



To Hon David Parker, Minister for the Environment and CC Hon Eugenie Sage, Minister of Conservation		Date: 3 November 2017 Tracking #: 17-B-03953	
<u>Security Level</u>	In Confidence	Number of Attachments	2
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MfE Priority:	Non Urgent	Action Sought:	Decision

Update on progress towards developing the first set of national planning standards

Key Messages

1. You asked for an update on the national planning standards, particularly the key timeframes we are working to and decisions we will be seeking from you.
2. We are currently in the drafting and testing phase of the project and are working towards notifying a draft set of standards in April 2018. A public submission process will then follow, in addition to any other process steps you consider necessary. Under the Resource Management Act, the first set of planning standards must be gazetted by April 2019.
3. Our approach to the development and drafting of the standards is underpinned by a strong body of research (including reviewing recent decisions on plan change review processes) and extensive stakeholder engagement.
4. We now have initial drafts for many of the standards and seek your feedback on our approach. While the Act specifies the minimum first set of standards and provides default implementation timeframes, you have discretion in both of these areas. Accordingly, this briefing sets out key choices on the scope for the first set of planning standards and implementation timeframes.
5. We would welcome a conversation with you to clarify your preferred approach and priorities for the national planning standards.

Recommendations

6. We recommend you:

- Agree to meet to discuss to discuss this briefing
- Indicate any priority areas for further advice

Yes/No

Yes/No

Signature

Amanda Moran
Deputy Secretary, Resource Management

Hon David Parker
Minister for the Environment

Date

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Minister's feedback on quality of briefing note

	1	2	3	4	5
1 = Was not satisfactory					
2 = Fell short of my expectations in some respects					
3 = Met my expectations					
4 = Met and sometimes exceeded my expectations					
5 = Greatly exceeded my expectations					

APPENDICES

Appendix I Overview of Draft Standards

Appendix II Draft Standards – District Plan Structure

Update on progress towards developing the first set of national planning standards

Context

Purpose of the national planning standards

7. The national planning standards were introduced as part of the recent reforms to the Resource Management Act 1991 (RMA).¹ The planning standards aim to create greater consistency and standardisation across council plans and policy statements and make their development more efficient. More specifically, the standards seek to² -
- help achieve the purpose of the RMA
 - set out requirements or other provisions relating to any aspect for the structure, format, or content of RMA policy statements and plans to address any matter that the Minister for the Environment considers:
 - requires national consistency
 - is required to support the implementation of a national environmental standard, a national policy statement, a New Zealand coastal policy statement, or regulations made under this Act
 - is required to assist people to comply with the procedural principles set out in section 18A of the RMA.
8. The standards are a tool that will result in greater standardisation of plans and can also support more consistent implementation of other national direction in plans. They can be used to deliver specific planning outcomes, establish consistent plan provisions (eg, technical planning requirements, such as those relating to noise) and deliver broader government objectives (ie, consistent measurement of aspects of environmental effects).

Timeframes for developing the planning standards

9. The following diagram provides a high level overview of the timeframes we are working to. We are currently in the drafting and testing phase. We have prepared initial drafts of each of the planning standards we must deliver as part of the first set. These are currently being tested and refined with a group of councils and other practitioners. The standards are delegated instruments (ie, not regulations) and are principally drafted by the Ministry.



¹ Resource Legislation Amendment Act 2017

² Resource Management Act 1991, s 58B

Evidence based and collaborative approach to developing the standards

10. We have taken an evidence based and collaborative approach to the development of the standards, including:
 - Publication of ten discussion papers – these were informed by more than twenty research reports that examined the different components of plans and identified points of commonality and difference
 - Sixteen workshops with resource management professionals in fourteen locations across the country
 - Face-to-face meetings with local authorities and other stakeholders
 - Testing draft standards with our 'council pilot programme', comprising a representative mix of twenty-seven councils across the country
 - Meeting with sector groups, including representatives from national utility operators, and other industry sectors
 - Meeting with other central government agencies and collaborating where appropriate (ie, NZTA and LINZ)
 - Engaging with our practitioners drafting group and Māori advisory group, who are providing advice on technical planning matters
11. We consider drafting the standards to be an ongoing, iterative process. Continued engagement will help shape the standards, ensure they are fit for purpose and trusted by key stakeholders.
12. To meet the April 2018 timeframe for notifying the draft standards, we seek your feedback on the specific scope of the first set of standards and options for their implementation.

