

PWDP – National Planning Standards Working Table

Working Table: Chapter 19 Business Zone Tamahere

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														
Chapter 19: Business Zone Tamahere (1) The rules that apply to activities in the Business Zone Tamahere are contained in Rule 19.1 Land Use – Activities, Rule 19.2 Land Use – Effects and Rule 19.3 Land Use – Building. (2) The rules that apply to subdivision in the Business Zone Tamahere are contained in Rule 19.4. (3) The activity status tables and standards in the following chapters also apply to activities in the Business Zone Tamahere: 14 Infrastructure and Energy; 15 Natural Hazards and Climate Change (Placeholder).	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Business Tamahere Zone (1) The rules that apply to activities in the Business Tamahere Precinct are contained in Rule 19.1 Land Use – Activities, Rule 19.2 Land Use – Effects and Rule 19.3 Land Use – Building. (2) The rules that apply to subdivision in the Business Tamahere Precinct are contained in Rule 19.4 (3) The activity status tables and standards in the following chapters also apply to activities in the Business Tamahere Precinct: (a) EI – Energy and infrastructure (b) NH – Natural hazards (Placeholder) (c) CC – Climate Change (Placeholder)	Cross references to other relevant District Plan provisions														
(4) The following symbols are used in the tables: (a) P Permitted activity (b) C Controlled activity (c) RD Restricted discretionary activity (d) D Discretionary activity (e) NC Non-complying activity	PART 1: INTRODUCTION AND GENERAL PROVISIONS INTERPRETATION Chapter: Abbreviations	<table><tr><th>Abbreviations</th><th>Full terms</th></tr><tr><td>PER</td><td>Permitted</td></tr><tr><td>CON</td><td>Controlled</td></tr><tr><td>RDIS</td><td>Restricted discretionary</td></tr><tr><td>DISC</td><td>Discretionary activity</td></tr><tr><td>NC</td><td>Non-complying activity</td></tr><tr><td>PR</td><td>Prohibited activity</td></tr></table>	Abbreviations	Full terms	PER	Permitted	CON	Controlled	RDIS	Restricted discretionary	DISC	Discretionary activity	NC	Non-complying activity	PR	Prohibited activity	6. Introduction and General Provisions Standard <u>Direction 12:</u> Abbreviations must be located in the Abbreviations chapter, using table 7. <u>Direction 13:</u> Abbreviations must be listed numerically and then alphabetically.
Abbreviations	Full terms																
PER	Permitted																
CON	Controlled																
RDIS	Restricted discretionary																
DISC	Discretionary activity																
NC	Non-complying activity																
PR	Prohibited activity																
19.1 Land Use – Activities 19.1.1 Permitted Activities (1) The following activities are permitted activities if they meet all the following: (a) Land Use – Effects rules in Rule 19.2 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Land Use – Activities Permitted Activities (1) The following activities are permitted activities if they meet all the following: (a) Land Use – Effects rules in Rule 19.2 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);	4. District Plan Structure Standard <u>Direction 10:</u> If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.														

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
(b) Land Use – Building rules in Rule 19.3 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply); (c) Activity specific conditions.		(b) Land Use – Building rules in Rule 19.3 (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply); (c) Activity specific conditions.	

PWDP – National Planning Standards Working Table

Activity		Activity specific conditions	<div>BTZ-Rx</div> <div>Retail activity</div> <div>(1) Activity status: PER</div> <div>Activity-specific conditions: Nil</div> <div>(2) Activity status: N/A</div>	<div>BTZ-Rx</div> <div>Office</div> <div>(1) Activity status: PER</div> <div>Activity-specific conditions: (a) Located above ground floor level</div> <div>(2) Activity status: DIS</div> <div>Any permitted activity that does not comply with Rule 19.1.1.</div>	<div>BTZ-Rx</div> <div>Health facility</div> <div>(1) Activity status: PER</div> <div>Activity-specific conditions: (a) Excluding day hospitals</div> <div>(2) Activity status: DIS</div> <div>Any permitted activity that does not comply with Rule 19.1.1.</div>	<div>BTZ-Rx</div> <div>Commercial Activity</div> <div>(1) Activity status: PER</div> <div>Activity-specific conditions: (a) Excluding day hospitals</div> <div>(2) Activity status: DIS</div> <div>Any permitted activity that does not comply with Rule 19.1.1.</div>	<div>BTZ-Rx</div> <div>Community facility</div> <div>(1) Activity status: PER</div> <div>Activity-specific conditions: Nil</div> <div>(2) Activity status: N/A</div>	<div>BTZ-Rx</div> <div>Temporary event</div> <div>(1) Activity status: PER</div> <div>Activity-specific conditions: (a) The event occurs no more than 3</div> <div>(2) Activity status: DIS</div> <div>Any permitted activity that does not comply with Rule 19.1.1.</div>	4. District Plan Structure Standard <u>Direction 10:</u> If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
P1	Retail activity	Nil							
P2	Office	Located above ground floor level							
P3	Health facility	Excluding day hospitals							
P4	Commercial Activity	Nil							
P5	Community facility	Nil							
P6	Temporary event	(a) The event occurs no more than 3 times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am and 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 2 days before the event occurs; (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event.							

