



# Introduction and Plan Format

## OVERVIEW: INTRODUCTION & PLAN FORMAT

This draft chapter has been prepared as part of Council's District Plan Review Project. The structure and layout of the chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Introductory Chapters of the draft Plan and an overview of the Plan's format.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Introduction sections of the Plan is to set out the context in which the Plan was drafted and also is to be implemented within. It outlines to Plan users, the key themes, objectives, legislative documents, and the way in which to interpret and implement the Plan as a whole.

The overarching theme of the review has been to maintain, as far as possible and practicable, the permissive and 'open for business' nature of the current District Plan and carry this over into the new Plan. The key themes for the review are as follows:

- Maintain an 'open for business' feel to the Plan that enables development to occur in the District.
- Recognise that the character and amenity of the District is going to change over time and recognise that such change is not automatically an adverse outcome.
- Provide more flexibility for development within the commercial centres to encourage growth and investment.
- Provide a framework for greenfield development within the identified growth areas.
- Provide a less restrictive framework for the development of Māori owned land.
- Provide a framework that enables increased housing choice to those that choose to live within the District.
- Protect the Rural resource and versatile land within the District.
- Provide more direction on the desired outcomes for development within the District.
- Provide Council consent planners with more discretion to ensure good outcomes are achieved.
- Provide more direction on how stormwater is to be managed within private development.

The District Plan is broken up into four main parts as outlined below. Beneath each heading is a summary of the key elements within each Part.



## Part 1 – Introduction and General Provisions

This is the opening part of the plan and provides an introduction to the overall District Plan, its purpose, the key pieces of relevant legislation, and a description of how the Plan works. The structure of Part 1 is as follows:

PART 1	Introduction & General Provisions
Introduction	<ul style="list-style-type: none"> <li>• Mihi</li> <li>• Foreword</li> <li>• Contents</li> <li>• Purpose</li> </ul>
How the Plan works	<ul style="list-style-type: none"> <li>• Statutory Context</li> <li>• General Approach</li> <li>• Cross boundary matters</li> <li>• Relationships between spatial layers</li> </ul>
Interpretation	<ul style="list-style-type: none"> <li>• Definitions</li> <li>• Abbreviations</li> </ul>
National Direction Instruments	<ul style="list-style-type: none"> <li>• National Policy Statements and NZ Coastal Policy Statement</li> <li>• National Environmental Standards</li> <li>• Regulations</li> <li>• Water Conservation orders</li> </ul>
Tangata Whenua	<ul style="list-style-type: none"> <li>• Tangata Whenua</li> </ul>

This part of the Plan sets the scene for how the document is to be implemented and outlines the context it has been developed within and to be implemented within. The following extract from the draft Plan, is an outline how the Plan works:

### **District Plan Framework**

The Plan takes an integrated management approach to the subdivision, use, development, and protection of land and associated natural and physical resources. In some cases, the integrated management of effects requires the use of other mechanisms such as bylaws, advocacy, education and incentives to help achieve environmental outcomes. Where a rule or a regulatory approach, is the best solution to an issue, this plan contains those provisions.

The District Plan is comprised of the following four interrelated parts:

#### Part 1 — Introduction and General Provisions

Introduction – How the Plan Works – Interpretation – National Direction – Mana Whenua

These chapters explain the District Plan's context and how it works, and provide definitions that assist to interpret the District Plan. They also provide context and process-related information in relation to tangata whenua.

#### Part 2 — District-Wide Matters

These relate to:

- Strategic Direction
- Energy, Infrastructure & Transport
- Hazards & Risks
- Historical & Cultural Values
- Natural Environmental Values
- Subdivision
- General District-Wide Matters

The rules in these chapters apply generally across the District and are not separately covered in Part 3 Area Specific Matters. The strategic direction chapter contains objectives which address key strategic matters and provide district-wide strategic considerations. The objectives in this chapter have the same status as all other objectives in the plan but provide guidance across the district.

The district-wide provisions apply to the use and development of natural and physical resources across the district regardless of the zone or precinct in which they occur.

The provisions for overlays, scheduled sites and features are also contained within this section. Overlays, scheduled sites and features manage the protection, maintenance or enhancement of particular values associated with an area or resource. These can apply across zones and precincts, however their boundaries do not generally align to zone or precinct boundaries and often they do not align to land parcel boundaries.

### Part 3 — Area-Specific Matters

a. Zones:

Zones manage the way in which areas of land are used, developed or protected. The spatial application of zones identifies where similar uses and activities are anticipated. The zones provide the main provisions to direct activities. Zones are identified on the planning maps.

A zone spatially identifies and manages an area with common qualities and environmental characteristics or where particular environmental outcomes are sought.

The entire district is zoned and all land is identified as part of a 'zone' on the Planning Maps, with rules which specifically address zone-based activities and effects. The zones seek to enable similar, compatible activities or effects to be located in appropriate areas together, while managing those that are incompatible.

b. Designations: This part contains the designations that have been included in the District Plan under section 168, section 168A or clause 4 of Schedule 1 of the RMA.

Designations authorise the use of land by requiring authorities for a particular project or public work. The District Plan rules do not apply to a public work, project or work undertaken by a requiring authority that is in accordance with the designation. However, if the designated land is used for a purpose other than the designated purpose, then the provisions of the District Plan do apply. Other people may not, without the prior written



consent of the requiring authority, do anything in relation to the designated land that would impede the public work, project or work.

#### Part 4 — Appendices and Maps

- a. Appendices: These contain technical information and data, such as schedules of identified sites, areas, items and features, where these have not been included in relevant chapters in Parts 2 and 3.
- b. Maps: Planning maps spatially define zones, areas, items and features referred to within the District Plan chapters.

#### **Application of Part 2 District-Wide Matters**

Tararua District Plan has provisions contained in Part 2 District-Wide Matters, that apply across the District in different ways:

##### 1. Strategic Direction chapters

The following chapters provide a framework of objectives that set the overarching direction for the District Plan:

- RLR — Rural Land Resource
- SRC — Sustainability, Resilience, and Climate Change
- TW — Tangata Whenua
- UFD — Urban Form and Development

The objectives and policies may also be relevant when considering resource consent applications for Discretionary and Non-Complying Activities.

##### 2. Overriding District-Wide chapters

The following chapters contain provisions and rules relating to specific types of activities that take precedence over the Zone provisions and rules (unless otherwise specified within the chapters):

- NU — Network Utilities
- Eng — Energy
- ASW — Activities on the Surface of Water
- PKH — Papakāinga and Kaumātua Housing, and Associated Marae-based Development
- TEMP — Temporary Activities (temporary buildings, temporary events, and temporary military training activities)

*Note: the provisions and rules in other Part 2 District-Wide chapters (refer below) may also apply.*

##### 3. All Other District-Wide chapters

The following remaining chapters contain provisions and rules that may apply alongside/in addition to the Zone provisions and rules (some of which respond directly to features and

areas shown on the Planning Maps):

- TRAN — Transport
- CL — Contaminated Land
- HAZS — Hazardous Substances
- NH — Natural Hazards
- HH — Historic Heritage
- SASM — Sites and Areas of Significance to Māori
- TREE — Notable Trees
- ECO — Ecosystems and Indigenous Biodiversity
- NFL — Natural Features and Landscapes
- OSR — Open Space and Recreation
- PA — Public Access
- SUB — Subdivision
- CE — Coastal Environment
- EW — Earthworks (including mining, quarrying, and hydrocarbon extraction activities)
- LIGHT — Light
- NOISE — Noise
- SIGNS — Signs

### **Format and Using the Plan**

Each chapter contains objectives, policies and rules. Objectives are a statement which seek to direct or resolve an identified resource management issue. All of the chapters in Part 2 District-Wide Matters and Part 3 Area-Specific Matters contain objectives and policies which set the policy framework for the plan. Policies set the course of action to achieve or implement an objective. Within Part 2 District-Wide Matters and Part 3 Area-Specific Matters of the Plan, each chapter generally follows the format and order of provisions as set out below:

1. Introduction
2. Objectives
3. Policies
4. Rules (if any)
5. Standards (if any)
6. Assessment Matters (if any)
7. Methods (if stated)

Each chapter has a unique acronym which identifies the topic being covered. For example, the General Residential Zone is identified as GRZ and the Transport chapter is identified as TRANS.

The introduction provides an overview of the topic covered by the chapter.

The objectives set out the outcome to be achieved for the topic. There may be a number of



objectives that apply. Each objective has a specific number; for example GRZ-O2 or TRANS-01.

The policies set out the direction to be taken to achieve the objective. There may be a number of policies that apply. Each policy has a specific number; for example TRANS-P3.

The rules (if any) have the effect of regulations and set out the activity status for different activities that may be proposed (refer Table 1 – Classes of Activities below). There may be a number of rules that apply (or none at all). Each rule has a specific number; for example GRZ-R4.