Analysis and Advice

Scope of the first set of national planning standards

13. The Act requires the first set of national planning standards to include structure and form, definitions and requirements for the electronic accessibility and functionality of plans and policy statements. However, there are options on the level of detail these standards can deliver. The diagram below summarises the key elements of the planning standards.

Proactively reviewed

STRUCTURE AND FORMAT	DEFINITIONS	ACCESSIBILITY AND FUNCTIONALITY
<p>Structure</p> <ul style="list-style-type: none"> - Providing a standardised structure for district, regional & unitary plans and regional policy statements <p>Zones and overlays</p> <ul style="list-style-type: none"> - Standardising how spatial planning tools work (eg overlays and precincts) - Standardised set of zones for district plans <p>Tangata whanua provisions</p> <ul style="list-style-type: none"> - Standardising the location of key provisions (eg statutory acknowledgements) <p>Format</p> <ul style="list-style-type: none"> - Standardising the form of plans and some traditional formatting elements (eg the layout of rules and standardised numbering) 	<p>We are looking to define around 100 district and regional plan terms.</p> <p>To make the list, a term needed to meet at least two of the following criteria -</p> <ol style="list-style-type: none"> 1. Highly used 2. Common to district and regional plans 3. Infrastructure related 4. Parental land use category 5. Terms that will support the interpretation of other definitions <p>These criteria were applied to all district and regional plan terms, together with those suggested at our regional workshops and in written feedback. Terms were not included where it is important to retain local variation</p>	<p>This standard will improve the user-friendliness of plans provided online, streamline services and increase opportunities for cross-jurisdictional projects.</p> <p>Assisting councils with ePlan procurement</p> <p>Mapping</p> <ul style="list-style-type: none"> - Standardising colour palettes for primary zones - Standardised symbols for cartographical features - Linking spatial data to text data by embedding GIS functions within planning

14. While these standards must be included, you can decide on the detail of these standards. Additional information on our approach and the supporting evidence base can be found in Appendix I.

Structure and Format

15. We have provided you with an example of the draft standard for a district plan structure (Appendix II) that illustrates how we expect all plans to be restructured to achieve greater alignment. In addition, we have been preparing standards that:
- clarify where certain topics and zones will be located
 - clarify how certain provisions are referenced (ie, national direction)
 - clarify how plan provisions are structured or formatted within chapters (ie, objectives, policies and methods)
 - clarify how plans should approach the consistent use of zones, overlays and other spatial tools and what these tools are called
16. We would welcome a discussion on these components of the structure and form standards, in particular to test how prescriptive you expect each of these standards to be.

Definitions

17. Standardising a core set of definitions is one of the key 'content' areas of plans and will have a lasting impact on greater standardisation of plans and improve the usability of plans. It will also significantly reduce unnecessary duplication in the preparation of plans.

18. We identified an initial 'core set' of more than 350 possible definitions that could be defined. Lessons learned from the experiences of the various Australian State Government planning agencies that also standardise planning definitions, identified the need to focus the list of definitions to those that provide the most value to the planning system when standardised. Some criteria were developed (set out in the diagram above) and, following stakeholder feedback, the list was reduced to approximately 100 terms that are appropriate for defining in a national planning standard.
19. There are several choices you can make on the definitions planning standard. These include the number of terms that are defined and the topic areas that are covered. You may also choose to prioritise some definitions for the first set of planning standards and delay others for a subsequent planning standard.
20. We have prepared draft definitions for most of the 100 definitions identified. The drafting is informed by reviewing the decisions being made on significant plan review processes, such as the Auckland Unitary Plan and the Christchurch Replacement District Plan among others. This will ensure our proposed definitions reflect best practice emerging from those hearing processes. Our drafts are then reviewed by a group of external practitioners that includes planners and a resource management lawyer. Finally the draft definitions are sent to councils to test the proposed definitions against the rules in their plans.

Other standards

21. The Act also allows additional and complementary standards to be created. We have considered topics where unnecessary variation between plans may not be warranted (for example, the way in which noise is measured) and where consistency across plans would have a high degree of benefit to users and councils (eg, network utility provisions and transportation metrics).
22. Standards on these areas are being developed in collaboration with industry experts and will be tested with the pilot councils. As these would go beyond the minimum requirements, we would welcome a discussion with you to clarify your priorities for the first set of planning standards.

