Working Table: Chapter 17 Business Zone

Third Column:

Changes made as per national planning standard directions Further changes required

Disclaimer:

- I. 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 /	NPS Provisions	Reasons
 Chapter 17: Business Zone (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. (2) The rules that apply to subdivision in the Business zone are contained in Rule 17.4. (3) The activity status tables and standards in the following chapters also apply to activities in the Business Zone: 14 Infrastructure and Energy; 15 Natural Hazards and Climate Change (Placeholder). 	Relocation required PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	 COMZ - Commercial zone (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. (2) The rules that apply to subdivision in the Commercial zone are contained in Rule 17.4. (3) The activity status tables and standards in the following chapters also apply to activities in the Commercial zone: (a) El Energy and infrastructure (b) NH - Natural hazards (Placeholder) (c) CC - Climate Change (Placeholder) 	Cross references to other relevant District Plan provisions
 (4) The following symbols are used in the tables: (a) PR Prohibited activity (b) P Permitted activity (c) C Controlled activity (d) RD Restricted discretionary activity (e) D Discretionary activity (f) NC Non-complying activity 	PART I: INTRODUCTION AND GENERAL PROVISIONS INTERPRETATION Chapter: Abbreviations	AbbreviationsFull termsPERPermittedCONControlledRDISRestricted discretionaryDISCDiscretionary activityNCNon-complying activityPRProhibited activity	6. Introduction and General Provisions Standard <u>Direction 12</u> : Abbreviations must be located in the Abbreviations chapter, using table 7. <u>Direction 13</u> : Abbreviations must be listed numerically and then alphabetically.
(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	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones	(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	8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use,

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

PWDP	Provisions as notified	NPS Location /	NPS Provisions		Reasons
		Relocation required			
17.1	Land Use – Activities	PART 3 – AREA	Land Use – Activities		8. Zone Framework
17.1.1 F	Prohibited Activities	SPECIFIC MATTERS	Prohibited Activities		Standard Direction 4: Provisions
rese	e following activity is a prohibited activity. No application for ource consent for a prohibited activity can be made and a ource consent must not be granted.	Chapter : Commercial and mixed use zones	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.		developed for each zone must manage the use, development, and
PRI	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).	Section: COMZ – Commercial zone	vegetation line of the beacons fo Whaingard	ng, structure, objects or that obscure the sight Raglan navigation or vessels entering oa (Raglan Harbour) Appendix 8). (2) Activity status: N/A	protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
			conditions: N/A		

17.1.2 (1)	with all of the: (a) Land Use – Et Building rules rule and/or co not apply); and (b) Activity-specifi	ties are permitted activities if they comp ffects rules in Rule 17.2 and Land Use in Rule 17.3 (unless the activity-speci nditions identifies a condition(s) that do	Chapter: Commercial and mixed use zones	with all of the: (a) Land Use – Effe rules in Rule I		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	Commercial activity	Nil		Activity-specific conditions: Nil		
P2	Commercial services	Nil		COMZ-R2 Commerc (1) Activity status:	ial services (2) Activity status:	
P3	Community activity	Excluding a cemetery		PER Activity-specific conditions:	N/A	
P4	Residential activity	Located above ground floor level		Nil COMZ-R3 Communi	ty activity	
P5	Education facility	Nil		(1) Activity status: PER	(2) Activity status: DIS	
P6	Child care facility	Nil		Activity-specific conditions:	Any activity that does not comply with one	
P7	Office	Nil		(a) Excluding a cemetery	or more activity- specific conditions for a	
P8	Public amenity	Nil		Centerery	permitted activity	
P9	Place of assembly	Nil			under Rule 17.1.2:	
P10	Health facility	Nil		COMZ-R4 Residentia (1) Activity status:	(2) Activity status:	
PII	Hauroa	Nil		PER Activity specific	DIS Any activity that does	
PI3	Traveller's accommodation	Nil		conditions: (a) Located above ground floor level	not comply with one or more activity- specific conditions for a	
PI4	Public transport facility	Nil			permitted activity under <mark>Rule 17.1.2:</mark>	
P15	Servicing of boats at Raglan Wharf	Nil			(3) Activity status: NC	

PWDP Provisions as notified		PS Location / NPS Provisions		Reasons
		location required		
P16 A Marae Complex or Papakaainga Housing Development on Maaori Freehold Land or on Maaori Customary Land. (a) Whe veste who defin Orde Maaori follow to C association cons (b) Whe veste who defin Orde Incon not cons	Relation Relatio Relation Relation Relation Relation Relation Relation Rela	PS Location / NPS Provisions location required Image: COMZ-R5 [Education (1) Activity status: PER Activity specific conditions: Nil Image: COMZ-R6 [Child can (1) Activity status: PER Activity specific conditions: Nil Image: COMZ-R6 [Child can (1) Activity status: PER Activity specific conditions: Nil Image: COMZ-R7 [Office (1) Activity status: PER Activity specific conditions: Nil Image: COMZ-R8 [Public an (1) Activity status: PER Activity specific conditions: Nil Image: COMZ-R8 [Public an (1) Activity status: PER Activity specific conditions: Nil Image: COMZ-R9 [Place of (1) Activity status: PER Activity specific conditions: Nil	(2) Activity status: N/A re facility (2) Activity status: N/A (2) Activity status: N/A nenity (2) Activity status: N/A	Reasons

PWDP Provisions as noti	fied	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- RI0 Health facility (1) Activity status: PER Activity specific conditions: Nil (2) Activity status: N/A COMZ- RII Hauroa (1) Activity status: (2) Activity status:	
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 		PER N/A Activity specific conditions: Nil N/A COMZ- R12 Traveller's accommodation (1) Activity status: PER (2) Activity status: N/A Activity specific conditions: Nil N/A	
	 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 		COMZ- R13Public transport facility(1) Activity status: PER(2) Activity status: N/AActivity specific conditions: NilN/ACOMZ- R14Servicing of boats at Raglan Wharf R14(1) Activity status: PER Activity specific conditions: Nil(2) Activity status: N/ACOMZ- R14Servicing of boats at Raglan Wharf N/A(1) Activity status: PER Activity specific conditions: Nil(2) Activity status: N/ACOMZ- COMZ- A Marae Complex or Papakaainga	

PWDF	Provisions as notif	ied 🛛		NPS Location /	NPS Provisions		Reasons
		regional arterial road.		Relocation required	Freehold L Customary	and or on Maaori y Land.	
PI8	Cultural event on	Nil	_		(1) Activity status:	(2) Activity status:	
	Maaori Freehold				PER Activity specific	DIS Any activity that does	
	Land containing a				conditions:	not comply with one	
	Marae Complex				(a) Where the land is	or more activity-	
	That are Complex				vested in trustees	specific conditions for a	
					whose authority is	permitted activity	
					defined in a Trust Order and/or a	under Rule 17.1.2:	
					Maaori		
					Incorporation, the		
					following is		
					provided to		
					Council with the		
					associated building		
					consent application:		
					(i) A Concept		
					Management		
					Plan		
					approved by		
					the Māori		
					Land Court;		
					and (ii) A Licence to		
					Occupy.		
					(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:		
					(i) A Concept		
				1	Management		

PWDP Provisions as notified	NPS Location / Belocation required	NPS Provisions	Reasons
	Relocation required	Plan approved by the Māori Land Court; and (ii) A lease, or an Occupation Order of the Māori Land Court. (c) The following Land Use – Effects rules in Rule 17.2 do not apply: (i) Rule 17.1.4 (Multi-unit development). COMZ- Temporary event R16 (1) Activity status: PER Activity specific conditions: (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	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
		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	
		regional arterial	
		road.	
		COMZ- Cultural event on Maaori Freehold	
		RI7 Land containing a Marae Complex	
		(1) Activity status: (2) Activity status:	
		PER N/A	
		Activity specific conditions:	
		Nil	
1			

17.1.3 Restricted Discretionary Activities	PART 3 – AREA	Restricted Discretionary Activities	8. Zone Framework
(1) The activities listed below are restricted discretionary activities.	SPECIFIC MATTERS	The activities listed below are restricted discretionary activities.	Standard
(2) Discretion to grant or decline consent and impose conditions is	Chapter: Commercial and	Discretion to grant or decline consent and impose conditions is	Direction 4: Provisions developed for each zone
restricted to the matters of discretion set out in the following	mixed use zones	restricted to the matters of discretion set out in the following table.	must manage the use,
table.		COMZ- A multi-unit development	development, and
Ac Matters of	Section: COMZ –		protection of natural and
tiv Discretion	Commercial zone	(1) Activity status: (2) Activity status: RDIS DIS	physical resources in it, in
ity		Activity specific Any multi-unit	accordance with Part 2 of
RDI (a) A <mark>multi-unit</mark> (a) Council's		conditions: development that does	the RMA.
development discretion is		(a) A multi-unit not comply with one	
that meets all of limited to the		development that or more conditions for	
the following following conditions: matters:		meets all of the a restricted	
		following discretionary activity conditions: under Rule 17.1.3 RD1:	
(i) Land Use – (i) The extent Effects rules to which the		conditions: under Rule 17.1.3 RD1: (i) Land Use –	
in Rule developmen		Effects rules (3) Activity status:	
17.2; t is		in Rule 17.2; NC	
(ii) Land Use – consistent		(ii) Land Use – Multi-unit development	
Building with Town		Building rules that does not comply	
rules in		in Rule 17.3, with a condition for a restricted discretionary	
Rule 17.3, Centre except the Guidelines		following activity under Rule	
following contained in		rules do not 17.1.3(a)(iii).	
rules do not Appendix		apply:	
apply: 3.3;		(iii) Rule 17.3.8	
(i) Rule (ii) The extent		Dwelling;	
17.3.8 to which the		(iv) Rule 17.3.9	
Dwelling; developmen		Living court;	
(ii) Rule t is		(b) The multi-unit development must	
17.3.9 consistent		be located above	
Living with the		the ground floor	
Court; Multi-upit		level;	
(iii) The multi-		(c) A detailed site	
unit and a second se		plan depicting the	
developmen guidelines t must be contained in		proposed lot boundaries for	
located Appendix		each residential	
above the 3.4:		unit and any	
ground (iii) The extent		common areas	
floor level; to which the		(including access	
developmen		and services) must	
		be provided,	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
Appendix I (Acoustic Insulation), Table 14; neighbours in respect of outlook, privacy, (vi) A (vi) A noise, light communal service spill, access service to sunlight, court is living court provided orientation, comprising: A. a	NPS Location / Relocation required	NPS Provisions studio unit on Studio unit 10m ² or I bedroom 2 or more 15m ² bedroom 15m ² Council's discretion is restricted to the following matters: (a) The extent to	Reasons
minimu(vii) The extentm ofto which20m²;staging isandnecessary toB.aensure thatminimudevelopmenmt is carrieddimensout in aion ofcoordinated3m;and timely(vii)Living courtareas are(viii) Avoidanceprovidedorabovemitigation ofgroundnatural		 (a) The extent to which the development is consistent with Town Centre Guidelines contained in Appendix 3.3; (b) The extent to which the development is consistent with the Multi-unit design guidelines contained in Appendix 3.4; 	
floor level hazards; to meet the (ix) Geotechnica following l suitability minimum for building. requiremen ts for each residential unit: Mi Mini Mi mu Mi mi Mi mi Ar ensi ea on		 (c) The extent to which the development contributes to and engages with adjacent streets and public open space; (d) The extent to which the development creates visual quality and interest through the separation of buildings, variety 	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
	Relocation required	in built form and architectural detailing, glazing, and materials; (e) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles; (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; (g) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner; (h) Avoidance or mitigation of natural hazards; (i) Geotechnical suitability for building.	