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		times per consecutive 12 month period; (b) The duration of each event is less than 72 hours; (c) It may operate between 7.30am and 8:30pm Monday to Sunday; (d) Temporary structures are: (i) erected no more than 2 days before the event occurs (ii) removed no more than 3 days after the end of the event; (e) The site is returned to its previous condition no more than 3 days after the end of the event.			
19.1.2 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 set out in the following table.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere 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 set out in the following table.			4. District Plan Structure Standard <u>Direction 10:</u> If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.

PWDP – National Planning Standards Working Table

Activity	Conditions	Matters of Discretion	PART 3 – AREA SPECIFIC MATTERS		4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
RDI	(a) Development within the Business Zone Tamahere shall comply with the following conditions: (i) A Development Plan is submitted with the application for resource consent to develop within the Business Zone Tamahere; and (ii) Land Use – Effects in Rule 19.2; and (iii) Land Use - Buildings in Rule 19.3.	(i) Council's discretion is restricted to the following matters: (ii) The degree to which the development is consistent with the Tamahere Village Design Guide (Appendix 3.2.2); (iii) The degree to which the development is consistent with the Tamahere Village Concept Plan (Appendix 3.2.2); (iv) The degree to which the Development Plan addresses all the matters listed in the Tamahere Business Zone Development Plan Guideline (Appendix 3.2.3); and (v) Physical and visual connectivity with the Village Green and adjoining recreation reserve; (vi) Landscaping; (vii) Entrance crossings and sight lines; (viii) Parking capacity and location; (ix) Access and traffic flow within the site; (x) Shape, size and location of individual leasable units; (xi) Variation in leasable unit sizes;	Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone		
			BTZ-Rx	Development	
			(1) Activity status: RDIS Activity-specific conditions: (a) Development within the Business Tamahere Precinct shall comply with the following conditions: (i) A Development Plan is submitted with the application for resource consent to develop within the Business Zone Tamahere; and (ii) Land Use – Effects in Rule 19.2; and (iii) Land Use - Buildings in Rule 19.3. Council's discretion is restricted to the following matters: (a) The degree to which the development is consistent with the Tamahere Village Design Guide (Appendix 3.2.2); (b) The degree to which the development is consistent with the Tamahere Village Concept	(2) Activity status: DIS Any restriction discretionary activity that does not comply with Rule 19.1.2 RDI.	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions			Reasons
		(xii) Staging of development; (xiii) Use of low impact design principles; (xiv) Stormwater and wastewater management and disposal.		Plan (Appendix 3.2.2); (c) The degree to which the Development Plan addresses all the matters listed in the Tamahere Business Zone Development Plan Guideline (Appendix 3.2.3); and (d) Physical and visual connectivity with the Village Green and adjoining recreation reserve; (e) Landscaping; (f) Entrance crossings and sight lines; (g) Parking capacity and location; (h) Access and traffic flow within the site; (i) Shape, size and location of individual leasable units; (j) Variation in leasable unit sizes; (k) Staging of development; (l) Use of low impact design principles; (m) Stormwater and wastewater management and disposal.			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
19.1.3 Discretionary Activities (1) Activities listed below are discretionary activities		PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Incorporated above.	4. District Plan Structure Standard <u>Direction 10:</u> If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
D1	Any permitted activity that does not comply with Rule 19.1.1.			
D2	Any restriction discretionary activity that does not comply with Rule 19.1.2 RDI.			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons																																								
19.1.4 Non-Complying Activities (1) Activities listed below are non-complying activities <table><tr><td>NC1</td><td>Residential activity</td></tr><tr><td>NC2</td><td>An overnight health facility</td></tr><tr><td>NC3</td><td>Travellers' accommodation</td></tr><tr><td>NC5</td><td>Drive-through services</td></tr><tr><td>NC6</td><td>Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary.</td></tr></table>	NC1	Residential activity	NC2	An overnight health facility	NC3	Travellers' accommodation	NC5	Drive-through services	NC6	Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Non-Complying Activities (1) Activities listed below are non-complying activities <table><tr><td>BTZ-Rx</td><td>Residential activity</td></tr><tr><td>(1) Activity status: NC</td><td>(2) Activity status: N/A</td></tr><tr><td>Activity-specific conditions: Nil</td><td></td></tr></table> <table><tr><td>BTZ-Rx</td><td>An overnight health facility</td></tr><tr><td>(1) Activity status: NC</td><td>(2) Activity status: N/A</td></tr><tr><td>Activity-specific conditions: Nil</td><td></td></tr></table> <table><tr><td>BTZ-Rx</td><td>Travellers' accommodation</td></tr><tr><td>(1) Activity status: NC</td><td>(2) Activity status: N/A</td></tr><tr><td>Activity-specific conditions: Nil</td><td></td></tr></table> <table><tr><td>BTZ-Rx</td><td>Drive-through services</td></tr><tr><td>(1) Activity status: NC</td><td>(2) Activity status: N/A</td></tr><tr><td>Activity-specific conditions: Nil</td><td></td></tr></table> <table><tr><td>BTZ-Rx</td><td>Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary.</td></tr><tr><td>(1) Activity status: NC</td><td>(2) Activity status: N/A</td></tr><tr><td>Activity-specific conditions: Nil</td><td></td></tr></table>	BTZ-Rx	Residential activity	(1) Activity status: NC	(2) Activity status: N/A	Activity-specific conditions: Nil		BTZ-Rx	An overnight health facility	(1) Activity status: NC	(2) Activity status: N/A	Activity-specific conditions: Nil		BTZ-Rx	Travellers' accommodation	(1) Activity status: NC	(2) Activity status: N/A	Activity-specific conditions: Nil		BTZ-Rx	Drive-through services	(1) Activity status: NC	(2) Activity status: N/A	Activity-specific conditions: Nil		BTZ-Rx	Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary.	(1) Activity status: NC	(2) Activity status: N/A	Activity-specific conditions: Nil		4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
NC1	Residential activity																																										
NC2	An overnight health facility																																										
NC3	Travellers' accommodation																																										
NC5	Drive-through services																																										
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BTZ-Rx	Residential activity																																										
(1) Activity status: NC	(2) Activity status: N/A																																										
Activity-specific conditions: Nil																																											
BTZ-Rx	An overnight health facility																																										
(1) Activity status: NC	(2) Activity status: N/A																																										
Activity-specific conditions: Nil																																											
BTZ-Rx	Travellers' accommodation																																										
(1) Activity status: NC	(2) Activity status: N/A																																										
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BTZ-Rx	Drive-through services																																										
(1) Activity status: NC	(2) Activity status: N/A																																										
Activity-specific conditions: Nil																																											
BTZ-Rx	Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary.																																										
(1) Activity status: NC	(2) Activity status: N/A																																										
Activity-specific conditions: Nil																																											

