant Natural Area	
			(1) Activity status: PER Where: (a) Removing of up to 5m ³ of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood purposes or arts and craft, provided the removal will not directly result in the death, destruction or irreparable damage to any other tree, bush or plant.	(2) Activity status: DIS Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more conditions in Rule 17.2.9 P1, P2, P3, P4, P5 or P6.	
P3	(a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) must comply with all of the following conditions: (i) There is no alternative development area on the site outside the Significant Natural Area; and (ii) The total indigenous vegetation clearance does not exceed 250m ² .		ECO-Rx	Indigenous vegetation clearance inside a Significant Natural Area	
			(1) Activity status: PER Where: (a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas	(2) Activity status: DIS Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant	

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
			<p>in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) must comply with all of the following conditions:</p> <p>(i) There is no alternative development area on the site outside the Significant Natural Area; and</p> <p>(ii) The total indigenous vegetation clearance does not exceed 250m².</p>	<p>Natural Areas) that does not comply with one or more conditions in Rule 17.2.9 P1, P2, P3, P4, P5 or P6.</p>	
P4	<p>(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) where:</p> <p>(i) There is no alternative development area on the site outside the Significant Natural Area;</p> <p>(ii) The following total areas are not exceeded:</p> <p>A. 1500m² for a Marae complex, including areas associated with access parking and manoeuvring; and</p>		<p>ECO-Rx</p> <p>Indigenous vegetation clearance inside a Significant Natural Area</p> <p>(1) Activity status: PER Where: (a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps</p>	<p>(2) Activity status: DIS Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more</p>	

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
	<p>B. 500m² per dwelling, including areas associated with access parking and manoeuvring; and</p> <p>C. 500m² for a papakaainga building including areas associated with access parking and manoeuvring.</p>		<p>or in Schedule 30.5 (Urban Allotment Significant Natural Areas) where:</p> <p>(i) There is no alternative development area on the site outside the Significant Natural Area;</p> <p>(ii) The following total areas are not exceeded:</p> <p>A. 1500m² for a Marae complex, including areas associated with access parking and manoeuvring; and</p> <p>B. 500m² per dwelling, including areas associated with access parking and manoeuvring; and</p> <p>C. 500m² for a papakaainga building including areas associated with access</p>	<p>conditions in Rule 17.2.9 P1, P2, P3, P4, P5 or P6.</p>	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
				parking and manoeuvring.	
P5	(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for any of the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; or (v) Gathering plants in accordance with Maaori customs and values.		ECO-Rx	Indigenous vegetation clearance inside a Significant Natural Area (1) Activity status: PER Where: (a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for any of the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures;	(2) Activity status: DIS Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more conditions in Rule 17.2.9 P1, P2, P3, P4, P5 or P6.

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
			<ul style="list-style-type: none"> (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; or (v) Gathering plants in accordance with Maaori customs and values. 		
P6	On Maaori Freehold Land or Maaori Customary Land removing of up to 5m ³ of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood purposes or arts and crafts, provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant.		<div>ECO-Rx</div> <div>Indigenous vegetation clearance inside a Significant Natural Area</div> <div> <div>(1) Activity status: PER</div> <div>Where:</div> <div>(a) On Maaori Freehold Land or Maaori Customary Land removing of up to 5m³ of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood purposes or arts and crafts, provided the removal will not</div> </div> <div> <div>(2) Activity status: DIS</div> <div>Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more conditions in Rule 17.2.9 P1, P2, P3, P4, P5 or P6.</div> </div>		
DI	Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more conditions in Rule 17.2.9 P1, P2, P3, P4, P5 or P6.				

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		directly result in the death, destruction or irreparable damage of any other tree, bush or plant.			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
17.3 Land Use – Building 17.3.1 Height (1) Rules 17.3.1.1 and 17.3.1.2 provide permitted heights for buildings, structure or vegetation. (2) Rule 17.3.1.1 Height – Building general provides permitted height levels across the entire Business Zone. (3) Rule 17.3.1.2 Height - Buildings, structures and vegetation within an airport obstacle limitation surface. (4) Where sites are located within the Raglan Navigation Beacons height restriction plane as identified on the planning maps and Appendix 7 (Raglan Navigation Beacon), the prohibited activity rule, Rule 17.1.1 PRI may apply.		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Rules (1) Rules 17.3.1.1 and 17.3.1.2 provide permitted heights for buildings, structure or vegetation. (2) Rule 17.3.1.1 Height – Building general provides permitted height levels across the entire Business Zone. (3) Rule 17.3.1.2 Height – Buildings, structures and vegetation within an airport obstacle limitation surface. (4) Where sites are located within the Raglan Navigation Beacons height restriction plane as identified on the planning maps and Appendix 7 (Raglan Navigation Beacon), the prohibited activity rule, Rule 17.1.1 PRI may apply.	Cross references to other relevant District Plan provisions								
17.3.1.1 Height – Building General <table><tr><td>PI</td><td>The maximum height of any building must not exceed 10m.</td></tr><tr><td>DI</td><td>Any building that does not comply Rule 17.3.1.1 PI.</td></tr></table>		PI	The maximum height of any building must not exceed 10m.	DI	Any building that does not comply Rule 17.3.1.1 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Effects Standards <table><tr><td>COMZ-Sx</td><td>Height – Building General</td></tr><tr><td>(1) Activity status: PER Where: (a) The maximum height of any building must not exceed 10m.</td><td>(2) Activity status: DIS Any building that does not comply Rule 17.3.1.1 PI.</td></tr></table>	COMZ-Sx	Height – Building General	(1) Activity status: PER Where: (a) The maximum height of any building must not exceed 10m.	(2) Activity status: DIS Any building that does not comply Rule 17.3.1.1 PI.	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	The maximum height of any building must not exceed 10m.											
DI	Any building that does not comply Rule 17.3.1.1 PI.											
COMZ-Sx	Height – Building General											
(1) Activity status: PER Where: (a) The maximum height of any building must not exceed 10m.	(2) Activity status: DIS Any building that does not comply Rule 17.3.1.1 PI.											
17.3.1.2 Height - Buildings, structures and vegetation within an airport obstacle limitation surface <table><tr><td>PI</td><td>Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.</td></tr><tr><td>DI</td><td>Any building, structure or vegetation that does not comply with Rule 17.3.1.2 PI.</td></tr></table>		PI	Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.	DI	Any building, structure or vegetation that does not comply with Rule 17.3.1.2 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	<table><tr><td>COMZ-Sx</td><td>Height - Buildings, structures and vegetation within an airport obstacle limitation surface</td></tr><tr><td>(1) Activity status: PER Where: (a) Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.</td><td>(2) Activity status: DIS Any building, structure or vegetation that does not comply with Rule 17.3.1.2 PI.</td></tr></table>	COMZ-Sx	Height - Buildings, structures and vegetation within an airport obstacle limitation surface	(1) Activity status: PER Where: (a) Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.	(2) Activity status: DIS Any building, structure or vegetation that does not comply with Rule 17.3.1.2 PI.	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.											
DI	Any building, structure or vegetation that does not comply with Rule 17.3.1.2 PI.											
COMZ-Sx	Height - Buildings, structures and vegetation within an airport obstacle limitation surface											
(1) Activity status: PER Where: (a) Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.	(2) Activity status: DIS Any building, structure or vegetation that does not comply with Rule 17.3.1.2 PI.											