PWDP	Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
	Discretionary Activities e activities listed below are discretionary activities. 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. Any activity that does not comply with one or more activity-specific conditions for a permitted activity under Rule 17.1.2. Any multi-unit development that does not comply with one or more conditions for a restricted discretionary activity under Rule 17.1.3 RD1.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	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: (2) Activity status: DIS N/A Activity specific conditions: N/A	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.
	Non-Complying Activitiesactivities below are non-complying activities.Multi-unit developmentthat does not complywith a condition for a restricted discretionaryactivity under Rule 17.1.3(a)(iii).Residential activitythat does not comply withan activity-specific condition for a permittedactivity under Rule 17.1.2 P4.Any activity that is not listed as Prohibited,Permitted, Restricted Discretionary orDiscretionary.	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. COMZ-Rx Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary. (1) Activity status: NC (2) Activity status: N/A Activity specific conditions: Nil N/A	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.
 17.2 Land Use – Effects 17.2.1 Noise Rules 17.2.1.1 and 17.2.1.2 provide the permitted noise limits for noise generated by land use activities. Rule 17.2.1.1 Noise – general provides permitted noise limits in the Business Zone. 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

		$(1 \land)$	
		(LAeq),	
	7pm t		
	I0pm		
	(iii) 45dB		
	and 7		
	(LAm	ax),	
	ÍOpm	to 7am	
		llowing	
	day.	6	
	NOISE-R <mark>x</mark> N	loise – General	
	(1) Activity s	tatus: (2) Activity status:	
	PER	DIS	
	Where:	Noise that does not	
	(a) Noise mea		
	within any		
	any zone o		
	than the		
	Commerci		
	General re	sidential	
	zone or La	rge lot	
	residential		
	must meet		
	permitted		
	levels for t	hat	
	zone.		
		loise – General	
	(1) Activity s	tatus: (2) Activity status:	
	PER	DIS	
	Where:	Noise that does not	
	(a) Noise leve		
	be measure		
	accordance		
	the require		
	of NZS 68		
	"Acoustics		
	Measureme		
	Environme	ntal	
	Sound".		
	(b) Noise leve		
1	be assessed		
	be assessed accordance		

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
PWDP Provisions as notified I1.2.1.2 Noise - Construction 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 RD1 (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. 	NPS Location / Relocation required PART 2 - DISTRICT- WIDE MATTERS GENERAL DISTRICT- WIDE MATTERS Chapter: NOISE - Noise	of NZS 6802:2008 "Acoustics - Environmental noise". NOISE-Rx Noise - Construction (1) Activity status: (2) Activity status: PER (2) Activity status: PER (2) Activity status: Where: (2) Activity status: (a) Construction (a) Construction noise must meet the limits in NZS 6803:1999 (Acoustics - (Acoustics - (b) Hours and days of Construction (c) Noise levels; (b) Construction (c) Noise levels; (d) Timing and duration; and accordance with (e) Methods of the requirements of NZS6803:1999 'Acoustics - Construction. Of NZS6803:1999 'Acoustics - Construction Noise'.	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-

PWDP Provisions as notified			Reasons
PWDP Provisions as notified 17.2.2 Servicing and hours of operation 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. RD1 (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.	NPS Location / Relocation required PART 3 - AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ - Commercial zone	NPS ProvisionsCOMZ-SxServicing and hours of operation(1) Activity status: PERWhere: (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.(2) Activity status: RDIS Servicing and operation of a commercial activity that does not 	Reasons 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	Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
PWDP 17.2.3 P1 D1	 Provisions as notified Onsite parking areas - Landscaping - (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. Onsite parking areas that do not comply with Rule 17.2.3 Pl. 	NPS Location / Relocation required PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-Sx Onsite parking areas - Landscaping (1) Activity status: PER (2) Activity status: DIS Where: (a) Onsite car parking area for 5 or more parking spaces located adjoining a road, must comply with the following conditions: (a) The car parking area must be separated from the road by a 1.5m wide planting strip, with the exception of vehicle access points; (b) Activity status: DIS (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	Reasons 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.
			the planting	

PWDP	Provisions as notified	NPS Location / Relocation required	NPS Provisions		Reasons
PI	Glare and artificial light spill Glare and artificial light spill shall not exceed 10 lux measured horizontally and vertically at any point within any other site. (a) Glare and artificial light spill that does not comply with Rule 17.2.4 PL (b) Council's discretion is limited to the following matters: (i) Effects on amenity values; (iii) Light spill levels on other sites; (iiii) Road safety; (iv) Duration and frequency; (v) Location and orientation of the light source; (vi) Mitigation measures.	Relocation required PART 2 - DISTRICT- WIDE MATTERS GENERAL DISTRICT- WIDE MATTERS Chapter: LIGHT - Light	COMZ-RxGlare and artificial light spill(1) Activity status: PER(2) Activity status: RDISWhere: (a) Glare and artificial 	 (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) Effects on amenity values; (b) Light spill levels on other sites; (c) Road safety; (d) Duration and frequency; (e) Location and orientation of the 	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.
17.2.5 (1) (2)	rules for <mark>earthworks</mark> activities for the Business Zone.	f Chapter: Commercial and mixed use zones f Section: COMZ – Commercial zone	Earthworks (1) Rules 17.2.5.1 – Earthworks – General provides the permittee		Cross references to other relevant District Plan provisions

17.2.5.1 Earthworks – General	PART 2 – DISTRICT-			7. District-wide Matters
	WIDE MATTERS	EW-R <mark>x</mark> Earthwo	rks – General	Standard
PI (a) Earthworks within a site must meet the following conditions:		(1) Activity status:	(2) Activity status:	Direction 29: If provisions
-	GENERAL DISTRICT-	PER	RDIS	for managing earthworks
(i) Be located more than 1.5m from a	WIDE MATTERS	Where:	Earthworks that do not	are addressed, they must
public sewer, open drain, overland		(a) Earthworks within	comply with Rule	be located in the
flow path or other service pipe;	Chapter: EW -	a site must meet	17.2.4.1 PI or P2:	Earthworks chapter. This
(ii) Not exceed a volume of more than	Earthworks	the following	17.2.1.1110112 .	chapter may also include:
250m ³ and an area of more than		conditions:		a. provisions for quarries
I,000m ² within a <mark>site</mark> ;		(i) Be located	Council's discretion	and gravel extraction
(iii) The height of the resulting cut, filled		more than	is limited to the	where managed on a
areas or fill batter face in stable		I.5m from a	following matters:	district-wide basis
ground, not including any surcharge,		public sewer,	(a) Amenity values	b. provisions for mining
does not exceed 1.5m, with a		open drain,	and landscape	where they are managed on
maximum slope of 1:2 (1 vertical to		overland flow	effects;	a district-wide basis.
2 horizontal);		path or other	(b) Volume, extent	Direction 30: The
(iv) Areas exposed by earthworks are		service pipe;	and depth of	Earthworks chapter must
re-vegetated to achieve 80% ground		(ii) Not exceed a	earthworks;	include cross-references to
cover within 6 months of the		volume of	(c) Nature of fill	any relevant earthworks
commencement of the earthworks;		more than	material;	provisions under the
		250m ³ and an	(d) Contamination of	Energy, infrastructure, and
(v) Sediment resulting from the earthworks is retained on the site		area of more	fill material;	transport heading.
through implementation and		than 1,000m ²	(e) Location of the	Direction 31: The
maintenance of erosion and		within a site;	earthworks to	Earthworks chapter must
sediment controls:		(iii) The height of	waterways,	include cross-references to
		the resulting	significant	any provisions for mining,
(vi) Do not divert or change the nature		cut. filled	indigenous	quarries and or gravel
of natural water flows, water bodies		areas or fill	vegetation and	extraction in a Special
or established drainage paths. ;		batter face in	habitat;	purpose zone or zone
		stable	(f) Compaction of	chapter or section.
		ground, not	the fill material;	
		including any	(g) Volume and depth	
		surcharge,	of fill material;	
		does not	(h) Protection of the	
		exceed 1.5m,	Hauraki Gulf	
		with a	Catchment Area;	
		maximum	(i) Geotechnical	
		slope of 1:2	stability;	
		(1 vertical to	(j) Flood risk,	
		2 horizontal);	including natural	
		(iv) Areas	water flows and	
		exposed by	established	
		earthworks	drainage paths	
		are	(k) Land instability,	
		aic	erosion and	

PWDP Provision	is as notified	NPS Location /	NPS Provisions		Reasons	
		Relocation required				
			re-vegetated to achieve 80% ground cover within 6 months of the commencem ent of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementati on 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.	sedimentation; and (I) Proximity to underground services and service connections.		
mus in ac (i) (ii)	e importation of <mark>fill material</mark> to a <mark>site</mark> st meet all of the following conditions ddition to Rule 17.2.4 PI: Does not exceed a total volume of 500m ³ per <mark>site</mark> and a depth of 1m; Is fit for compaction; The height of the resulting batter face in stable ground must not		EW-RxEarthwor(1) Activity status: PERWhere:(a) The importation of fill material to a site must meet all of the following conditions in	rks – General (2) Activity status: RDIS Earthworks that do not comply with Rule 17.2.4.1 PI or P2: Council's discretion is limited to the following matters:		