Rules are presented in two formats – as provisions in an Activities Rules table and as provisions in a Performance Standards table.

Activities rules are rules applicable to the type of activity that is being undertaken and provide the activity status. Where activities rules are used, they are usually found as Table 1 in the chapter. Activities provided for in Table 1 as permitted, controlled or restricted discretionary activities are normally subject to performance standards. Performance standards set limits on the extent to which an activity is permitted or may be assessed as a controlled or restricted discretionary activity. Exceedance of a performance standard normally results in the activity being considered as a more restrictive class of activity. The performance standards are found in Table 2 of most chapters. Some chapters do not have performance standards.

Rules may refer to standards that need to be complied with. Again, there may be a number of standards that apply. Each standard has a specific number; for example GRZ-S4.

Rules may also refer to assessment matters that may be considered when assessing an application for resource consent. There may be a number of assessment matters that apply. Each assessment matter has a specific number; for example GRZ-AM4.

Methods (if stated) outline other means of achieving the objectives and policies, other than District Plan rules, where relevant. Each method has a specific number; for example EW-M2.

Wherever there is a conflict or inconsistency between rules, the most restrictive rule status applies to the activity in the first instance. Wherever there is a conflict or inconsistency between policies or between objectives, in the first instance, the most specific policy approach applies.

Please note:

- Any activity not expressly provided for within this plan is a non-complying activity.
- Where “all zones” is used in a rule, it applies to all precincts within that zone, unless otherwise specified.
- For precincts, the provisions relating to the underlying zone apply unless specifically stated otherwise.
- Formed roads are not subject to the provisions of coastal/hazard areas, overlays, scheduled sites and features unless otherwise specified in a rule.

For avoidance of doubt, where there is an inconsistency between the rules, the more stringent rule applies.

### Classes of Activities

Activity Status		Requires a Resource Consent	Explanation
PER	<b>Permitted</b>	No	Permitted activities do not require resource consent, provided standards and all other relevant rules are met. A Certificate of Compliance can be applied for stating that an activity can be done lawfully in a particular location without resource consent.
CON	<b>Controlled</b>	Yes Consent must be granted	Council must grant consent for a controlled activity, except for in specific circumstances under sections 104 and 106 of the RMA, and can only consider matters, or impose conditions, over which the District Plan or a national environmental standard has specifically reserved control. The activity may need to meet specified standards.
RDIS	<b>Restricted Discretionary</b>	Yes Consent may be granted or declined	Council may or may not grant consent or impose conditions for a restricted discretionary activity but only on the matters over which the District Plan has restricted its discretion. These matters of discretion will be listed in the relevant rule or standard. The activity may need to meet specified standards.
DIS	<b>Discretionary</b>	Yes Consent may be granted or declined	Council may or may not grant consent or impose conditions for a discretionary activity and may consider any relevant matter. The activity may need to meet specified standards.

NC	<b>Non-Complying</b>	Yes Consent may be granted or declined	Council may or may not grant consent or impose conditions for a non-complying activity and may consider any relevant matter. Council must first be satisfied that the effects of a proposal are no more than minor or that the proposal is not contrary to the objectives and policies of the District Plan (and any relevant proposed plan), before determining whether or not to grant consent.
PR	<b>Prohibited</b>	No application possible	No resource consent can be applied for or granted for a prohibited activity. If you are wanting to undertake a prohibited activity, you would need the activity status to be changed through a plan change process.

- The type of resource consent required is generally dependent on the degree of change anticipated and the effects that the proposed change is likely to have on the environment.
- For controlled and restricted discretionary activities, the plan lists matters over which the Council reserves its control (for controlled activities) and restricts its discretion (for restricted discretionary activities).
- The most restrictive activity status used in the plan is 'prohibited'. Applicants may not apply for a resource consent to undertake any activity that is prohibited.
- Any activity which is not permitted (PER) or prohibited (PR) requires a resource consent.





# Energy Chapter

## OVERVIEW: ENERGY

This draft chapter has been prepared as part of Council's District Plan Review Project. The structure and layout of the chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Energy (ENG) Chapter of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Energy Chapter is to provide clear guidance on how the Plan addresses and deals with energy production within the District. Energy is critical to the functioning of the District. Increasing demand for energy at a local level has an impact on the limited resources available to provide energy – while non-renewable resources such as gas and coal will eventually be depleted, renewable resources including hydro, solar, wind power, and biomass sources are becoming increasingly more prominent and viable. These sources, however, may also bring about adverse effects on the environment, such as visual impacts and the impact on natural ecosystems.

The current District Plan does not provide much guidance when it comes to allowing for renewable energy activities however, these are becoming more and more prevalent within the District in the form of solar and wind farms. Therefore, the focus intent of this chapter is to provide a clear framework to manage these activities as and when they arise across the District. It is an accepted fact that these activities, when proposed at a large scale, require resource consent approval. Thus, the Plan needs to provide clear thresholds for what is allowed as of right versus what triggers consent, and when consent is triggered, what are the key matters that need to be addressed.

Due to the number of substantive changes and consequential changes proposed, the new Energy Chapter will replace the existing chapter in its entirety. The main changes proposed by draft Plan Change, for the ENG, include:

- Updating the Objectives and Policies to reflect a new approach of enabling new renewable energy activities provided they carefully address the associated potential effects. This includes making it easier for domestic and private scale activities such as solar panels.
- Updating the Objectives and Policies to reflect the new District Plan approach whilst continuing to ensure that the potential effects on the environment are carefully managed.



- Updating the rule framework to make it clear when consent is required for a proposed activity, in particular setting clear thresholds to inform the level of scrutiny and assessment for the different scales of activity.
- Introducing standards for siting of energy activities to help inform the consenting thresholds.
- Updating the policies and matters of discretion to ensure that there is clear guidance on the matters that need to be addressed and satisfied before new activities can proceed.
- Recognising that these types of activities have the potential to create effects on adjoining landowners and ensuring that the Plan has clear direction for the protection of these properties.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – ENERGY

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Energy Chapter and what it provides for, including promoting and enabling development of renewable energy sources.	To better align the zone description with the National Planning Standards description of a Energy Chapter and to highlight the wider range of activities now anticipated within the District.
ENG-Objectives	<b>Objectives added</b> to include the need for sustainable and efficient energy sources to be provided for within the district.	To better reflect that the renewable energy sources are becoming more common and that they form an important solution to energy production not only in the district but also across the country. To recognise that these activities need to be provided for and that in some cases, while not discouraged, careful consideration of the surrounding environment needs to be had.
ENG-Policies	<b>Policies added</b> to include the need for energy production to be provided for and to reflect an intent to provide for such activities provided the outcomes are appropriate for the location it is located within.	To better reflect that the renewable energy sources are becoming more common and that they form an important solution to energy production not only in the district but also across the country. To recognise that these activities need to be provided for and that in some cases, while not discouraged, careful consideration of the surrounding environment needs to be had.
ENG-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the district.	To clearly outline the key outcomes sought for the district and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains



Provision	Change	Primary reason for change
		enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
ENG-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
ENG-Rules	<b>Updates</b> to ensure that the list of activities and variation of energy production types are provided for within the district are clear and concise.	To recognise and provide for the wide range of activities that can occur within the District and provide clear direction on the matters that are to be addressed through the consenting process. Clearer differentiation between scale of activities is also provided to allow for smaller scale activities to have a clear and simple process and for larger scale proposals, the process remains simple but the level of consideration is slightly more detailed to ensure the desired outcomes are achieved.
ENG-Rules	<b>New Rules added</b> to specifically provide for solar farms and solar energy production.	To allow for solar production to occur within the district but to ensure that it is located and undertaken in an appropriate manner. The intent is to make it clear what the parameters are for this development typology.
ENG-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around the design, layout, and configuration of new activities and the associated servicing arrangements, in particular access and stormwater management. Also, to enable Council to achieve the desired design outcomes through the consenting process.
ENG-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing energy production across the zones within the Plan..	<p>The way in which energy production activities is occurring has changed over time. The standards, therefore, require updating to better reflect current practice. In some cases the existing plan does not include any standards or direction to manage such activities.</p> <p>The focus of the new plan is to set clear thresholds for the consenting process to inform the level of consideration required from application to application. New controls are needed to ensure that a clear indication is provided in regard to the</p>



Provision	Change	Primary reason for change
		desired outcomes across the different zones. The Plan aims to clearly define the thresholds for regulatory intervention depending on the size and scale of the proposal.



# Transport Chapter

## OVERVIEW: TRANSPORT

This draft chapter has been prepared as part of Council's District Plan Review Project. The structure and layout of the chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Transport (TRAN) Chapter of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Transport Chapter is to provide clear direction for the provision of access, roads and transportation environments across the district. This chapter is used as a subsidiary to the main zone chapters of the plan and is used to inform the provision of access to the roading network for new activities. The main outcomes of the review of this chapter have been updating the standards of the Plan to reflect current best practice. It is recognised that standards relating to the transportation network are well documented across the country and informed by a number of accepted standards in the transportation section. Therefore, rather than drafting new approaches, this chapter is more of an update to reflect current best practice.

