

shaping
our future
TOGETHER

DRAFT DISTRICT PLAN



Draft District Plan

2016



Te Kaunihera-ā-Rohe o Ngāmotu
NEW PLYMOUTH DISTRICT COUNCIL
newplymouthnz.com



Contents

Strategic Context	3
Draft District Plan Framework	7
District-wide Provisions	13
• Living and Working Environments	14
• Natural Environments	25
• Community Environments	39
• District-wide activities	50
Zone Provisions	73
• Centre and Commercial Zones	74
• Industrial Zones	92
• Living Zones	98
• Open Space Zones	112
• Māori Purpose Zone	120
• Rural Zones	123
• Major Facility Zone	132
Activity List Interpretation	137
Appendices	147

This is a **draft only** and we want to know if we are on the right track. Please read this document in conjunction with the Summary Guide. The Summary Guide contains questions and details on how to provide feedback on the Draft District Plan.

Strategic Context

The Resource Management Act 1991 (RMA) requires all councils to review their district plans every 10 years. The RMA requires the District Plan to sustainably manage the natural and physical resources of the district to meet the needs of current and future generations and to provide for their social, economic and cultural well-being and for their health and safety.

Issues have emerged since the last District Plan and as part of the review process, the Council will be updating the District Plan to ensure it is relevant and that it references up-to-date changes in legislation, national policy statements, environmental standards and other regulations.

New Plymouth District Council manages the environment alongside Taranaki Regional Council, and the District Plan must give effect to the [Regional Policy Statement for Taranaki \(2010\)](#).



The New Plymouth District Blueprint

The New Plymouth community and the Council have jointly developed a District Blueprint. This is a high level spatial plan for the district that will guide and integrate Council decisions and planning. It is a key driver shaping the review of the District Plan. The Blueprint identifies eight key directions that will be the Council’s planning focus for the next 30 years. The key directions clearly communicate to agencies, businesses, industries, iwi, hapū and the community how the Council will focus its resources and deliver on the community outcomes.

 <p>ENVIRONMENT</p> <p>Enhance the natural environment with biodiversity links and clean waterways</p> <p>The district has a unique natural environment with significant areas of indigenous vegetation, and rivers and waterways that flow from the mountain to the sea. Enhancing biodiversity and collaborating with landowners will help achieve biodiversity outcomes.</p>	 <p>DESTINATION</p> <p>Become a world-class destination</p> <p>A world-class destination, using both our natural and man-made attractions, will create employment and tourism opportunities as well as acting as a lightning rod for attracting new businesses and talent to New Plymouth.</p>
 <p>COMMUNITIES</p> <p>Strengthen and connect local communities</p> <p>Strengthening and connecting local communities ensures that they become successful, safe and liveable environments for residents. Providing high-quality infrastructure within local communities helps to support business and industry initiatives.</p>	 <p>CITIZENS</p> <p>Enable engaged and resilient citizens</p> <p>Engaging and enabling citizens helps build community resilience. Providing events in our parks and open spaces and building strong strategic partnerships with the community enables community connectedness and leads to more sustainable social, economic and environmental outcomes.</p>
 <p>GROWTH</p> <p>Direct a cohesive growth strategy that strengthens the city and townships</p> <p>New growth areas are required to respond to growing population trends within the district. Identifying where these growth areas are and ensuring there is adequate land supply and network infrastructure available is essential in planning for these areas.</p>	 <p>CENTRAL CITY</p> <p>Champion a thriving central city for all</p> <p>New Plymouth’s central city is the commercial hub of the region. However, job growth has been focused in our northern industrial areas rather than the central city. Providing a thriving central city will increase retail experiences and grow small business opportunities.</p>
 <p>INDUSTRY</p> <p>Strengthen and manage rural economy, industry, the port and the airport</p> <p>New economies are the basis for a more resilient economy, and to do this we need to attract and retain businesses and talented workers.</p>	 <p>TALENT</p> <p>Grow and diversify new economies that attract and retain entrepreneurs, talented workers and visitors</p> <p>This key direction supports our existing strengths as an economy. This includes the provision of appropriate infrastructure and ensuring our regulatory frameworks support businesses.</p>

Tangata Whenua

It is important that the Council, through its District Plan, acknowledge tangata whenua's kaitiaki and value Te Ao Māori. In order to implement this, the Council has endeavoured to incorporate the following into each chapter of the District Plan (through the use of objectives and policies).

1. Treaty of Waitangi (Te Tiriti o Waitangi) principles.

The Council will have regard to the Treaty principles by seeking to establish effective relationships with iwi and hapū, acting cooperatively and in good faith, showing flexibility and responsiveness and demonstrating a desire to engage with Māori.

Sustainably managing natural and physical resources will be integral to promoting kawanatanga, rangatiratanga, partnership, active participation, resource development and spiritual recognition.

2. Have particular regard to kaitiakitanga in managing the use, development and protection of natural and physical resources in the district in a way that accommodates the views of individual iwi and hapū.

The Council will consult with iwi and hapū on an individual basis to determine how kaitiakitanga can be recognised and integrated in the management of the use, development and protection of natural and physical resources in the district.

3. Recognise and provide for the cultural and traditional relationship of Māori with their ancestral lands, water, air, coastal environment, waahi tapu and other sites and taonga within the district.

Encouraging and supporting development of land and marae is important in enabling iwi and hapū to connect with their ancestral lands.

The district is rich in cultural and historical heritage. The protection of waahi taonga sites, other features of significance, outstanding natural features and landscapes from activities is therefore important in retaining cultural and historic heritage values.

The district's waterbodies and the coast are also important to iwi and hapū. Protecting and enhancing mahinga kai, waterbodies and coastal areas of significance to iwi and hapū is therefore of importance.

4. Manage natural and physical resources in the district in a manner that takes into account the cultural and spiritual values of iwi and hapū and respects and accommodates tikanga Māori.

The District Plan promotes the sustainable management of the region's resources that have cultural and spiritual values and encourages the development of procedures and approaches that strengthen partnerships in resource management and to recognise tikanga Māori and tribal rangatiratanga.

5. Support and enable activities that allow tangata whenua to provide for their economic, social and cultural well-being.

The Council will work together with tangata whenua to support iwi and hapū strategic aspirations, understand their direction and provide support for development opportunities, including the development of Treaty Settlement land within the district.





District Plan

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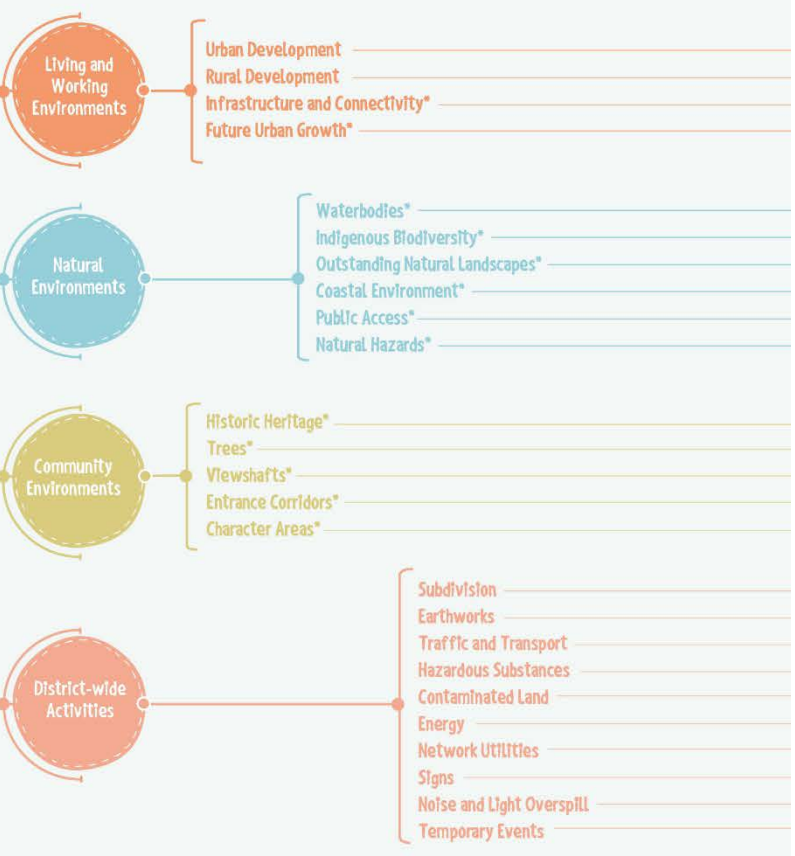
Draft District Plan Framework

The District Plan proposes a new framework with new objectives, policies and zones. It also includes rule summaries that give a steer on the specific standards that are being considered.