Implementation approaches

23. The national planning standards, once gazetted, have no statutory weight. It is only once councils have implemented the standards that their benefits will start to be realised. For this reason, the implementation phase of the planning standards is critical.
24. The Act provides a number of default timeframes that apply to the implementation of the first set of standards:
- mandatory directions to be implemented with 1 year of gazettal (ie, by April 2019)
 - discretionary directions within 5 years (ie, by April 2024)
25. However, it also allows these to be varied. Stakeholders have questioned the workability of the default timeframes and requested the consideration of alternative approaches. Key feedback includes:
- concern about the impact on existing plans and the number of consequential amendments required
 - for some councils, implementation will occur outside of the plan review cycle, requiring additional resources

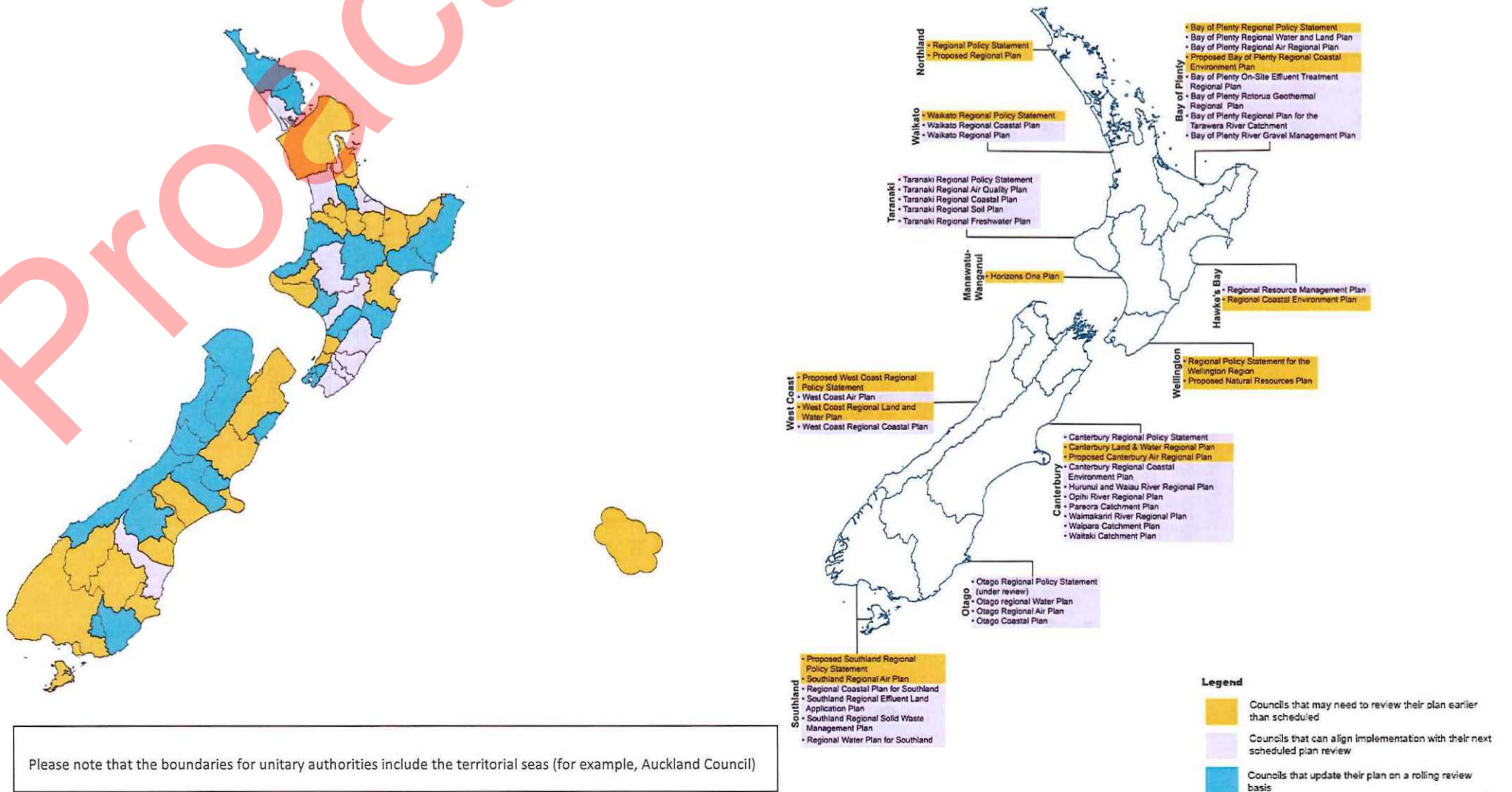
- overwhelming support for implementation at the time of a council's next scheduled plan review
 - for councils that undertake rolling reviews, implementation could be problematic and may require tailored solutions.
26. Definitions are an example of a standard that may trigger significant re-writing of plan rules as these are an integral part of how plans work. Consequently, implementing the standards will have a significant impact on plans.
27. Given there are choices available, we consider the following principles should underpin our approach to implementation. These seek an approach that -
- is simple, clear and certain
 - is staged to manage the costs for councils and regular submitters on plans
 - incentivises full plan reviews to make the implementation of the first set of standards more efficient for councils, while being mindful of some councils that are committed to rolling review processes
 - reduces the administration and monitoring costs of implementation.
28. You have choices on how to manage the implementation challenges identified. One option is simply to confirm the default timeframes in the Act. Another option is to amend the default timeframes through the planning standards. A third option could be to provide additional resourcing to mitigate the financial costs for councils that will need to bring their scheduled plan reviews forward.
29. Our approach to date has been to consider balancing the costs to councils of implementation and the benefits that will accrue once all plans have been updated. This favours the approach of amending the implementation timeframes. For example,
- councils that conduct a full plan review every ten years should implement the first set of standards at the time of their next scheduled plan review or within seven years of gazettal (whichever comes first).
 - councils that update their plans on a rolling review basis commit to a work programme of reviewing their plan, which requires dates to be agreed in advance for inclusion in the planning standard. This process is similar to a progressive implementation process being used to implement the Freshwater NPS with regional councils.
30. Figure 1 below highlights the different stages that councils are at in their plan review cycles and the impact that our recommended approach may have. Many councils will be able to align implementation with their next scheduled plan review. However, some councils may need to bring forward their scheduled planned reviews.
31. We propose publishing information about implementation timeframes with the draft standards in April 2018 in order to provide certainty to councils and other stakeholders. To refine our approach and provide further advice, we welcome a conversation with you on this.

