Working Table: Chapter 28 Rangitahi Peninsula 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.

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr><td>Chapter 28: Rangitahi Peninsula Zone
(1) The rules that apply to activities in the Rangitahi Peninsula zone are contained in Rule 28.1 Land Use – Activities, Rule 28.2 Land Use – Effects and Rule 28.3 Land Use – Building.
(2) The activity status tables and standards in the following chapters also apply to activities in the Rangitahi Peninsula zone:
14 Infrastructure and Energy;
15 Natural Hazards (Placeholder).</td><td>PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone</td><td><s>Rangitahi Peninsula Zone</s>
<s>(1) The rules that apply to activities in the Rangitahi Peninsula zone are contained in Rule 28.1 Land Use – Activities, Rule 28.2 Land Use – Effects and Rule 28.3 Land Use – Building.</s>
<s>(2) The activity status tables and standards in the following chapters also apply to activities in the Rangitahi Peninsula zone:</s>
<s>EI – Energy and infrastructure</s>
<s>NH – Natural hazards (Placeholder)</s></td><td>Cross references to other relevant District Plan provisions</td></tr>
<tr><td>(3) The following symbols are used in the tables:
(a) PR Prohibited activity
(b) P Permitted activity
(c) C Controlled activity
(d) RD Restricted discretionary activity
(e) D Discretionary activity
(f) NC Non-complying activity</td><td>PART 1: INTRODUCTION AND GENERAL PROVISIONS

INTERPRETATION

Chapter: Abbreviations</td><td><table><tr><th><s>Abbreviations</s></th><th><s>Full terms</s></th></tr><tr><td><s>PER</s></td><td><s>Permitted</s></td></tr><tr><td><s>CON</s></td><td><s>Controlled</s></td></tr><tr><td><s>RDIS</s></td><td><s>Restricted discretionary</s></td></tr><tr><td><s>DIS</s></td><td><s>Discretionary activity</s></td></tr><tr><td><s>NC</s></td><td><s>Non-complying activity</s></td></tr><tr><td><s>PR</s></td><td><s>Prohibited activity</s></td></tr></table></td><td>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.</td></tr>
<tr><td>(4) The rules providing for subdivision in the Rangitahi Peninsula Zone are contained in Rule 28.4.</td><td>PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone</td><td><s>(3) The rules providing for subdivision in the Rangitahi Peninsula Zone are contained in Rule 28.4.</s></td><td>Cross references to other relevant District Plan provisions</td></tr>
</table>

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
	Section: Rangitahi Peninsula zone		

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
28.1 Land Use – Activities (1) The following activities are permitted activities if they comply with all of the: (a) Land Use - Effects rules in Rule 28.2 (except for P7); (b) Land Use – Building rules in Rule 28.3 (except for P7); (c) Activity specific conditions.	**PART 3 – AREA-SPECIFIC MATTERS** **Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	**Land Use – Activities** ~~(1) The following activities are permitted activities if they comply with all of the:~~ ~~(a) Land Use - Effects rules in Rule 28.2 (except for P7);~~ ~~(b) Land Use – Building rules in Rule 28.3 (except for P7);~~ (c) ~~Activity specific conditions.~~	**Overview**

28.1.1 Specific Activities – Permitted Activities

(1) The activities listed below are permitted activities.

Activity		Conditions
P1	Residential activity	(a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8).
P2	A temporary event	(a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) The event occurs no more than 3 times per calendar year; and (d) It operates between 7.30am to 8:30pm Monday to Sunday; and (e) Temporary structures are: (i) Erected no more than 2 days before the event occurs; and (ii) Removed no more than 3 days after the end of the event; and (f) The site is returned to its original condition no more than 3 days after the end of the event; and (g) There is no direct site access from a national route or regional arterial road.

PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone

~~**Specific Activities – Permitted Activities**~~

~~(1) The activities listed below are permitted activities.~~

RPZ-Rx	Residential activity
(1) Activity status: PER **Activity-specific conditions:** (a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8).	**(2) Activity status: DIS** Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6. or a controlled activity Rule 28.1.2 (a) unless a lesser activity status under the Land Use - Effects Rule 28.2 or Land Use - Building Rules 28.3 has been identified.

RPZ-Rx	A temporary event
(1) Activity status: PER **Activity-specific conditions:** (a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) The event occurs no more than 3 times per calendar year; and (d) It operates between 7.30am to 8:30pm Monday to Sunday; and (e) Temporary structures are: (i) Erected no more than 2 days before the event occurs; and	**(2) Activity status: DIS** Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6. or a controlled activity Rule 28.1.2 (a) unless a lesser activity status under the Land Use - Effects Rule 28.2 or Land Use - Building Rules 28.3 has been identified.

8. Zone Framework Standard

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

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
				(ii) Removed no more than 3 days after the end of the event; and (f) The site is returned to its original condition no more than 3 days after the end of the event; and (g) There is no direct site access from a national route or regional arterial road.		
P3	A home occupation	(a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) It is wholly contained within a building; and (d) The storage of materials or machinery associated with the home occupation are wholly contained within a building; and (e) No more than 2 people who are not permanent residents of the site are employed at any one time; and (f) There is no unloading and loading of vehicles or the receiving of customers or deliveries before 7:30am or after 7:00pm on any day; and (g) There is no operation of machinery before 7:30am or after 9pm on any day.		RPZ-Rx	A home occupation	
				(1) Activity status: PER **Activity-specific conditions:** (a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) It is wholly contained within a building; and (d) The storage of materials or machinery associated with the home occupation are wholly contained within a building; and (e) No more than 2 people who are not permanent residents of the site are employed at any one time; and (f) There is no unloading and loading of vehicles or the	**(2) Activity status: DIS** Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6. or a controlled activity Rule 28.1.2 (a) unless a lesser activity status under the Land Use - Effects Rule 28.2 or Land Use - Building Rules 28.3 has been identified.	

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
				receiving of customers or deliveries before 7:30am or after 7:00pm on any day; and (g) There is no operation of machinery before 7:30am or after 9pm on any day.		
P4	A homestay	(a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) Provides accommodation for no more than 4 temporary residents.		RPZ-Rx	A homestay	
				(1) Activity status: PER **Activity-specific conditions:** (a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) Provides accommodation for no more than 4 temporary residents.	**(2) Activity status: DIS** Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6. or a controlled activity Rule 28.1.2 (a) unless a lesser activity status under the Land Use - Effects Rule 28.2 or Land Use - Building Rules 28.3 has been identified.	
P5	A community activity	(a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) The total gross floor area does not exceed a total of 200m² within the whole of the Rangitahi Peninsula Structure Plan Area (Appendix 8).		RPZ-Rx	A community activity	
				(1) Activity status: PER **Activity-specific conditions:** (a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi	**(2) Activity status: RDIS** Any activity that does not comply with a condition for Rule 28.1.1(P5) or Rule 28.1.1(P6) is a restricted discretionary activity provided that: (a) For a community activity, the total gross floor area within the Rangitahi Peninsula Structure Plan	

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
				Peninsula Structure Plan (Appendix 8); and (c) The total gross floor area does not exceed a total of 200m² within the whole of the Rangitahi Peninsula Structure Plan Area (Appendix 8).	Area does not exceed 300m² within the whole of the Structure Plan Area. (b) For Rangitahi commercial activity: (i) The total gross floor area does not exceed 600m² within any of the seven neighbourhoods shown on the Rangitahi Peninsula Structure Plan (Appendix 8), or (ii) The total gross floor area does not exceed 1000m² within the whole of the Structure Plan Area. **Council's discretion is restricted to the following matters:** (a) Effects on the role, function, and vitality, of the Raglan town centre; (b) Traffic impacts on the safety and efficiency of the road network; (c) Consistency with the Rangitahi Peninsula Structure Plan (Appendix 8); (d) Character and amenity of development within the Rangitahi Peninsula Structure Plan (Appendix 8).	
P6	Rangitahi commercial activity	(a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown		RPZ-Rx	Rangitahi commercial activity	

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
		on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) The total gross floor area does not exceed a total of 400m² gross floor area within the whole of the Rangitahi Peninsula Structure Plan Area (Appendix 8); and (d) Gross floor area of each individual premise does not exceed 100m².		**(1) Activity status: PER** **Activity-specific conditions:** (a) An activity that is in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8); and (b) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (Appendix 8); and (c) The total gross floor area does not exceed a total of 400m² gross floor area within the whole of the Rangitahi Peninsula Structure Plan Area (Appendix 8); and (d) Gross floor area of each individual premise does not exceed 100m².	**(2) Activity status: RDIS** Any activity that does not comply with a condition for Rule 28.1.1(P5) or Rule 28.1.1(P6) is a restricted discretionary activity provided that: (a) For a community activity, the total gross floor area within the Rangitahi Peninsula Structure Plan Area does not exceed 300m² within the whole of the Structure Plan Area. (b) For Rangitahi commercial activity: (i) The total gross floor area does not exceed 600m² within any of the seven neighbourhoods shown on the Rangitahi Peninsula Structure Plan (Appendix 8), or (ii) The total gross floor area does not exceed 1000m² within the whole of the Structure Plan Area. **Council's discretion is restricted to the following matters:** (a) Effects on the role, function, and vitality, of the Raglan town centre; (b) Traffic impacts on the safety and efficiency of the road network;	

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
					(c) Consistency with the Rangitahi Peninsula Structure Plan (Appendix 8); (d) Character and amenity of development within the Rangitahi Peninsula Structure Plan (Appendix 8).	
P7	Agricultural or horticultural activities	(a) Located within Balance Lot (Farm Management) on Plan 2 in the Rangitahi Peninsula Structure Plan Area (Appendix 8); (b) Land Use – Effects for the Rural Zone (Rule 22.2); (c) Land Use - Buildings for the Rural Zone (Rule 22.3)		RPZ-Rx	Agricultural or horticultural activities	
				(1) Activity status: PER **Activity-specific conditions:** (a) Located within Balance Lot (Farm Management) on Plan 2 in the Rangitahi Peninsula Structure Plan Area (Appendix 8); (b) Land Use – Effects for the Rural Zone (Rule 22.2); (c) Land Use - Buildings for the Rural Zone (Rule 22.3)	**(2) Activity status: DIS**	

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.1.2 Controlled Activities
(1) The activities listed below are controlled activities.
<table>
<tr><th colspan="2">Activity</th><th>Conditions</th></tr>
<tr><td>C1</td><td>(a) Child care facilities are a controlled activity if the following conditions are met:
(i) Land Use- Effects in Rule 28.2; and
(ii) Land Use – Building in Rule 28.3; and
(iii) The site is located within the potential mixed use, potential commercial or potential tourism locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan(Appendix 8).</td><td>(a) Council reserves it control over the following matters:
(i) Consistency with the Rangitahi Peninsula Structure Plan;
(ii) Character and amenity of development within the Rangitahi Peninsula Structure Plan.
(iii) Traffic impacts on the safety and efficiency of the road network.</td></tr>
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<td>
PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone
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<td>
Controlled Activities
(1) The activities listed below are controlled activities.
<table>
<tr><td>RPZ-Rx</td><td>Child care facilities</td></tr>
<tr><td>
(1) Activity status: CON
Activity-specific conditions:
(a) Child care facilities are a controlled activity if the following conditions are met:
(i) Land Use- Effects in Rule 28.2; and
(ii) Land Use – Building in Rule 28.3; and
(iii) The site is located within the potential mixed use, potential commercial or potential tourism locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan(Appendix 8).