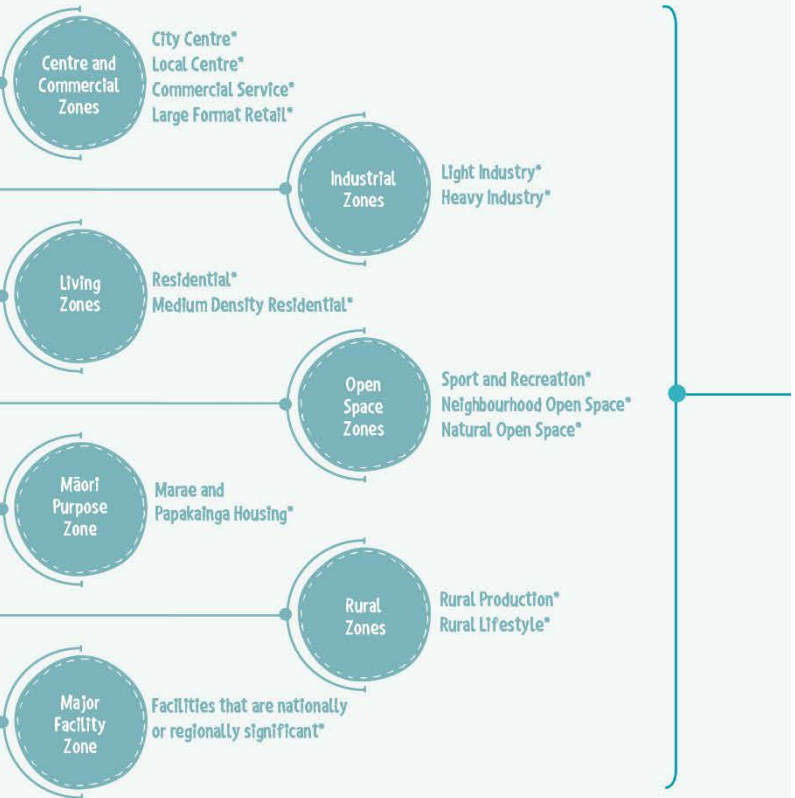
The new framework is strongly driven by the Blueprint's eight key directions. The key directions are reflected in the district-wide provisions providing the strategic basis for many of the zone-based provisions. The zone-based provisions, e.g. matters that are particularly relevant to the zone, are how the district-wide provisions will be delivered. This framework is supported by the planning maps (note: these have not yet been developed).



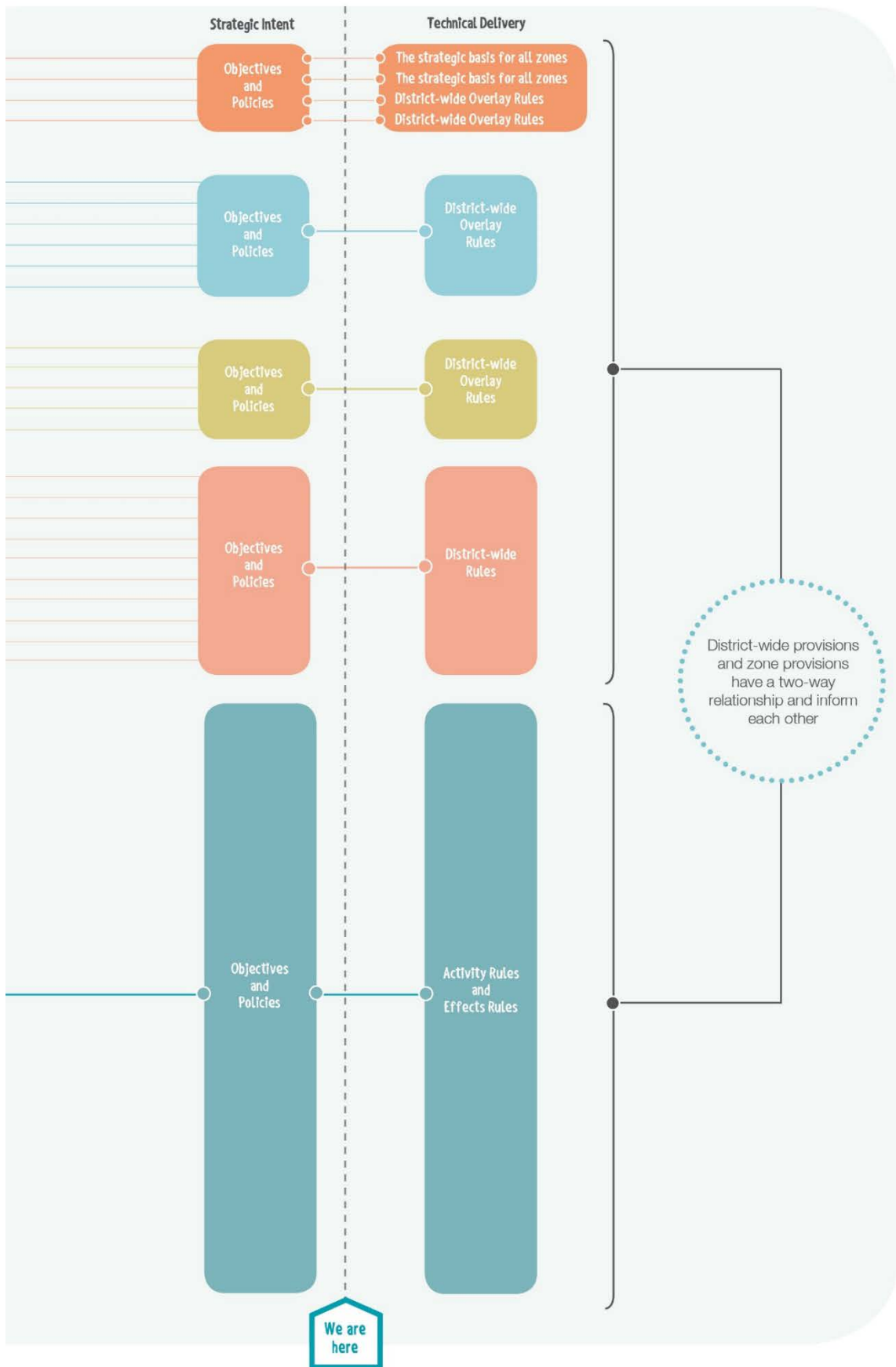
District-wide Provisions



Zone Provisions



* Will be shown on planning maps



How to use the District Plan

The District Plan contains two major sections: district-wide provisions and zone provisions.

The district-wide provisions comprise chapters relating to resource management issues and/or activities undertaken across the district. The new living and working environment sections provide the strategic basis for the development of the zones. The natural and community environment sections provide for physical features and overlays, many that are included in the current District Plan. The district-wide activities are those that may occur across zones.

The zone provisions comprise chapters relating to particular zones (or geographical areas) and contain zone specific provisions.

The two sections are not stand-alone and inform each other.

The District Plan is a hybrid meaning it has activity-based provisions and effects-based provisions. The specific provisions within each chapter are:

- a) Draft Objectives. These describe the desired outcome for the particular resource management issues that have been identified as relevant for the district. The objectives are clear statements of the outcomes intended.
- b) Draft Policies. These describe how the objectives are to be achieved and/or provide direction on the considerations that are relevant to ensure objectives are achieved. There are different types of policies throughout the District Plan that should be read as a whole because together they provide clear direction for plan users.

The different types of policies serve different functions. For instance, some policies relate to the way in which items, features or areas will be identified and categorised in the District Plan, some indicate the way in which different activities are to be treated and managed and other policies provide guidance to users and decision-makers on the types of matters that will be important to consider when assessing whether an activity and its effects will achieve the objectives. When reading the policies, note that the term activity means land use, development and subdivision.