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Figure 1: Impact of our recommended approach to implementation on scheduled plan reviews

District and unitary plan reviews

Regional plan reviews



Please note that the boundaries for unitary authorities include the territorial seas (for example, Auckland Council)

Approval by the Minister of Conservation

32. The Minister of Conservation is required to make decisions on any aspects of the standards that relate to the coastal marine area (CMA) and for any responsibilities relating to off-shore islands. We have been working with the Department of Conservation on the development of the planning standards.
33. We anticipate preparing joint briefings to you and the Minister of Conservation on any aspects of the standards that relate to the CMA. This is likely to include joint approval for the structure of regional plans (ie, including coastal plans) and any definitions specifically relating to activities in the CMA.

Next Steps

34. We welcome a conversation with you to discuss this briefing and your priorities.
35. We anticipate providing you with further advice on this project, including the proposed process for considering written submissions.
36. In late January 2018, we will brief you on the draft set of planning standards and work towards inclusion of these in a Cabinet paper that seeks approval to release the planning standards for public submissions in April 2018.

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Appendix I: Overview of Draft Standards

Proposed standard	Reasons for inclusion		Evidence
Structure and format	<p>District Plan Structure (which includes)</p> <ul style="list-style-type: none"> Layout of plan and terminology Purpose of Spatial Planning Tools Zone framework Location of tangata whenua provisions <p>Regional Policy Statement Structure</p> <p>Regional Plan Structure</p> <p>Format</p> <ul style="list-style-type: none"> Layout of Objectives and policies Layout of Rules Plan numbering principles 	<ul style="list-style-type: none"> Improve navigability Will assist those who work across plans to quickly locate information Will help members of the public understand the role of plans and improve usability Will allow users to quickly identify the similarities and differences between plans Will enable consistent reference to (and implementation of) national direction Zones are a key element of plan structure Zones are fundamentally linked to the proposed mapping standard and the way in which common components of plans are displayed in an ePlan environment. Remove unnecessary variation of zones that are basically the same Purpose of spatial tools will reduce the time spent interpreting zones and working out how spatial planning tools are used. Particularly beneficial for those who work across plans 	<p>Research</p> <ul style="list-style-type: none"> The biggest variation in district plans occurs in how the objectives, policies and rules for different topics/themes or zones relate to each other, and where these are located in a plan (4Sight, 2015; Planz Consultants, 2015). Current plans now contain 2,272 different zones and overlays in 170 documents. Sometimes the same planning controls have different names and are used in different ways. (Ministry for the Environment, 2013b). There are four main types of Regional Plan structure, but there were multiple variations in how provisions were structured within each plan type (Beca Ltd, 2016b). The location of tangata whenua provisions and the level of detail provided varies across plans. Reference to statutory acknowledgements, iwi planning documents, cultural land zones and relationships between council and iwi can be found upfront in a single chapter or spread throughout the plan to variable levels of detail (MFE 2016) Plans use markedly different approaches in formatting policies, rules, contents pages, and section organisation. Numbering systems and the use and style of cross-referencing is also highly variable. Some plans are succinct, formatted well, and drafted in plain English. Other plans are more difficult to follow and interpret (Ministry for the Environment, 2013a; Beca Ltd, 2017). <p>Consultation and Engagement</p> <ul style="list-style-type: none"> Working with a <i>Practitioners Drafting Group</i> and <i>Maori Advisory Group</i> on technical planning matters Tested District Plan layout and terminology, Zone Framework and Purpose of Spatial tools with <i>Pilot Councils</i> Are testing Regional Policy Statement and Regional Plan Structure with <i>Regional Council Policy Managers</i>