Due to the number of substantive changes and consequential changes proposed, the new Transportation Chapter will replace the existing chapter in its entirety. The main changes proposed by draft Plan Change, for the TRAN, include:

- Updating the Objectives and Policies to reflect the current direction set by the New Zealand Transport Agency for managing transportation environments.
- Updating the Objectives and Policies to reflect the new District Plan approach whilst continuing to provide clear direction for plan users on the relevant matters to the provision of access and roads.
- Updating the standards to reflect current best practices, in particular clear design parameters for each of the different roading environments from residential access points, to rural access to new roading networks.
- Introducing clear direction of the different roading environments and road classifications as directed by NZTA.
- Requiring development to occur in accordance with Council's new Engineering Standards.



- Providing clear mechanisms for Council to manage the effects of new development on the safe and efficient operation of the roading network.
- Setting minimum standards of design that are acceptable without further intervention from Council, in particular specified widths and lengths of accesses, separation distances from other transport elements, minimum sight lines, and design standards for new roads.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – TRANSPORT

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Transport Chapter and what it provides for, including promoting a safe and efficient roading network.	To better align the zone description with the National Planning Standards description of a Transport Chapter and to highlight the wider range of design outcomes anticipated within the District.
TRAN-Objectives	<b>Objectives added</b> to include the need for sustainable and efficient provision of access and roads across the district.	To better reflect the wider range of living and business environments already within the district and the intent to continue to provide a clear framework to manage transportation aspects of new development across the district in the future. Where new development aligns with the intent of this chapter, the focus is to allow for new development to be a straight forward process.
TRAN-Objectives	<b>Objectives added</b> to include the need for new development, in particular larger scale subdivisions, to achieve good design outcomes that enhance existing character and amenity values.	To recognise that character and amenity, and the uses for land, are going to change over time and recognise that change is not automatically an adverse outcome. The purpose of this chapter is to enable new development whilst ensure careful consideration of the design outcomes is undertaken along the way. It is recognized that the existing development patterns across the district is dated and that any change is going to be significantly different to what currently exists.
TRAN-Objectives	<b>Objectives added</b> to ensure that appropriate consideration is had through subdivision and development processes in regard to access and roads.	To ensure that the careful consideration of access and road provision is undertaken up front in the subdivision and development processes. Subdivision is often used to enable new development and it is important that any new developments have sufficient access and road provision in place to enable future development.

Provision	Change	Primary reason for change
TRAN-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the various zones across the district.	To clearly outline the key design outcomes sought for each zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
TRAN-Policies	<b>Policies added</b> to include the need for stormwater management and servicing capacity to be a key consideration for any new developments involving new accesses or road ways.	We recognise that the management of stormwater and the provision of services is going to be a key consideration moving forward. New development will increase the level of impervious surfaces and impact upon natural overland flow paths, as well as the load placed on existing servicing networks. New development needs to be considered and suitable solutions presented and assessed before development can take place.
TRAN-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
TRAN-Rules	<b>Updates</b> to ensure that the list of activities and variation of access and road types are provided for within the district are clear and concise.	To recognise and provide for the wide range of activities that can occur within the District and provide clear direction on the matters that are to be addressed through the development or subdivision process. Clearer differentiation between scale of activities is also provided to allow for smaller scale activities to have a clear and simple process and for larger scale proposals, the process remains simple but the level of consideration is slightly more detailed to ensure the desired outcomes are achieved.
TRAN-Rules	<b>New Rule added</b> to update the Plan to align for current best practise measures for managing transport environment.	To recognise the existing national direction for managing road and access related matters and ensure that the Plan is consistent and not contrary to these.
TRAN-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around the design, layout, and configuration of new developments and the associated access and roading arrangements, in particular access and stormwater management.



Provision	Change	Primary reason for change
		Also, to enable Council to achieve the desired design outcomes through the consenting process.
TRAN- Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing access and roads across the different zones within the Plan, in particular the inclusion of controls managing minimum design standards for new accesses and roads.	<p>The standards require updating to better reflect current best practice for managing the transport network. In some cases, the existing plan does not include any standards or direction to manage these environments, or the standards are out of date.</p> <p>The focus of the new plan is to set clear thresholds for the consenting process to inform the level of consideration required from application to application. New and updated controls are needed to ensure that a clear indication is provided in regard to the desired outcomes across the different zones. The Plan aims to clearly define the thresholds for regulatory intervention depending on the size and scale of the proposal.</p>
TRAN- Consequential Changes	<b>Additional rules added to the Area Specific Chapters</b> providing for the application of the transport chapter for new development.	To align the other chapters of the plan with the direction taken under the TRAN chapter.





# District Wide Matters Chapter

## OVERVIEW: ENERGY

This draft chapter has been prepared as part of Council's District Plan Review Project. The structure and layout of the chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the District Wide Matters part of the draft Plan that includes the following Chapters:

- SDO – Strategic Direction Objectives
- NU – Network Utilities
- CL – Contaminated Land
- HAZ – Hazardous Substances
- NH – Natural Hazards
- HH – Historic Heritage
- TREE – Notable Trees
- ECO – Ecosystems and Indigenous Biodiversity
- NATC – Natural Character
- NFL – Natural Features and Landscapes
- PA – Public Access
- ASW – Activities on the Surface of Water
- CE – Coastal Environment
- LIGHT – Light
- NOISE – Noise
- SIGN – Signs
- EW – Earthworks
- TEMP – Temporary Activities

Separate overview summaries have been provided for the Energy, Transport and Subdivision Chapters as these contain a higher level of change and new direction as a result of the review process. Also, these three Chapters are used more regularly compared to the rest of the list.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of these chapters is to provide clear and concise direction on these specific issues that are considered to be relevant across the district as a whole. This part of the plan includes a number of



provisions that are applied across multiple zones. A significant amount of the content here is provided for by national standards and documents, and represent the 'best practice' approach across the Country and is already prescribed by these documents. This is particularly the case for the individual sections listed above. Therefore, it is not necessary to provide a separate detailed summary document of each at this stage in the process, but rather identify some of the key matters and changes that are proposed for these parts of the Plan.

Due to the number of substantive changes and consequential changes proposed across these chapters, each of the new Chapters will replace the existing chapter in its entirety. The main changes proposed by draft Plan Change, are outlined in the table below.

## SUMMARY OF EACH CHAPTER AND THE KEY CHANGES BEING MADE

Chapter	Purpose of the Chapter	Primary changes proposed
Strategic Direction	<p>These set out the overarching objectives for the District that apply across all zones and all land. These are focused on provides strategic direction that:</p> <ul style="list-style-type: none"> <li>is strategically important for achieving integrated management and ensuring the Resource Management Act's purpose is achieved;</li> <li>gives effect to higher order documents such as National Policy Statements and the Manawatu-Whanganui Regional Policy Statement; and</li> <li>provides a basis for how decisions relating to resource use will be made over the life of the Plan.</li> </ul> <p>The objectives are grouped into the following areas: Partnership; District Wide; Rural Land Resource; Sustainability, Resilience, and Climate Change; and, Urban Form and Development.</p>	To better align the chapter with the National Planning Standards descriptions and to highlight the overarching objectives for the District.
Network Utilities	Provide for the provision of, and ongoing maintenance of, network	To better reflect current best practice for managing network utilities. The provisions of this

Chapter	Purpose of the Chapter	Primary changes proposed
	<p>utilities within the District. These primary include power and telecommunication facilities that provide services to the district.</p>	<p>chapter have been update to be consistent with the best practice approach across the country for managing these activities. The chapter also includes standards relating to the height, location and setbacks that are to apply to new structures.</p>
Contaminated Land	<p>This chapter outlines that there are pieces of land that exist and are identified as being contaminated. The chapter outlines that there are important considerations to be had for any development on contaminated land.</p>	<p>Development of contaminated land is regulated by the National Environmental Standard for Contaminated Soils. The review of this chapter is to remove any provisions and refer this chapter back to with this standard and ensure that the Plan simply refers back to this document. This chapter only includes objectives and policies. No rule framework is provided here.</p>
Hazardous Substances	<p>This chapter outlines that the use of Hazardous Substances occurs within the district and that careful consideration must be had when any of these substances are used.</p>	<p>The use of hazardous substances in New Zealand is primarily managed by the Hazardous Substances and New Organisms Act 1996 (HSNO Act), the Health and Safety at Work Act 2015 (HSW Act) and relevant regulations. Because the District Plan seeks to avoid duplication of requirements and obligations that arise under other legislation and regulations, the provisions of this chapter are designed to manage the effects of use, storage, or disposal of hazardous substances, only to the extent that those effects are not within the ambit of existing legislation and regulations. This includes the location of significant hazardous facilities using or storing hazardous substances and the location of sensitive activities in relation to significant hazardous facilities.</p>
Natural Hazards	<p>The purpose of this zone is to outline the potential natural hazards that can occur throughout the districts and then to outline the activities that are sensitive to natural hazards.</p>	<p>The reviewed chapter includes provisions relating to the following hazards, as they present the greatest risk to people, property, and infrastructure, and their effects can be managed through appropriate land use planning:</p> <ul style="list-style-type: none"> <li>• Flooding;</li> <li>• Fault rupture;</li> <li>• Liquefaction;</li> <li>• Coastal inundation (including tsunami); and</li> <li>• Coastal erosion.</li> </ul>