- c) Rule Summaries. These summarise the rules that are being contemplated at this stage. Rules are generally how the policies will be achieved/implemented. It is intended that there will be activity-based rules and effects-based rules that will be developed following the feedback received in this draft plan phase. The planning maps will also be developed following this feedback.

How is the District Plan intended to work?

In order to assess how the District Plan will apply to a particular proposal or site, it will be necessary to assess all relevant sections of the District Plan. The following steps will assist users to determine how the District Plan will be applied.

Step 1: Review the planning maps

Review the planning maps to identify what zone applies to the site and whether there are any special features or overlays on the site. Note the planning maps have not yet been developed.

Step 2: Ascertain the activity status of the activity proposed (this step will be clearer once rules are in place in the next stage). At this stage refer to the rule summary for general guidance.

- a) Review the zone provisions to see whether the activity is specifically listed. If it is specifically listed, it will have an activity status as indicated by the District Plan, e.g. permitted, controlled, discretionary, non-complying or prohibited.
- b) Review the district-wide provisions to see whether the activity is specifically listed. If it is specifically listed, and the activity has a different activity status from that indicated in the zone, the most restrictive activity status applies, e.g. permitted, controlled, discretionary, non-complying or prohibited.
- c) Where an activity is not specifically listed in either the zone provisions or district-wide provisions, it is presumed to be permitted provided it can meet all relevant effects rules. If an activity cannot meet an effects rule, the activity will have the activity status as indicated by the effects rule.

Step 3: For activities requiring consent, consider the relevant objectives and policies

Where an activity requires consent, e.g. discretionary or non-complying activities, the relevant objectives and policies must be considered. These are intended to provide direction for both applicants and decision-makers in the resource consent process. Policies will be identified and linked to relevant rules so that this makes assessment more streamlined.

Generally, the activity-based policies in each zone categorise activities into three types:

- a) Activities that are allowed as they are considered compatible with the role, function and predominant character of a zone. These activities will be listed as permitted/controlled activities and/or are those which meet the permitted/controlled standards in the relevant effects rules.
- b) Activities that are to be managed as they are potentially incompatible with the role, function and predominant character of a zone. These activities will be listed as discretionary activities and/or are those which are not specifically listed, but are discretionary as they do not meet an effects rule.
- c) Activities that are to be avoided as they are considered incompatible with the role, function and predominant character of a zone. These activities will be listed as non-complying activities and/or are those which are not specifically listed, but are non-complying as they do not meet an effects rule.

The effects-based policies provide direction on the types of effects that are to be avoided, remedied or mitigated and the considerations that are relevant to determining whether or not an activity's effects are appropriate in its proposed location and consistent with the District Plan's objectives and policies.



District-wide Provisions
Kaupapa ā Rohe

Living and Working Environments

- Urban Development
- Rural Development
- Infrastructure and Connectivity
- Future Urban Growth

Natural Environments

- Waterbodies
- Indigenous Biodiversity
- Outstanding Natural Landscapes
- Coastal Environment
- Public Access
- Natural Hazards

Community Environments

- Historic Heritage
- Trees
- Viewshafts
- Entrance Corridors
- Character Areas

District-wide Activities

- Subdivision
- Earthworks
- Traffic and Transport
- Hazardous Substances
- Contaminated Land
- Energy
- Network Utilities
- Signs
- Noise and Light Overspill
- Temporary Events



Urban Development

It is important that the District Plan directs where different types of activities should locate to ensure the efficient use of land and the best living and working environments for the community. In the urban areas similar types of activities that serve particular functions have either naturally or by design ended up being located in similar locations. Such groupings form the basis for zones where activities and their effects are managed to support the wider strategic objectives for the district. This approach provides a clear regulatory signal for business and industry providing more investment certainty, while ensuring the character and amenity of existing zones, and in particular living zones, are not compromised by incompatible activities. It also helps to implement the district’s centres hierarchy by directing retail, business and entertainment into the centres.

Objectives	
UD-01	A cohesive urban environment that allows the district’s communities to enjoy liveable, connected, accessible and safe urban spaces to live, work and play.
UD-02	Compatible activities are located together in zones to ensure there is a compact urban environment that uses land and resources efficiently while providing for: <ul style="list-style-type: none"> a) a sufficient supply of urban land; b) maintenance of the role and function of the zone; c) sufficient infrastructure availability and capacity; d) predominant activities and the character and amenity values associated with those activities; and e) the avoidance of conflict between incompatible activities.
UD-03	Urban form comprises good quality design and incorporates sustainable development principles.
UD-04	A range of housing choices are available across the district to provide different types of housing options in quality living environments.
UD-05	Business and retail activities are located in the central city and local centres to ensure vibrant and viable hubs for shopping, leisure, living and entertainment experiences for the community.
UD-06	Business and industrial activities provide for the economic and social well-being and prosperity of the district and are able to operate effectively and efficiently while managing adverse effects.

Objectives	
UD-O7	There are a range of opportunities for tangata whenua to exercise kaitiakitanga and provide for their unique social, cultural, economic and environmental well-beings across urban areas.

Policies	
UD-P1	<p>Identify and provide a sufficient supply of land for the purpose of meeting the community's diverse social and economic housing needs where quality living environments and a range of housing densities and forms are enabled as follows:</p> <ul style="list-style-type: none"> a) general residential living in established residential neighbourhoods that are predominantly characterised by low density housing and traditional housing forms, typically involving one house on each site; b) medium density housing in and around the central city, local centres and transport nodes in areas where the character will transition to medium density housing over time, and predominantly involve multi-unit houses on each site; c) opportunities for increased medium and high density housing in the city and local centres that will assist to contribute to a vibrant, mixed use environment; d) a range of densities and housing forms in new neighbourhoods and areas appropriate for growth where the predominant character will transition over time; and e) papakainga housing that provides for the ongoing relationship of tangata whenua with ancestral land and for their social, cultural, economic and environmental well-being.
UD-P2	<p>Identify and provide appropriate land for the purpose of ensuring vibrant, viable, compact and well-distributed centres across the district where a range of activities are enabled in varying intensities that are consistent with the district's centres hierarchy as follows:</p> <ul style="list-style-type: none"> a) Principal centre <ul style="list-style-type: none"> City centre. A wide range of the highest concentration of business, retail and entertainment activities that serve the district and the wider region. The city centre is predominantly characterised by a range of high density mixed use buildings, including buildings in the heart of the city with retail activities on the ground floor and living and/or business activities on upper levels; b) Local centres <ul style="list-style-type: none"> i) Towns - Inglewood and Waitara. A range of business, retail and entertainment activities that serve the needs of each town's community and surrounding rural areas. The towns are predominantly characterised by a range of mixed use buildings with retail activities on the ground level; ii) Suburban shopping centres – Bell Block, Fitzroy, Hurdon, Merrilands, Moturoa, Spotswood, Vogeltown and Westown. Convenience-based and specialty retail, business and entertainment activities to serve the needs of the immediate and surrounding suburbs. These centres are predominantly characterised by a grouping of buildings with a variety of