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
19.2 Land Use - Effects 19.2.1 Noise (1) Rules 19.2.1.1 and 19.2.1.2 provide the permitted noise levels for noise generated by land use activities. (2) Rule 19.2.1 Noise – General provides permitted noise limits in the Business Zone Tamahere. (3) Rule 19.2.1.2 Noise – Construction provides the noise limits for construction activities.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Land Use - Effects Noise (1) Rules 19.2.1.1 and 19.2.1.2 provide the permitted noise levels for noise generated by land use activities. (2) Rule 19.2.1 Noise – General provides permitted noise limits in the Business Zone Tamahere. (3) Rule 19.2.1.2 Noise – Construction provides the noise limits for construction activities.	Cross references to other relevant District Plan provisions

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
			Where: (a) Noise measured at the notional boundary within any site in the Rural lifestyle zone must not exceed: (i) 50dB (L _{Aeq}), 7am to 7pm every day; (ii) 45dB (L _{Aeq}), 7pm to 10pm every day; and (iii) 40dB (L _{Aeq}) and 65dB (L _{Amax}), 10pm to 7am every day.	Noise that does not comply with Rule 19.2.1.1 P2, P3 or P4.	
P4	(a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 'Acoustics Measurement of Environmental Sound' and (b) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 'Acoustic Environmental noise'.		NOISE-Rx Noise – General (1) Activity status: PER Where: (a) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 "Acoustics - Measurement of Environmental Sound". (b) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 "Acoustics - Environmental noise".	(2) Activity status: DIS Noise that does not comply with Rule 19.2.1.1 P2, P3 or P4.	
DI	Noise that does not comply with Rule 19.2.1.1 P2, P3 or P4.				

