

Planning and Development Committee Agenda

Date: Thursday, 19 July, 2018

Time: 9:00 am

Location: Council Chamber
Forum North, Rust Avenue
Whangarei

Elected Members: Cr Greg Innes (Chairperson)
Her Worship the Mayor Sheryl Mai
Cr Stu Bell
Cr Gavin Benney
Cr Crichton Christie
Cr Vince Cocurullo
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Sue Glen
Cr Phil Halse
Cr Cherry Hermon
Cr Greg Martin
Cr Sharon Morgan
Cr Anna Murphy

For any queries regarding this meeting please contact
the Whangarei District Council on (09) 430-4200.

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Planning and Development Committee – Terms of Reference

Membership

Chairperson: Councillor G C Innes

Members: Her Worship the Mayor Sheryl Mai
Councillors Stu Bell, Gavin Benney, Crichton Christie, Vince Cocurullo, Tricia Cutforth, Shelley Deeming, Sue Glen, Phil Halse, Cherry Hermon, Greg Martin, Sharon Morgan, Anna Murphy

Meetings: Monthly

Quorum: 7

Purpose

To oversee planning, monitoring and enforcement activities, and guide the economic and physical development and growth of Whangarei District.

Key responsibilities include:

- Regulatory / Compliance
 - Environmental health
 - General bylaw administration
 - Animal (dog and stock control)
 - Hazardous Substances and New Organisms Control
 - Parking Enforcement (vehicles registrations and warrant of fitness)
 - Noise Control
 - Food Act
 - Landuse Consents
 - Building Act
- Building Control
 - Property Information and Land Information Memoranda
 - Consents and inspections
- Resource Consents
 - Subdivision, Land Use and Development Control
 - Development Contributions
- District Plan
 - Plan Changes
 - District Plan administration

- Strategic Planning
 - Futures planning
 - Urban design
- Economic Development
 - District Marketing/Promotions
 - Developer engagement
- Commercial Property
- Shared Services – investigate opportunities for Shared Services for recommendation to council.

Delegations

- (i) All powers necessary to perform the committee's responsibilities, including, but not limited to:
 - (a) approval of expenditure of less than \$5 million plus GST.
 - (b) approval of a submission to an external body
 - (c) establishment of working parties or steering groups.
 - (d) power to establish subcommittees and to delegate their powers to that subcommittee.
 - (e) the power to adopt the Special Consultative Procedure provided for in Section 83 to 88 of the LGA in respect of matters under its jurisdiction (this allows for setting of fees and bylaw making processes up to but not including adoption).
 - (f) the power to delegate any of its powers to any joint committee established for any relevant purpose under clause 32, Schedule 7 of the Local Government Act 2002

Planning and Development Committee Meeting Minutes

Date: Thursday, 21 June, 2018
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance	Cr Greg Innes (Chairperson) Her Worship the Mayor Sheryl Mai Cr Stu Bell Cr Vince Cocurullo Cr Tricia Cutforth Cr Shelley Deeming Cr Sue Glen Cr Phil Halse Cr Cherry Hermon Cr Greg Martin Cr Sharon Morgan
Not in Attendance	Cr Gavin Benney Cr Crichton Christie Cr Anna Murphy
Scribe	C Brindle (Senior Democracy Adviser)

1. Declarations of Interest

2. Apologies

Crs Gavin Benney, Crichton Christie and Anna Murphy (Absent)

Moved By Cr Greg Innes

Seconded By Cr Greg Martin

That the apologies be sustained.

Carried

3. Confirmation of Minutes of Previous Planning and Development Committee Meeting

3.1 Minutes Community Development Committee 17 May 2018

Moved By Cr Sue Glen
Seconded By Cr Cherry Hermon

That the minutes of the Planning and Development Committee meeting held on Thursday 17 May 2018, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of the proceedings of that meeting.

Carried

4. Decision Reports

4.1 PC86B Living Environment Rezoning - Operative

Moved By Her Worship the Mayor
Seconded By Cr Sue Glen

That the Planning and Development Committee

1. Approve the incorporation of Plan Change 86B Living Environment Rezoning into the District Plan in terms of Clause 17 of the First Schedule of the Resource Management Act 1991, and
2. Approve the notification of Plan Change 86B Living Environment Rezoning becoming operative in terms of Clause 20 of the First Schedule of the Resource Management Act 1991.

Carried

4.2 PC131 Genetically Modified Organisms - Operative

Moved By Her Worship the Mayor
Seconded By Cr Phil Halse

That the Committee

1. Approves Plan Change 131 Genetically Modified Organisms in terms of clause 17 of the First Schedule of the Resource Management Act 1991; and
2. Approves the notification of Plan Change 131 Genetically Modified Organisms in terms of Clause 20 of the First Schedule of the Resource Management Act 1991.

Carried

4.3 New Road Name - RMA Consents - Lenz and Sharp Limited

Moved By Cr Vince Cocurullo

Seconded By Cr Sharon Morgan

That the Planning and Development Committee approve the new private right of way off Austin Road, to be named Fieldstone Lane.

Carried

4.4 New Road Name - RMA Consents - Waipu Green Estate

Moved By Cr Vince Cocurullo

Seconded By Cr Greg Martin

That the Planning and Development Committee approves the new public road off Argyle Street be named Green Estate Drive and the three, new private right of ways, off this new public road be named as follows:

Private ROW A : Kermadec Crescent

Private ROW B: Kahikatea Tree Lane

Private ROW J: Puka Way

Carried

4.5 New Road Name - RMA Consents - Advance Developments

Moved By Cr Vince Cocurullo

Seconded By Cr Greg Martin

That the Planning and Development Committee approve the new public road off Matapouri Road to be named Admiral Way.

Carried

5. Information Reports

5.1 Planning and Development Capital Projects Report for the month ending 30 April 2018

Moved By Cr Shelley Deeming

Seconded By Cr Sharon Morgan

That the Planning and Development Committee note the Planning and Development Capital Projects Report for the month ending 30 April 2018.

Carried

**5.2 Planning and Development and Strategy and Democracy
Operational Report (June)**

Moved By Cr Vince Cocurullo

Seconded By Cr Cherry Hermon

That the Planning and Development Committee notes the operational report for June.

Carried

6. Public Excluded Business

There was no business conducted in public excluded.

7. Closure of Meeting

The meeting concluded at 10.02am.

Confirmed this 19th day of July 2018

Councillor Greg Innes (Chairperson)

4.1 Submission to the Draft National Planning Standards

Meeting: Planning and Development Committee
Date of meeting: 19 July 2018
Reporting officer: Melissa McGrath (District Plan Manager)

1 Purpose

To approve the attached submission to the Draft National Planning Standards.

2 Recommendation

That the Planning and Development Committee approve the attached submission to the Draft National Planning Standards.

3 Background

Under Section 58D(3) of the RMA the Ministry for the Environment (MfE) have released the draft first set of national planning standards (referred to as 'planning standards') for written submissions. This draft has been reviewed by staff and potential financial and policy implications have been identified and raised within the attached submission.

3.1 Why?

Plan making was devolved to local authorities (councils) under the RMA in 1991. However, this has resulted in hundreds of plans that reflect local drafting styles and local interpretation of national direction. The breadth and complexity of planning issues is increasing, and plans are becoming more expensive to prepare.¹ While variation in how councils manage local issues is expected, MfE have concluded that variation in the basic structure and form of plans, including definitions, is not effective or efficient.

This unnecessary plan variation impacts the planning system by making plans difficult to interpret and understand, and onerous to prepare, resulting in undue time and cost pressures for both councils and plan users.

MfE have highlighted five main problems heightened by unnecessary variation in plans:

- Interpreting plans can be costly and time-consuming, particularly for plan users that regularly work across multiple plans.
- Some plans are overly complex, making them difficult to use.

¹ Average RMA plan costs increased from \$2.5 million (in 2017 dollars) for first generation plans (Ministry for the Environment 2008) to \$3.5 million in 2014/15 (Ministry for the Environment National Monitoring System data). This doesn't include costs to submitters or economic impact of delays.

- National direction is implemented inconsistently.
- Each council and many plan submitters have to spend time and resources developing the structure, form and common content of each plan.
- Best planning practice is not able to be implemented efficiently across all plans because they are currently so different.

3.2 What?

Under section 58G of the RMA, the first set of planning standards must, as a minimum, include:

- A structure and form for plans, including references to relevant national policy statements, national environmental standards, and regulations made under the RMA.
- Definitions.
- Requirements for the electronic functionality and accessibility of plans.
- MfE also propose some additional planning standards which they have concluded are important to complement the minimum requirements of the first set, and make them more effective in achieving genuine standardisation. For this reason, the first set of planning standards also includes:
 - Spatial planning tools.
 - A zone framework.
 - Mapping.
 - Metrics.

There are two types of directions in the planning standards:

1. **Mandatory** - Incorporation cannot use a formal consultation process under the RMA (in RMA Schedule 1). Council must publicly notify the standard structure, format, text etc, along with any consequential changes. However, if Council decides to change other plan content beyond what the mandatory directions need, these changes need a formal public consultation process under the RMA. Most of the directions in the first set of planning standards are mandatory.
2. **Discretionary** - Provide a set of options, and council must select at least one of the options to apply in their plans. Council must use a formal consultation process under the RMA to decide which options to select and how they should be applied in the plan.

3.3 When?

MfE is targeting April 2019 to gazette the standards. From April 2019 Council will have 12 months to meet the basic online electronic accessibility of district plans, mandatory standard. Within 5 years Council must have implemented all mandatory and discretionary standards including the requirement to have a completely electronic interactive district plan.

4 Discussion

4.1 Financial/budget considerations

MfE have undertaken a section 32 evaluation of cost and benefits of the standards, concluding that the long-term benefits will out-weigh the financial cost. MfE have estimated that the potential cost to councils will be between \$3 and \$35 per ratepayer, depending on the number of ratepayers in the District.

Anticipating the requirements to move towards an electronic interactive district plan Council have allocated project funding in year two of the 2018/28 Long Term Plan.

It is recommended that current and future plan changes as part of the rolling review follow the Standards and the additional cost be absorbed within the plan change processing.

4.2 Policy and planning implications

The majority of the Standards will have superficial implications to the look and feel of the District Plan. District Plan structure, chapter structure, rule layout, zone naming and purpose are specified.

The standard definitions will result in a huge change to the way the District Plan rules work in practice and implementation of the definitions will require a full-scale plan change to update rules in the plan.

Timing requirements are a major issue for Council. This has been raised in the submission to MfE as Whangarei Council has competing timeframes dictated by National and Regional policy that it is trying to meet with the Rolling Review. To meet these requirements Council will have to progress plan changes early in the 5-year timeframe to implement the Standards.

The National Policy Statement for Urban Development Capacity requires a plan change to ensure feasible capacity within 12 months of completing the capacity assessment.

The Northland Regional Policy Statement requires plan changes within 2 years of the operative date to implement protection of biodiversity and hazard management. Northland Regional Council have a 7-year timeframe to meet the Standards, there is a risk that the district plan will fall out of step with the regional direction.

5 Significance and engagement

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via the Agenda publication on the website. The draft National Planning Standards are open to all public to make a submission.

6 Attachments

1. Draft National Planning Standard
2. Submission to National Planning Standard

Draft National Planning Standards

This document may be cited as: Ministry for the Environment. 2018. *Draft National Planning Standards*. Wellington: Ministry for the Environment.

Published in June 2018 by the
Ministry for the Environment
Manatū Mō Te Taiao
PO Box 10362, Wellington 6143, New Zealand

ISBN: 978-1-98-852562-4 (online)

Publication number: ME 1364

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National Planning Standards

Draft national planning standards overview

There are 18 draft national planning standards relevant to the various resource management policy statements and plans in New Zealand. These are set out by type (ie, a structure standard, form standard, or other standard) in Table 1.

Table 1: National planning standards by type

Structure standards	Form standards
Main structure standards: <ul style="list-style-type: none"> Regional Policy Statement Structure (S-RPS) Regional Plan Structure (S-RP) District Plan Structure (S-DP) Combined Plan Structure (S-CP) Part/chapter structure standards: <ul style="list-style-type: none"> Introduction and General Provisions (S-IGP) <ul style="list-style-type: none"> Introduction Chapter (S-INTRO) How the Policy Statement/Plan Works Chapter (S-HPW) Interpretation Chapter (S-INTER) National Direction Instruments Chapter (S-NDI) Tangata Whenua (S-TW) Strategic Direction (S-SD) District Wide Matters (S-DWM) <ul style="list-style-type: none"> Natural Environment Values Chapter (S-NEV) Environmental Risks Chapter (S-ER) Community Values Chapter (S-CV) Infrastructure and Energy Chapter (S-IE) Subdivision Chapter Structure (S-SUB) General District Wide Chapter (S-GDW) Area Specific Matters (S-ASM) <ul style="list-style-type: none"> Zone Chapter (S-ZONES) Precincts Chapter (S-PREC) Development Areas Chapter (S-DEV) Designations Chapter (S-DES) Schedules, Appendices, Maps (S-SAM) 	Electronic Functionality & Accessibility (F-1) Mapping (F-2) Spatial Planning Tools (Region) (F-3) Spatial Planning Tools (District) (F-4) Chapter Form (F-5) Status of Rule and other Text and Numbering Format (F-6)
	Content and metrics
	Definitions (CM-1) Noise and Vibration Metrics (CM-2)

Table 2 sets out which standard is relevant to each type of policy statement and plan.

Table 2: National planning standards relevance to policy statements/plans

	Structure standards	Chapter standards	Form standards	Other standards
Regional policy statements	Regional Policy Statement Structure (S-RPS)	Introduction and General Provisions (S-IGP) Tangata Whenua (S-TW) Schedules, Appendices and Maps (S-SAM)	Electronic Functionality & Accessibility (F-1) Mapping (F-2) Spatial Planning Tools (Region) (F-3) Chapter Form (F-5) Status of Rule and other Text and Numbering Format (F-6)	Definitions (CM-1)
Regional plans	Regional Plan Structure (S-RP)	Introduction and General Provisions (S-IGP) Tangata Whenua (S-TW) Schedules, Appendices and Maps (S-SAM)	Electronic Functionality & Accessibility (F-1) Mapping (F-2) Spatial Planning Tools (Region) (F-3) Chapter Form (F-5) Status of Rule and other Text and Numbering Format (F-6)	Definitions (CM-1) Noise and Vibration Metrics (CM-2)
Combined plans	Combined Plan Structure (S-CP)	Introduction and general provisions (S-IGP) Tangata Whenua (S-TW) District Wide Matters (S-DWM) Area Specific Matters (S-ASM) Schedules, Appendices, Maps (S-SAM)	Electronic Functionality & Accessibility (F-1) Mapping (F-2) Spatial Planning Tools (Region) (F-3) Spatial Planning Tools (District) (F-4) Chapter Form (F-5) Status of Rule and other Text and Numbering Format (F-6)	Definitions (CM-1) Noise and Vibration Metrics (CM-2)
District plans	District Plan Structure (S-DP)	Introduction and General Provisions (S-IGP) Tangata Whenua (S-TW) Strategic Direction (S-SD) District Wide Matters (S-DWM) Area Specific Matters (S-ASM) Schedules, Appendices, Maps (S-SAM)	Electronic Functionality & Accessibility (F-1) Mapping (F-2) Spatial Planning Tools (District) (F-4) Chapter Form (F-5) Status of Rule and other Text and Numbering Format (F-6)	Definitions (CM-1) Noise and Vibration Metrics (CM-2)

S-RPS: Draft Regional Policy Statement Structure Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional policy statements.

A. Purpose

1. To provide a consistent structure for regional policy statements. Overall, the level of prescription is high at the front ‘administrative’ end of the structure, and becomes more flexible in the resource ‘theme’ chapters, where subordinate sections can be created as needed.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any policy statement that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Regional Policy Statement Structure Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard:
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council.
- 3 All regional policy statements must contain mandatory headings (ie, part, chapter or section headings) in the order provided in Table 3: Regional policy statement structure below, unless otherwise stated.
- 4 Local authorities must consider whether other sections should also be included and include them if they are required.

Table 3: Regional policy statement structure

[insert name of region] Regional Policy Statement

Chapter	Section	Instruction
PART 1 – INTRODUCTION AND GENERAL PROVISIONS		Local authorities must implement the Introduction and General Provisions Standard (S-IGP).
Introduction	Foreword/mihi	Local authorities must implement the Definitions Standard (CM-1).
	Introduction	
	Purpose	
	Description of the region	
How the policy statement works	Statutory context	
	General approach	
	Cross boundary issues	
Interpretation	Definitions	
	Abbreviations	
	Glossary of Te Reo Māori terms	
National direction instruments	National policy statements	
	National environmental standards	
	Regulations	

PART 2 – TANGATA WHENUA		Local authorities must implement the Tangata Whenua Standard (S-TW).
Recognition of iwi and hapū		
Tangata whenua – local authority relationships		
Iwi and hapū planning documents		
Consultation		
PART 3 – SIGNIFICANT RESOURCE MANAGEMENT ISSUES FOR THE REGION		
Significant resource management issues		Local authorities must include sections where the matters raised are relevant as significant resource management issues for the region.
PART 4 – THEMES		
Air quality		If air quality matters are addressed in the regional policy statement they must be included in the <i>Air quality</i> chapter.
Coastal environment		If coastal environment matters are addressed in the regional policy statement they must be included in the <i>Coastal environment</i> chapter.
Landscape, landforms and natural character		If landscape, landforms and natural character matters are addressed in the regional policy statement they must be included in the <i>Landscape, landforms and natural character</i> chapter.
Ecosystems and indigenous biodiversity		If ecosystem and indigenous biodiversity matters are addressed in the regional policy statement they must be included in the <i>Ecosystem and indigenous biodiversity</i> chapter.
Environmental risk		If environmental risk matters are addressed in the regional policy statement they must be included in the <i>Environmental risk</i> chapter.
Historic heritage		If historic heritage matters are addressed in the regional policy statement they must be included in the <i>Historic heritage</i> chapter.
Infrastructure and energy		If infrastructure and energy matters are addressed in the regional policy statement they must be included in the <i>Infrastructure and energy</i> chapter.
Land		<p>If land matters are addressed in the regional policy statement they must be included in the <i>Land</i> chapter.</p> <p>Local authorities must consider whether to combine this chapter with the <i>Water</i> chapter.</p>

Water		<p>If water matters are addressed in the regional policy statement they must be included in the <i>Water</i> chapter.</p> <p>Local authorities must consider whether to combine this chapter with the land chapter.</p>
Special topics		<p>If a local authority chooses to address other matters or topics that cannot be addressed under the other chapters, they must use the <i>Special topics</i> chapter.</p>
PART 5 – EVALUATION AND MONITORING		
PART 6 – SCHEDULES, APPENDICES AND MAPS <div>Local authorities must implement the Schedules, Appendices and Maps Standard (S-SAM).</div>		
Schedules		<p>If the local authority uses schedules, it must provide a <i>Schedules</i> chapter.</p>
Appendices		<p>If the local authority uses appendices, it must provide an <i>Appendices</i> chapter.</p>
Maps		<p>If the local authority uses separate maps rather than an ePlan, it must provide the maps as a separate chapter.</p>

S-RP: Draft Regional Plan Structure Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional plans.

A. Purpose

1. To provide a consistent structure for regional plans. Overall, the level of prescription is high at the front 'administrative' end of the structure, and becomes more flexible in the resource 'theme' chapters, where subordinate sections can be created as needed.
2. Most elements of the structure are required. Various forms of this structure are already widely used across local authorities and it is intended that the limited flexibility provided will assist in implementation without detracting from a consistent structure.

B. Relationship to other planning standards

3. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

4. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
5. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Regional Plan Structure Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough District Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council.
- 3 All regional plans must contain mandatory headings (ie, part, chapter or section headings) in the order provided in Table 4: Regional plan structure below, unless otherwise stated.
- 4 Local authorities must consider whether other sections should also be included and include them if they are required.

Table 4: Regional plan structure

[insert name of region] Regional Plan

Chapter	Section	Instruction
PART 1 – INTRODUCTION AND GENERAL PROVISIONS		Local authorities must implement the Introduction and General Provisions Standard (S-IGP)
Introduction	Foreword/mihi	Local authorities must implement the Definitions Standard (CM-1).
	Introduction	
	Purpose	
	Description of the region	
How the plan works	Statutory context	
	General approach	
	Cross boundary issues	
	Legal effect of rules	
Interpretation	Definitions	
	Abbreviations	
	Glossary of Te Reo Māori terms	
National direction instruments	National policy statements	
	National environmental standards	
	Regulations	

Chapter	Section	Instruction
PART 2 –TANGATA WHENUA		Local authorities must implement the Tangata Whenua Standard (S-TW)
Recognition of iwi and hapū		
Tangata whenua – local authority relationships		
Iwi and hapū planning documents		
Consultation		
PART 3 – ISSUES AND OBJECTIVES		If the local authority includes issues and objectives in a separate section this part must be used.
Issues		
Objectives		
PART 4 – THEMES		If the local authority chooses to address matters on a theme basis, this part and any of its relevant accompanying chapters must be used.
Air quality		If the local authority chooses to address matters on a theme basis and air quality matters are addressed in the regional plan they must be included in the <i>Air quality</i> chapter.
Coastal environment		If the local authority chooses to address matters on a theme basis and <i>coastal environment</i> matters are addressed in the regional plan they must be included in the <i>Coastal environment</i> chapter.
Landscape, landforms and natural character		If the local authority chooses to address matters on a theme basis and landscape, landforms and natural character matters are addressed in the regional plan they must be included in the <i>Landscape, landforms and natural character</i> chapter.
Ecosystem and indigenous biodiversity		If the local authority chooses to address matters on a theme basis and ecosystem and indigenous biodiversity matters are addressed in the regional plan they must be included in the <i>Ecosystem and indigenous biodiversity</i> chapter.
Environmental risk		If the local authority chooses to address matters on a theme basis and environmental risk matters are addressed in the regional plan they must be included in the <i>Environmental risk</i> chapter.
Historic heritage		If the local authority chooses to address matters on a theme basis and historic heritage matters are addressed in the regional plan they must be included in the <i>Historic heritage</i> chapter.
Infrastructure and energy		If the local authority chooses to address matters on a theme basis and infrastructure and energy matters are addressed in the regional plan they must be included in the <i>Infrastructure and energy</i> chapter.

Chapter	Section	Instruction
Land		<p>If the local authority chooses to address matters on a theme basis and land matters are addressed in the regional plan they must be included in the <i>Land</i> chapter.</p> <p>Local authorities must consider whether to combine this chapter with the <i>Water</i> chapter.</p>
Water		<p>If the local authority chooses to address matters on a theme basis and water matters are addressed in the regional plan they must be included in the <i>Water</i> chapter.</p> <p>Local authorities must consider whether to combine this chapter with the <i>Land</i> chapter.</p>
Special topics		<p>If the local authority chooses to address matters on a theme basis and a local authority chooses to address other matters or topics in the plan that cannot be addressed under the other chapters they must be included in the <i>Special topics</i> chapter.</p>
PART 5 – CATCHMENTS		If the local authority chooses to address matters on a catchment basis, this part and any of its relevant accompanying chapters must be used.
Insert name of catchment or freshwater management unit		
PART 6 – EVALUATION AND MONITORING		
PART 7 – SCHEDULES APPENDICES AND MAPS		Local authorities must implement the Schedules, Appendices and Maps Part Standard (S-SAM).
Schedules		If the local authority uses schedules, it must provide a <i>Schedules</i> chapter.
Appendices		If the local authority uses appendices, it must provide an <i>Appendices</i> chapter.
Maps		If the local authority uses separate maps rather than an ePlan, it must provide maps as a separate chapter.

S-DP: Draft District Plan Structure Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to district plans.

A. Purpose

1. To provide a consistent structure for district plans. This standard prescribes the name and order of key parts, chapters and sections of district plans. The standard allows councils to add locally derived sections if required.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft District Plan Structure Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
- 3 All district plans must contain mandatory headings (ie, part, chapter or section headings) in the order provided in Table 5: District plan structure below, unless otherwise stated.

Table 5: District plan structure

[insert name of district] District Plan

Chapter	Section	Instruction
PART 1 – INTRODUCTION AND GENERAL PROVISIONS		Local authorities must implement the Introduction and General Provisions Standard (S-IGP).
Introduction	Foreword/mihi	Local authorities must consider whether other sections should also be included in these chapters and include them if they are required.
	Introduction	
	Purpose	
	Description of the district	
How the plan works	Statutory context	Local authorities must implement the Definitions Standard (CM-1).
	General approach	
	Cross boundary issues	
	Legal effect of rules	
Interpretation	Definitions	
	Abbreviations	
	Glossary of Te Reo Māori terms	
National direction instruments	National policy statements	
	National environmental standards	
	Regulations	

Chapter	Section	Instruction
PART 2 – TANGATA WHENUA		Local authorities must implement the Tangata Whenua Standard (S-TW).
Recognition of iwi and hapū		
Tangata whenua – local authority relationships		
Iwi and hapū planning documents		
Consultation		
PART 3 – STRATEGIC DIRECTION		Local authorities must implement the Strategic Direction Standard (S-SD). If the local authority is including provisions on significant resource management matters relevant to the district it must provide a strategic direction part.
Strategic direction		Local authorities must consider whether sections on a matter by matter basis should also be included in this chapter and include them if they are required.
PART 4 – DISTRICT-WIDE MATTERS		Local authorities must implement the District Wide Matters Standard (S-DWM).
Natural environmental values	Coastal environment	Local authorities must consider whether other sections should also be included in this chapter and include them if they are required.
	Landscape, landforms and natural character	
	Ecosystem and indigenous biodiversity	
Environmental risks	Natural hazards	If the local authority has a coastal environment, it must provide a <i>Coastal environment</i> section in the location identified.
	Hazardous substances and contaminated sites	
Community values	Heritage sites and areas	The Noise and Vibration Metrics Standard (CM-2) must be implemented through the noise section.
	Sites of significance to Māori	
	Protected trees	
Infrastructure and energy		If the local authority chooses to protect trees for heritage or other community value reasons, it must provide a <i>Protected trees</i> section in the location identified.
Subdivision		
General district-wide matters	Temporary activities	If the local authority has waterways on which activities occur that require management, it must provide an <i>Activities on the surface of water</i> section in the location identified.
	Noise and light	
	Earthworks	
	Signs	
	Activities on the surface of water	
	Mining	

Chapter	Section	Instruction
PART 5 – AREA-SPECIFIC MATTERS		Local authorities must implement the Area Specific Matters Standard (S-ASM) as specified below.
Residential zones	Low-density residential zone	For the zones that the local authority chooses, the zones must follow the order, and the chapter and section headings, set out in this standard.
	Residential zone	
	Medium-density residential zone	
	High-density residential zone	
Rural zones	Rural zone	If only one zone is chosen under a chapter heading, the section heading becomes the chapter heading and the provisions are housed there.
	Rural production zone	
	Rural residential zone	
	Rural settlement zone	
Commercial zones	Neighbourhood commercial zone	
	Local commercial zone	
	Commercial zone	
	Mixed use zone	
	Town centre zone	
	City centre zone	
Industrial zones	Light industrial zone	
	Industrial zone	
	Heavy industrial zone	
Open space and recreation zones	Open space zone	
	Sport and active recreation zone	
	Conservation zone	
Special purpose zones	Airport zone	
	Port zone	
	Hospital zone	
	Education zone	
	Stadium zone	
	Future urban zone	
	Māori cultural zone	
	[Additional Special Purpose] Zone	
Precincts		
Development areas		
Designations		

Chapter	Section	Instruction
PART 6 – SCHEDULES, APPENDICES AND MAPS		Local authorities must implement the Schedules, Appendices and Maps Standard (S-SAM).
Schedules		If the local authority uses schedules, it must provide a <i>Schedules</i> chapter.
Appendices		If the local authority uses appendices, it must provide an <i>Appendices</i> chapter.
Maps		If the local authority uses separate maps rather than an ePlan, it must provide maps as a separate chapter.