Chapter	Purpose of the Chapter	Primary changes proposed
		<p>The core focus of this chapter is to ensure that these risks are identified through the development process and that suitable measures are undertaken to ensure that the risk and effects of such are appropriately mitigated, or avoided where necessary in relation to new development.</p>
<p>Historic Heritage and Notable Trees</p>	<p>Section 6 of the RMA identifies 'the protection of historic heritage from inappropriate subdivision, use, and development' as a matter of national importance. This chapter outlines that historic heritage can be found in:</p> <ul style="list-style-type: none"> <li>• buildings, features, and trees of historic heritage value;</li> <li>• sites of archaeological importance;</li> <li>• sites of significance to Māori, including wāhi tapu; and</li> <li>• areas of buildings or other features that, collectively, have significant historic heritage value.</li> </ul> <p>Notable trees are those that have been identified and assessed as being of significant value for botanical and/or for historic, cultural, spiritual, landmark, or other community reasons. Trees may be identified as an individual stand-alone tree or a small group of trees where each tree within the group is protected. Notable trees include both exotic and indigenous species and have significance to the community.</p>	<p>To clearly outline the features, buildings and sites that have the potential to hold historic heritage values and ensure that adequate protection is provided in the Plan to ensure that this significance is not lost through new development. It is recognised that new activities have the potential to adversely effect heritage values and that protection is needed to give effect to Section 6 of the Act.</p> <p>The plan includes provisions to discourage the loss of heritage features and as far as possible, encourage the maintenance and enhancement of these moving forward.</p> <p>In the case of Notable trees, the plan outlines a list of those trees that hold protection status and provides a framework to ensure that these trees are maintained and looked after and that no activities compromise their importance moving forward.</p>
<p>Ecosystems and Indigenous Biodiversity</p>	<p>The district has a rich biodiversity, including some special plants and animals that are unique to Tararua. The RMA requires district councils to recognise and provide for the protection of significant indigenous</p>	<p>To align what is under the National Planning Standards as well as the National Policy Statements and Environmental Standards that relate to biodiversity.</p>

Chapter	Purpose of the Chapter	Primary changes proposed
	<p>vegetation and significant habitats of indigenous fauna. In addition, a function of district councils under the RMA is the control of any effects of the use, development, or protection of land, for the purpose of maintaining indigenous biological diversity (abbreviated to 'biodiversity').</p>	<p>A number of activities have the potential to adversely affect remaining indigenous vegetation and fauna habitats. Such activities and their effects include uncontrolled stock grazing that can damage indigenous forest understorey and limit regeneration, and the fragmentation of remnant indigenous forest and natural inland wetland areas through clearance for pasture and exotic forestry. Other threats include feral animals, invasion of weeds, and drainage.</p> <p>This chapter seeks to protect the Significant Natural Areas and maintain and enhance other indigenous biodiversity values through a combination of regulatory and non-regulatory methods. The regulatory methods are outlined in provisions of this chapter and other relevant chapters of the District Plan.</p>
<p>Natural Character, including Natural Features and Landscapes</p>	<p>This chapter addresses the natural character of freshwater environments, including rivers, lakes, natural inland wetlands, and their margins. Resource Management (National Environmental Standards for Freshwater) Regulations 2020 manage vegetation removal, earthworks, natural hazards works, infrastructure, and public access structures within 10m of natural inland wetlands.</p> <p>As such, the provisions outlined in this chapter do not duplicate any requirements for these activities and they are not managed through this chapter.</p> <p>The RMA requires the protection of Outstanding Natural Features and Landscapes in the district from inappropriate subdivision, use, and development. These are the features and landscapes that are outstanding due to a range of factors, e.g.</p>	<p>To align with the direction set under the National Planning Standards as well as the National Policy Statements and Environmental Standards that relate to natural character. The purpose of this chapter and the updated of the provisions is to limit and manage any activities in close proximity to areas of natural character and natural features and landscapes.</p>

Chapter	Purpose of the Chapter	Primary changes proposed
	<p>scientific matters, and aesthetic, transient, and cultural values.</p> <p>The Natural Features and Landscapes chapter comprises identified areas of Outstanding Natural Features and Landscapes and Special Amenity Landscapes throughout the Wairarapa districts. These are district-wide overlays which apply across all zones containing these landscapes and features.</p>	
Public Access	<p>The District Plan has an important role in providing for public access to and along surface waterbodies and the Coastal Marine Area throughout the district.</p> <p>This role includes the provision of esplanade reserves or esplanade strips when land is subdivided. Waterbodies that are of particular significance for public access within their margins are identified as Significant Waterbodies. The associated rules to manage inappropriate use and development within the margins of these Significant Waterbodies is located within the Natural Character chapter.</p>	<p>This Public Access chapter contains revised provisions including objectives and policies relating to public access. Rules relating to esplanade reserves and esplanade strips are contained in the Subdivision Chapter. These provisions align with the Subdivision Chapter and are considered at the time of any subdivision consent or any land use consent within the margins of the Coastal Marine Area or surface waterbody.</p>
Activities on the Surface of Water	<p>The district has numerous rivers, streams, lakes, and wetlands, which are valued for a range of conservation, recreation, cultural, amenity, and intrinsic reasons. These values are both physical and spiritual and waterways have a particular significance to Māori who respect waterways as living entities with their own life force (Mauri).</p> <p>The surface of waterbodies is used for a range of activities, mainly recreational, and some food</p>	<p>Update the chapter to reflect the requirements of the National Planning Standards. No substantial change is included here, the new chapter includes a roll over of best practice provisions for the management of activities on surface water.</p>

Chapter	Purpose of the Chapter	Primary changes proposed
	gathering. This chapter manages the effects arising from activities on the surface of these waterbodies.	
Coastal Environment	<p>Council is responsible for managing activities on land (the landward side of Mean High-Water Springs (MHWS)), and the Regional Council is responsible for activities in the Coastal Marine Area (seaward of MHWS) through the Natural Resources Plan.</p> <p>Integrated management is necessary to manage activities that cross the jurisdictional boundary between regional and district councils.</p>	<p>The District Plan must give effect to the New Zealand Coastal Policy Statement 2010 (NZCPS), which requires a strategic approach to managing development on the coast.</p> <p>The Coastal Environment chapter sits alongside the underlying zone chapters. Objectives, policies, and rules of both this chapter and the associated zone chapter are applicable to any activities within the coastal environment. Generally, this chapter manages the effects of activities through effects-based provisions which differs from the activity-based provisions of the zone chapters.</p>
Light, Noise, and Signs	<p>These chapters outline the regulatory context for each matters and recognise that each have the potential to result in adverse effects on the environment.</p> <p>The noise rules and standards in this chapter provide the noise limits for specific activities and zones. Other than where expressly provided for, noise levels arising from activities must be measured in accordance with NZS6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS6802:2008 Acoustics - Environmental Noise.</p> <p>Signs and associated advertising structures are an integral and necessary part of both urban and non-urban environments. Signs promote business, community facilities, and other activities, and are useful and necessary for wayfinding and safety. However, poorly located or designed signs can result in visual clutter and undermine a range of</p>	<p>Update the chapter to reflect the requirements of the National Planning Standards. No substantial change is included here, the new chapter includes a roll-over of best practice provisions for the management of activities that include light, noise and signs. Generally, this chapter manages the effects of activities through effects-based provisions which differs from the activity-based provisions of the zone chapters.</p>