Council reserves it control over the following matters:
(a) Consistency with the Rangitahi Peninsula Structure Plan;
(b) Character and amenity of development within the Rangitahi Peninsula Structure Plan.
(c) Traffic impacts on the safety and efficiency of the road network.
</td><td>
(2) Activity status: DIS
Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6. or a controlled activity Rule 28.1.2 (a) unless a lesser activity status under the Land Use - Effects Rule 28.2 or Land Use - Building Rules 28.3 has been identified.
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<td>
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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</table>

28.1.3 Specific Activities - Restricted Discretionary Activities

(1) The activities listed below are restricted discretionary activities.

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

Activity		Matters of Discretion
RD1	(a) Any activity that does not comply with a condition for Rule 28.1.1(P5) or Rule 28.1.1(P6) is a restricted discretionary activity provided that: (i) For a community activity, the total gross floor area within the Rangitahi Peninsula Structure Plan Area does not exceed 300m² within the whole of the Structure Plan Area. (b) For Rangitahi commercial activity: (iii) The total gross floor area does not exceed 600m² within any of the seven neighbourhoods shown on the Rangitahi	(a) Council's discretion is restricted to the following matters: (i) Effects on the role, function, and vitality, of the Raglan town centre; (ii) Traffic impacts on the safety and efficiency of the road network; (iii) Consistency with the Rangitahi Peninsula Structure Plan (Appendix 8); (iv) Character and amenity of development within the Rangitahi Peninsula Structure Plan (Appendix 8).

PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone

Specific Activities - 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.

RPZ-Rx	Comprehensive Residential Development	
	(1) Activity status: RDIS **Activity-specific conditions:** (a) A Comprehensive Residential Development that meets the following conditions: (i) The Land Use – Effects in Rule 28.2; and (ii) The Land Use – Building in Rule 28.3; and A. Rule 28.3.3 (Building height) does not apply; and B. Rule 28.3.7 (Living court) does not apply; and (iii) The site is located within the Comprehensive Residential Development locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8); and (iv) Construction or alteration of a building does not exceed 11m height; and	**(2) Activity status: DIS** Any activity that does not comply with Rule 28.1.3 RD2.

8. Zone Framework Standard

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

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
Peninsula Structure Plan (Appendix 8), or (iv) The total gross floor area does not exceed 1000m² within the whole of the Structure Plan Area.		(v) A detailed site plan is provided that identifies proposed title boundaries for each residential unit and any common areas (including access and services), ensuring that a freehold (fee simple) or unit title subdivision could occur in accordance with Appendix 8 - Rangitahi Peninsula Structure Plan; and (vi) The residential unit is designed and constructed to comply with Table 14 - Internal Sound Levels in Appendix 1 (Acoustic Insulation); and (vii) A communal service court area is provided; and (viii) Outdoor living courts are provided to meet the following minimum requirements for each residential unit: Duplex Dwelling | Living Court Area | Minimum Dimension Studio unit or 1 bedroom | 30m² | 4m 2 bedroom | 40m² | 4m	

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions	Reasons
RD2	(a) A Comprehensive Residential Development that meets the following conditions: (i) The Land Use – Effects in Rule 28.2; and (ii) The Land Use – Building in Rule 28.3; and A. Rule 28.3.3 (Building height) does not apply; and B. Rule 28.3.7 (Living court) does not apply; and (iii) The site is located within the Comprehensive Residential Development locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8); and (iv) Construction or alteration	(a) Council's discretion is restricted to the following matters: (i) Adequacy of the information provided to address matters specified, and outcomes sought, within the Multi-Unit Design Guide (Appendix 3.4); (ii) The extent to which the development contributes to and engages with adjacent streets and public open space; (iii) The extent to which the access, car parking and garaging is integrated into the development in a way that is safe for pedestrians and cyclists; (iv) The extent to which the development incorporates environmental efficiency measures such as passive solar principles; (v) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, outdoor living court orientation, site design and layout; (vi) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;		3 bedroom | 40m² | 4m Apartment Building Ground Level Residential Unit | Living Court Area | Minimum Dimension Studio unit or 1 bedroom | 20m² | 4m 2 bedroom | 30m² | 4m 3 bedroom | 30m² | 4m Apartment Building Upper Level Residential Unit | Living Court Area | Minimum Dimension Studio unit or 1 bedroom | 10m² | 2m 2 bedroom | 15m² | 2m 3 bedroom | 15m² | 2m **Council's discretion is restricted to the following matters:** (a) Adequacy of the information provided to address matters specified, and outcomes sought, within the Multi-Unit Design Guide (Appendix 3.4); (b) The extent to which the development contributes to and engages with adjacent streets and public open space; (c) The extent to which the access, car parking and garaging is integrated into	

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
	of a building does not exceed 11m height; and (v) A detailed site plan is provided that identifies proposed title boundaries for each residential unit and any common areas (including access and services), ensuring that a freehold (fee simple) or unit title subdivision could occur in accordance with Appendix 8 - Rangitahi Peninsula Structure Plan; and (vi) The residential unit is designed and constructed to comply with Table 14 - Internal Sound Levels in Appendix 1 (Acoustic Insulation); and	(vii) Avoidance or mitigation of natural hazards; (viii) The safety and efficiency of roads due to traffic associated with the development; (ix) Geotechnical stability for building; (x) Consistency with (Appendix 8) Rangitahi Peninsula Structure Plan.		the development in a way that is safe for pedestrians and cyclists; (d) The extent to which the development incorporates environmental efficiency measures such as passive solar principles; (e) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, outdoor living court orientation, site design and layout; (f) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner; (g) Avoidance or mitigation of natural hazards; (h) The safety and efficiency of roads due to traffic associated with the development; (i) Geotechnical stability for building; (j) Consistency with (Appendix 8) Rangitahi Peninsula Structure Plan.		

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
(vii) A communal service court area is provided; and (viii) Outdoor living courts are provided to meet the following minimum requirements for each residential unit: **Duplex Dwelling** **Living Court Area** **Minimum Dimension** Studio unit or 1 bedroom: 30 m², 4m 2 bedroom: 40 m², 4m 3 bedroom: 40 m², 4m **Apartment Building Ground Level Residential Unit** **Living Court Area** **Minimum Dimension** Studio unit or 1 bedroom: 20 m², 4m 2 bedroom: 30 m², 4m			

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
3 bedroom: 30 m², 4m Apartment Building Upper Level Residential Unit: Living Court Area; Minimum Dimension Studio unit or 1 bedroom: 10 m², 2m 2 bedroom: 15 m², 2m 3 bedroom: 15 m², 2m			

PWDP Provisions as notified			NPS Location / Relocation required	NPS Provisions		Reasons
RD3	(a) Any mixed use activity comprising of a comprehensive residential development and a Rangitahi commercial activity or a community facility is a restricted discretionary activity and shall meet the conditions in Rules 28.1.1 P5-P6 and 28.1.3 RD1 and RD2; (b) Mixed use activities provided for under Rule RD3(a) are exempt from the requirements of Rule 28.3.6 (Accessory buildings)	Council's discretion is restricted to the matters of discretion of Rules 28.1.3 RD1 (a) and RD2 (a).		RPZ-Rx	Any mixed use activity comprising of a comprehensive residential development and a Rangitahi commercial activity or a community facility	
				(1) Activity status: RDIS **Activity-specific conditions:** (a) Any mixed use activity comprising of a comprehensive residential development and a Rangitahi commercial activity or a community facility is a restricted discretionary activity and shall meet the conditions in Rules 28.1.1 P5-P6 and 28.1.3 RD1 and RD2;	**(2) Activity status: n/a**	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions		Reasons
		(b) Mixed use activities provided for under Rule RD3(a) are exempt from the requirements of Rule 28.3.6 (Accessory buildings) Council's discretion is restricted to the matters of discretion of Rules 28.1.3 RD1 (a) and RD2 (a).		

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
28.1.4 Specific Activities - Discretionary Activities (1) The activities listed below are discretionary activities. D1 – Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6. or a controlled activity Rule 28.1.2 (a) unless a lesser activity status under the Land Use - Effects Rule 28.2 or Land Use - Building Rules 28.3 has been identified. D2 – Child care facilities outside of potential mixed use, potential commercial or potential tourism locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8). D3 – Any activity that does not comply with Rule 28.1.3 RD2.	**PART 3 – AREA-SPECIFIC MATTERS** **Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	**Specific Activities - Discretionary Activities** (1) The activities listed below are discretionary activities. RPZ-Rx – Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6. or a controlled activity Rule 28.1.2 (a) unless a lesser activity status under the Land Use - Effects Rule 28.2 or Land Use - Building Rules 28.3 has been identified. **(1) Activity status: DIS Activity-specific conditions: N/A** / **(2) Activity status: N/A** RPZ-Rx – Child care facilities outside of potential mixed use, potential commercial or potential tourism locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8). **(1) Activity status: DIS Activity-specific conditions: N/A** / **(2) Activity status: N/A**	**8. Zone Framework Standard** Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
28.1.5 Non-Complying Activities (1) The activities listed below are non-complying activities. NC1 – Any activity that is not listed as Prohibited, Permitted or Restricted Discretionary or Discretionary.	**PART 3 – AREA-SPECIFIC MATTERS** **Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	**Non-Complying Activities** (1) The activities listed below are non-complying activities. RPZ-Rx – Any activity that is not listed as Prohibited, Permitted or Restricted Discretionary or Discretionary. **(3) Activity status: NC Activity-specific conditions: N/A** / **(4) Activity status: N/A**	**8. Zone Framework Standard** Direction 4: Provisions developed for each zone must manage the use, development, and protection of natural and physical resources in it, in accordance with Part 2 of the RMA.
28.2 Land Use – Effects **28.2.1 Noise** (1) Rule 28.2.1 and Rule 28.2.2 provide the permitted noise levels for noise generated by land use activities. (2) Rule 28.2.2 Noise – General provides permitted noise levels across the entire Rangitahi Peninsula Zone. (3) Rule 28.2.3 Noise – Construction provides for permitted noise levels during construction activities.	**PART 3 – AREA-SPECIFIC MATTERS** **Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	**Land Use – Effects** ~~**Noise**~~ ~~(1) Rule 28.2.1 and Rule 28.2.2 provide the permitted noise levels for noise generated by land use activities.~~ ~~(2) Rule 28.2.2 Noise – General provides permitted noise levels across the entire Rangitahi Peninsula Zone.~~ (3) ~~Rule 28.2.3 Noise – Construction provides for permitted noise levels during construction activities.~~	Cross references to other relevant District Plan provisions