PWDP	Provisions as notified	NPS Location /	NPS Provisions	Reasons
		Relocation required		
	exceed I.5m with a maximum slope of I:2 (Im vertical to 2m		addition to <mark>Rule</mark> (a) Amenity values 17.2.4 PI: and landscape	
	horizontal);		I7.2.4 PI: and landscape (i) Does not effects;	
	(iv) Does not restrict the ability for land		exceed a (b) Volume, extent	
	to drain;		total volume and depth of	
	,		of 500m ³ per earthworks;	
	(v) Is not located within 1.5m of public		site and a (c) Nature of fill	
	sewers, utility services or manholes;		depth of Im; material;	
	(vi) The sediment from fill material is		(ii) Is fit for (d) Contamination of	
	retained on the <mark>site</mark> .		compaction; fill material;	
RDI	(a) Earthworks that do not comply with Rule		(iii) The height of (e) Location of the	
	17.2.4.1 P1 or P2		the resulting earthworks to	
	(b) Council's discretion is limited to the		batter face in waterways,	
	following matters:		stable ground significant	
	(i) Amenity values and landscape		must not indigenous	
	effects;		exceed 1.5m vegetation and with a habitat;	
	(ii) Volume, extent and depth of			
	earthworks;		maximum (f) Compaction of slope of 1:2 the fill material;	
	(iii) Nature of fill material;		(Im vertical (g) Volume and depth	
	(iv) Contamination of fill material;		to 2m of fill material;	
	(v) Location of the earthworks to		horizontal); (h) Protection of the	
	waterways, significant indigenous		(iv) Does not Hauraki Gulf	
	vegetation and habitat;		restrict the Catchment Area;	
	(vi) Compaction of the fill material;		ability for (i) Geotechnical	
	(vii) Volume and depth of fill material;		land to drain; stability;	
	(viii) Protection of the Hauraki Gulf		(v) Is not located (j) Flood risk,	
	Catchment Area;		within I.5m including natural of public water flows and	
	(ix) Geotechnical stability;		of public water flows and sewers, established	
			utility drainage paths	
	(x) Flood risk, including natural water		services or (k) Land instability,	
	flows and established drainage paths		manholes; erosion and	
	(xi) Land instability, erosion and		(vi) The sediment sedimentation;	
	sedimentation; and		from fill and	
	(xii) Proximity to underground services		material is (I) Proximity to	
	and service connections.		retained on underground	
			the site. services and	
			service	
			connections.	

17.2.5.	2 Ear	thworks - Maaori Sites and Maaori Areas of	PART 2 – DISTRICT-				7. District-wide Matters
Signific	ance		WIDE MATTERS	SASM-R <mark>x Earthworks - Maaori Sites and</mark>		Standard	
RDI	(a)	Earthworks within a Maaori site of	arthworks within a Maaori site of			reas of Significance	Direction 17: If the
	(0)	significance as identified in Schedule 30.3	HISTORICAL AND	(1) Activi	ty status:	(2) Activity status: <mark>?</mark>	following matters are
	(Maaori site of Significance) as shown on	CULTURAL VALUES	RDIS			addressed, they must be	
		the planning maps		Where:			located in the Sites and
	(1.)		Chapter: SASM - Sites and	(a) Earthw	orks within		areas of significance to
	(b)	significance as identified in Schedule 30.4	areas of significance to	()	ori site of		Māori chapter:
			Māori	significa			a. descriptions of the sites
		(Maaori area of Significance) as shown on		identifi			and areas (eg, wāhi tapu,
		the planning maps.		Schedu			wāhi tūpuna, statutory
	(c)				i site of		acknowledgement,
		following matters:		(ance) as		customary rights, historic
		(i) Location of earthworks in relation to		shown	,		site, cultural landscapes,
		the <mark>site;</mark>			ig maps.		taonga and other culturally
		(ii) Effects on heritage and cultural			orks within		important sites and areas)
		values.			ori area of		when there is agreement by
2				significa	ance as		Māori to include this
				identifi			information
				Schedu	<mark>ıle 30.4</mark>		b. provisions to manage
				(Maaor	ri area of		sites and areas of
				Signific	ance) as		significance to Māori
				shown	on the		c. a description of agreed
				plannin	ig maps.		process of identification of
							sites and areas including an
				Council's	discretion		explanation of how
				is limited			tangata whenua or mana
				following			whenua are engaged
				-			d. a schedule(s) that lists
				(a) Locatio	on ot orks in		the specific or general
							location of sites and areas
					n to the		of significance to Māori
				site;	on heritage		when this information is
					on neritage ltural values.		provided. This may cross-
				and Cu	icui ai values.	<u> </u>	reference an appendix
							e. 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

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

17.2.5.3	3 Earthworks – within Significant Natural Areas	PART 2 – DISTRICT-				7. District-wide Matters
PI	(a) Earthworks for the maintenance of existing tracks, fences or drains within an	WIDE MATTERS	EVV-R <mark>x</mark>	Earthwor Natural A	ks – within Significant Areas	Standard <u>Direction 19:</u> If the
	identified Significant Natural Area must meet all of the following conditions:	NATURAL ENVIRONMENT VALUES	(1) Activity PER Where:	y status:	(2) Activity status: RDIS Earthworks that do not	following matters are addressed, they must be located in the Ecosystems
	 (i) Do not exceed a volume of 50m3 in a single consecutive 12 month period; (ii) Do not exceed an area of 250m2 in a single consecutive 12 month period; (iii) Do not include the importation of 	Chapter: ECO - Ecosystems and indigenous biodiversity	(a) Earthwo the mair of existi fences o within a	orks for ntenance ing tracks, or drains in identified nt Natural	comply with Rule 17.2.5.3 PI: Council's discretion is limited to the following matters:	and indigenous biodiversity chapter: a. identification and management of significant natural areas, including under s6(c) of
RDI	 any fill material. (a) Earthworks that do not comply with Rule 17.2.5.3 Pl. (b) Council's discretion is limited to the following matters: (i) The location of earthworks, taking 		Area mu all of the conditio (i) Dc exe vol	ust meet e following	(a) The location of earthworks, taking into account waterways, significant indigenous	the RMA b. maintenance of biological diversity c. intrinsic values of ecosystems and indigenous biodiversity.
	 into account waterways, significant indigenous vegetation or habitat; (ii) The effects on the Significant Natural Area. 		sin coi 12 per	gle nsecutive month riod;	vegetation or habitat; (b) The effects on the Significant Natural Area.	
DI	Earthworks for any other purpose within an identified Significant Natural Area.		exa are 250 sin co 12 per (iii) Do	o not ceed an ea of 0m ² in a gle nsecutive month riod; o not		
			im of	clude the portation any fill aterial.		
			EW-R <mark>x</mark>	Natural A		
			(1) Activity DIS Where: (a) Earthwo	-	(2) Activity status: N/A	
				orks for er purpose		

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

17.2.5.4 Hazardous substances	PART 2 – DISTRICT-		7. District-wide Matters
	WIDE MATTERS	HAZS-R <mark>x Hazardous substances</mark>	Standard
PI (a) The use, storage or disposal of any hazardous substances must meet the following conditions: (i) The aggregate quantity of hazardous	HAZARDS AND RISKS Chapter: HAZS -	(1) Activity status: PER(2) Activity status: DISWhere:The use, storage or	Direction 12: If provisions relating to hazardous substances are addressed, they must be located in a
	Chapter: HAZS - Hazardous substances	Where: The use, storage or	substances are addressed,
		diagnostic purposes, or specified as an exempt activity or	
		article in the	

PWD	P Provisions as notified	NPS Location /	NPS Provisions	Reasons
CI	 (a) Service station with a maximum storage for retail sale of: (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). (b) Council's control is limited to the following matters: 	NPS Location / Relocation required	NPS Provisions Radiation Safety Act and Regulations 2017. HAZS-Rx Hazardous substances (1) Activity status: CON (2) Activity status: DIS Where: (a) Service station with a maximum storage for retail (2) Activity status: DIS	Reasons
	 (i) the proposed site design and layout in relation to: 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 		sale of: (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).	
DI	The use, storage or disposal of any hazardous		Council's control is limited to the following matters:	
	substances that does not comply with Rule 17.2.5.4 PI.		(a) the proposed site design and layout	
DI	A service station that does not comply with Rule 17.2.4.5 CI .		in relation to: (i) the sensitivity of the surrounding natural, human and	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
		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.	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
 (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). 17.2.6.1 Notable tree – removal or destruction P1 Removal or destruction of a notable tree	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone PART 2 – DISTRICT- WIDE MATTERS	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). TREE-Rx Notable tree – removal or destruction	Cross references to other relevant District Plan provisions 7. District-wide Matters Standard Direction 16: If the
 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. 	HISTORICAL AND CULTURAL VALUES Chapter: TREE – Notable Trees	 (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: (2) Activity status: (2) Activity status: CON (2) Activity status: (2) Activity status: (3) Removal or destruction of a tree identified in Schedule 30.2 (Notable Trees) where certification is provided to 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. 	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.

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
PWDP Provisions as notified Interview of the transming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: (i) The trimming of a notable 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. RD1 (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. 	NPS Location / Relocation required PART 2 – DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: TREE – Notable Trees	NPS ProvisionsTREE-RxNotable 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 	Reasons7. District-wide Matters StandardDirection 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.

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
17.2.6.3 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. RD1 (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; (iii) Remedial measures; (iv) Effect on the health of the tree; (v) Amenity values. 	Relocation required PART 2 - DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: TREE - Notable Trees	TREE-Rx Notable tree – activities within the dripline (1) Activity status: PER (2) Activity status: RDIS Where: (a) Any activity within the dripline of a notable tree identified in sotable trees) must not: (b) T.2.6.3 PI. Schedule 30.2 (Notable Trees) must not: (c) Involve excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing or soil an existing road or footpath; (a) Location of the activity is carried out; (ii) Involve parking or storage of materials, vehicles or machinery; (iii) Discharge of an eco-toxic substance; and (iv) Involve construction of structures.	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. This 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.

