

PWDP – National Planning Standards Working Table

Working Table: Chapter 18 Business Town Centre Zone

Third Column:

Changes made as per national planning standard directions

Further changes required

Disclaimer:

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

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons														
<p>Chapter 18: Business Town Centre Zone</p> <p>(1) The rules that apply to activities in the Business Town Centre Zone are contained in Rule 18.1 Land Use – Activities, Rule 18.2 Land Use – Effects and Rule 18.3 Land Use – Building.</p> <p>(2) The rules that apply to subdivision in the Business Town Centre zone are contained in Rule 18.4.</p> <p>(3) The activity status tables and standards in the following chapters also apply to activities in the Business Town Centre Zone:</p> <p>14 Infrastructure and Energy;</p> <p>15 Natural Hazards and Climate Change (Placeholder).</p>	<p>PART 3 – AREA SPECIFIC MATTERS</p> <p>Chapter: Commercial and mixed use zones</p> <p>Section: TCZ – Town centre zone</p>	<p>TCZ – Town Centre Zone</p> <p>(1) The rules that apply to activities in the Town centre zone are contained in Rule 18.1 Land Use – Activities, Rule 18.2 Land Use – Effects and Rule 18.3 Land Use – Building.</p> <p>(2) The rules that apply to subdivision in the Town centre zone are contained in Rule 18.4.</p> <p>(3) The activity status tables and standards in the following chapters also apply to activities in the Town centre zone:</p> <p>EI – Energy and infrastructure</p> <p>NH – Natural hazards (Placeholder)</p> <p>CC – Climate Change (Placeholder)</p>	<p>Cross references to other relevant District Plan provisions</p>														
<p>(4) The following symbols are used in the tables:</p> <p>(a) PR Prohibited activity</p> <p>(b) P Permitted activity</p> <p>(c) C Controlled activity</p> <p>(d) RD Restricted discretionary activity</p> <p>(e) D Discretionary activity</p> <p>(f) NC Non-complying activity.</p>	<p>PART 1: INTRODUCTION AND GENERAL PROVISIONS</p> <p>INTERPRETATION</p> <p>Chapter: Abbreviations</p>	<table><tr><th>Abbreviations</th><th>Full terms</th></tr><tr><td>PER</td><td>Permitted</td></tr><tr><td>CON</td><td>Controlled</td></tr><tr><td>RDIS</td><td>Restricted discretionary</td></tr><tr><td>DIS</td><td>Discretionary activity</td></tr><tr><td>NC</td><td>Non-complying activity</td></tr><tr><td>PR</td><td>Prohibited activity</td></tr></table>	Abbreviations	Full terms	PER	Permitted	CON	Controlled	RDIS	Restricted discretionary	DIS	Discretionary activity	NC	Non-complying activity	PR	Prohibited activity	<p>6. Introduction and General Provisions Standard</p> <p><u>Direction 12:</u> Abbreviations must be located in the Abbreviations chapter, using table 7.</p>
Abbreviations	Full terms																
PER	Permitted																
CON	Controlled																
RDIS	Restricted discretionary																
DIS	Discretionary activity																
NC	Non-complying activity																
PR	Prohibited activity																

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18.1 Land Use - Activities 18.1.1 Prohibited Activities (i) The following activity is a prohibited activity. No application for resource consent for a prohibited activity can be made and resource consent must not be granted.		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	TCZ-Rx	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to Appendix 8).	Interpretation: Part [#]’ is a title only, which groups together one or more chapters, appendices or maps. ‘Chapter’ is the main grouping of provisions in a policy statement or plan. ‘Section’ is a sub-grouping of provisions within a 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.
PR I	Any building, structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to Appendix 8).		Activity status: PR	Activity status where compliance not achieved: N/A	

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18.1.2 Permitted Activities

- (a) The following activities are permitted activities if they meet all the following:
- (i) Land Use – Effects rules in **Rule 18.2** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (ii) Land Use – Building rules in **Rule 18.3** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (iii) Activity-specific conditions.

Activity	Activity-specific conditions
P1 Commercial activity	Nil
P2 Residential activity	Located above ground floor level
P3 Commercial services	Nil
P4 Retail activity	Nil
P5 Travellers' accommodation	Nil
P6 Community activity	Excluding a cemetery
P7 Health facility	Excluding a hospital
P8 Office	Located above ground floor level
P9 Public transport facility	Nil
P10 A temporary event	<ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) erected no more than 2 days before the event occurs; and (b) removed no more than 3 days after the end of the event; and (e) The site is returned to its original condition no more than 3 days after the end of the event; and (f) There is no direct site access from a national

PART 3 – AREA SPECIFIC MATTERS

Chapter: Commercial and mixed use zones

Section: TCZ – Town centre zone

- (1) The following activities are permitted activities if they meet all the following:
- (a) Land Use – Effects rules in **Rule 18.2** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (b) Land Use – Building rules in **Rule 18.3** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
 - (c) Activity-specific conditions.

TCZ-R1	Commercial activity
Activity status: PER Activity specific conditions: Nil	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: N/A

TCZ-R2	Residential activity
Activity status: PER Activity specific conditions: Located above ground floor level	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: DIS

TCZ-R3	Commercial services
Activity status: PER Activity specific conditions: Nil	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule

Interpretation:

Part [#]' is a title only, which groups together one or more chapters, appendices or maps.

'Chapter' is the main grouping of provisions in a policy statement or plan.

'Section' is a sub-grouping of provisions within a 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.

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PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
		route or regional arterial road.			18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: N/A	
				TCZ-R4	Retail activity	
				Activity status: PER Activity specific conditions: Nil	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: N/A	
				TCZ-R5	Traveller's accommodation	
				Activity status: PER Activity specific conditions: Nil	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: N/A	
				TCZ-R6	Community activity	
				Activity status: PER Activity specific conditions: Excluding a cemetery	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule	

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			18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: DIS	
		TCZ-R7	Health facility	
		Activity status: PER Activity specific conditions: Excluding a hospital	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: N/A	
		TCZ-R8	Office	
		Activity status: PER Activity specific conditions: Located above ground floor level	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: N/A	
		TCZ-R9	Public transport facility	
		Activity status: PER Activity specific conditions: Nil	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule	

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			18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: N/A					
		<table><tr><td>TCZ-R10</td><td>Temporary event</td></tr><tr><td>Activity status: PER Activity specific conditions: (1) The event occurs no more than 3 times per consecutive 12 month period; (2) The duration of each event is less than 72 hours; (3) It may operate between 7.30am and 8:30pm Monday to Sunday; (4) Temporary structures are: (a) erected no more than 2 days before the event occurs; and (b) removed no more than 3 days after the end of the event; and (5) The site is returned to its original condition no more than 3 days after the end</td><td>Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: DIS</td></tr></table>		TCZ-R10	Temporary event	Activity status: PER Activity specific conditions: (1) The event occurs no more than 3 times per consecutive 12 month period; (2) The duration of each event is less than 72 hours; (3) It may operate between 7.30am and 8:30pm Monday to Sunday; (4) Temporary structures are: (a) erected no more than 2 days before the event occurs; and (b) removed no more than 3 days after the end of the event; and (5) The site is returned to its original condition no more than 3 days after the end	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: DIS	
TCZ-R10	Temporary event							
Activity status: PER Activity specific conditions: (1) The event occurs no more than 3 times per consecutive 12 month period; (2) The duration of each event is less than 72 hours; (3) It may operate between 7.30am and 8:30pm Monday to Sunday; (4) Temporary structures are: (a) erected no more than 2 days before the event occurs; and (b) removed no more than 3 days after the end of the event; and (5) The site is returned to its original condition no more than 3 days after the end	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies: DIS							

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			of the event; and (6) There is no direct site access from a national route or regional arterial road.						
18.1.3 Restricted Discretionary Activities (1) The activities listed below are restricted discretionary activities. (2) Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	Restricted Discretionary Activities (1) The activities listed below are restricted discretionary activities. (2) Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.		Interpretation: Part [#]' is a title only, which groups together one or more chapters, appendices or maps. 'Chapter' is the main grouping of provisions in a policy statement or plan. 'Section' is a sub-grouping of provisions within a 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.				
<table><tr><th>Activity</th><th>The Council's discretion shall be limited to the following matters:</th></tr><tr><td colspan="2"></td></tr></table>	Activity		The Council's discretion shall be limited to the following matters:			<table><tr><th>TCZ-Rx</th><th>A multi-unit development</th></tr><tr><td>Activity status: RDIS Activity specific conditions: (1) A multi-unit development that meets all of the following conditions: (a) The Land Use – Effects in Rule 18.2; (b) The Land Use – Building in Rule 18.3, except; (i) Rule 18.3.9 (Dwellings) does not apply; (ii) Rule 18.3.10 (Living court) does not apply; (2) The multi-unit development must be located above the ground floor level; (3) A detailed site plan depicting the proposed title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule 18.4.2 (Subdivision of multi-unit developments);</td><td>Any multi-unit development that does not comply with (Rule 18.1.3) unless a stricter activity status applies under Rule 18.1.5: DIS</td></tr></table>	TCZ-Rx	A multi-unit development	Activity status: RDIS Activity specific conditions: (1) A multi-unit development that meets all of the following conditions: (a) The Land Use – Effects in Rule 18.2; (b) The Land Use – Building in Rule 18.3, except; (i) Rule 18.3.9 (Dwellings) does not apply; (ii) Rule 18.3.10 (Living court) does not apply; (2) The multi-unit development must be located above the ground floor level; (3) A detailed site plan depicting the proposed title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule 18.4.2 (Subdivision of multi-unit developments);
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RDI	<p>(a) A multi-unit development that meets all of the following conditions:</p> <p>(a) The Land Use – Effects in Rule 18.2;</p> <p>(b) The Land Use – Building in Rule 18.3, except;</p> <p>(i) Rule 18.3.9 (Dwellings) does not apply;</p> <p>(ii) Rule 18.3.10 (Living court) does not apply;</p> <p>(b) The multi-unit development must be located above the ground floor level;</p> <p>(c) A detailed site plan depicting the proposed title boundaries for each residential unit and any common areas (including access and services) must be provided, ensuring that a freehold (fee simple) or unit title subdivision complies with Rule 18.4.2 (Subdivision of multi-unit developments);</p> <p>(d) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in Appendix 1 (Acoustic Insulation), Table 14;</p> <p>(e) A communal service court is provided;</p> <p>(f) Living court areas are provided above ground floor level to meet the following minimum requirements for each residential unit:</p>	<p>(a) The extent to which the development is consistent with the Town Centre Guidelines contained in Appendix 3.3;</p> <p>(b) The extent to which the development is consistent with the Multi-unit design guidelines contained in Appendix 3.4;</p> <p>(c) The extent to which the development contributes to and engages with adjacent streets and public open space;</p> <p>(d) The extent to which the development creates visual quality and interest through the separation of buildings, variety in built form and architectural detailing, glazing, and materials;</p> <p>(e) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles;</p> <p>(f) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;</p>		<p>(4) Each residential unit must be designed and constructed to achieve the internal design sound levels specified in Appendix 1 (Acoustic Insulation), Table 14;</p> <p>(5) A communal service court is provided;</p> <p>(6) Living court areas are provided above ground floor level to meet the following minimum requirements for each residential unit:</p> <table><tr><td>Residential Unit</td><td>Minimum Living Court Area</td><td>Minimum Dimensions</td></tr><tr><td>Studio unit or 1 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>2 or more bedrooms</td><td>15m²</td><td>2m</td></tr></table> <p>The Council's discretion shall be limited to the following matters:</p> <p>(1) The extent to which the development is consistent with the Town Centre Guidelines contained in Appendix 3.3;</p> <p>(2) The extent to which the development is consistent with the Multi-unit design guidelines contained in Appendix 3.4;</p> <p>(3) The extent to which the development contributes to and engages with adjacent streets and public open space;</p> <p>(4) The extent to which the development creates visual quality and interest through the separation of buildings, variety</p>	Residential Unit	Minimum Living Court Area	Minimum Dimensions	Studio unit or 1 bedroom	10m²	2m	2 or more bedrooms	15m²	2m	
	Residential Unit	Minimum Living Court Area	Minimum Dimensions											
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	<table><tr><td>Studio unit or 1 bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>2 or more bedrooms</td><td>15m²</td><td>2m</td></tr></table>	Studio unit or 1 bedroom	10m²	2m	2 or more bedrooms	15m²	2m		<div><div>(g) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;</div><div>(h) Avoidance or mitigation of natural hazards;</div><div>(i) Geotechnical suitability for building;</div><div>(j) Adequacy of the communal service court for the intended purpose.</div></div>			<div><div>in built form and architectural detailing, glazing, and materials;</div><div>(5) The extent to which the design of the development incorporates energy efficiency measures such as passive solar principles;</div><div>(6) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;</div><div>(7) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;</div><div>(8) Avoidance or mitigation of natural hazards;</div><div>(9) Geotechnical suitability for building;</div><div>(10) Adequacy of the communal service court for the intended purpose.</div></div>		
Studio unit or 1 bedroom	10m²	2m												
2 or more bedrooms	15m²	2m												
					<table><tr><td>TCZ-R8</td><td>The construction of any new building</td></tr><tr><td>Activity status: RDIS Activity specific conditions: (1) The construction of any new building that meets all of the following conditions: (a) The Land Use – Effects in Rule 18.2; (b) The Land Use – Building in Rule 18.3 except; (i) Rule 18.3.9 (Dwellings)</td><td>Any multi-unit development that does not comply with (Rule 18.1.3) unless a stricter activity status applies under Rule 18.1.5: DIS</td></tr></table>	TCZ-R8	The construction of any new building	Activity status: RDIS Activity specific conditions: (1) The construction of any new building that meets all of the following conditions: (a) The Land Use – Effects in Rule 18.2; (b) The Land Use – Building in Rule 18.3 except; (i) Rule 18.3.9 (Dwellings)	Any multi-unit development that does not comply with (Rule 18.1.3) unless a stricter activity status applies under Rule 18.1.5: DIS					
TCZ-R8	The construction of any new building													
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PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons
					<p>does not apply;</p> <p>(ii) Rule 18.3.10 (Living court) does not apply;</p> <p>The Council's discretion shall be limited to the following matters:</p> <p>(I) The extent to which the building is consistent with the following matters listed in Appendix 3.3 (Town Centre Design Guidelines) including:</p> <p>(a) A site and contextual analysis that identifies and addresses the matters listed in section 3.3;</p> <p>(b) A connectivity and movement network analysis that addresses the matters listed in section 4.3;</p> <p>(c) A neighbourhood character assessment that identifies and addresses the elements listed in section 5;</p> <p>(d) Detailed design illustrating how the building will promote these</p>			
RD2	<p>(a) The construction of any new building that meets all of the following conditions:</p> <p>(i) The Land Use – Effects in Rule 18.2;</p> <p>(ii) The Land Use – Building in Rule 18.3 except;</p> <p>A. Rule 18.3.9 (Dwellings) does not apply;</p> <p>B. Rule 18.3.10 (Living court) does not apply;</p>	<p>(a) The Council's discretion shall be limited to the following matters:</p> <p>(i) The extent to which the building is consistent with the following matters listed in Appendix 3.3 (Town Centre Design Guidelines) including:</p> <p>A. A site and contextual analysis that</p>						