S-CP: Draft Combined Plan Structure Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to combined plans.

A. Purpose

1. To clarify how the individual plan structures may be combined when a combined planning document meets the RMA requirement for two or more of the following: a regional policy statement, a regional plan, and/or a district plan.
2. It applies to any situation where a combined plan described in 1 above is prepared; as enabled through section 80 of the Resource Management Act 1991 (RMA). This can include a combined plan by one or more local authorities (including under section 80(5) of the RMA).
3. This planning standard is not applicable to a single type of planning document that is being applied across multiple local authority jurisdictions (such as the Wairarapa Combined District Plan).

B. Relationship to other planning standards

4. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition of standard in combined plans

5. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
6. Consequential amendments to any plan that are necessary to avoid duplication or conflict with amendments as required by paragraph 5 above must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Combined Plan Structure Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
- 3 All combined plans must contain mandatory headings (ie, part, chapter or section headings) in the order provided in Table 6: Combined Plan Structure below to the extent relevant for the combined plan.
- 4 Where a planning standard identifies the location of any objectives and policies, local authorities must consider whether this requirement has been achieved within Part 3 Regional Policy Statement of the combined plan.
- 5 Any combined plan must clearly identify which provisions relate to the regional coastal plan, regional plan or the district plan as the case may be.
- 6 Local authorities must consider whether other sections should also be included and include them if they are required.

Table 6: Combined plan structure

[insert name of region/area and plan] Plan

Chapter	Section	Direction
PART 1 – INTRODUCTION AND GENERAL PROVISIONS		Local authorities must implement the Introduction and General Provisions Standard (S-IGP)
Introduction	Foreword/mihi	Local authorities must implement the Definitions Standard (CM-1).
	Introduction	
	Purpose	
	Description of the region/area	
How the plan works	Statutory context	
	General approach	
	Cross boundary issues	
	Roles and responsibilities	
	Management plans, strategies and regulations	
	Legal effect of rules	
Interpretation	Definitions	
	Abbreviations	
	Glossary of Te Reo Māori terms	
National direction instruments	National policy statements	
	National environmental standards	
	Regulations	
PART 2 – TANGATA WHENUA		Local authorities must implement the Tangata Whenua Standard (S-TW)
Recognition of iwi and hapū		
Tangata whenua – local authority relationships		
Iwi and hapū planning documents		
Consultation		
PART 3 – REGIONAL POLICY STATEMENT		If a regional policy statement is part of the combined plan this part must be used
Significant resource management issues for the region	Significant resource management issue and discussion	Local authorities must include sections where the matters raised are relevant as significant resource management issues for the region.
Themes	Air quality	If air quality matters are addressed in the regional policy

Chapter	Section	Direction
		statement on a theme basis they must be included in the <i>Air quality</i> section.
	Coastal environment	If coastal environment matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Coastal environment</i> section.
	Landscape, landforms and natural character	If landscape, landforms and natural character matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Landscape, landforms and natural character</i> section.
	Ecosystems and indigenous biodiversity	If ecosystem and indigenous biodiversity matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Ecosystem and indigenous biodiversity</i> section.
	Environmental risk	If environmental risk matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Environmental risk</i> section.
	Historic heritage	If historic heritage matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Historic heritage</i> section.
	Infrastructure and energy	If infrastructure and energy matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Infrastructure and energy</i> section.
	Land	If land matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Land</i> section. Local authorities must consider whether to combine this section with the <i>Water</i> section.
	Water	If water matters are addressed in the regional policy statement on a theme basis they must be included in the <i>Water</i> section. Local authorities must consider whether to combine this chapter with the <i>Land</i> section.
	Special topics	If a local authority addresses other matters or topics in the regional policy statement that cannot be addressed under the other chapters, they must use the <i>Special topics</i> section.
PART 4 – REGION WIDE MATTERS		Local authorities must implement the District Wide Matters Standard (S-DWM) to the extent it is relevant
Issues and objectives	Issues	If the local authority includes issues and objectives in a separate section that is not part of a regional policy statement this chapter must be used.
	Objectives	
Air quality		If the local authority chooses to address air quality matters outside of a regional policy statement and on a theme basis this chapter must be used.
Coastal environment		If the combined plan does not include a district plan and the local authority chooses to address coastal environment matters outside of a regional policy statement and on a theme basis this chapter must be used. Coastal environment matters may be addressed through a separate coastal environment plan.
Landscape, landforms and natural character		If the combined plan does not include a district plan, and the local authority chooses to address landscape, landforms and natural character matter outside of the regional policy statement on a

Chapter	Section	Direction
		theme basis this chapter must be used.
Ecosystems and indigenous biodiversity		If the combined plan does not include a district plan, and the local authority chooses to address ecosystem and indigenous biodiversity matters on a theme basis this chapter must be used.
Environmental risk		If the combined plan does not include a district plan, and the local authority chooses to address environmental risk matters on a theme basis this chapter must be used.
Historic heritage		If the combined plan does not include a district plan, and the local authority chooses to address historic heritage matters on a theme basis this chapter must be used.
Infrastructure and energy		If the combined plan does not include a district plan, and the local authority chooses to address infrastructure and energy matters on a theme basis this chapter must be used.
Land		<p>If the local authority chooses to address regional plan land matters outside of the regional policy statement on a theme basis this chapter must be used.</p> <p>Local authorities must consider whether to combine this chapter with the <i>Water</i> chapter.</p>
Water		<p>If the local authority chooses to address water matters outside of the regional policy statement on a theme basis this chapter must be used.</p> <p>Local authorities must consider whether to combine this chapter with the <i>Land</i> chapter.</p>
Natural environmental values	Coastal environment	<p>If the combined plan includes a district plan then local authorities must implement the District Wide Matters Standard (S-DWM).</p> <p>If the combined plan includes a regional plan, regional plan provisions may be integrated with the implementation of the General District Wide Matters Standard (S-DWM).</p>
	Landscape, landforms and natural character	
	Ecosystems and indigenous biodiversity	
Environmental risk	Natural hazards	The Noise and Vibration Metrics Standard (CM-2) must be implemented through the <i>Noise and Light</i> section.
	Hazardous substances and contaminated sites	
Community values	Historic heritage	
	Sites of significance to Māori	
	Protected trees	
Infrastructure and energy		
Subdivision		
General region-wide matters	Temporary activities	
	Noise and light	
	Earthworks	
	Signs	
	Activities on the surface of water	
	Mining	

Chapter	Section	Direction
Special topics		If the local authority chooses to address matters on a theme basis and a local authority chooses to address other matters or topics in the plan that cannot be addressed under the other chapters they must be included in the <i>Special topics</i> chapter.
PART 5 – CATCHMENTS		If the local authority chooses to address matters on a catchment basis, this part and any of its relevant accompanying chapters must be used.
Insert name of catchment or freshwater management unit.		
PART 6 – AREA-SPECIFIC MATTERS		If the combined plan includes a district plan, the local authority must comply with this part. Local authorities must implement the Area Specific Matters Standard (S-ASM).
Residential zones	Low-density residential zone	For the zones that the local authority chooses, the zones must follow the order, and the chapter and section headings, set out in this standard. If only one zone is chosen under a chapter heading, the section heading becomes the chapter heading and the provisions are housed there.
	Residential zone	
	Medium-density residential zone	
	High-density residential zone	
Rural zones	Rural zone	
	Rural production zone	
	Rural residential zone	
	Rural settlement zone	
Commercial zones	Neighbourhood commercial zone	
	Local commercial zone	
	Commercial zone	
	Mixed use zone	
	Town centre zone	
	City centre zone	
Industrial zones	Light industrial zone	
	Industrial zone	
	Heavy industrial zone	
Open space and recreation zones	Open space zone	
	Sport and active recreation zone	
	Conservation zone	
Special purpose zones	Airport zone	
	Port zone	
	Hospital zone	
	Education zone	

Chapter	Section	Direction
	Stadium zone	
	Future urban zone	
	Māori cultural zone	
	[Additional Special Purpose] Zone	
Precincts		
Development areas		
Designations		
PART 7 - EVALUATION AND MONITORING		
PART 8 – SCHEDULES, APPENDICES AND MAPS		Local authorities must implement the Schedules, Appendices and Maps Standard (S-SAM).
Schedules		If the local authority uses schedules, it must provide a <i>Schedules</i> chapter.
Appendices		If the local authority uses appendices, it must provide an <i>Appendices</i> chapter.
Maps		If the local authority uses separate maps rather than an ePlan, it must provide maps as a separate chapter.

S-IGP: Draft Introduction and General Provisions Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional policy statements, regional plans, district plans and combined plans.

A. Purpose

1. To provide details of the components that should be included in this part and outlines the matters that should be addressed in this part and its sections if relevant to a local authority.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement or plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Introduction and General Provisions Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.

Introduction Chapter (S-INTRO)

- 3 If a local authority/mayoral/chair foreword and/or mihi are included in the policy statement/plan, they must be included in the *Foreword/mihi* section.
- 4 If the following matters are addressed in the policy statement/plan, they must be included in the *Introduction* section:
 - a. the date the policy statement or plan was made operative and local authority seal (RMA, schedule 1, clause 17(3))
 - b. updates made to the policy statement or plan using table formats in the following order and using the form set out below in tables 7, 8 and 9:
 - i. within each update table, the updates must be listed in order by the date the amended or new provisions were made operative, with the latest updates located at the bottom of the table
 - c. local strategic scene setting
 - d. a contents page or other similar method of navigation with all policy statement or plan chapters listed
 - e. if a contents table is to be used, it must follow the format of table 10 below.

Table 7: Update table

Update number	Date of update approval	Description including title of change or amendment, and a description of the update	Link to policy statement and/or plan change, approval, or documents

Table 8: Map update table

Update number	Date of update approval	Description including the title change or amendment, and description of update	Link to policy statement and/or plan change, approval, or documents

Table 9: Designations, heritage orders, or others statutory Mechanisms update table

Update number	Date of update approval	Description including name of requiring authority, heritage protection authority, or other authority, and the amendment, approved	Link to policy statement and/or plan change, approval, or documents

Table 10: Contents table

Reference including part, chapter or section number	Title including name of part, chapter or section	Hyperlink or page number

- 5 If the following matters are addressed in the policy statement/plan, they must be included in the *Purpose* section:
- information on the role of the policy statement and/or plan
 - information on how RMA Part 2 matters have been taken into account, recognised, and provided for
 - information on how the policy statement or plan has taken into account sections 6e and 7a of the RMA and the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) (RMA section 8).
- 6 If the following matters are addressed in the policy statement/plan, they must be included in the *Region and its Resources, or Description of Region or Description of the District* (as relevant for the policy statement or plan) section:
- key information about the region and/or district that is of relevance from a resource management perspective.

How the Policy Statement/Plan Works Chapter (S-HPW)

- 7 If the following matters are to be addressed in the policy statement/plan, they must be located in the *Statutory Context* section:
- the statutory requirements to prepare the policy statement or plan identified in sections 60, 64, 65, or 73 of the RMA
 - a list of all RMA planning documents relevant to the region/district/city, and how they relate to each other and to the policy statement/plan. This includes a discussion around their hierarchy
 - a list of all other plans that are important to the context or content of the plan; eg, urban development strategies, regional spatial plans (RMA section 74(2)(b)).
- 8 If the following matters are to be addressed in the policy statement/plan, they must be located in the *General approach* section:
- an explanation of the approach taken around integrated management
 - an explanation of how region and/or district wide provisions, catchments, zones, overlays, precincts, mapped controls and designations relate to each other
 - the steps plan users should take to determine if an activity is provided for by the policy statement/plan, or is provided for in a certain area
 - how applications subject to multiple zones or chapters are treated
 - an outline of the “administrative” or other provisions of the RMA that apply
 - any other matter the local authority considers will aid in the policy statement/plan’s use.

- 9 If the following matters are to be addressed in the policy statement/plan, they must be located in the *Cross boundary issues* section:
- relevant cross boundary issues
 - the processes to be used to manage matters that cross local authority boundaries.

- 10 If the following matters are to be addressed in the plan, they must be located in the *Legal effect of rules* section :
- the legal effect of rules,
 - how, as rules in proposed plans move towards becoming operative, their relative status [and thus weighting] is presented in the plan
 - how rules that have early or delayed legal effect are identified.

- 11 Local authorities must consider whether other sections should also be included in this chapter.

For example section 62(1)(i) requires that the local authority responsible for the matters specified in the section is stated in a regional policy statement.

Interpretation Chapter (S-INTER)

- 12 Definitions must be included in a single list, both terms required by the national planning standards, and additional terms the local authority choses to define.

- 13 Definitions Standard (CM-1) provides the structure, form and content for this section.

- 14 If abbreviations are to be provided in district plans, they must be located in the *Abbreviations* section, using Table 11: Abbreviation table in the form below.

Table 11: Abbreviations table

Abbreviations	Full term
Must include abbreviations to be explained	Must include the full term, and if resulting from other legislation, the reference to that section

- 15 Abbreviations must be listed numerically (if relevant) and then alphabetically from A–Z.
- 16 Where an abbreviation is defined in other New Zealand legislation, reference to the other legislation must be included in the Abbreviations table.
- 17 If relevant to a local authority, if a te reo Māori term is used in a rule it must be defined in the definitions section.
- 18 The glossary of te reo Māori terms must be used when terms are used in or relevant to the interpretation of objectives, policies and other text, or the understanding of Māori perspectives on resource management perspectives within the region.
- 19 If te reo Māori terms are to be provided in policy statements/plans, they must be located in the *Glossary of te reo Māori terms*, in the form below.

Table 12: Glossary of te reo Māori terms table

Te reo Māori term	Explanations
Must include terms to be explained by the local authority	

- 20 Te reo Māori terms must be listed numerically (if relevant) and then alphabetically from A- Z.
- 21 Where a term is defined in other relevant New Zealand legislation, that reference to the other New Zealand legislation must be included in the *Glossary* table.

National Direction Instruments Chapter (S-NDI)

22 All policy statements and plans must include a national direction instruments chapter as set out in Table 13: National direction instruments below.

Table 13: National direction instruments

Section	Text	Instruction												
National policy statement	<p>National policy statements (NPS) and the New Zealand Coastal Policy Statement (NZCPS) form part of the RMA's policy framework and are prepared by central government to address nationally significant matters. NPS and the NZCPS contain objectives, policies and methods that must be given effect to by decision makers when drafting plans and policy statements. NPS and NZCPS must also be given regard by consent authorities when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether NPS' and NZCPS have been implemented in the Plan.</p> <p>Table 14: National policy statement table</p> <table><tr><th>National Policy Statement (including hyperlinks)</th><th>Details of the Policy Statement and/or Plan review or a relevant¹ change to give effect (fully or partially) to each National Policy Statement</th></tr><tr><td>National Policy Statement on Freshwater Management 2014 (amended in August 2017)</td><td></td></tr><tr><td>National Policy Statement on Urban Development Capacity 2016</td><td></td></tr><tr><td>National Policy Statement on Renewable Electricity Generation 2011</td><td></td></tr><tr><td>New Zealand Coastal Policy Statement 2010</td><td></td></tr><tr><td>National Policy Statement on Electricity Transmission 2008</td><td></td></tr></table>	National Policy Statement (including hyperlinks)	Details of the Policy Statement and/or Plan review or a relevant ¹ change to give effect (fully or partially) to each National Policy Statement	National Policy Statement on Freshwater Management 2014 (amended in August 2017)		National Policy Statement on Urban Development Capacity 2016		National Policy Statement on Renewable Electricity Generation 2011		New Zealand Coastal Policy Statement 2010		National Policy Statement on Electricity Transmission 2008		<ol style="list-style-type: none">1 A national policy statement table must be provided in the form identified in table 14, to identify how these matters are addressed by the policy statement and/or plan.2 The national policy statement table must be updated if a change or review gives effect to a NPS.3 Plans must provide a link to the national direction instrument document4 For each national policy statement insert one of the following choices in the second column of the table from the following list:<ol style="list-style-type: none">a. full policy statement and/or planb. plan change X (list all)c. policy statement/plan reviewed and no change required including the date review was notifiedd. not applicablee. no review undertaken yet.
National Policy Statement (including hyperlinks)	Details of the Policy Statement and/or Plan review or a relevant ¹ change to give effect (fully or partially) to each National Policy Statement													
National Policy Statement on Freshwater Management 2014 (amended in August 2017)														
National Policy Statement on Urban Development Capacity 2016														
National Policy Statement on Renewable Electricity Generation 2011														
New Zealand Coastal Policy Statement 2010														
National Policy Statement on Electricity Transmission 2008														

¹ A 'relevant plan change' is a plan change that is promulgated (developed and notified) to give effect to the NPS or includes provisions that must give effect to the NPS.

National environmental standards	<p>National environmental standards (NESs) provide a consistent approach to decision-making process throughout the whole country or specific area. NESs are prepared by central government and can prescribe technical standards, methods (including rules) or other requirements for environmental matters. If an activity doesn't comply with an NES, it requires a resource consent. NESs are enforced by local authorities. In some circumstances, plan rules can be more lenient or stringent than NES rules. Where the plan has more lenient or stringent rules these are identified in the table below.</p> <p>Table 15: National environment standard table</p> <table><tr><th>National environment standard (including hyperlinks)</th><th>Details on which rules are more lenient or stringent than the NES</th></tr><tr><td>Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017</td><td></td></tr><tr><td>Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016</td><td></td></tr><tr><td>Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011</td><td></td></tr><tr><td>Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009</td><td></td></tr><tr><td>Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007</td><td></td></tr><tr><td>Resource Management (National Environmental Standards for Air Quality) Regulations 2004</td><td></td></tr></table>	National environment standard (including hyperlinks)	Details on which rules are more lenient or stringent than the NES	Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017		Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016		Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011		Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009		Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007		Resource Management (National Environmental Standards for Air Quality) Regulations 2004		<p>5 A national environment standard table must be provided in the form provided in table 15.</p> <p>6 The national environmental standards table must be updated if a change or review amends plan provisions in response to a NES.</p> <p>7 Plans must provide a link to the national direction instrument document.</p> <p>8 Complete the table by inserting one of choices in the table for each national environment standard from the following list:</p> <p>a. none</p> <p>b. yes.</p> <p>If “yes” is chosen above the local authority must list details including rule/section references(s)</p> <p>c. plan duplication or conflict not assessed yet</p> <p>d. not applicable.</p>
National environment standard (including hyperlinks)	Details on which rules are more lenient or stringent than the NES															
Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017																
Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016																
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011																
Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009																
Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007																
Resource Management (National Environmental Standards for Air Quality) Regulations 2004																
Regulations	<p>The regulations included in this section are only those that manage how certain activities can be carried out under the RMA excluding the national environmental standards listed above. It is noted that there are other regulations around RMA procedures and payments. All regulations are available on the Legislation New Zealand Website.</p> <p>Resource Management (Exemptions) Regulations 2017</p> <p>Resource Management (Marine Pollution) Regulations 1998</p> <p>Resource Management (Exemptions) Regulations 1996</p>	<p>9 Plans must provide a link to the national direction instrument document.</p>														

S-TW: Draft Tangata Whenua Structure Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 policy statements and plans developed in New Zealand. This planning standard applies to regional policy statements, regional plans, district plans and combined plans.

A. Purpose

1. To provide a consistent way in which tangata whenua values, objectives, policies and methods including rules (if any), and issues of importance in resource management, are considered and presented in policy statements and plans.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement or plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any policy statement plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Tangata Whenua Structure Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
 - 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
-
- 3 If the following matters are addressed in policy statements and plans, they must be located in the *Recognition of iwi/hapū* chapter:
 - a history of the iwi/hapū within the rohe, the iwi/hapū relationship with the rohe, environmental management perspective and values
 - a description of resources of significance to tangata whenua
 - where agreed with the iwi authorities, a list of relevant iwi authorities. Where possible this should include a link to iwi authority websites
 - a description of the relationship of iwi or hapū with ancestral lands, water, sites, wāhi tapu, and interests in resource management
 - an explanation of how iwi and hapū values have been considered when preparing the Plan, or are reflected in the plan
 - an overview of the outcome of resource management arrangements from treaty settlement and post-treaty settlement agreements
 - a list and explanation of what the statutory acknowledgements for the district and region are. Where possible this should include a link to the relevant statutory acknowledgement legislation
 - a brief explanation of how statutory acknowledgements affect the plan and/or how statutory acknowledgements are reflected in specific Objectives, Policies, and Methods, including rules (if any)
 - if any statutory acknowledgement requires a specific resource management processes, identification of that process.
-
- 4 If the following matters are addressed in policy statements and plans, they must be located in the *Tangata whenua-local authority relationships* chapter:
 - a list of any formal relationships agreements between tangata whenua and a local authority. Those formal relationship agreements may include any memoranda of understanding, mana whakahono a rohe/iwi participation arrangements, co-management agreements, joint management agreements and transfer of powers under RMA 1991 section 33, as they relate to resource management functions
 - where agreed with tangata whenua a link, to the agreement document identified in 2 (a) above.
-

-
- 5 If the following matters are addressed in policy statements and plans, they must be located in the *Iwi and hapū planning documents* chapter:
- a list of iwi and hapū planning documents lodged with a local authority. Where possible this should include a link to planning documents
 - a description of how the local authority has taken the iwi/hapū planning documents into account in the plan
 - a flowchart of how iwi and hapū planning documents are used
 - if relevant and agreed, parts of the iwi/hapū planning documents.
-
- 6 If the following matters are addressed in policy statements and plans, they must be located in the *Consultation* chapter:
- any specific consultation processes with tangata whenua, (as required by the RMA)
 - any relevant consultation processes from iwi and hapū planning documents
 - a description of best practice consultation and engagement processes as agreed with specific iwi or hapū
 - a flowchart of the consultation process used or supported
 - a link/reference to external best practice processes documents
 - an explanation of the purpose of any consultation processes
 - reference to how the consultation processes are given effect to.
-

S-SD: Draft Strategic Direction Structure Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to district plans.

A. Purpose

1. To provide a consistent place and manner to present the significant strategic matters that influence decision making, and how the local authority will address those matters.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Strategic Direction Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
 - 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
-
- 3 If the following matters are to be addressed in district plans, they must be located in the *Strategic direction* chapter:
 - an identification and outline of the key strategic or significant resource management matters of importance to the district
 - objectives that address those matters for the district that guide decision making at a strategic level
 - policies that address the strategic matters for the district, if it is considered that those policies are not better located in other more specific chapters
 - how the Māori resource management provisions in Part 2 of the RMA 1991, and Treaty of Waitangi (Te Tiriti o Waitangi) principles as identified through consultation with tangata whenua will be implemented through the plan.
-

S-DWM: Draft District Wide Matters Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to district plans and combined plans.

A. Purpose

1. To ensure that the chapters contained within Part 4 - District wide matters, if it is relevant to the local authority, are located consistently in plans.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

District Wide Matters Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.

Natural Environment Values chapter (S-NEV)

- 3 This chapter and any section in this chapter must include objectives, policies and methods, including rules (if any).
- 4 In addition, this chapter and any section in this chapter may contain other provisions enabled under section 75(2) of the RMA.
- 5 If the district has a coastline, a coastal environment section must be provided.
- 6 If the following matters are addressed in combined plans or district plans, they must be located in the *Coastal environment* section:
 - a. identification of the coastal environment, either by mapping or narrative
 - b. objectives, policies and methods, including rules (if any) to give effect to the NZCPS
 - c. objectives, policies and methods, including rules (if any) that will ensure the life supporting capacity of these systems are safeguarded
 - d. objectives, policies and methods, including rules (if any) that manage the effect of activities in the coastal environment.
- 7 If the following matters are to be addressed in combined plans or district plans, they must be located in the *Landscape, landforms and natural character* section:
 - a. the identification of landscapes, landforms and natural character that are outstanding, significant or valued by the community
 - b. objectives, policies and methods, including rules (if any) that will ensure the life supporting capacity of these systems are safeguarded
 - c. objectives, policies and methods, including rules (if any) that will manage those features and landscapes.
- 8 Local authorities must consider whether other sections to address other particular natural environment values on a district wide basis that are not addressed within specific zones, should also be included in this chapter.
- 9 If matters are included in combined plans or district plans in regard to the ecosystems and indigenous biodiversity they should be located in the *Ecosystems and indigenous biodiversity* section.