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
 17.2.7 Signs Rule 17.2.7.1 Signs – general provides permitted standards for any sign, including real estate signs, across the entire Business Zone. 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	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

(wiii) The sign is not attached to a Matori 303 (Matori Sites of Significance) except for the purpose of identification and interpretation; (w) The sign is tasts to: A. goods or services available on the site; or B. a property name sign. Work of the purpose of identification and interpretation; Not exceed of the site; or R. a property name sign. Not exceed of the building; (w) Where the sign is a attraction of the purpose. R. a property name sign. Not exceed the building; (w) Where the sign is a arrea of an property name sign. Not exceed the building; (w) Where the sign is a freestanding sign on one and provene the sign is a freestanding sign on the site; and B. Be set back and the for any other from the boundary of the set back (w) The sign is the set back and th			
Stee of Significance lated in Schedule stet: 803 (Maxon Stess of Significance) stet: except for the purpose of identification and interpretation; attached to a building; it must: A: goods or services available on the sine; or must: B: a property name sign. A. Not exceed of the building; it must: B: N property name sign. B. Not exceed of the building; it must: With the building it must: Not exceed of the building; it must: Not exceed of the building; it must: Not exceed of the building; it must: Not exceed of the building; it must: Not exceed of the building; it must: Not exceed of the building; it must: Not exceed of the building; it must: Not exceed of the building; it must: Not exceed of the building; it must: Signification is the signification is the building; it must: Not exceed of the building; it must: Signification is the signification is the building; it must: Not exceed of the building; it must: Signification is the signification is the building; it must: Not exceed of the building; it must: Signification is the signis is the signification is the signification is the signi	(viii) The sign is not attached to a Maaori	beyond the	
803 (Maaori Sites of Significance) (iv) (iv) Where the sign is attached to a building; it must: (iv) The sign relates to: a building; it must: A: goods or services available on the builds or or A. B: a property name sign: A. B: a property name sign: B. B: Not exceed an area of an are	Site of Significance listed in Schedule		
seccept for the purpose of identification and interpretation; identification and interpretation; identification and interpretation; identification and interpretation; identification are service available on the Bitter or information in the Bitter or information info	20.2 (Magari Sitas of Significance)		
identification and interpretation; attached to a (iv) The sign relates too: must: B: a property name sign: attached to a building, it must: must: WI A. Not excend 300mn from the building: wull: and B. Not exceed attached to a building; wull: and Not exceed attached to a 300mn from the building: (i) Where the sign is a freestanding sign is a freestanding sign is a attached to a an area of 3m for one sign or the sign to must: attached to a attached to a attached to a attached to a biologing: (iv) Where the sign is a freestanding sign is a more than freestanding sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or the sign or	50.5 (Maaori Sites of Significance)		
(ix) The light relates to: building, it must: A. goods or services available on the sector of the sector			
(ix) The light relates to: building, it must: A. goods or services available on the sector of the sector	identification and interpretation;	attached to a	
A. goods or services available on the back or must: more than 300m from the building walk and B. a property name sign. Not exceed the building walk and Walk and Not exceed the building walk and Walk and Not exceed the building walk and More the sign is a freessanding sign is a freessanding sign is a freessanding sign is a freessanding sign is must: A. Not exceed an area of 3 mile for one sign per site, and im ² for any other freestanding sign on the site; and B. Be set back at least 5m from the boundary of the site is maintenant. Walk and back site is an outback site			
A Not extend the base or B. a property name sign. A Not extend more than 300mm from the building walk; and B. Not exceed the height of the building walk; and B. Not exceed the height of the building sign is a freestanding sign, it must: A. Not exceed an area of 3 ^{mb} for one sign per site, and Im ² for any other freestanding sign on the site: and B. Be set back at kars 5m from the boundary of the Be set back at kars 5m from the boundary of the boundary of the the the boundary of the the the the the the the the			
the site; or A. Not extend B. a property name sign. 300mm from the bight; of the height of the height; of the height of the height; of the height; of the height; of the height; of sign; it must: A. Not exceed an area of an area of and the for one sign; or one sign or the sign; or one sign or the sign or the and Im ² for and and ² for and the site; and B. Be set back at least 5m from the from the boundary of the the the site in its to a notable the the schedatal Zone: (Notable Trees, Stateled 30.2	A. goods or services available on		
B. a property name sign. B. a property name sign. B. a property name sign. B. Not exceed the height of the building: (V) Where the sign is a freestanding sign, it must: A. Not exceed an area of 3. m ² for one sign per site, and Im ² for any other freestanding sigo on the site; and B. Be set back at least 5m from the boundary of the keidential Zome (V) The sign is not attached to a notable tree identified in Schedula 30.2 (Notable			
Journm Trom action action B. Not exceed the height of the the height of the the height of the the the height of the the the the the theight of the the the theight of the the the the the theight of the the the theight of the the theight of the the the the theight of the the the the the the the		more than	
Image: state in the state	в. а property name sign.	300mm from	
B wall; and B Not exceed the height of the height of the building; (i) (ii) Where the sign is a freestanding sign, it must: A A Not exceed an area of an area of any other sign per site, and Im ² for one sign on the site; and B Be set back at least 5m from the for one the site; and B Be set back Concil Zone; (w) The sign is not atzhede contatzhede ic an otable tree ic an otable tree			
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 ³ for one sign per site, and Im ³ 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			
Image: state of the building; 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 Im ² for and m ² for one sign per site, and m ² for any other freestanding sign on the site; and B. B. Be set back at least 5m from the boundary of the boundary of the const (w) (w) The sign is no notatached to a notable trees,			
c the building; (v) Where the sign is a freestanding sign, it must: sign, it must: A. A. Not exceed an area of 3m ² for one sign per site, and Im ² for any other freestanding sign on the site; and B. B. Be set back at least 5m from the boundary of the boundary b			
c the building; (v) Where the sign is a freestanding sign, it must: sign, it must: A. A. Not exceed an area of 3m ² for one sign per site, and Im ² for any other freestanding sign on the site; and B. B. Be set back at least 5m from the boundary of the boundary b		the height of	
(v) Where the sign is a freestanding sign, it must: A. Not exceed an area of 3m ² for one sign per site, and Im ² for any other freestanding site; and B. Be set back B. Be set back at least 5m from the boundary of the Residential Zone: (v) (v) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable			
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Image: sign of the second s			
sign, it must: A. Not exceed an area of 3m ² for one sign per site, and Im 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 Treesj,		sign is a	
sign, it must: A. Not exceed an area of 3m ² for one sign per site, and Im 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 Treesj,		freestanding	
A. Not exceed an area of an area of sign per site, and Im 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),			
a rea of 3 m ² for one sign per site, and Im 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),			
3m² for one sign per site, and Im² for any other freestanding 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),			
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),			
and Im 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 Schedue 30.2 (Notable Trees).		3m ² for one	
and Im 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 Schedue 30.2 (Notable Trees).		sign der site.	
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),			
Image: sign on the sign on the site; and Image: sign on the site; and Image: sign on the site; and Image: sign on the site; and Image: sign on the site; and Image: site; and Image: site; and Im			
sign on the site; and B. Be set back Heats 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),			
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),			
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),		sign on the	
B. Be set back at least 5m from the boundary of the Residential Zone: (vi) The sign is n ot attached to a notable tree identified in Schedule 30.2 (Notable Trees).		site: and	
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),			
Image: state of the state			
boundary of the Residential Zone; (vi) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees),			
Image: state in the second state in		from the	
Image: state in the second state in		boundary of	
Residential Zone; (vi) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees),			
Zone; (vi) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees),			
(vi) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees),			
Image: state of the state			
Image: state of the state		(vi) The sign is	
to a notable tree identified in Schedule 30.2 (Notable Trees),			
Image: Second stree Image: Second stree Image: Second stree Image: Second stree <td></td> <td></td> <td></td>			
identified in Schedule 30.2 (Notable Trees),			
Schedule 30.2 (Notable Trees),			
(Notable Trees),			
(Notable Trees),		Schedule 30.2	
Trees),			
except for		except for	

the purpose
of
identification;
(vii) The sign is
not attached
to a heritage
item listed in
Schedule 30.1
(Heritage
<mark>ltems)</mark> except
for the
purpose of
identification
and
interpretatio
n;
(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
interpretatio
n; (iv) The size
(ix) The sign
relates to:
A. goods or
services
available on
the site; or
B. a property
name sign.
SIGN-R <mark>x</mark> Signs – General

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions		Reasons
P3 (a) A real estate 'for sale' sign must comp with all of the following conditions: (i) It relates to the sale of the site on which it is located; (ii) There is no more than I 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.		 (1) Activity status: PER Where: (a) A real estate 'for sale' sign must comply with all of the following conditions: (i) It relates to the sale of the site on which it is 	 (2) Activity status: RDIS The Council's discretion shall be limited to the following matters: (a) Amenity values; (b) Effects on traffic safety; (c) Effects of glare and artificial light cosilities 	
 RDI (a) A sign that does not comply with Rue 17.2.7.1, P2 or P3. (b) The Council's discretion shall be limited to the following matters: (i) Amenity values; (ii) Effects on traffic safety; (iii) Effects of glare and artificial light spi (iv) Content, colour and location of the sign; (v) Effects on the heritage values any heritage item due to the size location, design and appearance the sign; (vii) Effects on cultural values of an Maaori Site of Significance; (viii) Effects on notable architectur features of the building. 	l; е of _, of У	 which it is located; (ii) There is no more than I 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. 	 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. 	