Policies	
	<p>retail and business service activities on the ground level and they may be located close to residential land;</p> <p>iii) Neighbourhood shops and rural service centres – Blagdon, Coronation Avenue shops, Frankleigh Park shops, Mill Road shops, Oakura, Okato, Strandon and Urenui. Small-scale convenience-based business and retail activities to serve the day to day needs of the local neighbourhood. The centres are predominantly characterised by a small number of retail shops close to residential land; and</p> <p>c) Large format retail – Waiwhakaiho Valley. Large format retail activities in buildings with large floor areas that are generally vehicle orientated. Small-scale convenience and/or speciality business and retail activities are not typical.</p>
UD-P3	<p>Identify and provide a sufficient supply of appropriate land for the purpose of ensuring that business and industry are able to operate effectively and efficiently, provide employment opportunities, and manufacture, process and distribute or sell goods and services for the benefit of the community, where activities are enabled as follows:</p> <p>a) commercial service activities in areas around the city centre and local centres that are predominantly characterised by larger scale, bulky buildings with parking usually provided for on-site;</p> <p>b) light industry activities in areas along key transport routes to ensure efficient transportation of products and/or areas that are separated from sensitive activities through distance and/or topography. These areas are predominantly characterised by a variety of commercial buildings used for light industrial activities that can potentially generate noise, light, dust, odour and traffic effects and involve the storage and use of hazardous substances; and</p> <p>c) heavy industry activities in areas along key transport routes to ensure efficient transportation of products and in areas that are serviced by appropriate infrastructure and waste disposal services. The areas are separated from sensitive activities through distance and topography and/or screened from other areas. These areas are predominantly characterised by large scale buildings used for heavy industrial activities that can potentially generate objectionable noise, light, dust, odour and traffic effects and involve the storage of hazardous substances.</p>
UD-P4	<p>Identify and provide appropriate land for the purpose of ensuring the community can exercise, play, socialise and relax where sport and recreation and leisure activities are enabled and where natural, ecological, historic heritage and landscape values are recognised as follows:</p> <p>a) a range of sport and recreation activities for local, district-wide and regional communities in parks, sports grounds and multi-sport facilities. Sport and recreation areas are predominantly characterised by large open space areas with associated buildings and facilities that vary in scale depending on the sport and recreation activities that take place there. These activities can generate noise, light and traffic effects in surrounding neighbourhoods;</p> <p>b) a range of leisure activities and informal uses in neighbourhood, district and regional parks and walkways that can generate varying traffic and noise effects. The areas are predominantly characterised by open spaces with low</p>

Policies	
	<p>levels of development and built form but they can also have important natural and historic heritage values;</p> <p>c) areas with natural, ecological, historic heritage and landscape values requiring recognition, maintenance and/or enhancement that are predominantly characterised by those values and minimal development and built form.</p>
UD-P5	<p>Identify and provide a zone for the purpose of recognising and providing for existing major facilities where major facility activities are enabled and:</p> <p>a) the major facilities are nationally and/or regionally significant, strategically important to the district and support the economic and social well-being of the community;</p> <p>b) the predominant character comprises the existing major facilities and major facility activities; and</p> <p>c) sensitive activities in proximity to major facilities are managed appropriately to ensure the ongoing operation of the major facility is not compromised.</p>
UD-P6	<p>Identify and provide a zone for the purpose of recognising and providing for the unique social, cultural, economic and environmental well-being of tangata whenua where Māori purpose activities are enabled and:</p> <p>a) there are existing or future marae, papakainga housing and cultural activities that provide for the ongoing relationship of Māori with their ancestral land; and</p> <p>b) tangata whenua are able to exercise kaitiakitanga and integrate matauranga Māori and tikanga Māori into development and the management of effects.</p>
UD-P7	<p>Manage zone interfaces to reduce conflict with surrounding activities and avoid, remedy or mitigate the adverse effects of incompatible activities.</p>
UD-P8	<p>Ensure activities achieve good quality design and sustainable development outcomes by:</p> <p>a) integrating natural processes and topography into the design of development to minimise environmental impacts or enhance natural features;</p> <p>b) recognising the local context and character of an area;</p> <p>c) enabling safe communities with reduced crime and perceptions of crime;</p> <p>d) providing ease of movement in communities that have connected transport networks, encourage a range of transport modes and minimise the use of private motorised vehicles where possible;</p> <p>e) incorporating Te Aranga Principles where appropriate;</p> <p>f) providing for low impact design and opportunities for healthy, accessible, energy efficient buildings; and</p> <p>g) providing for the efficient use of infrastructure.</p>

Rule summary

These objectives and policies do not have direct rules related to them but provide the basis for the urban zones.

Rural Development

Rural land is an important resource which underpins the social, economic and cultural well-being of the district. The principal functions of the rural environment are to provide for productive rural activities such as pastoral farming, livestock, horticulture and forestry; resource extraction activities such as quarrying, oil and gas; the vast majority of the district's indigenous vegetation and habitat for indigenous species; the source of our water supplies and the location of many sites of cultural significance.

There is sporadic lifestyle development throughout the rural zone that if not managed can lead to the inefficient use of land and impact the function of the rural area as a productive area.

Objectives	
RD-O1	The contribution of rural activities, rural resources and regionally significant industries to the social and economic well-being of the community are recognised.
RD-O2	Productive land and resources support a range of production oriented and resource dependent activities which are innovative and efficient.
RD-O3	Natural, physical and cultural resources located within productive areas that are of significance to the district are protected and maintained.
RD-O4	Limited areas for rural lifestyle living are provided while ensuring that the potential and versatility of productive land is not compromised.
RD-O5	Farming and rural-based activities are able to operate efficiently and effectively without being constrained or compromised by new incompatible land uses.
RD-O6	There are a range of opportunities for tangata whenua to exercise kaitiakitanga and provide for their unique social, cultural, economic and environmental well-beings across rural areas.

Policies	
RD-P1	<p>Identify and provide land for the purpose of ensuring that rural activities and rural industry contribute to the social and economic well-being of the district where rural and rural industry activities are enabled and:</p> <ul style="list-style-type: none"> a) productive, versatile land is reserved for rural and rural industry activities; and b) the predominant character includes: <ul style="list-style-type: none"> i) production oriented working environments where rural activities generate noise, smells, light overspill and traffic, including heavy vehicles, often on a cyclic and seasonal basis; ii) a predominance of vegetation of varying types (pasture for grazing, crops, forestry, and bush) with few structures; iii) low density built form with open space between buildings that are predominantly used for rural activities, such as barns and sheds; iv) existing rural communities and community activities, such as rural halls, domains and schools; and

Policies	
	v) the presence of rural infrastructure, including rural roads, and the on-site disposal of waste. There is a general lack of urban infrastructure such as street lighting and footpaths.
RD-P2	<p>Identify and provide limited land for the purpose of providing for rural lifestyle living opportunities where:</p> <ul style="list-style-type: none"> a) fragmentation and urbanisation of productive, versatile land is avoided; b) the land is located in proximity to existing urban areas and community facilities/services; and c) the predominant character includes: <ul style="list-style-type: none"> i) low density living activities and/or small-scale rural activities; ii) a general absence of urban infrastructure such as footpaths, kerb and channel, street lights and wastewater services and there is low traffic volumes on roads; and iii) areas of vegetation and natural features.
RD-P3	<p>Identify and provide a zone for the purpose of recognising and providing for existing major facilities where major facility activities are enabled and:</p> <ul style="list-style-type: none"> a) the major facilities are nationally and/or regionally significant, strategically important to the district and support the economic and social well-being of the community; b) the predominant character comprises the existing major facilities and major facility activities; and c) sensitive activities in proximity to major facilities are managed appropriately to ensure the ongoing operation of the major facility is not compromised.
RD-P4	<p>Allow rural industry that depends on rural resources or requires large areas of land to occur in the rural zone provided the activities are located:</p> <ul style="list-style-type: none"> a) on preferred heavy transport routes; b) away from sensitive landscapes and features; and c) with appropriate setback from sensitive activities.
RD-P5	Allow for community activities that support the rural community and their sense of identity.
RD-P6	Manage activities at the rural zone interface to reduce conflict with surrounding activities and avoid, remedy or mitigate the adverse effects of incompatible activities.

Rule summary

These objectives and policies do not have direct rules related to them but provide the basis for the rural, rural lifestyle and major facility zones that are located within the rural, productive areas of the district.

Infrastructure and Connectivity

Infrastructure refers to public works and network utilities such as water supply, stormwater disposal and sewage disposal and also electricity, gas and telecommunications networks. Infrastructure is costly to develop and maintain so it is important that land use planning and infrastructure planning is integrated. It is also important to anticipate future land uses and connections so that infrastructure continues to be of value in the future.

Infrastructure also includes the transport network that provides for the movement of people, goods and services in and out of, and within the district. The transport network also plays a vital social role by linking together communities and other regions. Dispersed forms of development, cul-de-sacs and poorly connected communities can increase the reliance on private vehicles and lead to social isolation. Therefore emphasis is placed on ensuring there is ease of movement in our communities via a connected transport network. A variety of transport choices will also help to improve the overall well-being of the community.