Environmental Risks chapter (S-ER)

- 10 This chapter and any section in this chapter section must include objectives, policies and methods including rules (if any).
- 11 In addition, this chapter and any section in this chapter may contain other provisions enabled under section 75(2) of the RMA.

12 If matters relating to natural hazards are to be addressed in the plan, they should be located in the *Natural hazards* section.

13 If the following matters are to be addressed in the plan, they should be located in the *Hazardous substances and contaminated sites* section:

- a. any provision required to manage the land use aspects of hazardous substances where this is not covered by other legislation or regulation
 - b. provisions relating to the use, storage and disposal of hazardous substances on land and in the coastal marine area that presents a specific risk to human or ecological health and property
 - c. any provision required to address managing contaminated sites where this is not covered by existing legislation or regulation (ie, This section must not replicate the requirements of the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011).
-

14 Local authorities must consider whether other sections to address other particular environmental risks on a district wide basis that are not addressed within specific zones, should also be included in this chapter.

Community Values chapter (S-CV)

15 This chapter and any section in this chapter must include objectives, policies and methods including rules (if any).

16 In addition, this chapter and any section in this chapter may contain other provisions enabled under section 75(2) of the RMA.

17 If the following matters are addressed in the plan, they must be included in the *Historic heritage* section:

- a. objectives, policies and methods, including rules (if any) to manage heritage resources and the historic values of those resources
 - b. an identification of heritage resources
 - c. identification of heritage resources subject to a heritage protection order
 - d. cross reference to a schedule in the schedule chapter that provides a list of the specific location of historic areas and sites identified as requiring management, and sites subject to a heritage protection order with a description of why or what in each area or site requires management.
-

18 If the following matters are addressed in the plan, they must be included in the *Sites of significance to Māori* section:

- a. objectives, policies and methods, including rules (if any) that manage sites of significance to Māori
 - b. sites of significance to Māori that have been identified through an agreed process with tangata whenua, including any Māori Cultural Landscape
 - c. a description of agreed process of identification and how this process is implemented
 - d. cross referencing to the schedules chapter that a list of the specific location of areas and sites of significance to Māori identified as requiring management, with a description of why or what in each area or site requires management
 - e. sub-headings or descriptions of the sites; eg, wahi tapu, wahi tipuna, statutory acknowledgement, customary rights, historic site and other culturally important sites and areas
 - f. a description of regulatory processes for identification and management and how this is given effect
 - g. an explanation of how iwi are engaged (eg, through a cultural impact assessment).
-

19 If the following matters are addressed in the plan, they must be included in the *Protected trees* section:

- a. objectives, policies and methods, including rules (if any) that manage trees/groups of trees
 - b. identification of individual protected trees and/or groups of protected trees
 - c. cross referencing to a schedule in the schedules chapter that provide a list of the specific location and species of the protected individual tree/group of trees.
-

20 Local authorities must consider whether other sections to address other particular community values on a district wide basis that are not addressed within specific zones should also be included in this chapter.

Infrastructure and Energy chapter (S-IE)

- 21 The *Infrastructure and energy* chapter must, to the extent relevant contain provisions that give effect to:
 - a. National Policy Statement for Renewable Electricity Generation 2011
 - b. National Policy Statement on Electricity Transmission 2008.
- 22 The *Infrastructure and energy* chapter must be consistent with the:
 - a. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
 - b. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.
- 23 If relevant to a local authority, the following matters must be addressed in the *Infrastructure and energy* chapter unless provided in a special purpose zone, requirement or designation:
 - a. objectives, policies and methods including rules if any, relating to the operation, maintenance, upgrading and development of infrastructure including where relevant:
 - i. state highways and local roads
 - ii. railways
 - iii. airports
 - iv. ports
 - v. electricity generation, transmission and distribution
 - vi. wastewater, stormwater and drinking water infrastructure
 - vii. other network utilities not listed
 - viii. bulk storage and transmission of fuel or energy
 - ix. street furniture
 - x. any buffer corridor area provisions required for the national grid
 - b. a statement about the zoning status of roads; eg, the adjoining zoning applies to the centre line of the road
 - c. provisions to manage reverse sensitivity effects between infrastructure and other activities.
- 24 Any noise related metrics must be consistent with the Noise and Vibration Metrics Standard (CM-2).
- 25 The *Infrastructure and Energy* chapter must refer to any relevant applied Special Purpose Zone (eg, Airport zone, Port Zone, Hydro-electricity Generation Zone).

Subdivision chapter (S-SUB)

- 26 If the following matters are addressed in the plan, include them in the *Subdivision* chapter:
 - a. any technical subdivision requirements of Part 10 of the RMA
 - b. objectives, policies and methods, including rules (if any) to manage subdivision
 - c. reference to other documents used for the management of subdivision such as Codes of Practice.
- 27 If the local authority decides it is appropriate to separate this chapter into different sections, sections may be provided.

General District-Wide matters chapter (S-GDW)

- 28 This chapter and any section in this chapter must include objectives, policies and methods, including rules (if any).
 - 29 In addition, this chapter and any section in this chapter may contain other provisions enabled under section 75(2) of the RMA.
-
- 30 If the following matters are addressed in the plan, they must be located in the *Temporary activities* section:
 - a. objectives, policies and methods, including rules (if any) addressing activities, buildings and events that because of their temporary nature require a specific management approach.
-
- 31 If the following matters are addressed in the plan, they must be located in the *Noise and light* section:
 - a. objectives, policies and methods, including rules (if any) managing noise and light
 - b. objectives, policies and methods, including rules (if any) for noise, light spill and glare for different areas and receiving environments
 - c. noise/light thresholds for each zone or other spatially defined area
 - d. sound insulation requirements for sensitive activities or limits to the location of noise sensitive activities relative
-

to noise generating activities

- e. specific requirements for common significant noise and light generating activities.

32 Any noise related metrics must be consistent with the Noise and Vibrations Metrics Standard (CM-2).

33 If the following matters are addressed in the plan, they must be located in the *Earthworks* section:

- a. objectives, policies and methods, including rules (if any) to manage earthworks including but not limited to cumulative effects.
-

34 If the following matters are addressed in the plan, they must be located in the *Signs* section:

- a. objectives, policies and methods, including rules (if any) to manage signs including but not limited to cumulative effects.
-

35 If the following matters are addressed in the plan, they must be located in the *Activities on the surface of waterways* section:

- a. objectives, policies and methods, including rules (if any) to manage the effects of activities on the surface of water bodies including but not limited to cumulative effects.
-

36 Local authorities must consider whether other sections to address other matters on a district wide basis that are not addressed within specific zones, should also be included in this chapter.

S-ASM: Draft Area Specific Matters Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to district plans and combined plans.

A. Purpose

1. To provide a consistent way for plans to provide chapters in plans relating to zones, precincts, development areas and designations within the Area Specific Matters part of a plan.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

3. The table (or cells) in part D contains mandatory and discretionary directions.
4. The amendments made to any plan to give effect to the mandatory directions in the table (or cells) in part D must be in accordance with section 58I (2) and (3) of the RMA.
5. The amendments made to any plan to give effect to the discretionary directions in the table (or cells) in part D must be in accordance with section 58I (4) of the RMA.
6. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraphs 4 or 5 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by sections 58I (3)(d) and 58I(4)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Area Specific Matters Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.

Zone chapters (S-ZONES)

- 3 Where a zone is to be used, the related zone structure and order in the District Plan Structure Standard (S-DP) is to be used.
- 4 Where a zone is to be used, each zone must include objectives, policies and methods including rules (if any) in accordance with the Chapter Form Standard (F-5).
- 5 Where a zone is to be used, in addition to the matters identified in this and any other relevant standard, each zone may also include any other provision enabled under section 75(2) of the RMA.
- 6 A local authority may include additional special purpose zones in accordance with Direction 7 below but must not include any other additional zones.
- 7 An additional special purpose zone must only be created when the proposed land use activities and anticipated development within the defined area:
 - a. are significant to the district or region
 - b. could not be enabled by any other zone
 - c. could not be enabled by the introduction of an overlay, precinct, designation, development area, or specific control.

Discretionary direction

- 8 The local authority must choose at least one of the following zones to use in their Plans. Each zone option contains a purpose statement which the zone provisions must fulfil.

Zone	Purpose statement
Low-density residential zone	The purpose of the <i>Low-density residential zone</i> is to provide primarily for residential activities where there may be constraints on urban density.
Residential zone	The purpose of the <i>Residential zone</i> is to provide primarily for residential activities in areas of suburban character.
Medium-density residential zone	The purpose of the <i>Medium-density residential zone</i> is to provide primarily for residential activities in areas of urban character.
High-density residential zone	The purpose of the <i>High-density residential zone</i> is to provide primarily for residential activities in areas of high density, urban character.
Rural zone	The purpose of the <i>Rural zone</i> is to provide primarily for primary production activities. The zone may also provide for a limited range of activities which support rural production.

Rural production zone	The purpose of the <i>Rural production zone</i> is to prioritise primary production activities that rely on the productive nature of the soils, intensive primary production, and also providing for associated rural industry.
Rural residential zone	The purpose of the <i>Rural residential zone</i> is to provide primarily for a residential lifestyle within a rural environment, while still enabling primary production to occur appropriate to the size of the lots.
Rural settlement zone	The purpose of the <i>Rural settlement zone</i> is to provide primarily for a mixture of residential, commercial, light industrial activities and community activities located within rural areas that support a small settlement and surrounding rural area.
Neighbourhood commercial zone	The purpose of the <i>Neighbourhood commercial zone</i> is to provide primarily for small-scale commercial activities that directly support the immediate residential neighbourhood.
Local commercial zone	The purpose of the <i>Local commercial zone</i> is to provide primarily for a range of commercial activities that provide for the daily/weekly shopping needs of the residential catchment.
Commercial zone	The purpose of the <i>Commercial zone</i> is to provide primarily for a broad range of commercial activities. It also provides for activities that are not sensitive to the effects generated from commercial activities.
Mixed-use zone	The purpose of the <i>Mixed-use zone</i> is to provide primarily for a mix of residential, commercial, light industrial, recreational and community activities.
Town centre zone	The purpose of the <i>Town centre zone</i> is to provide primarily: <ul style="list-style-type: none"> • in smaller urban areas, for a diverse range of commercial activities and associated community, recreation, and residential activities which support both residents and visitors • in secondary centres in major cities, for community, recreational, commercial and residential activities which service the immediate and wider neighbourhood areas.
City centre zone	The purpose of the <i>City centre zone</i> is to provide primarily for a diverse range of commercial, community, recreational, and residential activities.
Light industrial zone	The purpose of the <i>Light industrial zone</i> is to provide primarily for a limited range of industrial activities that are more compatible with sensitive activities.
Industrial zone	The purpose of the <i>Industrial zone</i> is to provide primarily for a range of industrial activities. It also provides for associated activities that are not sensitive to the effects generated from industrial activities.
Heavy industrial zone	The purpose of the <i>Heavy industrial zone</i> is to provide primarily for industrial activities that may be incompatible with sensitive activities.
Open space zone	The purpose of the <i>Open space zone</i> is to provide primarily for a range of passive and active recreational activities, along with limited facilities and structures, and opportunities for relaxing and socializing.
Sport and active recreation zone	The purpose of the <i>Sport and active recreation zone</i> is to provide primarily for indoor and outdoor active recreation and sports and associated facilities, including large scale buildings and structures.
Conservation zone	The purpose of the <i>Conservation zone</i> is to provide primarily for the ongoing management of land that has a particular conservation focus.
Airport zone	The purpose of the <i>Airport zone</i> is to: <ul style="list-style-type: none"> • enable the ongoing operation and future development of airports and the surrounding airfield and aerodrome • enable associated operational areas and facilities • enable operations relating to the transportation of people and freight • provide for aeronautical (or aviation) activities of airports, as well as operational, administrative, commercial and industrial activities associated with airports.
Port zone	The purpose of the <i>Port zone</i> is to enable:

	<ul style="list-style-type: none"> the ongoing operation and future development of ports and associated operational areas and facilities operations relating to the transportation of people and freight.
Hospital zone	The purpose of the <i>Hospital zone</i> is to provide primarily for the ongoing operation of a locally or regionally important primary medical facility, and associated health care services and healthcare facilities.
Education zone	The purpose of the <i>Education zone</i> is to provide primarily for educational facilities.
Stadium zone	The purpose of the <i>Stadium zone</i> is to provide primarily for the ongoing operation of large scale sports and recreation facilities, buildings and structures. It may accommodate a range of large-scale sports, leisure, entertainment, art, recreation, or event and cultural activities.
Future urban zone	The purpose of the <i>Future urban zone</i> is to identify land as suitable for urbanisation. The Future Urban Zone is a transitional zone.
Māori cultural zone	The purpose of the <i>Māori cultural zone</i> is to enable a range of activities which specifically meet Māori cultural needs including but not limited to residential and commercial activities.
[Additional special purpose] zone <i>Refer to mandatory direction 6 above</i>	The purpose of the [additional special purpose] zone is to manage ... [local authority to add].

Mandatory directions

Precincts chapter (S-PREC)

9 A precinct spatially identifies and manages an area where two or more additional provisions apply which modify the policy approach of the underlying zone(s) or refine or modify land use outcomes.

10 If no precinct is required, do not include this chapter in the plan.

11 Each precinct must be provided as a different section of the chapter, and must meet the direction below.

- Each precinct must have a unique name indicating the purpose of the precinct.
- Any section must include objectives, policies, and methods including rules if any.
- Any section may contain other provisions enabled under section 75(2) of the RMA.

12 Any precinct may include reference to a design guide or other guidance material.

Development Areas chapter (S-DEV)

13 A development area spatially identifies and manages areas where conceptual plans such as structure plans, framework plans, outline development plans, or growth area plans apply to determine future land use and/or development.

14 If no development area is required, do not include this chapter in the plan.

15 Each development area must be provided as a different section of the chapter, and must meet the direction below.

- Each development area must have a unique name.
- Any section must include at least one objective and policy.
- Any section may contain other provisions enabled under section 75(2) of the RMA.

16 A development area section may include referenced documents, for example a concept plan.

17 When the development is completed, the development plan section must be removed from the plan.

Designations chapter (S-DES)

18 A separate designation table must be used for each Requiring Authority and use the form outlined in table 16 below.

Table 16: Designation table

Name of Requiring Authority	
Unique identifier and map identifier	
Purpose of the designation	
Site identifier (This can include: Legal description and/or physical address and/or site name/description)	
Lapse date or Identification that designation has been given effect (ie, doesn't lapse)	
Designation hierarchy (primary or secondary)	
Conditions	
Additional information	

19 The designation tables must be included alphabetically A-Z based on the name of the requiring authority.

20 Designations for each requiring authority within each designation table must be listed alphabetically A-Z based on the unique identifier and map identifier.

21 Designation conditions must be included as a schedule to the district plan.

S-SAM: Draft Schedules, Appendices and Maps Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional policy statements, regional plans, district plans and combined plans.

A. Purpose

1. To enable consistent schedules, appendices and maps are provided in policy statements and plans.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement or plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any policy statement or plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Schedules, Appendices and Maps Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
- 3 If no schedules are required in the plan, do not include the schedule chapter in the policy statement or plan.
- 4 Where schedules are required, each schedule must be presented as a separate schedule table in the form below.

Table 17: Schedule table

Descriptive title			
Unique identifier	Site identifier (eg, legal description, physical address, site name/description)	Site type (including description of values)	Reference to study/material used for identification

- 5 Each schedule must have a descriptive title, identifying the contents in the schedule (eg, outstanding natural features and landscapes).
- 6 All the sites/areas and their values that have been identified in a district wide overlay must be listed within a schedule.
- 7 Each appendix must address a different “topic”, and must be provided as a separate section.
- 8 Except as provided in direction 9 below, appendices may only include technical and/or descriptive specifications required to be complied with to meet a rule or rule requirement in a topic or zone based chapter.
- 9 Appendices may include more specific maps that identify areas subject to specific controls.
- 10 If an ePlan is used, no separate map set is required.
- 11 Where a paper-based plan is being produced, a separate map set must be produced that meets the mapping requirements of the spatial planning tool standard; and the mapping standard.

F-1: Draft Electronic Accessibility and Functionality Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional policy statements, regional plans, district plans and combined plans.

A. Purpose

1. To prescribe requirements to improve the electronic accessibility and functionality of policy statements and plans.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement or plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any policy statement or plan that are needed to avoid duplication or conflict with amendments made as required by paragraph 3 above must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Electronic Accessibility and Functionality Standard

Table 18: Standard for baseline accessibility and functionality requirements

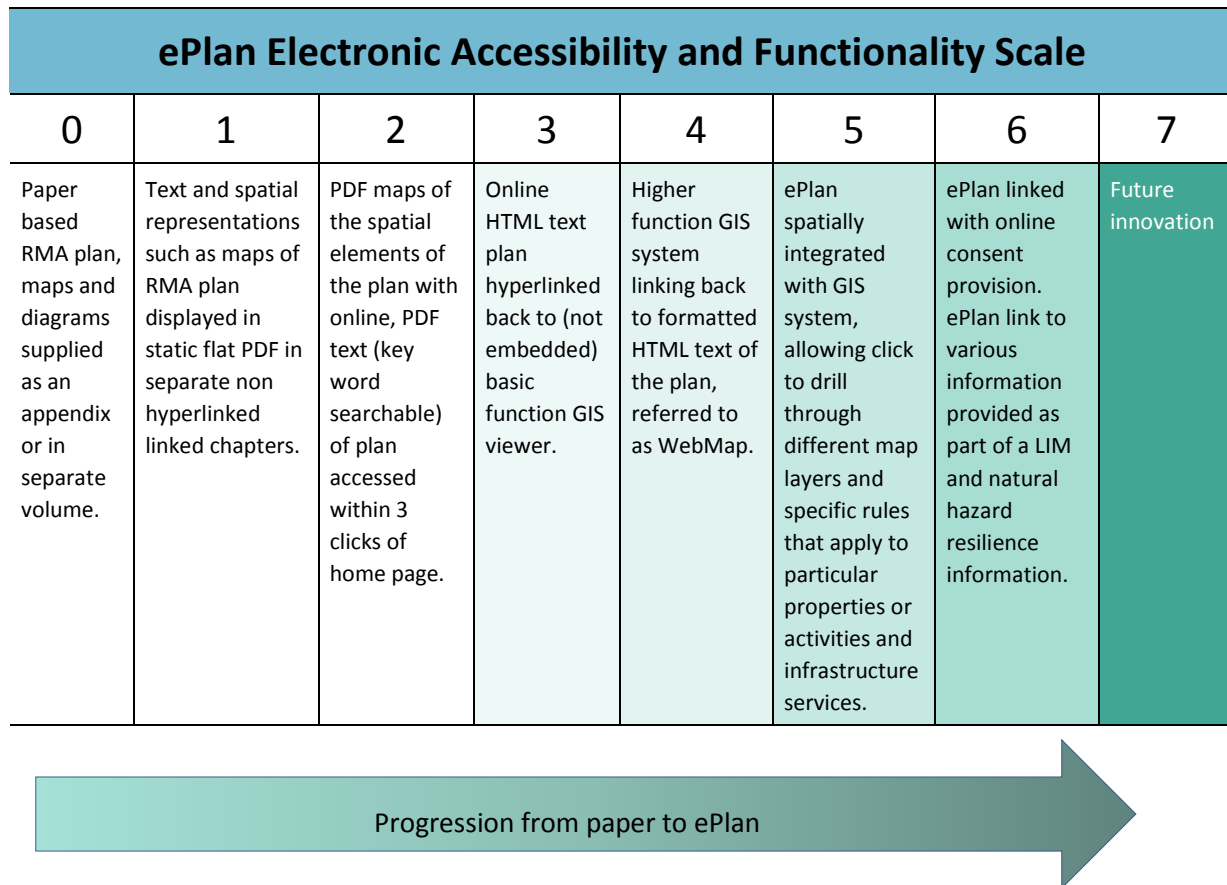
Category	Instructions	Who
Timeframes	1 This baseline accessibility and functionality requirements part of the planning standard must be implemented within 12 months of the gazettal of this national planning standard.	All local authorities
Plan accessibility and functionality	2 All policy statements and plans prepared under the Resource Management Act 1991 can be accessed in no more than three clicks (three pages/pop ups) from the local authority homepage (one click from the home page is strongly preferred).	
	3 All plans and policy statements are hosted on local authority websites via a commonly named 'District Plan' or 'Regional Policy Statement and Plans' landing page.	
	4 All regional policy statements and plans on local authority websites must comply with Department for Internal Affairs' Web Accessibility Standard 1.0 and Web Usability Standard 1.2 or their successors.	
	5 Local authorities must provide hyperlinks to their plans and regional policy statements to the Ministry for the Environment and inform the Ministry for the Environment if the hyperlink changes.	
	6 Ensure that policy statements and plans contain information on when they were last updated.	
	7 Provide a 'note' within any district or regional plan rule (and hyperlink to relevant plan) that clarifies an activity may also require consent from another plan (eg, note and hyperlink from a regional plan rule relating to earthworks to relevant district plan chapters relating to earthworks).	
	8 Links are provided between significant planning provisions (eg, hyperlinks within the policy statement/plan, the use of tabulation, or bookmarking).	Only local authorities that use PDFs to present their policy statements or plans
	9 Plans and regional policy statements support key word search functionality.	
	10 Legal status of provisions must be displayed (including in downloaded or printed format)	All local authorities
	11 All versions of the current plan since first becoming operative must be available from the local authority website.	
	12 A copy of all previous plans under the RMA both at the time they first became operative and the final version before being superseded by the replacement plan must be available from the local authority website (in PDF format).	

Category	Instructions	Who
Data standards	13 Upload publically accessible, existing digital plan data such as plotted features, polypoints and polygons to www.data.govt.nz in machine readable format accordance with OpenData principles ² .	All local authorities
	14 Make publically accessible digital datasets (that form the geospatial data for Local Authorities GIS systems that are utilised by ePlans) compliant with New Zealand Geodetic Datum NZGD2000, New Zealand Transverse Mercator 2000 and New Zealand Vertical Datum 2016 NZVD2016.	
Plan text	15 Make a clear differentiation between proposed, decisions made, appealed and operative provision within the plan.	
	16 The policy statement or plan must identify whether the provisions are regional policy statement provisions (RMA section 62), regional plan provisions (section 63), regional coastal plan provisions (section 64) or district plan provisions (section 72). In an ePlan, these provisions must be searchable and able to be compiled.	

Table 19: Standard for ePlan requirements

Category	Instruction	Who
Accessibility and functionality	1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this national planning standard.	All local authorities
	<p>2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this national planning standard.</p> <ul style="list-style-type: none"> – Auckland Council – Marlborough Council – Northland Regional Council – Southland Regional Council – Wellington Regional Council – Christchurch City Council – Dunedin City Council – Hurunui District Council – Invercargill City Council – Kāpiti Coast District Council – Queenstown-Lakes District Council – South Taranaki District Council – Thames-Coromandel District Council. <p>3 In addition to requirements in the baseline accessibility and functionality standard provided in table 18 above, local authorities must present their policy statements and plans in an ePlan format, as described by level 5 of the ePlan electronic accessibility and functionality scale in Figure 1 and table 20 below (additional description of levels).</p>	

² The Government has set up an [OpenData toolkit](#).

Figure 1: ePlan Electronic Accessibility and Functionality Scale**Table 20: Additional description of levels**

Level	Description
5	<p>1 Digital interactive online data system that displays and manages content including text and spatial data (ePlan integrated into GIS system). Specific functionality will include:</p> <ul style="list-style-type: none"> – spatial integration of mapping and search functions through a ‘click-to-drill’ ability through different map layers and specific provisions – the ability to view the plan either as a full text document, specific provisions, or results shown as a result of user queries (eg, property and/or activity queries) – the ability to submit on proposed plan changes online, either through the ePlan or through an online submission service that is linked to the ePlan – ability to download, print out and provide, without alteration, a hard copy version of the plan, which includes planning maps (in part or the entire document) – ability for the council seal and electronic signature to be displayed electronically or in downloaded, printed format (in part or the entire document) of operative or proposed policy statements and plans.
6	<p>2 ePlan linked with online consent application and to information provided as part of a land information memorandum (LIM). Specific functionality enables:</p> <ul style="list-style-type: none"> – the ability to apply for resource consents online, either through the ePlan or through an online resource consent application service that is linked to the ePlan – tracking of plan and consent processes, preparation of letters and other forms of communication (eg, automated acknowledgement of submissions) – the ability to access other spatial information that may be of interest to ePlan users, such as the resource consent, building consent and natural hazard information that is relevant for a specific site – links to other local authorities property based data.
7	<p>3 Future innovation not yet described.</p>



National Planning Standard

F-2: Draft Mapping Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional plans, district plans and combined plans.

A. Purpose

1. To define how zones and commonly used symbols are displayed on planning maps.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA. Plans must be amended without using a process in Schedule 1 of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments made as required by paragraph 3 above must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used (see RMA section 58I(7)).

D. Provisions

Draft Mapping Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard:
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
- 3 When the Area Specific Matters Standard (S-ASM) is adopted by district plans and combined plans, the zone colour palette provided in Table 21 below must be applied in maps and ePlans.
- 4 When the District Plan Structure (S-DP), Regional Plan Structure (S-RP) and/or Combined Plan Structure (S-CP) Standards are adopted, the symbols provided in table 22 below must be applied in maps and ePlans when required.
- 5 Local authorities may include additional symbols in maps and ePlans.