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
17.3.2 Daylight admission <table><tr><td>PI</td><td>(a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins a: (i) Residential Zone; (ii) Village Zone; (iii) Country Living Zone; or (iv) Reserve Zone.</td></tr><tr><td>RDI</td><td>(a) Any building that does not comply with Rule 17.3.2 PI. (b) The Council's discretion shall be limited to the following matters: (i) Height of building; (ii) Design and location of the building; (iii) Level of shading on an adjoining site; (iv) Privacy on other site; (v) Amenity values of the locality.</td></tr></table>		PI	(a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins a: (i) Residential Zone; (ii) Village Zone; (iii) Country Living Zone; or (iv) Reserve Zone.	RDI	(a) Any building that does not comply with Rule 17.3.2 PI. (b) The Council's discretion shall be limited to the following matters: (i) Height of building; (ii) Design and location of the building; (iii) Level of shading on an adjoining site; (iv) Privacy on other site; (v) Amenity values of the locality.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	<table><tr><th>COMZ-Sx</th><th>Daylight admission</th></tr><tr><td>(1) Activity status: PER Where: (a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins a: (i) General residential zone; (ii) Large lot residential zone; (iii) Rural lifestyle zone; or (iv) Open space and recreation zone.</td><td>(2) Activity status: RDIS Any building that does not comply with Rule 17.3.2 PI. The Council's discretion shall be limited to the following matters: (a) Height of building; (b) Design and location of the building; (c) Level of shading on an adjoining site; (d) Privacy on other site; (e) Amenity values of the locality.</td></tr></table>	COMZ-Sx	Daylight admission	(1) Activity status: PER Where: (a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins a: (i) General residential zone; (ii) Large lot residential zone; (iii) Rural lifestyle zone; or (iv) Open space and recreation zone.	(2) Activity status: RDIS Any building that does not comply with Rule 17.3.2 PI. The Council's discretion shall be limited to the following matters: (a) Height of building; (b) Design and location of the building; (c) Level of shading on an adjoining site; (d) Privacy on other site; (e) Amenity values of the locality.	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins a: (i) Residential Zone; (ii) Village Zone; (iii) Country Living Zone; or (iv) Reserve Zone.											
RDI	(a) Any building that does not comply with Rule 17.3.2 PI. (b) The Council's discretion shall be limited to the following matters: (i) Height of building; (ii) Design and location of the building; (iii) Level of shading on an adjoining site; (iv) Privacy on other site; (v) Amenity values of the locality.											
COMZ-Sx	Daylight admission											
(1) Activity status: PER Where: (a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins a: (i) General residential zone; (ii) Large lot residential zone; (iii) Rural lifestyle zone; or (iv) Open space and recreation zone.	(2) Activity status: RDIS Any building that does not comply with Rule 17.3.2 PI. The Council's discretion shall be limited to the following matters: (a) Height of building; (b) Design and location of the building; (c) Level of shading on an adjoining site; (d) Privacy on other site; (e) Amenity values of the locality.											
17.3.4 Building setbacks (1) Rules 17.3.4.1 and 17.3.4.2 provide the permitted building setback distances for buildings from zone boundaries and environmental features. (2) Rule 17.3.4.1 Building setback – zone boundaries provides permitted setback distances on any site within the business zone where the site adjoins a different zone. Different setback distances are applied based on the zone. (3) Rule 17.3.4.2 Building setbacks – water bodies including lake, wetland, river and coast.		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Building setbacks (1) Rules 17.3.4.1 and 17.3.4.2 provide the permitted building setback distances for buildings from zone boundaries and environmental features. (2) Rule 17.3.4.1 Building setback – zone boundaries provides permitted setback distances on any site within the business zone where the site adjoins a different zone. Different setback distances are applied based on the zone. (3) Rule 17.3.4.2 Building setbacks – water bodies including lake, wetland, river and coast.	Cross references to other relevant District Plan provisions								

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
17.3.4.1 Building setbacks - Zone boundaries		PART 3 – AREA SPECIFIC MATTERS		8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	<p>(a) Any building must be set back at least:</p> <p>(i) 7.5m from rear and side boundaries adjoining the:</p> <p>A. Residential Zone;</p> <p>B. Village Zone;</p> <p>C. Country Living Zone; or</p> <p>D. Reserve Zone; and</p> <p>(ii) 1.5m from rear and side boundaries adjoining the:</p> <p>A. Rural Zone; or</p> <p>B. Industrial Zone.</p>	<p>Chapter: Commercial and mixed use zones</p> <p>Section: COMZ – Commercial zone</p>	<p>COMZ-Sx Building setbacks - Zone boundaries</p> <p>(1) Activity status: PER Where:</p> <p>(a) Any building must be set back at least:</p> <p>(i) 7.5m from rear and side boundaries adjoining the:</p> <p>A. General residential zone;</p> <p>B. Large lot residential zone;</p> <p>C. Rural lifestyle zone; or</p> <p>D. Open space and recreation zone; and</p> <p>(ii) 1.5m from rear and side boundaries adjoining the:</p> <p>A. General rural zone; or</p> <p>B. General industrial zone.</p>	
DI	Any building that does not comply with Rule 17.3.4.1 PI.			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.3.5 Horotiu Acoustic Area		PART 3 – AREA SPECIFIC MATTERS			8. Zone Framework Standard
PI	Construction, addition to or alteration of a building for a noise-sensitive activity within the Horotiu Acoustic must be designed and constructed to achieve the internal design sound level specified in Appendix I (Acoustic Insulation) - Table 8.	Chapter: Commercial and mixed use zones	COMZ-Rx	Horotiu Acoustic Area	Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
DI	(a) Construction, addition to or alteration of a building that does not comply with Rule 17.3.4.3 PI. (b) The Council's discretion shall be limited to the following matters: (i) On-site amenity values; (ii) Noise levels received at the notional boundary of the dwelling; (iii) Timing and duration of noise received at the notional boundary of the dwelling; (iv) Potential for reverse sensitivity effects.	Section: COMZ – Commercial zone	(1) Activity status: PER Where: (a) Construction, addition to or alteration of a building for a noise-sensitive activity within the Horotiu Acoustic must be designed and constructed to achieve the internal design sound level specified in Appendix I (Acoustic Insulation) - Table 8.	Activity status: RDIS Construction, addition to or alteration of a building that does not comply with Rule 17.3.4.3 PI. The Council's discretion shall be limited to the following matters: (a) On-site amenity values; (b) Noise levels received at the notional boundary of the dwelling; (c) Timing and duration of noise received at the notional boundary of the dwelling; (d) Potential for reverse sensitivity effects.	

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.3.6 Dwelling		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	<table><tr><th>COMZ-Sx</th><th>Dwelling</th></tr><tr><td>(1) Activity status: PER Where: (a) One dwelling on the CFR must comply with all of the following conditions: (i) The dwelling must not be located at ground level; (ii) The dwelling is designed and constructed to achieve the internal design sound levels specified in Appendix I (Acoustic Insulation) – Table 8. (b) Rule 17.3.6(a) does not apply to multi-unit development (refer to Rule 17.1.1 (Multi-Unit Development)).</td><td>(2) Activity status: DIS A residential activity that does not comply with conditions of Rule 17.3.6 PI. (3) Activity status: NC A dwelling that does not comply with Rule 17.3.6 PI:</td></tr></table>	COMZ-Sx	Dwelling	(1) Activity status: PER Where: (a) One dwelling on the CFR must comply with all of the following conditions: (i) The dwelling must not be located at ground level; (ii) The dwelling is designed and constructed to achieve the internal design sound levels specified in Appendix I (Acoustic Insulation) – Table 8. (b) Rule 17.3.6(a) does not apply to multi-unit development (refer to Rule 17.1.1 (Multi-Unit Development)).	(2) Activity status: DIS A residential activity that does not comply with conditions of Rule 17.3.6 PI. (3) Activity status: NC A dwelling that does not comply with Rule 17.3.6 PI:	8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
COMZ-Sx	Dwelling							
(1) Activity status: PER Where: (a) One dwelling on the CFR must comply with all of the following conditions: (i) The dwelling must not be located at ground level; (ii) The dwelling is designed and constructed to achieve the internal design sound levels specified in Appendix I (Acoustic Insulation) – Table 8. (b) Rule 17.3.6(a) does not apply to multi-unit development (refer to Rule 17.1.1 (Multi-Unit Development)).	(2) Activity status: DIS A residential activity that does not comply with conditions of Rule 17.3.6 PI. (3) Activity status: NC A dwelling that does not comply with Rule 17.3.6 PI:							
PI	(a) One dwelling on the CFR must comply with all of the following conditions: (i) The dwelling must not be located at ground level; (ii) The dwelling is designed and constructed to achieve the internal design sound levels specified in Appendix I (Acoustic Insulation) – Table 8. (b) Rule 17.3.6(a) does not apply to multi-unit development (refer to Rule 17.1.1 (Multi-Unit Development)).							
DI	A residential activity that does not comply with conditions of Rule 17.3.6 PI.							
NCI	A dwelling that does not comply with Rule 17.3.6 PI.							