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PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions			Reasons
		<p>identifies and addresses the matters listed in section 3.3;</p> <p>B. A connectivity and movement network analysis that addresses the matters listed in section 4.3;</p> <p>C. A neighbourhood character assessment that identifies and addresses the elements listed in section 5;</p> <p>D. Detailed design illustrating how the building will promote these character elements to achieve the outcomes sought in section 5.2 of the design guide;</p> <p>(ii) Consistency with the relevant Town Centre Character Statement contained within Appendix 10.1-10.6 (Town Centre</p>			<p>character elements to achieve the outcomes sought in section 5.2 of the design guide;</p> <p>(2) Consistency with the relevant Town Centre Character Statement contained within Appendix 10.1-10.6 (Town Centre Character Statements).</p>			

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PWDP Provisions as notified				NPS Location / Relocation required	NPS Provisions	Reasons
		Character Statements).				

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18.1.4 Discretionary Activities (1) The activities listed below are discretionary activities. <table border="1"><tr><td>D1</td><td>Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies.</td></tr><tr><td>D2</td><td>Any multi-unit development that does not comply with (Rule 18.1.3) unless a stricter activity status applies under Rule 18.1.5.</td></tr></table>		D1	Any activity that does not comply with one or more of the activity-specific conditions for a permitted activity (Rule 18.1.2) unless a lesser activity status under Land Use - Effects Rule 18.2 or Land Use - Building Rule 18.3 applies.	D2	Any multi-unit development that does not comply with (Rule 18.1.3) unless a stricter activity status applies under Rule 18.1.5.	Incorporated above	-	Interpretation: Part [#]' is a title only, which groups together one or more chapters, appendices or maps. 'Chapter' is the main grouping of provisions in a policy statement or plan. 'Section' is a sub-grouping of provisions within a 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.
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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons																								
<p>18.1.5 Non-Complying Activities</p> <p>(1) The activities listed below are non-complying activities.</p> <table><tr><td>NC1</td><td>Construction of a building located on an indicative road.</td></tr><tr><td>NC2</td><td>Residential activity on the ground floor.</td></tr><tr><td>NC3</td><td>A multi-unit development located on the ground floor.</td></tr><tr><td>NC4</td><td>Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.</td></tr></table>	NC1	Construction of a building located on an indicative road.	NC2	Residential activity on the ground floor.	NC3	A multi-unit development located on the ground floor.	NC4	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.	<p>PART 3 – AREA SPECIFIC MATTERS</p> <p>Chapter: Commercial and mixed use zones</p> <p>Section: TCZ – Town centre zone</p>	<table><tr><td>TCZ-Rx</td><td>Construction of a building located on an indicative road</td></tr><tr><td>Activity status: NC Activity specific conditions: Nil</td><td>Activity status where compliance not achieved: N/A</td></tr></table> <table><tr><td>TCZ-Rx</td><td>Residential activity on the ground floor</td></tr><tr><td>Activity status: NC Activity specific conditions: Nil</td><td>Activity status where compliance not achieved: N/A</td></tr></table> <table><tr><td>TCZ-Rx</td><td>A multi-unit development located on the ground floor</td></tr><tr><td>Activity status: NC Activity specific conditions: Nil</td><td>Activity status where compliance not achieved: N/A</td></tr></table> <table><tr><td>TCZ-Rx</td><td>Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.</td></tr><tr><td>Activity status: NC Activity specific conditions: Nil</td><td>Activity status where compliance not achieved: N/A</td></tr></table>	TCZ-Rx	Construction of a building located on an indicative road	Activity status: NC Activity specific conditions: Nil	Activity status where compliance not achieved: N/A	TCZ-Rx	Residential activity on the ground floor	Activity status: NC Activity specific conditions: Nil	Activity status where compliance not achieved: N/A	TCZ-Rx	A multi-unit development located on the ground floor	Activity status: NC Activity specific conditions: Nil	Activity status where compliance not achieved: N/A	TCZ-Rx	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.	Activity status: NC Activity specific conditions: Nil	Activity status where compliance not achieved: N/A	<p>Interpretation:</p> <p>Part [#] is a title only, which groups together one or more chapters, appendices or maps.</p> <p>‘Chapter’ is the main grouping of provisions in a policy statement or plan.</p> <p>‘Section’ is a sub-grouping of provisions within a chapter.</p> <p>8. Zone Framework Standard</p> <p><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.</p>
NC1	Construction of a building located on an indicative road.																										
NC2	Residential activity on the ground floor.																										
NC3	A multi-unit development located on the ground floor.																										
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Activity status: NC Activity specific conditions: Nil	Activity status where compliance not achieved: N/A																										
TCZ-Rx	A multi-unit development located on the ground floor																										
Activity status: NC Activity specific conditions: Nil	Activity status where compliance not achieved: N/A																										
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Activity status: NC Activity specific conditions: Nil	Activity status where compliance not achieved: N/A																										
<p>18.2 Land Use - Effects</p> <p>18.2.1 Noise</p> <p>(1) Rules 18.2.1.1 and 18.2.1.2 provide the permitted noise levels for noise generated by land use activities.</p> <p>(2) Rule 18.2.1.1 Noise – General provides permitted noise levels in the Business Town Centre Zone.</p> <p>(3) Rule 18.2.1.2 Noise – Construction provides the noise limits for construction activities.</p>	<p>PART 3 – AREA SPECIFIC MATTERS</p> <p>Chapter: Commercial and mixed use zones</p> <p>Section: TCZ – Town centre zone</p>	<p>Cross references to other relevant District Plan provisions</p> <p>Noise</p> <p>(1) Rules 18.2.1.1 and 18.2.1.2 provide the permitted noise levels for noise generated by land use activities.</p> <p>(2) Rule 18.2.1.1 Noise – General provides permitted noise levels in the Town centre zone.</p> <p>(3) Rule 18.2.1.2 Noise – Construction provides the noise limits for construction activities.</p>	<p>Cross references to other relevant District Plan provisions</p>																								

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18.2.1.1 Noise – General		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: NOISE - Noise	<table><tr><td>NOISE-Rx</td><td>Noise – General</td></tr><tr><td>Activity status: PER Where: (1) Noise generated by emergency generators and emergency sirens.</td><td>Activity status where compliance not achieved: N/A</td></tr></table>	NOISE-Rx	Noise – General	Activity status: PER Where: (1) Noise generated by emergency generators and emergency sirens.	Activity status where compliance not achieved: N/A	7. District-wide Matters Standard <u>Direction 33:</u> If provisions for managing noise are addressed, they must be located in the Noise chapter. These provisions may include: a. noise provisions (including noise limits) for zones, receiving environments or other spatially defined area b. requirements for common significant noise generating activities c. sound insulation requirements for sensitive activities and limits to the location of those activities relative to noise generating activities. <u>Direction 34:</u> Any noise-related metrics and noise measurement methods must be consistent with the 15. Noise and vibrations metrics Standard. <u>Direction 35:</u> The Noise chapter must include cross-references to any relevant noise provisions under the Energy, infrastructure, and transport heading.
NOISE-Rx	Noise – General							
Activity status: PER Where: (1) Noise generated by emergency generators and emergency sirens.	Activity status where compliance not achieved: N/A							
P1	Noise generated by emergency generators and emergency sirens.							
P2	(a) Noise measured within any site: (i) In the Business Town Centre Zone must not exceed: A. 65dB (LAeq), 7am to 11pm every day; and B. 55dB (LAeq) and 85dB (LAmax), 11pm to 7am the following day; or (ii) In the Residential Zone and Village Zone must not exceed: A. 55dB (LAeq), 7am to 7pm; and B. 50dB (LAeq), 7pm to 10pm; and C. 40dB (LAeq) and 65dB (LAmax), 10pm to 7am the following day.							
P3	(a) Noise measured within any site in any zone other than the Business Town Centre Zone, Residential Zone or Village Zone must meet the permitted noise levels for that zone.							
			<table><tr><td>NOISE-Rx</td><td>Noise – General</td></tr><tr><td>Activity status: PER Where: (1) Noise measured within any site: In the Town centre zone must not exceed: (a) 65dB (LAeq), 7am to 11pm every day; and (b) 55dB (LAeq) and 85dB (LAmax), 11pm to 7am the following day; (2) In the General residential zone or Large lot residential zone must not exceed: (a) 55dB (LAeq), 7am to 7pm; (b) 50dB (LAeq), 7pm to 10pm; (c) 40dB (LAeq) and 65dB (LAmax), 10pm to 7am the following day.</td><td>Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4: DIS</td></tr></table>	NOISE-Rx	Noise – General	Activity status: PER Where: (1) Noise measured within any site: In the Town centre zone must not exceed: (a) 65dB (LAeq), 7am to 11pm every day; and (b) 55dB (LAeq) and 85dB (LAmax), 11pm to 7am the following day; (2) In the General residential zone or Large lot residential zone must not exceed: (a) 55dB (LAeq), 7am to 7pm; (b) 50dB (LAeq), 7pm to 10pm; (c) 40dB (LAeq) and 65dB (LAmax), 10pm to 7am the following day.	Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4: DIS	
NOISE-Rx	Noise – General							
Activity status: PER Where: (1) Noise measured within any site: In the Town centre zone must not exceed: (a) 65dB (LAeq), 7am to 11pm every day; and (b) 55dB (LAeq) and 85dB (LAmax), 11pm to 7am the following day; (2) In the General residential zone or Large lot residential zone must not exceed: (a) 55dB (LAeq), 7am to 7pm; (b) 50dB (LAeq), 7pm to 10pm; (c) 40dB (LAeq) and 65dB (LAmax), 10pm to 7am the following day.	Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4: DIS							
			<table><tr><td>NOISE-Rx</td><td>Noise – General</td></tr><tr><td>Activity status: PER Where: (1) Noise measured within any site in any zone other than the Town centre zone,</td><td>Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4: DIS</td></tr></table>	NOISE-Rx	Noise – General	Activity status: PER Where: (1) Noise measured within any site in any zone other than the Town centre zone,	Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4: DIS	
NOISE-Rx	Noise – General							
Activity status: PER Where: (1) Noise measured within any site in any zone other than the Town centre zone,	Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4: DIS							

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PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
				General residential zone or Large lot residential zone must meet the permitted noise levels for that zone.		
P4	(a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound.			NOISE-Rx Noise – General Activity status: PER Where: (1) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”. (2) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 “Acoustics - Environmental noise”.	Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4: DIS	
DI	Noise that does not comply with Rules 18.2.1.1 P2, P3 or P4.					