Chapter	Purpose of the Chapter	Primary changes proposed
	<p>values, including amenity, heritage, and character values of a place or zone, including from light spill and glare from digital and illuminated signs.</p> <p>Residential amenity is particularly sensitive to noise, artificial light, and other site-specific adverse effects. These effects can seriously impact upon health and create considerable animosity between neighbours. The policies and rules have been established to protect residents from such adverse effects.</p>	
Earthworks	<p>This chapter outlines that earthworks have the potential to result in adverse effects on the environment. It is acknowledged that earthworks are largely managed by the regional council. Therefore, this chapter is intended to compliment that of the regional council and ensure integrated management is provided to manage activities that cross the jurisdictional boundary between regional and district councils.</p>	<p>Update the chapter to reflect the requirements of the National Planning Standards. No substantial change is included here, the new chapter includes a roll-over of best practice provisions for the management of activities that include earthworks. Generally, this chapter manages the effects of activities through effects-based provisions which differs from the activity-based provisions of the zone chapters.</p>
Temporary Activities	<p>Temporary activities are activities that are of a non-repetitive, transient nature and include entertainment, cultural and sporting events, temporary military training activities, markets, filming, and activities associated with construction. Temporary activities have economic, cultural, and social benefits for the districts. Adverse effects including noise, traffic, and impacts on visual amenity are generally minor due to their short duration, provided some limitations are in place.</p>	<p>Update the chapter to reflect the requirements of the National Planning Standards. No substantial change is included here, the new chapter includes a roll-over of best practice provisions for the management of temporary activities.</p> <p>Temporary activities are exempt from complying with the rules in Part 3 - Area Specific Matters, unless specifically stated to the contrary.</p> <p>Temporary activities on land that contains an overlay may be subject to additional provisions in the relevant overlay chapter, including objectives and policies. Activities that do not fall within the definition of temporary activity are dealt with in the chapter for the relevant zone.</p>





# Subdivision Chapter

## OVERVIEW: SUBDIVISION

This draft chapter has been prepared as part of Council's District Plan Review Project. The structure and layout of the chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Subdivision (SUB) Chapter of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Subdivision Chapter is to provide the subdivision framework for each of the Zones within the District. It is recognised that all subdivisions are required to obtain consent and therefore an update/review is required to ensure the provisions are fit for purpose moving forward. Subdivision is the process of dividing an allotment into one or more additional allotments or changing the location of the existing allotment boundaries. The subdivision process provides a means of managing the creation of new allotments to ensure they can accommodate anticipated land uses and are suitable for development. This includes the design and provision of appropriate transport access, connections to electricity and communications networks, and connections to reticulated water, stormwater and wastewater services in areas where these are available. Larger-scale subdivision can also require new roads, reserves, and network infrastructure to be designed and developed. In addition, the design of subdivision needs to maintain natural values where they exist.

Under the revised chapter, the objectives, policies and rules for subdivision are generally contained together in the subdivision chapter, which provides an integrated policy framework for assessing applications. The objectives and policies of the zone will also be relevant in determining the requests for subdivision. In addition, the rules in the district-wide chapters such as Natural hazards, Natural character, Ecosystems and indigenous biodiversity, Natural features and landscapes, Sites and areas of significance to Maori and the Coastal environment chapter impose further restrictions.

Due to the number of substantive changes and consequential changes proposed, the new Subdivision Chapter will replace the existing chapter in its entirety. The main changes proposed by draft Plan Change, for the SUB, include:

- Updating the Objectives and Policies to reflect a new approach of enabling new development within the respective zones. This includes housing choice within the GRZ and increased development within the other zones, all while ensuring good design outcomes are achieved.



- Updating the Objectives and Policies to reflect the new District Plan approach whilst continuing to provide for the development rights within existing areas.
- Updating the lot design standards to reflect current best practices, in particular introducing minimum site areas for the GRZ, GRUZ and SETZ zones.
- Including explicit provision for, and introducing a new consenting framework for, Medium Density Development in the GRZ.
- Including explicit direction regarding the management of stormwater within new developments.
- Including a new definition for Medium Density Development in the GRZ.
- Specific provision for Papakainga development.
- Consequential changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, a new Medium Density Development framework, and a change to the minimum lot size.
- Specific provisions for the management of stormwater and servicing within new developments to ensure appropriate solutions are presented up front and minimise the effects of excess stormwater run-off within a development and overall servicing capacity.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – SUBDIVISION

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Subdivision Chapter and what it provides for, including promoting and enabling development, in particular housing choice.	To better align the zone description with the National Planning Standards description of a Subdivision Chapter and to highlight the wider range of subdivision and design outcomes now anticipated within the District.
SUB-Objectives	<b>Objectives added</b> to include the need for sustainable and efficient subdivision to occur across the district.	To better reflect the wider range of living and business environments already within the district and the intent to continue to provide an enabling subdivision framework within the district in the future. Where the subdivision aligns with the intent for the underlying zone, the intent is to allow for subdivision to be a straight forward process.
SUB-Objectives	<b>Objectives added</b> to include the need for new development, in particular larger scale subdivisions, to achieve good design outcomes	To recognise that character and amenity, and the uses for land, are going to change over time and recognise that change is not automatically an adverse outcome. The purpose of this chapter is to

Provision	Change	Primary reason for change
	that enhance existing character and amenity values.	enable new development whilst ensure careful consideration of the design outcomes is undertaken along the way. It is recognized that the existing development patterns across the district is dated and that any change is going to be significantly different to what currently exists.
SUB-Objectives	<b>Objectives added</b> to ensure that appropriate consideration is had through the subdivision process in regard to servicing and access.	To ensure that the careful consideration of service and access provision is undertaken up front in the subdivision process. Subdivision is often used to enable new development and it is important that any new allotments have sufficient service provision in place to enable future development.
SUB-Policies	<b>Policies added</b> to include the need for subdivision to be provided for and to reflect an intent to provide for subdivision provided the design outcomes are appropriate for the location it is located within.	To better reflect the wider range of living, business, industrial and rural environments already within the District and the intent to enable further subdivision into the future. Also, to ensure that careful context analysis is undertaken for new development and that good design outcomes are promoted in new development.
SUB-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for each zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
SUB-Policies	<b>Policies added</b> to include the need for stormwater management and servicing capacity to be a key consideration for any new developments.	We recognise that the management of stormwater and the provision of services is going to be a key consideration moving forward. New development will increase the level of impervious surfaces and impact upon natural overland flow paths, as well as the load placed on existing servicing networks. New development needs to be considered and suitable solutions presented and assessed before development can take place.
SUB-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
SUB-Rules	<b>Updates</b> to ensure that the list of activities and variation of subdivision	To recognise and provide for the wide range of subdivision activities that can occur within the

Provision	Change	Primary reason for change
	types are provided for within the district are clear and concise.	District and provide clear direction on the matters that are to be addressed through the subdivision process. Clearer differentiation between scale of activities is also provided to allow for smaller scale subdivision to have a clear and simple process and for larger scale proposals, the process remains simple but the level of consideration is slightly more detailed to ensure the desired outcomes are achieved.
SUB-Rules	<b>New Rule added</b> to specifically provide for Medium Density Development.	To allow for medium density development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
SUB-Rules	<b>New Rule added</b> to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the district but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
SUB-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around the design, layout, and configuration of new allotments and the associated servicing arrangements, in particular access and stormwater management. Also, to enable Council to achieve the desired design outcomes through the consenting process.
SUB-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing subdivision across the zones within the Plan, in particular the inclusion of density controls and specific stormwater management controls.	<p>The way in which subdivision, to enable future development, is occurring has changed over time. The standards, therefore, require updating to better reflect current practice. In some cases the existing plan does not include any standards or direction to manage subdivision.</p> <p>The focus of the new plan is to set clear thresholds for the consenting process to inform the level of consideration required from application to application. New density controls are needed to ensure that a clear indication is provided in regard to the desired densities across the different zones. The Plan aims to clearly define the thresholds for</p>



Provision	Change	Primary reason for change
		regulatory intervention depending on the size and scale of the proposal.
New Definition	<b>New definition added</b> to outline exactly what Medium Density Development under the Plan.	Required to provide clear direction on implementing the provisions of the Plan.
SUB-Consequential Changes	<b>Additional rules added to the Subdivision Chapter</b> providing for subdivision the various subdivision typologies.	To align the subdivision chapter with the direction taken in the various zone chapters of the Plan.
SUB-Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice and provide explicit stormwater management provisions.	To align the subdivision chapter with the direction taken across the various zone chapters within the Plan.



# General Residential & Settlement Zone Chapter

## OVERVIEW: GENERAL RESIDENTIAL & SETTLEMENT

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the General Residential (GRZ) and Settlement Zone (SETZ) of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Residential Zone review is to update the policy framework that manages development within the urban area. At the forefront of the review is a move towards enabling increased housing choice within the District and signalling that the character and amenity of existing areas will change over time. Change is not necessarily, or automatically, a negative outcome, but rather is to be seen as an opportunity to enhance urban areas and future proof them for future generations. The changes proposed aim to provide a clear and concise permitted activity window for what is allowed to occur as of right in the residential area. Where non-compliances arise, the Plan will provide clear direction to all plan users on the key matters to be addressed when preparing and assessing applications for resource consent.