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
17.3.7 Living court <table><tr><td>PI</td><td>(a) A living court shall be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; and (iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</td></tr><tr><td>DI</td><td>A living court that does not comply with Rule 17.3.7.1.</td></tr></table>		PI	(a) A living court shall be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; and (iii) It is located on a balcony containing at least 15m ² and a circle with a diameter of at least 2.4m.	DI	A living court that does not comply with Rule 17.3.7.1.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	<table><tr><th>COMZ-Sx</th><th>Living court</th></tr><tr><td>(1) Activity status: PER Where: (a) A living court shall be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; and (iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</td><td>(2) Activity status: DIS A living court that does not comply with Rule 17.3.7.1.</td></tr></table>	COMZ-Sx	Living court	(1) Activity status: PER Where: (a) A living court shall be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; and (iii) It is located on a balcony containing at least 15m ² and a circle with a diameter of at least 2.4m.	(2) Activity status: DIS A living court that does not comply with Rule 17.3.7.1.	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) A living court shall be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; and (iii) It is located on a balcony containing at least 15m ² and a circle with a diameter of at least 2.4m.											
DI	A living court that does not comply with Rule 17.3.7.1.											
COMZ-Sx	Living court											
(1) Activity status: PER Where: (a) A living court shall be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is readily accessible from a living area of the dwelling; and (iii) It is located on a balcony containing at least 15m ² and a circle with a diameter of at least 2.4m.	(2) Activity status: DIS A living court that does not comply with Rule 17.3.7.1.											
17.3.8 Heritage (1) The following rules manage heritage items (buildings and monuments): (a) Rule 17.3.8.1 - Group A Heritage item – Demolition, removal or relocation (b) Rule 17.3.8.2 - Group B Heritage item – Demolition, removal or relocation (c) Rule 17.3.8.3 - All heritage items – Alterations and additions (d) Rule 17.3.8.4 - All heritage items – Maintenance or repair (e) Rule 17.3.8.5 - All heritage items – site development		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Heritage (1) The following rules manage heritage items (buildings and monuments): (a) Rule 17.3.8.1 - Group A Heritage item – Demolition, removal or relocation (b) Rule 17.3.8.2 - Group B Heritage item – Demolition, removal or relocation (c) Rule 17.3.8.3 - All heritage items – Alterations and additions (d) Rule 17.3.8.4 - All heritage items – Maintenance or repair (e) Rule 17.3.8.5 - All heritage items – site development	Cross references to other relevant District Plan provisions								

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons						
17.3.8.1 Group A heritage item - Demolition, removal or relocation <table><tr><td>NCI</td><td>Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items)</td></tr></table>		NCI	Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items)	PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	<table><tr><td>HH-Rx</td><td>Group A heritage item - Demolition, removal or relocation</td></tr><tr><td>(1) Activity status: NC Where: (a) Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items)</td><td>(2) Activity status: N/A</td></tr></table>	HH-Rx	Group A heritage item - Demolition, removal or relocation	(1) Activity status: NC Where: (a) Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items)	(2) Activity status: N/A	7. District-wide Matters Standard Direction 15: If the following matters are addressed, they must be located in the Historic heritage chapter: a. identification of historic heritage b. provisions to protect and manage historic heritage c. heritage orders d. schedule(s) of identified historic heritage and heritage orders. This may cross-reference an appendix.
NCI	Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items)									
HH-Rx	Group A heritage item - Demolition, removal or relocation									
(1) Activity status: NC Where: (a) Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items)	(2) Activity status: N/A									
17.3.8.2 Group B heritage item - Demolition, removal or relocation <table><tr><td>DI</td><td>Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items)</td></tr></table>		DI	Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items)	PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	<table><tr><td>HH-Rx</td><td>Group B heritage item - Demolition, removal or relocation</td></tr><tr><td>(1) Activity status: DIS Where: (a) Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items)</td><td>Activity status: N/A</td></tr></table>	HH-Rx	Group B heritage item - Demolition, removal or relocation	(1) Activity status: DIS Where: (a) Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items)	Activity status: N/A	7. District-wide Matters Standard Direction 15: If the following matters are addressed, they must be located in the Historic heritage chapter: a. identification of historic heritage b. provisions to protect and manage historic heritage c. heritage orders d. schedule(s) of identified historic heritage and heritage orders. This may cross-reference an appendix.
DI	Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items)									
HH-Rx	Group B heritage item - Demolition, removal or relocation									
(1) Activity status: DIS Where: (a) Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items)	Activity status: N/A									

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.3.8.3 All heritage items – Alteration or addition		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	<table><tr><td>HH-Rx</td><td>All heritage items – Alteration or addition</td></tr><tr><td>(1) Activity status: PER Where: (a) Alteration of or addition to a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.</td><td>(2) Activity status: RDIS Alterations or additions to a heritage item that does not comply with Rule 17.3.8.3 PI. The Council's discretion shall be limited to the following matters: (a) Form, style, materials and appearance; (b) Effects on heritage values.</td></tr></table>	HH-Rx	All heritage items – Alteration or addition	(1) Activity status: PER Where: (a) Alteration of or addition to a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.	(2) Activity status: RDIS Alterations or additions to a heritage item that does not comply with Rule 17.3.8.3 PI. The Council's discretion shall be limited to the following matters: (a) Form, style, materials and appearance; (b) Effects on heritage values.	7. District-wide Matters Standard Direction 15: If the following matters are addressed, they must be located in the Historic heritage chapter: a. identification of historic heritage b. provisions to protect and manage historic heritage c. heritage orders d. schedule(s) of identified historic heritage and heritage orders. This may cross-reference an appendix.
HH-Rx	All heritage items – Alteration or addition							
(1) Activity status: PER Where: (a) Alteration of or addition to a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.	(2) Activity status: RDIS Alterations or additions to a heritage item that does not comply with Rule 17.3.8.3 PI. The Council's discretion shall be limited to the following matters: (a) Form, style, materials and appearance; (b) Effects on heritage values.							
PI	(a) Alteration of or addition to a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.							
RDI	(a) Alterations or additions to a heritage item that does not comply with Rule 17.3.8.3 PI. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values.							

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.3.7.4 All heritage items – Maintenance or repair		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	<table><tr><td>HH-Rx</td><td>All heritage items – Maintenance or repair</td></tr><tr><td>(1) Activity status: PER Where: (a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the originals in terms of form, style and appearance.</td><td>(2) Activity status: RDIS Maintenance or repair of a heritage item that does not comply with a condition of Rule 17.3.8.4 PI. The Council's discretion shall be limited to the following matters: (a) Form, style, materials and appearance; (b) Effects on heritage values.</td></tr></table>	HH-Rx	All heritage items – Maintenance or repair	(1) Activity status: PER Where: (a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the originals in terms of form, style and appearance.	(2) Activity status: RDIS Maintenance or repair of a heritage item that does not comply with a condition of Rule 17.3.8.4 PI. The Council's discretion shall be limited to the following matters: (a) Form, style, materials and appearance; (b) Effects on heritage values.	7. District-wide Matters Standard Direction 15: If the following matters are addressed, they must be located in the Historic heritage chapter: a. identification of historic heritage b. provisions to protect and manage historic heritage c. heritage orders d. schedule(s) of identified historic heritage and heritage orders. This may cross-reference an appendix.
HH-Rx	All heritage items – Maintenance or repair							
(1) Activity status: PER Where: (a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the originals in terms of form, style and appearance.	(2) Activity status: RDIS Maintenance or repair of a heritage item that does not comply with a condition of Rule 17.3.8.4 PI. The Council's discretion shall be limited to the following matters: (a) Form, style, materials and appearance; (b) Effects on heritage values.							
PI	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the originals in terms of form, style and appearance.							
RDI	(a) Maintenance or repair of a heritage item that does not comply with a condition of Rule 17.3.8.4 PI. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values							