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
18.2.1.2 Noise – Construction		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: NOISE - Noise	NOISE-Rx Noise – Construction	7. District-wide Matters Standard Direction 33: If provisions for managing noise are addressed, they must be located in the Noise chapter. These provisions may include: a. noise provisions (including noise limits) for zones, receiving environments or other spatially defined area b. requirements for common significant noise generating activities c. sound insulation requirements for sensitive activities and limits to the location of those activities relative to noise generating activities. Direction 34: Any noise-related metrics and noise measurement methods must be consistent with the 15. Noise and vibrations metrics Standard. Direction 35: The Noise chapter must include cross-references to any relevant noise provisions under the Energy, infrastructure, and transport heading.
PI	(a) Construction noise must meet the limits in NZS 6803:1999 Acoustics – Construction Noise; and (b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 Acoustics – Construction Noise.		Activity status: PER Where: (1)Construction noise must meet the limits in NZS 6803:1999 (Acoustics – Construction Noise); and (2)Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 'Acoustics – Construction Noise'.	
RDI	(a) Construction noise that does not comply with Rule 18.2.1.2 PI. (b) The Council's discretion is limited to the following matters: (i) Effects on amenity values; (ii) Hours of construction; (iii) Noise levels; (iv) Timing and duration; (v) Methods of construction.			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.2.2 Servicing and hours of operation		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	TCZ-Sx Servicing and hours of operation		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	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 must only occur between 6.30am and 7.30pm.		Activity status: PER Where: (1)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.	Activity status where compliance not achieved: RDIS The Council's discretion is limited to the following matters: (1) Effects on amenity values on adjoining sites within the General residential zone and Large lot residential zone; (2) Timing, duration and frequency of adverse effects; (3) Location of activity in relation to zone boundary; (4) Location of activity in relation to dwellings on adjoining sites; (5) The means to avoid, remedy or mitigate adverse effects on adjoining sites.	
RD1	(a) Servicing and operation of a commercial activity that does not comply with Rule 18.2.2 PI. (b) The 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; (v) The means to avoid, remedy or mitigate adverse effects on adjoining sites.				

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
<div>18.2.3 Glare and artificial light spill</div> <table><tr><td>PI</td><td>Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.</td></tr><tr><td>RDI</td><td><div>(a) Illumination that does not comply with Rule 18.2.3 PI.</div><div>(b) The Council's discretion shall be limited to the following matters:</div><div><div>(i) Effects on amenity values;</div><div>(ii) Light spill levels on other sites;</div><div>(iii) Road safety;</div><div>(iv) Duration and frequency;</div><div>(v) Location and orientation of the light source;</div><div>(vi) Mitigation measures.</div></div></td></tr></table>		PI	Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.	RDI	<div>(a) Illumination that does not comply with Rule 18.2.3 PI.</div> <div>(b) The Council's discretion shall be limited to the following matters:</div> <div><div>(i) Effects on amenity values;</div><div>(ii) Light spill levels on other sites;</div><div>(iii) Road safety;</div><div>(iv) Duration and frequency;</div><div>(v) Location and orientation of the light source;</div><div>(vi) Mitigation measures.</div></div>	<div>PART 2 – DISTRICT-WIDE MATTERS</div> <div>GENERAL DISTRICT-WIDE MATTERS</div> <div>Chapter: LIGHT - Light</div>	<table><tr><td>TCZ-Rx</td><td>Glare and artificial light spill</td></tr><tr><td><div>Activity status: PER</div><div>Where:</div><div>(1) Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.</div></td><td><div>Activity status where compliance not achieved:</div><div>RDIS</div><div>Council's discretion is limited to the following matters:</div><div><div>(1) Effects on amenity values;</div><div>(2) Light spill levels on other sites;</div><div>(3) Road safety;</div><div>(4) Duration and frequency;</div><div>(5) Location and orientation of the light source;</div><div>(6) Mitigation measures.</div></div></td></tr></table>	TCZ-Rx	Glare and artificial light spill	<div>Activity status: PER</div> <div>Where:</div> <div>(1) Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.</div>	<div>Activity status where compliance not achieved:</div> <div>RDIS</div> <div>Council's discretion is limited to the following matters:</div> <div><div>(1) Effects on amenity values;</div><div>(2) Light spill levels on other sites;</div><div>(3) Road safety;</div><div>(4) Duration and frequency;</div><div>(5) Location and orientation of the light source;</div><div>(6) Mitigation measures.</div></div>	<div>8. Zone Framework Standard</div> <div>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.</div>
PI	Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.											
RDI	<div>(a) Illumination that does not comply with Rule 18.2.3 PI.</div> <div>(b) The Council's discretion shall be limited to the following matters:</div> <div><div>(i) Effects on amenity values;</div><div>(ii) Light spill levels on other sites;</div><div>(iii) Road safety;</div><div>(iv) Duration and frequency;</div><div>(v) Location and orientation of the light source;</div><div>(vi) Mitigation measures.</div></div>											
TCZ-Rx	Glare and artificial light spill											
<div>Activity status: PER</div> <div>Where:</div> <div>(1) Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.</div>	<div>Activity status where compliance not achieved:</div> <div>RDIS</div> <div>Council's discretion is limited to the following matters:</div> <div><div>(1) Effects on amenity values;</div><div>(2) Light spill levels on other sites;</div><div>(3) Road safety;</div><div>(4) Duration and frequency;</div><div>(5) Location and orientation of the light source;</div><div>(6) Mitigation measures.</div></div>											
<div>18.2.4 Earthworks</div> <div><div>(1) Rule 18.2.4.1 – Earthworks - General provides the permitted rules for earthworks activities within the Business Town Centre Zone.</div><div>(2) There is a specific standard for earthworks within rule:</div><div><div>(a) Rule 18.2.4.2 – Maaori Sites and Maaori Areas of Significance.</div></div></div>		<div>PART 3 – AREA SPECIFIC MATTERS</div> <div>Chapter: Commercial and mixed use zones</div> <div>Section: TCZ – Town centre zone</div>	<div>Cross references to other relevant District Plan provisions</div> <div>Earthworks</div> <div><div>(1) Rule 18.2.4.1 – Earthworks – General provides the permitted rules for earthworks activities within the Town centre zone;</div><div>(2) There is a specific standard for earthworks within rule:</div><div><div>(a) Rule 18.2.4.2 – Maaori Sites and Maaori Areas of Significance.</div></div></div>	<div>Cross references to other relevant District Plan provisions</div>								

18.2.4.1 Earthworks – General		PART 2 – DISTRICT-WIDE MATTERS	EW-Rx		7. District-wide Matters Standard
PI			Earthworks – General		
	<p>(a) Earthworks within a site must meet all of the following conditions:</p> <ul style="list-style-type: none"> (i) Earthworks must be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Earthworks must not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (vi) Earthworks must not divert or change the nature of natural water flows, waterbodies or established drainage paths; (vii) Earthworks must not result in the site being unable to be serviced by gravity sewers. 	<p>GENERAL DISTRICT-WIDE MATTERS</p> <p>Chapter: EW - Earthworks</p>	<p>Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (1) Earthworks within a site must meet all of the following conditions: <ul style="list-style-type: none"> (a) Earthworks must be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (b) Earthworks must not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (c) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 1.5m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (d) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (e) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; 	<p>Earthworks that do not comply with Rules 18.2.4.1 PI or P2:</p> <p>RDIS</p> <p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (1) Amenity values and landscape effects; (2) Volume, extent and depth of earthworks; (3) Nature of fill material; (4) Contamination of fill material; (5) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (6) Compaction of the fill material; (7) Volume and depth of fill material; (8) Protection of the Hauraki Gulf Catchment Area; (9) Geotechnical stability; 	<p>Direction 29: If provisions for managing earthworks are addressed, they must be located in the Earthworks chapter. This chapter may also include:</p> <ul style="list-style-type: none"> a. provisions for quarries and gravel extraction where managed on a district-wide basis b. provisions for mining where they are managed on a district-wide basis. <p>Direction 30: The Earthworks chapter must include cross-references to any relevant earthworks provisions under the Energy, infrastructure, and transport heading.</p> <p>Direction 31: The Earthworks chapter must include cross-references to any provisions for mining, quarries and or gravel extraction in a Special purpose zone or zone chapter or section.</p>

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PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
				<p>(f) Earthworks must not divert or change the nature of natural water flows, waterbodies or established drainage paths;</p> <p>(g) Earthworks must not result in the site being unable to be serviced by gravity sewers.</p>	<p>(10) Flood risk, including natural water flows and established drainage paths</p> <p>(11) Land instability, erosion and sedimentation;</p> <p>(12) Proximity to underground services and service connections.</p>	
P2	<p>(a) The importation of fill material to a site must meet the following conditions, in addition to the conditions in Rule 18.2.1.4 P1:</p> <p>(i) Does not exceed a total volume of 500m³ per site and a depth of 1m;</p> <p>(ii) Is fit for compaction;</p> <p>(iii) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p> <p>(iv) Does not restrict the ability for land to drain;</p> <p>(v) Is not located within 1.5m of public sewers, utility services or manholes;</p> <p>(vi) The sediment from fill material is retained on the site.</p>			<p>EW-Rx</p> <p>Earthworks – General</p> <p>Activity status: PER</p> <p>Where:</p> <p>(1) The importation of fill material to a site must meet the following conditions, in addition to the conditions in Rule 18.2.1.4 P1:</p> <p>(a) Does not exceed a total volume of 500m³ per site and a depth of 1m;</p> <p>(b) Is fit for compaction;</p> <p>(c) The height of the resulting batter face in stable ground must not exceed 1.5m with a maximum slope of 1:2 (1m vertical to 2m horizontal);</p>	<p>Earthworks that do not comply with Rules 18.2.4.1 P1 or P2:</p> <p>RDIS</p> <p>The Council's discretion shall be limited to the following matters:</p> <p>(1) Amenity values and landscape effects;</p> <p>(2) Volume, extent and depth of earthworks;</p> <p>(3) Nature of fill material;</p> <p>(4) Contamination of fill material;</p> <p>(5) Location of the earthworks in relation to waterways, significant</p>	
RDI	<p>(a) Earthworks that do not comply with Rules 18.2.4.1 P1 or P2.</p> <p>(b) The Council's discretion shall be limited to the following matters:</p> <p>(i) Amenity values and landscape effects;</p> <p>(ii) Volume, extent and depth of earthworks;</p> <p>(iii) Nature of fill material;</p> <p>(iv) Contamination of fill material;</p>					

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PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions			Reasons
	<ul style="list-style-type: none"> (v) Location of the earthworks in relation to waterways, significant indigenous vegetation and habitat; (vi) Compaction of the fill material; (vii) Volume and depth of fill material; (viii) Protection of the Hauraki Gulf Catchment Area; (ix) Geotechnical stability; (x) Flood risk, including natural water flows and established drainage paths (xi) Land instability, erosion and sedimentation; (xii) Proximity to underground services and service connections. 			<ul style="list-style-type: none"> (d) Does not restrict the ability for land to drain; (e) Is not located within 1.5m of public sewers, utility services or manholes; (f) The sediment from fill material is retained on the site. 	<ul style="list-style-type: none"> indigenous vegetation and habitat; (6) Compaction of the fill material; (7) Volume and depth of fill material; (8) Protection of the Hauraki Gulf Catchment Area; (9) Geotechnical stability; (10) Flood risk, including natural water flows and established drainage paths (11) Land instability, erosion and sedimentation; (12) Proximity to underground services and service connections. 		