Table 21: Zone colour palette table

Zone	Symbol	R	G	B
Low-density residential		255	237	150
Residential		255	255	115
Medium-density residential		255	223	128
High-density residential		255	208	66
Rural		181	187	125
Rural production		145	154	69
Rural residential		255	250	205
Rural settlement		250	235	215
Neighbourhood commercial		205	92	92
Local commercial		255	203	203
Commercial		254	143	119
Mixed use		255	153	51
Town centre		255	89	51
City centre		158	33	69


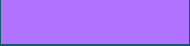


















Zone	Symbol	R	G	B
Light industrial		221	160	221
Industrial		176	115	255
Heavy industrial		158	112	154
Open space		205	230	197
Sport and active recreation		164	212	152
Conservation		135	191	121
Special purpose zones		204	204	204

Table 22: Symbology table

Name	Description	Symbol
Heritage item (building or structure)	Geometry point	
Protected tree	Geometry point	
Protected tree group	Geometry point	
Sites of significance to Māori	Geometry point	<i>Council to consult with tangata whenua</i>
Marae	Geometry point	
National grid line	Geometry line	
National grid underground cable	Geometry line	
Designation	Geometry polygon RGB 20, 177, 231 Fill: None Outline width: 2.0 Designation identifier	
Heritage area	Geometry polygon RGB 98, 49, 3 Outline width: 5	
Coastal hazard Flood hazard Volcanic hazard Fault hazard	Geometry polygon Fill: RGB 204, 229, 232 Outline: RGB 150, 197, 216 Default transparency: 40%	

Name	Description	Symbol
Faultline hazard	Geometry line Dashed Line RGB: 94, 129, 168 Line RGB: 191, 220, 231 Line width: 3	
Noise contours (airport, port)	Geometry polygon Line fill symbol Angle: 45.00 Line width: 0.5 Outline width: 2 RGB 245, 130, 33	
Coastal environment	Line fill symbol: Angle: 90.00 Line width: 1 Line offset: 100 Outline width: 2 RGB 28, 103, 148	
Statutory acknowledgement areas	Geometry polygon Fill: White Black banded red outline RGB 225, 0, 0 Outline Width: 0.5 Default transparency: 60%	

F-3: Draft Spatial Planning Tools (Regional) Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional policy statements, regional plans, and combined plans.

A. Purpose

1. To provide for the consistent application and understanding of how spatial planning tools are used in regional policy statements, regional plans and the regional plan components of combined plans.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement or plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any policy statement or plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Spatial Planning Tools (Regional) Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council.
- 3 If relevant to a local authority, where a regional plan or a combined plan uses a spatial planning tool that has the functions described in table 23 below.
 - a. The plan must use the name of the relevant spatial planning tool.
 - b. The tool must only be used where the function of that spatial planning tool can be met.
 - c. The tool must be represented in maps or ePlans in the manner identified.
- 4 In addition to the spatial planning tools in table 23, where a regional plan has a need that is not met by the functions described in table 23, other categories of spatial planning tools may be used within regional plans where appropriate (provided they do not overlap with the tools specified in this standard).

Table 23: Regional plans, policy statements and regional components of combined plans

Name	Function	Represented by
Zone	A zone spatially identifies and manages an area with common environmental characteristics or to achieve an environmental outcome, by bundling compatible activities or effects together, and restricting those which are incompatible. In regional plans, a zone only applies to the coastal marine area.	Polygon [cc cross reference Mapping Standard]
Overlay	An overlay spatially identifies an area, feature or item that following a region-wide assessment has been determined to have distinctive values or environmental risks that require management.	Point, polygon or 3D polygon [cc cross reference Mapping Standard]
Specific control	A specific control spatially identifies where a provision controls one issue or matter at a specific site or area.	Point, line or polygon [cc cross reference Mapping Standard]
Freshwater management unit	A freshwater management unit's function is defined in the National Policy Statement for Freshwater Management 2017. Requirements for freshwater management units are set within that national policy statement.	Polygon [cc cross reference Mapping Standard]
Airshed	An airshed spatially identifies the location where the Minister for the Environment has specified an airshed in a specific area under the Resource Management (National Environmental Standards for Air Quality) Regulations 2004. Requirements for airsheds are set within that national environmental standard.	Polygon [cc cross reference Mapping Standard]
Area	An area spatially identifies an area, which is not a zone, overlay, specific control, freshwater management unit or airshed, where activities or classes of activities are managed in a certain way.	Polygon [cc cross reference Mapping Standard]

F-4: Draft Spatial Planning Tools (District) Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to district plans and combined plans.

A. Purpose

1. To provide for the consistent application and understanding of how spatial planning tools are used in district plans and the district plan components of combined plans.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Spatial Planning Tools (District) Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
- 3 If relevant to a local authority, where a district plan or a combined plan uses a spatial planning tool that has the functions described in table 24 below.
 - a. The plan must use the name of the relevant spatial planning tool.
 - b. The tool must only be used where the function of that spatial planning tool can be fulfilled.
 - c. The tools must be represented in maps or ePlans in the manner identified.
 - d. The plans must have their associated provisions located in the position identified.
- 4 Other than the spatial planning tools identified in Table 24 below, no other spatial planning tools may be created.

Table 24: District plan components of combined plans and district plan spatial planning tools

Name	Function	Represented by	Location of associated provisions within district plan and combined plan structure
Zones	A zone spatially identifies and manages an area with common environmental characteristics or to achieve an environmental outcome, by bundling compatible activities or effects together, and restricting those which are incompatible.	Polygon [cc cross reference Mapping Standard]	Zone chapter
Overlays	An overlay spatially identifies an area, feature or item that following a district wide assessment has been determined to have distinctive values, environmental risks or factors that require management in a different manner from the underlying zone provisions	Polygons or point data [cc cross reference Mapping Standard]	District wide chapters and may be supported by an associated schedule in schedules chapter
Precincts	A precinct spatially identifies and manages an area where two or more additional provisions apply which modify the policy approach of the underlying zone(s) or refine or modify land use outcomes.	Polygons [cc cross reference Mapping Standard]	Precinct chapter. Design guide(s) or similar located in appendices chapter

Name	Function	Represented by	Location of associated provisions within district plan and combined plan structure
Specific controls	A specific control spatially identifies where a provision controls one issue or matter at a specific site or area (for example height on a particular site) and is not of a size or scale to warrant use of the precinct or overlay tool.	Polygons or point data [cc cross reference Mapping Standard]	Relevant zone chapter as well as any detailed diagrams or maps
Development areas	A development area spatially identifies and manages areas where conceptual plans such as structure plans, framework plans, outline development plans, or growth area plans apply to determine future land use and/or development. When the associated development is complete, the development areas spatial planning tool must be removed.	Polygons (general outline/indication where possible) [cc cross reference Mapping Standard]	Development area chapter
Designations	Spatially identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.	Polygon or point data [cc cross reference Mapping Standard]	Identified in designations chapter
Heritage orders	Spatially identifies heritage orders enabled under section 189 of the RMA.	Polygon or point data [cc cross reference mapping standard]	Identified in community value chapter

F-5: Draft Chapter Form Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional policy statements, regional plans, district plans and combined plans.

A. Purpose

1. The standard sits alongside the structure standards to ensure a consistent location and format of policy statement and plan content.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement or plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Chapter Form Standard

Mandatory directions	
TEXT	INSTRUCTION
	<p>1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.</p> <p>2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.</p> <ul style="list-style-type: none"> – Auckland Council – Marlborough Council – Northland Regional Council – Southland Regional Council – Wellington Regional Council – Christchurch City Council – Dunedin City Council – Hurunui District Council – Invercargill City Council – Kāpiti Coast District Council – Queenstown-Lakes District Council – South Taranaki District Council – Thames-Coromandel District Council.
	3 Chapters within <i>Part 2 – Tangata Whenua</i> , <i>Part 3 – District-Wide Matters</i> and <i>Part 4 – Area-Specific Matters</i> must use the order of headings below.
	4 Unless otherwise stated, regional policy statement chapters, regional plans chapters and combined plan chapters may contain headings in the order provided.
Introduction	5 Local authorities must consider whether an introduction statement is required for each chapter.
Issues	6 Local authorities must consider whether issues need to be addressed in each chapter.
Objectives	<p>7 Local authorities must consider whether objectives need to be provided for any chapter or section.</p> <p>8 Where provided, objectives must be grouped together.</p> <p>For example,</p> <p>O1 and its “short title”</p> <p>Text objective 1</p> <p>O2 and its “short title”</p> <p>Text objective 2</p>
Policies	<p>9 Local authorities must consider whether policies need to be provided for any chapter or section.</p> <p>10 Policies for the chapter must be grouped together.</p> <p>For example,</p> <p>P1 and its “short title”</p> <p>Text policy 1</p> <p>P2 and its “short title”</p> <p>Text policy 2</p>

Mandatory directions	
TEXT	INSTRUCTION
Methods	11 Local authorities must consider whether methods including rules (if any) need to be provided for any chapter or section.
Rules	12 Where rules are required <ol style="list-style-type: none"> If the activity status is abbreviated in the rule table the following abbreviations must be used in the activity status cell in the table: P Permitted, C Controlled, RD Restricted Discretionary, D Discretionary, NC Non Complying, Pr Prohibited. Local authorities must consider whether the section should include a rule overview table and/or a rule requirement table(s). If a local authority includes a rule overview table, rules, or a rule requirement table they must be presented as identified in tables 25, 26 and 27 below Bold text in tables 26 and 27 indicates mandatory text that must be inserted into plans if these tables are used.
Anticipated environmental results	13 Local authorities must consider whether anticipated environmental results need to be provided for any chapter or section.
Monitoring	14 Local authorities must consider whether monitoring needs to be provided for in any chapter or section.

Table 25: Rule overview table

Use/activity	Rule number
Insert name of activity	Insert the rule number in the format required by the F-6: Status of Rules and Other Text and Numbering Form Standard

Table 26: Rule table

Insert unique rule number in format required by the F-6: Status of Rules and Other Text and Numbering Form Standard	Insert rule title in bold text	
<p>This cell is to be used where rules are applied on an area specific basis (ie, zones or to spatial planning tools)</p> <p>If required, insert name of relevant spatial planning tool/s</p> <p>Or</p> <p>If required insert name of relevant zone/s xx zone or all zones</p>	<p>This cell is required for permitted activities</p> <p>Activity status: Insert activity status. If abbreviated use a mandatory abbreviation</p> <p>Where: Insert rule descriptor</p> <ol style="list-style-type: none"> insert rule detail insert rule detail insert rule detail. <p>Where this activity complies with the following rule requirements:</p> <ol style="list-style-type: none"> insert reference to rule requirement/s. 	<p>This cell is required for permitted activities if the rule includes rule requirements.</p> <p>Activity status when compliance not achieved: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>(Use for C activities)</p> <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> insert matter insert matter. <p>(Use for RD activities)</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> insert matter insert matter. <p>Notification: Insert notification detail, if any</p>
	<p>This cell is required for controlled activities</p> <p>Activity status: Insert activity status. If</p>	<p>This cell is required for controlled activities if the rule includes rule requirements</p>

	<p>abbreviated use a mandatory abbreviation.</p> <p>Where: Insert rule descriptor:</p> <ol style="list-style-type: none"> 1 insert rule detail 2 insert rule detail 3 insert rule detail. <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1 insert matter 2 insert matter <p>Where this activity complies with the following rule requirements:</p> <ol style="list-style-type: none"> 1 insert reference to rule requirement/s. <p>Notification: Insert notification detail, if any.</p>	<p>Activity status when compliance not achieved: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>Use for RD activities)</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1 insert matter 2 insert matter. <p>Notification: Insert notification detail, if any.</p>
	<p>This cell is required for restricted discretionary activities.</p> <p>Activity status: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>Where: Insert rule descriptor:</p> <ol style="list-style-type: none"> 1 insert rule detail 2 insert rule detail 3 insert rule detail. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1 insert matter 2 insert matter. <p>Where this activity complies with the following rule requirements:</p> <ol style="list-style-type: none"> 1 insert reference to rule requirement/s. <p>Notification: Insert notification detail, if any.</p>	<p>This cell is required for restricted discretionary activities if the rule includes rule requirements.</p> <p>Activity status when compliance not achieved: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>Notification: Insert notification detail, if any.</p>
	<p>This cell is required for discretionary activities.</p> <p>Activity status: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>Where: Insert rule descriptor:</p> <ol style="list-style-type: none"> 1 insert rule detail 2 insert rule detail 3 insert rule detail. <p>Where this activity complies with the following rule requirements:</p> <ol style="list-style-type: none"> 1 insert reference to rule requirement/s. <p>Notification: Insert notification detail, if any.</p>	<p>This cell is required for discretionary activities if the rule includes rule requirements.</p> <p>Activity status when compliance not achieved: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>Notification: Insert notification detail, if any.</p>
	<p>This cell is required for non-complying activities.</p> <p>Activity status: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>Where: Insert rule descriptor:</p> <ol style="list-style-type: none"> 1 insert rule detail 2 insert rule detail 	<p>This cell is required for non-complying activities if the rule includes rule requirements.</p> <p>Activity status when compliance not achieved: Insert activity status. If abbreviated use a mandatory abbreviation.</p> <p>Notification: Insert notification detail, if any</p>

	<p>3 insert rule detail.</p> <p>Where this activity complies with the following rule requirements:</p> <p>1. insert reference to rule requirement/s.</p> <p>Notification: Insert notification detail, if any.</p>	
	<p>This cell is required for prohibited activities.</p> <p>Activity status: Insert activity status, if abbreviated use a mandatory abbreviation.</p> <p>Where: Insert rule descriptor:</p> <p>1 insert rule detail</p> <p>2 insert rule detail</p> <p>3 insert rule detail.</p>	

Table 27: Rule requirements table

Insert rule requirement number in the format required by the F-6: Status of Rules and Other Text and Numbering Form Standard	Insert rule requirement title
<p>This cell is to be used when rule requirements are applied on an area specific basis (ie, zones or to spatial planning tools)</p> <p>Insert name of relevant spatial planning tool</p> <p>Or</p> <p>Insert name of relevant zone/s zone or all zones</p>	<p>1 Insert rule requirement matter</p> <p>2 Insert rule requirement matter</p> <p>If not applicable N/ A</p>

F-6: Draft Status of Rules and Other Text and Numbering Form Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional policy statements, regional plans, district plans and combined plans.

A. Purpose

1. To provide consistent formatting for some common components of plans, specifically:
 - numbering plan provisions that is an alpha-numeric numbering format
 - rule format
 - prescribing that the legal effect of objectives, policies and methods, including rules (if any), and other policy statement and plan text must be shown.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standard. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any policy statement or plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any policy statement or plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Status of Rules and Other Text; and Numbering Form Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.

Status of Rules and other text

Category	Instructions
Highlighting of policy statement/plan text	<ol style="list-style-type: none"> 1 Shading boxes or a similar method to differentiate text must be used for plans and policy statements between when they are notified until when they are operative, for any of the following purposes: <ol style="list-style-type: none"> a. if text is required by a national planning standard (for example a definition), and cannot be amended b. if text is required by a national policy statement and/or national environmental standard c. if rules have effect from a date earlier than the date when the decision on public submissions is made and notified. d. if rules have no effect until the proposed plan becomes operative e. if provisions are subject to a variation f. if provisions are under appeal.
Legal status of policy statements/plan provisions	<ol style="list-style-type: none"> 2 For ePlans, an explanation of the legal status of provisions and the reason for that status must be provided as either a pop-up box or some other means of explanation, when the text is selected. 3 For paper based policy statements or plans, an explanation of the legal status of provisions and the reason for that status, is to be presented in the <i>Legal effect of rules</i> section in the <i>How the plan works</i> Chapter.
Updated policy statement/plan text	<ol style="list-style-type: none"> 4 Where text in an ePlan is updated as a result of a plan change or variation, a pop-up box or other relevant means for identifying the update date must be applied when updated text is selected. 5 Where text is updated in paper based plans as a result of a plan change or variation, a footer with an update date must be provided on the relevant page.

Numbering form		
Category	Instructions	Example
Policy Statement or plan main structural elements	1 All parts of a policy statement or plan structure must be numbered starting with the word part followed by sequential numbering, a hyphen, and the part title.	Part 1 – Introduction and general provisions
	2 Numbering for particular parts in regional policy statements, regional plans and combined plans may differ from those identified in the table below as different options are followed regarding structure of those plans.	NDI – National direction instruments
	3 All chapters must be numbered starting with the key 2-6 letters of the chapter title in capital letters, followed by a hyphen then the chapter title.	RES – Residential zone
	4 All sections must be numbered starting with the key 2-6 letters of the section title in capital letters, followed by a hyphen, then the section title.	PURP – Purpose or RR – Rural residential zone
Combined plans	5 In combined plans, where chapters or sections relate to regional policy statement matters, those chapters and section numbers must be prefixed with a PS.	PSAQ – Policy statement air quality
Precincts	6 Precincts must be numbered starting with a PREC, followed by a sequential number, a hyphen, and then the precinct title.	PREC1 – Thorndon character area
Development areas	7 Where required, Development Areas must be numbered starting with a DEV, followed by a sequential number, a hyphen or separator, and then the Development Area title	DEV1 – One Tree Point structure plan area
Matters associated with designations	8 Each requiring authority must be allocated a unique alpha based identifier.	Ministry of Corrections = MCR
	9 Each designation must be numbered starting with the requiring authorities identifier, followed by a D, a sequential number, a hyphen, and then the designation title.	MCRD1 – Invercargill Prison
Schedules	10 Each schedule must be numbered starting with SCHED, followed by a sequential number, a hyphen, and the schedule title.	SCHED 1 – Heritage A buildings
Appendices	11 Each appendix must be numbered starting with APP, followed by a sequential numbering, a hyphen, and then the appendix title.	APP 1 – Vehicle turning circle
Objectives	12 Objectives must be numbered using the relevant zone, topic or spatial planning tool number, then a hyphen, an O, and then a sequential number.	An objective in the Natural hazards section of the Environmental Risks chapter of a district plan NH-O1

Policies	13 Policies must be numbered using the relevant zone, topic or spatial planning tool number, then a hyphen, a P, and then a sequential number.	A policy in the <i>Temporary Activities section</i> of the General district-wide matters chapter of a district plan TEMP-P1				
Matters associated with rules	<div>14 Rules must be numbered using the relevant zone, topic or spatial planning tool number, a R, and then a sequential number.</div> <div>15 Rule requirements must be numbered using the relevant zone, topic or spatial planning tool number, then REQ, and a sequential number.</div> <div>16 Where rules, matters of control, matters of discretion and rule requirements contain a number of specific content elements they must be numbered using standard numbering.</div>	<div>A rule in a Rural residential zone RR - R1</div> <div>A rule requirement in a Rural residential zone RR – REQ1</div> <div>A rule in a Rural Residential zone on visitor accommodation (as it appears using the F-5 Chapter Form</div> <table><tr><td>RR – R1</td><td>Visitor accommodation</td></tr><tr><td colspan="2">Activity Status: P Where: <div><div>1</div><div>The maximum number of guests per night is 5 people</div></div><div><div>2</div><div>The maximum length of continuous occupation is up to three months during any 12 month period.</div></div></td></tr></table>	RR – R1	Visitor accommodation	Activity Status: P Where: <div><div>1</div><div>The maximum number of guests per night is 5 people</div></div> <div><div>2</div><div>The maximum length of continuous occupation is up to three months during any 12 month period.</div></div>	
RR – R1	Visitor accommodation					
Activity Status: P Where: <div><div>1</div><div>The maximum number of guests per night is 5 people</div></div> <div><div>2</div><div>The maximum length of continuous occupation is up to three months during any 12 month period.</div></div>						
Tables, diagrams or figures	3 Each table, diagram or figure must have a heading of “table”, “diagram” or “figure”, then the relevant zone or spatial planning tool number (if applicable) and a sequential number that starts at the beginning of the Plan, followed by a hyphen, and a title for the table, diagram or figure. that heading must be located above the table or diagram)	<div>Eg, table 1 - Contents table</div> <div>Eg, diagram RES25 - Vehicle Turning Circle A</div> <div>Diagram in a Residential zone containing vehicle turning circles</div>				
4 The specific numbering provided in table 28 below must be followed.						

Table 28: Numbering table

Part of the policy statement or plan	Regional policy statements	Regional plans and regional coastal environment plans	District plans	Combined plans
Parts	<ul style="list-style-type: none"> Part 1 – Introduction and general provisions Part 2 – Tangata whenua Part 3 – Significant resource management issues Part 4 – Themes Part 5 – Evaluation and monitoring Part 6 – Schedules, appendices and maps 	<ul style="list-style-type: none"> Part 1 – Introduction and general provisions Part 2 – Tangata whenua Part 3 – Issues and objectives Part 4 – Themes Part 5 – Catchments Part 6 – Evaluation and monitoring Part 7 – Schedules, appendices and maps 	<ul style="list-style-type: none"> Part 1 - Introduction and general provisions Part 2 – Tangata whenua Part 3 – Strategic direction Part 4 – District-wide matters Part 5 – Area specific matters Part 6 – Schedules, appendices and maps 	<ul style="list-style-type: none"> Part 1 - Introduction and general provisions Part 2 – Tangata whenua Part 3 – Regional policy statement Part 4 – Region Wide Matters Part 5 – Catchments Part 6 – Area specific matters Part 7 – Evaluation and Monitoring Part 8 – Schedules, Appendices and Maps
Chapters	<ul style="list-style-type: none"> INTRO –for Introduction HPSW – for How the policy statement works INTER – for Interpretation NDI – for National direction instruments RIH – for Recognition of iwi and hapū TLR – for Tangata whenua - local authority relationships IHPD – for Iwi and hapū planning documents TWC – for Consultation AQ – for Air quality CE – for Coastal environment LNC – for Landscape, landforms and natural character EIB – for Ecosystems and indigenous biodiversity ER – for Environmental risk HH – for Historic heritage 	<ul style="list-style-type: none"> INTRO – for Introduction HPW – for How the plan works INTER – for Interpretation NDI – for National direction instruments RIH – for Recognition of iwi and hapū TLR – for Tangata whenua - local authority relationships IHPD – for Iwi and hapū planning documents TWC – for Consultation ISSUE – for Issues OBJ – for Objectives AQ – for Air quality CE – for Coastal environment EIB – for Ecosystems and indigenous biodiversity ER – for Environmental risk HH – for Historic heritage 	<ul style="list-style-type: none"> INTRO – for Introduction HPW – for How the plan works INTER - for Interpretation NDI - for National direction instruments RIH - for Recognition of iwi and hapū TLR – for Tangata whenua - local authority relationships IHPD – for Iwi and hapū planning documents TWC – for Consultation NEV – for Natural environmental values ER – for Environmental risks CV – for Community values IE – for Infrastructure and energy SUB – for Subdivision GDW – for General district-wide Matters 	<ul style="list-style-type: none"> INTRO – for Introduction HPW – for How the plan works INTER – for Interpretation NDI – for National direction instruments RIH – for Recognition of iwi and hapū TLR – for Tangata whenua - Local authority relationships IHPD – for Iwi and hapū planning documents TWC - for Consultation PSSIG - for Significant resource management issues for the region in regional policy statement ISO – for Issues and objectives THEME – for Themes in regional policy statement AQ – for Air quality CE – for Coastal environment LNC – for Landscape, landforms and

Part of the policy statement or plan	Regional policy statements	Regional plans and regional coastal environment plans	District plans	Combined plans
	<ul style="list-style-type: none"> • IE – for Infrastructure and energy • LAND – for Land • WATER – for Water • ST – for Special topics • SCHED – for Schedules • APP – for Appendices • MAPS – for Maps 	<ul style="list-style-type: none"> • IE – for Infrastructure and energy • LAND – for Land • LNC – for Landscape, landforms and natural character • WATER –for Water • ST – for Special topics • SCHED – for Schedules • APP – for Appendices • MAPS – for Maps 	<ul style="list-style-type: none"> • RES - for Residential zones • RUR – for Rural zones • COM – for Commercial zones • IND - for Industrial zones • OSR – for Open space and recreation zones • SP - for Special purpose zones • PREC – for Precincts • DEV – for Development areas • DES - for Designations • SCHED – for Schedules • APP – for Appendices • MAPS – for Maps 	<ul style="list-style-type: none"> • natural character • EIB – for Ecosystems and indigenous biodiversity • ER – for Environmental risk • HH – Historic heritage • IE – for Infrastructure and energy • LAND – for Land • WATER – for Water • NEV – for Natural environment values • CV – for Community values • SUB for Subdivision • GRW – for General region-wide matters • ST – for Special topics • RES – for Residential zones • RUR – for Rural zones • COM – for Commercial zones • IND – for Industrial zones • OSR – for Open space and recreation zones • SP – for Special purpose zones • PREC – for Precincts • DEV - for Development areas • DES - for Designations • SCHED - for Schedules • APP – for Appendices • MAPS – for Maps

Part of the policy statement or plan	Regional policy statements	Regional plans and regional coastal environment plans	District plans	Combined plans
Sections	<ul style="list-style-type: none"> • FMIHI – for Foreword/mihi • INTRO-for Introduction • PURP – for Purpose • DR – for Description of the region • SC—for Statutory context • GA – for General approach • CBI – for Cross boundary issues • DEF – for Definitions • ABB – for Abbreviations • GTR – for Glossary of Te Reo Māori terms • NPS – for National policy statements • NES – for National environmental standards • REG – for regulations 	<ul style="list-style-type: none"> • FMIHI – for Foreword/mihi • INTRO – for Introduction • PURP – for Purpose • DR – for Description of the region • SC – for Statutory context • GA – for General approach • CBI – for Cross boundary issues • LER – for Legal effect of rules • DEF – Definitions • ABB – Abbreviations • GTR – for Glossary of Te Reo Māori terms • NPS – for National policy statements • NES – for National environmental standards • REG – for Regulations 	<ul style="list-style-type: none"> • INTRO for Introduction • PURP – for Purpose • DD – for Description of the district • SC – for Statutory context • DEF – for Definitions • ABB – for Abbreviations • GTR – for Glossary of Te Reo Māori terms • GA for General approach • CBI – for Cross boundary issues • LER – for Legal effect of rules • NPS – for National policy statements • NES – for National environmental standards • REG – for Regulations • SD – Strategic direction • LNC – for Landscapes, landforms and natural character • EIB – for Ecosystems and indigenous biodiversity • NH - for Natural hazards • HSCS – for Hazardous substances and contaminated sites • HH – for Historic heritage • SSM – for Sites of significance to Māori • IE – for Infrastructure and energy • SUB – for Subdivision • TEMP – for Temporary activities 	<ul style="list-style-type: none"> • FMIHI – for Foreword/mihi • INTRO – for Introduction • PURP – for Purpose • DR – for Description of the region/area • SC – for Statutory context • GA – for General approach • CBI – for Cross boundary issues • LER – for Legal effect of rules • DEF – for Definitions • ABB – for Abbreviations • GTR – for Glossary of Te Reo Māori terms • NPS – for National policy statements • NES – for National environmental standards • REG – for Regulations • PSAQ - for Air quality in regional policy statement • PSCE - for Coastal environment in regional policy statement • PSLNC – for Landscapes, landforms and natural character in regional policy statement • PSEIB - for Ecosystems and indigenous biodiversity in regional policy statement • PSER - for Environmental risk in regional policy statement • PSHH – Historic heritage in regional policy statement • PSIE – Infrastructure and energy in regional policy statement • PSLD – for Land in regional policy