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons				
19.2.1.2 Construction noise		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: NOISE - Noise	<table><tr><th>NOISE-Rx</th><th>Noise – Construction</th></tr><tr><td>(1) Activity status: PER Where: (a) Construction noise must meet the limits in NZS 6803:1999 (Acoustics – Construction Noise); and (b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 ‘Acoustics – Construction Noise’.</td><td>(2) Activity status: DIS Construction noise that does not comply with Rule 19.2.1.2 PI.</td></tr></table>	NOISE-Rx	Noise – Construction	(1) Activity status: PER Where: (a) Construction noise must meet the limits in NZS 6803:1999 (Acoustics – Construction Noise); and (b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 ‘Acoustics – Construction Noise’.	(2) Activity status: DIS Construction noise that does not comply with Rule 19.2.1.2 PI.	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.
NOISE-Rx	Noise – Construction							
(1) Activity status: PER Where: (a) Construction noise must meet the limits in NZS 6803:1999 (Acoustics – Construction Noise); and (b) Construction noise must be measured and assessed in accordance with the requirements of NZS6803:1999 ‘Acoustics – Construction Noise’.	(2) Activity status: DIS Construction noise that does not comply with Rule 19.2.1.2 PI.							
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’.							
DI	Construction noise that does not comply with Rule 19.2.1.2 PI.							

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
19.2.2 Servicing hours		PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx Servicing hours		4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
PI	Loading or unloading of vehicles or receiving deliveries must not take place before 7.30am or after 8.30pm.		(1) Activity status: PER Where: (a) Loading or unloading of vehicles or receiving deliveries must not take place before 7.30am or after 8.30pm.	(2) Activity status: DIS Loading or unloading of deliveries that do not comply with Rule 19.2.2 PI.	
DI	Loading or unloading of deliveries that do not comply with Rule 19.2.2 PI.				
19.2.3 Glare and artificial light spill		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: LIGHT - Light	LIGHT-Rx Glare and artificial light spill		District-wide Matters Standard Direction 32: If provisions for managing light are addressed, they must be located in the Light chapter. These provisions may include: a. provisions for light spill and glare (including light spill limits) for different zones, receiving environments or other spatially defined area b. specific requirements for common significant light generating activities.
PI	Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.		(1) Activity status: PER Where: (a) Illumination from glare and artificial light spill must not exceed 10 lux measured horizontally and vertically at any other site.	(2) Activity status: DIS Illumination from glare and artificial light spill that do not comply with Rule 19.2.3 PI.	
DI	Illumination from glare and artificial light spill that do not comply with Rule 19.2.3 PI.				

PWDP – National Planning Standards Working Table

19.2.4 Earthworks		PART 2 – DISTRICT-WIDE MATTERS	EVV-Rx		Earthworks	7. District-wide Matters Standard
PI	(a) Earthworks within a site must meet all of the following conditions: (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 5000m ³ and an area of more than 1,000m ² 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.		(1) Activity status: PER Where: (a) Earthworks within a site must meet all of the following conditions: (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 5000m ³ and an area of more than 1,000m ² 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	(2) Activity status: DIS Earthworks that do not comply with Rule 19.2.4 PI.		
DI	Earthworks that do not comply with Rule 19.2.4 PI.	GENERAL DISTRICT-WIDE MATTERS Chapter: EW - Earthworks				Direction 29: If provisions for managing earthworks are addressed, they must be located in the Earthworks chapter. This chapter may also include: 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. Direction 30: The Earthworks chapter must include cross-references to any relevant earthworks provisions under the Energy, infrastructure, and transport heading. 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.

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls.			

PWDP – National Planning Standards Working Table

19.2.5 Hazardous Substances		PART 2 – DISTRICT-WIDE MATTERS	HAZS-Rx		7. District-wide Matters Standard
			Hazardous substances		
PI	<p>(a) The use, storage or disposal of any hazardous substance where:</p> <p>(i) The aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified for the Business Zone Tamahere in Table 6.1 contained within Appendix 6 (Hazardous Substances);</p> <p>(ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</p>	HAZARDS AND RISKS	(1) Activity status: PER	(2) Activity status: DIS	<p>Direction 12: If provisions relating to hazardous substances are addressed, they must be located in a chapter titled Hazardous substances under the Hazards and risks heading.</p> <p>Direction 13: If the following matters are addressed, they must be located in a Hazardous substances chapter:</p> <p>a. any provision required to manage the land use aspects of hazardous substances</p> <p>b. provisions relating to the use, storage and disposal of hazardous substances on land that presents a specific risk to human or ecological health, safety and property</p> <p>c. provisions required to manage land use in close proximity to major hazard facilities to manage risk and reverse sensitivity issues.</p> <p>Direction 14: Any additional chapters to address other hazards and risks must be included alphabetically under the Hazards and risks heading.</p>
DI	Any activity that does not comply with Rule 19.2.5 PI		Chapter: HAZS - Hazardous substances	<p>Where:</p> <p>(a) The use, storage or disposal of any hazardous substance where:</p> <p>(i) The aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified for the Business Tamahere Precinct in Table 6.1 contained within Appendix 6 (Hazardous Substances);</p> <p>(ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and</p>	