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.3.7.5 All heritage items – All site development		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	<table><tr><td>HH-Rx</td><td>All heritage items – All site development</td></tr><tr><td>(1) Activity status: PER Where: (a) Development on the site containing a heritage item listed in Schedule 30.1 (Heritage Items) shall: (i) Be set back at least 10m from the heritage item; and (ii) Not locate a building between the front of the heritage item and the road.</td><td>(2) Activity status: RDIS Any activity that does not comply with Rule 17.3.8.5 PI The Council's discretion shall be limited to the following matters: (a) Effects on the values, context and setting of the heritage item; (b) Location, design, size, materials and finish; (c) Landscaping; (d) The relationship of the heritage item with the setting including the area between the heritage item and the road.</td></tr></table>	HH-Rx	All heritage items – All site development	(1) Activity status: PER Where: (a) Development on the site containing a heritage item listed in Schedule 30.1 (Heritage Items) shall: (i) Be set back at least 10m from the heritage item; and (ii) Not locate a building between the front of the heritage item and the road.	(2) Activity status: RDIS Any activity that does not comply with Rule 17.3.8.5 PI The Council's discretion shall be limited to the following matters: (a) Effects on the values, context and setting of the heritage item; (b) Location, design, size, materials and finish; (c) Landscaping; (d) The relationship of the heritage item with the setting including the area between the heritage item and the road.	7. District-wide Matters Standard Direction 15: If the following matters are addressed, they must be located in the Historic heritage chapter: a. identification of historic heritage b. provisions to protect and manage historic heritage c. heritage orders d. schedule(s) of identified historic heritage and heritage orders. This may cross-reference an appendix.
HH-Rx	All heritage items – All site development							
(1) Activity status: PER Where: (a) Development on the site containing a heritage item listed in Schedule 30.1 (Heritage Items) shall: (i) Be set back at least 10m from the heritage item; and (ii) Not locate a building between the front of the heritage item and the road.	(2) Activity status: RDIS Any activity that does not comply with Rule 17.3.8.5 PI The Council's discretion shall be limited to the following matters: (a) Effects on the values, context and setting of the heritage item; (b) Location, design, size, materials and finish; (c) Landscaping; (d) The relationship of the heritage item with the setting including the area between the heritage item and the road.							
PI	(a) Development on the site containing a heritage item listed in Schedule 30.1 (Heritage Items) shall: (i) Be set back at least 10m from the heritage item; and (ii) Not locate a building between the front of the heritage item and the road.							
RDI	(a) Any activity that does not comply with Rule 17.3.8.5 PI (b) The Council's discretion shall be limited to the following matters: (i) Effects on the values, context and setting of the heritage item; (ii) Location, design, size, materials and finish; (iii) Landscaping; (iv) The relationship of the heritage item with the setting including the area between the heritage item and the road.							

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
17.4 Subdivision (1) Rule 17.4.1 provides for subdivision density. (2) Rules 17.4.1 and Rule 17.4.1.1 apply across the Business Zone. (3) The following rules apply to specific activities: (a) Rule 17.4.1.2 (Subdivision – Multi-unit development). (4) Rules 17.4.1 are subject to the following subdivision controls: (i) Rule 17.4.1.3 – subdivision boundary adjustments (ii) Rule 17.4.1.4 – subdivision amendments and updates to cross lease flats plans (iii) Rule 17.4.1.5 – subdivision title boundaries Significant Natural Areas, heritage items, archaeological sites, sites of significance to Maaori (iv) Rule 17.4.1.6 – subdivision of land containing heritage items (v) Rule 17.4.1.7 – subdivision road frontage (vi) Rule 17.4.1.8 – subdivision esplanade reserves and esplanade strips.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	Subdivision (1) Rule 17.4.1 provides for subdivision density. (2) Rules 17.4.1 and Rule 17.4.1.1 apply across the Business Zone. (3) The following rules apply to specific activities: (a) Rule 17.4.1.2 (Subdivision – Multi-unit development). (4) Rules 17.4.1 are subject to the following subdivision controls: (a) Rule 17.4.1.3 – subdivision boundary adjustments (b) Rule 17.4.1.4 – subdivision amendments and updates to cross lease flats plans (c) Rule 17.4.1.5 – subdivision title boundaries Significant Natural Areas, heritage items, archaeological sites, sites of significance to Maaori (d) Rule 17.4.1.6 – subdivision of land containing heritage items (e) Rule 17.4.1.7 – subdivision road frontage (f) Rule 17.4.1.8 – subdivision esplanade reserves and esplanade strips.	Cross references to other relevant District Plan provisions

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.4.1 General subdivision		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx General subdivision		7. District-wide Matters Standard Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
RD1	(a) Subdivision of land must comply with all of the following conditions: (i) Proposed lots must have a minimum size of 225m² net site area with the exception of access or utility allotments or reserves to vest; (ii) Proposed lots must be connected to public-reticulated water supply and wastewater. (b) The Council's discretion shall be limited to the following matters: (i) amenity values; (ii) the extent to which a range of future business activities can be accommodated.		(1) Activity status: RDIS Where: (a) Subdivision of land must comply with all of the following conditions: (i) Proposed lots must have a minimum size of 225m² net site area with the exception of access or utility allotments or reserves to vest; (ii) Proposed lots must be connected to public-reticulated water supply and wastewater. The Council's discretion shall be limited to the following matters: (a) amenity values; (b) the extent to which a range of future business activities can be accommodated.	(2) Activity status: DIS Subdivision that does not comply with Rule 17.4.1 RD1.	
DI	Subdivision that does not comply with Rule 17.4.1 RD1.				

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17.4.1.1 Subdivision - Multi-unit development		PART 2 – DISTRICT-WIDE MATTERS	SUBDIVISION - Multi-unit development		7. District-wide Matters Standard								
RDI			SUB-Rx										
	<p>(a) Subdivision for multi-unit development must comply with all of the following conditions:</p> <p>(i) An application for land use consent under Rule 17.1.4 (Multi-unit housing development) must either accompany the subdivision or been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation; and</p> <p>(iii) Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size:</p> <table><tr><th>Unit of Apartment</th><th>Minimum Unit Area</th></tr><tr><td>Studio unit or 1 bedroom unit</td><td>60m²</td></tr><tr><td>2 bedroom unit</td><td>80m²</td></tr><tr><td>3 bedroom unit</td><td>100m²</td></tr></table> <p>(b) The Council's discretion shall be limited to the following matters:</p> <p>(i) Subdivision layout including notional boundaries for the multi-unit development;</p> <p>(ii) Provision of common areas for shared spaces, access and services;</p> <p>(iii) Avoidance or mitigation of natural hazards;</p> <p>(iv) Geotechnical suitability of site for buildings;</p> <p>(v) Amenity values and streetscape;</p> <p>(vi) Consistency with the matters contained, and outcomes sought, in</p>	Unit of Apartment	Minimum Unit Area	Studio unit or 1 bedroom unit	60m ²	2 bedroom unit	80m ²	3 bedroom unit	100m ²	<p>SUBDIVISION</p> <p>Chapter: SUB - Subdivision</p>	<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) Subdivision for multi-unit development must comply with all of the following conditions:</p> <p>(i) An application for land use consent under Rule 17.1.4 (Multi-unit housing development) must either accompany the subdivision or been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation; and</p> <p>(iii) Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the</p>	<p>(2) Activity status: DIS</p> <p>Subdivision that does not comply with Rule 17.4.1.1 RDI.</p>	<p><u>Direction 24:</u> Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include:</p> <p>a. any technical subdivision requirements from Part 10 of the RMA</p> <p>b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA.</p> <p><u>Direction 25:</u> The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.</p>
Unit of Apartment	Minimum Unit Area												
Studio unit or 1 bedroom unit	60m ²												
2 bedroom unit	80m ²												
3 bedroom unit	100m ²												

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions			Reasons								
	<p>Appendix 3.4 (Multi-unit development guideline);</p> <p>(vii) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres;</p> <p>(viii) Vehicle, pedestrian and cycle networks;</p> <p>(ix) Safety, function and efficiency of road network and any internal roads or accessways.</p>		<p>following minimum unit size:</p> <table><tr><th>Unit of Apartment</th><th>Minimum Unit Area</th></tr><tr><td>Studio unit or 1 bedroom unit</td><td>60m²</td></tr><tr><td>2 bedroom unit</td><td>80m²</td></tr><tr><td>3 bedroom unit</td><td>100m²</td></tr></table>	Unit of Apartment	Minimum Unit Area	Studio unit or 1 bedroom unit	60m ²	2 bedroom unit	80m ²	3 bedroom unit	100m ²			
Unit of Apartment	Minimum Unit Area													
Studio unit or 1 bedroom unit	60m ²													
2 bedroom unit	80m ²													
3 bedroom unit	100m ²													
DI	Subdivision that does not comply with Rule 17.4.1.1 RDI.		<p>The Council's discretion shall be limited to the following matters:</p> <p>(a) Subdivision layout including notional boundaries for the multi-unit development;</p> <p>(b) Provision of common areas for shared spaces, access and services;</p> <p>(c) Avoidance or mitigation of natural hazards;</p> <p>(d) Geotechnical suitability of site for buildings;</p>											