17.2.7	.2 Signs - Effects on traffic	PART 2 – DISTRICT-		7. District-wide Matters
ΡI	(a) Any sign directed at road users must:	WIDE MATTERS	SIGN-R <mark>x</mark> Signs – Effects on traffic	Standard
	(i) Not imitate the content, colour or	CENERAL DISTRICT	(1) Activity status: (2) Activity status:	Direction 36: If provisions
	appearance of any traffic control sign;	GENERAL DISTRICT-	PER DIS	for managing signs are
	(ii) Be located at least 60m from	WIDE MATTERS	Where: Any sign that does not	addressed, they must be
	controlled intersections, pedestrian	Chapter: SIGN - Signs	(a) Any sign directed comply with Rule	located in the Signs chapter
	crossings and any other sign;	Chapter: SIGIN - Signs	at road users 17.2.7.2 Pl.	
	(iii) Not obstruct sight lines of drivers		must:	
	turning into or out of a site entrance		(i) Not imitate the content,	
	and intersections;		colour or	
	(iv) Contain no more than 40 characters		appearance	
	and no more than 6 symbols;		of any traffic	
	(v) Have lettering that is at least 150mm		control sign;	
	high; and		(ii) Be located at	
	(vi) Where the sign directs traffic to		least 60m	
	a site entrance, the sign must be at		from	
	least 130m from the entrance.		controlled	
DI	Any sign that does not comply with Rule		intersections,	
	17.2.7.2 PI.		pedestrian	
	17.2.7.211.		crossings and	
			any other	
			sign; (iii) Not obstruct	
			sight lines of	
			drivers	
			turning into	
			or out of	
			a site entranc	
			e and	
			intersections;	
			(iv) Contain no	
			more than 40	
			characters	
			and no more than 6	
			symbols;	
			(v) Have	
			lettering that	
			is at least	
			I 50mm high;	
			and	
			(vi) Where	
			the sign direc	
			ts traffic to	
			a site entranc	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location /	NPS Provisions		Reasons
	Relocation required			
		e, the sign		
		must be at		
		least I 30m		
		from the		
		entrance.		

PWDP	Provisions as notified	NPS Location /	NPS Provisions		Reasons
	 Provisions as notified Dutdoor storage (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. (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. 	NPS Location / Relocation required PART 3 - AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-Sx Outdoor st (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 I.8m fencing or landscaping from any: A. Public road;	torage (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.	Reasons 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.
			from any:		

17.2.9 Indigenous vegetation clearance inside a Significant	ht PART 2 - DISTRICT-		7. District-wide Matters
Natural Area 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.	WIDE MATTERS NATURAL ENVIRONMENT VALUES Chapter: ECO - Ecosystems and indigenous biodiversity	ECO-RxIndigenous vegetation clearance inside a Significant Natural Area(1) Activity status: PER(2) Activity status: DISWhere: (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 	Standard Direction 19: 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.

PWDF	Provisions as notified	NPS Location /	NPS Provisions	Reasons
PWDF P2	Provisions as notified 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.	NPS Location / Relocation required	customs and values. Indigenous vegetation clearance inside a Significant Natural Area (1) Activity status: PER (2) Activity status: DIS Where: (2) Activity status: DIS (a) Removing of up to 5m³ of manuka and/or kanuka outside of the Coastal (2) Activity status: DIS Environment per single consecutive I 2 month period per property for domestic firewood purposes or arts and craft, provided (2) Activity status: DIS	Reasons
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 250m². 		the removal will not directly result in the death, destruction or irreparable damage to any other tree, bush or plant. ECO-Rx Indigenous vegetation clearance inside a Significant Natural Area (1) Activity status: (2) Activity status: PER DIS Where: Indigenous vegetation (a) Indigenous clearance in a vegetation Significant Natural clearance for Area identified on the building, access, parking and manoeuvring areas Allotment Significant	

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

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
 B. 500m² per dwelling, including areas associated with access parking and manoeuvring; and C. 500m² for a papakaainga building including areas associated with access parking and managements 		or in Schedule 30.5 (Urban Allotment Significant Natural Areas) where: (i) There is no alternative development conditions in Rule 17.2.9 PI, P2, P3, P4, P5 or P6. Significant Natural Areas	
parking and manoeuvring.		development area on the site outside the Significant Natural Area; (ii) The following total areas are not exceeded: A. I 500m ² for a Marae complex, including areas associated with access parking and manoeuvring;	
		and B. 500m ² per dwelling, including areas associated with access parking and manoeuvring; and C. 500m ² for a papakaainga building including areas associated with access	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
PWDP Provisions as notified 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. 	NPS Location / Relocation required	parking and manoeuvring. Parking and manoeuvring. Parking and manoeuvring. Indigenous vegetation clearance inside a Significant Natural Area 11 Activity status: PER Yhere: (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	Reasons
		purposes:	

PWDP	Provisions as notified	NPS Location /	NPS Provisions	Reasons
_		Relocation required		
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		(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 	
	removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant.		PER DIS Where: Indigenous vegetation (a) On Maaori clearance in a	
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 PI, P2, P3, P4, P5 or P6.		(d)On HaddinClear and Clear and	

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.	

	NPS Location /	NPS Provisions	Reasons
 17.3 Land Use – Building 17.3.1 Height 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. 	Relocation required 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 PR-I may apply. 	Cross references to other relevant District Plan provisions
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 COMZ-Sx Height – Building General (1) Activity status: PER (2) Activity status: DIS Where: Any building that does not comply Rule (a) The maximum height of any building must not exceed 10m. 17.3.1.1 PL	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
an airport obstacle limitation surface PI Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-Sx Height - Buildings, structures and vegetation within an airport obstacle limitation surface (1) Activity status: PER (2) Activity status: DIS Where: Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps. (1) Activity status: DIS	the RMA. 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 Provisions as notified	NPS Location / Belocation required	NPS Provisions		Reasons
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. RD1 (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. 	Relocation required PART 3 - AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ - Commercial zone	 (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; (iii) Large lot residential zone; or (iv) Open space and recreation 	admission (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 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.
17.3.4 Building setbacks	PART 3 – AREA SPECIFIC MATTERS	Building setbacks		Cross references to other relevant District
 Rules 17.3.4.1 and 17.3.4.2 provide the permitted building setback distances for buildings from zone boundaries and environmental features. 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. Rule 17.3.4.2 Building setbacks – water bodies including lake wetland, river and coast. 	Chapter : Commercial and mixed use zones Section: COMZ – Commercial zone	setback distance environmental fr (2) Rule 17.3.4.1 Bu permitted setba zone where the setback distance	i <mark>ilding setback — zone boundaries provides</mark> ck distances on any site within the business site adjoins a different zone. Different s are applied based on the zone. iilding setbacks — water bodies including lake,	Plan provisions

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
17.3.4.1 Building setbacks - Zone boundaries PI (a) Any building must be set back at least: (i) 7.5m from rear and side boundaries adjoining the: A. Residential Zone; B. Village Zone; C. Country Living Zone; or D. Reserve Zone; and (ii) 1.5m from rear and side boundaries adjoining the: A. Rural Zone; or B. Industrial Zone; or B. Industrial Zone; or B. Industrial Zone; or D1 Any building that does not comply with Rule 17.3.4.1 PI. I7.3.4.1 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-Sx Building setbacks - Zone boundaries (1) Activity status: PER (2) Activity status: DIS Where: (a) Any building must be set back at least: (i) 7.5m from rear and side boundaries adjoining the: A. General residential zone; Any General residential zone; B. Large lot residential zone; C. Rural lifestyle zone; or D. Open space and recreation zone; and Open space and gioining the: A. General rural zone; or B. General rural zone; or B. Large lot residential zone; or D. Open space and recreation zone; and General rural zone; or B. General rural zone; or B. General rural zone; or General rural zone; or	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.

17.3.4.2 Building setbacks - Water bodies PART 3 - AREA SPECIFIC MATTERS		8. Zone Framework
PI (a) Any building must be setback a minimum of: SPECIFIC MATTERS (i) 23m from the margin of any: A. Lake; B. Wetland. (ii) 23m from the bank of any river (other than the Waikato River; and Waikato River; and Waikato River; and the Waikato River; (iv) 23m from mean high water springs. Section: COMZ - Commercial zone P2 A public amenity of up to 25m2 or a pump shed within building setback identified in Rule 17.3.4.2 PI. D1 D1 Any building that does not comply with a condition in Rule 17.3.4.2 PI or P2. Section in Rule 17.3.4.2 PI or P2.	COMZ-Sx Building setbacks - Water bodies (1) Activity status: PER (2) Activity status: DIS Where: (a) Any building must be setback a minimum of: (i) 23m from the margin of any: (a) Any building must be setback a (i) 23m from the margin of any: (a) Lake; (b) Poilon B. Wetland. (ii) 23m from the bank of any river (other than the Waikato River and Waipa River); and (iii) 28m from the margin of either the Waikato River and the Waipa River; (iv) 23m from mean high water springs. (v) Activity status: DIS COMZ-Sx Building setbacks - Water bodies (1) Activity status: PER (2) Activity status: DIS (iv) 23m from the margin of either the Waikato River and the Waipa River; (iv) 23m from mean high water springs. (2) Activity status: DIS (iv) 21m from mean high water springs. (2) Activity status: DIS (a) A public amenity of up to 25m ² or a pump shed within (2) Activity status: DIS	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.

PWD	Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
	 Horotiu Acoustic Area 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 1 (Acoustic Insulation) - Table 8. (a) Construction, addition to or alteration of a building that does not comply with Rule 17.3.4.3 Pl. (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. 	Relocation / Relocation required PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-RxHorotiu Acoustic Area(1) Activity status: PERActivity status: RDISWhere: (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 	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.
			(c) Timing and duration of noise received at the notional boundary of the dwelling; (d) Potential for reverse sensitivity effects.	

PWDP	Provisions as notified	NPS Location /	NPS Provisions		Reasons
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). 	Relocation required PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ – Commercial zone	COMZ-S <mark>x Dwelling</mark> (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;	 (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 	atus: 8. Zone Framework atus: Direction 4: Provisions vity developed for each zone mply development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
DI	A residential activity that does not comply with conditions of Rule 17.3.6 PL.		(ii) The dwelling is designed	17.3.6 PI:	
NCI	A dwelling that does not comply with Rule 17.3.6 PI.		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).		