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		Regulations 2017.			
19.2.6 Signs (a) Rule 19.2.6.1 Signs – General provides permitted standards for any sign, including real estate signs, across the entire Business Zone Tamahere. (b) Rule 19.2.6.2 Signs – Effects on traffic apply specific standards for any sign that is directed at road users.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Signs (1) Rule 19.2.6.1 Signs – General provides permitted standards for any sign, including real estate signs, across the entire Business Zone Tamahere. (2) Rule 19.2.6.2 Signs – Effects on traffic apply specific standards for any sign that is directed at road users.			Cross references to other relevant District Plan provisions

PWDP – National Planning Standards Working Table

19.2.6.1 Signs – General		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: SIGN - Signs	SIGN-Rx		7. District-wide Matters Standard <u>Direction 36:</u> If provisions for managing signs are addressed, they must be located in the Signs chapter.
			Signs – General		
PI	A public information sign erected by a government agency.		(1) Activity status: PER Where: (a) A public information sign erected by a government agency.	(2) Activity status: N/A	
P2	(a) Any sign must comply with all of the following conditions: (i) There are no more than two signs per leasable area; (ii) The sign is wholly contained on the site; (iii) Where the sign is attached to a building, it must not exceed: A. An area of 2m ² ; and B. More than 300mm from the building wall; and C. The height of the building; (iv) Where the sign is attached to a verandah, it must: A. Be no deeper than 400mm; and B. Not obscure any notable architectural feature of a building; 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 2.5m above any pedestrian access; (v) Where it is a freestanding sign, it must not exceed: A. 1.5m in height; and B. An area of 1m ² ; (vi) Where it is a signage wall, it must not exceed: A. 1.2m in height; and B. An area of 4m ² ; (vii) Where it is an illuminated sign, it must: A. Not be a neon sign; and B. Not have a light source that flashes or moves; and		SIGN-Rx		Signs – General
		(1) Activity status: PER Where: (a) Any sign must comply with all of the following conditions: (i) There are no more than two signs per leasable area; (ii) The sign is wholly contained on the site; (iii) Where the sign is attached to a building, it must not exceed: A. An area of 2m ² ; and B. More than 300mm from the building wall; and C. The height of the building; (iv) Where the sign is attached to a verandah, it must: A. Be no deeper than 400mm; and B. Not obscure any notable architectural feature of a building; 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 2.5m above any pedestrian access; (v) Where it is a freestanding sign, it must not exceed: A. 1.5m in height; and B. An area of 1m ² ; (vi) Where it is a signage wall, it must not exceed: A. 1.2m in height; and B. An area of 4m ² ; (vii) Where it is an illuminated sign, it must: A. Not be a neon sign; and B. Not have a light source that flashes or moves; and	(2) Activity status: DIS Any sign that does not comply with Rules 19.2.6.1 P2 or P3.		

PWDP – National Planning Standards Working Table

	<p>C. Not contain moving parts or reflective materials; and</p> <p>D. Be focused to ensure it does not spill light beyond the site.</p>			<p>A. Be no deeper than 400mm; and</p> <p>B. Not obscure any notable architectural feature of a building; and</p> <p>C. Not project beyond the roof or fascia of the verandah more than 100mm in any direction; and</p> <p>D. Allow clearance of at least 2.5m above any pedestrian access;</p> <p>(v) Where it is a freestanding sign, it must not exceed:</p> <p>A. 1.5m in height; and</p> <p>B. An area of 1m²;</p> <p>(vi) Where it is a signage wall, it must not exceed:</p> <p>A. 1.2m in height; and</p> <p>B. An area of 4m²;</p> <p>(vii) Where it is an illuminated sign, it must:</p> <p>(A) Not be a neon sign; and</p>			
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PWDP – National Planning Standards Working Table