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18.2.4.2 Earthworks - Maaori Sites and Maaori Areas of Significance	
RD1	<p>(a) Earthworks within a Maaori site of significance as identified in Schedule 30.3 (Maaori Site of Significance) as shown on the planning maps.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <p>(i) Location of earthworks in relation to the site;</p> <p>(ii) Effects on heritage and cultural values.</p>
RD2	<p>(a) Earthworks within a Maaori area of significance as identified in Schedule 30.4 (Maaori Area of Significance) as shown on the planning maps.</p> <p>(b) The Council's discretion is limited to the following matters:</p> <p>(i) Location of earthworks in relation to the site;</p> <p>(ii) Effects on heritage and cultural values.</p>

PART 2 – DISTRICT-WIDE MATTERS	
HISTORICAL AND CULTURAL VALUES	
Chapter: SASM - Sites and areas of significance to Māori	

SASM-Rx	Earthworks - Maaori Sites and Maaori Areas of Significance
Activity status: RDIS Where: (1) Earthworks within a Maaori site of significance as identified in Schedule 30.3 (Maaori site of Significance) as shown on the planning maps. The Council's discretion is limited to the following matters: (1) Location of earthworks in relation to the site; (2) Effects on heritage and cultural values.	Activity status where compliance not achieved: N/A

SASM-Rx	Earthworks - Maaori Sites and Maaori Areas of Significance
Activity status: RDIS Where: (1) Earthworks within a Maaori site of significance as identified in Schedule 30.4 (Maaori site of Significance) as shown on the planning maps. The Council's discretion is limited to the following matters:	Activity status where compliance not achieved: N/A

7. District-wide Matters Standard <u>Direction 17:</u> If the following matters are addressed, they must be located in the Sites and areas of significance to Māori chapter: a. descriptions of the sites and areas (eg, wāhi tapu, wāhi tūpuna, statutory acknowledgement, customary rights, historic site, cultural landscapes, taonga and other culturally important sites and areas) when there is agreement by Māori to include this information b. provisions to manage sites and areas of significance to Māori c. a description of agreed process of identification of sites and areas including an 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.
<u>Direction 18:</u> Any additional chapters to address other historical and cultural values on a district-wide basis must be

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		(1) Location of earthworks in relation to the site; (2) Effects on heritage and cultural values.			included alphabetically under the Historical and cultural values heading.

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18.2.5 Hazardous substances		PART 2 – DISTRICT-WIDE MATTERS HAZARDS AND RISKS Chapter: HAZS - Hazardous substances	HAZS-Rx Hazardous substances		7. District-wide Matters Standard <u>Direction 12:</u> If provisions relating to hazardous substances are addressed, they must be located in a chapter titled Hazardous substances under the Hazards and risks heading. <u>Direction 13:</u> If the following matters are addressed, they must be located in a Hazardous substances chapter: a. any provision required to manage the land use aspects of hazardous substances b. provisions relating to the use, storage and disposal of hazardous substances on land that presents a specific risk to human or ecological health, safety and property c. provisions required to manage land use in close proximity to major hazard facilities to manage risk and reverse sensitivity issues. <u>Direction 14:</u> Any additional chapters to address other hazards and risks must be included alphabetically under the Hazards and risks heading.
PI	(a) The use, storage or disposal of any hazardous substances where: (i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Business Town Centre Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances).		Activity status: PER Where: (1) The use, storage or disposal of any hazardous substances where: (a) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Town centre zone in Table 5.1 contained within Appendix 5 (Hazardous Substances).	The use, storage or disposal of hazardous substances that do not comply with Rules 18.2.5 PI, P2 or CI: DIS	
P2	(a) The storage or use of radioactive materials is: (i) in approved equipment for medical and diagnostic purposes; or (ii) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.		Activity status: PER Where: (1) The storage or use of radioactive materials is: (a) in approved equipment for medical and diagnostic purposes; or (b) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.	The use, storage or disposal of hazardous substances that do not comply with Rules 18.2.5 PI, P2 or CI: DIS	
			HAZS-Rx Hazardous substances		

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
CI	<p>(a) Service station with a maximum storage for retail sale of:</p> <ul style="list-style-type: none"> (i) 100,000 litres of petrol in underground storage tanks; (ii) 50,000 litres of diesel in underground storage tanks; (iii) 6 tonnes of LPG (single vessel storage). <p>(b) The Council reserves its control over the following matters:</p> <ul style="list-style-type: none"> (i) The proposed site design and layout in relation to: <ul style="list-style-type: none"> A. The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; B. Interaction with natural hazards (flooding, instability), as applicable; C. Proposed emergency management planning (spills, fire and other relevant hazards); (ii) Proposed procedures for monitoring and reporting of incidents. 		<p>Activity status: CON Where:</p> <ul style="list-style-type: none"> (I) Service station with a maximum storage for retail sale of: (a) 100,000 litres of petrol in underground storage tanks; (b) 50,000 litres of diesel in underground storage tanks; (c) 6 tonnes of LPG (single vessel storage). <p>The Council reserves its control over the following matters:</p> <ul style="list-style-type: none"> (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; (b) Interaction with natural hazards (flooding, instability), as applicable; 	<p>The use, storage or disposal of hazardous substances that do not comply with Rules 18.2.5 P1, P2 or CI: DIS</p>	
DI	<p>The use, storage or disposal of hazardous substances that do not comply with Rules 18.2.5 P1, P2 or CI.</p>				

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		(c) Proposed emergency management planning (spills, fire and other relevant hazards); (2) Proposed procedures for monitoring and reporting of incidents.			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons								
18.2.6 Notable trees (1) Rules 18.2.6.1 – 18.2.6.3 provide permitted rules for works on notable trees, which are identified in Schedule 4 (Notable Trees), as follows: (a) Rule 18.2.6.1 - removal or destruction; (b) Rule 18.2.6.2 - trimming; (c) Rule 18.2.6.3 - activities within the dripline.		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	Notable trees (1) Rules 18.2.6.1 – 18.2.6.3 provide permitted rules for works on notable trees, which are identified in Schedule 4 (Notable Trees), as follows: (a) Rule 18.2.6.1 – removal or destruction; (b) Rule 18.2.6.2 – trimming; (c) Rule 18.2.6.3 – activities within the dripline.		Cross references to other relevant District Plan provisions								
18.2.6.1 Notable tree - removal or destruction <table><tr><td>PI</td><td>Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council by a works arborist that states that the tree is dead, dying, diseased or is unsafe in accordance with Appendix I I Tree Removal Certificate.</td></tr><tr><td>RDI</td><td>(a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 18.2.6.1 PI. (b) The Council's discretion is limited to the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; (iii) Effects on heritage values.</td></tr></table>		PI	Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council by a works arborist that states that the tree is dead, dying, diseased or is unsafe in accordance with Appendix I I Tree Removal Certificate.	RDI	(a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 18.2.6.1 PI. (b) The Council's discretion is limited to the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; (iii) Effects on heritage values.	PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: TREE – Notable Trees	<table><tr><td>TREE-Rx</td><td>Notable tree – removal or destruction</td></tr><tr><td>Activity status: PER Where: (1) 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 is unsafe in accordance with Appendix I I Tree Removal Certificate.</td><td>Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 18.2.6.1 PI: RDIS Council's control is limited to the following matters: (1) Timing and manner in which the activity is carried out; (2) Effects on amenity values; (3) Effects on heritage values.</td></tr></table>		TREE-Rx	Notable tree – removal or destruction	Activity status: PER Where: (1) 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 is unsafe in accordance with Appendix I I Tree Removal Certificate.	Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 18.2.6.1 PI: RDIS Council's control is limited to the following matters: (1) Timing and manner in which the activity is carried out; (2) Effects on amenity values; (3) Effects on heritage values.	7. District-wide Matters Standard <u>Direction 16:</u> If the following matters are addressed, they must be located in the Notable trees chapter: a. identification of individual trees or groups of trees b. provisions to manage trees or groups of trees c. a schedule(s) of individual trees and groups of trees. This schedule must include a description of the tree(s) including the species of the tree(s). This may cross-reference an appendix.
PI	Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) where certification is provided to Council by a works arborist that states that the tree is dead, dying, diseased or is unsafe in accordance with Appendix I I Tree Removal Certificate.												
RDI	(a) Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 18.2.6.1 PI. (b) The Council's discretion is limited to the following matters: (i) Timing and manner in which the activity is carried out; (ii) Effects on amenity values; (iii) Effects on heritage values.												
TREE-Rx	Notable tree – removal or destruction												
Activity status: PER Where: (1) 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 is unsafe in accordance with Appendix I I Tree Removal Certificate.	Removal or destruction of a notable tree identified in Schedule 30.2 (Notable Trees) that does not comply with Rule 18.2.6.1 PI: RDIS Council's control is limited to the following matters: (1) Timing and manner in which the activity is carried out; (2) Effects on amenity values; (3) Effects on heritage values.												

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.2.6.2 Notable tree – trimming		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: TREE – Notable Trees	TREE-Rx Notable tree – trimming		7. District-wide Matters Standard Direction 16: If the following matters are addressed, they must be located in the Notable trees chapter: a. identification of individual trees or groups of trees b. provisions to manage trees or groups of trees c. a schedule(s) of individual trees and groups of trees. This schedule must include a description of the tree(s) including the species of the tree(s). This may cross-reference an appendix.
PI	(a) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: <div>(i) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or</div> <div>(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.</div>		Activity status: PER Where: <div>(1) The trimming of a notable tree identified in Schedule 30.2 (Notable Trees) is either: <div>(a) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or</div><div>(b) 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.</div></div>	The trimming of a notable tree that does not comply with Rule 18.2.6.2 PI: RDIS Council's discretion is limited to the following matters: <div>(1) Timing and manner in which the activity is carried out and by whom;</div> <div>(2) Effects on public safety;</div> <div>(3) Effects on amenity values.</div>	
RDI	(a) The trimming of a notable tree that does not comply with Rule 18.2.6.2 PI. <div>(b) The Council's discretion is limited to the following matters: <div>(i) Timing and manner in which the activity is carried out and by whom;</div><div>(ii) Effects on public safety;</div><div>(iii) Effects on amenity values.</div></div>				