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<ul style="list-style-type: none"> (e) Amenity values and streetscape; (f) Consistency with the matters contained, and outcomes sought, in Appendix 3.4 (Multi-unit development guideline); (g) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; (h) Vehicle, pedestrian and cycle networks; (i) Safety, function and efficiency of road network and any internal roads or accessways. 			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.4.1.2 Subdivision – Boundary adjustments		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx		7. District-wide Matters Standard Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
			Subdivision – Boundary adjustments		
			(1) Activity status: CON Where: (a) Boundary adjustments must comply with the following: (i) the conditions specified in: A. Rule 17.4.1 (Subdivision - General); or B. Rule 17.4.2 (Subdivision- Multi-unit housing). (ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. The Council's control shall be limited to the following matters: (a) Subdivision layout; (b) Shape of title and variation in title size.		
CI	(a) Boundary adjustments must comply with the following: (i) the conditions specified in: A. Rule 17.4.1 (Subdivision - General); or B. Rule 17.4.2 (Subdivision- Multi-unit housing). (ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. (b) The Council's control shall be limited to the following matters: (i) Subdivision layout; (ii) Shape of title and variation in title size.		(2) Activity status: DIS Boundary adjustment that does not comply with Rule 17.4.1.2 CI.		
DI	Boundary adjustment that does not comply with Rule 17.4.1.2 CI.				

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.4.1.3 Subdivision - Amendments and updates to cross lease flats plans		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx		7. District-wide Matters Standard <u>Direction 24:</u> Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. <u>Direction 25:</u> The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
CI	<p>(a) An amendment is to convert a cross lease to a fee simple title; or</p> <p>(a) An amendment or update to includes additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</p> <p>(b) The Council's control shall be limited to the following matters</p> <ul style="list-style-type: none"> (i) Purpose of the boundary adjustment; (ii) Effects on existing buildings; (iii) Site layout and design of cross lease or flats plan; (iv) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple. 		<p>(1) Activity status: CON Where:</p> <ul style="list-style-type: none"> (a) An amendment is to convert a cross lease to a fee simple title; or (b) An amendment or update to includes additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. <p>The Council's control shall be limited to the following matters:</p> <ul style="list-style-type: none"> (a) Purpose of the boundary adjustment; (b) Effects on existing buildings; (c) Site layout and design of cross lease or flats plan; (d) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple. 	<p>(2) Activity status: DIS</p> <p>Any amendment or update to a cross lease flats plan that does not comply with Rule 17.4.1.3 CI.</p>	
DI	Any amendment or update to a cross lease flats plan that does not comply with Rule 17.4.1.3 CI.				

17.4.1.4 Subdivision - Title boundaries – Significant Natural Areas, Maaori Sites and Areas of Significance to Maaori		PART 2 – DISTRICT-WIDE MATTERS NATURAL ENVIRONMENT VALUES Chapter: ECO - Ecosystems and indigenous biodiversity PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: SASM - Sites and areas of significance to Māori	DUPLICATE		7. District-wide Matters Standard <u>Direction 19:</u> If the following matters are addressed, they must be located in the Ecosystems and indigenous biodiversity chapter: a. identification and management of significant natural areas, including under s6(c) of the RMA b. maintenance of biological diversity c. intrinsic values of ecosystems and indigenous biodiversity. 7. District-wide Matters Standard <u>Direction 17:</u> If the following matters are addressed, they must be located in the Sites and areas of significance to Māori chapter: a. descriptions of the sites and areas (eg, wāhi tapu, wāhi tūpuna, statutory acknowledgement, customary rights, historic site, cultural landscapes, taonga and other culturally important sites and areas) when there is agreement by Māori to include this information b. provisions to manage sites and areas of significance to Māori c. a description of agreed process of identification of sites and areas including an
RDI	(a) Subdivision of land containing a Significant Natural Area, Maaori Sites of Significance or Maaori Areas of Significance must not divide any of the following: (i) A Significant Natural Area; (ii) A Maaori Site of Significance as listed in Schedule 30.3; (iii) A Maaori Area of Significance as listed in Schedule 30.4. (b) The Council's discretion shall be limited to the following matters: (i) Effects on Significant Natural Areas; (ii) Effects on Maaori Sites of Significance; (iii) Effects Maaori areas of Significance.		ECO-Rx SASM-Rx	Subdivision - Title boundaries – Significant Natural Areas, Maaori Sites and Areas of Significance to Maaori	
NCI	Subdivision that does not comply with Rule 17.4.1.4 RDI		(1) Activity status: RDIS Where: (a) Subdivision of land containing a Significant Natural Area, Maaori Sites of Significance or Maaori Areas of Significance must not divide any of the following: (i) A Significant Natural Area; (ii) A Maaori Site of Significance as listed in Schedule 30.3; (iii) A Maaori Area of Significance as listed in Schedule 30.4. The Council's discretion shall be limited to the following matters: (a) Effects on Significant Natural Areas; (b) Effects on Maaori Sites of Significance; (c) Effects Maaori areas of Significance.	(2) Activity status: NC Subdivision that does not comply with Rule 17.4.1.4 RDI	

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
			<p>explanation of how tangata whenua or mana whenua are engaged</p> <p>d. a schedule(s) that lists the specific or general location of sites and areas of significance to Māori when this information is provided. This may cross-reference an appendix</p> <p>e. a description of any regulatory processes for identification.</p>

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.4.1.5 Subdivision - land containing heritage items		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	<table><tr><td>HH-Rx</td><td>Subdivision - land containing heritage items</td></tr><tr><td>(1) Activity status: RDIS Where: (a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items) where the heritage item is wholly contained within one lot. The Council's discretion shall be limited to the following matters: (a) Effects on heritage values; (b) Context and setting of the heritage item; (c) The extent to which the relationship of the heritage item with its setting is maintained.</td><td>(2) Activity status: NC Subdivision that does not comply with Rule 17.4.1.4 RDI.</td></tr></table>	HH-Rx	Subdivision - land containing heritage items	(1) Activity status: RDIS Where: (a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items) where the heritage item is wholly contained within one lot. The Council's discretion shall be limited to the following matters: (a) Effects on heritage values; (b) Context and setting of the heritage item; (c) The extent to which the relationship of the heritage item with its setting is maintained.	(2) Activity status: NC Subdivision that does not comply with Rule 17.4.1.4 RDI.	7. District-wide Matters Standard Direction 15: If the following matters are addressed, they must be located in the Historic heritage chapter: a. identification of historic heritage b. provisions to protect and manage historic heritage c. heritage orders d. schedule(s) of identified historic heritage and heritage orders. This may cross-reference an appendix.
HH-Rx	Subdivision - land containing heritage items							
(1) Activity status: RDIS Where: (a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items) where the heritage item is wholly contained within one lot. The Council's discretion shall be limited to the following matters: (a) Effects on heritage values; (b) Context and setting of the heritage item; (c) The extent to which the relationship of the heritage item with its setting is maintained.	(2) Activity status: NC Subdivision that does not comply with Rule 17.4.1.4 RDI.							
RDI	(a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items) where the heritage item is wholly contained within one lot. (b) The Council's discretion shall be limited to the following matters: (i) Effects on heritage values; (ii) Context and setting of the heritage item; (iii) The extent to which the relationship of the heritage item with its setting is maintained.							
NCI	Subdivision that does not comply with Rule 17.4.1.4 RDI.							