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.2.1.2 Noise – general
<table>
<tr><td>P1</td><td>Farming noise, and noise generated by emergency generators and emergency sirens.</td></tr>
<tr><td>P2</td><td>(a) Noise measured within any other site must not exceed:
(i) 50dB (L_{Aeq}), 7am to 7pm, every day, and
(ii) 45dB (L_{Aeq}), 7pm to 10pm, every day, and
(iii) 40dB (L_{Aeq}) and 65dB (L_{Amax}), 10pm to 7am the following day.
(b) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 “Acoustics - Measurement of Environmental Sound.
(c) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 “Acoustic- Environmental noise”.</td></tr>
<tr><td>D1</td><td>Noise generated by any activity that does not comply with Rule 28.2.1.2 P1 and P2</td></tr>
</table>
</td>
<td>
PART 2 – DISTRICT-WIDE MATTERS

GENERAL DISTRICT-WIDE MATTERS

Chapter: NOISE - Noise
</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Noise – general</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Farming noise, and noise generated by emergency generators and emergency sirens.</td><td>(2) Activity status: DIS</td></tr>
</table>
<table>
<tr><td>RPZ-Rx</td><td>Noise – general</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Noise measured within any other site must not exceed:
(i) 50dB (L_{Aeq}), 7am to 7pm, every day, and
(ii) 45dB (L_{Aeq}), 7pm to 10pm, every day, and
(iii) 40dB (L_{Aeq}) and 65dB (L_{Amax}), 10pm to 7am the following day.
(b) Noise levels must be measured in accordance with the requirements of NZS 6801:2008 “Acoustics - Measurement of Environmental Sound.
(c) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 “Acoustic- Environmental noise”.</td><td>(2) Activity status: DIS</td></tr>
</table>
</td>
<td>
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.
</td>
</tr>
</table>

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.2.1.3 Construction noise
<table>
<tr><td>P1</td><td>(a) Noise generated from a construction site must meet the levels 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></tr>
<tr><td>RD1</td><td>(a) Construction noise that does not comply with Rule 28.2.1.3 P1.
(b) Council's discretion is restricted to the following:
(i) Effects on amenity values;
(ii) Hours of construction;
(iii) Noise levels and days;
(iv) Timing and duration;
(v) Methods of construction.</td></tr>
</table>
</td>
<td>
PART 2 – DISTRICT-WIDE MATTERS

GENERAL DISTRICT-WIDE MATTERS

Chapter: NOISE - Noise
</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Construction noise</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Noise generated from a construction site must meet the levels 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: RDIS
Construction noise that does not comply with Rule 28.2.1.3 P1.
Council's discretion is restricted to the following:
(a) Effects on amenity values;
(b) Hours of construction;
(c) Noise levels and days;
(d) Timing and duration;
(e) Methods of construction.</td></tr>
</table>
</td>
<td>
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.
</td>
</tr>
</table>

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>28.2.3 Glare and artificial light spill
<table>
<tr><td>P1</td><td>(a) Illumination from glare and light spill must not exceed 10 lux measured horizontally and vertically at any other site.
(b) Rule 28.2.3 P1 does not apply to streetlights, navigation lights, traffic signals or from vehicles or equipment used in farming activities.</td></tr>
<tr><td>RD1</td><td>(a) Illumination from glare and light spill that does not comply with Rule 28.2.3 P1.
(b) Council's discretion is restricted to the following:
(i) Effects on amenity values;
(ii) Light spill levels on other sites;
(iii) Road safety;
(iv) Duration and frequency;
(v) Location and orientation of the light source;
(vi) Mitigation measures.</td></tr>
</table>
</td>
<td>PART 2 – DISTRICT-WIDE MATTERS

GENERAL DISTRICT-WIDE MATTERS

Chapter: LIGHT - Light</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td colspan="2">Glare and artificial light spill</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Illumination from glare and light spill must not exceed 10 lux measured horizontally and vertically at any other site.
(b) Rule 28.2.3 P1 does not apply to streetlights, navigation lights, traffic signals or from vehicles or equipment used in farming activities.</td><td colspan="2">(2) Activity status: RDIS
Illumination from glare and light spill that does not comply with Rule 28.2.3 P1.
Council's discretion is restricted to the following:
(a) Effects on amenity values;
(b) Light spill levels on other sites;
(c) Road safety;
(d) Duration and frequency;
(e) Location and orientation of the light source;
(f) Mitigation measures.</td></tr>
</table>
</td>
<td>7. 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.</td>
</tr>
<tr>
<td>28.2.4 Earthworks
(1) Rules 28.2.4.1 to 28.2.4.3 provide for permitted levels for earthworks generated by land use activities within the Rangitahi Peninsula Zone.
(2) There are specific standards within rules:
(3) Rule 28.2.4.1 Earthworks – General;
(4) Rule 28.2.4.2 Earthworks – Maaori Sites of Significance;
(5) Rule 28.2.4.3 Earthworks – Significant Natural Areas</td>
<td>PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone</td>
<td>~~Earthworks~~
~~(1) Rules 28.2.4.1 to 28.2.4.3 provide for permitted levels for earthworks generated by land use activities within the Rangitahi Peninsula Zone.~~
~~(2) There are specific standards within rules:~~
~~(3) Rule 28.2.4.1 Earthworks – General;~~
~~(4) Rule 28.2.4.2 Earthworks – Maaori Sites of Significance;~~
(5) ~~Rule 28.2.4.3 Earthworks – Significant Natural Areas~~</td>
<td>Cross references to other relevant District Plan provisions</td>
</tr>
</table>

28.2.4.1 Earthworks – General		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS **Chapter:** EW - Earthworks	EW-Rx Earthworks – General		7. District-wide Matters Standard
P1	(a) Earthworks within a site must meet all of the following conditions: (i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 2m, with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) Areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (v) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; (vii) Do no result in the site being unable to be serviced by gravity sewers.		**(1) Activity status: PER** **Activity-specific conditions:** (a) Earthworks within a site must meet all of the following conditions: (i) Be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) Not exceed a volume of more than 250m³ and an area of more than 1,000m² within a site; (iii) The height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed 2m, 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;	**(2) Activity status: RDIS** Earthworks that do not comply with Rule 28.2.4.1 P1 or P2. **Council's discretion is restricted to the following matters:** (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Geotechnical stability; (i) Flood risk, including natural water flows and established drainage paths (j) Land instability, erosion and sedimentation; (k) Proximity to underground services and service connections; (l) Traffic movements to and from the site; (m) Consistency with the Rangitahi Peninsula Structure Plan.	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 Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
			(vi) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; (vii) Do no result in the site being unable to be serviced by gravity sewers.		
P2	(a) The importation of fill material to a site must meet the following conditions, in addition to the conditions in Rule 28.2.4 P1: (i) Does not exceed a total volume of 500m³ per site and a depth of 1m; (ii) Is fit for compaction; (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); (iv) Does not restrict the ability for land to drain; (v) Is not located within 1.5m of public sewers, utility services or manholes; (vi) The sediment from fill material is retained on the site.		EW-Rx	**Earthworks – General**		
RD1	(a) Earthworks that do not comply with Rule 28.2.4.1 P1 or P2. (b) Council's discretion is restricted to the following matters: (i) Amenity values and landscape effects; (ii) Volume, extent and depth of earthworks; (iii) Nature of fill material; (iv) Contamination of fill material; (v) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) Compaction of the fill material; (vii) Volume and depth of fill material; (viii) Geotechnical stability; (ix) Flood risk, including natural water flows and established drainage paths (x) Land instability, erosion and sedimentation; (xi) Proximity to underground services and service connections;			**(1) Activity status: PER** **Activity-specific conditions:** (a) The importation of fill material to a site must meet the following conditions, in addition to the conditions in Rule 28.2.4 P1: (i) Does not exceed a total volume of 500m³ per site and a depth of 1m; (ii) Is fit for compaction; (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); (iv) Does not restrict the ability for land to drain; (v) Is not located within 1.5m of public sewers, utility services or manholes;	**(2) Activity status: RDIS** Earthworks that do not comply with Rule 28.2.4.1 P1 or P2. **Council's discretion is restricted to the following matters:** (a) Amenity values and landscape effects; (b) Volume, extent and depth of earthworks; (c) Nature of fill material; (d) Contamination of fill material; (e) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (f) Compaction of the fill material; (g) Volume and depth of fill material; (h) Geotechnical stability; (i) Flood risk, including natural water flows and established drainage paths	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
(xii) Traffic movements to and from the site; (xiii) Consistency with the Rangitahi Peninsula Structure Plan.		The sediment from fill material is retained on the site. (j) Land instability, erosion and sedimentation; (k) Proximity to underground services and service connections; (l) Traffic movements to and from the site; (m) Consistency with the Rangitahi Peninsula Structure Plan.	

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.2.4.2 Earthworks – Maaori Sites and Maaori Areas of Significance
<table>
<tr><td>RD1</td><td>(a) Earthworks within a Maaori Site of Significance as identified in Schedule 30.3 (Maaori Site of Significance) and shown on the planning maps.
(b) Council's discretion shall be restricted to the following matters:
(i) location of activity in relation to the site;
(ii) effects on heritage and cultural values.</td></tr>
<tr><td>RD2</td><td>(a) Earthworks within a Maaori area of significance as identified in Schedule 30.4 (Maaori Area of Significance) and shown on the planning maps.
(b) Council's discretion shall be restricted to the following matters:
(i) location of activity in relation to the site;
(ii) effects on heritage and cultural values.</td></tr>
</table>
</td>
<td>
PART 2 – DISTRICT-WIDE MATTERS

HISTORICAL AND CULTURAL VALUES

Chapter: SASM - Sites and areas of significance to Māori
</td>
<td>
<table>
<tr><td>SASM-Rx</td><td>Earthworks – Maaori Sites and Maaori Areas of Significance</td></tr>
<tr><td>(1) Activity status: RDIS
Activity-specific conditions:
(a) Earthworks within a Maaori Site of Significance as identified in Schedule 30.3 (Maaori Site of Significance) and shown on the planning maps.
Council's discretion shall be restricted to the following matters:
(a) location of activity in relation to the site;
(b) effects on heritage and cultural values.</td><td>(2) Activity status: n/a</td></tr>
</table>
<table>
<tr><td>SASM-Rx</td><td>Earthworks – Maaori Sites and Maaori Areas of Significance</td></tr>
<tr><td>(1) Activity status: RDIS
Activity-specific conditions:
(a) Earthworks within a Maaori area of significance as identified in Schedule 30.4 (Maaori Area of Significance) and shown on the planning maps.
(b) Council's discretion shall be restricted to the following matters:
(i) location of activity in relation to the site;
(ii) effects on heritage and cultural values.</td><td>(2) Activity status: n/a</td></tr>
</table>
</td>
<td>
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.
</td>
</tr>
</table>