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons							
18.2.6.3 Notable tree - activities within the dripline <table><tr><td>PI</td><td>(a) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) complies with the following conditions: <div><div>(i) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; and</div><div>(ii) No parking or storage of materials, vehicles or machinery; and</div><div>(iii) No discharge of an eco-toxic substance; and</div><div>(iv) No structures.</div></div></td></tr><tr><td>RDI</td><td>(a) Any activity that does not comply with Rule 18.2.6.3 PI. (b) The Council’s discretion is limited to the following matters: <div><div>(i) Location of activity in relation to the tree;</div><div>(ii) Timing and manner in which the activity is carried out;</div><div>(iii) Remedial measures;</div><div>(iv) Effect on the health of the tree;</div><div>(v) Amenity values.</div></div></td></tr></table>		PI	(a) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) complies with the following conditions: <div><div>(i) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; and</div><div>(ii) No parking or storage of materials, vehicles or machinery; and</div><div>(iii) No discharge of an eco-toxic substance; and</div><div>(iv) No structures.</div></div>	RDI	(a) Any activity that does not comply with Rule 18.2.6.3 PI. (b) The Council’s discretion is limited to the following matters: <div><div>(i) Location of activity in relation to the tree;</div><div>(ii) Timing and manner in which the activity is carried out;</div><div>(iii) Remedial measures;</div><div>(iv) Effect on the health of the tree;</div><div>(v) Amenity values.</div></div>		<table><tr><td>TREE-Rx</td><td>Notable tree – activities within the dripline</td></tr><tr><td>Activity status: PER Where: (1) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) complies with the following conditions: <div><div>(a) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; and</div><div>(b) No parking or storage of materials, vehicles or machinery; and</div><div>(c) No discharge of an eco-toxic substance; and</div><div>(d) No structures.</div></div></td><td>Any activity that does not comply with Rule 18.2.6.3 PI: RDIS Council's discretion is limited to the following matters: (1) Location of the activity in relation to the tree; (2) Timing and manner in which the activity is carried out; (3) Remedial measures; (4) Effect on the health of the tree; (5) Amenity values.</td></tr></table>	TREE-Rx	Notable tree – activities within the dripline	Activity status: PER Where: (1) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) complies with the following conditions: <div><div>(a) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; and</div><div>(b) No parking or storage of materials, vehicles or machinery; and</div><div>(c) No discharge of an eco-toxic substance; and</div><div>(d) No structures.</div></div>	Any activity that does not comply with Rule 18.2.6.3 PI: RDIS Council's discretion is limited to the following matters: (1) Location of the activity in relation to the tree; (2) Timing and manner in which the activity is carried out; (3) Remedial measures; (4) Effect on the health of the tree; (5) Amenity values.	7. District-wide Matters Standard <u>Direction 16:</u> If the following matters are addressed, they must be located in the Notable trees chapter: a. identification of individual trees or groups of trees b. provisions to manage trees or groups of trees c. a schedule(s) of individual trees and groups of trees. This schedule must include a description of the tree(s) including the species of the tree(s). This may cross-reference an appendix.
PI	(a) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) complies with the following conditions: <div><div>(i) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; and</div><div>(ii) No parking or storage of materials, vehicles or machinery; and</div><div>(iii) No discharge of an eco-toxic substance; and</div><div>(iv) No structures.</div></div>											
RDI	(a) Any activity that does not comply with Rule 18.2.6.3 PI. (b) The Council’s discretion is limited to the following matters: <div><div>(i) Location of activity in relation to the tree;</div><div>(ii) Timing and manner in which the activity is carried out;</div><div>(iii) Remedial measures;</div><div>(iv) Effect on the health of the tree;</div><div>(v) Amenity values.</div></div>											
TREE-Rx	Notable tree – activities within the dripline											
Activity status: PER Where: (1) Any activity within the dripline of a notable tree identified in Schedule 30.2 (Notable Trees) complies with the following conditions: <div><div>(a) No excavation, compaction, sealing or soil disturbance and placement of fill material, except for the sealing of an existing road or footpath; and</div><div>(b) No parking or storage of materials, vehicles or machinery; and</div><div>(c) No discharge of an eco-toxic substance; and</div><div>(d) No structures.</div></div>	Any activity that does not comply with Rule 18.2.6.3 PI: RDIS Council's discretion is limited to the following matters: (1) Location of the activity in relation to the tree; (2) Timing and manner in which the activity is carried out; (3) Remedial measures; (4) Effect on the health of the tree; (5) Amenity values.											
18.2.7 Signs <div><div>(1) Rule 18.2.7.1 Signs – General provides permitted standards for any sign, including real estate signs, across the entire Business Town Centre Zone.</div><div>(2) Rule 18.2.7.2 Signs – Effects on traffic apply specific standards for any sign that is directed at road users.</div></div>		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	Signs <div><div>(1) Rule 18.2.7.1 Signs – General provides permitted standards for any sign, including real estate signs, across the entire Town Centre Zone.</div><div>(2) Rule 18.2.7.2 Signs – Effects on traffic apply specific standards for any sign that is directed at road users.</div></div>	Cross references to other relevant District Plan provisions								

PWDP – National Planning Standards Working Table

18.2.7.1 Signs – General		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: SIGN - Signs	SIGN-Rx Signs – General		7. District-wide Matters Standard <u>Direction 36:</u> If provisions for managing signs are addressed, they must be located in the Signs chapter.
P1	A public information sign erected by a government agency.		Activity status: PER Where: (1) A public information sign erected by a government agency.	Activity status where compliance not achieved: N/A	
P2	(a) A sign must comply with all of the following conditions: (i) The sign height does not exceed 10m; (ii) Where the sign is illuminated it must: A. Not have a light source that flashes or moves; and B. Not contain moving parts or reflective materials; and C. Be directed to ensure it does not spill light beyond the site; (iii) Where the sign is attached to a building, it must: A. Not extend more than 300mm from the building wall; and B. Not exceed the height of the building; (iv) Where the sign is attached to a verandah, it must: A. Be set back at least 500mm from the road carriageway; and B. Not be more than 500mm high; and C. Not project beyond the roof or fascia of the verandah more than 100mm in any direction; and D. Allow clearance of at least 2.4m above a footpath; (v) Where the sign is a freestanding sign, it must: A. Not exceed an area of 3m ² for one sign, 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 must be wholly contained on the site except where it is attached to a verandah; (vii) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees), except for the purpose of identification;		Activity status: PER Where: (1) A sign must comply with all of the following conditions: (a) The sign height does not exceed 10m; (b) Where the sign is illuminated it must: (i) Not have a light source that flashes or moves; and (ii) Not contain moving parts or reflective materials; and (iii) Be directed to ensure it does not spill light beyond the site; (c) Where the sign is attached to a building, it must: (i) Not extend more than 300mm from the building wall; and	A sign that does not comply with Rules 18.2.7.1 P2 or P3: RDIS The Council's discretion shall be limited to the following matters: (1) Effects on amenity and town centre character; (2) Extent to which the sign is consistent with the character of the town centre in which it is located; (3) Extent to which the sign is consistent with the Urban Design Guidelines, Town Centres; (4) Effects on traffic safety; (5) Effects of glare and artificial light spill; (6) Content, colour and location of the sign; (7) Effects on notable trees;	

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	<p>(viii) The sign is not attached to a heritage item listed in Schedule 30.1 (Heritage Items), except for the purpose of identification and interpretation;</p> <p>(ix) The sign is not attached to a Maaori site of significance listed in Schedule 30.3 (Maaori Sites of Significance), except for the purpose of identification and interpretation;</p> <p>(x) The sign relates to:</p> <p>A. Goods or services available on the site; or</p> <p>B. A property name sign.</p>			<p>(ii) Not exceed the height of the building;</p> <p>(d) Where the sign is attached to a verandah, it must:</p> <p>(i) Be set back at least 500mm from the road carriageway; and</p> <p>(ii) Not be more than 500mm high; and</p> <p>(iii) Not project beyond the roof or fascia of the verandah more than 100mm in any direction; and</p> <p>(iv) Allow clearance of at least 2.4m above a footpath;</p> <p>(e) Where the sign is a freestanding sign, it must:</p> <p>(i) Not exceed an area of 3m² for one sign, and 1 m² for any other freestanding sign on the site; and</p> <p>(ii) Be set back at least 5m from the boundary of</p>	<p>(8) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign;</p> <p>(9) Effects on cultural values of any Maaori site of significance;</p> <p>(10) Effects on notable architectural features of the building.</p>		
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				<p>the General residential zone;</p> <p>(f) The sign must be wholly contained on the site except where it is attached to a verandah;</p> <p>(g) The sign is not attached to a notable tree identified in Schedule 30.2 (Notable Trees), except for the purpose of identification;</p> <p>(h) The sign is not attached to a heritage item listed in Schedule 30.1 (Heritage Items), except for the purpose of identification and interpretation;</p> <p>(i) The sign is not attached to a Maaori site of significance listed in Schedule 30.3 (Maaori Sites of Significance), except for the purpose of identification and interpretation;</p> <p>(j) The sign relates to:</p> <p>(i) Goods or services available on the site; or</p> <p>(ii) A property name sign.</p>		
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PWDP – National Planning Standards Working Table

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
				<div>SIGN-Rx</div> <div>A real estate 'for sale' sign</div> <div>Activity status: PER</div> <div>Where:</div> <div>(1) A real estate 'for sale' sign must comply with all of the following conditions:</div> <div>(a) The sign relates to the sale of the site on which it is located;</div> <div>(b) There is no more than 1 sign per agency;</div> <div>(c) The sign is not illuminated;</div> <div>(d) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials.</div>	<div>A sign that does not comply with Rules 18.2.7.1 P2 or P3:</div> <div>RDIS</div>	
P3	(a) A real estate 'for sale' sign must comply with all of the following conditions: <ul style="list-style-type: none"> (i) The sign relates to the sale of the site on which it is located; (ii) There is no more than 1 sign per agency; (iii) The sign is not illuminated; (iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials. 					
RDI	(a) A sign that does not comply with Rules 18.2.7.1 P2 or P3. (b) The Council's discretion shall be limited to the following matters: <ul style="list-style-type: none"> (i) Effects on amenity and town centre character; (ii) Extent to which the sign is consistent with the character of the town centre in which it is located; (iii) Extent to which the sign is consistent with the Urban Design Guidelines, Town Centres; (iv) Effects on traffic safety; (v) Effects of glare and artificial light spill; (vi) Content, colour and location of the sign; (vii) Effects on notable trees; (viii) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (ix) Effects on cultural values of any Maaori site of significance; (x) Effects on notable architectural features of the building. 					

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			<p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> (1) Effects on amenity and town centre character; (2) Extent to which the sign is consistent with the character of the town centre in which it is located; (3) Extent to which the sign is consistent with the Urban Design Guidelines, Town Centres; (4) Effects on traffic safety; (5) Effects of glare and artificial light spill; (6) Content, colour and location of the sign; (7) Effects on notable trees; (8) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (9) Effects on cultural values of any Maaori site of significance; (10) Effects on notable architectural 		
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PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons								
				features of the building.									
18.2.7.2 Signs - Effects on traffic <table><tr><td>PI</td><td>(a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; Contain no more than 40 characters and no more than 6 symbols; (iv) Have lettering that is at least 150mm high; (v) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.</td></tr><tr><td>DI</td><td>Any sign that does not comply with Rule 18.2.7.2 PI.</td></tr></table>		PI	(a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; Contain no more than 40 characters and no more than 6 symbols; (iv) Have lettering that is at least 150mm high; (v) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.	DI	Any sign that does not comply with Rule 18.2.7.2 PI.	PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: SIGN - Signs	<table><tr><td>SIGN-Rx</td><td>Signs – Effects on traffic</td></tr><tr><td>Activity status: PER Where: (1) Any sign directed at road users must: (a) Not imitate the content, colour or appearance of any traffic control sign; (b) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (c) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (d) Contain no more than 40 characters and no more than 6 symbols; (e) Have lettering that is at least 150mm high; (f) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.</td><td>Any sign that does not comply with Rule 18.2.7.2 PI: DIS</td></tr></table>		SIGN-Rx	Signs – Effects on traffic	Activity status: PER Where: (1) Any sign directed at road users must: (a) Not imitate the content, colour or appearance of any traffic control sign; (b) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (c) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (d) Contain no more than 40 characters and no more than 6 symbols; (e) Have lettering that is at least 150mm high; (f) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.	Any sign that does not comply with Rule 18.2.7.2 PI: DIS	7. District-wide Matters Standard <u>Direction 36:</u> If provisions for managing signs are addressed, they must be located in the Signs chapter.
PI	(a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; Contain no more than 40 characters and no more than 6 symbols; (iv) Have lettering that is at least 150mm high; (v) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.												
DI	Any sign that does not comply with Rule 18.2.7.2 PI.												
SIGN-Rx	Signs – Effects on traffic												
Activity status: PER Where: (1) Any sign directed at road users must: (a) Not imitate the content, colour or appearance of any traffic control sign; (b) Be located at least 60m from controlled intersections, pedestrian crossings and any other sign; (c) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (d) Contain no more than 40 characters and no more than 6 symbols; (e) Have lettering that is at least 150mm high; (f) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.	Any sign that does not comply with Rule 18.2.7.2 PI: DIS												