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
Image: Provided for the state of the second time of the second time 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.	Relocation required PART 3 - AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: COMZ - Commercial zone	COMZ-Sx Living court (1) Activity status: PER (2) Activity status: DIS 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.	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.
 17.3.8 Heritage (1) The following rules manage heritage items (buildings a 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 a additions (d) Rule 17.3.8.4 - All heritage items - Maintenance or rep (e) Rule 17.3.8.5 - All heritage items - site development 	on, Chapter : Commercial and mixed use zones on, Section: COMZ – Commercial zone	Heritage (1) The following rules manage heritage items (buildings ar monuments): (a) Rule 17.3.8.1 - Group A Heritage item - Demolition, remove or relocation (b) Rule 17.3.8.2 - Group B Heritage item - Demolition, remove or relocation (c) Rule 17.3.8.3 - All heritage items - Alterations and addition (d) Rule 17.3.8.4 - All heritage items - Alterations and addition (e) Rule 17.3.8.5 - All heritage items - site development	Plan provisions al al

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
17.3.8.1 Group A heritage item - Demolition, removal or relocation F NC1 Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items) F 17.3.8.2 Group B heritage item - Demolition, removal or relocation F D1 Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items) F 01 Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items) F	PART 2 – DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-Rx Group A heritage item - Demolition, removal or relocation (1) Activity status: NC (2) Activity status: N/A Where: N/A (a) Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items) 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.
	PART 2 – DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-Rx Group B heritage item - Demolition, removal or relocation (1) Activity status: DIS Activity status: N/A Where: N/A (a) Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items) 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.

PWD	P Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
17.3.8 PI RDI	 All heritage items – Alteration or addition (a) Alteration of or addition to a heritage item listed in Schedule 30.1 (Heritage ltems) 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. (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. 	PART 2 – DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-RxAll heritage items - Alteration or addition(1) Activity status: PER(2) Activity status: RDISWhere:(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(a) Acteration of or addition to 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.

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
I7.3.7.4 All heritage items – Maintenance or repair 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. RD1 (a) Maintenance or repair of a heritage item that does not comply with a condition of Rule 17.3.8.4 Pl. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values 	PART 2 – DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-Rx All heritage items – Maintenance or repair (1) Activity status: PER (2) Activity status: RDIS Where: (2) Activity status: RDIS (a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage ltems) must comply with the following conditions: Maintenance or repair of a heritage item that does not comply with a condition of Rule I7.3.8.4 PI. The Council's discretion shall be limited to the following matters: (a) 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. Form, style, materials and appearance	 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.

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
17.3.7.5 All heritage items – All site development 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. RD1 (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. 	Relocation required PART 2 – DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-Rx All heritage items – All site development (1) Activity status: PER (2) Activity status: RDIS Where: (a) Development on the site containing a heritage item listed in Schedule 30.1 (Heritage Items) shall: (a) Effects on the values, context and setting of the heritage item; and (i) Not locate a building between the front of the heritage item and the road. (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.

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
 17.4 Subdivision Rule 17.4.1 provides for subdivision density. Rules 17.4.1 and Rule 17.4.1.1 apply across the Business Zone. 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 road frontage (v) Rule 17.4.1.8 - subdivision road frontage (vi) Rule 17.4.1.8 - subdivision road frontage (vi) Rule 17.4.1.8 - subdivision road frontage (vi) Rule 17.4.1.8 - subdivision road frontage 	Relocation required 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 17.4.1.7 – subdivision road frontage (f) Rule 17.4.1.8 – subdivision esplanade reserves and esplanade strips.	Cross references to other relevant District Plan provisions

PWDP F	rovisions as notified	NPS Location /	NPS Provisions	Reasons
17.41.0		Relocation required PART 2 – DISTRICT-		7. District-wide Matters
DI	 (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. Subdivision that does not comply with Rule 17.4.1 RD1. 	SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx General subdivision (1) Activity status: RDIS (2) Activity status: DIS Where: (a) Subdivision of land must comply with all of the following conditions: (i) Proposed lots must have a minimum size of 225m ² net site area with the exception of access or utility allotments or reserves to vest; Subdivision that does not comply with Rule I7.4.1 RD1. (ii) Proposed lots must bave a minimum size of 225m ² net site area with the exception of access or utility allotments or reserves to vest; Subdivision that does not comply with Rule I7.4.1 RD1. (iii) Proposed lots must be connected to public- reticulated water supply and wastewater. Subdivision that does not comply with Rule I7.4.1 RD1. (iii) Proposed lots must be connected to public- reticulated water supply and wastewater. Image: Subdivision that does not comply with Rule I7.4.1 RD1. (iii) Proposed lots must be connected to public- reticulated water supply and wastewater. Image: Subdivision that does not comply with Rule I7.4.1 RD1. (a) amenity values; (b) the extent to which a range of future business activities can be accommodated. Image: Subdivision that does not comply with Rule I7.4.1 RD1.	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.

17411	Subdivision - Multi-unit	development	PART 2 – DISTRICT-				7. District-wide Matters
	(a) Subdivision for mult		WIDE MATTERS	SUB-R <mark>x</mark>	Subdivisio	n - Multi-unit	Standard
RDI	must comply with a				developme	ent	Direction 24: Subdivision
	conditions:		SUBDIVISION	(1) Activity	status:	(2) Activity status:	provisions must be located
	(i) An application for	or land use consent	Chanter SLID	RDIS		DIS	in one or more chapters under the Subdivision
		4 (Multi-unit housing	Chapter: SUB - Subdivision	Where:		Subdivision that does	heading. These provisions
	development)	must either	505014131011	(a) Subdivisio		not comply with <mark>Rule</mark>	may include:
		<mark>subdivision</mark> or been		multi-unit		<mark>17.4.1.1 RD1.</mark>	a. any technical subdivision
	5	irce consent by			nent must		requirements from Part 10
	Council;			comply w the follow			of the RMA
		o public wastewater		condition			b. material incorporated by
	and water reticu			(i) An	5.		reference, such as Codes of
		<mark>ential unit</mark> is being			ication		Practice, under Part 3 of
		⁻ dance with the <mark>Unit</mark> 10, it meets the			and use		Schedule I of the RMA. <u>Direction 25</u> : The chapters
	following minimu			cons			under the Subdivision
					er <mark>Rule</mark>		heading must include cross-
	Unit of Apartment	Minimum Unit			.4 (Multi-		references to any relevant
		Area			housing elopment)		provisions under the
		-+			t either		Energy, infrastructure and
	Studio unit or I	60m ²			ompany		transport heading.
	bedroom unit	<u> </u>		the	. ,		
	2 bedroom unit	80m ²			division		
		-+		or b			
	3 bedroom unit	100m ²		gran			
		- <u>L</u>			ource sent by		
	(b) The Council's discret to the following matte				incil;		
	U				connected		
		ut including <mark>notional</mark> r the multi-unit		top	ublic		
	development;	ine maid-anic			tewater		
		common areas for			water		
		ccess and services;			culation;		
	(iii) Avoidance or n			and (iii) Wh	oro a		
	hazards;				ere a dential		
	(iv) Geotechnical su	uitability of <mark>site</mark> for			is being		
	buildings;	,			ited in		
	(v) Amenity values a	and streetscape;			ordance		
		vith the matters			the Unit		
		outcomes sought, in			es Act		
				2010			
				mee	ets the		

Appendix 3.4 (Multi-unit development guideline); (vii) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; Unit of Minim Apartment um Unit Apartment um Unit Apartment um Unit Area (viii) Vehicle, pedestrian and cycle networks; Studio unit 60m ² or l bedroom unit D1 Subdivision that does not comply with Rule 17.4.1.1 RD1; 2 bedroom 80m ²	PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
unit 3 bedroom 3 bedroom 100m² unit unit unit 00m² file Giscretion shall be limited to the following matters: (a) Suddivision layout including notional boundaries for the multi-unit development; (b) Provision of common areas for shared spaces, access and services; (c) Avoidance or mitigation of natural hazards; (d) Geotechnical stable site	Appendix 3.4 (Multi-unit development guideline); (vii) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; (viii) Vehicle, pedestrian and cycle networks; (ix) Safety, function and efficiency of road network and any internal roads or accessways. D1 Subdivision that does not comply with Rule	NPS Location / Relocation required	following minimum unit size: Unit of Apartment Unit Area Studio unit or I bedroom unit 2 bedroom 80m ² unit 3 bedroom 100m ² unit The Council's discretion shall be limited to the following matters: (a) Subdivision layout including notional boundaries for the multi-unit development; (b) Provision of common areas for shared spaces, access and services; (c) Avoidance or mitigation of natural hazards; (d) Geotechnical	Reasons

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
		 (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. 	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
I.1.1.2 Subdivision – Boundary adjustments CI (a) Boundary adjustments must comply with the following: (i) the conditions specified in: 	Relocation required PART 2 - DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx Subdivision - Boundary adjustments (1) Activity status: CON (2) Activity status: DIS Where: (a) Boundary adjustments must comply with the following: (b) Activity status: DIS (i) the conditions specified in: (a) Rule 17.4.1 A. Rule 17.4.1 (Subdivision - General); orf B. Rule 17.4.2 (Subdivision - General); orf 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.	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.

PWDF	Provisions as notified	NPS Location /	NPS Provisions	Reasons
17.4.1.	 2 Subdivision - Amendments and updates to cross lats plans (a) An amendment is to convert a cross lease to a fee simple title; or (a) An amendment or update to includes additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. (b) The Council's control shall be limited to the following matters (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. Any amendment or update to a cross lease flats plan that does not comply with Rule 17.4.1.3 C1. 	NPS Location / Relocation required PART 2 – DISTRICT- WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx Subdivision - Amendments and updates to cross lease flats plans (1) Activity status: CON (2) Activity status: DIS Where: (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. (b) An uncertain the following matters: (a) Purpose of the boundary adjustment; (a) Purpose of the boundary adjustment; (b) Effects on existing (c) Activity status: DIS	Reasons7. District-wide Matters StandardDirection 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
DI	Any amendment or update to a cross lease flats plan that does not comply with Rule		an owner or owners. The Council's control shall be limited to the following matters: (a) Purpose of the boundary adjustment;	provisions under the Energy, infrastructure and
			lease or flats plan; (d) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.	

17.4.1.4 Subdivision - Title boundaries - Significant Natural	PART 2 – DISTRICT-	DUPLICATE	7. District-wide Matters
	WIDE MATTERS	ECO-R <mark>x Subdivision - Title boundaries –</mark>	Standard
17.4.1.4 Subdivision - Title boundaries – Significant Natural Areas, Maaori Sites and Areas of Significance to Maaori 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 Significant Natural Area; (iii) A Maaori Site 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; (iii) Effects on Maaori Sites of Significance, (iii) Effects on Maaori areas of Significance, (iii) Effects Maaori areas of Significance, (iii) Effects Maaori areas of Significance, (iiii) Effects Maaori areas of Significance, NC1 Subdivision that does not comply with Rule I7.4.1.4 RD1 I7.4.1.4 RD1			StandardDirection 19: 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 só(c) of the RMAb. maintenance of biological diversity c. intrinsic values of ecosystems and indigenous biodiversity.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: 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 sites and areas of significance to
		limited to the following matters: (a) Effects on Significant Natural Areas; (b) Effects on Maaori	important sites and areas) when there is agreement by Māori to include this information b. provisions to manage

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
	•		explanation of how tangata
			whenua or mana whenua
			are engaged
			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
			e. a description of any
			regulatory processes for
			identification.