Part of the policy statement or plan	Regional policy statements	Regional plans and regional coastal environment plans	District plans	Combined plans
			<ul style="list-style-type: none"> • NL – for Noise and light • EARTH – for Earthworks • SI – for Signs • PT – for Protected trees • CE – for Coastal environment • ASW – for Activities on the surface of water • MIN – for Mining • LDR – for Low-density residential zone • RES - for Residential zone • MDR – for Medium-density residential zone • HDR – for High-density residential zone • RUR – for Rural zone • RPROD – for Rural production zone • RR – for Rural residential zone • RS – for Rural settlement zone • NC – for Neighbourhood commercial zone • LC – for Local commercial zone • COM – for Commercial zone • TC – for Town centre zone • CC – for City centre zone • MU – for Mixed use zone • LI – for Light industrial zone • IND - for Industrial zone • HI – for Heavy industrial zone • OS – for Open space zone 	<p>statement</p> <ul style="list-style-type: none"> • PSW – for Water in regional policy statement • PSST – for Special topics in regional policy statement • ISS – for Issues • OBJ - for Objectives • CE – for Coastal environment • LNC – for Landscapes, landforms and natural character • EIB – for Ecosystems and indigenous biodiversity • NH - for Natural hazards • HSCS – for Hazardous substances and contaminated sites • HH – for Historic heritage • SSM – for Sites of significance to Māori • PT – for Protected trees • TEMP – for Temporary activities • NL – for Noise and light • EARTH – for Earthworks • SI – for Signs • ASW – for Activities on the surface of water • MIN – for Mining • LDR – for Low-density residential zone • RES - for Residential zone • MDR – for Medium-density residential zone • HDR – for High-density residential zone • RUR – for Rural zone

Part of the policy statement or plan	Regional policy statements	Regional plans and regional coastal environment plans	District plans	Combined plans
			<ul style="list-style-type: none"> • SAR – for Sport and active recreation zone • CON – for Conservation zone • SPA – for Airport zone • SPPO – for Port zone • SPH – for Hospital zone • SPED – for Education zone • SPST – for Stadium zone • SPFU – for Future Urban zone • SPMC – for Māori cultural zone 	<ul style="list-style-type: none"> • RPROD – for Rural production zone • RR – for Rural residential zone • RS – for Rural settlement zone • NC – for Neighbourhood commercial zone • LC – for Local commercial zone • COM – for Commercial zone • MU – for Mixed use zone • TC – for Town centre zone • CC – for City centre zone • LI – for Light industrial zone • IND - for Industrial zone • HI – for Heavy industrial zone • OS – for Open space zone • SAR – for Sport and active recreation zone • CON – for Conservation zone • SPA – for Airport zone • SPPO – for Port zone • SPH – for Hospital zone • SPED – for Education zone • SPST – for Stadium zone • SPFU – for Future urban zone • SPMC – for Māori cultural zone



National Planning Standard

CM-1: Draft Definitions standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed across New Zealand. This planning standard applies to regional policy statements, regional plans, district plans and combined plans.

A. Purpose

1. To provide mandatory definitions across local authority policy statements and plans to improve plan consistency and enable greater certainty around the meaning of terms across the country.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standards overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in policy statements and plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Definitions standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this national planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this national planning standard.
 - a. Auckland Council
 - b. Marlborough Council
 - c. Northland Regional Council
 - d. Southland Regional Council
 - e. Wellington Regional Council
 - f. Christchurch City Council
 - g. Dunedin City Council
 - h. Hurunui District Council
 - i. Invercargill City Council
 - j. Kāpiti Coast District Council
 - k. Queenstown-Lakes District Council
 - l. South Taranaki District Council
 - m. Thames-Coromandel District Council.
- 3 Any definitions for terms used in the regional policy statement or plan must be included as a single list in the definitions section of the policy statement or plan as follows.
 - a. definitions must be presented in a definitions table prepared in the form of Table 29: Definitions table below.
 - b. The definitions appearing in the Definitions table apply wherever the term (or a synonym of a term) is defined in a regional policy statement or plan.
 - c. Policy statements and plans may include definitions that only apply to a subcategory or narrower application of a term defined in the Definitions table.
 - d. Policy statements and plans may include locally defined terms that are not synonyms of a term in the Definitions table.
 - e. All definitions of terms (ie, those made mandatory by this standard and those locally defined) must be listed in the Definitions table alphabetically, or in the case of terms that begin with a number, those terms are at the top of the table, and listed numerically in ascending order.
 - f. If a definition included in a plan or policy statement uses a definition from relevant New Zealand legislation, reference to the legislation and the definition must be included in the Definition table.
 - g. Any definition may include diagrams to aid in the interpretation of the definition.
 - h. Guidance on how definitions relate to one another may be included. This may be, but is not limited to, the use of nesting tables or Venn diagrams.

Table 29: Definitions Table

Term	Definition
abrasive blasting	means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel
accessory building	means a detached building , the use of which is ancillary to the use of the principal building , buildings or activity on the same site , but does not include any minor residential unit
access strip	<p>has the same meaning as in section 2 of the RMA (as set out in box below)</p> <div> <p>means a strip of land created by the registration of an easement in accordance with section 237B for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the local authority or by the Crown (but excluding all land held for a public work except land held, administered, or managed under the Conservation Act 1987 and the Acts named in Schedule 1 of that Act)</p> </div>
addition	means any works undertaken to an existing building which has the effect of increasing the gross floor area of that building
allotment	<p>has the same meaning as in section 218 of the RMA (as set out in box below)</p> <div> <p>means—</p> <ul style="list-style-type: none"> (a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ul style="list-style-type: none"> (i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or (b) any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> (i) on a survey plan; or (ii) on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or (c) any unit on a unit plan; or (d) any parcel of land not subject to the Land Transfer Act 1952 </div>
amenity values	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes</p> </div>
ancillary activity	means an activity that either provides support to, or is incidental and subsidiary to, the primary activity on the same site
aquifer	means a permeable geological formation, group of formations, or part of a formation capable of receiving, storing, transmitting and yielding water

Term	Definition
bed	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means—</p> <p>(a) in relation to any river—</p> <p>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</p> <p>(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</p> <p>(b) in relation to any lake, except a lake controlled by artificial means,—</p> <p>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</p> <p>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</p> <p>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea</p> </div>
best practicable option	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to—</p> <p>(a) the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and</p> <p>(b) the financial implications, and the effects on the environment, of that option when compared with other options; and</p> <p>(c) the current state of technical knowledge and the likelihood that the option can be successfully applied</p> </div>
bore	<p>(a) means any hole constructed into the ground that is used to—</p> <p>(i) investigate or monitor conditions below the ground surface; or</p> <p>(ii) abstract liquid substances from the ground; or</p> <p>(iii) discharge liquid substances into the ground; but</p> <p>(b) it does not include test pits and soak holes</p>
boundary	means the legal perimeter of a site
boundary adjustment	means a subdivision that alters the existing boundary between adjoining sites , without altering the number of sites
building	means any structure , whether temporary or permanent, moveable or fixed, that is enclosed, with 2 or more walls and a roof, or any structure that is similarly enclosed
building damage from vibration	means any permanent effect of vibration that reduces the serviceability of a structure or one of its components
cleanfill	means an area used for the disposal of exclusively inert, non-decomposing material
commercial activity	means an activity with the primary purpose of trading in goods, equipment or services
community facility	means a non-profit facility primarily for recreational, sporting, cultural, safety and welfare, religious or similar community purposes

Term	Definition
coastal marine area	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means the foreshore, seabed, and coastal water, and the air space above the water—</p> <p>(a) of which the seaward boundary is the outer limits of the territorial sea;</p> <p>(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of—</p> <p>(i) 1 kilometre upstream from the mouth of the river; or</p> <p>(ii) the point upstream that is calculated by multiplying the width of the river mouth by 5</p> </div>
coastal water	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means seawater within the outer limits of the territorial sea and includes—</p> <p>(a) seawater with a substantial fresh water component; and</p> <p>(b) seawater in estuaries, fiords, inlets, harbours, or embayments</p> </div>
contaminant	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <p>(a) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</p> <p>(b) when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged</p> </div>
contaminated land	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means land that has a hazardous substance in or on it that—</p> <p>(a) has significant adverse effects on the environment; or</p> <p>(b) is reasonably likely to have significant adverse effects on the environment</p> </div>
coverage	means the percentage of the net site area covered by the footprint of structures as identified in the relevant rule
discharge	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>includes emit, deposit, and allow to escape</p> </div>
drain	means any artificial watercourse, open or piped, that is designed and constructed, or used, for the purpose of the drainage of surface or subsurface water
drinking water	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene
dry abrasive blasting	means abrasive blasting using materials to which no water has been added
dust	means all non-combusted particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including sand, cement, fertiliser, coal, soil, paint, ash, animal products or wood
earthworks	means any land disturbance that changes the existing ground contour or ground level

Term	Definition
educational facility	<p>(a) means the use of land or building for the primary purpose of regular teaching or training in accordance with a pre-set syllabus by suitably qualified or experienced instructors; but</p> <p>(b) does not include any industrial activity</p>
effect	<p>has the same meaning as in section 3 of the RMA (as set out in the box below)</p> <div> <p>includes—</p> <p>(a) any positive or adverse effect; and</p> <p>(b) any temporary or permanent effect; and</p> <p>(c) any past, present, or future effect; and</p> <p>(d) any cumulative effect which arises over time or in combination with other effects—</p> <p>regardless of the scale, intensity, duration, or frequency of the effect, and also includes—</p> <p>(e) any potential effect of high probability; and</p> <p>(f) any potential effect of low probability which has a high potential impact</p> </div>
environment	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>includes—</p> <p>(a) ecosystems and their constituent parts, including people and communities; and</p> <p>(b) all natural and physical resources; and</p> <p>(c) amenity values; and</p> <p>(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters</p> </div>
esplanade reserve	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <p>(a) which is either—</p> <p>(i) a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</p> <p>(ii) a reserve vested in the Crown or a regional council under section 237D; and</p> <p>(b) which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229</p> </div>
esplanade strip	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229</p> </div>
fertiliser	<p>(a) means any substance or biological compound that is—</p> <p>(i) applied to plants or soils, whether in solid or liquid form; and</p> <p>(ii) supports or sustains the growth, productivity or quality of soils, plants or, indirectly, animals; but</p> <p>(b) does not include livestock and human effluent, or pathogens</p>
footprint	<p>means the total area of structures at ground floor level and the area of any section of any of those structures that protrudes directly above the ground</p>

Term	Definition
freshwater	has the same meaning as fresh water in section 2 of the RMA (as set out in the box below) <div>means all water except coastal water and geothermal water</div>
functional need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment
green infrastructure	means natural ecosystems and built products, technologies, and practices that primarily use natural elements, or engineered systems that mimic natural processes, to provide utility services. This includes built infrastructure, such as rain gardens, natural elements in modified environments, and natural waterbodies
greywater	means untreated liquid waste from sources such as household sinks, basins, baths, showers and similar appliances but does not include any sewage
gross floor area	means the sum of the total area of all floors of all buildings on the site (including any void area in those floors, such as service shafts or lift or stairwells), measured from the exterior faces of exterior walls or from the centre lines of walls separating 2 buildings and, in the absence of a wall on any side, measured to the exterior edge of the floor
ground level	means— <ul style="list-style-type: none"> (a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (at the issue of the section 224c Certificate or the previous legislative equivalent), but excludes any excavation or filling associated with the construction or alteration of a building; (b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground, excluding areas of cut or fill associated with the construction or alteration of a building; (c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on front of the retaining wall or retaining structure where it intersects the boundary
groundwater	means water occupying openings, cavities, or spaces in soils or rocks under the surface of the land
habitable room	means any room in a residential unit , visitor accommodation , educational facility , commercial activity or healthcare facility used for the purposes of teaching or respite care or used as a living room, dining room, sitting room, bedroom, or similarly occupied room
hazardous substance	has the same meaning as in section 2 of the RMA (as set out in the box below) <div>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance</div>
height [in relation to a district plan]	means the vertical distance between ground level at any point and the highest part of the structure immediately above that point
height [in relation to a regional plan or regional policy statement or a combined plan that includes a regional plan or regional policy statement]	means is the vertical distance between the highest part of a structure and a reference point. The reference point outside the coastal marine area is ground level unless otherwise stated in a rule. The reference point inside the coastal marine area is mean sea level
height in relation to boundary	means the maximum height of a structure relative to its distance from the boundary of a site or other specified location

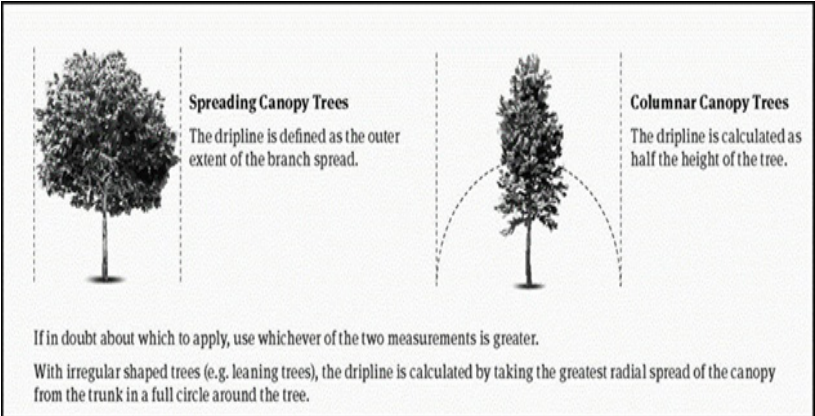
Term	Definition
historic heritage	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <p>(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:</p> <ul style="list-style-type: none"> (i) archaeological: (ii) architectural: (iii) cultural: (iv) historic: (v) scientific: (vi) technological; and <p>(b) includes—</p> <ul style="list-style-type: none"> (i) historic sites, structures, places, and areas; and (ii) archaeological sites; and (iii) sites of significance to Māori, including wāhi tapu; and (iv) surroundings associated with the natural and physical resources </div>
home business	<p>means an occupation, craft, service or profession that is secondary to the use of the site for a residential activity</p>
industrial activity	<p>means an activity for the primary purpose of—</p> <ul style="list-style-type: none"> (a) manufacturing, fabricating, processing, packing, storing, maintaining, or repairing goods; or (b) research laboratories used for scientific, industrial or medical research; or (c) yard-based storage, distribution and logistics activities; or (d) any training facilities for any of the above activities
infrastructure	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <p>means—</p> <ul style="list-style-type: none"> (a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy: (b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001: (c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989: (d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person— <ul style="list-style-type: none"> (i) uses them in connection with the generation of electricity for the person's use; and (ii) does not use them to generate any electricity for supply to any other person: (e) a water supply distribution system, including a system for irrigation: (f) a drainage or sewerage system: (g) structures for transport on land by cycleways, rail, roads, walkways, or any other means: (h) facilities for the loading or unloading of cargo or passengers transported on land by any means: </div>

Term	Definition
	<ul style="list-style-type: none"> (i) an airport as defined in section 2 of the Airport Authorities Act 1966: (j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990: (k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988: (l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166
intensive primary production	means primary production activities that involve the production of fungi, livestock or poultry that principally occur within buildings
iwi authority	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div>Means the authority which represents an iwi and which is recognised by that iwi as having authority to do so</div>
kaitiakitanga	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div>the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship</div>
lake	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div>means a body of fresh water which is entirely or nearly surrounded by land</div>
land	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <ul style="list-style-type: none"> (a) includes land covered by water and the airspace above land; and (b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and (c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river </div>
landfill	means the use, or the previous use, of land for the primary purpose of the disposal of waste
land disturbance	means the alteration to land, including by moving, cutting, placing, filling or excavation of soil, cleanfill , earth or substrate land
L_{Aeq}	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Measurement of Environmental Sound
$L_{AF(max)}$	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Measurement Of Environmental Sound
L_{A90}	has the same meaning as the 'Background ground level' In New Zealand Standard 6801:2008 Measurement of Environmental Sound
L_{peak}	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Measurement of Environmental Sound
L_{dn}	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Measurement of Environmental Sound

Term	Definition
mana whenua	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>customary authority exercised by an iwi or hapu in an identified area</p> </div>
mining	<p>has the same meaning as in section 2 of the RMA and Crown Minerals Act 1991 (as set out in the box below)</p> <div> <p>(a) means to take, win, or extract, by whatever means,—</p> <ul style="list-style-type: none"> (i) a mineral existing in its natural state in land; or (ii) a chemical substance from a mineral existing in its natural state in land; and <p>(b) includes—</p> <ul style="list-style-type: none"> (i) the injection of petroleum into an underground gas storage facility; and (ii) the extraction of petroleum from an underground gas storage facility; but <p>(c) does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a)</p> </div>
minor residential unit	<p>means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site, which can be attached to the principal building or be a detached stand-alone building.</p>
natural and physical resources	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures</p> </div>
natural hazard	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment</p> </div>
net floor area	<p>a) means the sum of any gross floor area designed for tenant occupancy and exclusive use; and</p> <p>b) Includes—</p> <ul style="list-style-type: none"> (i) both freehold and leased areas; and (ii) any stock storage or preparation areas, whether exclusive or not; but <p>c) does not include—</p> <ul style="list-style-type: none"> (i) liftwells and stair wells including landing areas: (ii) corridors and mall common spaces: (iii) building service rooms: (iv) required parking areas
net site area	<p>means the total area of the site, but does not include:</p> <ul style="list-style-type: none"> a) any area of land that legally provides access to another site: b) any area of land used primarily for legal access to a rear site: c) any area of land subject to a designation that is intended to be taken or acquired under the Public Works Act 1981

Term	Definition
network utility operator	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <div> <p>means a person who—</p> <ul style="list-style-type: none"> (a) undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or (b) operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> (i) telecommunication as defined in section 5 of the Telecommunications Act 2001; or (ii) radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or (c) is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or (d) undertakes or proposes to undertake the distribution of water for supply (including irrigation); or (e) undertakes or proposes to undertake a drainage or sewerage system; or (f) constructs, operates, or proposes to construct or operate, a road or railway line; or (g) is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or (h) is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or (i) undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— <p>and the words network utility operation have a corresponding meaning</p> </div>
noise	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div>Includes vibration</div>
notional boundary	means a line 20 metres from any side of a building that contains an activity sensitive to noise, or the legal boundary , if it is closer to that building
official sign	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety
outdoor living space	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated
peak particle velocity	means the measure of the vibration amplitude, zero to maximum that is used for building structural damage assessment
primary production	<ul style="list-style-type: none"> a) means any agricultural, pastoral, horticultural, forestry or aquaculture activities for the purpose of commercial gain or exchange; and b) includes any land and auxiliary buildings used for the production of the products that result from the listed activities; but c) does not include processing of those products
quarry	means an area of land where the excavation, with or without the processing, of minerals and other solid natural substances occurs

Term	Definition
raft	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities</p> </div>
rating level	means a derived noise level used for comparison with a noise limit
reclamation	means the infilling of any part of a waterbody , bed of lake or river or part of a waterbody or coastal marine area , to create permanent land , and includes any embankment or causeway, but does not include beach re-nourishment or any deposition of material or infilling that is not permanent
residential activity	means the use of land and buildings by people for the primary purpose of living accommodation
residential unit	means a building or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
retirement village premises	<p>has the same meaning as in section 226A of the RMA (as set out in the box below)</p> <div> <p>means premises (including any land and associated buildings) within a complex of premises for occupation as residences predominantly by persons who are retired and any spouses or partners of such persons</p> </div>
reverse sensitivity	means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity
river	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal)</p> </div>
road	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989</p> </div>
root protection area	<p>means the circular area surrounding a tree, which is the greater of the radius, measured from the base of the trunk to:</p> <ul style="list-style-type: none"> a) the outer extent of the branch spread; or b) half the height of the tree. <p><i>If this definition is included in the final standard, a diagram similar to the CCC Replacement District Plan dripline definition will be included, eg,:</i></p>

Term	Definition
	
rural industry	means an industrial activity where the principal function supports primary production or aquaculture activities
setback	means the distance between a structure or activity and the boundary of its site , or other feature specified in the Plan
sewage	means any water that contains any toilet or urinal waste, or any waste in water from industrial or commercial processes
sign	<p>(a) means any device, character, graphic or electronic display, whether temporary or permanent, that is visible from beyond the site boundary, for the purposes of—</p> <ul style="list-style-type: none"> (i) identification of and provision of information about any activity, site or structure; (ii) providing directions; (iii) promoting goods, services or forthcoming events; and <p>(b) includes the frame, supporting device and any associated ancillary equipment whose principal function is to support the message or notice; and</p> <p>(c) may be two- or three-dimensional, and manufactured, painted, written, printed, carved, embossed, inflated, projected onto, or fixed or attached to, any structure or natural object; and</p> <p>(d) may be illuminated by an internal or external light source.</p>
site	<p>means:</p> <ul style="list-style-type: none"> a) an area of land comprised in a single computer freehold register (record of title as per Land Transfer Act 2017); or b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be administered separately without the prior consent of the council; or c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate computer freehold register could be issued without further consent of the Council; or d) in the case of land subdivided under the Unit Title Act 1972 or the cross lease system, a site is deemed to be the whole of the land subject to the unit development or cross lease; or e) an area of adjacent land comprised in two or more computer freehold registers where an activity is occurring or proposed .
small scale renewable electricity generation	means renewable electricity generation which does not exceed a power rating of 20kW.
special audible characteristic	means sound that has a distinctive characteristic such as tonality or impulsiveness which affects its subjective acceptability.
stormwater	means water from natural precipitation (including any contaminants it contains) that flows over land or structures (including in a network), to a waterbody or the coastal marine area .

Term	Definition
structure	means any building , equipment, device or other facility made by people and which is fixed to or located on land; and includes any raft , but excludes motorised vehicles that can be moved under their own power
subdivision	<p>has the same meaning as “subdivision of land” in section 218 of the RMA (as set out in the box below)</p> <div> <p>means—</p> <p>(a) the division of an allotment—</p> <ul style="list-style-type: none"> (i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or (ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or (iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or (iv) by the grant of a company lease or cross lease in respect of any part of the allotment; or (v) by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or <p>(b) an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226</p> </div>
sustainable management	<p>has the same meaning as in section 5 of the RMA (as set out in the box below)</p> <div> <p>means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <ul style="list-style-type: none"> (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment. </div>
swale	means an area of land that has been shaped to allow a watercourse to form during stormwater collection
tangata whenua	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>in relation to a particular area, means the iwi, or hapū, that holds mana whenua over that area</p> </div>
Territorial Authority	<p>has the same meaning as in section 5 of the Local Government Act (as set out in the box below)</p> <div> <p>means a city council or a district council named in Part 2 of Schedule 2</p> </div>
visitor accommodation	Means land and/or buildings used primarily for accommodating non-residents, subject to a tariff being paid
wastewater	includes sewage , and greywater

Term	Definition
water	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>(a) means water in all its physical forms whether flowing or not and whether over or under the ground:</p> <p>(b) includes fresh water, coastal water, and geothermal water:</p> <p>(c) does not include water in any form while in any pipe, tank, or cistern</p> </div>
water sensitive design	means an interdisciplinary approach to land use and development planning, design and implementation which integrates land use and water management, to minimise adverse effects on freshwater systems and coastal environments, particularly from stormwater runoff
waterbody	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area</p> </div>
wetland	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions</p> </div>
wet abrasive blasting	means abrasive blasting to which water has been added

CM-2: Draft Noise and Vibration Metrics Standard

The planning standards were developed to provide greater consistency of Resource Management Act 1991 plans and policy statements developed in New Zealand. This planning standard applies to regional plans, district plans and combined plans.

A. Purpose

1. To require rules that manage noise emissions to reflect the latest version of the relevant acoustical New Zealand Standards and provide a consistent methodology for the management of vibration effects.

B. Relationship to other planning standards

2. This standard must be used in conjunction with all other relevant planning standards. Table 2 of the national planning standard overview sets out which planning standards are relevant to each type of policy statement and plan.

C. Recognition in plans

3. The table (or cells) in part D contains mandatory directions. The amendments made to any plan to give effect to these mandatory directions must be in accordance with section 58I (2) and (3) of the RMA.
4. Consequential amendments to any plan that are needed to avoid duplication or conflict with amendments as required by paragraph 3 must also be made without using an RMA Schedule 1 process. If consequential amendments go beyond the scope of amendments authorised by section 58I (3)(d) of the RMA, a RMA Schedule 1 process will need to be used.

D. Provisions

Draft Noise and Vibration Metrics Standard

Mandatory directions

- 1 Except as provided in direction 2 below, local authorities must amend their documents in accordance with section 58I of the RMA within 5 years of gazettal of this planning standard.
- 2 Documents of the local authorities listed below must be amended in accordance with section 58I of the RMA within 7 years of gazettal of this planning standard.
 - Auckland Council
 - Marlborough Council
 - Northland Regional Council
 - Southland Regional Council
 - Wellington Regional Council
 - Christchurch City Council
 - Dunedin City Council
 - Hurunui District Council
 - Invercargill City Council
 - Kāpiti Coast District Council
 - Queenstown-Lakes District Council
 - South Taranaki District Council
 - Thames-Coromandel District Council.
- 3 Any plan rule to manage an emission of noise must be consistent with noise measurement methods in the New Zealand Standards listed in table 30: Acoustic New Zealand Standards below.