				<div><div>(B) Not have a light source that flashes or moves; and</div><div>(C) Not contain moving parts or reflective materials; and</div><div>(D) Be focused to ensure it does not spill light beyond the site.</div></div>						
P3	<div><div>(a) A real estate 'for sale' sign must comply with all of the following conditions:</div><div><div>(i) The sign relates to the sale of the site on which it is located;</div><div>(ii) There is no more than 1 sign per agency;</div><div>(iii) The sign is not illuminated;</div><div>(iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials;</div><div>(v) The sign does not project into or over road reserve.</div></div></div>			<table><tr><th>SIGN-Rx</th><th>Signs – General</th></tr><tr><td><div><div>(1) Activity status: PER</div><div>Where:</div><div>(a) A real estate 'for sale' sign must comply with all of the following conditions:</div><div><div>(i) The sign relates to the sale of the site on which it is located;</div><div>(ii) There is no more than 1 sign per agency;</div><div>(iii) The sign is not illuminated;</div><div>(iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials;</div></div></div></td><td><div><div>(2) Activity status: DIS</div><div>Any sign that does not comply with Rules 19.2.6.1 P2 or P3.</div></div></td></tr></table>	SIGN-Rx	Signs – General	<div><div>(1) Activity status: PER</div><div>Where:</div><div>(a) A real estate 'for sale' sign must comply with all of the following conditions:</div><div><div>(i) The sign relates to the sale of the site on which it is located;</div><div>(ii) There is no more than 1 sign per agency;</div><div>(iii) The sign is not illuminated;</div><div>(iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials;</div></div></div>	<div><div>(2) Activity status: DIS</div><div>Any sign that does not comply with Rules 19.2.6.1 P2 or P3.</div></div>		
SIGN-Rx	Signs – General									
<div><div>(1) Activity status: PER</div><div>Where:</div><div>(a) A real estate 'for sale' sign must comply with all of the following conditions:</div><div><div>(i) The sign relates to the sale of the site on which it is located;</div><div>(ii) There is no more than 1 sign per agency;</div><div>(iii) The sign is not illuminated;</div><div>(iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials;</div></div></div>	<div><div>(2) Activity status: DIS</div><div>Any sign that does not comply with Rules 19.2.6.1 P2 or P3.</div></div>									
DI	Any sign that does not comply with Rules 19.2.6.1 P2 or P3.									

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions			Reasons
			(v) The sign does not project into or over road reserve.			
19.2.6.2 Signs - Effects on traffic		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS Chapter: SIGN - Signs	SIGN-Rx Signs – Effects on traffic			7. District-wide Matters Standard Direction 36: If provisions for managing signs are addressed, they must be located in the Signs chapter.
PI	(a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be at least 60m from controlled intersections, pedestrian crossings and another sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Contain no more than 40 characters and no more than 6 symbols; (v) Have lettering that is at least 150mm high; and (vi) Be at least 130m from a site entrance, where the sign directs traffic to the entrance.		(1) Activity status: PER Where: (a) Any sign directed at road users must: (i) Not imitate the content, colour or appearance of any traffic control sign; (ii) Be at least 60m from controlled intersections, pedestrian crossings and another sign; (iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; (iv) Contain no more than 40 characters and no more than 6 symbols; (v) Have lettering that is at least 150mm high; and (vi) Be at least 130m from a site entrance, where the sign directs traffic to the entrance.	(2) Activity status: DIS Any sign that does not comply with Rule 19.2.6.2 PI.		
DI	Any sign that does not comply with Rule 19.2.6.2 PI.					

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
19.2.7 Outdoor storage		PART 3 – AREA SPECIFIC MATTERS Chapter: Commercial and mixed use zones Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx Outdoor storage		4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
PI	(a) Outdoor storage of goods or materials must: (i) Not exceed a height of 2m; (ii) Be limited to one 25m² storage area over the entire Business Zone Tamahere site (iii) Be screened from view by a close boarded fence or wall to height of 1.8m from: A. A public road; B. Public reserve; and C. An adjoining site in another zone.		(1) Activity status: PER Where: (a) Outdoor storage of goods or materials must: (i) Not exceed a height of 2m; (ii) Be limited to one 25m² storage area over the entire Business Tamahere Precinct site (iii) Be screened from view by a close boarded fence or wall to height of 1.8m from: A. A public road; B. Public reserve; and C. An adjoining site in another zone.	(2) Activity status: DIS Any outdoor storage area that does not comply with Rule 19.2.7 PI.	
DI	Any outdoor storage area that does not comply with Rule 19.2.7 PI.				
19.3 Land Use – Buildings 19.3.1 Height – Building		PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	Land Use – Buildings		4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
PI	The maximum height of any building must not exceed 10m.		BTZ-Sx Height – Building	(1) Activity status: PER Where: (a) The maximum height of any building must not exceed 10m.	
DI	Any building that does not comply with Rule 19.3.1 PI.				