Definitions	<ul style="list-style-type: none"> Definitions of common terms for planning purposes - tested and refined criteria around the selection of terms to be included - developed drafting principles around how terms should be defined Includes around 100 terms 	<ul style="list-style-type: none"> Greater consistency in the terminology used in plans will make them easier to use and interpret and create greater certainty for plan users Time and cost savings for those working across plans Will reduce the time councils spend developing definitions for the same (or similar) purposes Learnings and approaches could be shared across councils (same starting point in the definition) Councils will be able to define other terms but must use ones in planning standards where they are relevant 	<p>Research</p> <ul style="list-style-type: none"> Research in 2015 on 25 district plans and 11 regional plans found 8,700 terms that were defined in the plans. The research concluded a core set of approximately 330 definitions could be developed for district and regional plans (Boffa Miskell, 2015c). <p>Consultation and Engagement</p> <ul style="list-style-type: none"> Currently testing with Pilot Councils, experienced practitioners and stakeholders.
Electronic functionality and Accessibility	<p>edelivery</p> <ul style="list-style-type: none"> Electronic display and functionality of plans via ePlans Linking spatial data to text data by embedding GIS functions within planning Open geospatial data requirements <p>Mapping</p> <ul style="list-style-type: none"> Colour palettes for primary zone/activity type families (i.e. industrial, residential, rural, commercial and open space) New Zealand geodetic datum 2000 standard Standardised symbols for cartographical features (e.g. railways, trees) Linking spatial data to text data by embedding GIS functions within planning Open geospatial data requirements 	<ul style="list-style-type: none"> Joint procurement for edelivery currently being progressed – real benefits to councils across the country Will encourage councils to bring their technology up to date Improved accessibility of plans and policy statements, which will in turn increase the transparency of planning processes Enhance the experience for plan users – i.e. by making it easier to search plans for key information and improving mapping systems Reduce the time councils spend answering basic questions Reduce the reliance on paper-based plans and associated wastes Mapping work builds on what many councils are doing and will ensure a smooth transition of the planning system as a whole to a digital platform Will future proof the planning system Standardise mapping enhances the experience of plan users by making it easier to understand maps Mapping is a critical element in the eDelivery of plans and policy statements Mapping fundamentally linked to zones and overlays 	<p>Research</p> <ul style="list-style-type: none"> All RMA plans are online, but they appear in significantly different formats. Older formats such as static PDFs can lack the ability to be interrogated and searched by users. Increasingly councils are starting to use fully interactive ePlans (Ministry for the Environment, 2015d). There is no consistent way of creating plan maps. Different colours and symbols are used for similar zones and map notations in plans (Ministry for the Environment, 2015d; Planz Consultants, 2015). <p>Consultation and Engagement</p> <ul style="list-style-type: none"> Tested edelivery standard with <i>Pilot Councils</i> and <i>Practitioners Drafting Group</i> Working with <i>eplan providers</i> Colours and concept tested with <i>Pilot Councils</i> Working with <i>LINZ, DIA</i> on technical aspects of datums Working with a <i>ICT/GIS Working Group</i> (central and local government)

Appendix II: Draft Standards – District Plan Structure

This appendix includes a draft of the District Plan Structure standard we have been developing. It outlines a proposed structure for a district plan including how we use spatial planning tools such as overlays and precincts.