The Settlement Zone focuses on providing for a residential environment in those areas spread throughout the district that contain a small settlement of residential like properties. These areas are located away from the main urban centres of the District. The intent of introducing this zone is to continue to provide for the residential elements of these areas and their continued use for housing. It is recognised that the development pattern is one of a lower density when compared to the General Residential Zone. This zone does not introduce any substantial change from what is currently provided for but rather updates the plan provisions to be in line with the National Planning Standards.

Due to the number of substantive changes and consequential changes proposed, the new General Residential Zone (GRZ) and Settlement Zone (SETZ) Chapters will replace the existing Residential and Settlement Management Area chapters in their entirety. The main changes proposed by draft Plan Change, for the GRZ and SETZ, include:



- Updating the Objectives and Policies to reflect a new approach of enabling housing choice within the GRZ and ensuring good design outcomes are achieved.
- Updating the Settlement Objectives and Policies to reflect the new District Plan approach whilst continuing to provide for the existing areas.
- Updating the bulk and location standards to reflect current best practices for residential development in both the GRZ and the SETZ.
- Including explicit provision for, and introducing a new consenting framework for, Medium Density Development in the GRZ.
- Including explicit direction regarding the management of stormwater within new developments.
- Including a new definition for Medium Density Development in the GRZ.
- Specific provision for Papakainga development.
- Parallel changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, a new Medium Density Development framework, a change to the minimum lot size.
- Specific provisions for the management of stormwater within new developments to ensure appropriate solutions are presented up front and minimise the effects of excess stormwater run-off within a development.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – GENERAL RESIDENTIAL ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the General Residential Zone and what it provides for, including promoting housing choice.	To better align the zone description with the National Planning Standards description of a General Residential Zone and to highlight the wider range of housing choice and design outcomes now anticipated within the zone
GRZ-Objectives	<b>Objectives added</b> to include the need for housing choice to be provided and to reflect an intent to provide for intensification in locations where this is appropriate.	To better reflect the wider range of living environments already within the GRZ and the intent to expand on the range of housing choice provided for within the zone in the future.
GRZ-Objectives	<b>Objectives added</b> to include the need for new development to achieve good design outcomes that enhance existing character and amenity values.	To recognize that character and amenity are going to change over time and recognize that this is not automatically an adverse outcome. The purpose of the zone is to enable new development. It is recognized that the existing housing stock of the

Provision	Change	Primary reason for change
		district is dated and that any change is going to be significantly different to what currently exists.
GRZ-Policies	<b>Policies added</b> to include the need for housing choice to be provided and to reflect an intent to provide for intensification in locations where this is appropriate.	To better reflect the wider range of living environments already within the GRZ and the intent to expand on the range of housing choice provided for within the zone in the future. Also, to ensure that careful context analysis is undertaken for new development and that good design outcomes are promoted in new development.
GRZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
GRZ-Policies	<b>Policies added</b> to include the need for stormwater management to be a key consideration for any new developments.	We recognize that the management of stormwater in the residential area is going to be a key consideration moving forward. New development will increase the level of impervious surfaces and impact upon natural overland flow paths. New development needs to be considered and suitable solutions presented and assessed before development can take place.
GRZ-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
GRZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for residential activities and to prevent incompatible activities from occurring. Housing choice, ancillary home occupations, early childhood and community facilities are all provided for. Standalone commercial and industrial activities are not provided for here.
GRZ-Rules	<b>New Rule added</b> to specifically provide for Medium Density Development.	To allow for medium density development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.



<b>Provision</b>	<b>Change</b>	<b>Primary reason for change</b>
GRZ-Rules	<b>New Rule added</b> to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
GRZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around stormwater management. Also, to enable Council to achieve the desired design outcomes through the consenting process.
GRZ-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing residential development including density controls and specific stormwater management controls.	The way in which residential development is occurring has changed over time. The standards, therefore, require updating to better reflect current practice. Also, new density controls are needed to ensure that a variety of housing typologies are provided for within the GRZ. Standards here include site coverage requirements, setbacks, height envelope and impervious surface requirements. The Plan aims to clearly define what can happen as of right within a residential property versus what will trigger resource consent.
New Definition	<b>New definition added</b> to outline exactly what Medium Density Development under the Plan.	Required to provide clear direction on implementing the provisions of the Plan.
SUB-Consequential Changes	<b>Additional rules added to the Subdivision Chapter</b> providing for subdivision for medium density development.	To align the subdivision chapter with the direction taken in the GRZ in regard to Medium Density Development.
SUB-Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice and provide explicit stormwater management provisions.	To align the subdivision chapter with the direction taken in the GRZ in regard to general residential and Medium Density Development.



## PROVISION-BY-PROVISION SUMMARY OF CHANGES – SETTLEMENT ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Settlement Zone and what it provides for, including enabling housing.	To better align the zone description with the National Planning Standards description of a Settlement Zone.
SETZ-Objectives	<b>Objectives added</b> to include the need for housing choice to be provided and to reflect the existing settlement environment.	To better reflect the wider range of living environments already within the district and the intent to continue to provide for housing within this zone.
SETZ-Objectives	<b>Objectives added</b> to include the need for new development to achieve good design outcomes that enhance existing character and amenity values.	To recognize that character and amenity are going to change over time and recognize that this is not automatically an adverse outcome. The purpose of the zone is to enable new development. It is recognized that the existing housing stock of the district is dated and that any change is going to be significantly different to what currently exists.
SETZ-Policies	<b>Policies added</b> to include the need to continue to provide for housing in these areas while also providing for flexibility of use for sites here.	To better reflect the wider range of living environments that already exist and continue to provide for these within settlement areas. Also, focus is placed on enabling flexibility for ancillary uses such as home occupations.
SETZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
SETZ-Policies	<b>Policies added</b> to include the need for stormwater management and on-site servicing to be a key consideration for any new developments.	We recognise that the management of stormwater and on-site services in the SETZ area is going to be a key consideration moving forward. Any development will need to demonstrate that there has been careful consideration given to the servicing arrangement for the site.

Provision	Change	Primary reason for change
SETZ-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
SETZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for residential activities and to prevent incompatible activities from occurring. Housing choice, ancillary home occupations, early childhood and community facilities are all provided for. Standalone commercial and industrial activities are not provided for here.
SETZ-Rules	<b>New Rule added</b> to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
SETZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around stormwater management. Also, to enable Council to achieve the desired design outcomes through the consenting process.
SETZ-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing residential development including density controls and specific stormwater management controls.	The way in which residential development is occurring has changed over time. The standards, therefore, require updating to better reflect current practice. Also, new density controls are needed to ensure that a variety of housing typologies are provided for within the GRZ. Standards here include site coverage requirements, setbacks, height envelope and impervious surface requirements. The Plan aims to clearly define what can happen as of right within a residential property versus what will trigger resource consent.
SUB-Consequential Changes	<b>Additional rules added to the Subdivision Chapter</b> providing for subdivision for medium density development.	To align the subdivision chapter with the direction taken in the GRZ in regard to Medium Density Development.



# General Rural & Rural Lifestyle Zones Chapter

## OVERVIEW: GENERAL RURAL & RURAL LIFESTYLE

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the General Rural Zone of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Rural Zone review is to update the framework that manages development within the Rural area. At the forefront of the review is maintaining and enabling approach to rural activities within the rural area. We want to ensure that there are no unnecessary barriers to entry to rural based activities. Notwithstanding this, the District has large areas of versatile soils which are a significant resource for the district. Over time activities, subdivision, and development (including extensions to towns) has resulted in a reduction in the availability of versatile soils. The Plan review provides an opportunity to provide for growth and at the same time, strengthen the protection of this resource. Similar to other parts of the Plan, housing is enabled within these areas however, the primary focus is on enabling farming activities and associated rural industries.

We are also introducing a Rural Lifestyle Zone through this process. As outlined above, we need to protect our versatile soil stocks and a direct impact to this is unplanned and sporadic rural-lifestyle development. The NPS-HPL has made this form of development far more difficult to undertake on productive soils. We recognise that people still wish to obtain this form of living environment and that lifestyle properties still form part of the housing choice continuum. A new zone is the only way to provide for this which will outline specific areas for lifestyle development to occur. The primary focus of this zone is to enable lifestyle development and the continuation of underlying rural activities.