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.2.4.3 Earthworks - Significant Natural Areas
<table>
<tr><td>P1</td><td>(a) Earthworks for the maintenance of existing tracks, fences or drains within an identified Significant Natural Area and must meet all of the following conditions:
(i) Maximum volume of 50m³ in a single consecutive 12 month period;
(ii) Maximum area of 250m² in a single consecutive 12 month period; and
(iii) Not include importing any fill material.</td></tr>
<tr><td>RD1</td><td>(a) Earthworks that do not comply with Rule 16.2.4.3 P1.
(b) Council's discretion shall be restricted to the following matters:
(i) The location of earthworks in relation to waterways, significant indigenous vegetation or habitat;
(ii) The protection of adverse effects on the Significant Natural Area values.</td></tr>
<tr><td>D1</td><td>Earthworks within an identified Significant Natural Area not provided for in Rule 28.2.4.3 P1 or RD1</td></tr>
</table>
</td>
<td>
PART 2 – DISTRICT-WIDE MATTERS

NATURAL ENVIRONMENT VALUES

Chapter: ECO - Ecosystems and indigenous biodiversity
</td>
<td>
<table>
<tr><td>ECO-Rx</td><td>Earthworks - Significant Natural Areas</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Earthworks for the maintenance of existing tracks, fences or drains within an identified Significant Natural Area and must meet all of the following conditions:
(i) Maximum volume of 50m³ in a single consecutive 12 month period;
(ii) Maximum area of 250m² in a single consecutive 12 month period; and
(iii) Not include importing any fill material.</td><td>(2) Activity status: RDIS
Earthworks that do not comply with Rule 16.2.4.3 P1.
Council's discretion shall be restricted to the following matters:
(a) The location of earthworks in relation to waterways, significant indigenous vegetation or habitat;
(b) The protection of adverse effects on the Significant Natural Area values.

(3) Activity status: DIS
Earthworks within an identified Significant Natural Area not provided for in Rule 28.2.4.3 P1 or RD1</td></tr>
</table>
</td>
<td>
7. District-wide Matters Standard
<u>Direction 19:</u> If the following matters are addressed, they must be located in the Ecosystems and indigenous biodiversity chapter:
a. identification and management of significant natural areas, including under s6(c) of the RMA
b. maintenance of biological diversity
c. intrinsic values of ecosystems and indigenous biodiversity.
</td>
</tr>
</table>

28.2.5 Hazardous substances		PART 2 – DISTRICT-WIDE MATTERS HAZARDS AND RISKS **Chapter:** HAZS - Hazardous substances			7. District-wide Matters Standard
P1	(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 Rangitahi Peninsula Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances); and (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.		HAZS-Rx	**Hazardous substances**	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. Direction 13: 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. Direction 14: Any additional chapters to address other hazards and risks must be included alphabetically under the Hazards and risks heading.
			(1) Activity status: PER **Activity-specific conditions:** (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 Rangitahi Peninsula Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances); and (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.	**(2) Activity status: DIS** The use, storage or disposal of hazardous substances that do not comply with Rule 28.2.5 P1 or C1.	
C1	(a) Service station with a maximum storage for retail sale of: (i) 100,000 litres of petrol in underground storage tanks; and (ii) 50,000 litres of diesel in underground storage tanks; and (iii) 6 tonnes of LPG (single vessel storage). (b) Council's control is reserved over the following matters: (i) The proposed site design and layout in relation to: A. The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; and B. Interaction with natural hazards (flooding, instability), as applicable. proposed emergency		HAZS-Rx	**Hazardous substances**	
			(1) Activity status: CON **Activity-specific conditions:** (a) Service station with a maximum storage for retail sale of: (i) 100,000 litres of petrol in underground storage tanks; and	**(2) Activity status: DIS** The use, storage or disposal of hazardous substances that do not comply with Rule 28.2.5 P1 or C1.	

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
	management planning (spills, fire and other relevant hazards); (ii) Proposed procedures for monitoring and reporting of incidents.		(ii) 50,000 litres of diesel in underground storage tanks; and (iii) 6 tonnes of LPG (single vessel storage). **Council's control is reserved over the following matters:** (a) The proposed site design and layout in relation to: (i) The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; and (ii) Interaction with natural hazards (flooding, instability), as applicable. proposed emergency management planning (spills, fire and other relevant hazards); (b) Proposed procedures for monitoring and reporting of incidents.		
D1	The use, storage or disposal of hazardous substances that do not comply with Rule 28.2.5 P1 or C1.				

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
28.2.6 Signs (1) Rule 28.2.6.1 Signs – general provides permitted standards for any sign, including real estate signs, across the entire Rangitahi Peninsula Zone. (2) Rule 28.2.6.2 Signs – effects on traffic apply specific standards for signs that are directed at road users. (3) Rule 28.2.6.3 Signs - Heritage items and Maaori Sites of Significance provides permitted standards for signs that are attached to a heritage item or a Maaori Site of significance that are listed in Schedule No. 2. (Maaori Sites of Significance).	**PART 3 – AREA-SPECIFIC MATTERS** **Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	~~**Signs**~~ ~~(1) Rule 28.2.6.1 Signs – general provides permitted standards for any sign, including real estate signs, across the entire Rangitahi Peninsula Zone.~~ ~~(2) Rule 28.2.6.2 Signs – effects on traffic apply specific standards for signs that are directed at road users.~~ (3) ~~Rule 28.2.6.3 Signs - Heritage items and Maaori Sites of Significance provides permitted standards for signs that are attached to a heritage item or a Maaori Site of significance that are listed in Schedule No. 2. (Maaori Sites of Significance).~~	Cross references to other relevant District Plan provisions

28.2.6.1 Signs - General		PART 2 – DISTRICT-WIDE MATTERS GENERAL DISTRICT-WIDE MATTERS **Chapter:** SIGN - Signs		7. District-wide Matters Standard Direction 36: If provisions for managing signs are addressed, they must be located in the Signs chapter.
P1	(a) A sign visible from a public place must comply with all of the following conditions: (i) It is the only sign on the site; (ii) It is wholly contained on the site; (iii) It does not exceed 0.25m²; (iv) The sign height does not exceed 2m; (v) It is not illuminated; (vi) It does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; (vii) It relates to: A. Goods or services available on the site; or B. It is a property name sign; or C. It is a public information sign erected by a public authority; or D. It is a temporary sign on display for no more than 3 months.		SIGN-Rx **Signs - General** **(1) Activity status: PER** **Activity-specific conditions:** (a) A sign visible from a public place must comply with all of the following conditions: (i) It is the only sign on the site; (ii) It is wholly contained on the site; (iii) It does not exceed 0.25m²; (iv) The sign height does not exceed 2m; (v) It is not illuminated; (vi) It does not contain any moving parts, fluorescent, flas hing or revolving lights or reflective materials; (vii) It relates to: A. Goods or services available on the site; or B. It is a property name sign; or C. It is a public information sign erected by a public authority; or D. It is a temporary sign on display for no more than 3 months.	**(2) Activity status: RDIS** A sign that does not comply with Rule 28.2.6.1 P1 or P2. **Council's discretion is restricted to the following matters:** (a) Amenity values; (b) Character of the locality; (c) Effects on traffic safety; (d) Glare and artificial light spill; (e) Content, colour and location of the sign.	
P2	(a) A real estate 'for sale' sign relating to the site on which it is located must not: (i) Have more than 3 signs per site; and		SIGN-Rx **Signs - General**		

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
	(ii) Be illuminated; and (iii) Contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; and (iv) Project into or over road reserve.		**(1) Activity status: PER** **Activity-specific conditions:** (a) A real estate 'for sale' sign relating to the site on which it is located must not: (i) Have more than 3 signs per site; and (ii) Be illuminated; and (iii) Contain any moving parts, fluorescent, flashing or revolving lights or reflective materials; and (iv) Project into or over road reserve.	**(2) Activity status: RDIS** A sign that does not comply with Rule 28.2.6.1 P1 or P2. **Council's discretion is restricted to the following matters:** (a) Amenity values; (b) Character of the locality; (c) Effects on traffic safety; (d) Glare and artificial light spill; (e) Content, colour and location of the sign.	
RD1	(a) A sign that does not comply with Rule 28.2.6.1 P1 or P2. (b) Council's discretion is restricted to the following matters: (i) Amenity values; (ii) Character of the locality; (iii) Effects on traffic safety; (iv) Glare and artificial light spill; (v) Content, colour and location of the sign.				

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.2.6.2 Signs – effects on traffic
<table>
<tr><td>P1</td><td>(a) Any sign directed at road users must:
(i) Not imitate the content, colour or appearance of any traffic control sign; and
(ii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; and
(iii) Contain maximum 40 characters and 6 symbols; and
(iv) Have lettering that is at least 150mm high; and
(v) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.</td></tr>
<tr><td>D1</td><td>Any sign that does not comply with Rule 28.2.6.2 P1.</td></tr>
</table>
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<td>
PART 2 – DISTRICT-WIDE MATTERS

GENERAL DISTRICT-WIDE MATTERS

Chapter: SIGN - Signs
</td>
<td>
<table>
<tr><td>SIGN-Rx</td><td>Signs - effects on traffic</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Any sign directed at road users must:
(i) Not imitate the content, colour or appearance of any traffic control sign; and
(ii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; and
(iii) Contain maximum 40 characters and 6 symbols; and
(iv) Have lettering that is at least 150mm high; and
(v) Where the sign directs traffic to a site entrance, the sign must be at least 130m from the entrance.</td><td>(2) Activity status: DIS
Any sign that does not comply with Rule 28.2.6.2 P1.</td></tr>
</table>
</td>
<td>
7. District-wide Matters Standard
Direction 36: If provisions for managing signs are addressed, they must be located in the Signs chapter.
</td>
</tr>
</table>

28.2.6.3 Signs – Heritage items and Maaori Sites of Significance

P1	(a) A sign for the purpose of identification and interpretation attached to: (i) A Maaori Site of Significance listed in Schedule 30.3 (Maaori Site of Significance).
RD1	(a) Any sign that does not comply with Rule 28.2.6.3 P1. (b) Council's discretion is restricted to the following matters: (i) Effects on cultural values of any Maaori Site of Significance.

PART 2 – DISTRICT-WIDE MATTERS

HISTORICAL AND CULTURAL VALUES

Chapter: HH – Historic Heritage

Chapter: SASM - Sites and areas of significance to Māori

DUPLICATE

HH-Rx SASM-Rx	**Signs – Heritage items and Maaori Sites of Significance**	
	(1) Activity status: PER **Activity-specific conditions:** (a) A sign for the purpose of identification and interpretation attached to: (i) A Maaori Site of Significance listed in Schedule 30.3 (Maaori Site of Significance).	**(2) Activity status: RDIS** Any sign that does not comply with Rule 28.2.6.3 P1. **Council's discretion is restricted to the following matters:** (a) Effects on cultural values of any Maaori Site of Significance.