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
RDI (a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage litems) 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 with its setting is maintained. NC1 Subdivision that does not comply with Rule 17.4.1.4 RD1.	PART 2 - DISTRICT- WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-RxSubdivision - land containing heritage items(1) Activity status: RDIS(2) Activity status: NCWhere:(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.(2) Activity status: NCThe Council's discretion shall be limited to the following matters:(a) Effects on heritage relationship of the heritage item;(b) Context and setting of the 	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.

PWDP	Provisions as notified	NPS Location /	NPS Provisions	Reasons
17.4.1.6 RD1	 Subdivision - Road frontage (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. Subdivision that does not comply with Rule 17.4.1.6 RD1. 	Relocation required PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx Subdivision - Road frontage (1) Activity status: RDIS (2) Activity status: DIS Where: (a) Subdivision of land with a road frontage must provide: (b) A width along the road boundary of at least 15m; and (c) Activity status: DIS (b) Rule 17.4.1.6 (a)(i) (a) does not apply to a proposed access allotment. (c) Rule 17.4.1.6 (a)(i) (a) does not apply to a proposed access allotment or utility allotment. (c) Road efficiency and safety; (a) Road efficiency and safety; (c) Amenity and streetscape.	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 I 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.

discret limited followi (a) Th esp pro or	ouncil's tion shall be d to the ing matters: le type of planade ovided - reserve strip;	
c esp or (c) Pro acc esp or (d) Ma for ins cre esp acc (e) W pri any C c per boo any cre esp acc (f) C c	Vidth of the planade reserve strip; ovision of legal cess to the planade reserve strip; atters provided r in an strument eating an planade strip or cess strip; 'orks required ior to vesting y reserve in the bouncil, including st plant control, oundary fencing d the removal of ructures and bris; bsts and benefits acquiring the	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
17.5 Specific Area: Lakeside Te Kauwhata Precinct	PART 3 – AREA-	Specific Area: Lakeside Te Kauwhata Precinct	Cross references to
17.5.1 Application of rules	SPECIFIC MATTERS	Application of rules	other relevant District
 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). The rules that apply to a permitted activity in Rule 17.5.2 PI-P17 within the Lakeside Te Kauwhata Precinct as identified on the planning maps are as follows: Rule 17.2 (Land use – Effects), except: Rule 17.2.5.1 (Earthworks - General) does not apply where earthworks consent has been obtained under Rule 17.5.2 (Comprehensive Land Development 	PRECINCTS (MULTI- ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	 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). The rules that apply to a permitted activity in Rule 17.5.2 P1-P17 within the Lakeside Te Kauwhata Precinct as identified on the planning maps are as follows: (a) Rule 17.2 (Land use – Effects), except: (j) 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); 	Plan provisions
 Consent); (b) Rule 17.3 (Land use – Building), except: (i) Rule 17.3.2 (Daylight admission) does not apply and Rule 17.5.5 applies instead. (ii) Rule 17.3.4 (Building setbacks) does not apply and Rule 17.5.8 applies instead. (c) Rule 17.5.6 (Gross floor area); (d) Rule 17.5.7 (Gross leasable floor area). (3) Rule 17.5.9 applies in addition to Rule 17.4 (Subdivision) for subdivision within the Lakeside Te Kauwhata Precinct.		 (b) Rule 17.3 (Land use – Building), except: (i) Rule 17.3.2(Daylight admission) does not apply and Rule 17.5.5 applies instead. (ii) Rule 17.3.4 (Building setbacks) does not apply and Rule 17.5.8 applies instead. (c) Rule 17.5.6 (Gross floor area); (d) Rule 17.5.7 (Gross leasable floor area). (3) Rule 17.5.9 applies in addition to Rule 17.4 (Subdivision) for subdivision within the Lakeside Te Kauwhata Precinct. (4) Precinct Plans 1-3 are contained in Rule 16.5.1(3).	

7.5.2 Restricted Discretion	nary Activities	PART 3 – AREA-		4. District Plan
Activity	Council's discretion shall be restricted to the following matters:	SPECIFIC MATTERS PRECINCTS (MULTI- ZONE)	PREC1- Comprehensive land development consent Rx development consent (1) Activity status: (2) Activity status: RDIS DIS Activity specific A CLDC that does	Structure Standard <u>Direction 11:</u> If used, precincts that apply to multiple zones, must use the Precincts (multi-zone)
RDI (a) A comprehensive land development consent (CLDC) that meets all of the following conditions: (i) is in accordanc e with Te Kauwhata Lakeside Precinct Plan I 6.5.1 (3)(a); the roading network, walkways and cycleways shown on Precinct Plan I 6.5.1 (3)(b); and the open space shown on Precinct Plan I 6.5.1 (3)(b); and the open space shown on Precinct Plan I 6.5.1 (3)(c) as set out in the precinct parameter		Chapter: PRECI - Lakeside Te Kauwhata precinct	conditions:(a) A comprehensive land development consent (CLDC) that meets all of the following conditions:(a) Comprehensive all of the following conditions:(i) is in accordance with Te Kauwhata Lakeside Precinct Plan I6.5.1 (3)(a); the roading network, walkways and cycleways shown on Precinct Plan I6.5.1 (3)(b); and the open space shown on Precinct Plan I6.5.1 (3)(b); and the open space shown on Precinct Plan I6.5.1 (3)(b); and the open space shown on Precinct Plan I6.5.1 (3)(c) as set out in the precinct Plan I6.5.1 (3)(c).(c) Indicative areas of open space are within 200- 400m of the location shown on Precinct Plan I6.5.1 (3)(c).(b) A CLDC is in accordance with the Lakeside Precinct Plans identified above if: (i) Primary roads are within 50m(c) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.	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.

PWDP Provisions as notifie	d	NPS Location /	NPS Provisions		Reasons
		Relocation required			
s below;	connections;		of the	(3) Activity	
and	(vii) provision of		location	Status: NC	
(b) A <mark>CLDC</mark> is in	open space,		shown on	A CLDC that does not	
accordance	including		Precinct Plan	meet the requirements	
with the	linkages		<mark>16.5.1 (3)(b);</mark>	of Rule 17.5.2 RD1 (b)	
Lakeside	between		and	relating to	
Precinct Plans	residential		(ii) Bus route is	Infrastructure	
identified	areas, open		either on the	requirements.	
above if:	space and Lake		alignment		
(i) Primary	Waikare;		shown on	(4) Activity status:	
roads are	(viii) effects of		Precinct Plan	NC	
within	natural hazards		16.5(3)(b) or	A CLDC that does not	
50m of	(including		a continuous	meet the conditions	
the	flooding),		alignment that achieves	for a discretionary	
location	geotechnical		the same	activity outlined in Rule	
shown on	suitability and		circulation;	17.5.3 D1.	
Precinct	land		and		
Plan	contamination.		(iii) Indicative		
<mark>16.5.1</mark>			areas of open		
<mark>(3)(b)</mark> ;			space are		
and			within 200m		
(ii) Bus			of the		
route is			location		
either on			shown on		
the			Precinct Plan		
alignment			16.5 (3)(b).		
shown					
on			(c) The following		
Precinct			infrastructure		
Plan			requirements are		
<mark>16.5(3)(b</mark>			met:		
) ora			(i) Demonstrate		
continuo			that adequate		
us			capacity		
alignment			within the		
that			water,		
achieves			stormwater		
the same			and		
circulatio			wastewater		
n; and			networks will		
(iii) Indicative			be available		
areas of					

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

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
and		other than a	
disposal		utility	
requireme		allotment,	
nts; and		access	
(ii) Every		allotment or	
allotment		open space	
other		allotment	
than a		must be able	
utility		to	
allotment,		demonstrate	
access		how it will	
allotment		provide land	
or open		drainage and	
space		stormwater	
allotment		disposal,	
must be		either	
able to		through a	
demonstr		reticulated	
ate how it		network or	
will		in	
connect		accordance	
to a		with <mark>Chapter</mark>	
reticulate		<mark> 4.</mark>	
d water		(d) A CLDC can	
supply,		relate to the	
and		entire <mark>Te</mark>	
wastewat		Kauwhata	
er		Lakeside	
network		Precinct Plan	
that has		Area, or may be	
adequate		for an individual	
capacity		stage or stages	
as per		beyond the	
infrastruct		business zone,	
ure l		provided that an	
standard		individual stage	
(i) above;		is 5ha or more.	
and		(e) Applications for	
(iii) Every		approval of a	
allotment		CLDC as a	
other		restricted	
than a		discretionary	

PWDP Provisions as notified		NPS Provisions Rea	asons
	Relocation required		
utility		activity will be	
allotment,		considered	
access		without public	
allotment		notification and	
or open		without the	
space		need to serve	
allotment		notice on or	
must be		obtain the	
able to		written approval	
demonstr		of any affected	
ate how it		persons.	
will		(f) LDC approval	
provide		does not	
land		constitute	
drainage		authorisation by	
and		the Waikato	
stormwat		District Council	
er		as road	
disposal,		controlling	
either		authority in	
through a		terms of Section	
reticulate		357 of the Local	
d network		Government Act	
or in		1974. Written	
accordanc		authorisation is	
e with		required from	
Chapter		the Waikato	
14.		District Council	
(d) A CLDC can		prior to any	
relate to the		works	
entire Te		commencing that	
Kauwhata		affect public	
Lakeside		roads.	
Precinct Plan		Council's discretion	
Area, or may		is reserved over:	
be for an			
individual		(a) consistency with	
stage or		the Te Kauwhata	
stages		Lakeside Precinct	
beyond the		Plans in 16.5.1	
business		(3)(a), 16.5.1	
zone,		(3)(b) and 16.5.1	
2010,		<mark>(3)(c);</mark>	

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

PWDP – National Planning Standards Working Table

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 contaminatio n.	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
17.5.3 Discretionary Activities D1 (a) A CLDC that does not comply with Rule 17.5.2 RD1 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.	PART 3 – AREA- SPECIFIC MATTERS PRECINCTS (MULTI- ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	Applied above.	 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.
17.5.4 Non-complying Activities NC1 A CLDC that does not meet the requirements of Rule 17.5.2 RD1 (b) relating to Infrastructure requirements. NC2 A CLDC that does not meet the conditions for a discretionary activity outlined in Rule 17.5.3 D1.	PART 3 – AREA- SPECIFIC MATTERS PRECINCTS (MULTI- ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	Applied above.	 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.