District Plan Structure

A District Plan Structure Standard will contain:

- A “Table of Contents” – each chapter and subchapter listed will have additional explanation attached to it in the form of a “Purpose and Description” to ensure that what is intended to be included in each chapter and subchapter is easily understood..
- A “Purpose of Spatial Tools Standard” – will outline the different spatial tools available and how they should be used within district plans. Ensuring consistent use of particular spatial planning tools for the same topics across plans.
- The standard will also standardise the terminology used in district plans. If a topic/chapter is to be included in a plan then it would need to use the title and sub titles outlined in the standard.
- The location of definitions is specified in the structure:
- We anticipate that the planning standards will define approximately 100 definitions
 - the planning standards are not including a complete list definitions
 - table included in this document is an example of how we are developing and testing the proposed definitions with the pilot councils and other stakeholders.
 - Councils will be able to define terms that are subsets of the definitions included in the planning standards (for localised content). However, if a term is defined in the standards councils will be required to use that definition were it is relevant.

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Part I – Information and General provisions

Introduces the legal basis for the plan. Is the home of definitions and matters that require interpretation and outlines how to use the plan.

1. Introduction

The following headings (in bold) and their order are mandatory

- **When the plan was made operative** – date of Council resolution to make operative and Council common seal
- **Contents page** – All plan chapters must be listed with relevant page numbers. Sections within each chapter can be included

- 1.1 **Purpose** – role of the district plan
- 1.2 **Description of the district** – a brief high level introduction to the district (1 page)
- 1.3 **Statutory context** – where the district plan fits within the hierarchy of planning instruments

- Other sections not listed above may be included if required and relevant to the district.

2. Interpretation

Words and phrases defined for the purpose of interpreting the plan.

The following headings and their order are mandatory

- 2.1 **Definitions** - mandatory and optional words and phrases required by the Planning Standards and any other words and phrases a plan chooses to define, listed alphabetically.
- 2.2 **Abbreviations** – explanation of any abbreviations used in the Plan eg “the Act” or “RMA”
- 2.3 **Glossary of Te Reo/iwi terms** – explanation of Maori terms that are used in the district plan; are relevant to the interpretation of objectives or policies; or the understanding of the maori perspective on resource management within the district.

3. How to Use the Plan

A description of matters that are needed to interpret the Plan and its wider context correctly. These are matters that affect all aspects of the plan and consent process and including matters required or optional under Section XX RMA to be included in the plan. This section outlines many of the “administrative” or other provisions of the RMA that apply to plan provisions, the consent process and how the plan is applied. In addition this section includes a list and links to all national policy statements and national environmental standards.

The following headings and their order are mandatory

- 3.1 **Activity types** a brief description of the different activity statuses provided for in the RMA
- 3.2 **The plans approach to notification** - General principles of the plans general approach to non-notification, limited notification and public notification of resource consent applications (not a description of the RMA tests)
- 3.3 **Affected persons** - When will affected persons consents be required
- 3.4 **Applications subject to multiple provisions** – the inter relationship between zones, overlays, precincts, mapped controls and designations and how these provisions relate to each other. Explanation of how the plan addresses resource consent applications that may be subject to two zones. An explanation of how zones and other plan provisions relate to each other.
- 3.5 **Cross boundary issues** – an explanation of how the Council will deal with cross boundary issues. The identification of relevant cross boundary issues (if any)
- 3.6 **Legal effect of rules** –
- 3.7 **National Direction Instruments** - A list of all national direction instruments (including a hyper link to the instrument in an electronic version of the plan).
- 3.8 **Roads** – how roads are shown and/or zoned in the Plan.