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.

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

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

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.2.7 Outdoor storage
<table>
<tr><td>P1</td><td>(a) Outdoor storage of goods or materials must:
(i) Be associated with the commercial activity operating from the site; and
(ii) Not encroach on required parking or loading areas; and
(iii) Be fully screened from view by closed board 1.8m high fencing or landscaping from any:
A. Public road; and
B. Public reserve; and
C. Adjoining site in another zone.</td></tr>
<tr><td>D1</td><td>(a) Outdoor storage of goods or materials that do not comply with Rule 28.2.7 P1.
(b) Council's discretion is restricted 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>
</td>
<td>
PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone
</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Outdoor storage</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Outdoor storage of goods or materials must:
(i) Be associated with the commercial activity operating from the site; and
(ii) Not encroach on required parking or loading areas; and
(iii) Be fully screened from view by closed board 1.8m high fencing or landscaping from any:
A. Public road; and
B. Public reserve; and
C. Adjoining site in another zone.</td><td>(2) Activity status: RDIS
Outdoor storage of goods or materials that do not comply with Rule 28.2.7 P1.
Council's discretion is restricted to the following matters:
(a) Visual amenity;
(b) Effects on loading and parking areas;
(c) Size and location of storage area;
(d) Measures to mitigate adverse effects.</td></tr>
</table>
</td>
<td>
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.
</td>
</tr>
</table>

28.2.8 Indigenous vegetation clearance inside a Significant Natural Area		PART 2 – DISTRICT-WIDE MATTERS NATURAL ENVIRONMENT VALUES **Chapter:** ECO - Ecosystems and indigenous biodiversity	ECO-Rx **Indigenous vegetation clearance inside a Significant Natural Area** **(1) Activity status: PER** **Activity-specific conditions:** (a) Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; or (ii) Conservation fencing to exclude stock or pests; or (iii) Maintaining existing farm drains; or (iv) Maintaining existing tracks and fences; or (v) Gathering plants in accordance with Maaori customs and values; or **(2) Activity status: DIS** Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with Rule 21.2.8 P1, P2, P3, P4, P5 and P6.	**7. District-wide Matters Standard** Direction 19: If the following matters are addressed, they must be located in the Ecosystems and indigenous biodiversity chapter: ***a. identification and management of significant natural areas, including under s6(c) of the RMA*** b. maintenance of biological diversity c. intrinsic values of ecosystems and indigenous biodiversity.
P1	(a) Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; or (ii) Conservation fencing to exclude stock or pests; or (iii) Maintaining existing farm drains; or (iv) Maintaining existing tracks and fences; or (v) Gathering plants in accordance with Maaori customs and values; or			
P2	Removing of up to 5m³ of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood purposes and arts or crafts provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant		ECO-Rx **Indigenous vegetation clearance inside a Significant Natural Area** **(1) Activity status: PER** **Activity-specific conditions:** (a) Removing of up to 5m³ of manuka and/or kanuka outside of the Coastal Environment per single consecutive 12 month period per property for domestic firewood purposes and arts or crafts **(2) Activity status: DIS** Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with Rule 21.2.8 P1, P2, P3, P4, P5 and P6.	

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
			provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant		
P3	(a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) must comply with all of the following conditions: (i) There is no alternative development area on the site outside the Significant Natural Area; and (ii) The total indigenous vegetation clearance does not exceed 250m².		ECO-Rx	**Indigenous vegetation clearance inside a Significant Natural Area**	
			(1) Activity status: PER **Activity-specific conditions:** (a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) must comply with all of the following conditions: (i) There is no alternative development area on the site outside the Significant Natural Area; and (ii) The total indigenous vegetation clearance does not exceed 250m².	**(2) Activity status: DIS** Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with Rule 21.2.8 P1, P2, P3, P4, P5 and P6.	
			ECO-Rx	**Indigenous vegetation clearance inside a Significant Natural Area**	

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
P4	(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) where: (i) There is no alternative development area on the site outside the Significant Natural Area; (ii) The following total areas are not exceeded: A. 1500m² for a Marae complex, including areas associated with access parking and manoeuvring; and B. 500m² per dwelling, including areas associated with access parking and manoeuvring; and C. 500m² for a papakaainga building including areas associated with access parking and manoeuvring.			**(1) Activity status: PER** **Activity-specific conditions:** (a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) where: (i) There is no alternative development area on the site outside the Significant Natural Area; (ii) The following total areas are not exceeded: A. 1500m² for a Marae complex, including areas associated with access parking and manoeuvring; and B. 500m² per dwelling, including areas associated with access parking and manoeuvring; and C. 500m² for a papakaainga building including areas associated with access parking and manoeuvring.	**(2) Activity status: DIS** Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with Rule 21.2.8 P1, P2, P3, P4, P5 and P6.	

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions	Reasons
P5	(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; or (ii) Conservation fencing to exclude stock or pests; or (iii) Maintaining existing farm drains; or (iv) Maintaining existing tracks and fences; or (v) Gathering plants in accordance with Maaori customs and values.		ECO-Rx **Indigenous vegetation clearance inside a Significant Natural Area** **(1) Activity status: PER** **Activity-specific conditions:** (a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; or (ii) Conservation fencing to exclude stock or pests; or (iii) Maintaining existing farm drains; or (iv) Maintaining existing tracks and fences; or (v) Gathering plants in accordance with Maaori customs and values. **(2) Activity status: DIS** Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with Rule 21.2.8 P1, P2, P3, P4, P5 and P6.	
P6	Removing of up to 5m³ of manuka and/or kanuka outside of the Coastal Environment per consecutive 12 month period per property for domestic firewood purposes and arts or crafts provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant		ECO-Rx **Indigenous vegetation clearance inside a Significant Natural Area** **(1) Activity status: PER** **Activity-specific conditions:** (a) Removing of up to 5m³ of manuka and/or kanuka outside of the Coastal Environment per consecutive 12 month period per property for **(2) Activity status: DIS** Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with Rule	
D1	Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban			

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
Allotment Significant Natural Areas) that does not comply with Rule 21.2.8 P1, P2, P3, P4, P5 and P6.		domestic firewood purposes and arts or crafts provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant — 21.2.8 P1, P2, P3, P4, P5 and P6.	
28.3 Land Use – Building **28.3.1 – Dwellings** P1 — One dwelling within a lot D1 — A dwelling that does not comply with Rule 28.3.1 P1.	**PART 3 – AREA-SPECIFIC MATTERS** **Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	**Land Use – Building** RPZ-Rx — **Dwellings** **(1) Activity status: PER** **Activity-specific conditions:** (a) One dwelling within a lot **(2) Activity status: DIS** A dwelling that does not comply with Rule 28.3.1 P1.	**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.

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.3.2 Minor dwelling
<table>
<tr><td>P1</td><td>(a) One minor dwelling not exceeding 70m² gross floor area contained within a CFR where:
(i) The net site area is 900m² or more; and
(ii) The site does not contain a comprehensive development.</td></tr>
<tr><td>D1</td><td>A minor dwelling that does not comply with Rule 28.3.2. P1</td></tr>
</table>
</td>
<td>
PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone
</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Minor dwelling</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) One minor dwelling not exceeding 70m² gross floor area contained within a CFR where:
(iii) The net site area is 900m² or more; and
(iv) The site does not contain a comprehensive development.</td><td>(2) Activity status: DIS
A minor dwelling that does not comply with Rule 28.3.2. P1</td></tr>
</table>
</td>
<td>
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.
</td>
</tr>
<tr>
<td>
28.3.3 Building height
<table>
<tr><td>P1</td><td>(a) The height of a building must not exceed 7.5m.
(b) Rule 28.3.3 P1(a) does not apply to Comprehensive Development Lots shown on Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8), where the height of buildings must not exceed 11m.</td></tr>
<tr><td>RD1</td><td>(a) A building that does not comply with Rule 28.3.3 P1.
(b) Council's discretion is restricted to the following matters:
(i) Design and location of building;
(ii) Building dominance effects;
(iii) Admission of daylight and sunlight to the site and other sites;
(iv) Privacy on other sites;
(v) Amenity values of the locality;
(vi) Consistency with the Rangitahi Peninsula Structure Plan (Appendix 8).</td></tr>
</table>
</td>
<td>
PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone
</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Building height</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) The height of a building must not exceed 7.5m.
(b) Rule 28.3.3 P1(a) does not apply to Comprehensive Development Lots shown on Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8), where the height of buildings must not exceed 11m.</td><td>(2) Activity status: RDIS
A building that does not comply with Rule 28.3.3 P1.
Council's discretion is restricted to the following matters:
(a) Design and location of building;
(b) Building dominance effects;
(c) Admission of daylight and sunlight to the site and other sites;
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(e) Amenity values of the locality;
(f) Consistency with the Rangitahi Peninsula Structure Plan (Appendix 8).</td></tr>
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</td>
<td>
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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</table>

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.3.4 Daylight admission
<table>
<tr><td>P1</td><td>(a) A building must not protrude through a height control plane rising at an angle of 37° commencing at an elevation of 2.5m above ground level at every point of the site boundary.
(b) Rule 28.3.4 P1 (a) does not apply to party walls located along site boundaries.
(c) Rule 28.3.4 P1 (a) does not apply to sites in Precinct A and D that are indicated as having a zero setback in the Rangitahi Peninsula Structure Plan (Appendix 8).</td></tr>
<tr><td>RD1</td><td>(a) A building that does not comply with Rule 28.3.4 P1.
(b) Council's discretion is restricted to the following matters:
(i) Height of building;
(ii) Design and location of building;
(iii) Admission of daylight and sunlight to the site and other sites;
(iv) Privacy on other sites;
(v) Amenity values of the locality;
(vi) Consistency with the Rangitahi Peninsula Structure Plan (Appendix 8).</td></tr>
</table>
</td>
<td>
PART 3 – AREA-SPECIFIC MATTERS

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</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Daylight admission</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) A building must not protrude through a height control plane rising at an angle of 37° commencing at an elevation of 2.5m above ground level at every point of the site boundary.
(b) Rule 28.3.4 P1 (a) does not apply to party walls located along site boundaries.
(c) Rule 28.3.4 P1 (a) does not apply to sites in Precinct A and D that are indicated as having a zero setback in the Rangitahi Peninsula Structure Plan (Appendix 8).</td><td>(2) Activity status: RDIS
A building that does not comply with Rule 28.3.4 P1.
Council's discretion is restricted to the following matters:
(a) Height of building;
(b) Design and location of building;
(c) Admission of daylight and sunlight to the site and other sites;
(d) Privacy on other sites;
(e) Amenity values of the locality;
(f) Consistency with the Rangitahi Peninsula Structure Plan (Appendix 8).</td></tr>
</table>
</td>
<td>
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.
</td>
</tr>
<tr>
<td>
28.3.5 Building coverage
<table>
<tr><td>P1</td><td>The total building coverage must not exceed 40% of the site.</td></tr>
<tr><td>D1</td><td>A building that does not comply with Rule 28.3.5 P1.</td></tr>
</table>
</td>
<td>
PART 3 – AREA-SPECIFIC MATTERS