Table 30: Acoustic New Zealand Standards referenced

New Zealand Acoustical Standards referenced
New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound
New Zealand Standard 6802:2008 Acoustics – Environmental noise
New Zealand Standard 6803:1999 Acoustics - Construction noise
New Zealand Standard 6805:1992 Airport noise management and land use planning – measurement only
New Zealand Standard 6806:2010 Acoustics – Road-traffic noise – New and altered roads
New Zealand Standard 6808:2010 Acoustics - Wind farm noise
New Zealand Standard 6809:1999 Acoustics - Port noise management and land use planning

- 4 Any plan rule to manage an emission of noise must be consistent with the assessment methods in section 6 Rating Level and section 7 LMAX in New Zealand Standard 6802:2008 Acoustics – Environment Noise.
- 5 Any plan rule to manage damage to structures from construction vibration must be consistent with peak particle velocity (ppv) limits in Tables 1, 2 and 3 in DIN 4150-3 (1999) Vibrations in buildings – Part 3: Effects on structures.



Draft first set of National Planning Standards

SUBMISSION FORM

The Government is seeking views on the draft first set of National Planning Standards.

For more information about the Government's proposals read our National planning standards consultation document available at <http://www.mfe.govt.nz/consultation/draft-national-planning-standards>.

Submissions close at 5:00 pm on Friday 17 August 2018.

Making a submission

You can provide feedback in three ways:

1. Use the online submission form available at <http://www.mfe.govt.nz/consultation/draft-national-planning-standards>. This is our preferred way to receive submissions.
2. Complete this submission form and send it to us by email or post.
3. Write your own submission and send it to us by email or post.

Publishing and releasing submissions

All or part of any written submission (including names of submitters) will be published on the Ministry for the Environment's website www.mfe.govt.nz. Unless you clearly specify otherwise in your submission, we will consider that you have consented both your submission and your name being posted to the Ministry's website.

Contents of submissions may be released to the public under the Official Information Act 1982 following requests to the Ministry for the Environment. Please advise if you have any objection to the release of any information contained in a submission and, in particular, which part(s) you consider should be withheld, together with the reason(s) for withholding the information. We will take into account all such objections when responding to requests for copies of, and information on, submissions under the Official Information Act.

The Privacy Act 1993 applies certain principles about the collection, use and disclosure of information about individuals by various agencies, including the Ministry for the Environment. It governs access by individuals to information about themselves held by agencies. Any personal information you supply to the Ministry in the course of making a submission will be used by the Ministry only in relation to the matters covered by this consultation. Please clearly indicate in your submission if you do not wish your name to be included in any summary of submissions that the Ministry may publish.

Submission form

The questions below are a guide only and all comments are welcome. You do not have to answer all of the questions. To ensure your point of view is clearly understood, please explain your rationale and provide supporting evidence where appropriate. The structure of this form is in line with the draft first set of national planning standards as shown in the overview section tables 1 and 2.

Contact information

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Submitter type	Local Government

Draft first set of National Planning Standards

1. Do you support the draft set of National Planning Standards?

Whangarei District Council generally supports the concept of National Planning Standards, however, issues have been identified where clarification is required or where the Standards fail to meet practical requirements.

2. S-RPS: Regional policy statement structure standard

- a. Parts 3 and 4 – Core policy statement provisions
- b. Part 5 – Evaluation and Monitoring

3. S-RP: Regional plan structure Standard

- a. Parts 3, 4 and 5 – Core plan provisions
- b. Part 6 Evaluation and Monitoring

4. S-DP: District plan structure standard

No consideration has been given to referenced documents in the structure. The ability to include an additional section for reference documents should be included.

5. S-CP: Combined plan structure standard



6. S-IGP: Introduction and general provisions standard – Part 1 of all plan and policy statements

a. Introduction Chapter

Listing versions of the District Plan is impractical where the rolling review process is used as the resulting list would be too long and not user friendly. Generally, this would limit accessibility and the length of this list would invalidate its usefulness. This will be particularly unmanageable prior to the transition to an ePlan.

b. How plan works chapter

c. Interpretation

d. Plan integration

e. Formation of standards with tangata whenua

f. National direction

Some of this information seems more appropriate in s32 documents rather than in the District Plan. Guidance is needed to ensure there is not an expectation to have an overly detailed assessment within the Plan.

7. S-TW: Tangata Whenua structure standard – Part 2 of all plans and policy statements

a. Recognition of iwi/hapū chapter

b. Tangata Whenua local-authority relationships chapter

c. Iwi and hapu planning documents chapter

d. Consultation chapter

e. Use of Te Reo Maori

8. S-SD: Strategic direction structure standard – Part 3 of District plans

9. S-DWM: District wide matters standard – Part 4 of District plans

a. Natural Environment Values Chapter

b. Environmental Risks Chapter

c. Community Values Chapter

d. Infrastructure and Energy Chapter



The Whangarei District Plan uses district wide overlays to provide for the operation, maintenance, upgrading and development of the National Grid and some other infrastructure which has been identified as regionally significant (by the Northland Regional Policy Statement).

The draft National Planning Standards clearly provide for the use of special purpose zones, requirements or designations to address the matters specified for a district wide Infrastructure and Energy (S-IE) chapter; the draft National Planning Standards for not appear to provide for the use of a district wide overlay.

Whangarei District Council introduced district wide overlay provisions for the National Grid in PC123A recently as part of the rolling review of the Whangarei District Plan. The risk of re-litigation of this plan change because of potential unavailability of district wide overlays to use for Infrastructure and Energy matters is concerning to us.

Whangarei District Council seeks that the use of district wide overlays complement objectives, policies and methods (rules) for Infrastructure and Energy is explicitly provided for within the National Planning Standards.

- e. Subdivisions Chapter
Support point 27.
- f. General District Wide Matters Chapter

10. S-ASM: Draft area specific matters standard – Part 5 of District plans, Part 6 – Combined plans

- a. Zone Frame work (individual (and range)
A zone for a “Waterfront” or “Tourism” type Zone would be a useful addition. Many Districts include waterfront type areas with a focus on tourism that do not neatly fit into a mixed-use type zone.
- b. Purpose Statements
- c. Additional special purpose zones and criteria
- d. Precincts chapter
- e. Development areas chapter
- f. Designations chapter
Whangarei District Council supports the use of alpha numerically presented tables to present designations within a district plan.

Use of a separate schedule for designations is not supported because numerous conditions are often attached to designations and do not suit presentation in table form. Designation conditions are often altered using RMA processes outside of a district plan review and if they are listed within the district plan then an alteration to the district plan must also be made.

Whangarei District Council considers that the use of a reference to a designations conditions (for example a resource consent file number or consent order number) within each designation table would be a much more pragmatic and user friendly approach.



Whangarei District Council seeks that conditions of designations are explicitly provided for by way of incorporation by reference within each designation table.

From an accessibility viewpoint, ePlans provide the ability for those interested in specific designations to access referenced content via click to view and mouse over functionality. Given that Draft Standard F-1.18.7 requires the referencing of other plans and acknowledges the ability to utilise hyperlinking to achieve this it is consistent to also allow referencing of other materials in this way.

11. S-SAM: Schedules, appendices and maps standard – Part 6 – Regional policy statements, Part 7 – Regional plans, Part 6 – District plans, Part 9 – Combined plans

Point 6 requires more clarity as it appears to indicate that all sites with an overlay will need to be scheduled (e.g. any site that contains an ONL would need to be listed in a schedule).

12. F-1: Electronic accessibility functionality standard

a. Standard baseline requirements

The standard baseline requirements are generally supported however, the use of embedded hyperlinks within PDF documents suggested in instruction 8 is counter intuitive, these are not universally compatible and there is no practical way to monitor the health of these hyperlinks, as a result accessibility and functionality may be reduced. The use of embedded hyperlinks should be discouraged in PDF plans.

Point 7 is could result in an excessive amount of notes within District Plans which would not assist in simplifying and streamlining.

Instruction 11 is also impractical for authorities undertaking a rolling review, the quantity of versions and specific nature of changes would result in a quantity of similar versions which would both be unmanageable and not user-friendly.

b. Level 5 requirements

13. F-2: Mapping standard

a. Zone colour palette

Whangarei District Council supports the concept of a consistent colour palette however the use of a single colour for special purpose zones does not offer enough ability to distinguish between zones and will cause an oversaturation of that colour.

Several zone colours are too similar and hard to distinguish between – need more variety in colour pallets.

It is suggested that a colour palette could be established for section 6 matters such as Outstanding Natural Landscapes, Features, Vegetation to improve consistency.

b. Symbolology

Whangarei District Council does not support the 1 symbol for coastal hazards, flood hazards, volcanic hazards and fault hazards will not work and would be confusing for plan users.



14. F-3: Spatial planning tools (Regional) standard

- a. Range of tools
- b. Zone
- c. Overlay
- d. Specific control
- e. FMU
- f. Airshed
- g. Area

15. F-4: Spatial planning tools (District) standard

- a. Range of tools
- b. Zone
- c. Overlay
- d. Precinct
- e. Specific control
- f. Development areas
- g. Designation

16. F-5: Chapter Form standard

- a. Chapter form
- b. Rules
- c. Rule tables

17. F-6: Status of rules and other text and numbering form standard

- a. Status of rules and other text
- b. Numbering



18. CM-1: Definitions standard

Whangarei District Council generally supports the concept of standard definitions however, more consideration is required as to the potential effects of introducing these definitions as a mandatory direction without a Schedule 1 process. Introducing these definitions will have significant effects on the rules and more guidance is required as to what constitutes “consequential amendments”.

a. Individual definition

The term “non-profit” within the ‘community facility’ definition is not appropriate as it will create uncertainty. For example, would a church that accepts donations or a sports club that has monthly fund raising events be non-profit?

The definition for “intensive primary production” is too broad and would capture too many small-scale activities.

The definition for “outdoor living space” lacks clarity as it does not specify within the definition if the area has to be outdoor or whether or not balconies and decks would meet the definition.

b. Additional definitions

The following common and useful terms should also be included:

- *Existing Use Rights*
- *Forestry*
- *Front Site*
- *Frontage*
- *Impervious area*
- *Indigenous vegetation*
- *Minor Upgrade / alteration*
- *Rear Site*
- *Sensitive Activities*
- *Temporary activities*

19. CM-2: Draft noise and vibration metrics standard

a. Technical support

20. Implementation

a. ePlanning implementation

b. Timing

Whangarei District Council does not support the timing. Council has competing timeframes to review and undertake plan changes as dictated by National and Regional policy. To meet these requirements Council will have to progress plan changes early in the 5-year timeframe to implement the Standards.

The National Policy Statement for Urban Capacity requires a plan change to ensure feasible capacity within 12 months of completing the capacity assessment.

The Northland Regional Policy Statement requires plan changes within 2 years of the operative date to implement protection of biodiversity and hazard management. Northland Regional Council have a 7-year timeframe to meet the Standards, there is a risk that the district plan will fall out of step with the regional direction.



Implementation timeframes need to be reconsidered as Northland Regional Council has been afforded 7 years but Whangarei District Council has only been afforded 5. In order to give effect to Regional Plans and Policy Statements the District Plan will need to be reviewed after regional policy.

- c. Support
- d. District plan structure guidance
Additional guidance for district councils that are currently undertaking rolling reviews of their district plans would be beneficial as to how it is envisaged that the standards will be implemented in a rolling review.
- e. Regional policy statement and regional plan structure guidance
- f. District spatial planning tools and zone framework guidance
- g. Regional plan and policy statement spatial tools guidance
- h. Chapter form and status of rule and other text numbering guidance
- i. Additional guidance materials required

21. Future content for standards

- a. Utilities provisions

Other Comments

22. Do you have any further comments you wish to make about the Government's proposal?

Releasing submissions

Your submission may be released under the Official Information Act 1982 and will be published on the Ministry's website. Unless you clearly specify otherwise in your submission, we will consider that you have consented to both your submission and your name being posted on the Ministry's website.

Please check this box if you would like your name, address, and any personal details withheld.

Note that the name, email, and submitter type fields are mandatory for you to make your submission.

When your submission is complete

If you are emailing your submission, send it to PlanningStandards@mfe.govt.nz as a:

- PDF
- Microsoft Word document.

If you are posting your submission, send it to National Planning Standards, Ministry for the Environment, PO Box 10362, Wellington 6143.



Submissions close at 5:00 pm on Friday 17 August 2018.

4.2 New Road Name – RMA Consents - Marsden Cove Limited

Meeting: Planning and Development
Date of meeting: 19 July 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name a private right of way in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve the new private right of way off Rauiri Drive, One Tree Point, to be named Torea Lane.

3 Background

A road naming application for Marsden Cove Limited has been received on 19 June 2018 for the new private right of way off Rauiri Drive.

4 Discussion

The private right of way has been considered in accordance with the Council Road Naming Policy.

5 Significance and engagement

Having considered the Significance and Engagement Policy this proposal or decision is not considered significant and the public will be informed via agenda publication on the website.

6 Attachments

- 1) Application for naming of a new road – Marsden Cove Limited
- 2) Location Map

Application for the naming of a private right of way

Subdivision at Marsden Cove, One Tree Point.

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private ROW	Torea Lane	Torea means Oystercatcher and is keeping with the theme of native NZ birds within the area.	Accepted	Yes
	Hauhou Lane	Hauhou means Tail feather, which is reference to the theme of NZ native birds.	Accepted	Yes
	Poaka Place	A Poaka is a rare native stilt bird.	Accepted	Yes

Consultation

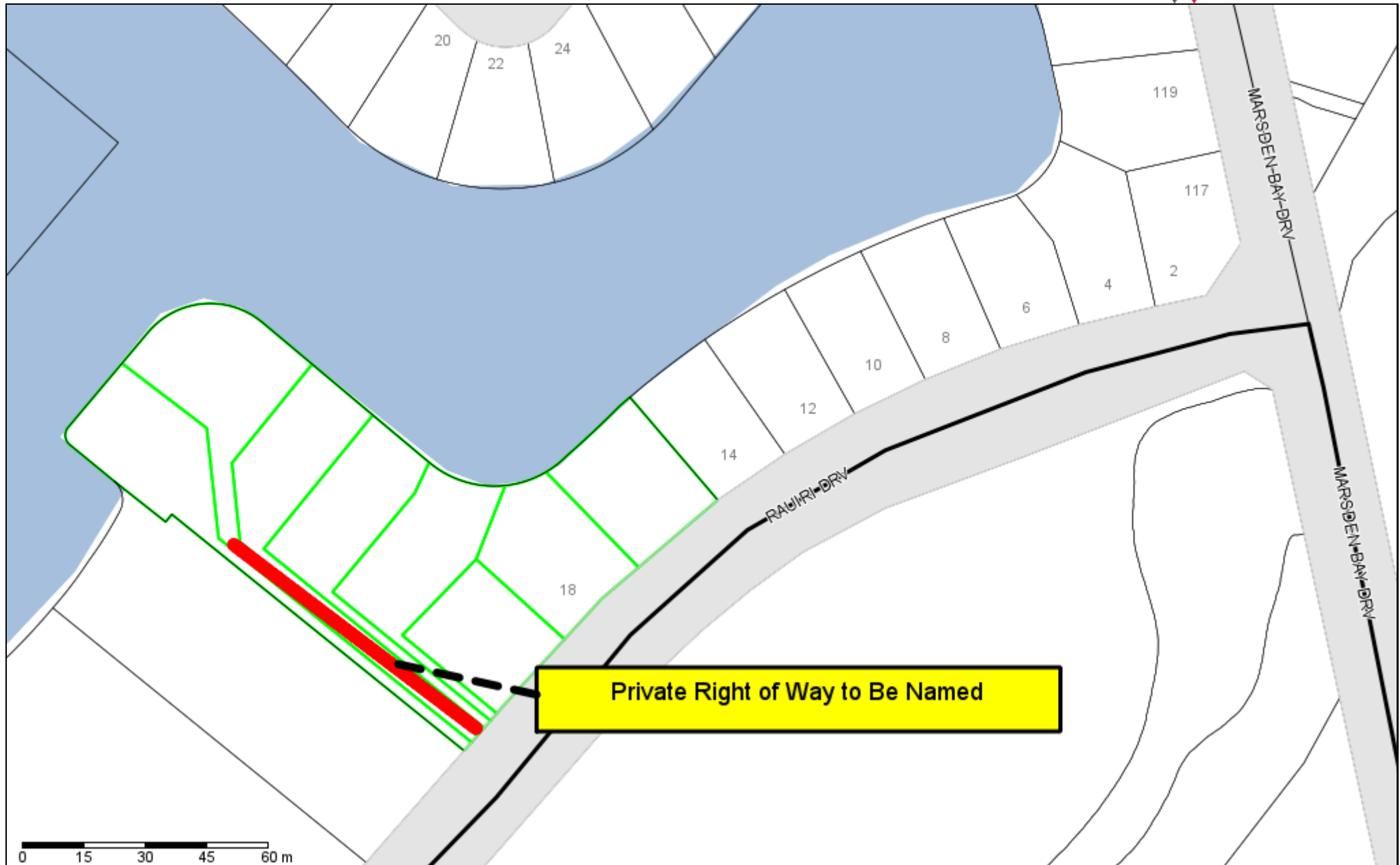
All names submitted have been approved by local iwi, Patuharakeke Te Iwi Trust Board in November 2009.

Recommendation

That the private ROW off Rauiri Drive be named Torea Lane.

Document References

Location Map



4.3 New Road Name - RMA Consents - C & K Pyle

Meeting: Planning and Development
Date of meeting: 19 July 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name a private road in the Whangarei District.

2 Recommendation

That the Planning and Development Committee approve naming of an unnamed road, off One Tree Point Road, as Samuel Marsden Drive.

3 Background

A road naming application for C & K Pyle has been received on 2 July 2018 for the naming of a private road off One Tree Point Road. All neighboring property owners have been consulted.

4 Discussion

The private road has been considered in accordance with the Council Road Naming Policy.

5 Significance and engagement

Having considered the Significance and Engagement Policy this proposal or decision is not considered significant and the public will be informed via agenda publication on the website.

6 Attachments

- 1) Application for naming of a new road – C and K Pyle
- 2) Location Map – One Tree Point

Application for the naming of a private road.

Subdivision at One Tree Point

Below is a summary of the road name submissions from the developer in order of preference.

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private	Samuel Marsden Drive	In reference to the area, with Marsden Point being named after Samuel Marsden.	Accepted	N/A
	Sophia White Lane	The wife of Joseph Pyle, the first Pyle to come to NZ, and from whom Pyle Road West and East are named after.	Accepted	N/A
	Pipi Flat Lane	Takahiwai River/Creek runs off onto the Takahiwai flats which have been historical pip beds in the past.	Rejected	No

Consultation

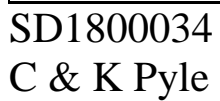
The Applicant has consulted the neighbouring property owners.

Recommendation

That the new private road off One Tree Point Rd be named Samuel Marsden Drive.

Document References

Location Map



19 July 2018
Council Meeting

4.4 New Road Name – RMA Consents - Kotata Developments

Meeting: Planning and Development
Date of meeting: 19 July 2018
Reporting officer: Keryn Ryan – Team Leader Support (RMA Consents)

1 Purpose

To name one public road and four private right of ways within the Whangarei District.

2 Recommendations

That the Planning and Development Committee approve the new public road off Kotata Rise be named Titiro Street, and the four new private ROWs within the subdivision (Kōtātā Heights) be named as follows:

Private ROW P: Limerock Lane

Private ROW Q: Suncrest Lane

Private ROW R: Topfield Place

Private ROW S: Pukepuke Place

3 Background

A road naming application for Kotata Developments has been received on 2 June 2018 for a new public road and four private right of ways within Kotata Heights subdivision at Morningside.

4 Discussion

All road names have been considered in accordance with the Council's Road Naming Policy.

5 Significance and engagement

Having considered the Significance and Engagement Policy, this proposal or decision is not considered significant and the public will be informed via agenda publication on the Council website.

6 Attachments

- 1) Application for the naming of a new road – Kotata Developments
- 2) Location Map - Stage 2

Application for the naming of a new public road and 4 private ROWs

Subdivision at Morningside

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Public Road	Titiro Street	All names in reference to theme of highlighting the elevated location with expansive views to the west and south.	Accepted	Yes
	Longvue Place		Accepted	N/A
	Westward Place		Accepted	N/A
Private ROW P	Limerock Lane	To recognize the view towards the limestone quarry at Mata	Accepted	N/A
	Fernbird Place	To recognize the Kotata (Fernbird) previously native to the area.	Accepted	N/A
	Westward Place	To recognize the views to the west	Accepted	N/A
Private ROW Q	Suncrest Lane	Highlighting how the site captures the morning sun.	Accepted	N/A
	Whiti Te Ra Place	Meaning to shine, reference to the Sun (Morningside).	Accepted	Yes
	Auburn Way	Named after the colour of the mature Liquid Amber trees planted on the site.	Accepted	N/A
Private ROW R	Topfield Place	Keeping with the theme of highlighting the local attributes, with site on top of the ridge.	Accepted	N/A
	Auburn Way	Named after the colour of the mature Liquid Amber trees planted on the site.	Accepted	N/A
	Longvue Place	Reference to the elevation of the site and the view.	Accepted	N/A
Private ROW S	Pukepuke Place	Pukepuke translates to 'Hilly', reference to the site attributes.	Accepted	Yes
	Farmstead Lane	Relates to the extensive landscape of farm land and hills visible from the location.	Accepted	N/A

	Topend Place	Reference to the site elevation, 'top of the hill'.	Accepted	N/A
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Consultation

Consultation with iwi representatives Marina Fletcher and Mira Harris. No Titles have been issued yet for this development and the land is still therefore owned by the Developer, Kotata Developments Ltd.

Recommendation

That the new public road off Kotata Rise be named Titiro Street, and the 4 new private ROWs within the subdivision (Kōtātā Heights) be named as follows:

Private ROW P: Limerock Lane

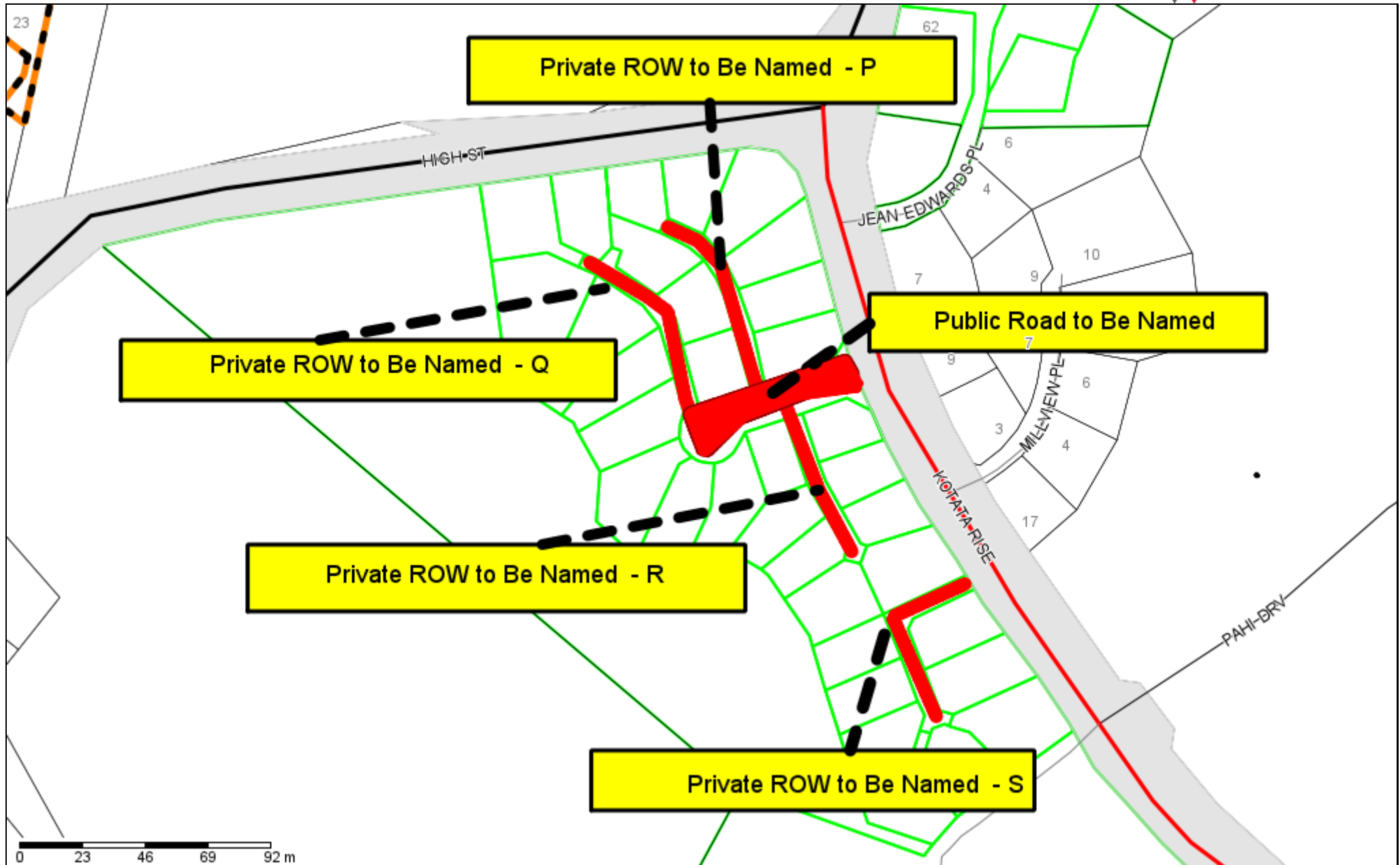
Private ROW Q: Suncrest Lane

Private ROW R: Topfield Place

Private ROW S: Pukepuke Place

Document References

Location Map



5.1 Planning and Development Capital Projects Report for the month ending 31 May 2018

Meeting: Planning & Development Committee
Date of meeting: 19 July 2018
Reporting officer: Alison Geddes – Group Manager Planning and Development

1 Purpose

To provide the Planning and Development Capital Projects Report for the month ending 31 May 2018.