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.4.1.6 Subdivision - Road frontage		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx		7. District-wide Matters Standard Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
RDI	(a) Subdivision of land with a road frontage must provide: (i) A width along the road boundary of at least 15m; and (b) Rule 17.4.1.6 (a)(i) (a) does not apply to a proposed access allotment or utility allotment. (c) The Council's discretion shall be limited to the following matters: (ii) Road efficiency and safety; (iii) Amenity and streetscape.		(1) Activity status: RDIS Where: (a) Subdivision of land with a road frontage must provide: (i) A width along the road boundary of at least 15m; and (b) Rule 17.4.1.6 (a)(i) (a) does not apply to a proposed access allotment or utility allotment. The Council's discretion shall be limited to the following matters: (a) Road efficiency and safety; (b) Amenity and streetscape.	(2) Activity status: DIS Subdivision that does not comply with Rule 17.4.1.6 RDI.	
DI	Subdivision that does not comply with Rule 17.4.1.6 RDI.				

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17.4.1.7 Esplanade reserves and esplanade strips		PART 2 – DISTRICT-WIDE MATTERS	SUB-Rx		7. District-wide Matters Standard
RD I	(a) Subdivision must create an esplanade reserve or strip 20m wide (or other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed lot: (i) less than 4ha and within 20m of: A. mean high water springs; B. the bank of any river whose bed has an average width of 3m or more; or C. a lake whose bed has an area of 8ha or more; and (ii) 4ha or more within 20m of mean high water springs or a water body identified in Appendix 4 (Esplanade Priority Areas). (b) The Council’s discretion shall be limited to the following matters: (i) The type of esplanade provided - reserve or strip; (ii) Width of the esplanade reserve or strip; (iii) Provision of legal access to the esplanade reserve or strip; (iv) Matters provided for in an instrument creating an esplanade strip or access strip; (v) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (vi) Costs and benefits of acquiring the land.		Esplanade reserves and esplanade strips		
DI	Subdivision that does not comply with Rule 17.4.1.7 RDI.				

SUBDIVISION	
Chapter: SUB - Subdivision	

(1) Activity status: RDIS	(2) Activity status: DIS
Where: (a) Subdivision must create an esplanade reserve or strip 20m wide (or other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed lot: (i) less than 4ha and within 20m of: A. mean high water springs; B. the bank of any river whose bed has an average width of 3m or more; or C. a lake whose bed has an area of 8ha or more; and (ii) 4ha or more within 20m of mean high water springs or a water body identified in Appendix 4 (Esplanade Priority Areas).	Subdivision that does not comply with Rule 17.4.1.7 RDI.

Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.	
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PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (a) The type of esplanade provided - reserve or strip; (b) Width of the esplanade reserve or strip; (c) Provision of legal access to the esplanade reserve or strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; (e) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (f) Costs and benefits of acquiring the land. 			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
<p>17.5 Specific Area: Lakeside Te Kauwhata Precinct</p> <p>17.5.1 Application of rules</p> <p>(1) Rules 17.5.2, 17.5.3 and 17.5.4 apply in the Lakeside Te Kauwhata Precinct in addition to the activity rules in 17.1.2 (Permitted Activities), 17.1.3 (Restricted Discretionary Activities), 17.1.4 (Discretionary Activities) and 17.1.5 (Non-Complying Activities).</p> <p>(2) The rules that apply to a permitted activity in Rule 17.5.2 PI-PI7 within the Lakeside Te Kauwhata Precinct as identified on the planning maps are as follows:</p> <p>(a) Rule 17.2 (Land use – Effects), except:</p> <p>(i) Rule 17.2.5.1 (Earthworks - General) does not apply where earthworks consent has been obtained under Rule 17.5.2 (Comprehensive Land Development Consent);</p> <p>(b) Rule 17.3 (Land use – Building), except:</p> <p>(i) Rule 17.3.2 (Daylight admission) does not apply and Rule 17.5.5 applies instead.</p> <p>(ii) Rule 17.3.4 (Building setbacks) does not apply and Rule 17.5.8 applies instead.</p> <p>(c) Rule 17.5.6 (Gross floor area);</p> <p>(d) Rule 17.5.7 (Gross leasable floor area).</p> <p>(3) Rule 17.5.9 applies in addition to Rule 17.4 (Subdivision) for subdivision within the Lakeside Te Kauwhata Precinct.</p> <p>(4) Precinct Plans 1-3 are contained in Rule 16.5.1(3).</p>	<p>PART 3 – AREA-SPECIFIC MATTERS</p> <p>PRECINCTS (MULTI-ZONE)</p> <p>Chapter: PREC1 - Lakeside Te Kauwhata precinct</p>	<p>Specific Area: Lakeside Te Kauwhata Precinct</p> <p>Application of rules</p> <p>(1) Rules 17.5.2, 17.5.3 and 17.5.4 apply in the Lakeside Te Kauwhata Precinct in addition to the activity rules in 17.1.2 (Permitted Activities), 17.1.3 (Restricted Discretionary Activities), 17.1.4 (Discretionary Activities) and 17.1.5 (Non-Complying Activities).</p> <p>(2) The rules that apply to a permitted activity in Rule 17.5.2 PI-PI7 within the Lakeside Te Kauwhata Precinct as identified on the planning maps are as follows:</p> <p>(a) Rule 17.2 (Land use – Effects), except:</p> <p>(i) Rule 17.2.5.1 (Earthworks - General) does not apply where earthworks consent has been obtained under Rule 17.5.2 (Comprehensive Land Development Consent);</p> <p>(b) Rule 17.3 (Land use – Building), except:</p> <p>(i) Rule 17.3.2 (Daylight admission) does not apply and Rule 17.5.5 applies instead.</p> <p>(ii) Rule 17.3.4 (Building setbacks) does not apply and Rule 17.5.8 applies instead.</p> <p>(c) Rule 17.5.6 (Gross floor area);</p> <p>(d) Rule 17.5.7 (Gross leasable floor area).</p> <p>(3) Rule 17.5.9 applies in addition to Rule 17.4 (Subdivision) for subdivision within the Lakeside Te Kauwhata Precinct.</p> <p>(4) Precinct Plans 1-3 are contained in Rule 16.5.1(3).</p>	<p>Cross references to other relevant District Plan provisions</p>

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17.5.2 Restricted Discretionary Activities			PART 3 – AREA-SPECIFIC MATTERS	PREC-1 - Comprehensive land development consent		4. District Plan Structure Standard <u>Direction 11</u> : If used, precincts that apply to multiple zones, must use the Precincts (multi-zone) heading and each precinct must be a separate chapter.
Activity		Council's discretion shall be restricted to the following matters:		(1) Activity status: RDIS Activity specific conditions:	(2) Activity status: DIS	
RDI	(a) A comprehensive land development consent (CLDC) that meets all of the following conditions: (i) is in accordance with Te Kawhata Lakeside Precinct Plan 16.5.1 (3)(a); the roading network, walkways and cycleways shown on Precinct Plan 16.5.1 (3)(b); and the open space shown on Precinct Plan 16.5.1 (3)(c) as set out in the precinct parameter	(a) Council's discretion is reserved over: (i) consistency with the Te Kawhata Lakeside Precinct Plans in 16.5.1 (3)(a), 16.5.1 (3)(b) and 16.5.1 (3)(c); (ii) matters identified in the assessment criteria in X; (iii) managing the effects of wastewater and stormwater; (iv) roading network and compliance with a Council-approved roading standard; (v) provision and location of existing and future utilities and connections; (vi) location of roads and their	PRECINCTS (MULTI-ZONE) Chapter: PREC 1 - Lakeside Te Kawhata precinct	(a) A comprehensive land development consent (CLDC) that meets all of the following conditions: (i) is in accordance with Te Kawhata Lakeside Precinct Plan 16.5.1 (3)(a); the roading network, walkways and cycleways shown on Precinct Plan 16.5.1 (3)(b); and the open space shown on Precinct Plan 16.5.1 (3)(c) as set out in the precinct parameters below; and (b) A CLDC is in accordance with the Lakeside Precinct Plans identified above if: (i) Primary roads are within 50m	A CLDC that does not comply with Rule 17.5.2 RDI and meets all of the following conditions: (a) Primary roads are within 50m-100m of the location shown on Precinct Plan 16.5.1 (3)(b); and (b) Bus route is either on the alignment shown on Precinct Plan 16.5.3.1 (3)(b) or a continuous alignment that achieves the same circulation; and (c) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan 16.5.1 (3)(c). (d) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.	8. Zone Framework Standard <u>Direction 4</u> : Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.