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</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Building coverage</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) The total building coverage must not exceed 40% of the site.</td><td>(2) Activity status: DIS
A building that does not comply with Rule 28.3.5 P1.</td></tr>
</table>
</td>
<td>
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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</table>

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.3.6 Accessory buildings
<table>
<tr><td>P1</td><td>(a) The gross floor area of all accessory buildings on a residential site must not exceed 70m²; or
(b) Where the accessory building is located outside the Development Precincts defined in the Rangitahi Peninsula Structure Plan (Appendix 8) the gross floor area must not exceed either:
(i) 400m² on a site having an area of at least 2ha; or
(ii) 250m² on a site less than 2ha.</td></tr>
<tr><td>D1</td><td>An accessory building that does not comply with one of the conditions in Rule 28.3.6 P1</td></tr>
</table>
</td>
<td>
PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone
</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Accessory buildings</td></tr>
<tr><td>(1) Activity status: PER
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(a) The gross floor area of all accessory buildings on a residential site must not exceed 70m²; or
(b) Where the accessory building is located outside the Development Precincts defined in the Rangitahi Peninsula Structure Plan (Appendix 8) the gross floor area must not exceed either:
(i) 400m² on a site having an area of at least 2ha; or
(ii) 250m² on a site less than 2ha.</td><td>(2) Activity status: DIS
An accessory building that does not comply with one of the conditions in Rule 28.3.6 P1</td></tr>
</table>
</td>
<td>
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.
</td>
</tr>
</table>

28.3.7 Living court		PART 3 – AREA-SPECIFIC MATTERS		8. Zone Framework Standard
P1	(a) A living court must be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is located between 45 degrees northeast through north to 90 degrees west of the dwelling measured from the southernmost part of the dwelling; (iii) It is readily accessible from a living area of the dwelling and either: A. On the ground floor of the dwelling, the living court must have a minimum area of 80m² capable of containing a circle of 6m diameter; or B. Above ground floor of the dwelling, the living court must be located on a balcony capable of containing at least 15m² and a circle with a diameter of at least 2.4m.	**Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	RPZ-Rx **Living court** **(1) Activity status: PER** **Activity-specific conditions:** (a) A living court must be provided for each dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the dwelling; (ii) It is located between 45 degrees northeast through north to 90 degrees west of the dwelling measured from the southernmost part of the dwelling; (iii) It is readily accessible from a living area of the dwelling and either: A. On the ground floor of the dwelling, the living court must have a minimum area of 80m² capable of containing a circle of 6m diameter; or B. Above ground floor of the dwelling, the living court must be located on a balcony capable of containing at least 15m² and a circle with a	**(2) Activity status: DIS** A living court that does not comply with Rule 28.3.7 P1 or P2.	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.
P2	(a) A living court must be provided for each minor dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the minor dwelling;				

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
	(ii) It is located between 45 degrees northeast through north to 90 degrees west of the minor dwelling measured from the southernmost part of the minor dwelling; (iii) It is readily accessible from a living area of the minor dwelling and either: A. On the ground floor of the minor dwelling, the living court must have a minimum of 40m² capable of containing a circle of 6m diameter; or B. Above ground floor of the minor dwelling, the living court must be located on a balcony capable of containing at least 15m² and a circle with a diameter of at least 2.4m.			diameter of at least 2.4m.	
D1	A living court that does not comply with Rule 28.3.7 P1 or P2.		RPZ-Rx	**Living court**	
			(1) Activity status: PER **Activity-specific conditions:** (a) A living court must be provided for each minor dwelling that meets all of the following conditions: (i) It is for the exclusive use of the occupants of the minor dwelling; (ii) It is located between 45 degrees northeast through north to 90 degrees west of the minor dwelling measured from the southernmost part of the minor dwelling; (iii) It is readily accessible from a living area of the minor dwelling and either: A. On the ground floor of the minor dwelling, the living court must have a minimum of 40m² capable of containing a circle of 6m diameter; or B. Above ground floor of the minor dwelling, the living court must be located	**(2) Activity status: DIS** A living court that does not comply with Rule 28.3.7 P1 or P2.	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
		on a balcony capable of containing at least 15m^2 and a circle with a diameter of at least 2.4m.	

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>28.3.8 Service court
<table>
<tr><td>P1</td><td>(a) A service court must be provided for each dwelling with the following dimensions:
(i) Minimum area of 15m²; and
(ii) Contains a circle of at least 3m diameter.</td></tr>
<tr><td>D1</td><td>A service court that does not comply with Rule 28.3.8 P1.</td></tr>
</table></td>
<td>PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Service court</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) A service court must be provided for each dwelling with the following dimensions:
(i) Minimum area of 15m²; and
(ii) Contains a circle of at least 3m diameter.</td><td>(2) Activity status: DIS
A service court that does not comply with Rule 28.3.8 P1.</td></tr>
</table>
</td>
<td>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.</td>
</tr>
<tr>
<td>28.3.9 Building Setbacks
(1) Rules 28.3.9.1 to 28.3.9.3 provide the permitted building setback distances for buildings from site boundaries, specific land use activities and environmental features.
(2) Rule 28.3.9.1 provides permitted building setback distances from all boundaries on any site within the Rangitahi Peninsula Zone. Different setback distances are applied based on the type of building and the boundary.
(3) Rule 28.3.9.2 Dwelling setback – wastewater treatment plant provides standards for dwellings near the wastewater treatment plant.
(4) Rule 28.3.9.3 Building setback – Water bodies including lake, wetland, river and coast.</td>
<td>PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone</td>
<td>~~Building Setbacks~~
~~(1) Rules 28.3.9.1 to 28.3.9.3 provide the permitted building setback distances for buildings from site boundaries, specific land use activities and environmental features.~~
~~(2) Rule 28.3.9.1 provides permitted building setback distances from all boundaries on any site within the Rangitahi Peninsula Zone. Different setback distances are applied based on the type of building and the boundary.~~
~~(3) Rule 28.3.9.2 Dwelling setback – wastewater treatment plant provides standards for dwellings near the wastewater treatment plant.~~
(4) ~~Rule 28.3.9.3 Building setback – Water bodies including lake, wetland, river and coast.~~</td>
<td>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.</td>
</tr>
</table>

28.3.9.1 Building setbacks – all boundaries	
P1	(a) A building must be set back a minimum of: (i) 3m from the road boundary; (ii) 13m from the line of an indicative road; (iii) 1.5m from every boundary other than a road boundary, including vehicle access to another site. (b) A non-habitable building can be set back less than 1.5m from a boundary if it complies with all of the following conditions: (i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; (ii) It does not have any windows or doors on the side of the building facing the boundary; (iii) No part of the building within the setback extends over the site boundary. (c) Rule 28.3.9.1 P1 (a) does not apply to the lots identified in the Precinct A or D in the Rangitahi Peninsula Structure Plan (Appendix 8) as having a zero setback. (d) Rule 28.3.9.1 P1 (b) do not apply to party walls or lease plan boundaries within Comprehensive Development Lots in Appendix 8.
RD1	(a) A building that does not comply with Rule 28.3.9.1 P1. (b) Council's discretion is restricted to the following matters: (i) Road network safety and efficiency; (ii) Reverse sensitivity effects; (iii) Adverse effects on amenity; (iv) Streetscape; (v) Potential to mitigate adverse effects; (vi) Daylight admission to adjoining properties; (vii) Effects on privacy at adjoining sites.

PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone

RPZ-Rx	Building setbacks – all boundaries	
	(1) Activity status: PER **Activity-specific conditions:** (a) A building must be set back a minimum of: (i) 3m from the road boundary; (ii) 13m from the line of an indicative road; (iii) 1.5m from every boundary other than a road boundary, including vehicle access to another site. (b) A non-habitable building can be set back less than 1.5m from a boundary if it complies with all of the following conditions: (i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; (ii) It does not have any windows or doors on the side of the building facing the boundary; (iii) No part of the building within the setback extends over the site boundary. (c) Rule 28.3.9.1 P1 (a) does not apply to the lots identified in the Precinct A or D in the Rangitahi Peninsula Structure Plan (Appendix 8) as having a zero setback. (d) Rule 28.3.9.1 P1 (b) do not apply to party walls or lease plan boundaries within Comprehensive	**(2) Activity status: RDIS** A building that does not comply with Rule 28.3.9.1 P1. **Council's discretion is restricted to the following matters:** (a) Road network safety and efficiency; (b) Reverse sensitivity effects; (c) Adverse effects on amenity; (d) Streetscape; (e) Potential to mitigate adverse effects; (f) Daylight admission to adjoining properties; (g) Effects on privacy at adjoining sites.

8. Zone Framework Standard

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

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions		Reasons
		Development Lots in Appendix 8.		

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>28.3.9.2 Dwelling setback – wastewater treatment plant
<table>
<tr><td>P1</td><td>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:
(i) 300m from the oxidation ponds that are part of a wastewater treatment facility on another site; or
(ii) 30m from a wastewater treatment facility where the treatment process is fully enclosed.</td></tr>
<tr><td>RD1</td><td>(a) Any building for a sensitive land use that does not comply with Rule 28.3.9.2 P1.
(b) Discretion is restricted to:
(i) Adverse effects of odour;
(ii) Potential to mitigate adverse effects.</td></tr>
</table>
</td>
<td>PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Dwelling setback – wastewater treatment plant</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:
(i) 300m from the oxidation ponds that are part of a wastewater treatment facility on another site; or
(ii) 30m from a wastewater treatment facility where the treatment process is fully enclosed.</td><td>(2) Activity status: RDIS
Any building for a sensitive land use that does not comply with Rule 28.3.9.2 P1.
Discretion is restricted to:
(a) Adverse effects of odour;
(b) Potential to mitigate adverse effects.</td></tr>
</table>
</td>
<td>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.</td>
</tr>
<tr>
<td>28.3.9.3 Building setback – water bodies
<table>
<tr><td>P1</td><td>Any building must be setback a minimum of 23m from mean high water springs.</td></tr>
<tr><td>D1</td><td>Any building that does not comply with Rule 28.3.9.3 P1.</td></tr>
</table>
</td>
<td>PART 3 – AREA-SPECIFIC MATTERS