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
IT.5.5 Daylight admissionPIAny 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.RD1(a) Any building that does not comply with Rule 17.5.5 	PART 3 – AREA- SPECIFIC MATTERS PRECINCTS (MULTI- ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	PRECI-RxDaylight admission(1) Activity status: PERPERWhere:(2) Activity status: RDIS(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(a) Any building shall not protrude through a height 	 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.

PWDP	Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
I7.5.6 C PI RDI	Gross floor area Construction or alteration of a building provided that the total gross floor area of all buildings in the zone does not exceed 4000m ² . (a) Any building which does not comply with Rule 17.5.6.2 PI. (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,	PART 3 – AREA- SPECIFIC MATTERS PRECINCTS (MULTI- ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	PRECI-RxGross floor area(1) Activity status: PER(2) Activity status: RDISWhere: (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(a) Log 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(a) height of alteration building; (b) design and 	 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.

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
I7.5.7 Gross leasable floor area 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 70m ² and 650m ² ; (ii) there are no more than two individual leasable units with a gross leasable floor area between 400m ² and 650m ² .	PART 3 – AREA- SPECIFIC MATTERS PRECINCTS (MULTI- ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	PRECI-RxGross leasable floor area(1) Activity status: PER(2) Activity status: RDISWhere:Construction or alteration of a or alteration of a building that complies00017.5.7 PL Council's discretion	 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
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.		following conditions: (i) individual leasable retail units have a gross leasable floor area between 70m ² and 650m ² ; (ii) there are no more than two individual leasable floor area between a gross leasable floor area between a doment than two individual leasable floor area between d00m ² and 650m ² .	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 Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
I7.5.8 Building setbacks PI (a) Construction or alteration of a building that complies with the following condition: (i) the building is set back at least 10m from the centerline of an indicative or legal road. RD1 (a) Construction or alteration of a building that does not comply with I7.5.8 PI. (b) The Council's discretion shall be restricted to the following matters: (i) streetscape and amenity; (ii) traffic capacity of the road network.	PART 3 – AREA- SPECIFIC MATTERS PRECINCTS (MULTI- ZONE) Chapter: PRECI - Lakeside Te Kauwhata precinct	PRECI-Rx Building setbacks (1) Activity status: PER (2) Activity status: RDIS Where: (2) Activity status: RDIS (a) Construction or alteration of a building that complies with the following condition: (2) Activity status: RDIS (a) Construction or alteration of a building that complies with the following condition: (a) Streetscape and amenity; (b) traffic capacity of the road network. (b) traffic capacity of the road network.	 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.

17.5.9 9	7.5.9 Subdivision		PART 2 – DISTRICT- WIDE MATTERS			7. District-wide Matters
				SUB-R <mark>x</mark> Subdivision		Standard
	()	(CS) that meets all of the following		(1) Activity status:	(2) Activity status:	Direction 24: Subdivision
		conditions:	SUBDIVISION	RDIS	DIS	provisions must be located
		(i) is in accordance with Te Kauwhata	Chapter: SUB -	Where:	A CS that does not	in one or more chapters under the Subdivision
		Lakeside Precinct Plan 16.5.1(3)(a); the	Subdivision	(a) A Comprehensive	comply with Rule	heading. These provisions
		roading network, walkways and	500011131011	Subdivision	17.5.9 RD1 and meets	may include:
		cycleways shown on Precinct Plan		Consent (CS) that meets all of the	all of the following	a. any technical subdivision
		16.5.1(3)(b); and the open space shown		following	conditions and	requirements from Part 10
		on Precinct Plan <mark>15.5.2.3</mark> , as set out in		conditions:	condition <mark>17.5.9 RD1</mark> (c) relating to	of the RMA
		the precinct parameters below; and		(i) is in	infrastructure:	b. material incorporated by
		(ii) A <mark>CS</mark> is in accordance with the Lakeside		accordance		reference, such as Codes o
		Precinct Plans identified above if:		with Te	(a) Primary roads are within 50m-	Practice, under Part 3 of
		A. Primary roads are within 50m of the		Kauwhata	100m of the	Schedule I of the RMA.
		location shown on Precinct Plan		Lakeside	location shown	Direction 25: The chapters
		16.5.1(3)(b); and		Precinct Plan	on Precinct Plan	under the Subdivision heading must include cross
		B. Bus route is either on the alignment shown		<mark>16.5.1(3)(a);</mark>	16.5.1 (3)(b);	references to any relevant
		on Precinct Plan 16.5.1(3)(b) or a		the roading	(b) Bus route is	provisions under the
		continuous alignment that achieves the same circulation; and		network, walkways and	either on the	Energy, infrastructure and
				cycleways	alignment shown	transport heading.
		(i) Indicative areas of open space are within 200m of the location shown on Precinct		shown on	on Precinct Plan	
		Plan 16.5.1(3)(b).		Precinct Plan	<mark>16.5.1 (3)(b)</mark> or a	
	(b)			16.5.1(3)(b);	continuous	
	(0)			and the open	alignment that	
		 Demonstrate that adequate capacity within the water, stormwater and wastewater networks 		space shown	achieves the same circulation:	
		will be available to accommodate the proposed		on Precinct	,	
		subdivision including all necessary treatment		Plan <mark>15.5.2.3</mark> ,	(c) Indicative areas	
		required to meet water quality, quantity and		as set out in	of open space are within 200-	
		disposal requirements;		the precinct	400m of the	
		(ii) Every allotment other than a utility allotment,		below; and	location shown	
		access allotment or open space allotment must		(ii) A CS is in	on Precinct Plan	
		be able to demonstrate how it will connect to a		accordance	16.5.1(3)(b).	
		reticulated water supply, and wastewater		with the	(d) The matters	
		network that has adequate capacity as per		Lakeside	over which	
		infrastructure standard (i) above; and		Precinct	Council reserves	
		(iii) Every allotment other than a utility allotment,		Plans	discretion shall	
		access allotment or open space allotment must		identified	be used for	
		be able to demonstrate how it will provide land		above if:	assessing	
		drainage and stormwater disposal either through a reticulated network or in accordance		A. Primary	discretionary	
1		with Chapter 14.		roads are	activity	
L		with Chapter 14.		within	applications	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
 (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. (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. (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. (f) Council's discretion is limited to the following matters: (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 hazads (including flooding), geotechnical suitability and land contamination; (ix) provision of the historic lwi overlay area shown on Precinct Plan 16.5.1.3(b). (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 	Relocation required	 S0m of the location shown on Precinct Plan B. Bus route is either on the alignment shown on Precinct Plan B. Bus route is either on the alignment shown on Precinct Plan 16.5.1(3)(b) or a continuou s alignment that achieves the same circulatio n; and C. Indicative areas of open space are within 200m of the location shown on Precinct Plan (b) The following infrastructure requirements are met: (b) The following infrastructure (c) The following infrastructure<th></th>	

Reasons	NPS Provisions	NPS Location /	Provisions as notified	PWDP Pr
	(i) Demonst rate that adequate capacity within the water, stormwat er and	Relocation required	 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. (a) A CS that does not comply with Rule 17.5.9 RD1 	
	wastewat er networks will be available to accommo date the proposed subdivisio n including all necessary		 and meets all of the following conditions and condition 17.5.9 RD1 (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. 	
	treatment required to meet water		A CS that does not meet the requirements of Rule 17.5.9 RD1 (c) relating to Infrastructure Requirements, shall be a non-complying activity.	
	quality, quantity and disposal requirem ents; (ii) Every allotment other than a utility allotment, access allotment		A CS that does not meet any of the parameters for a discretionary activity outlined in 17.5.9 D1.	
	than a utility allotment, access			

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
		allotment	
		must be	
		able to	
		demonstr	
		ate how	
		it will	
		connect	
		to a	
		reticulate	
		d water	
		supply,	
		supply, and	
		wastewat	
		er	
		network	
		that has	
		adequate	
		capacity	
		as per	
		infrastruc	
		ture	
		standard	
		(i) above;	
		and	
		(iii) Every	
		allotment	
		other	
		than a	
		utility	
		allotment,	
		access	
		allotment	
		or open	
		space	
		allotment	
		must be	
		able to	
		demonstr	
		ate how	
		it will	
		provide	
		land	
		ialiu	

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required	drainago	
		drainage and	
		stormwat	
		er	
		disposal	
		either	
		through a	
		reticulate	
		d	
		network	
		or in	
		accordan	
		ce with	
		Chapter	
		I4.	
		(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.	
		(d) Applications	
		for approval of	
		a CLDC as a	
		restricted	
		discretionary	
		activity will be	
		considered	
		without public	
		notification	
		and without	
		the need to	

PWDP Provisions as notified	NPS Location /	NPS Provisions Reasons
	Relocation required	
		serve notice
		on or obtain
		the written
		approval of any
		affected
		persons.
		(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.
		Council's discretion
		is limited to the
		following matters:
		(a) consistency with
		the Te Kauwhata
		Lakeside Precinct
		Plan in 16.5.1(3)(a),
		(b) and (c);
		(b) matters identified
		in the assessment
		criteria in X;

PWDP Provisions as notified	NPS Location /	NPS Provisions	Reasons
	Relocation required		
		(i) managing the	
		effects of	
		wastewater	
		and	
		stormwater;	
		(ii) roading	
		network and	
		compliance	
		with a	
		Council	
		approved	
		roading	
		standard; (iii) provision and	
		(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	
		contaminatio	
		n;	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
PWDP Provisions as notified	NPS Location / Relocation required	(vii) provision of the historic lwi overlay area shown on Precinct Plan 16.5.1.3(b). (c) Applications for approval of a CS as a restricted discretionary	Reasons
		activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons. (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.	