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons				
19.3.2 Buildings, structures, vegetation and objects within an airport obstacle limitation surface		PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	<table><tr><td>BTZ-Sx</td><td>Buildings, structures, vegetation and objects within an airport obstacle limitation surface</td></tr><tr><td>(1) Activity status: PER Where: (a) Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.</td><td>(2) Activity status: DIS Any building, structure or vegetation that does not comply with Rule 19.3.2 PI.</td></tr></table>		BTZ-Sx	Buildings, structures, vegetation and objects within an airport obstacle limitation surface	(1) Activity status: PER Where: (a) Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.	(2) Activity status: DIS Any building, structure or vegetation that does not comply with Rule 19.3.2 PI.	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
BTZ-Sx	Buildings, structures, vegetation and objects within an airport obstacle limitation surface								
(1) Activity status: PER Where: (a) Any building, structure or vegetation must not protrude through the airport obstacle limitation surfaces as shown on the planning maps.	(2) Activity status: DIS Any building, structure or vegetation that does not comply with Rule 19.3.2 PI.								
PI	Any building, structure or vegetation must not protrude through any airport obstacle limitation surface as shown on the planning maps.								
DI	Any building, structure or vegetation that does not comply with Rule 19.3.2 PI.								
19.3.3 Daylight admission		PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	<table><tr><td>BTZ-Sx</td><td>Daylight admission</td></tr><tr><td>(1) Activity status: PER Where: (a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the boundary of a site within the Business Tamahere Precinct</td><td>(2) Activity status: RDIS Any building that does not comply with Rule 19.3.3 PI: Council’s discretion is limited to the following matters: (a) Height of building; (b) Design and location of the building; (c) Extent of shading on adjacent sites; (d) Effects on privacy of other sites; (e) Effects on amenity values of other sites.</td></tr></table>		BTZ-Sx	Daylight admission	(1) Activity status: PER Where: (a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the boundary of a site within the Business Tamahere Precinct	(2) Activity status: RDIS Any building that does not comply with Rule 19.3.3 PI: Council’s discretion is limited to the following matters: (a) Height of building; (b) Design and location of the building; (c) Extent of shading on adjacent sites; (d) Effects on privacy of other sites; (e) Effects on amenity values of other sites.	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
BTZ-Sx	Daylight admission								
(1) Activity status: PER Where: (a) Any building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the boundary of a site within the Business Tamahere Precinct	(2) Activity status: RDIS Any building that does not comply with Rule 19.3.3 PI: Council’s discretion is limited to the following matters: (a) Height of building; (b) Design and location of the building; (c) Extent of shading on adjacent sites; (d) Effects on privacy of other sites; (e) Effects on amenity values of other sites.								
PI	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 every point of the boundary of a site within the Business Zone Tamahere.								
RDI	(a) Any building that does not comply with Rule 19.3.3 PI. (b) Council’s discretion is limited to the following matters: (i) Height of building; (ii) Design and location of the building; (iii) Extent of shading on adjacent sites; (iv) Effects on privacy of other sites; (v) Effects on amenity values of other sites.								