Chapter: Special purpose zone

Section: Rangitahi Peninsula zone</td>
<td>
<table>
<tr><td>RPZ-Rx</td><td>Building setback – water bodies</td></tr>
<tr><td>(1) Activity status: PER
Activity-specific conditions:
(a) Any building must be setback a minimum of 23m from mean high water springs.</td><td>(2) Activity status: DIS
Any building that does not comply with Rule 28.3.9.3 P1.</td></tr>
</table>
</td>
<td>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.</td>
</tr>
</table>

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
28.4 Subdivision (1) Rules 28.4.1 to 28.4.9 provide for subdivision density and design and apply across the Rangitahi Peninsula Zone. (2) The following rules apply to specific areas or activities: (a) Rule 28.4.1 - subdivision general sets out the lot sizes which are to be consistent with the Rangitahi Peninsula Structure Plan (Appendix 8) (b) Rule 28.4.2 - subdivision boundary adjustments (c) Rule 28.4.3 - subdivision amendments and updates to cross lease flats plans (d) Rule 28.4.4 - subdivision title boundaries contaminated land, Significant Amenity Landscape, intensive farming activities, aggregate extraction areas. (e) Rule 28.4.5 - subdivision title boundaries Significant Natural Areas, and Maaori Sites of Significance. (f) Rule 28.4.6 – subdivision building platform Rule 28.4.7 – subdivision road frontage (g) Rule 28.4.8 -subdivision esplanade reserves and esplanade strips (h) Rule 28.4.9 - subdivision of land containing mapped off-road walkways	**PART 3 – AREA-SPECIFIC MATTERS** **Chapter:** Special purpose zone **Section:** Rangitahi Peninsula zone	~~**Subdivision**~~ ~~(1) Rules 28.4.1 to 28.4.9 provide for subdivision density and design and apply across the Rangitahi Peninsula Zone.~~ ~~(2) The following rules apply to specific areas or activities:~~ ~~(a) Rule 28.4.1 - subdivision general sets out the lot sizes which are to be consistent with the Rangitahi Peninsula Structure Plan (Appendix 8)~~ ~~(b) Rule 28.4.2 - subdivision boundary adjustments~~ ~~(c) Rule 28.4.3 - subdivision amendments and updates to cross lease flats plans~~ ~~(d) Rule 28.4.4 - subdivision title boundaries contaminated land, Significant Amenity Landscape, intensive farming activities, aggregate extraction areas.~~ ~~(e) Rule 28.4.5 - subdivision title boundaries Significant Natural Areas, and Maaori Sites of Significance.~~ ~~(f) Rule 28.4.6 – subdivision building platform Rule 28.4.7 – subdivision road frontage~~ ~~(g) Rule 28.4.8 -subdivision esplanade reserves and esplanade strips~~ ~~(h) Rule 28.4.9 - subdivision of land containing mapped off-road walkways~~	**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.

28.4.1 Subdivision – General		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION **Chapter:** SUB - Subdivision	SUB-Rx Subdivision – General		7. District-wide Matters Standard
RD1	(a) Subdivision must comply with the following conditions: (i) Subdivision must be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8), including the density ranges specified therein for each neighbourhood in the Neighbourhood Outcomes Plans; and (ii) Compliance with the following variances will be determined to be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8) (the base figures and locations are as stated or shown in the Neighbourhood Outcome Plans that form part of the Rangitahi Peninsula Structure Plan): (i) Development Precinct areas (hectares) - variance up to and including 10%; (ii) Development Precinct boundaries - variance up to and including 100m; (iii) Development Precinct densities - variance up to and including 10% from the upper and lower end of the range specified; (iv) Collector Road locations - variance up to and including 50m movement outside of the road reserve; (v) Secondary access location - any variance and up to and including 30% variance in length; and (iii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (Appendix 8) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required; (iv) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Opotoru Road (inclusive of the Opotoru Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and (v) There must be secondary legal access for all road users when the Opotoru Road connection is not available for any reason. (vi) Council shall consider Tainui Hapuu as an affected party and require that its written approval be		**(1) Activity status: RDIS** **Activity-specific conditions:** (a) Subdivision must comply with the following conditions: (i) Subdivision must be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8), including the density ranges specified therein for each neighbourhood in the Neighbourhood Outcomes Plans; and (ii) Compliance with the following variances will be determined to be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8) (the base figures and locations are as stated or shown in the Neighbourhood Outcome Plans that form part of the Rangitahi Peninsula Structure Plan): A. Development Precinct areas (hectares) - variance up to and including 10%; B. Development Precinct boundaries - variance up to and including 100m; C. Development Precinct densities - variance up to and including 10%	**(2) Activity status: DIS** Subdivision that does not comply with one or more conditions in Rule 28.4.1 RD1.	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.

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
	obtained or that notice be served on a limited notified basis. (b) Council's discretion is restricted to the following matters: (i) Extent to which subdivision is consistent with the Rangitahi Peninsula Structure Plan (Appendix 8); (ii) Extent of variation in allotment sizes from provisions of the Rangitahi Peninsula Structure Plan (Appendix 8); (iii) Matters referred to in Chapter 14 Infrastructure and Energy; (iv) Amenity and streetscape; (v) Vehicle and pedestrian networks; (vi) Implementation of environmental improvements required by the Rangitahi Peninsula Structure Plan (Appendix 8).			from the upper and lower end of the range specified; D. Collector Road locations - variance up to and including 50m movement outside of the road reserve; E. Secondary access location - any variance and up to and including 30% variance in length; and (iii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (Appendix 8) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required; (iv) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Opotoru Road (inclusive of the Opotoru Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and		
D1	Subdivision that does not comply with one or more conditions in Rule 28.4.1 RD1.				

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions		Reasons
		(v) There must be secondary legal access for all road users when the Opotoru Road connection is not available for any reason. (vi) Council shall consider Tainui Hapuu as an affected party and require that its written approval be obtained or that notice be served on a limited notified basis. **Council's discretion is restricted to the following matters:** (a) Extent to which subdivision is consistent with the Rangitahi Peninsula Structure Plan (Appendix 8); (b) Extent of variation in allotment sizes from provisions of the Rangitahi Peninsula Structure Plan (Appendix 8); (c) Matters referred to in Chapter 14 Infrastructure and Energy; (d) Amenity and streetscape; (e) Vehicle and pedestrian networks; (f) Implementation of environmental improvements required by the Rangitahi Peninsula Structure Plan (Appendix 8).		

28.4.2 Subdivision - Boundary adjustments		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION **Chapter:** SUB - Subdivision		7. District-wide Matters Standard
C1	(a) Proposed lots must comply with the following conditions: (i) Subdivision must be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8), including the density ranges specified therein for each neighbourhood in the Neighbourhood Outcomes Plans; and (ii) Compliance with the following variances will be determined to be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8) (the base figures and locations are as stated or shown in the Neighbourhood Outcome Plans that form part of the Rangitahi Peninsula Structure Plan): A. Development Precinct areas (hectares) - variance up to and including 10%; B. Development Precinct boundaries - variance up to and including 100m; C. Development Precinct densities - variance up to and including 10% from the upper and lower end of the range specified; D. Collector Road locations - variance up to and including 50m movement outside of the road reserve; E. Secondary access location - any variance and up to and including 30% variance in length; and (iii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (Appendix 8) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required; or (iv) The requisite environmental improvements are proposed to be implemented as a condition of subdivision consent to be completed or bonded prior to the issue of a section 224(c) certificate for the subdivision; and (v) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Opotoru Road (inclusive of the Opotoru Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and (vi) Provision is made for a secondary legal access for all road users when the Opotoru Road connection is not	SUB-Rx **Subdivision - Boundary adjustments** **(1) Activity status: CON** **Activity-specific conditions:** (a) Proposed lots must comply with the following conditions: (i) Subdivision must be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8), including the density ranges specified therein for each neighbourhood in the Neighbourhood Outcomes Plans; and (ii) Compliance with the following variances will be determined to be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8) (the base figures and locations are as stated or shown in the Neighbourhood Outcome Plans that form part of the Rangitahi Peninsula Structure Plan): A. Development Precinct areas (hectares) - variance up to and including 10%; B. Development Precinct boundaries - variance up to	**(2) Activity status: DIS** Boundary adjustment that does not comply with Rule 28.4.2 C1	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.

PWDP Provisions as notified		NPS Location / Relocation required	NPS Provisions		Reasons
	available for any reason. A metalled access route protected by easement is sufficient for this purpose. (b) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation. (c) Control is reserved over: (i) Purpose of the boundary adjustment; (ii) Effects on existing buildings.		and including 100m; C. Development Precinct densities - variance up to and including 10% from the upper and lower end of the range specified; D. Collector Road locations - variance up to and including 50m movement outside of the road reserve; E. Secondary access location - any variance and up to and including 30% variance in length; and (iii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (Appendix 8) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required; or		
D1	Boundary adjustment that does not comply with Rule 28.4.2 C1				

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions		Reasons
		(iv) The requisite environmental improvements are proposed to be implemented as a condition of subdivision consent to be completed or bonded prior to the issue of a section 224(c) certificate for the subdivision; and (v) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Opotoru Road (inclusive of the Opotoru Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and (vi) Provision is made for a secondary legal access for all road users when the Opotoru Road connection is not available for any reason. A metalled access route protected by easement is sufficient for this purpose. (b) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation. **Control is reserved over:**		

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
		(a) Purpose of the boundary adjustment; (b) Effects on existing buildings.	

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.4.3 Subdivision - Amendments and updates to flats plans
<table>
<tr><td>C1</td><td>(a) An amendment or update to a flats plan of a unit title where the:
(b) amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.
(c) Council's control is reserved over the following matters:
(i) Purpose of the amendment or update to the 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.</td></tr>
<tr><td>D1</td><td>Any amendment or update to a cross lease flats plan that does not comply with Rule 28.4.3.</td></tr>
</table>
</td>
<td>
PART 2 – DISTRICT-WIDE MATTERS

SUBDIVISION

Chapter: SUB - Subdivision
</td>
<td>
<table>
<tr><td>SUB-Rx</td><td>Subdivision - Amendments and updates to flats plans</td></tr>
<tr><td>(1) Activity status: CON
Activity-specific conditions:
(a) An amendment or update to a flats plan of a unit title where the:
(b) amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.
Council's control is reserved over the following matters:
(a) Purpose of the amendment or update to the flats plan;
(b) Effects on existing buildings;
(c) Site layout and design of cross lease or flats plan;
(d) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</td><td>(2) Activity status: DIS
Any amendment or update to a cross lease flats plan that does not comply with Rule 28.4.3.</td></tr>
</table>
</td>
<td>
7. District-wide Matters Standard
Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include:
a. any technical subdivision requirements from Part 10 of the RMA
b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA.
Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
</td>
</tr>
</table>

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.4.4 Subdivision – Title boundaries – contaminated land
<table>
<tr><td>RD1</td><td>(a) Subdivision of any lot containing any contaminated land must not divide the area of contaminated land;
(b) Council's discretion is restricted to the following matters:
(i) Amenity values and character;
(ii) Effects on contaminated land.</td></tr>
<tr><td>D1</td><td>Subdivision that does not comply with Rule 28.4.4 RD1.</td></tr>
</table>
</td>
<td>
PART 2 – DISTRICT-WIDE MATTERS

SUBDIVISION

Chapter: SUB - Subdivision
</td>
<td>
<table>
<tr><td>SUB-Rx</td><td colspan="2">Subdivision – Title boundaries – contaminated land</td></tr>
<tr><td colspan="2">(1) Activity status: RDIS
Activity-specific conditions:
(a) Subdivision of any lot containing any contaminated land must not divide the area of contaminated land;
Council's discretion is restricted to the following matters:
(a) Amenity values and character;
(b) Effects on contaminated land.</td><td>(2) Activity status: DIS
Subdivision that does not comply with Rule 28.4.4 RD1.</td></tr>
</table>
</td>
<td>
7. District-wide Matters Standard
Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include:
a. any technical subdivision requirements from Part 10 of the RMA
b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA.
Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
</td>
</tr>
</table>

28.4.5 Subdivision - Title boundaries – Significant Natural Areas and Maaori Sites of Significance

RD1	(a) The boundaries of every proposed lot must not divide any of the following: (i) Significant Natural Area; (ii) A Maaori Site of Significance as listed in Schedule 30.3. (b) Council's discretion is restricted to the following matters: (i) Effects on Significant Natural Areas; (ii) Effects on Maaori Sites of Significance.
NC1	Subdivision that does not comply with Rule 28.4.5 RD1.