- Other sections not listed above may be included if required and relevant to the district.
- **Procedures for monitoring efficiency and effectiveness of the plan**

Part II - District Wide Matters

Groups of provisions that address similar themes including district wide strategic issues, environmental values, risks and common nuisance effects. These are matters that cross zone boundaries, apply in all zones or benefit from being addressed in a topic-based chapter rather than a zone-based chapter. They may be represented on the planning maps by an overlay. Areas or issues that do not conform to zone boundaries (values and risks) or common planning matters that can usefully be addressed in a topic based chapter to avoid repetition or the nature of the activity (i.e. it is linear and crosses zone boundaries). District wide matters that can be spatially mapped are represented by **overlays**, other district wide matters can be addressed through district wide rules, or have zone specific rules/performance standards (eg noise). These are topic based chapters where all the relevant provisions are contained within the chapter (i.e. objectives policies and methods/rules).

4. Tangata Whenua Provisions

Provisions that outline iwi/hapū management plans, statutory acknowledgments, relationship agreements and the approach taken to incorporating Māori values into the district plan:

- Recognition of iwi and hapū
- Tangata Whenua-Council Relationships
- Iwi and hapū Planning Documents
- Consultation

5. Strategic Objectives and Policies

The high level matters the district plan seeks to achieve. Overall strategic objectives and policies for the district.

- Objectives and policies relating to tangata whenua and the application of the Treaty of Waitangi principles relevant to the resource management issues of the district
- Could include (but not be limited to) planning for high growth (e.g. targets required by the NPS UDC) or planning for low growth; and/or recognition of a districts special characteristics, other resource management issues that a specific to the district (e.g. mining, tourism, energy) or large issues eg climate change.
- The districts *Issues and anticipated environmental results* should be included here if used.

6. Natural Environment Values

Landscapes and Features – Objectives policies and rules for the protection and management of landscapes and features that have been identified through an appropriate methodology as meeting the test of being outstanding.

Amenity Landscapes – Objectives, policies and rules for the management of landscapes that are important to the community.

Indigenous Biodiversity – Objectives, policies and rules for the protection and management of areas of Indigenous biodiversity that have been identified through an appropriate methodology as meeting the test of being significant.

Coastal Environment (not required if district has no coastline) – Objectives, policies and rules for the management of the coastal environment

These values can be managed through spatial planning tools and could include (not an comprehensive list):

- Areas of Outstanding Natural Landscapes and Features
- Areas of Significant Biodiversity
- Amenity landscapes
- Areas of High and Outstanding Natural Character in the Coastal Environment

7. Environmental Risks

Natural Hazards – Objectives polices and rules for areas that have been identified as being subject to natural hazards and where the effects of that natural hazard need to be managed to achieve certain outcomes and reduce or avoid the risk to life and property.

Hazardous Substances and Contaminated Sites – Objectives policies and rules for where the management of contaminated sites and hazardous substances is required. Care should be taken to avoiding overlap with the HSNO and workplace safety legislation and regulations. Areas that may require land use controls include (but is not limited to): areas where there are reverse sensitivity issues; sensitive receiving environments; and/or there is a threat of eco toxicit

These values can be managed through spatial planning tools and could include (not an comprehensive list):

- Natural Hazard Flood Management Areas
- Natural Hazard fault line areas
- Natural hazard Coastal Erosion
- Contaminated Sites list
- Hazardous Substances buffer areas

8. Community Values

Heritage Sites and Areas – Objectives policies and rules for the protection and management of heritage buildings, sites objects and areas that have been identified through an appropriate methodology.

Sites of Significant to Maori – Objectives, policies and rules for the sites, areas and places that are significant to tangata whenua and have been identified as significant by Iwi/hapu and can include waahi tapu, waahi tipuna and other culturally important sites and areas.

Protected Trees – Objectives, policies and rules for the protection or management of notable, heritage or otherwise significant trees.

These values can be managed through spatial planning tools and could include (not an comprehensive list):

- Historic Heritage (Buildings, objects, sites, areas)
- Sites of Significance to Maori
- Protected Trees

9. Built Environment and Infrastructure

Infrastructure – Objectives policies and rules for essential and significant infrastructure including national grid, railways and state highways including any area required for the protection of the national grid by the NPS Electricity Transmission.

Roading/Transport and Other Infrastructure – Objectives policies and rules relating to local infrastructure, including roads, 3 waters and street furniture.