The Council's adopted Land Development and Subdivision Infrastructure Standard, which is based on NZS4404:2010 with local amendments, sets out the minimum standards of technical performance and quality for the subdivision and development of land and infrastructure. The standard informs a number of the infrastructure provisions in the District Plan.

Objectives	
IC-O1	Infrastructure services the needs of existing and planned activities and enables the growth, development and economic well-being of the district.
IC-O2	Infrastructure is designed and provided in a way that ensures: <ul style="list-style-type: none"> a) an efficient, integrated and connected infrastructure and transport network; b) a cohesive, compact urban environment with quality living environments and safe and functional working environments; c) natural processes and topography are integrated into the design and the incorporation of sustainable, low impact design methods, where possible; and d) the health and well-being of the community is provided for, while minimising any adverse effects on the environment.

Policies	
IC-P1	Identify a transport network hierarchy which classifies the different types of roads and pathways based on their purpose, strategic function and volume of traffic anticipated, e.g. state highways, arterial, collector and local roads, roads for heavy haulage and access links.
IC-P2	Identify and provide an indicative transport network which: <ul style="list-style-type: none"> a) encourages connectivity and ease of movement in communities; and b) assists to create a compact urban environment while supporting growth and intensification.
IC-P3	Require that the provision and design of the transport network is safe and efficient and achieves connectivity by:

Policies	
	<ul style="list-style-type: none"> a) linking to existing networks, access links, public transport routes and open space networks; b) contributing to shorter travel distances and providing choices for users; c) providing transport networks that allow ease of movement within, to and from the activity for a variety of users; d) providing increased opportunity for social interaction, particularly in centres and residential neighbourhoods; e) supporting low impact urban design principles including the integration of natural features; and f) making it accessible for all users, including the transport disadvantaged and mobility impaired.
IC-P4	<p>Require activities involving land with an indicative transport network to provide for the indicative transport network by:</p> <ul style="list-style-type: none"> a) locating or designing the activity to integrate and implement the indicative transport network and provide connectivity; and/or b) off-setting any adverse effects on the intended transport network and connectivity by providing an alternative transport network with the same or similar levels of connectivity.
IC-P5	<p>Require that the design, provision and maintenance of infrastructure is efficient, integrated and connected by:</p> <ul style="list-style-type: none"> a) integrating natural features, natural processes and topography; b) effectively managing and disposing of stormwater, including through the use of sustainable, low impact design methods where possible; c) providing a safe potable water supply for consumption, health, hygiene and firefighting purposes, with sufficient capacity to meet the needs of the activity; d) providing a way to dispose of sewage in a sanitary manner which minimises adverse effects on the health and functioning of the environment; and e) providing sufficient capacity for electricity, gas and telecommunications networks.

Rule summary

Allow as a permitted or controlled activity

- Minimum setback between the closest part of any structure and the edge of an indicative transport network for erection of structures on an allotment containing an indicative transport network.

Manage as a discretionary activity

- Subdivision of an allotment containing an indicative transport network.

Future Urban Growth

Our district is growing and we need to consider how we provide for growth into the future. The growth strategy for the district is to respond to the demand requirements of the community and to have cohesive, well planned growth that strengthens the city and townships. As a result of the anticipated population growth, new growth areas will be required in the city and towns to provide for additional houses and industry. The District Plan sets out where growth will be accommodated in the future through providing adequate land supply and planning for network infrastructure. Urban growth is provided for on residential and business land and requires structure planning. Appendix one contains a map showing the proposed future urban growth areas.

Objectives	
FUG-O1	Urban growth in the district occurs in a cohesive, compact and structured way and occurs predominantly in areas identified for future urban growth.
FUG-O2	Future urban growth is enabled within identified growth areas provided it is comprehensively planned by a structure plan.
FUG-O3	Future urban growth areas transition from rural to urban and the effects of the transition are managed.
FUG-O4	Activities within and in proximity to identified growth areas do not compromise the ability to develop the growth areas.

Policies	
FUG-P1	<p>Identify and provide land to meet the short, medium and long-term future growth needs of the district, while ensuring a compact urban environment that enables growth as follows:</p> <ul style="list-style-type: none"> a) in existing undeveloped residential areas in the short-term; b) in the residential southern growth areas of New Plymouth city in the short to medium-term; c) in the Smart Road growth area as required in the long-term; d) in areas identified in rural towns and centres to build viable and strong communities; and e) between Egmont Road and Smart Road and around the airport for future industry land.
Residential growth areas	
FUG-P2	<p>Allow activities as follows:</p> <ul style="list-style-type: none"> a) where there is a structure plan in place, activities that are in accordance with the structure plan for the area and are permitted activities in the Residential Zone; or b) where there is no structure plan in place, small-scale rural activities that will not compromise the ability to comprehensively develop and use the growth area for residential activities.

Policies	
FUG-P3	<p>Manage activities that may potentially compromise the ability to comprehensively develop and use the growth areas for residential activities, including:</p> <ul style="list-style-type: none"> a) business and retail activities; and b) subdivision.
FUG-P4	<p>Avoid activities that will compromise the ability to comprehensively develop and use the growth areas for residential activities, including:</p> <ul style="list-style-type: none"> a) rural industry; b) industry; and c) small lot rural/rural lifestyle subdivision.
Industrial growth areas	
FUG-P5	<p>Allow activities as follows:</p> <ul style="list-style-type: none"> a) where there is a structure plan in place, activities that are in accordance with the structure plan for the area and are permitted activities in the Light Industry Zone; or b) where there is no structure plan in place, small scale rural activities that will not compromise the ability to comprehensively develop and use the growth area for industrial activities.
FUG-P6	<p>Avoid activities that compromise the ability to comprehensively develop the growth areas for industrial activities, including:</p> <ul style="list-style-type: none"> a) small lot rural/rural lifestyle subdivision; and b) residential subdivision and activities.
General policies	
FUG-P7	<p>Require that activities be compatible with the growth planned for the area and/or the development capacity of the area having regard to the effects of the activity and:</p> <ul style="list-style-type: none"> a) the impact on the existing and future activities and the ability to manage any conflict as the area transitions to an urban area; b) the purpose of the activity and whether the activity will provide for or support the needs of the intended future activities; c) the extent to which the activity will provide connected transport networks that allow ease of movement within and to and from the growth area; d) the ability to provide adequate, coordinated and integrated infrastructure to meet the immediate and future needs of the area; and e) the degree to which the activity is inconsistent with the structure plan.
FUG-P8	<p>Require that a structure plan is in place prior to future urban growth occurring, which comprises the level of detail necessary to ensure that comprehensive, coordinated and efficient development occurs, and addresses the following:</p> <ul style="list-style-type: none"> a) the type, location and density of the development to ensure it is suitable for the area;

Policies

- b) the topography and natural and physical constraints of the site, including natural hazards;
- c) the future servicing needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs;
- d) whether staging is appropriate to ensure development occurs logically and starts in the area closest to the existing urban boundary;
- e) the relationship of the growth area to be structure planned with the surrounding areas and the way any conflict is to be managed as the area transitions to an urban area;
- f) the provision of connected transport networks that allow ease of movement within, to and from the growth area;
- g) the provision and integration of accessible open space networks;
- h) incorporation of Te Aranga Principles where appropriate;
- i) the maintenance or enhancement of natural and historic heritage values; and
- j) opportunities for the provision of business and retail activities which are complementary to the planned growth and serve the new area's needs.

Rule summary

Allow as a permitted or controlled activity

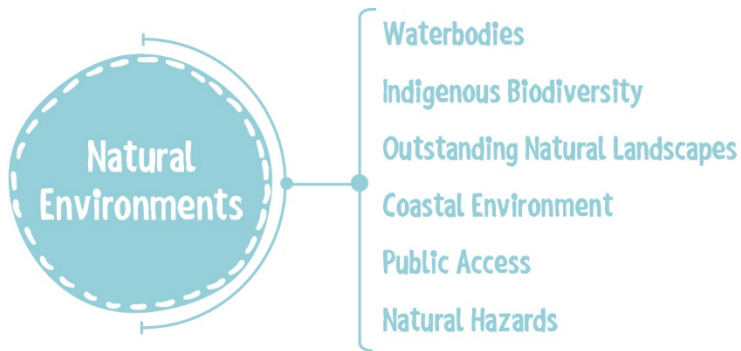
- Existing land-uses and small scale rural activities.
- Activities in accordance with the relevant structure plan.