PART 2 – DISTRICT-WIDE MATTERS

NATURAL ENVIRONMENT VALUES

Chapter: ECO - Ecosystems and indigenous biodiversity

PART 2 – DISTRICT-WIDE MATTERS

HISTORICAL AND CULTURAL VALUES

Chapter: SASM - Sites and areas of significance to Māori

DUPLICATE

ECO-Rx SASM-Rx	**Subdivision - Title boundaries – Significant Natural Areas and Maaori Sites of Significance**
(1) Activity status: RDIS **Activity-specific conditions:** (a) The boundaries of every proposed lot must not divide any of the following: (i) Significant Natural Area; (ii) A Maaori Site of Significance as listed in Schedule 30.3. **Council's discretion is restricted to the following matters:** (a) Effects on Significant Natural Areas; (b) Effects on Maaori Sites of Significance.	**(2) Activity status: NC** Subdivision that does not comply with Rule 28.4.5 RD1.

7. District-wide Matters Standard
Direction 19: If the following matters are addressed, they must be located in the Ecosystems and indigenous biodiversity chapter:
a. identification and management of significant natural areas, including under s6(c) of the RMA
b. maintenance of biological diversity
c. intrinsic values of ecosystems and indigenous biodiversity.

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

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

28.4.6 Subdivision - building platform		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION **Chapter:** SUB - Subdivision			7. District-wide Matters Standard
RD1	(a) Every proposed lot, other than and access or utility allotment, must be capable of containing a building platform that meets all of the following conditions: (i) Has, exclusive of boundary setbacks, a circle with a diameter of at least 18m or a rectangle of at least 200m² with a minimum dimension of 12m, except that this condition shall not apply to Comprehensive Residential Development Lots; (ii) Has an average gradient not steeper than 1:8; (iii) Has vehicular access in accordance with Rule 14.12.1.1 Infrastructure and Energy Chapter; (iv) Is geo-technically stable; (v) Is not subject to inundation in a 2% AEP storm or flood event; (b) Council's discretion is restricted to the following matters: (i) Earthworks and fill material required for subsequent buildings; (ii) Geotechnical suitability for building; (iii) Likely location of future buildings and their potential effects on the environment; (iv) Avoidance or mitigation of natural hazards; (v) Effects on landscape and amenity; (vi) Measures to avoid storm or flood events.		SUB-Rx	**Subdivision - building platform**		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.
D1	Subdivision that does not comply with one or more condition in Rule 28.4.6 RD1.		**(1) Activity status: RDIS** **Activity-specific conditions:** (a) Every proposed lot, other than and access or utility allotment, must be capable of containing a building platform that meets all of the following conditions: (i) Has, exclusive of boundary setbacks, a circle with a diameter of at least 18m or a rectangle of at least 200m² with a minimum dimension of 12m, except that this condition shall not apply to Comprehensive Residential Development Lots; (ii) Has an average gradient not steeper than 1:8; (iii) Has vehicular access in accordance with Rule 14.12.1.1 Infrastructure and Energy Chapter; (iv) Is geo-technically stable; (v) Is not subject to inundation in a 2% AEP storm or flood event; **Council's discretion is restricted to the following matters:**	**(2) Activity status: DIS** Subdivision that does not comply with one or more condition in Rule 28.4.6 RD1.	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
		(a) Earthworks and fill material required for subsequent buildings; (b) Geotechnical suitability for building; (c) Likely location of future buildings and their potential effects on the environment; (d) Avoidance or mitigation of natural hazards; (e) Effects on landscape and amenity; (f) Measures to avoid storm or flood events.	

<table>
<tr><th>PWDP Provisions as notified</th><th>NPS Location / Relocation required</th><th>NPS Provisions</th><th>Reasons</th></tr>
<tr>
<td>
28.4.7 Subdivision – Road Frontage
<table>
<tr><td>RD1</td><td>(a) Every proposed lot with a road boundary other than access allotment or utility allotment or a proposed lot containing a ROW or access leg must either:
(i) Provide a width along the road boundary of at least 20m; or
(ii) Comply with the Rangitahi Peninsula Structure Plan (Appendix 8).
(b) Council's discretion is reserved over the following matters:
(i) Road efficiency and safety;
(ii) Amenity and streetscape;
(iii) Extent to which it complies with the Rangitahi Peninsula Structure Plan (Appendix 8).</td></tr>
<tr><td>D1</td><td>Subdivision that does not comply with Rule 28.4.7 RD1.</td></tr>
</table>
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<td>
PART 2 – DISTRICT-WIDE MATTERS

SUBDIVISION

Chapter: SUB - Subdivision
</td>
<td>
<table>
<tr><td>SUB-Rx</td><td colspan="2">Subdivision – Road Frontage</td></tr>
<tr><td colspan="2">(1) Activity status: RDIS
Activity-specific conditions:
(a) Every proposed lot with a road boundary other than access allotment or utility allotment or a proposed lot containing a ROW or access leg must either:
(i) Provide a width along the road boundary of at least 20m; or
(ii) Comply with the Rangitahi Peninsula Structure Plan (Appendix 8).
Council's discretion is reserved over the following matters:
(a) Road efficiency and safety;
(b) Amenity and streetscape;
(c) Extent to which it complies with the Rangitahi Peninsula Structure Plan (Appendix 8).</td><td>(2) Activity status: DIS
Subdivision that does not comply with one or more condition in Rule 28.4.7 RD1.</td></tr>
</table>
</td>
<td>
7. District-wide Matters Standard
Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include:
a. any technical subdivision requirements from Part 10 of the RMA
b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA.
Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
</td>
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28.4.8 Subdivision - Esplanade reserves and esplanade strips		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION **Chapter:** SUB - Subdivision			7. District-wide Matters Standard Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
RD1	(a) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed CFR: (i) Less than 4ha and within 20m of any: A. mean high water springs; (ii) 4ha or more and within 20m of any: A. mean high water springs; B. a water body identified in Appendix 4 (Esplanade Priority Areas). (b) Council's discretion is restricted 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.		SUB-Rx	**Subdivision - Esplanade reserves and esplanade strips**	
D1	Subdivision that does not comply with Rule 28.4.8 RD1.		**(1) Activity status: RDIS** **Activity-specific conditions:** (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 CFR: (i) Less than 4ha and within 20m of any: A. mean high water springs; (ii) 4ha or more and within 20m of any: A. mean high water springs; B. a water body identified in Appendix 4 (Esplanade Priority Areas). **Council's discretion is restricted to the following matters:** (a) The type of esplanade provided - reserve or strip; (b) Width of the esplanade reserve or strip; (c) Provision of legal access to the esplanade reserve or strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; (e) Works required prior to vesting any reserve in the council, including pest plant control, boundary fencing	**(2) Activity status: DIS** Subdivision that does not comply with Rule 28.4.8 RD1.	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions	Reasons
		and the removal of structures and debris; (f) Costs and benefits of acquiring the land.	

28.4.9 Subdivision of land containing mapped off-road walkways		PART 2 – DISTRICT-WIDE MATTERS SUBDIVISION **Chapter:** SUB - Subdivision			7. District-wide Matters Standard Direction 24: Subdivision provisions must be located in one or more chapters under the Subdivision heading. These provisions may include: a. any technical subdivision requirements from Part 10 of the RMA b. material incorporated by reference, such as Codes of Practice, under Part 3 of Schedule 1 of the RMA. Direction 25: The chapters under the Subdivision heading must include cross-references to any relevant provisions under the Energy, infrastructure and transport heading.
RD1	(a) Subdivision of land where walkways are shown on the Rangitahi Structure Plan Area (Appendix 8) must comply with all of the following conditions: (i) The walkway is at least 3 metres wide; (ii) The walkway is designed and constructed for shared pedestrian and cycle use; (iii) The walkway is generally in accordance with the walkway route shown on the planning maps; (iv) The walkway is shown on the plan of subdivision and vested in the Council. (b) Once the walkway has been acquired, or an alternative walkway has been acquired, Rule 28.4.9 RD1 (a) no longer applies. (c) Council's discretion is restricted to the following matters: (i) Alignment of the walkway; (ii) Drainage in relation to the walkway; (iii) Standard of design and construction of the walkway; (iv) Land stability; (v) Amenity matters including batter slopes; (vi) Connection to reserves.		SUB-Rx	**Subdivision of land containing mapped off-road walkways**	
D1	Subdivision that does not comply with Rule 28.4.9 RD1.		**(1) Activity status: RDIS** **Activity-specific conditions:** (a) Subdivision of land where walkways are shown on the Rangitahi Structure Plan Area (Appendix 8) must comply with all of the following conditions: (i) The walkway is at least 3 metres wide; (ii) The walkway is designed and constructed for shared pedestrian and cycle use; (iii) The walkway is generally in accordance with the walkway route shown on the planning maps; (iv) The walkway is shown on the plan of subdivision and vested in the Council. (b) Once the walkway has been acquired, or an alternative walkway has been acquired, Rule 28.4.9 RD1 (a) no longer applies. **Council's discretion is restricted to the following matters:** (a) Alignment of the walkway; (b) Drainage in relation to the walkway; (c) Standard of design and construction of the walkway; (d) Land stability; (e) Amenity matters including batter slopes;	**(2) Activity status: DIS** Subdivision that does not comply with Rule 28.4.9 RD1.	

PWDP Provisions as notified	NPS Location / Relocation required	NPS Provisions		Reasons
		(f) Connection to reserves.		