PWDP – National Planning Standards Working Table

PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions		Reasons
	<p>s below; and</p> <p>(b) A CLDC is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(i) Primary roads are within 50m of the location shown on Precinct Plan 16.5.1 (3)(b); and</p> <p>(ii) Bus route is either on the alignment shown on Precinct Plan 16.5(3)(b) or a continuous alignment that achieves the same circulation; and</p> <p>(iii) Indicative areas of</p>	<p>connections;</p> <p>(vii) provision of open space, including linkages between residential areas, open space and Lake Waikare;</p> <p>(viii) effects of natural hazards (including flooding), geotechnical suitability and land contamination.</p>			<p>of the location shown on Precinct Plan 16.5.1 (3)(b); and</p> <p>(ii) Bus route is either on the alignment shown on Precinct Plan 16.5(3)(b) or a continuous alignment that achieves the same circulation; and</p> <p>(iii) Indicative areas of open space are within 200m of the location shown on Precinct Plan 16.5 (3)(b).</p> <p>(c) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available</p>	<p>(3) Activity Status: NC A CLDC that does not meet the requirements of Rule 17.5.2 RD1 (b) relating to Infrastructure requirements.</p> <p>(4) Activity status: NC A CLDC that does not meet the conditions for a discretionary activity outlined in Rule 17.5.3 DI.</p>	

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PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons
	open space are within 200m of the location shown on Precinct Plan 16.5 (3)(b).					to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements ; and		
	(c) The following infrastructure requirements are met:					(ii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and		
	(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity					(iii) Every allotment		

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PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons
		and disposal requirements; and				other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal, either through a reticulated network or in accordance with Chapter 14.		
	(ii)	Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and				(d) A CLDC can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more.		
	(iii)	Every allotment other than a				(e) Applications for approval of a CLDC as a restricted discretionary		

PWDP – National Planning Standards Working Table

PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons
		utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal, either through a reticulated network or in accordance with Chapter 14.			activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons. (f) LDC approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.			
		(d) A CLDC can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone,			Council's discretion is reserved over: (a) consistency with the Te Kauwhata Lakeside Precinct Plans in 16.5.1 (3)(a), 16.5.1 (3)(b) and 16.5.1 (3)(c);			

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PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons
	provided that an individual stage is 5ha or more.				(i) matters identified in the assessment criteria in X;			
(e)	Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.				(ii) managing the effects of wastewater and stormwater;			
(f)	LDC approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation				(iii) roading network and compliance with a Council-approved roading standard;			
					(iv) provision and location of existing and future utilities and connections;			
					(v) location of roads and their connections;			
					(vi) provision of open space, including linkages between residential areas, open space and Lake Waikare;			
					(vii) effects of natural hazards			

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PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons
	is required from the Waikato District Council prior to any works commencing that affect public roads.				(including flooding), geotechnical suitability and land contamination.			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
17.5.3 Discretionary Activities		PART 3 – AREA-SPECIFIC MATTERS PRECINCTS (MULTI-ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	Applied above.	4. District Plan Structure Standard <u>Direction 11:</u> If used, precincts that apply to multiple zones, must use the Precincts (multi-zone) heading and each precinct must be a separate chapter. 8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
DI	(a) A CLDC that does not comply with Rule 17.5.2 RDI and meets all of the following conditions: (i) Primary roads are within 50m-100m of the location shown on Precinct Plan 16.5.1 (3)(b) ; and (ii) Bus route is either on the alignment shown on Precinct Plan 16.5.3.1 (3)(b) or a continuous alignment that achieves the same circulation; and (iii) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan 16.5.1 (3)(c) . (b) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.			
17.5.4 Non-complying Activities		PART 3 – AREA-SPECIFIC MATTERS PRECINCTS (MULTI-ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	Applied above.	4. District Plan Structure Standard <u>Direction 11:</u> If used, precincts that apply to multiple zones, must use the Precincts (multi-zone) heading and each precinct must be a separate chapter. 8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
NC1	A CLDC that does not meet the requirements of Rule 17.5.2 RDI (b) relating to Infrastructure requirements.			
NC2	A CLDC that does not meet the conditions for a discretionary activity outlined in Rule 17.5.3 DI .			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.5.5 Daylight admission		PART 3 – AREA-SPECIFIC MATTERS PRECINCTS (MULTI-ZONE) Chapter: PREC I - Lakeside Te Kauwhata precinct	PREC I-Rx Daylight admission		4. District Plan Structure Standard Direction 11: If used, precincts that apply to multiple zones, must use the Precincts (multi-zone) heading and each precinct must be a separate chapter. 8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	Any building shall not protrude through a height control plan rising at an angle of 45 degrees commencing at an elevation of 3.5m above ground level at every point of the site boundary where it adjoins a residential zone.		(1) Activity status: PER Where: (a) Any building shall not protrude through a height control plan rising at an angle of 45 degrees commencing at an elevation of 3.5m above ground level at every point of the site boundary where it adjoins a General residential zone.	(2) Activity status: RDIS Any building that does not comply with Rule 17.5.5 PI Council's discretion is limited to the following matters: (a) height of building; (b) design and location of the building; (c) level of shading on an adjoining site; (d) privacy on other site; (e) amenity values of the locality.	
RDI	(a) Any building that does not comply with Rule 17.5.5 PI (b) Discretion is restricted to: (i) height of building; (ii) design and location of the building; (iii) level of shading on an adjoining site; (iv) privacy on other site; (v) amenity values of the locality.				

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.5.6 Gross floor area		PART 3 – AREA-SPECIFIC MATTERS PRECINCTS (MULTI-ZONE) Chapter: PREC I - Lakeside Te Kauwhata precinct	PREC I-Rx Gross floor area		4. District Plan Structure Standard Direction 11: If used, precincts that apply to multiple zones, must use the Precincts (multi-zone) heading and each precinct must be a separate chapter 8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	Construction or alteration of a building provided that the total gross floor area of all buildings in the zone does not exceed 4000m².		(1) Activity status: PER Where: (a) Construction or alteration of a building provided that the total gross floor area of all buildings in the zone does not exceed 4000m².	(2) Activity status: RDIS Any building which does not comply with Rule 17.5.6.2 P.I. Council's discretion is limited to the following matters: (a) height of building; (b) design and location of the building; (c) admission of daylight and sunlight to the site and other sites; (d) privacy on other sites; (e) amenity values of the locality.	
RDI	(a) Any building which does not comply with Rule 17.5.6.2 P.I. (b) Council's discretion is limited to the following matters: (i) height of building; (ii) design and location of building; (iii) admission of daylight and sunlight to the site and other sites; (iv) privacy on other sites; (v) amenity values of the locality,				

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
17.5.7 Gross leasable floor area		PART 3 – AREA-SPECIFIC MATTERS PRECINCTS (MULTI-ZONE) Chapter: PREC I - Lakeside Te Kauwhata precinct	PREC I-Rx Gross leasable floor area		4. District Plan Structure Standard Direction 11: If used, precincts that apply to multiple zones, must use the Precincts (multi-zone) heading and each precinct must be a separate chapter. 8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) Construction or alteration of a building that complies with the following conditions: (i) individual leasable retail units have a gross leasable floor area between 70m² and 650m²; (ii) there are no more than two individual leasable units with a gross leasable floor area between 400m² and 650m².		(1) Activity status: PER Where: (a) Construction or alteration of a building that complies with the following conditions: (i) individual leasable retail units have a gross leasable floor area between 70m² and 650m²; (ii) there are no more than two individual leasable units with a gross leasable floor area between 400m² and 650m².	(2) Activity status: RDIS Construction or alteration of a building that does not comply with 17.5.7 PI. Council's discretion is limited to the following matters: (a) impact on Te Kauwhata town centre; (b) design and location of building.	
RDI	(a) Construction or alteration of a building that does not comply with 17.5.7 PI. (b) The Council's discretion is limited to the following matters: (i) impact on Te Kauwhata town centre; (ii) design and location of building.				