Manage as a discretionary activity

- Business and retail activities.
- Subdivision.

Control as a non-complying activity

- Industrial activities.
- Rural industry.
- Small lot rural/rural lifestyle subdivision (1 ha or less).



Waterbodies

Waterbodies including wetlands, rivers, lakes and their margins are an important part of the district and have important natural, biodiversity and cultural values. The District Plan will manage the activities that occur adjacent to waterbodies. Refer to the public access section that considers the recreational values associated with waterbodies.

The National Policy Statement for Freshwater Management (2014) guides decision-making regarding the freshwater resources of New Zealand. In particular the Council must have regard to its policies in consent decision making.

The Council works with Taranaki Regional Council and tangata whenua to ensure waterbodies are managed in an integrated way.

Objectives	
WB-O1	The values of waterbodies and their surroundings are protected and maintained.
WB-O2	Waterbodies are enhanced and restored.
WB-O3	Waterbodies provide a network of indigenous biodiversity.

Policies	
WB-P1	Identify and schedule priority waterbodies with: <ul style="list-style-type: none"> a) high natural character values; b) biodiversity and ecological values; c) cultural values; and/or d) recreational values.
WB-P2	Protect the values of waterbodies by: <ul style="list-style-type: none"> a) managing activities on or along the margins of waterbodies which adversely impact on waterbody values;

Policies	
	<p>b) requiring the erection of structures, including buildings and roads, adjacent to waterbodies and/or waterbody margins to be set back an adequate distance to avoid adverse effects on those values; and</p> <p>c) controlling subdivision and earthworks.</p>
WB-P3	Allow customary activities for tangata whenua to be undertaken within and adjacent to waterbodies.
WB-P4	<p>Require that activities proposing to locate on or along a priority waterbody demonstrate the activity is located appropriately having regard to the effects of the activity and:</p> <p>a) the particular natural character, ecological, cultural, amenity and/or recreational values of the waterbody and the impact on those values;</p> <p>b) the extent to which the values of the waterbody may be compromised by the activity;</p> <p>c) the purpose of the activity and whether it has a functional need to locate on or along a waterbody; and</p> <p>d) the ability to effectively restore and rehabilitate the waterbody and/or off-set adverse effects.</p>
WB-P5	<p>Require that any activity which proposes to off-set residual or unavoidable adverse effects on a waterbody demonstrate that the off-set is appropriate, having regard to:</p> <p>a) the waterbody values that will be impacted and whether there will be any permanent or irreplaceable loss of those values;</p> <p>b) whether the restoration and/or enhancement proposed is as close as possible to the subject site or within the same catchment; and</p> <p>c) whether the off-set will achieve a net gain in biodiversity of a type and number appropriate to the local context that can be sustained on an ongoing basis.</p>
WB-P6	Promote community awareness of the importance of the values of waterbodies and the threats to them.
WB-P7	Provide information and technical advice relating to the protection and enhancement of the values of waterbodies in conjunction with relevant agencies.

Rule summary

Allow as a permitted or controlled activity

- Customary activities.

Manage as a discretionary activity

- New buildings and/or structures within the specified setback.
- Earthworks in a setback from a priority waterbody.
- Subdivision of land containing a priority waterbody.

Indigenous Biodiversity

Biodiversity is short for biological diversity. It describes the variety and diversity of all life and the ecosystems where they live. Indigenous biodiversity is biodiversity that is native to New Zealand and relates to individual birds, plants, insects and other species and also includes ecosystems where these species live such as forests and sand dunes.

The RMA requires the Council to manage indigenous biodiversity in two main ways. Firstly, the Council is required to maintain indigenous biodiversity as a whole in partnership with other agencies such as Taranaki Regional Council and Queen Elizabeth Trust II. When subdivision and development occurs there are opportunities to maintain and enhance biodiversity.

Secondly, the Council is required to identify and protect areas of significant indigenous vegetation and habitats of significant fauna. This is achieved by applying rules relating to the clearance of indigenous vegetation in significant natural areas. The main threats to indigenous biodiversity are from browsing farm animals, pests and weeds. The Council will continue to work with landowners and other biodiversity partners to encourage fencing and appropriate stock management.

Objectives	
IB-O1	Significant areas of indigenous biodiversity are protected and maintained.
IB-O2	Indigenous biodiversity is maintained and enhanced and the threats to areas of biodiversity from pests and stock are managed.
IB-O3	There are ecological linkages between areas of indigenous biodiversity.

Policies	
IB-P1	<p>Identify areas of significant indigenous vegetation and habitats of indigenous fauna and schedule these areas as significant natural areas where:</p> <ul style="list-style-type: none"> a) There is an endemic species that is endangered, vulnerable, rare, regionally threatened, or of limited abundance throughout the country. b) There are areas of important habitat for nationally vulnerable or rare species, or an internationally uncommon species (breeding and/or migratory). c) There are ecosystems or examples of an original habitat type, sequence or mosaic which are nationally rare or uncommon, rare within the ecological region, uncommon elsewhere in that ecological district or region but contain all or almost all species typical of that habitat type (for that district or region, or not well represented in protected areas. d) Any particular species is exceptional in terms of abundance or habitat. e) The area provides buffering and connectivity.
IB-P2	<p>Maintain and enhance indigenous biodiversity by:</p> <ul style="list-style-type: none"> a) ensuring activities within or in proximity to areas of indigenous biodiversity do not compromise biodiversity values; b) recognising the benefits of active management of indigenous biodiversity, including pest and stock control and/or formal legal protection; and

Policies	
	c) ensuring any biodiversity off-sets will achieve no net loss in indigenous biodiversity on an ongoing basis.
IB-P3	<p>Protect, maintain and enhance significant natural areas by:</p> <ul style="list-style-type: none"> a) preventing the destruction, degradation and/or clearance of indigenous vegetation in significant natural areas; b) ensuring the erection of structures and earthworks within or in proximity to areas of significant natural areas do not compromise the area's biodiversity values; c) controlling subdivision of land with a significant natural area, but allowing for an additional allotment when a significant natural area is protected by a conservation covenant; d) requiring formal protection and active management of significant natural areas when a subdivision or the establishment of a new activity occurs on land with a significant natural area; and e) allowing for planting, fencing and maintenance of the area.
IB-P4	<p>Only allow limited removal of indigenous vegetation in significant natural areas, when it is necessary to:</p> <ul style="list-style-type: none"> a) allow for farm maintenance and to provide for health and safety; b) enable the ongoing provision of essential infrastructure; c) provide for tikanga Māori and allow for the collection for cultural purposes; d) provide for research opportunities and allow for collection for scientific purposes; or e) meet the requirements of a conservation covenant.
IB-P5	<p>Require that any activity impacting on a significant natural area demonstrate that the activity is appropriate having regard to the effects of the activity and:</p> <ul style="list-style-type: none"> a) the particular biodiversity values and characteristics of the significant natural area and the impact on those values; b) the extent to which the biodiversity values may be compromised by the activity; c) the extent of clearance or removal of vegetation and the loss, damage or disruption to ecological processes, functions and ecological integrity; and d) the ability to mitigate and/or off-set adverse effects.
IB-P6	<p>Require that any activity which proposes to off-set residual or unavoidable adverse effects on indigenous biodiversity demonstrate that the off-set is appropriate having regard to:</p> <ul style="list-style-type: none"> a) whether the off-set proposed is located as close as possible to the subject site; b) whether the extent of the off-set proposed is sufficient to adequately off-set the adverse effects; c) whether the extent of the off-set achieves a net gain in indigenous vegetation of a type and number appropriate to the local context;

Policies	
	d) whether a connection with another area of indigenous biodiversity is created; and e) the creation of formal legal protection for other areas of indigenous vegetation.
IB-P7	Encourage the enhancement and restoration of indigenous biodiversity by: a) providing funding and advice to landowners to actively manage indigenous biodiversity, including by way of fencing and planting; and b) creating connections and ecological corridors between areas of indigenous biodiversity.