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons																											
19.3.4 Gross Floor Area <table><tr><td>PI</td><td>The total gross floor area of all buildings within the Business Zone Tamahere must not exceed 3000m².</td></tr><tr><td>DI</td><td>The total gross floor area of all buildings that does not comply with Rule 19.3.4 PI.</td></tr></table>		PI	The total gross floor area of all buildings within the Business Zone Tamahere must not exceed 3000m².	DI	The total gross floor area of all buildings that does not comply with Rule 19.3.4 PI.	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	<table><tr><td>BTZ-Sx</td><td colspan="2">Gross Floor Area</td></tr><tr><td>(1) Activity status:</td><td>PER</td><td>(2) Activity status:</td></tr><tr><td>Where:</td><td></td><td>DIS</td></tr><tr><td>(a)</td><td>The total gross floor area of all buildings within the Business Tamahere Precinct must not exceed 3000m².</td><td>The total gross floor area of all buildings that does not comply with Rule 19.3.4 PI:</td></tr></table>	BTZ-Sx	Gross Floor Area		(1) Activity status:	PER	(2) Activity status:	Where:		DIS	(a)	The total gross floor area of all buildings within the Business Tamahere Precinct must not exceed 3000m².	The total gross floor area of all buildings that does not comply with Rule 19.3.4 PI:	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.											
PI	The total gross floor area of all buildings within the Business Zone Tamahere must not exceed 3000m².																														
DI	The total gross floor area of all buildings that does not comply with Rule 19.3.4 PI.																														
BTZ-Sx	Gross Floor Area																														
(1) Activity status:	PER	(2) Activity status:																													
Where:		DIS																													
(a)	The total gross floor area of all buildings within the Business Tamahere Precinct must not exceed 3000m².	The total gross floor area of all buildings that does not comply with Rule 19.3.4 PI:																													
19.3.5 Gross Leasable Floor Area <table><tr><td>PI</td><td>(a) Any individual tenancy must have a gross leasable floor area between 70m² and 350m²; (b) There must be no more than four individual tenancies, each with a gross leasable floor area between 250m² and 350m².</td></tr><tr><td>DI</td><td>Any individual tenancy that does not comply with Rule 29.3.5 PI except where Rule 29.3.5 NCI applies.</td></tr><tr><td>NCI</td><td>Any individual tenancy that has a gross leasable floor area over 350m².</td></tr></table>		PI	(a) Any individual tenancy must have a gross leasable floor area between 70m² and 350m²; (b) There must be no more than four individual tenancies, each with a gross leasable floor area between 250m² and 350m².	DI	Any individual tenancy that does not comply with Rule 29.3.5 PI except where Rule 29.3.5 NCI applies.	NCI	Any individual tenancy that has a gross leasable floor area over 350m².	PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	<table><tr><td>BTZ-Sx</td><td colspan="2">Gross Leasable Floor Area</td></tr><tr><td>(1) Activity status:</td><td>PER</td><td>(2) Activity status:</td></tr><tr><td>Where:</td><td></td><td>DIS</td></tr><tr><td>(a)</td><td>Any individual tenancy must have a gross leasable floor area between 70m² and 350m²;</td><td>Any individual tenancy that does not comply with Rule 29.3.5 PI except where Rule 29.3.5 NCI applies:</td></tr><tr><td>(b)</td><td>There must be no more than four individual tenancies, each with a gross leasable floor area between 250m² and 350m².</td><td>(3) Activity status:</td></tr><tr><td></td><td></td><td>NC</td></tr><tr><td></td><td></td><td>Any individual tenancy that has a gross leasable floor area over 350m².</td></tr></table>	BTZ-Sx	Gross Leasable Floor Area		(1) Activity status:	PER	(2) Activity status:	Where:		DIS	(a)	Any individual tenancy must have a gross leasable floor area between 70m² and 350m²;	Any individual tenancy that does not comply with Rule 29.3.5 PI except where Rule 29.3.5 NCI applies:	(b)	There must be no more than four individual tenancies, each with a gross leasable floor area between 250m² and 350m².	(3) Activity status:			NC			Any individual tenancy that has a gross leasable floor area over 350m².	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
PI	(a) Any individual tenancy must have a gross leasable floor area between 70m² and 350m²; (b) There must be no more than four individual tenancies, each with a gross leasable floor area between 250m² and 350m².																														
DI	Any individual tenancy that does not comply with Rule 29.3.5 PI except where Rule 29.3.5 NCI applies.																														
NCI	Any individual tenancy that has a gross leasable floor area over 350m².																														
BTZ-Sx	Gross Leasable Floor Area																														
(1) Activity status:	PER	(2) Activity status:																													
Where:		DIS																													
(a)	Any individual tenancy must have a gross leasable floor area between 70m² and 350m²;	Any individual tenancy that does not comply with Rule 29.3.5 PI except where Rule 29.3.5 NCI applies:																													
(b)	There must be no more than four individual tenancies, each with a gross leasable floor area between 250m² and 350m².	(3) Activity status:																													
		NC																													
		Any individual tenancy that has a gross leasable floor area over 350m².																													

PWDP – National Planning Standards Working Table

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
19.3.6 Building setbacks		PART 3 – AREA SPECIFIC MATTERS Chapter: Special purpose zone Section: BTZ – Business Tamahere Zone	BTZ-Sx	4. District Plan Structure Standard Direction 10: If used, precincts that apply to only one zone must be located within the relevant zone chapter or section.
PI	(a) The building must be set back at least: (i) 12m from the Country Living Zone boundary; (ii) 20m from any road boundary; and (iii) 2m from the boundary of the Recreation Zone.		(1) Activity status: PER Where: (a) The building must be set back at least: (i) 12m from the Rural lifestyle zone boundary; (ii) 20m from any road boundary; and (iii) 2m from the boundary of the Recreation Zone.	
DI	Any building that does not comply with Rule 19.3.6.1.			

PWDP – National Planning Standards Working Table

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions			Reasons
		<p>(b) Matters referred to in Appendix 3.2.3 Tamahere Business Zone - Development Plan Guidelines;</p> <p>(c) Consistency with building design and individual unit layout, as shown in the previously-approved development plan;</p> <p>(d) Continuation of access to common land and infrastructure;</p> <p>(e) Consistency with any staged development proposal as shown in the previously-approved development plan;</p> <p>(f) Consistency with the Communal Management Structure (Appendix 3.2.2) that shows ownership, benefits of the common facilities, adequate funding for indefinite operation;</p> <p>(g) Terms of the legal framework for each owner of a unit within the Communal Management Structure (Appendix 3.2.2).</p>			