Due to the number of substantive changes and consequential changes proposed, the new General Rural Zone (GRUZ) Chapter and the Rural Lifestyle (RLZ) Chapter, will replace the existing Rural



Management Area chapter in its entirety. The main changes proposed by draft Plan Change, for the GRUZ and RLZ, include:

- Updating the Objectives and Policies to reflect a new approach of enabling rural activities and housing choice, protecting versatile soils and ensuring those in the rural sector can undertake the necessary activities without unnecessary barriers to entry.
- Updating the Rule list to clearly outline what activities are enabled and what activities require a higher level of scrutiny.
- Recognising agriculture as the primary activity in the GRUZ and enabling this, as well as the ancillary activities that occur alongside these activities.
- Updating the bulk and location standards to reflect current best practices for rural development, in particular appropriately managing reverse sensitivity effects.
- Introducing the RLZ to enable lifestyle development to occur in specific areas.
- Providing for rural industry to continue to operate and new activities to establish themselves where necessary.
- Specific provision for Papakainga development.
- Clearer control of intensive rural activities.
- Parallel changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, framework, a change to the minimum lot size.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – GENERAL RURAL ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the General Rural Zone and what it provides for, including promoting rural activities and enabling housing choice.	To better align the zone description with the National Planning Standards description of a General Rural Zone and to highlight the wider range of rural activities while also continuing to provide for housing choice outcomes now anticipated within the zone.
GRUZ-Objectives	<b>Objectives added</b> to include the need to provide for rural activities and protect their viability moving forward.	To better reflect the importance of the rural zone to the District and clearly identify what is to be enabled within this zone.
GRUZ-Objectives	<b>Objectives added</b> to include the need for new development to manage the associated effects and impacts on the surrounding environment.	To recognise that some rural activities have the potential to generate adverse effects and to ensure that these are appropriately managed.

Provision	Change	Primary reason for change
GRUZ-Policies	<b>Policies added</b> to reinforce the need to allow for rural based activities to be able to establish in the zone and limit activities that can result in an inefficient use of rural land.	To better reflect the wider range of rural activities already within the GRUZ and the intent to expand on the range provided for within the zone in the future.
GRUZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
GRUZ-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
GRUZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for rural activities and to prevent incompatible activities from occurring. Farming, rural industry, housing and intensive activities are all provided for. Standalone commercial and industrial activities are not provided for here.
GRUZ-Rules	<b>New Rule added</b> to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
GRUZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the outcomes of new proposals including explicit direction around protecting the rural environment. Also, to enable Council to achieve the desired outcomes through the consenting process.
GRUZ-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing rural development including density controls and reverse sensitivity controls.	The way in which the rural environment is to be managed has remained constant over time. The need for standards is limited to ensuring adequate setbacks between buildings and activities and ensure appropriate servicing arrangements are out in place.



Provision	Change	Primary reason for change
SUB- Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice.	To align the subdivision chapter with the direction taken in the GRUZ.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – RURAL LIFESTYLE ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Rural Lifestyle Zone and what it provides for, including promoting rural activities and enabling housing choice.	To better align the zone description with the National Planning Standards description of a Rural Lifestyle Zone and to highlight the wider range of rural activities while also continuing to provide for housing choice outcomes now anticipated within the zone
RLZ- Objectives	<b>Objectives added</b> to include the need for housing choice to be provided and to reflect an intent to provide for lifestyle development in locations where this is appropriate while also continuing to provide for the underlying rural activities.	To better reflect the wider range of living environments already within rural areas and the intent to expand on the range of housing choice provided for within the zone in the future.
RLZ- Objectives	<b>Objectives added</b> to include the need for new development to achieve good design outcomes that enhance existing character and amenity values.	To recognize that character and amenity are going to change over time and recognize that this is not automatically an adverse outcome. The purpose of the zone is to enable new development. It is recognized that the existing housing stock of the district is dated and that any change is going to be significantly different to what currently exists.
RLZ-Policies	<b>Policies added</b> to include the need for housing choice to be provided and to reflect an intent to provide for intensification in locations where this is appropriate.	To better reflect the wider range of living environments already within the rural area and the intent to expand on the range of housing choice provided for within the zone in the future. Also, to ensure that careful context analysis is undertaken for new development and that good design outcomes are promoted in new development.
RLZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan

Provision	Change	Primary reason for change
		contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
RLZ-Policies	<b>Policies added</b> to include the need for servicing to be a key consideration for any new developments.	We recognize that the management of stormwater and wastewater in this area is going to be a key consideration moving forward. New development will increase the level of impervious surfaces and impact upon natural overland flow paths. New development needs to be considered and suitable solutions presented and assessed before development can take place.
RLZ-Rules	<b>New Rule added</b> to specifically provide for Rural Lifestyle Development.	To allow for rural lifestyle development to occur within rural areas but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
RLZ-Rules	<b>New Rule added</b> to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
RLZ-Rules	<b>New Rule added</b> to specifically provide for Rural Activities to continue within the zone.	To recognise that the underlying environment is rural in nature and to continue to allow for rural based activities to occur and establish within this zone.
RLZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the outcomes of new proposals including explicit direction around protecting the rural environment. Also, to enable Council to achieve the desired outcomes through the consenting process.
RLZ-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing rural and rural lifestyle development including density controls and reverse sensitivity controls.	The way in which the rural environment is to be managed has remained constant over time. The need for standards is limited to ensuring adequate setbacks between buildings and activities and ensure appropriate servicing arrangements are out in place. Reverse sensitivity provisions are also necessary to manage the interface between housing and rural activities.





Provision	Change	Primary reason for change
SUB- Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice.	To align the subdivision chapter with the direction taken in the RLZ.



# Mixed-Use Zone Chapter

## OVERVIEW: MIXED-USE

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Mixed-use Zone (MUZ) of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The Mixed-use Zone has been introduced and a result of the Commercial Management Area review. The focus of this chapter is to continue to provide for, and enable the establishment of new, and continued operation of existing, commercial activities within the areas around the existing Town Centres, that make up this zone. The MUZ is to replace the existing commercial areas and apply to land within the town centres of Dannevirke, Woodville, Pahiatua and Eketahuna. The current provisions of the zone allow for the establishment of commercial activities in isolation. The intent of the MUZ is to enable greater flexible within these areas by increasing the extent of activities that can occur here. The main focus remains commercial activities however, allowances for light industrial and ancillary residential activities have also now been included. The purpose of this change recognises the ample amounts of commercially zoned land within the District and aims to introduce a new framework to create ample opportunities for new development to occur. Therefore, the review of this chapter seeks to enable commercial and light industrial uses as far as possible and limit medium to heavy industrial uses, and isolated residential uses, to protect the integrity of the zone. In addition to this change is the introduction of a 'Central Retail Area' to protect the pedestrian heavy environments along the main streets of these town centres. The intent of these areas is to limit the allowed activities to retail, hospitality, professional services and ancillary residential only. These areas contain high foot traffic counts and busy street environments and therefore require a higher level of protection to compared to the rest of the zone.

Due to the number of substantive changes and consequential changes proposed, the new Mixed-use Zone (MUZ) will replace the existing Commercial Management Area chapter in its entirety. The main changes proposed by draft Plan Change, for the MUZ, include:

- Updating the Objectives and Policies to reflect a new approach of enabling a wider range of activities in the commercial areas and limiting/restricting incompatible activities. This change is to encourage development in these areas and protect the zone hierarchy in the District. Some



additional activities such as residential uses, where these are ancillary to the primary use, are also provided for to increase flexibility.

- Updating the Rule list to clearly outline what activities are enabled, what activities require a higher level of scrutiny and what activities are discourage. Where resource consent is triggered, clear direction is provided to plan users on the key matters to be addressed.
- Recognising that all forms of commercial use are primarily provided for in this zone by creating a rule list and associated standards that provide for these activities without the need to seek approval from Council.
- Updating the bulk and location standards to reflect current best practices for development, in particular appropriately managing reverse sensitivity effects and the effects of development where a boundary is shared with another zone.
- Parallel changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, framework, a change to the minimum lot size.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – INDUSTRIAL ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Mixed-use Zone and what it provides for, including promoting and enabling commercial and light industrial activities and reducing barriers to entry for new development.	To better align the zone description with the National Planning Standards description of a Mixed-use Zone and to highlight the wider range of industrial activities while also continuing to provide for flexibility within the zone where this is appropriate.
MUZ-Objectives	<b>Objectives added</b> to include the need to provide for a variety of commercial and light industrial activities and protect their viability moving forward.	To better reflect the importance of the commercial areas to the District and clearly identify what is to be enabled within this zone. The focus is to increase flexibility within the mixed-use zone and making it simpler for development and redevelopment to occur here. The intent is to strengthen the zone hierarchy and protect the core focus of each zone.
MUZ-Objectives	<b>Objectives added</b> to include the need for new development to manage the associated effects and impacts on the surrounding environment.	To recognise that some activities, depending on location and boundary interface, have the potential to generate adverse effects and to ensure that these are appropriately managed.