Rule summary

Allow as a permitted or controlled activity

- Existing land-uses, maintenance of infrastructure.
- Activities that will enhance indigenous vegetation, e.g. planting and restoration.
- Limited clearance based on exceptional circumstances.
- Customary activities.

Manage as a discretionary activity

- Clearance of indigenous vegetation within a significant natural area.

Outstanding Natural Landscapes

The RMA requires the Council to protect outstanding natural landscapes in the district. These are those landscapes that are outstanding due to a range of factors, e.g. topography, scientific matters, aesthetic and cultural values. An outstanding natural landscape must be natural. One of the district's most iconic outstanding natural landscapes is Mount Taranaki. A number of other important landscapes are present in our coastal environment. The District Plan must avoid the adverse effects of activities on outstanding natural landscapes.

Objective	
ONL-O1	Outstanding landscapes and natural features that are important to the identity of the district are protected and retained.

Policies	
ONL-P1	<p>Recognise and schedule the following outstanding natural features and landscapes:</p> <ul style="list-style-type: none"> a) Mount Taranaki and the Kaitake and Pouakai Ranges; b) the coastal extent from Waihi Stream to Pariokaeiwa Point; c) Paritutu, Nga Motu/Sugar Loaf Islands and Tapuae; d) Hangatahua (Stony River); e) Parininihi; and f) Mimi Estuary.
ONL-P2	<p>Protect and maintain outstanding natural landscapes by:</p> <ul style="list-style-type: none"> a) avoiding inappropriate activities on or in proximity to outstanding natural landscapes which compromise the landscape values present; b) ensuring the erection of structures, earthworks and/or clearance of indigenous vegetation, on or in proximity to outstanding natural landscapes do not compromise the landscape values present; and c) controlling subdivision of land on or in proximity to outstanding natural landscapes.
ONL-P3	Allow activities within outstanding natural landscapes for conservation purposes, public access and customary activities.
ONL-P4	<p>Require that activities locating on outstanding natural landscapes demonstrate that the activity is appropriate having regard to the effects of the activity and:</p> <ul style="list-style-type: none"> a) the particular landscape values and characteristics of the outstanding natural landscape and its impact on those values; b) the purpose of the activity and whether it has a functional need to locate on or in proximity to an outstanding natural landscape; c) the degree of modification to the existing outstanding natural landscape and its sensitivity or vulnerability to change; and d) the relationship of tangata whenua with outstanding natural landscapes.

Policies	
ONL-P5	<p>Require that buildings, structures or earthworks locating on or in proximity to outstanding natural landscapes minimise any visual effects by:</p> <ul style="list-style-type: none"> a) ensuring the scale, location and design of the building, structures or earthworks are appropriate in the location; b) integrating landform and context into the design and through the use of naturally occurring building platforms and sympathetic materials; c) limiting the prominence or visibility of built form, including by integrating with the outstanding natural landscapes; and d) restoring or rehabilitating earthworks.

Rule summary

Allow as a permitted or controlled activity

- Existing land uses, activities for a conservation purpose.

Control as a non-complying activity

- Buildings and development.
- Removal of indigenous vegetation.
- Earthworks.

Coastal Environment

The District Plan must give effect to the New Zealand Coastal Policy Statement (2010) that requires a strategic approach to managing development on the coast. The coastal overlay area recognises the extent and characteristics of the coastal environment with natural character that identifies where coastal processes, influences or qualities are significant. It also includes values that are important from a landscape, historic, cultural and ecological point of view. The area includes natural and modified landscapes and applies appropriate management approaches depending on these values. Refer to the public access section that considers the recreational values associated with waterbodies.

Objectives	
CE-O1	The coastal environment has natural character values that are recognised and protected.
CE-O2	Coastal natural character values are enhanced and restored.

Policies	
CE-P1	<p>Identify a coastal overlay area that recognises and provides for the extent of the coastal environment and different areas, elements or characteristics within it including:</p> <ul style="list-style-type: none"> a) areas with outstanding natural character and/or outstanding natural landscapes; b) elements and features that contribute to the natural character, landscape, visual qualities or amenity values; c) areas at risk from natural hazards; d) cultural and historic heritage areas or features; e) areas of coastal vegetation and habitat of indigenous coastal species; and/or f) the built environment and infrastructure which have modified the coastal environment.
CE-P2	<p>Avoid the following activities in areas of outstanding natural character:</p> <ul style="list-style-type: none"> a) the erection of structures, buildings and infrastructure; b) earthworks including excavation and filling; and c) subdivision.
CE-P3	<p>Avoid significant adverse effects on natural character in the coastal overlay area by controlling:</p> <ul style="list-style-type: none"> a) urban expansion and the consolidation of existing urban coastal settlements; b) the scale, location, design and use of structures, buildings and infrastructure; c) earthworks; and d) subdivision.

Policies	
CE-P4	Avoid the removal, modification, disturbance or destruction of areas of coastal indigenous biodiversity including dunes, estuaries and wetlands.
CE-P5	Avoid activities that restrict access to the Waiwhakaiho surf break.
CE-P6	Allow activities which: a) have a functional need to be located in the coastal environment; or b) provide for papakainga, marae and associated development.
CE-P7	Require that activities proposing to locate within the coastal overlay area demonstrate that the activity is located appropriately having regard to the effects of the activity, and: a) the particular natural character, ecological, historical, and/or recreational values of the area; b) the extent to which the values of the area are sensitive or vulnerable to change; c) opportunities to restore or rehabilitate the particular values of the coastal environment of the area; d) the presence of any natural hazards and whether the activity will exacerbate the hazard and/or be vulnerable to it; and e) opportunities for public access and recreation.
CE-P8	Require that activities which propose to locate within the coastal overlay area minimise any adverse effects by: a) ensuring the scale, location and design of any built form or land modification is appropriate in the location; b) integrating natural processes, landform and topography into the design of the activity, including the use of naturally occurring building platforms; c) limiting the prominence or visibility of built form; and d) restoring or rehabilitating, including planting using local coastal plant communities.
CE-P9	Recognise and provide opportunities for tangata whenua to exercise kaitiakitanga in the coastal environment and consider the outcomes of consultation with mandated tangata whenua.
CE-P10	Encourage restoration and rehabilitation of natural character, indigenous vegetation and habitats, cultural landscape features, dunes and other natural coastal features or processes.

Rule summary

Allow as a permitted or controlled activity

- Activities that will enhance the natural environment, e.g. dune planting and restoration.

Manage as a discretionary activity

- Earthworks, removal of vegetation and modification of dune areas.
- Structures, buildings.
- Subdivision of land.

Control as a non-complying activity

- Earthworks, structures and buildings in area of outstanding natural character.
- Removal of indigenous coastal vegetation.

Public Access

The maintenance and enhancement of public access to the coast and waterbodies is recognised in the RMA as a matter of national importance. The New Zealand Coastal Policy Statement (2010) identifies a specific requirement to provide access to and along the coastal environment.

The community values access to the district's coastal environment and also to our lakes and rivers. The Council has an important role in protecting access, as well as ensuring that the district's shared pathway network connects open spaces and other public areas. The Council also has a strategic aspiration to develop a district-wide shared pathway network to and along the coast, including the Taranaki Traverse initiative. This network will provide opportunities for the community and visitors to experience the district's unique natural and coastal environment and may create opportunities for recreational and tourism related activities.

Objectives	
PA-O1	Public access is provided along the coast and along waterbodies.
PA-O2	The district's shared pathway network is developed to provide access to the natural environment and recreational opportunities and enhance the district as a world class destination.
PA-O3	Access to the coast and waterbodies does not result in adverse effects on natural character values, historic heritage, indigenous biodiversity or landscapes.

Policies	
PA-P1	Identify and schedule: <ul style="list-style-type: none"> a) public access corridors along priority waterbodies and the coast; and b) the shared pathway network, including the Taranaki Traverse.
PA-P2	Maintain and enhance public access by requiring subdivision or development to provide: <ul style="list-style-type: none"> a) esplanade reserves and/or esplanade strips along waterbodies and the coast; and b) access strips and access links and designations if required to secure land for the shared pathway network.
PA-P3	Control the activities which can occur in or in proximity to public access corridors and the shared pathway network to ensure access and/or recreational and tourism values are not compromised, including: <ul style="list-style-type: none"> a) the erection of structures, buildings and roads; b) earthworks, including excavation and filling; and c) subdivision.