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
18.2.8 Outdoor storage <table><tr><td>PI</td><td>(a) Outdoor storage of goods or materials must comply with the following conditions: (i) Be associated with the operating from the site (ii) Not encroach on required parking or loading areas; (iii) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m from any: A. Public road; and B. Public reserve; and C. Adjoining site in another zone.</td></tr><tr><td>RDI</td><td>(a) Outdoor storage of goods or materials that do not comply with Rule 18.2.8 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; (iv) Measures to mitigate adverse effects.</td></tr></table>		PI	(a) Outdoor storage of goods or materials must comply with the following conditions: (i) Be associated with the operating from the site (ii) Not encroach on required parking or loading areas; (iii) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m from any: A. Public road; and B. Public reserve; and C. Adjoining site in another zone.	RDI	(a) Outdoor storage of goods or materials that do not comply with Rule 18.2.8 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; (iv) Measures to mitigate adverse effects.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	<table><tr><td>TCZ-Sx</td><td>Outdoor storage</td></tr><tr><td>Activity status: PER Where: (1) Outdoor storage of goods or materials must comply with the following conditions: (a) Be associated with the operating from the site; (b) Not encroach on required parking or loading areas; (c) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m fencing from any: (i) Public road; (ii) Public reserve; and (iii) Adjoining site in another zone.</td><td>Outdoor storage of goods or materials that do not comply with Rule 18.2.8 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Visual amenity; (2) Effects on loading and parking areas; (3) Size and location of storage area; (4) Measures to mitigate adverse effects.</td></tr></table>	TCZ-Sx	Outdoor storage	Activity status: PER Where: (1) Outdoor storage of goods or materials must comply with the following conditions: (a) Be associated with the operating from the site; (b) Not encroach on required parking or loading areas; (c) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m fencing from any: (i) Public road; (ii) Public reserve; and (iii) Adjoining site in another zone.	Outdoor storage of goods or materials that do not comply with Rule 18.2.8 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Visual amenity; (2) Effects on loading and parking areas; (3) Size and location of storage area; (4) Measures to mitigate adverse effects.	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) Outdoor storage of goods or materials must comply with the following conditions: (i) Be associated with the operating from the site (ii) Not encroach on required parking or loading areas; (iii) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m from any: A. Public road; and B. Public reserve; and C. Adjoining site in another zone.											
RDI	(a) Outdoor storage of goods or materials that do not comply with Rule 18.2.8 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; (iv) Measures to mitigate adverse effects.											
TCZ-Sx	Outdoor storage											
Activity status: PER Where: (1) Outdoor storage of goods or materials must comply with the following conditions: (a) Be associated with the operating from the site; (b) Not encroach on required parking or loading areas; (c) Be fully screened from view by means of a close boarded fence or solid fence or wall to a height of 1.8m fencing from any: (i) Public road; (ii) Public reserve; and (iii) Adjoining site in another zone.	Outdoor storage of goods or materials that do not comply with Rule 18.2.8 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Visual amenity; (2) Effects on loading and parking areas; (3) Size and location of storage area; (4) Measures to mitigate adverse effects.											
18.3 Land Use – Building 18.3.1 Height (1) Rule 18.3.1.1 Height – Building general provides permitted height levels across the entire Business Town Centre Zone. (2) 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 18.1.1 PRI, may apply.		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	Land Use – Building Height (1) Rule 18.3.1.1 Height – Building general provides permitted height levels across the entire Town centre zone. (2) 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 18.1.1 PRI, may apply.	Cross references to other relevant District Plan provisions								

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
18.3.1.1 Height – Building general <table><tr><td>PI</td><td>The maximum height of any building must not exceed 10m.</td></tr><tr><td>DI</td><td>Any building that does not comply with Rule 18.3.1.1 PI.</td></tr></table>		PI	The maximum height of any building must not exceed 10m.	DI	Any building that does not comply with Rule 18.3.1.1 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	<table><tr><td>TCZ-Sx</td><td>Height – Building general</td></tr><tr><td>Activity status: PER Where: (1) The maximum height of any building must not exceed 10m.</td><td>Any building that does not comply with Rule 18.3.1.1 PI: DIS</td></tr></table>	TCZ-Sx	Height – Building general	Activity status: PER Where: (1) The maximum height of any building must not exceed 10m.	Any building that does not comply with Rule 18.3.1.1 PI: 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.
PI	The maximum height of any building must not exceed 10m.											
DI	Any building that does not comply with Rule 18.3.1.1 PI.											
TCZ-Sx	Height – Building general											
Activity status: PER Where: (1) The maximum height of any building must not exceed 10m.	Any building that does not comply with Rule 18.3.1.1 PI: DIS											
18.3.2 Daylight admission <table><tr><td>PI</td><td>(a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the: (i) Residential Zone; (ii) Village Zone; (iii) Country Living Zone; (iv) Reserve Zone.</td></tr><tr><td>RDI</td><td>(a) Any building that does not comply with Rule 18.3.2 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) Effects on amenity values and town centre character.</td></tr></table>		PI	(a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at the site boundary where it adjoins the: (i) Residential Zone; (ii) Village Zone; (iii) Country Living Zone; (iv) Reserve Zone.	RDI	(a) Any building that does not comply with Rule 18.3.2 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) Effects on amenity values and town centre character.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	<table><tr><td>TCZ-Sx</td><td>Daylight admission</td></tr><tr><td>Activity status: PER Where: (1) 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 the: (a) General residential Zone; (b) Large lot residential zone; (c) Rural lifestyle zone; (d) Reserve Zone.</td><td>Any building that does not comply with Rule 18.3.2 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Height of building; (2) Design and location of the building; (3) Level of shading on an adjoining site; (4) Privacy on other site; (5) Effects on amenity values and town centre character.</td></tr></table>	TCZ-Sx	Daylight admission	Activity status: PER Where: (1) 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 the: (a) General residential Zone; (b) Large lot residential zone; (c) Rural lifestyle zone; (d) Reserve Zone.	Any building that does not comply with Rule 18.3.2 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Height of building; (2) Design and location of the building; (3) Level of shading on an adjoining site; (4) Privacy on other site; (5) Effects on amenity values and town centre character.	8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) 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 the: (i) Residential Zone; (ii) Village Zone; (iii) Country Living Zone; (iv) Reserve Zone.											
RDI	(a) Any building that does not comply with Rule 18.3.2 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) Effects on amenity values and town centre character.											
TCZ-Sx	Daylight admission											
Activity status: PER Where: (1) 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 the: (a) General residential Zone; (b) Large lot residential zone; (c) Rural lifestyle zone; (d) Reserve Zone.	Any building that does not comply with Rule 18.3.2 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Height of building; (2) Design and location of the building; (3) Level of shading on an adjoining site; (4) Privacy on other site; (5) Effects on amenity values and town centre character.											

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons										
18.3.3 Gross leasable floor area <table><tr><td>PI</td><td>Any individual tenancy must have a gross leasable floor area of no more than 350m².</td></tr><tr><td>DI</td><td>Any individual tenancy with a gross leasable floor area over 350m² and no greater than 500m².</td></tr><tr><td>NCI</td><td>Any individual tenancy with a gross leasable floor area over 500m².</td></tr></table>		PI	Any individual tenancy must have a gross leasable floor area of no more than 350m ² .	DI	Any individual tenancy with a gross leasable floor area over 350m ² and no greater than 500m ² .	NCI	Any individual tenancy with a gross leasable floor area over 500m ² .	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	<table><tr><td>TCZ-Sx</td><td>Gross leasable floor area</td></tr><tr><td>Activity status: PER Where: (1) Any individual tenancy must have a gross leasable floor area of no more than 350m².</td><td>Any individual tenancy with a gross leasable floor area over 350m² and no greater than 500m²: DIS Any individual tenancy with a gross leasable floor area over 500m²: NC</td></tr></table>		TCZ-Sx	Gross leasable floor area	Activity status: PER Where: (1) Any individual tenancy must have a gross leasable floor area of no more than 350m ² .	Any individual tenancy with a gross leasable floor area over 350m² and no greater than 500m²: DIS Any individual tenancy with a gross leasable floor area over 500m²: NC	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	Any individual tenancy must have a gross leasable floor area of no more than 350m ² .														
DI	Any individual tenancy with a gross leasable floor area over 350m ² and no greater than 500m ² .														
NCI	Any individual tenancy with a gross leasable floor area over 500m ² .														
TCZ-Sx	Gross leasable floor area														
Activity status: PER Where: (1) Any individual tenancy must have a gross leasable floor area of no more than 350m ² .	Any individual tenancy with a gross leasable floor area over 350m² and no greater than 500m²: DIS Any individual tenancy with a gross leasable floor area over 500m²: NC														
18.3.4 Display windows and building façades <table><tr><td>PI</td><td>(a) Any new building façade, or alteration of an existing building façade, must comply with the following conditions: (i) Not be set back from the road boundary; and (ii) Provide display windows comprising at least 50% of the building façade.</td></tr><tr><td>DI</td><td>A building that does not comply with Rule 18.3.4 PI.</td></tr></table>		PI	(a) Any new building façade, or alteration of an existing building façade, must comply with the following conditions: (i) Not be set back from the road boundary; and (ii) Provide display windows comprising at least 50% of the building façade.	DI	A building that does not comply with Rule 18.3.4 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	<table><tr><td>TCZ-Sx</td><td>Display windows and building façades</td></tr><tr><td>Activity status: PER Where: (1) Any new building façade, or alteration of an existing building façade, must comply with the following conditions: (a) Not be set back from the road boundary; and (b) Provide display windows comprising at least 50% of the building façade.</td><td>A building that does not comply with Rule 18.3.4 PI: DIS</td></tr></table>		TCZ-Sx	Display windows and building façades	Activity status: PER Where: (1) Any new building façade, or alteration of an existing building façade, must comply with the following conditions: (a) Not be set back from the road boundary; and (b) Provide display windows comprising at least 50% of the building façade.	A building that does not comply with Rule 18.3.4 PI: DIS	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.		
PI	(a) Any new building façade, or alteration of an existing building façade, must comply with the following conditions: (i) Not be set back from the road boundary; and (ii) Provide display windows comprising at least 50% of the building façade.														
DI	A building that does not comply with Rule 18.3.4 PI.														
TCZ-Sx	Display windows and building façades														
Activity status: PER Where: (1) Any new building façade, or alteration of an existing building façade, must comply with the following conditions: (a) Not be set back from the road boundary; and (b) Provide display windows comprising at least 50% of the building façade.	A building that does not comply with Rule 18.3.4 PI: DIS														

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.3.5 Verandahs		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone			8. Zone Framework Standard Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) Any new building, or alteration of an existing building, on land with a verandah line identified on the planning maps, must be provided with a verandah that complies with the following conditions: (i) Is attached to the façade of the building; (ii) Has a height above the footpath of at least 2.5m but not more than 3.5m; (iii) Has a minimum width of 3m; (iv) The outer edge of the verandah is set back 0.5m from the kerb; (v) It is attached to any verandahs on adjoining buildings, so as to provide continuous pedestrian shelter; (vi) It is cantilevered from the building.		TCZ-Sx	Verandahs	
DI	Any verandah that does not comply with Rule 18.3.5 PI.		Activity status: PER Where: (1) Any new building, or alteration of an existing building, on land with a verandah line identified on the planning maps, must be provided with a verandah that complies with the following conditions: (a) Is attached to the façade of the building; (b) Has a height above the footpath of at least 2.5m but not more than 3.5m; (c) Has a minimum width of 3m; (d) The outer edge of the verandah is set back 0.5m from the kerb; (e) It is attached to any verandahs on adjoining buildings, so as to provide continuous pedestrian shelter; (f) It is cantilevered from the building.	Any verandah that does not comply with Rule 18.3.5 PI: DIS	

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.3.6 Building setbacks - zone boundaries		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	TCZ-Sx Display windows and building façades		8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) A building must be set back a minimum of: (i) 7.5m from rear and side boundaries adjoining any: A. Residential Zone; B. Village Zone; C. Country Living Zone; D. Reserve Zone; and (ii) 1.5m from rear and side boundaries adjoining any: A. Rural Zone; B. Industrial Zone.		Activity status: PER Where: (I) A building must be set back a minimum of: (a) 7.5m from rear and side boundaries adjoining any: (i) General residential zone; (ii) Large lot residential zone; (iii) Rural lifestyle zone; (iv) Reserve Zone; and (b) 1.5m from rear and side boundaries adjoining any: (i) General rural zone; (ii) General industrial zone.	A building that does not comply with Rule 18.3.6 PI: DIS	
DI	A building that does not comply with Rule 18.3.6 PI.				