2 Recommendation/s

That the Planning and Development Committee note the Planning and Development Capital Projects Report for the month ending 31 May 2018

3 Background

This Report provides an update on Planning and Development Capital Projects expenditure to date compared to budget, as well as the forecast spend for the year and carry forwards against budget.

4 Discussion

The Capital Projects expenditure for Planning and Development as at 31 May 2018 is currently \$963k more than budget. Planning and Development is forecasting to spend a total of \$7.6m against the \$4.3m budget, with forecast carry forwards of 1.7m to the next financial year.

The unfavourable variance forecast for the year is mainly due to:

- the unbudgeted \$3.4m spent on the RSA site (funded from Property Reinvestment Reserve).
- The forecast payment of the \$3.0m Hundertwasser grant of which \$1.5m had been budgeted for next year.

5 Significance and engagement

The decisions or matters of this Agenda do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via agenda publication on the website.

6 Attachments

Capital Projects Report - Planning and Development - May 2018

PLANNING & DEVELOPMENT CAPITAL PROJECTS REPORT

AS AT 31 May 2018

(Figures include both Operating and Capital Expenditure)

	Actual YTD \$000	Revised Budget YTD \$000	Variance YTD \$000	Full Year Forecast \$000	Full Year Revised Budget \$000	Forecast (Underspent)/ Overspent \$000	Forecast Carry Forwards \$000	Total (Underspent)/ Overspent \$000
Economic Growth								
Twin Coast Signage	0	30	(30)	0	30	(30)	0	(30)
Whangarei City Entrance Signage & Beautification	94	89	5	93	89	4	0	4
Economic Growth Total	94	119	(26)	93	119	(27)	0	(27)
Planning & Regulatory								
Dog Pound Renewals	0	20	(20)	0	20	(20)	20	0
Planning & Regulatory Total	0	20	(20)	0	20	(20)	20	0
Support Services								
Central City Carpark Upgrades & Improvements	2	100	(98)	2	204	(201)	201	0
Commercial Property Renewals & Improvements	66	0	66	66	0	66	0	66
Old Harbour Board Building Development	187	1,469	(1,282)	2,977	1,469	1,508	0	1,508
Parihaka Transmission Mast Upgrade	0	300	(300)	100	1,003	(903)	903	0
Port Road Site Remediation	702	1,500	(798)	900	1,500	(600)	650	50
Property Purchases	3,414	0	3,414	3,414	0	3,414	0	3,414
Town Basin Property Renewals & Improvements	27	0	27	27	0	27	0	27
Water Services Building Renewals	0	20	(20)	0	20	(20)	0	(20)
Support Services Total	4,399	3,389	1,009	7,487	4,196	3,291	1,754	5,045
Total	4,492	3,529	963	7,580	4,335	3,244	1,774	5,018

5.2 Planning and Development and Strategy Operational Report

Meeting: Planning and Development Committee
Date of meeting: 19 July 2018
Reporting officer: Alison Geddes (General Manager Planning and Development)
 Dominic Kula (General Manager Strategy and Democracy)

1 Purpose

To provide a brief overview of work occurring, in the current financial year, across functions that the Planning and Development Committee has responsibility for.

2 Recommendation

That the Planning and Development Committee notes the operational report for July.

3 Discussion

Planning and Development

We have taken the opportunity to review the structure and functions of the District Development department and the associated functions in Communications and Strategy and we are progressing work on the strategic framework for district development within WDC which is in synch with approved regional policy. This will be reported to a scoping meeting for discussion with Council as soon as possible. The District Development Manager's role is currently being advertised.

We have been in discussion with a number of developers and their agents regarding a number of substantial proposals but it is too soon to discuss these publicly. This activity and interest demonstrates however, that Whangarei is indeed seen as a good place to live work and do business.

The Commercial Property Manager has been approached by Housing New Zealand and a number of private developers about Council land that may be available for low cost and affordable housing and there is currently considerable activity and interest in this sector of the market. As yet there have been no significant proposals progressed to planning or building consent applications arising from these enquiries.

A working session on the Strategic Commercial Property Project is planned for the August Scoping meeting. The purpose of this working session is to gain input from Council on the proposed direction of the Commercial Property Strategy. The Property Group (TPG) is progressing some examples of development feasibility on three Council owned properties in

preparation for a working session with Councillors. These examples will be relatively “broad brush” to demonstrate what is possible.

In August, The Property Group (TPG) will provide a summary undertaken to date including:

- a broad overview of its review process and decisions made, as well as an overview of the Property Viewer system.
- a summary of the three categories, explaining what each category means and how each categorisation was made. This will include some of the issues encountered in assessing the proposed development sites.
- TPG will then present three sites that have been identified as having potential for development. TPG will discuss the proposal for undertaking a feasibility assessment on these sites. TPG will present their initial findings and information on each of these sites, including the potential difficulties in proposed development.
- TPG will then present bulk and location plans for each of these three sites, which includes broad outlines of some potential development options.

The General Manager Planning and Development and the Building Control Manager have been approached by companies developing prefabricated and modular housing products. We are assisting them where possible and have steered one company in the direction of a Multi-proof appraisal for their design. The General Manager has also spoken to MBIE about the apparent lack of uptake of Multi-proof approvals outside the larger centres and has offered to work with MBIE to encourage this in the regions. This initiative combines the regulatory and economic development roles of the Council and works towards the Government’s vision of providing safe and healthy homes to underpin economic prosperity and build communities.

Councillors have sought information on enforcement related to parking, dogs and noise. We will organise briefing for later in August.

Strategy

Over the last month key milestones were met for the Alcohol Control Bylaw, Corporate Climate Change Strategy, National Policy Statement for Urban Development Capacity (NPS-UDC) and 2012 -28 Long Term Plan (LTP).

For the Alcohol Control Bylaw, Corporate Climate Change Strategy and NPS-UDC this involved presenting to, and gaining direction from, the June Planning and Development Scoping meeting while the adoption of the LTP on 28 June was the culmination of a major process for staff, elected members and ultimately the community.

Staff are now producing a Capital Projects Book to support the LTP, and have locked in a debrief workshop with elected members on 25 July. At that workshop, key findings from the annual residents’ survey for 2017-18 will also be presented.

With work on the requirement of the NPS-UDC to calculate our capacity for housing and business land to meet future demand now complete, key findings will be presented to the July Planning and Development Scoping meeting.

In developing the above strategies staff are working closely with other areas of Council, notably Business Support and Infrastructure, to ensure that there is strong alignment between strategy outcomes/actions and supporting policies and practices across the business. Of particular note in terms of the Climate Change Strategy is the work that Business Support are undertaking to review the Procurement Policy, reduce carbon emissions by replacing petrol vehicles with

electric vehicles as indicated by the needs of the business (and as capital budget allows) and form recommendations on the long-term fleet management policy/approach to utilising electric vehicles for Council business. Business Support will update Council on this work matters through the Finance and Corporate Committee. On the Infrastructure side of things recent work on the NPS-UDC high found a high level of alignment between land zoned and planned under the District Plan, and planned infrastructure capacity.

While consultants undertaking this work noted this level of alignment was unusual within the sector, it means that Council is well placed in meeting the capacity requirements of the NPS-UDC.

4 Significance and engagement

The decisions or matters of this report do not trigger the significance criteria outlined in Council's Significance and Engagement Policy, and the public will be informed via report publication.

5 Attachment

Planning and Development Operational Report – July 2018.

July Operational Report

Planning and Development and Strategy and Democracy (June 2018 activities)

District Development

Social media advertising

Advertising targeting potential Auckland and Northland visitors, has included posts showcasing the Town Basin as a destination, Whangarei as an all year-round walking destination and the Matariki Whanau Festival. Combined reach of these posts was almost 70,000. There were 1,452 Likes and the posts were shared over 400 times.

92 comments were made including:

“I was here today with the kids! Always something to climb on and explore!”

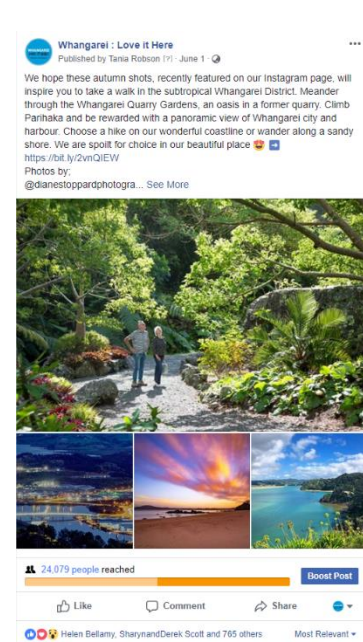
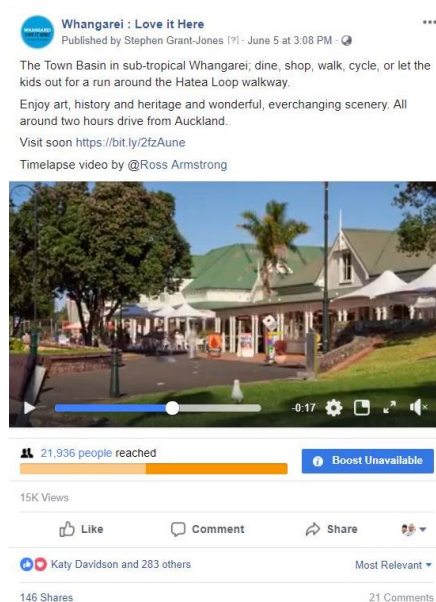
“So many great improvements going on there too!”

“Great place come and visit us”

“for those of you wondering what Whangarei looks like”

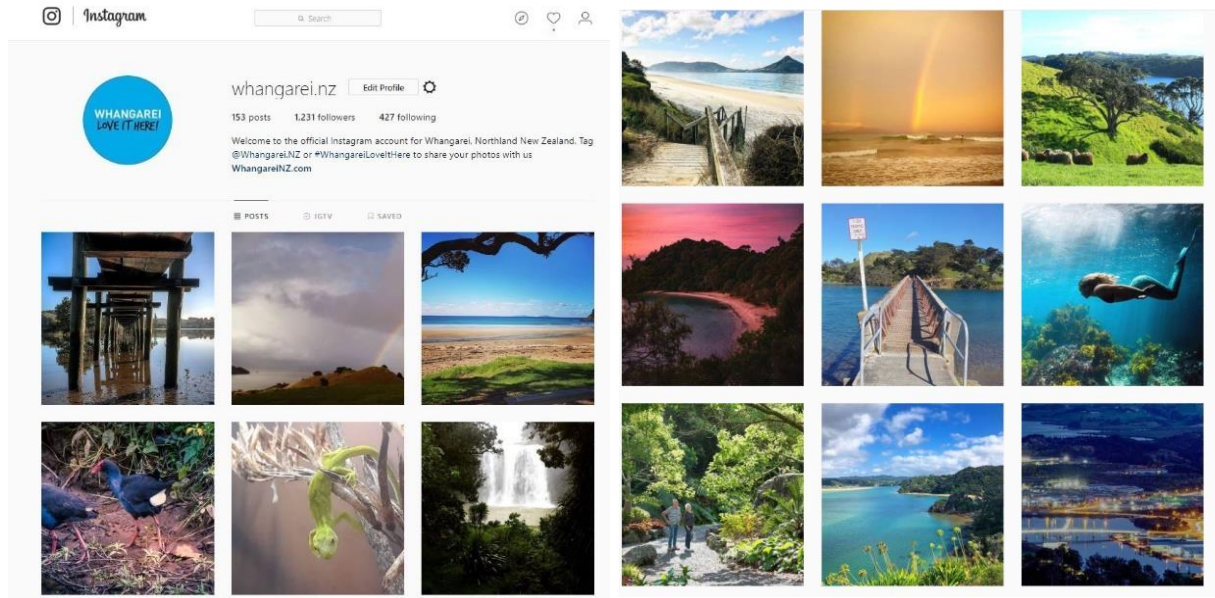
“what a great outing this would be”

“on the list of things to do next weekend.”



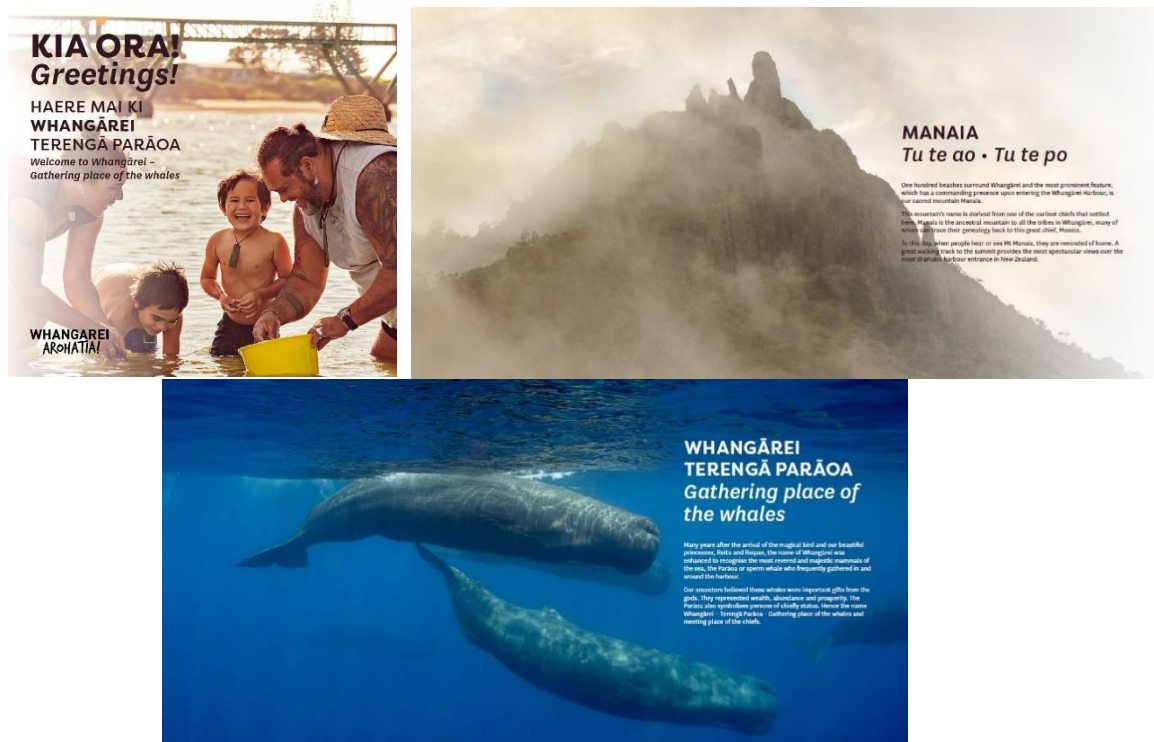
Instagram

Most of the images shared on Instagram/Whangarei.NZ are taken by members of the public; showcasing Whangarei District through the eyes and experiences of locals and visitors. The Instagram feed now has over 1,200 followers and it is not uncommon to have 200+ Likes on posts.



Whangarei Cultural Brochure

District Development has supported the design and print of this publication lead by the Whangarei Maori Tourism Group. The brochure was launched at Terenga Paraoa Marae on 16 June. Distribution will initially be through the Whangarei Information Centres and is available to operators and businesses on request. The brochure is also available to download from WhangareiNZ.com.



AA Walks Guide

The Walks Guide is a new initiative with DOC and Tourism NZ. There will be 75,000 copies distributed nationwide. The Guide features two Whangarei District walks, Mt Manaia and Te Whara Track (TNZ / DOC Short and Day Walks). District Development has taken a two-page spread that promotes Whangarei as a year-round walking destination, highlighting centrally located walks.

**ENJOY SPECTACULAR WALKS
ALL YEAR ROUND IN**

SUBTROPICAL WHANGĀREI

Choose from trails in native forest, stroll on superb white sandy beaches or hike tracks with breathtaking coastal panoramas. Spot rare and beautiful birds, maybe even hear a kiwi calling in the wild.




WHANGĀREI CITY WALKS

HĀTEA LOOP – HUARAHI O TE WHAI

Enjoy the fully accessible 4.2km walkway at the Town Basin, Whangarei; a picturesque international yachting marina with restaurants, cafes and shopping. The entire loop is accessible for walking, jogging, bicycles, mobility aids, scooters and pushchairs. Along the walkway, enjoy the Sculpture Trail and murals by local artists. Read the history of the area on Heritage Panels. Walk across the international award-winning Te Mataru 2 Pohu Bascule (opening) bridge. Find parking at the Town Basin or at the Bascule Carpark off Port Road, Whangarei.

HĀTEA RIVER WALK

The entire Hātea River track travels from the Town Basin in the city to Otūhau – Whangarei Falls via Mair Park, Parihaka Scenic Reserves and the AH Reed Memorial Park. The walk is six kilometres one way and can be done in sections as shorter walks.

Mair Park

From the Town Basin, this walkway includes a boardwalk through mangroves and then along the Hātea River through mature native forest. Enter Mair Park over the stone footbridge and follow the river through Parihaka Scenic Reserve and on to AH Reed Memorial Park.

AH Reed Memorial Park

This remnant of the original Northland kauri forests features 200-year-old kauri trees which can be viewed from a boardwalk. The bubbling Wai Koromiko Stream runs through the middle of the park and there is a short detour to the 23 metre high Paraua Waterfall. Continue following the Hātea River until you arrive at Otūhau – Whangarei Falls.

Otūhau – Whangarei Falls

An easy loop walkway around a stunning 26 metre high waterfall. Viewing spots along the track offer fantastic photo opportunities and there are many picnic spots within the reserve. The track leading down to the base of the waterfall is steep in some places.

PARIHAKA SCENIC RESERVE

Parihaka Scenic Reserves includes forest walks along the Hātea River and to the summit of Mt. Parihaka which takes its name from the haka, or war dance of defiance. Parihaka was sculpted by early Māori hāhaukants into a pā or great fortress. The summit is home to the World War II War Memorial and the special carved kohatu (rock) at the lookout summit represents the mauri (life essence) of the mountain, inspiring a sense of gravity and significance to the lookout. This walk will take approximately 1.5 hours return.

TE ARAROA – NEW ZEALAND'S TRAIL

Walk the length of the Whangarei District on Te Araroa – New Zealand's Trail which enters the District from the far North at the Russell Forest Track and passes south through Bream Trail Road.

TUTUKAKA COAST, WHANGĀREI HEADS, BREAM BAY AND WAIPU WALKS

The Whangarei District features an outstanding coastline along with stunning coastal and forest walks. Well known walks include Mt Manaia and Te Whara tracks, both at Whangarei Heads.

There are many others to choose from; discover the longest footbridge in the southern hemisphere, stand beneath Tane Maunu, the largest kauri tree remaining on the east coast, meander along boardwalks through pristine mangrove forests in tidal estuaries, spot rare and beautiful birds, maybe even hear a kiwi calling in the wild.



Find out more at

- WhangareiNZ.com
- Whangarei.loveitHere
- Whangarei.NZ

Or talk to one of our friendly information consultants at

- Whangarei I-SITE Visitor Centre
92 Otaka Road, Whangarei, 09 438 1079
- Te Manawa The HUB Information Centre
Town Basin, Whangarei, 09 430 1188

**Whangarei District
LOVE IT HERE!**

Commercial Property

Town Basin

Public interest at the Town Basin has been heightened with the start of the Hundertwasser project and deconstruction of the Old Harbour Board building. Staff have been keeping tenants up to date with progress via the project liaison and Whangarei Art Museum (WAM) communications team. Tenants adjacent to the work site are positive about the works and are contributing solutions to manage some of the inconveniences expected during the project.

Maintenance work is planned to replace a rotten pile at the Whangarei Marina office building. A technical assessment has been completed and a remediation plan developed to replace the structure of concern. Council staff and contractors are working with the marina office and have cordoned the area off and limited access from a health and safety perspective. The work is expected to be completed by mid-late July and is tide dependant.

Forestry – Whau Valley Dam

Replanting of the Whau Valley Forest has been scheduled for mid-July. Staff are working with contractors and the Pukenui Trust to use the planting as a positive public relations exercise to promote the Kiwi release initiative and preservation.

The Commercial Property Manager, Parks and Roading staff are working together to complete the re-establishment of the car park and lawn area at the top of the dam. Timing of the work has not been finalised at this time.

201-209 Port Road (ex-Balance/ Fertilizer Stores)

GHD Group NZ Ltd was awarded the contract to complete the environmental site assessment. The Preliminary Site Investigation (PSI) is expected to be completed by 16 July 2018. This includes interviewing individuals who worked on the site when it was fully operating as a fertiliser store. The Detailed Site Investigation (DSI) is expected to be completed in late August 2018.

A total of four contractors, based on technical capability, were invited to participate. Only two formal registrations were received, neither were locally based.

Parihaka Transmission Mast

Maintenance work has been identified as part of a recent condition survey for the mast structure. Staff have been working alongside iwi/hapu regarding the existing mast and future of the structure as it approaches its end of life. Part of the maintenance will include removing more appendages as part of Council's commitment to rationalisation the structure.

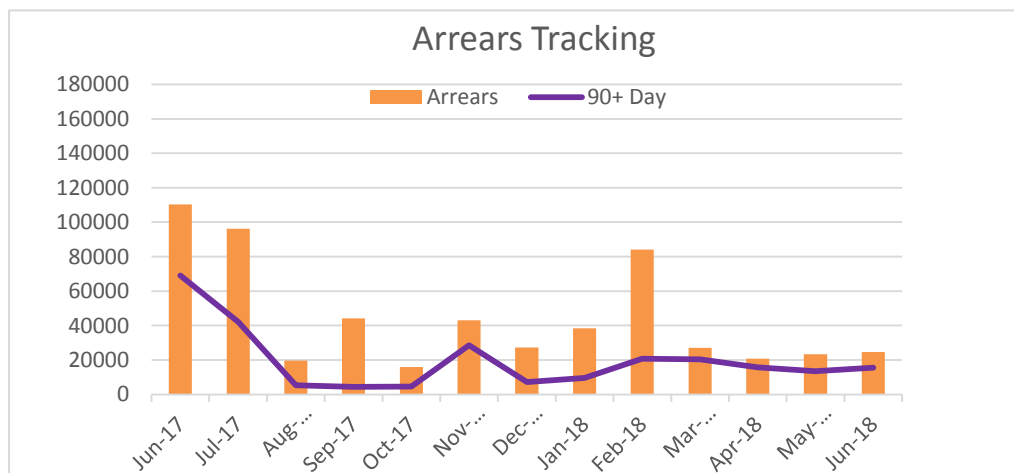
Feasibility options regarding replacement, relocation and further rationalisation of the site are being progressed. A full report to Council will be presented later in the year.

Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both ground and commercial freehold leases.

Rental Arrears

Staff continue to work with tenants regarding the recovery of arrears. Council's debt collection agency has been engaged to address a long term arrears matter, as per policy.



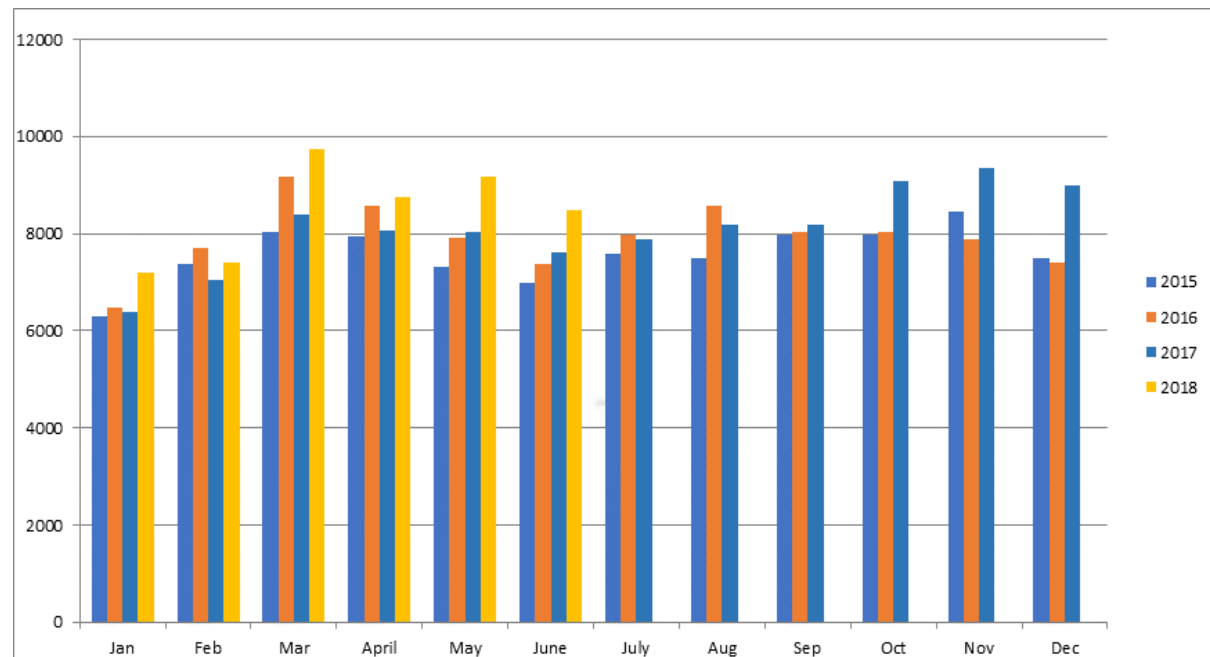
*The data is reflective of the entire June invoicing cycle.

Airport

Passenger numbers

Passenger numbers continue to grow with June totalling 8475 passengers 11% higher than the same time last year.