Network Utilities – Objectives, policies and rules relating to the operation of network utilities within a district

These values can be managed through spatial planning tools and could include (not an comprehensive list):

- National Grid Buffer area
- Transport Corridors
- Airport Noise contours

10. General

Temporary Activities – Objectives, policies and rules relating to temporary activities.

Noise, light and dust – Objectives policies and rules relating to noise, light spill and dust.

Subdivision – Objectives, policies and rules relating to subdivision, including any technical subdivision requirements of XXX RMA

Earthworks – Objectives, policies and rules relating to the management of earthworks

Signs – objective policies and rules relating to the management signage (if not addressed through other mechanisms eg a bylaw)

Activities on the surface of the water – (not required if a district does not have any water bodies on which it controls activities on the surface of the water) objectives, polices and rules relating to the management of activities on the surface of the water

Optional

- Other topic chapters that may be relevant to the district due to a specific local resource management issue eg mining, energy

Part III - Zones

All **zones** identified for the district. The spatial definition of the district into areas that have similar characteristics or where similar environmental outcomes are sought. **Zones** chosen from the zone framework – names and purpose descriptions (include zone framework below)

11. Residential

- Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone

12. Rural

- Rural Zone
- Rural Residential Zone
- Rural Settlement Zone

13. Commercial

- Commercial Zone
- City Zone
- Town Centre Zone
- Local Commercial Zone
- Neighbourhood Commercial Zone
- Mixed Use Zone

14. Open Space/Recreation

- Open Space Zone
- Sport and Active Recreation Zone
- Conservation Zone

15. Industrial

- Light Industrial Zone
- Industrial Zone
- Heavy Industrial Zone

Other spatial planning tools such as precincts and specific controls can be within and across all zones to identify where areas of different provisions apply eg character precincts, specific height or urban

16. Special Purpose Zones

- Airport Zone
- Port Zone
- Hospital Zone
- Education Zone
- Stadium Zone
- Future Urban Zone
- Maori Cultural Zone

Additional special purpose zones would be allowed in circumstances where none of the framework zones when combined with the spatial planning tools are appropriate to meet the resource

17. Approved Plan Areas

Areas where it is necessary to spatially direct development and land use in a defined area to cater for future growth (can be detailed or indicative). Approved plan areas overlay existing provisions and can apply across zone boundaries. They seek to create an environment that is fundamentally different to that which currently exists and can be an extension of existing areas or entirely new developments. Underlying zoning provisions will generally apply until certain pre conditions are met, such as the provision of infrastructure or land amalgamation occurs. This section should include objectives and policies for how the approved plan areas relate to underlying zonings or how they will be implemented as well as any rules linking the “approved plans” to a consenting process.

Approved plan areas may be prescriptive or indicative and can include structure plans, master plans, comprehensive development plans and framework plans that address:

- Future growth areas which have multiple new zones (residential, commercial, open space)
- Brownfield sites that are to be comprehensively redeveloped
- Roading and infrastructure provision

Approved Plan Areas should be given a descriptive name eg Smiths Farm Urban Growth Area, Historic Warehouse Apartment development Area.

18. Designations

A list of all designations within the district. Links to the unique identifier (combination of letters and numbers) and/or map symbol shown on the Planning Maps. Displayed in table format.

The table should include:

- Unique map identifier (if used)
- Legal description and physical address
- The name of the requiring authority
- Purpose and description of the designation
- Relevant conditions

Part IV - Schedules, Appendices and Maps

19. Schedules

A list of sites/areas and their values that have been identified in a district wide **overlay** or a list of. Links to the unique identifier (combination of letters and numbers) or map/symbol shown on the Planning Maps. Displayed in table format.

For any location, site or area identified by a district wide **overlay** the table should include:

- Unique map identifier (if required)
 - A recognisable site name and/or description
 - Street address and/or legal description
 - Site type including a description of the sites values
 - Reference to the material/study that was used to identify the sites/areas values
- For example Heritage , Outstanding Natural Features and Landscape, Significant Natural Area schedules

20. Appendices

Technical and/or descriptive specifications required to be complied with to meet a rule or performance standard in a topic or zone based chapter. Can include more specific maps that identify areas subject to **specific controls**.

Includes but is not limited to:

- Vehicle turning circles and car parking standards
- Design guides (for precincts where applicable) and detailed maps for sites or areas that require specific controls
- Airport flight path or noise control areas

21. Maps (separate volume)