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons	
18.3.7 Building setbacks – Water-bodies		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	TCZ-Sx Building setbacks – Water-bodies		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.	
P1	(a) Any building must be setback a minimum of: (i) 23m from the margin of any: A. lake; B. wetland; (ii) 23m from the bank of any river (other than the Waikato and Waipa Rivers); (iii) 28m from the bank of either the Waikato River and the Waipa River; and (iv) 23m from mean high water springs.		Activity status: PER Where: (1) Any building must be setback a minimum of: (a) 23m from the margin of any: (i) lake; (ii) wetland; (b) 23m from the bank of any river (other than the Waikato and Waipa Rivers); (c) 28m from the bank of either the Waikato River and the Waipa River; and (d) 23m from mean high water springs.			Any building that does not comply with Rules 18.3.7 P1 or P2: DIS
P2	A public amenity of up to 25m² or pump shed within any building setback identified in Rule 18.3.7 P1.		TCZ-Rx Building setbacks – Water-bodies			Activity status: PER Where: (1) A public amenity of up to 25m² or pump shed within any building setback identified in Rule 18.3.7 P1.
D1	Any building that does not comply with Rules 18.3.7 P1 or P2.					

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons									
18.3.8 Dwelling		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	<table><tr><td>TCZ-Rx</td><td>Dwelling</td></tr><tr><td colspan="2">Activity status: PER Where:</td></tr><tr><td colspan="2">(1) One dwelling within a lot must comply with all of the following conditions: <div>(a) The dwelling must not be located at ground level;</div><div>(b) The dwelling must achieve the internal design sound levels specified in Appendix I (Acoustic Insulation), Table 14.</div></td></tr><tr><td colspan="2">(2) Rule 18.3.8 PI(a) does not apply to multi-unit development (refer to Rule 18.1.3 RDI (Multi-Unit Development)).</td></tr></table>	TCZ-Rx	Dwelling	Activity status: PER Where:		(1) One dwelling within a lot must comply with all of the following conditions: <div>(a) The dwelling must not be located at ground level;</div> <div>(b) The dwelling must achieve the internal design sound levels specified in Appendix I (Acoustic Insulation), Table 14.</div>		(2) Rule 18.3.8 PI(a) does not apply to multi-unit development (refer to Rule 18.1.3 RDI (Multi-Unit Development)).		<div>Any dwelling that does not comply with Rule 18.3.8(a) (ii): DIS</div> <div>Any dwelling that does not comply with Rule 18.3.8(a) (i): NC</div>	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.
TCZ-Rx	Dwelling												
Activity status: PER Where:													
(1) One dwelling within a lot must comply with all of the following conditions: <div>(a) The dwelling must not be located at ground level;</div> <div>(b) The dwelling must achieve the internal design sound levels specified in Appendix I (Acoustic Insulation), Table 14.</div>													
(2) Rule 18.3.8 PI(a) does not apply to multi-unit development (refer to Rule 18.1.3 RDI (Multi-Unit Development)).													
PI	(a) One dwelling within a lot must comply with all of the following conditions: <div>(i) The dwelling must not be located at ground level;</div> <div>(ii) The dwelling must achieve the internal design sound levels specified in Appendix I (Acoustic Insulation), Table 14.</div> (b) Rule 18.3.8 PI(a) does not apply to multi-unit development (refer to Rule 18.1.3 RDI (Multi-Unit Development)).												
DI	Any dwelling that does not comply with Rule 18.3.8(a) (ii).												
NCI	Any dwelling that does not comply with Rule 18.3.8(a) (i).												

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons								
18.3.9 Living court <table><tr><td>PI</td><td>(a) A living court must be provided for each dwelling that meets all of the following conditions:<div><div>(i) It is for the exclusive use of the occupants of the dwelling;</div><div>(ii) It is readily accessible from a living area of the dwelling;</div><div>(iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</div></div></td></tr><tr><td>DI</td><td>A living court that does not comply with Rule 18.3.9 PI.</td></tr></table>		PI	(a) A living court must be provided for each dwelling that meets all of the following conditions: <div><div>(i) It is for the exclusive use of the occupants of the dwelling;</div><div>(ii) It is readily accessible from a living area of the dwelling;</div><div>(iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</div></div>	DI	A living court that does not comply with Rule 18.3.9 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	<table><tr><td>TCZ-Rx</td><td>Living court</td></tr><tr><td>Activity status: PER Where:<div>(1) A living court must be provided for each dwelling that meets all of the following conditions:<div><div>(a) It is for the exclusive use of the occupants of the dwelling;</div><div>(b) It is readily accessible from a living area of the dwelling;</div><div>(c) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</div></div></div></td><td>A living court that does not comply with Rule 18.3.9 PI:<div>DIS</div></td></tr></table>	TCZ-Rx	Living court	Activity status: PER Where: <div>(1) A living court must be provided for each dwelling that meets all of the following conditions:<div><div>(a) It is for the exclusive use of the occupants of the dwelling;</div><div>(b) It is readily accessible from a living area of the dwelling;</div><div>(c) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</div></div></div>	A living court that does not comply with Rule 18.3.9 PI: <div>DIS</div>	8. Zone Framework Standard <u>Direction 4:</u> Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
PI	(a) A living court must be provided for each dwelling that meets all of the following conditions: <div><div>(i) It is for the exclusive use of the occupants of the dwelling;</div><div>(ii) It is readily accessible from a living area of the dwelling;</div><div>(iii) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</div></div>											
DI	A living court that does not comply with Rule 18.3.9 PI.											
TCZ-Rx	Living court											
Activity status: PER Where: <div>(1) A living court must be provided for each dwelling that meets all of the following conditions:<div><div>(a) It is for the exclusive use of the occupants of the dwelling;</div><div>(b) It is readily accessible from a living area of the dwelling;</div><div>(c) It is located on a balcony containing at least 15m² and a circle with a diameter of at least 2.4m.</div></div></div>	A living court that does not comply with Rule 18.3.9 PI: <div>DIS</div>											
18.3.10 Historic Heritage <div>(1) The following rules manage heritage items (buildings and monuments) within the Business Town Centre Zone:<div><div>(a) Rule 18.3.10.1 Group A Heritage item – demolition, removal or relocation;</div><div>(b) Rule 18.3.10.2 Group B Heritage item – demolition, removal or relocation;</div><div>(c) Rule 18.3.10.3 All heritage items – alteration or addition;</div><div>(d) Rule 18.3.10.4 All heritage items – maintenance or repair; and</div><div>(e) Rule 18.3.10.5 All heritage items – all site development.</div></div></div>		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Section: TCZ – Town centre zone	HH – Historic Heritage <div>(1) The following rules manage heritage items (buildings and monuments) within the Town centre zone:<div><div>(a) Rule 18.3.10.1 Group A Heritage item – demolition, removal or relocation;</div><div>(b) Rule 18.3.10.2 Group B Heritage item – demolition, removal or relocation;</div><div>(c) Rule 18.3.10.3 All heritage items – alteration or addition;</div><div>(d) Rule 18.3.10.4 All heritage items – maintenance or repair; and</div><div>(e) Rule 18.3.10.5 All heritage items – all site development.</div></div></div>	Cross references to other relevant District Plan provisions								

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.3.10.1 Group A heritage item - demolition, removal or relocation		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-R x	Group A heritage item - demolition, removal or relocation	7. District-wide Matters Standard <u>Direction 15:</u> If the following matters are addressed, they must be located in the Historic heritage chapter: <ol style="list-style-type: none"> identification of historic heritage provisions to protect and manage historic heritage heritage orders schedule(s) of identified historic heritage and heritage orders. This may cross-reference an appendix.
NCI	Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items).		Activity status: NC Where: (1) Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items).	Activity status where compliance not achieved: N/A	

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18.3.10.2 Group B heritage item - demolition, removal or relocation		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-Rx Group B heritage item - demolition, removal or relocation		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.
PI	(a) Demolition, removal or relocation of Group B heritage item 104 Ngaruawahia Plunket Rooms listed in Schedule 30.1 (Heritage Items) must comply with all of the following conditions: (i) The owner advises the Ngaruawahia Community Board in writing 20 working days prior to the removal or demolition (in whole or part) of the building; (ii) A heritage research report on the building by a qualified heritage researcher as well as a comprehensive photographic record of the interior and exterior of the building is completed and made available in Council records.		Activity status: PER Where: (1) Demolition, removal or relocation of Group B heritage item 104 Ngaruawahia Plunket Rooms listed in Schedule 30.1 (Heritage Items) must comply with all of the following conditions: (a) The owner advises the Ngaruawahia Community Board in writing 20 working days prior to the removal or demolition (in whole or part) of the building; (b) A heritage research report on the building by a qualified heritage researcher as well as a comprehensive photographic record of the interior and exterior of the building is completed and made available in Council records.	Demolition, removal and relocation of Group B heritage item 104 Ngaruawahia Plunket Rooms that does not meet Rule 18.3.10.2: DIS	
DI	Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items).				
D2	Demolition, removal and relocation of Group B heritage item 104 Ngaruawahia Plunket Rooms that does not meet Rule 18.3.10.2.		HH-Rx Group B heritage item - demolition, removal or relocation		

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PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		Activity status: DIS Where: (I) Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items).	Activity status where compliance not achieved: N/A		

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons								
18.3.10.3 All heritage items – alteration or addition <table><tr><td>PI</td><td>(a) Alteration or addition of a heritage item listed in Schedule 30.1 (Heritage Items) where: (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.</td></tr><tr><td>RDI</td><td>(a) Alteration or addition of a heritage item that does not comply with Rule 18.3.10.3 PI. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values.</td></tr></table>		PI	(a) Alteration or addition of a heritage item listed in Schedule 30.1 (Heritage Items) where: (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.	RDI	(a) Alteration or addition of a heritage item that does not comply with Rule 18.3.10.3 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	<table><tr><td>HH-Rx</td><td>All heritage items – alteration or addition</td></tr><tr><td>Activity status: PER Where: (1) Alteration or addition of a heritage item listed in Schedule 30.1 (Heritage Items) where: (a) No significant feature of interest is removed, destroyed or damaged; and (b) Alterations or additions are not visible from a public place.</td><td>Alteration or addition of a heritage item that does not comply with Rule 18.3.10.3 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Form, style, materials and appearance; (2) Effects on heritage values.</td></tr></table>		HH-Rx	All heritage items – alteration or addition	Activity status: PER Where: (1) Alteration or addition of a heritage item listed in Schedule 30.1 (Heritage Items) where: (a) No significant feature of interest is removed, destroyed or damaged; and (b) Alterations or additions are not visible from a public place.	Alteration or addition of a heritage item that does not comply with Rule 18.3.10.3 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Form, style, materials and appearance; (2) Effects on heritage values.	7. District-wide Matters Standard <u>Direction 15:</u> 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.
PI	(a) Alteration or addition of a heritage item listed in Schedule 30.1 (Heritage Items) where: (i) No significant feature of interest is removed, destroyed or damaged; and (ii) Alterations or additions are not visible from a public place.												
RDI	(a) Alteration or addition of a heritage item that does not comply with Rule 18.3.10.3 PI. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values.												
HH-Rx	All heritage items – alteration or addition												
Activity status: PER Where: (1) Alteration or addition of a heritage item listed in Schedule 30.1 (Heritage Items) where: (a) No significant feature of interest is removed, destroyed or damaged; and (b) Alterations or additions are not visible from a public place.	Alteration or addition of a heritage item that does not comply with Rule 18.3.10.3 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Form, style, materials and appearance; (2) Effects on heritage values.												
18.3.10.4 All heritage items – maintenance or repair <table><tr><td>PI</td><td>(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the original in terms of form, style and appearance.</td></tr><tr><td>RDI</td><td>(a) Maintenance or repair of a heritage item that does not comply with Rule 18.3.10.4 PI. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values.</td></tr></table>		PI	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the original in terms of form, style and appearance.	RDI	(a) Maintenance or repair of a heritage item that does not comply with Rule 18.3.10.4 PI. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values.	PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	<table><tr><td>HH-Rx</td><td>All heritage items – maintenance or repair</td></tr><tr><td>Activity status: PER Where: (1) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: (a) No significant feature of interest is destroyed or damaged; and (b) Replacement materials are the same as, or similar to, the original in terms of form, style and appearance.</td><td>Maintenance or repair of a heritage item that does not comply with Rule 18.3.10.4 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Form, style, materials and appearance; (2) Effects on heritage values.</td></tr></table>		HH-Rx	All heritage items – maintenance or repair	Activity status: PER Where: (1) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: (a) No significant feature of interest is destroyed or damaged; and (b) Replacement materials are the same as, or similar to, the original in terms of form, style and appearance.	Maintenance or repair of a heritage item that does not comply with Rule 18.3.10.4 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Form, style, materials and appearance; (2) Effects on heritage values.	7. District-wide Matters Standard <u>Direction 15:</u> 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.
PI	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: (i) No significant feature of interest is destroyed or damaged; and (ii) Replacement materials are the same as, or similar to, the original in terms of form, style and appearance.												
RDI	(a) Maintenance or repair of a heritage item that does not comply with Rule 18.3.10.4 PI. (b) The Council's discretion shall be limited to the following matters: (i) Form, style, materials and appearance; (ii) Effects on heritage values.												
HH-Rx	All heritage items – maintenance or repair												
Activity status: PER Where: (1) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: (a) No significant feature of interest is destroyed or damaged; and (b) Replacement materials are the same as, or similar to, the original in terms of form, style and appearance.	Maintenance or repair of a heritage item that does not comply with Rule 18.3.10.4 PI: RDIS The Council's discretion shall be limited to the following matters: (1) Form, style, materials and appearance; (2) Effects on heritage values.												