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
17.5.8 Building setbacks		PART 3 – AREA-SPECIFIC MATTERS PRECINCTS (MULTI-ZONE) Chapter: PREC I - Lakeside Te Kauwhata precinct	<table><tr><td>PREC I-Rx</td><td>Building setbacks</td></tr><tr><td>(1) Activity status: PER Where: (a) Construction or alteration of a building that complies with the following condition: <div>(i) the building is set back at least 10m from the centerline of an indicative or legal road.</div></td><td>(2) Activity status: RDIS Construction or alteration of a building that does not comply with 17.5.8 PI. Council's discretion is limited to the following matters: (a) streetscape and amenity; (b) traffic capacity of the road network.</td></tr></table>	PREC I-Rx	Building setbacks	(1) Activity status: PER Where: (a) Construction or alteration of a building that complies with the following condition: <div>(i) the building is set back at least 10m from the centerline of an indicative or legal road.</div>	(2) Activity status: RDIS Construction or alteration of a building that does not comply with 17.5.8 PI . Council's discretion is limited to the following matters: (a) streetscape and amenity; (b) traffic capacity of the road network.	4. District Plan Structure Standard <u>Direction 11</u> : If used, precincts that apply to multiple zones, must use the Precincts (multi-zone) heading and each precinct must be a separate chapter. 8. Zone Framework Standard <u>Direction 4</u> : Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PREC I-Rx	Building setbacks							
(1) Activity status: PER Where: (a) Construction or alteration of a building that complies with the following condition: <div>(i) the building is set back at least 10m from the centerline of an indicative or legal road.</div>	(2) Activity status: RDIS Construction or alteration of a building that does not comply with 17.5.8 PI . Council's discretion is limited to the following matters: (a) streetscape and amenity; (b) traffic capacity of the road network.							
PI	(a) Construction or alteration of a building that complies with the following condition: <div>(i) the building is set back at least 10m from the centerline of an indicative or legal road.</div>							
RDI	(a) Construction or alteration of a building that does not comply with 17.5.8 PI . (b) The Council's discretion shall be restricted to the following matters: <div>(i) streetscape and amenity; (ii) traffic capacity of the road network.</div>							

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17.5.9 Subdivision		PART 2 – DISTRICT-WIDE MATTERS	SUB-Rx		7. District-wide Matters Standard
RDI			Subdivision		
	<p>(a) A Comprehensive Subdivision Consent (CS) that meets all of the following conditions:</p> <p>(i) is in accordance with Te Kauwhata Lakeside Precinct Plan 16.5.1(3)(a); the roading network, walkways and cycleways shown on Precinct Plan 16.5.1(3)(b); and the open space shown on Precinct Plan 15.5.2.3, as set out in the precinct parameters below; and</p> <p>(ii) A CS is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>A. Primary roads are within 50m of the location shown on Precinct Plan 16.5.1(3)(b); and</p> <p>B. Bus route is either on the alignment shown on Precinct Plan 16.5.1(3)(b) or a continuous alignment that achieves the same circulation; and</p> <p>(i) Indicative areas of open space are within 200m of the location shown on Precinct Plan 16.5.1(3)(b).</p> <p>(b) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements;</p> <p>(ii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with Chapter 14.</p>	<p>SUBDIVISION</p> <p>Chapter: SUB - Subdivision</p>	<p>(1) Activity status: RDIS</p> <p>Where:</p> <p>(a) A Comprehensive Subdivision Consent (CS) that meets all of the following conditions:</p> <p>(i) is in accordance with Te Kauwhata Lakeside Precinct Plan 16.5.1(3)(a); the roading network, walkways and cycleways shown on Precinct Plan 16.5.1(3)(b); and the open space shown on Precinct Plan 15.5.2.3, as set out in the precinct parameters below; and</p> <p>(ii) A CS is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>A. Primary roads are within</p>	<p>(2) Activity status: DIS</p> <p>A CS that does not comply with Rule 17.5.9 RDI and meets all of the following conditions and condition 17.5.9 RDI (c) relating to infrastructure:</p> <p>(a) Primary roads are within 50m-100m of the location shown on Precinct Plan 16.5.1 (3)(b);</p> <p>(b) Bus route is either on the alignment shown on Precinct Plan 16.5.1 (3)(b) or a continuous alignment that achieves the same circulation;</p> <p>(c) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan 16.5.1(3)(b).</p> <p>(d) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications</p>	<p><u>Direction 24:</u> Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include:</p> <p>a. any technical subdivision requirements from Part 10 of the RMA</p> <p>b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA.</p> <p><u>Direction 25:</u> The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.</p>

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
	<p>(c) A CS can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more.</p> <p>(d) Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(e) CLDC approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.</p> <p>(f) Council's discretion is limited to the following matters:</p> <ul style="list-style-type: none"> (i) consistency with the Te Kauwhata Lakeside Precinct Plan in 16.5.1(3)(a),(b) and (c); (ii) matters identified in the assessment criteria in X; (iii) managing the effects of wastewater and stormwater; (iv) roading network and compliance with a Council approved roading standard; (v) provision and location of existing and future utilities and connections; (vi) location of roads and their connections; (vii) provision of open space, including linkages between residential areas, open space and Lake Waikare; (viii) effects of natural hazards (including flooding), geotechnical suitability and land contamination; (ix) provision of the historic lwi overlay area shown on Precinct Plan 16.5.1.3(b). <p>(g) Applications for approval of a CS as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any</p>		<p>50m of the location shown on Precinct Plan 16.5.1(3)(b); and</p> <p>B. Bus route is either on the alignment shown on Precinct Plan 16.5.1(3)(b) or a continuous alignment that achieves the same circulation; and</p> <p>C. Indicative areas of open space are within 200m of the location shown on Precinct Plan 16.5.1(3)(b).</p> <p>(b) The following infrastructure requirements are met:</p>	<p>under this rule.</p> <p>(3) Activity status: NC A CS that does not meet the requirements of Rule 17.5.9 RDI (c) relating to Infrastructure Requirements, shall be a non-complying activity.</p> <p>(4) Activity status: NC A CS that does not meet any of the parameters for a discretionary activity outlined in 17.5.9 DI.</p>	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions			Reasons
	affected persons. (h) CS approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.		(i)	Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements;		
DI	(a) A CS that does not comply with Rule 17.5.9 RDI and meets all of the following conditions and condition 17.5.9 RDI (c) relating to infrastructure: (i) Primary roads are within 50m-100m of the location shown on Precinct Plan 16.5.1 (3)(b); (ii) Bus route is either on the alignment shown on Precinct Plan 16.5.1 (3)(b) or a continuous alignment that achieves the same circulation; (iii) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan 16.5.1 (3)(b). (b) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.		(ii)	Every allotment other than a utility allotment, access allotment or open space		
NC1	A CS that does not meet the requirements of Rule 17.5.9 RDI (c) relating to Infrastructure Requirements, shall be a non-complying activity.					
NC2	A CS that does not meet any of the parameters for a discretionary activity outlined in 17.5.9 DI.					

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land</p>			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>drainage and stormwater disposal either through a reticulated network or in accordance with Chapter 14.</p> <p>(c) A CS can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more.</p> <p>(d) Applications for approval of a CLDC as a restricted discretionary activity will be considered without public notification and without the need to</p>			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>serve notice on or obtain the written approval of any affected persons.</p> <p>(e) CLDC approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.</p> <p>Council's discretion is limited to the following matters:</p> <p>(a) consistency with the Te Kauwhata Lakeside Precinct Plan in 16.5.1(3)(a), (b) and (c);</p> <p>(b) matters identified in the assessment criteria in X;</p>			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		(i) managing the effects of wastewater and stormwater;			
		(ii) roading network and compliance with a Council approved roading standard;			
		(iii) provision and location of existing and future utilities and connections;			
		(iv) location of roads and their connections;			
		(v) provision of open space, including linkages between residential areas, open space and Lake Waikare;			
		(vi) effects of natural hazards (including flooding), geotechnical suitability and land contamination;			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>(vii) provision of the historic lwi overlay area shown on Precinct Plan</p> <p>16.5.1.3(b).</p> <p>(c) Applications for approval of a CS as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(d) CS approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.</p>			