Provision	Change	Primary reason for change
MUZ-Policies	<b>Policies added</b> to reinforce the need to allow for a variety of activities to be able to establish in the zone and limit activities that can result in an inefficient use of commercial land.	To better reflect a wider range of activities already within the MUZ and the intent to expand on the range provided for within the zone in the future.
MUZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring. A key focus is managing the interface of the MUZ to other zones and also ensuring appropriate servicing arrangements are in place to provide for development.
MUZ-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
MUZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for commercial, and some industrial, activities and to prevent incompatible activities from occurring in the MUZ. Almost all commercial activities, some industrial and ancillary activities, are provided for in the zone as a permitted activity.
MUZ-Rules	<b>Updates</b> to ensure introduce and provide for the 'Central Retail Area'.	To clearly outline that this portion of the MUZ is limited to retail, hospitality, professional services and ancillary residential only. These areas are limited to the core extent of the main streets within the Dannevirke, Woodville, Pahiatua and Eketahuna town centres. This recognises that these environments are high pedestrian areas and busy road frontages where new vehicle access is not provided for.
MUZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	Recognising that a lot of activities are provided for as a permitted activity and therefore, where consent is required, an increased level of effects is anticipated. To require careful consideration of the outcomes of new proposals including explicit direction around protecting the mixed-use, and



Provision	Change	Primary reason for change
		adjoining environments. Also, to enable Council to achieve the desired outcomes through the consenting process.
MUZ- Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing commercial development including boundary interface and reverse sensitivity controls.	The way in which the commercial environment is to be managed has remained constant over time. The need for standards is limited to ensuring adequate setbacks between buildings and activities across boundary interfaces, as well as ensuring appropriate servicing arrangements are out in place before new development occurs.
SUB- Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice.	To align the subdivision chapter with the direction taken in the MUZ.



# Industrial Zone Chapter

## OVERVIEW: INDUSTRIAL

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the General Industrial Zone of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Industrial Zone review is to continue to provide for, and enable the establishment of new, and continued operation of existing, industrial activities within this zone. The current provisions of the zone allow for a wide range of activities to occur in these areas from industrial to commercial to residential uses. The intent of the overall review is to clearly define the different zone environments and protect these for their designated purpose. Therefore, the review of this chapter seeks to enable industrial uses as far as possible and limit non-industrial uses to protect the integrity of the zone.

Due to the number of substantive changes and consequential changes proposed, the new General Industrial Zone (GIZ) Chapter will replace the existing Rural Management Area chapter in its entirety. The main changes proposed by draft Plan Change, for the GIZ, include:

- Updating the Objectives and Policies to reflect a new approach of enabling industrial activities and limiting/restricting non-industrial activities to encourage these to locate within the zone targeted to these uses. Some additional activities such as living quarters, where these are ancillary to the primary use, are also provided for to increase flexibility.
- Updating the Rule list to clearly outline what activities are enabled and what activities require a higher level of scrutiny. Where resource consent is triggered, clear direction is provided to plan users on the key matters to be addressed.
- Recognising that all forms of industrial use are primarily provided for in this zone by creating a rule list and associated standards that provide for these activities without the need to seek approval from Council.
- Updating the bulk and location standards to reflect current best practices for industrial development, in particular appropriately managing reverse sensitivity effects and the effects of industrial development where a boundary is shared with another zone.



- Parallel changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, framework, a change to the minimum lot size.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – INDUSTRIAL ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the General Industrial Zone and what it provides for, including promoting and enabling industrial activities and reducing barriers to entry.	To better align the zone description with the National Planning Standards description of a General Industrial Zone and to highlight the wider range of industrial activities while also continuing to provide for flexibility within the zone where this is appropriate.
GIZ-Objectives	<b>Objectives added</b> to include the need to provide for industrial activities and protect their viability moving forward.	To better reflect the importance of the industrial zone to the District and clearly identify what is to be enabled within this zone. The focus is to direct the majority of industrial development toward this zone and making it simpler for it to occur here. The intent is to strengthen the zone hierarchy and protect the core focus of each zone.
GIZ-Objectives	<b>Objectives added</b> to include the need for new development to manage the associated effects and impacts on the surrounding environment.	To recognise that some industrial activities, depending on location and boundary interface, have the potential to generate adverse effects and to ensure that these are appropriately managed.
GIZ-Policies	<b>Policies added</b> to reinforce the need to allow for industrial activities to be able to establish in the zone and limit activities that can result in an inefficient use of industrial land.	To better reflect a wider range of industrial activities already within the GIZ and the intent to expand on the range provided for within the zone in the future.
GIZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring. A key focus is managing the interface of the GIZ to other zones and also ensuring appropriate servicing

Provision	Change	Primary reason for change
		arrangements are in place to provide for development.
GIZ-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
GIZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for industrial activities and to prevent incompatible activities from occurring. Almost all industrial activities, and some ancillary activities, are provided for in the zone as a permitted activity. Standalone commercial and residential activities are not provided for here.
GIZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the outcomes of new proposals including explicit direction around protecting the industrial, and adjoining environments. Also, to enable Council to achieve the desired outcomes through the consenting process.
GIZ-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing industrial development including density controls, boundary interface and reverse sensitivity controls.	The way in which the industrial environment is to be managed has remained constant over time. The need for standards is limited to ensuring adequate setbacks between buildings and activities across boundary interfaces, as well as ensuring appropriate servicing arrangements are out in place before new development occurs. Boundary interfaces are managed via building setbacks, height recession planes and noise standards.
SUB-Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice.	To align the subdivision chapter with the direction taken in the GIZ.





# Open Space Chapter

## OVERVIEW: OPEN SPACE

This draft chapters has been prepared as part of Council’s District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Open Space Zone of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Open Space Zone is to introduce a new zone chapter that is focused on providing for, and enabling the establishment of new, and continued operation of existing, activities that are for open space or recreational uses. The intent of this zone is to clearly define what is enabled within these areas and ensure that existing activities can continue to operate, be upgraded and undergo change. Furthermore, it is to provide a clear regulatory framework to manage the integrity of the zone and also manage reverse sensitivity effects and activities that share a common boundary with another zone.

The new Open Space Zone (OSZ) Chapter is a new chapter being introduced into the District Plan. The main changes proposed by draft Plan Change, for the GIZ, include:

- Introducing Objectives and Policies to reflect a new approach of enabling open space and recreational activities and limiting/restricting non-compatible activities to encourage these to locate within the zone targeted to these uses.
- Providing a Rule list to clearly outline what activities are enabled and what activities require a higher level of scrutiny. Where resource consent is triggered, clear direction is provided to plan users on the key matters to be addressed.
- Recognising that all forms of open space and recreational use are primarily provided for in this zone by creating a rule list and associated standards that provide for these activities without the need to seek approval from Council.
- Providing bulk and location standards to reflect current best practices for open space development, in particular appropriately managing reverse sensitivity effects and the effects of development where a boundary is shared with another zone.
- Parallel changes to the Subdivision Chapter to reflect the changes made above.



## PROVISION-BY-PROVISION SUMMARY OF CHANGES – OPEN SPACE ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the Open Space Zone and what it provides for, including promoting and enabling open space and recreation activities and reducing barriers to entry.	To better align the zone description with the National Planning Standards description of a Open Space Zone and to highlight the wide range of activities while also continuing to provide for flexibility within the zone where this is appropriate.
OSZ-Objectives	<b>Objectives added</b> to include the need to provide for relevant activities and protect their viability moving forward.	To reflect the importance of the zone to the District and clearly identify what is to be enabled within this zone. The focus is to provide for the existing activities of an open space and recreational nature to be within this zone and making it simpler for future compatible development to occur here. The intent is to strengthen the zone hierarchy and protect the core focus of each zone.
OSZ-Objectives	<b>Objectives added</b> to include the need for new development to manage the associated effects and impacts on the surrounding environment.	To recognise that some activities, depending on location and boundary interface, have the potential to generate adverse effects and to ensure that these are appropriately managed.
OSZ-Policies	<b>Policies added</b> to reinforce the need to allow for activities to be able to establish in the zone and limit activities that can result in an inefficient use of open space land.	To better reflect a wide range of activities already in the district and the intent to strengthen the framework that relates to these activities by implementing this zone.
OSZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring. A key focus is managing the interface of the OSZ to other zones.
OSZ-Rules	<b>Introduced</b> to comply with the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.

Provision	Change	Primary reason for change
OSZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for open space and recreational activities and to prevent incompatible activities from occurring in the zone. Almost all relevant activities, and some ancillary activities, are provided for in the zone as a permitted activity.
OSZ-Matters of Discretion	<b>Matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the outcomes of new proposals including explicit direction around protecting the open space, and adjoining environments. Also, to enable Council to achieve the desired outcomes through the consenting process.
OSZ-Standards	<b>Standards</b> added to reflect current best practice for managing open space development including, boundary interface and reverse sensitivity controls.	The way in which the open space environment is to be managed has remained constant over time. The need for standards is limited to ensuring adequate setbacks between buildings and activities across boundary interfaces, as well as ensuring appropriate servicing arrangements are out in place before new development occurs. Boundary interfaces are managed via building setbacks, height recession planes and noise standards.
SUB-Consequential Changes	<b>Amendments added to the Subdivision Chapter</b> to align the direction of this zone.	To align the subdivision chapter with the direction taken in the OSZ.