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.3.10.5 All heritage items – all site development			<div> <div>HH-Rx</div> <div>All heritage items – all site development</div> </div>		7. District-wide Matters Standard <u>Direction 15:</u> 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.
<div> <div>PI</div> <div>(a) Development on a site containing a heritage item listed in Schedule 30.1 (Heritage Items) must: (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</div> </div>	<div> <div>RDI</div> <div>(a) Any activity that does not comply with Rule 18.3.10.5 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.</div> </div>		<div> <div>Activity status: PER</div> <div>Where: (1) Development on a site containing a heritage item listed in Schedule 30.1 (Heritage Items) must: (a) Be set back at least 10m from the heritage item; and (b) Not locate a building between the front of the heritage item and the road</div> </div>	<div> <div>Any activity that does not comply with Rule 18.3.10.5 PI:</div> <div>RDIS</div> <div>The Council's discretion shall be limited to the following matters: (1) Effects on the values, context and setting of the heritage item; (2) Location, design, size, materials and finish; (3) Landscaping; (4) The relationship of the heritage item with the setting.</div> </div>	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
<p>18.4 Subdivision</p> <p>(1) Rules 18.4.1 and 18.4.2 provide for subdivision density and apply across the Business Town Centre Zone.</p> <p>(a) Rule 18.4.2 (Subdivision – Multi-unit development) supersedes Rule 18.4.1 (General Subdivision).</p> <p>(2) Subdivision Controls</p> <p>(a) Rules 18.4.1 and 18.4.2 are subject to the following subdivision controls:</p> <p>(i) Rule 18.4.3 – subdivision boundary adjustments</p> <p>(ii) Rule 18.4.4 – subdivision amendments and updates to cross lease flats plans</p> <p>(iii) Rule 18.4.5 – subdivision title boundaries, Maaori sites of significance and areas of significance to Maaori</p> <p>(iv) Rule 18.4.6 – subdivision of land containing heritage items</p> <p>(v) Rule 18.4.7 – subdivision esplanade reserves and esplanade strips.</p>	<p>PART 3 – AREA SPECIFIC MATTERS</p> <p>Chapter: Commercial and mixed use zones</p> <p>Section: TCZ – Town centre zone</p>	<p>Subdivision</p> <p>(1) Rules 18.4.1 and 18.4.2 provide for subdivision density and apply across the Town centre zone.</p> <p>(a) Rule 18.4.2 (Subdivision – Multi unit development) supersedes Rule 18.4.1 (General Subdivision).</p> <p>(2) Subdivision Controls</p> <p>(a) Rules 18.4.1 and 18.4.2 are subject to the following subdivision controls:</p> <p>(i) Rule 18.4.3 – subdivision boundary adjustments</p> <p>(ii) Rule 18.4.4 – subdivision amendments and updates to cross lease flats plans</p> <p>(iii) Rule 18.4.5 – subdivision title boundaries, Maaori sites of significance and areas of significance to Maaori</p> <p>(iv) Rule 18.4.6 – subdivision of land containing heritage items</p> <p>(v) Rule 18.4.7 – subdivision esplanade reserves and esplanade strips.</p>	<p>Cross references to other relevant District Plan provisions</p>

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
18.4.1 Subdivision - general		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx Subdivision - general	7. District-wide Matters Standard <u>Direction 24:</u> Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. <u>Direction 25:</u> The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
TDI	(a) Subdivision shall comply with all of the following conditions: (i) Proposed lots shall have a minimum size of 225m ² net site area, with the exception of access or utility allotments or reserves to vest; (ii) Proposed lots shall 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.		Activity status: RDIS Where: (1) Subdivision shall comply with all of the following conditions: (a) Proposed lots shall have a minimum size of 225m ² net site area, with the exception of access or utility allotments or reserves to vest; (b) Proposed lots shall be connected to public-reticulated water supply and wastewater. The Council's discretion shall be limited to the following matters: (1) Amenity values; (2) The extent to which a range of future business activities can be accommodated.	
DI	Subdivision that does not comply with Rule 18.4.1. RDI.			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
	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.		limited to the following matters: (1) Subdivision layout including notional boundaries for the multi-unit development; (2) Provision of common areas for shared spaces, access and services; (3) Avoidance or mitigation of natural hazards; (4) Geotechnical suitability of site for buildings; (5) Amenity values and streetscape; (6) Consistency with the matters contained, and outcomes sought, in Appendix 3.4 (Multi-unit development guideline) ; (7) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; (8) Vehicle, pedestrian and cycle networks; (9) Safety, function and efficiency of road network and any internal roads or accessways.	
DI	Subdivision that does not comply with Rule 18.4.2 RD1 .			

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.4.3 Subdivision – Boundary adjustments		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION Chapter: SUB - Subdivision	SUB-Rx Subdivision – Boundary adjustments		7. District-wide Matters Standard <u>Direction 24:</u> Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. <u>Direction 25:</u> The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
CI	(a) A boundary adjustment must comply with the following: (i) The conditions specified in either: A. Rule 18.4.1 (Subdivision - General); or B. Rule 18.4.2 (Subdivision- multi-unit development); and (b) Proposed RTs must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. (c) The Council's control shall be limited to the following matters: (i) Purpose of the boundary adjustment; (ii) Effects on existing buildings.		Activity status: CON Where: (1) A boundary adjustment must comply with the following: (a) The conditions specified in either: (i) Rule 18.4.1 (Subdivision - General); or (ii) Rule 18.4.2 (Subdivision- multi-unit development); and (b) Proposed RTs 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: (1) Purpose of the boundary adjustment; (2) Effects on existing buildings.	Boundary adjustment that does not comply with Rule 18.4.3 CI: DIS	
DI	Boundary adjustment that does not comply with Rule 18.4.3 CI .				

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18.4.4 Subdivision - Amendments and updates to cross lease or flats plans		PART 2 – DISTRICT-WIDE MATTERS	Subdivision - Amendments and updates to cross lease or flats plans		7. District-wide Matters Standard
CI	DI		SUB-Rx		
<p>(a) An amendment or update to a cross lease or flats plan where:</p> <ul style="list-style-type: none"> (i) The purpose is to convert a cross lease or flats plan to a fee simple title; and (ii) The amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. <p>(b) The Council's control is limited to the following matters:</p> <ul style="list-style-type: none"> (i) Purpose of the amendment or update to cross lease or flats plan; (ii) Effects on existing buildings; (iii) Site layout and design of cross lease or flats plan; (iv) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple. 	<p>Any amendment or update to a cross lease flats plan that does not comply with Rule 18.4.4 CI.</p>	<p>SUBDIVISION</p> <p>Chapter: SUB - Subdivision</p>	<p>Activity status: CON</p> <p>Where:</p> <ul style="list-style-type: none"> (1) An amendment or update to a cross lease or flats plan where: (a) The purpose is to convert a cross lease or flats plan to a fee simple title; and (b) The amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. <p>The Council's control is limited to the following matters:</p> <ul style="list-style-type: none"> (1) Purpose of the amendment or update to cross lease or flats plan; (2) Effects on existing buildings; (3) Site layout and design of cross lease or flats plan; (4) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple. 	<p>Any amendment or update to a cross lease flats plan that does not comply with Rule 18.4.4 CI:</p> <p>DIS</p>	<p>Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include:</p> <ul style="list-style-type: none"> 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. <p>Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.</p>

18.4.5 Subdivision - Title boundaries – Maaori Sites and Areas of significance to Maaori		PART 2 – DISTRICT-WIDE MATTERS	SASM-Rx	Subdivision - Title boundaries – Maaori Sites and Areas of significance to Maaori	7. District-wide Matters Standard
RDI	(a) Subdivision of any lots containing any Significant Natural Areas, Maaori sites of significance or Maaori Areas of significance must not divide any of the following: (i) A Maaori Site of Significance as listed in Schedule 30.3; (ii) A Maaori Area of Significance as listed in Schedule 30.4. (b) The Council's discretion is limited to the following matters: (i) Effects on Maaori sites of significance; (ii) Effects Maaori areas of significance.	HISTORICAL AND CULTURAL VALUES	Activity status: RDIS Where: (1) Subdivision of any lots containing any Significant Natural Areas, Maaori sites of significance or Maaori Areas of significance must not divide any of the following: (a) A Maaori Site of Significance as listed in Schedule 30.3; (b) A Maaori Area of Significance as listed in Schedule 30.4. The Council's discretion is limited to the following matters: (1) Effects on Maaori sites of significance; (2) Effects Maaori areas of significance.		
NCI	Subdivision that does not comply with Rule 18.4.5 RDI.				
			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 significance to Māori c. a description of agreed process of identification of sites and areas including an 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. Direction 18: Any additional chapters to address other historical and cultural values on a district-wide basis must be		

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

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PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
18.4.6 Subdivision - land containing heritage items		PART 2 – DISTRICT-WIDE MATTERS HISTORICAL AND CULTURAL VALUES Chapter: HH – Historic heritage	HH-Rx	Subdivision - land containing heritage items	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.
RDI	(a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items), where the heritage item is wholly contained within one lot. (b) The Council's discretion is limited to the following matters: (i) Effects on heritage values; (ii) Context and setting of the heritage item; (iii) The extent to which the relationship of the heritage item with its setting is maintained.		Activity status: RDIS Where: (1) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items), where the heritage item is wholly contained within one lot. The Council's discretion is limited to the following matters: (1) Effects on heritage values; (2) Context and setting of the heritage item; (3) The extent to which the relationship of the heritage item with its setting is maintained.	Subdivision that does not comply with Rule 18.4.6 RDI: DIS	
DI	Subdivision that does not comply with Rule 18.4.6 RDI.				

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18.4.7 Esplanade reserves and esplanade strips		PART 2 – DISTRICT-WIDE MATTERS	SUBDIVISION		7. District-wide Matters Standard
RD I	(a) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed lot: (i) Less than 4ha and within 20m of any: A. mean high water springs; B. the bank of any river whose bed has an average width of 3m or more; C. a lake whose bed has an area of 8ha or more; (ii) 4ha or more and within 20m of any: A. mean high water springs; B. water body identified in Appendix 4 (Esplanade Priority Areas). (b) The Council's discretion shall be limited to the following matters: (i) The type of esplanade provided - reserve or strip; (ii) Width of the esplanade reserve or strip; (iii) Provision of legal access to the esplanade reserve or strip; (iv) Matters provided for in an instrument creating an esplanade strip or access strip; (v) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (vi) Costs and benefits of acquiring the land.		Chapter: SUB - Subdivision		
DI	Subdivision that does not comply with Rule 18.4.7 RDI.				

SUB-Rx	Esplanade reserves and esplanade strips	
Activity status: RDIS Where: (1) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed lot: (a) Less than 4ha and within 20m of any: (i) mean high water springs; (ii) the bank of any river whose bed has an average width of 3m or more; (iii) a lake whose bed has an area of 8ha or more; (b) 4ha or more and within 20m of any: (i) mean high water springs; (ii) water body identified in Appendix 4 (Esplanade Priority Areas). The Council's discretion shall be		Subdivision that does not comply with Rule 18.4.7 RDI: DIS

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

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		limited to the following matters: (1) The type of esplanade provided - reserve or strip; (2) Width of the esplanade reserve or strip; (3) Provision of legal access to the esplanade reserve or strip; (4) Matters provided for in an instrument creating an esplanade strip or access strip; (5) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (6) Costs and benefits of acquiring the land.			