Monthly Passenger numbers



Ministry of Transport

The Minister of Transport (MoT) has been notified of Council's intention to implement car parking charges. MoT staff have been provided with the necessary resolution and agenda detail. The recently adopted Statement of Intent has also been provided to meet the requirements of the Joint Venture (JV) partnership.

Airport Operations

- The Safety Management System (SMS) implementation plan lodged with the CAA is still awaiting acceptance but signs are promising as recent feedback only suggests superficial changes.
- A user group meeting was held on 20 June 2018. Main item of business was the formation of an airport safety committee (SMS related). The first official meeting is planned for 2 August. Meetings will continue on a six weekly basis.
- On the weekend of 15 to 17 June, Onerahi and Kamo Fire Brigades hosted a fire camp. The grand finale scenario was a mid-air collision incident with two crash scenes.
- Fire damage to the generator room has now been repaired.
- There is increased interest from rental car companies to expand their current lease agreements. Work on exploring opportunities continue and aligns nicely with the investigation into barrier arm technology for the car park.

Housing First Initiative

The Commercial Property Portfolio Manager attended the Housing First Initiative hosted in Whangarei by officials from the housing group of the Ministry of Social Development.

The programme is based on a complete solution to eradicate homelessness through a wrap around support service model, including housing. Key stakeholders, including local authorities, Ministry of Justice, Work and Income, community and iwi leaders and service providers met on the day in a number of meetings to actively participate in understanding and supporting the programme.

Strategy

Alcohol Control Bylaw

The Alcohol Control Bylaw working group held its third meeting on 18 June. An update was given to Councillors at the scoping meeting on 21 June including information for local community groups.

Long Term Plan

The Strategy Department have continued to assist in the LTP through project management of the programme. With the LTP being adopted on 28 June, work is now focused on completing the Capital Projects book.

Annual Report and Residents Survey

The annual residents survey for 2017-18 will support this year's Annual Report and give a snapshot of the public perception of our organization over the past 12 months. The survey includes a 400-sample size used in previous surveys but it will also include a trial online sample. The results of the survey will be presented to Council in July.

Class 4 Gambling Venue Policy and Board Venue Policy

Work has begun on the review of the Class 4 Gambling Venue Policy and Board Venue Policy. This includes background research which will ultimately form report to Council on the review.

Climate Change Strategy

Staff received feedback from Councillors in June on the draft corporate strategy. This feedback will be incorporated into a final draft and presented back to Council in August.

With the corporate strategy near complete, attention is now turning to climate change adaptation which will be the second stage of the climate change strategy.

National Policy Statement for Urban Development Capacity (NPS-UDC)

Work on the requirement of the NPS-UDC to calculate our capacity for housing and business land to meet future demand is complete. This is vital information to support the review of Sustainable Futures 30/50 and our District Plan.

This work has concluded that we have sufficient housing capacity to meet projected demand plus an additional 20% for the short and medium term under our Operative District Plan and long term capacity with our Draft District Plan.

For business land, there is sufficient capacity for the short, medium and long term. However, there are potential constraints for certain business sectors such as heavy industry.

A detailed overview of the finding will be provided to Council in July.

Recreation Strategy

The procurement process has proceeded through June with the project to begin in July. Elected members will be updated through the Infrastructure Updates meeting.

City Centre Plan

Following the presentation at the May scoping meeting a more in-depth workshop is being scheduled to discuss the key projects and actions for the City Core Precinct Plan. A Council Workshop will be held on 31 July to discuss the key projects.

Kaipara Moana Treaty Settlement

Kaipara Moana Working Party will meet in July or August (date to be confirmed). Following this meeting it is hoped that the Office of Treaty Settlement will provide more detail on their briefing to the Minister of Treaty Settlements. When this is received, it will be workshopped with Council.

District Plan

PC85 A – D, PC86 A & B Rural, PC87 Coastal Area, PC102 Minerals and PC114 Landscapes

Environment Court mediation continues with three days completed on 10 – 12 July 2018 a further three weeks have been scheduled in August 2018. The initial progress report due to the Environment Court Judge at the end of July. PC86B Living 1 and 3 rezoning was made operative on 5 July 2018.

Urban and Services Plan Changes

Consultation is underway, online engagement going well. Analytics show that customers are visiting the website and spending time to read multiple pages and returning. Stories are being released weekly in the leader to encourage participation.

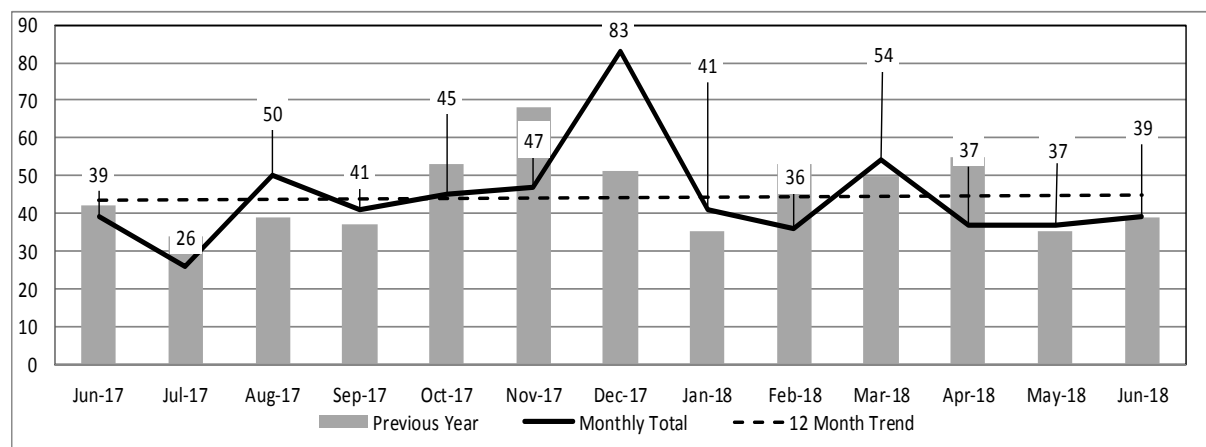
Biodiversity

Staff are working with Far North and Kaipara District Councils to establish a collaborative plan change approach and process to implement the biodiversity requirements of the Regional Policy Statement.

Resource Consents

Resource Consent Processing

June has seen a continuation of the anticipated seasonal slow-down in applications as winter takes effect. It is noted that including the permitted boundary activities applications would see a similar number to last year.



Subdivision

Subdivision applications equated to 51% of the total number of applications. The applications are a mix of rural and residential proposals with no large-scale proposals being received. One subdivision application was heard by a Commissioner, being a rural subdivision at Ross Road, Parua Bay. At time of writing the decision had not been released.

Landuse

Landuse applications made up 49% of the total number of resource consents for the period. These include a wide range of activities, including a new three level office building at 136 Bank Street.

A pre-hearing meeting (pursuant to s99 RMA) in relation to an application for a motel at Whangarei Heads was held during June. The meeting was chaired by Cr Innes.

Other Permissions

Eighteen applications were received for permitted boundary activities, outline plan of works (for designated sites) and liquor licencing. (Note these are not included in the charted statistics).

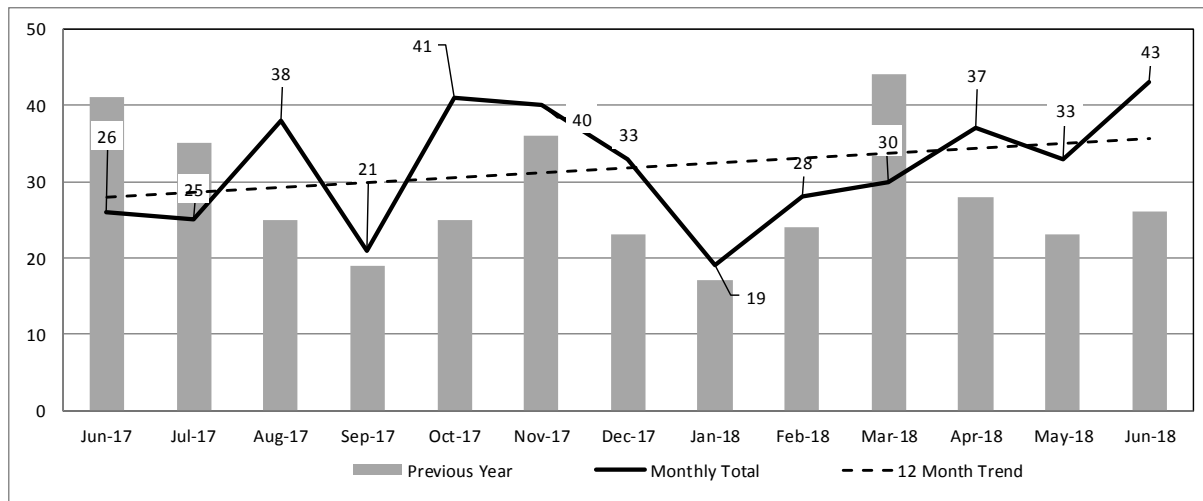
Pre Lodgement Meetings

This new reporting line was introduced last month. Pre lodgement meeting are held with applicants prior to the lodgement of applications. The purpose of the meetings (whilst optional) is to engage early with applicants to discuss any relevant issues prior to lodgement. These meetings are multi-disciplinary and cross departmental. In the year to date staff have attended 43 meetings with applicants, with 12 meetings in in June.

This indicates that the current high activity levels are likely to continue.

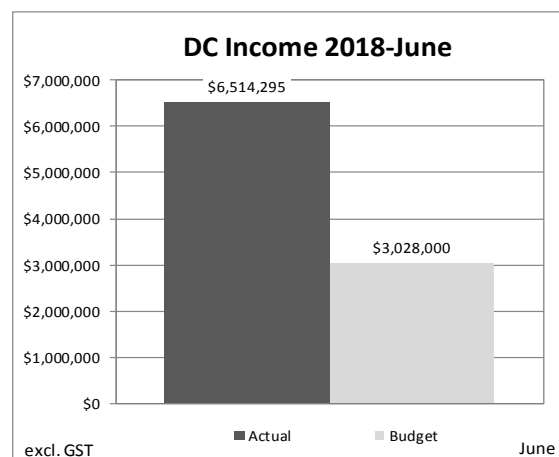
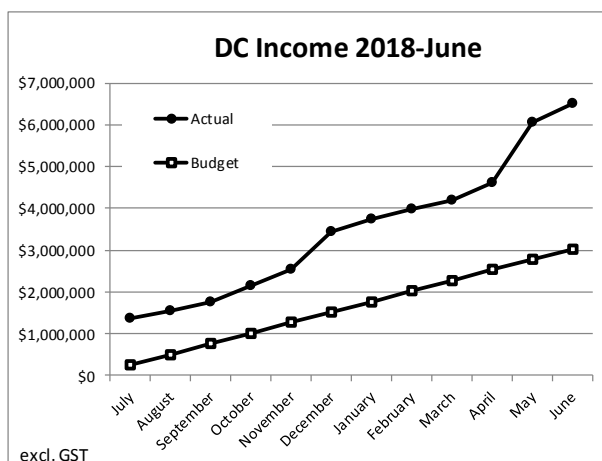
Post-Approval

June saw the continued increased activity in post-approval applications, being somewhat unusual as activity generally reduces during the winter months. This is a reflection of the high current demand for sites.



Development Contributions

The preliminary end of year DC income to end of June is \$6.5M. This reflects the level of development activity. As DC's recover part of the cost of past and future projects, which have or will be been undertaken in anticipation of growth, this money is already allocated to those projects.



Appeals

An appeal was lodged during June by Haines House Haulage Northland Ltd against the Council decision to decline the resource consent application to utilise a site at Piano Hill as a house moving yard.

Building Department – 28 May – 29 June 2018

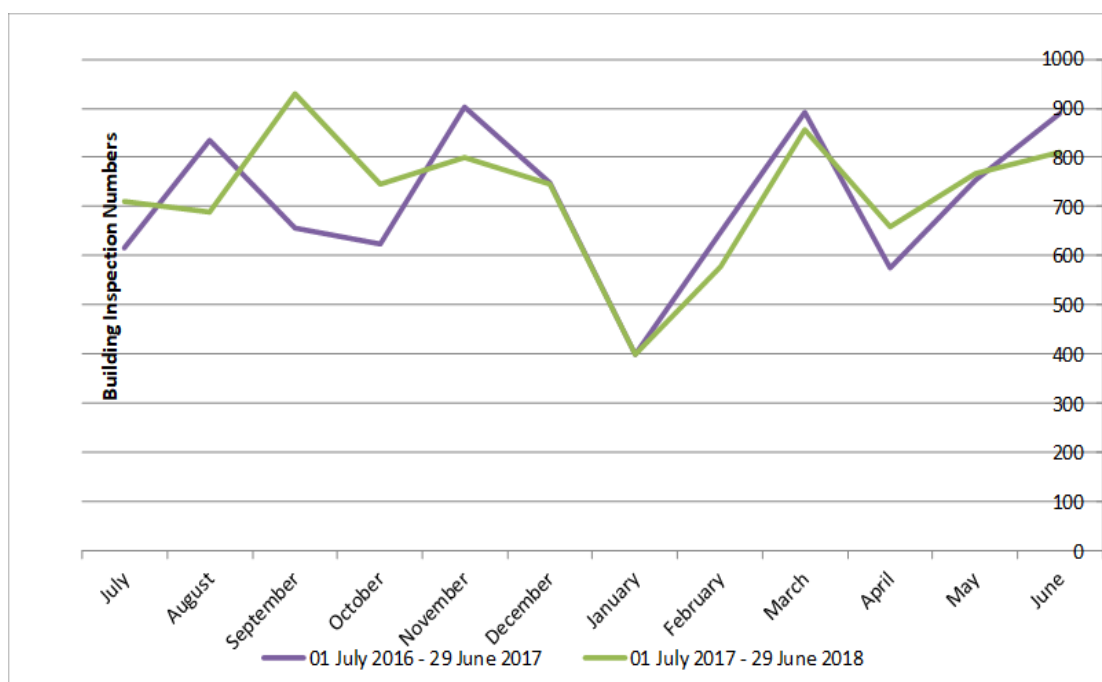
Building Consent Processing

Building consent applications have continued to show a steadiness in activity. The number of consents issued within timeframe has been under pressure however it has improved again from last month's figure of 96% to 98%. LIM's timeframes are substantially compliant whilst the PIM's are under pressure at 68%. Inspection delivery is meeting the Annual Plan requirement of 98%.

Performance Indicators			
		May-18	Year's Average To Date
Building Consents	Issued In 20 Days	98%	69%
LIMs	% Within 7 Days	99%	91%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	68%	85%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	100%	97%

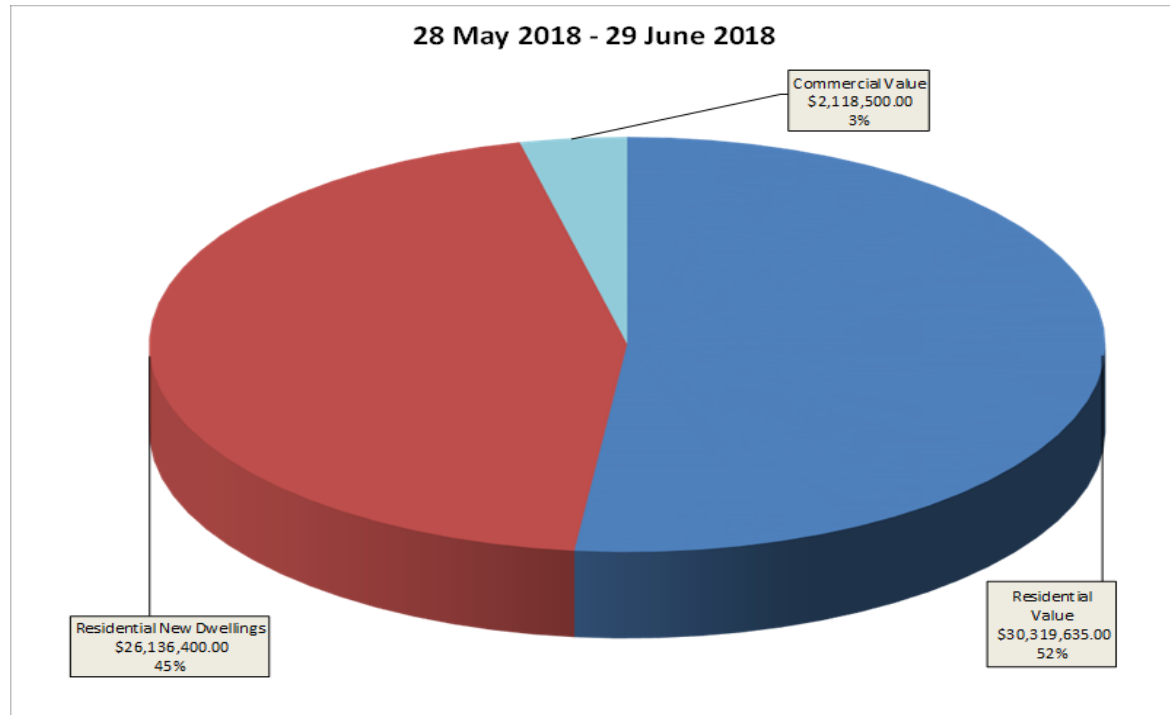
Inspections

Inspection numbers have reduced due to the time of year, however and delivery of this service is on track even with the inclement weather over the last month.



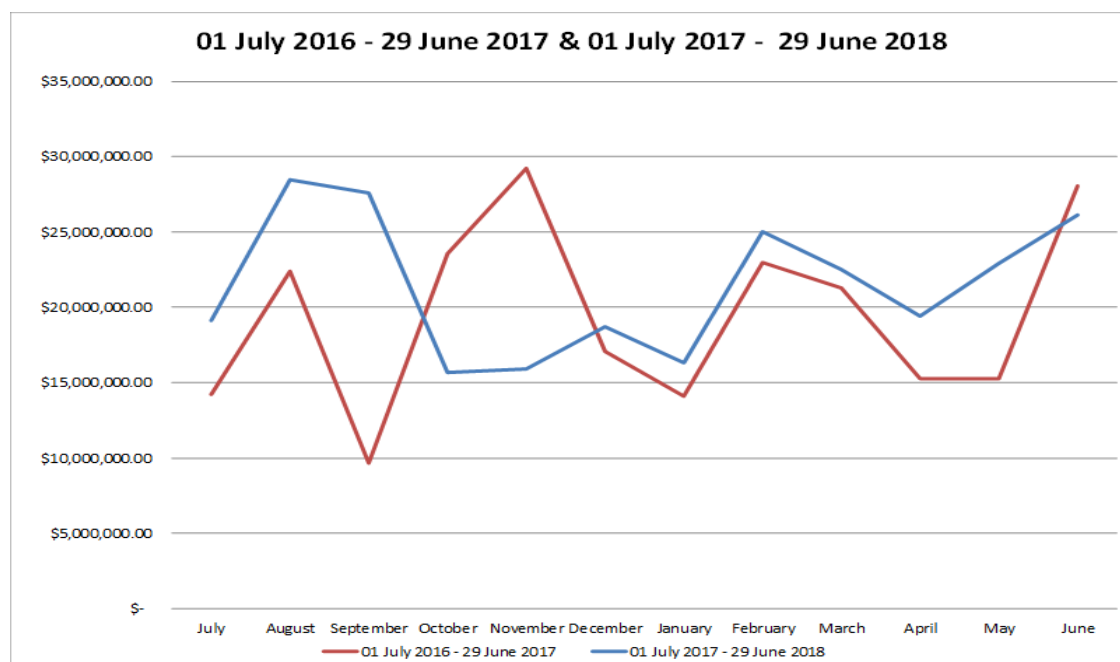
Residential and Commercial trends

The residential sector continues to show strength with new dwellings being 45% of building work. This continues to be a strong trend of residential strength. This trend is a consistent pattern over the last 2-3 years.



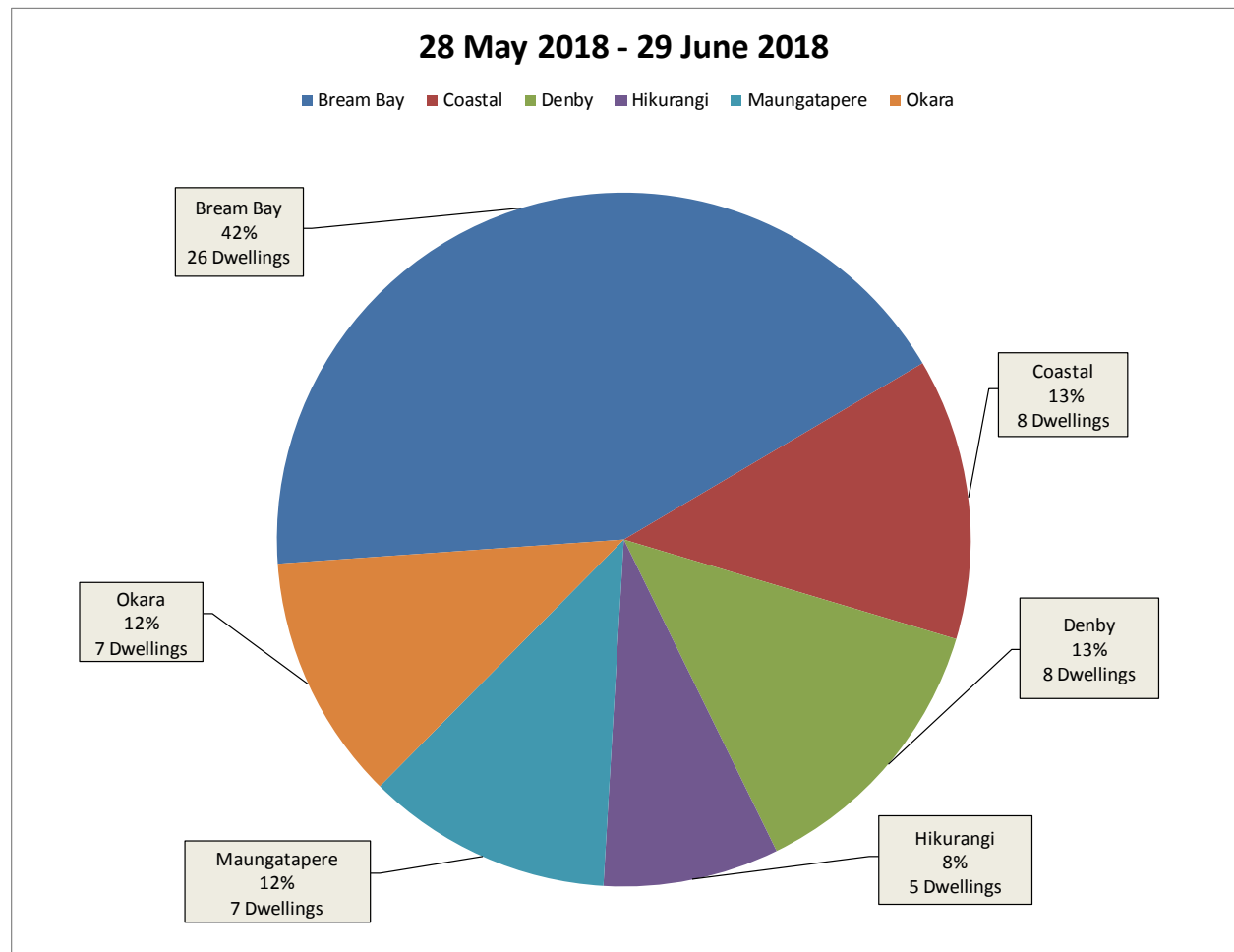
New Dwelling Financial Trends

New dwellings continue to show an increase and are exceeding the forecasted growth. This would be best summarized as a continued demand but shift in demand points (perhaps due to consumer confidence).



New Dwelling Geographical Trend

The typical geographical pattern has changed. The percentage shift in areas has been noticeable. Bream Bay has increased from 38% to 42%, Coastal has shifted from 5% to 13%, Denby has shifted from 19% to 13%, Hikurangi has shifted from 11% to 8%, Maungatapere has increased 19% to 12% and Okara has increased from 8% to 11%. The major changes are due to larger volume housing projects coming online.



Health and Bylaws

Over the last few months' Council and more specifically the Environmental Health (EH) team has received a large number of complaints about rats living amongst the rocks all along the railway line embankment running parallel to parts of Bank street and through the CBD. Whilst rats have made this area their 'home' for many years, more recently there has been a noticeable spike in rodent numbers observed, even during day time hours. As a result, the EH team engaged with adjacent property owners / businesses and Kiwi Rail in an effort to address this public health nuisance. Positive rodent control measures have been adopted by a number of local businesses. However, the biggest success in the future rodent eradication program was Kiwi Rail's agreement to appoint Rent-o-kill to undertake an extensive baiting program all along the affected embankment areas. The team is confident that this will have the desired effect.

Still on the subject of rats, EH staff have been in close working relationship with a Kamo property owner in order to address a situation where an illegal occupier of a section, has been feeding rats which led to an explosion in rodent numbers. Whilst health legislation can

address nuisance conditions, it cannot deal with the real issue here, that of the illegal occupier and we had to await a Court decision to evict the illegal occupier before the landlord could address the underlying public health issues. This drawn-out legal process has been a frustration for the landlord, WDC staff and adjoining neighbours of this site.

On the Alcohol Licensing side of the business, we have continued pressure on the district's worst performing licensed premises, including opposition to their latest licence renewal application. The licensee has since sold this business to a new entity. As a result, the business in question is currently closed, whilst the new owners await a temporary licence.

RESOLUTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following parts of proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

1.	The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the information. {Section 7(2)(c)}
2.	To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}.
3.	To protect the privacy of natural persons. {Section 7(2)(a)}.
4.	Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court. {Section 48(1)(b)}.
5.	To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied. {Section 7(2)(c)(i)}.
6.	In order to maintain legal professional privilege. {Section 2(g)}.
7.	To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}.

Resolution to allow members of the public to remain

If the council/committee wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

Move/Second

"That _____ be permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of Item _____.

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because _____.

Note:

Every resolution to exclude the public shall be put at a time when the meeting is open to the public.