Policies	
PA-P4	Require alternative public access opportunities where public access corridors contain significant natural character values, including biodiversity, and/or historic heritage, if public access may compromise those values.
PA-P5	Require that any subdivision which proposes to reduce the width or remove an esplanade strip or reserve demonstrate that the removal or reduction is appropriate, having regard to: <ul style="list-style-type: none"> a) the extent to which public access will be restricted; b) any alternative public access to the waterbody or the coast; c) opportunities to link land-locked or isolated esplanade strips or reserves or access strips; and d) the site's physical characteristics and constraints and any practical implications to providing access.
PA-P6	Require that activities which propose to locate on or in proximity to public access corridors demonstrate whether the activity is appropriate, having regard to: <ul style="list-style-type: none"> a) the purpose of the activity and whether it is anticipated on a public access corridor and/or enhances public access and recreational and tourism values; b) the location, scale and design; and c) the setback distance of the activity from public access corridors.

Rule summary

Requirement for an esplanade strip or reserve at the time of subdivision.

Allow as a permitted or controlled activity

- Activities that will enhance the natural environment, e.g. planting and restoration.
- Customary activities.

Manage as a discretionary activity

- New buildings or structures located within the specified setback.
- Industries that have significant off-site effects.
- Earthworks.
- Subdivision of land.

Natural Hazards

There are a wide range of existing and potential natural hazards in the district. These include flooding, river bank erosion, coastal erosion and inundation, earthquakes and volcanic eruptions. When they occur natural hazards can result in damage to property, infrastructure and the environment. More significantly, they can lead to a loss of human life. Therefore it is important to recognise these hazards and manage activities to limit risk.

Objectives	
NH-O1	The risks associated with natural hazards on people, property and the environment are recognised and managed.
NH-O2	Activities do not create new or exacerbate existing natural hazards.
NH-O3	Activities are designed and located to minimise the risk of damage from natural hazards.
NH-O4	Natural defences against natural hazards are protected and restored.

Policies	
NH-P1	Identify areas where natural hazards are more likely to occur, including: <ol style="list-style-type: none"> a) along rivers and streams subject to flooding and stream bank erosion and in low lying areas that are prone to flooding; b) along the coast and river mouths where coastal erosion and inundation from sea level rise is likely; c) along identified fault lines and areas that are likely to be subject to liquefaction; and d) volcanic hazard areas.
NH-P2	Control the activities that can occur in natural hazard areas, including: <ol style="list-style-type: none"> a) the erection of structures including buildings and roads; b) earthworks, including excavation and fill; c) subdivision of land; and d) activities that involve the use and storage of hazardous substances.
NH-P3	Only allow new regionally significant infrastructure and critical infrastructure to locate in natural hazard areas where: <ol style="list-style-type: none"> a) there is a functional or operational need to locate there; and b) the risks to people, property and the environment are mitigated as far as practicable.
NH-P4	Require activities locating in natural hazard areas to ensure any risks on people, property and the environment will be minimised, having regard to the effects of the activity, and: <ol style="list-style-type: none"> a) the extent to which the activity will increase the risk of the hazard or the risk of damage to existing activities on the site or on adjacent sites;

Policies	
	<ul style="list-style-type: none"> b) the impact on the functioning of any natural system; c) the permanency of the activity and whether any building or structure can be relocated; d) whether the activity will intensify the use of the area and/or the number of people that are likely to occupy the site and potentially be exposed to health and safety risks; e) whether any methods can and will be adopted to avoid or mitigate the effects of the hazard through building design and site design; and f) the ability to monitor the hazard on an ongoing basis.
NH-P5	Encourage the use, maintenance and enhancement of natural features and buffers to manage the risks of natural hazards on people, property and the environment.

Rule summary

Manage as a discretionary activity

- Erection of structures, clearance of vegetation and earthworks in natural hazard areas.
- Erection of buildings and structures.

Control as a non-complying activity

- Activities involving the use of hazardous substances.



Historic Heritage

Historic heritage within the district includes heritage buildings and items, waahi taonga/sites of significance to Māori and archaeological sites. Historic heritage represents continuity between past, present and future generations. It is important that historic heritage is protected from activities that will compromise heritage values.

Objectives	
HH-O1	Historic heritage is recognised, protected and maintained.
HH-O2	Heritage buildings are actively used and maintained.
HH-O3	Historic heritage is appreciated by the community and is acknowledged as important to the district's identity.

Policies	
HH-P1	Identify and schedule significant heritage buildings and items having regard to the following matters: a) historic and community values; b) architectural and design features; c) setting and context; d) cultural values; e) the rarity of the building or item; and/or f) archaeological values.
HH-P2	Identify and schedule known waahi taonga/sites of significance to Māori and archaeological sites.
HH-P3	Protect and maintain historic heritage from inappropriate activities by: a) avoiding disturbance, destruction and/or removal of historic heritage; and b) requiring activities on, in or surrounding historic heritage to avoid adverse effects on cultural/heritage values.

Policies	
HH-P4	<p>Allow the following activities provided they do not compromise historic heritage values:</p> <ul style="list-style-type: none"> a) maintenance and repair; b) seismic strengthening of heritage buildings and items; and/or c) adaptive re-use of a heritage building.
HH-P5	<p>Control activities that occur on or in proximity to historic heritage, including:</p> <ul style="list-style-type: none"> a) additions and alterations; b) erection of structures; c) removal and repositioning; d) removal of vegetation and/or planting; e) disturbance and earthworks including excavation and filling; f) subdivision; and/or g) signage.
HH-P6	<p>Require activities adjacent to or affecting historic heritage to minimise the impact on the historic heritage values, having regard to:</p> <ul style="list-style-type: none"> a) the particular historic heritage values present and their setting; b) the reduction or loss of historic heritage values, including the ability to interpret the place and its relationship with other heritage features/items; c) the feature/item's sensitivity to change or capacity to accommodate change without compromising the historic heritage values of the feature/item and surrounds; and d) any opportunities to enhance historic heritage.
HH-P7	<p>Require activities adjacent to or affecting waahi taonga/sites of significance to Māori and/or archaeological sites where they are scheduled or where there is a reasonable cause to suspect there is an archaeological site, to demonstrate the activity is appropriate having regard to:</p> <ul style="list-style-type: none"> a) the outcomes of consultation with mandated tangata whenua; b) any assessments or advice from a suitably qualified and experienced archaeological expert; and c) the outcomes of consultation with Heritage New Zealand Pouhere Taonga.
HH-P8	<p>Require that any activity which proposes additions and alterations to scheduled heritage buildings and items demonstrate the additions and alterations are appropriate having regard to:</p> <ul style="list-style-type: none"> a) compatibility with the form, proportions, materials and patina of the existing building or item; b) minimisation of the loss of architectural features and details that contribute to the building or item's heritage values;

Policies	
	<ul style="list-style-type: none"> c) treatment of the facade; and/or d) the impact on the historic heritage values and social values of the heritage building or item.
HH-P9	<p>Only allow heritage items to be repositioned where it can be demonstrated it is appropriate to reposition the item having regard to:</p> <ul style="list-style-type: none"> a) the feasibility of the relocation and the ability to retain the item's values intact; b) the location of the reposition site and whether it is as close as possible to the subject site or within the same neighbourhood; c) any existing threats to the item from natural hazards; and d) opportunities to enhance the physical condition of the item and its heritage values and the public's appreciation of those values.
HH-P10	<p>Support landowners to manage, maintain and preserve historic heritage by using one or more of the following methods:</p> <ul style="list-style-type: none"> a) obtaining, recording and sharing information about historic heritage; b) encouraging matauranga Māori, tikanga and katiakitanga to manage and maintain waahi taonga; and/or c) providing assistance to landowners to maintain and restore historic heritage.
HH-P11	<p>Ensure efficient processes by avoiding duplication with other statutory processes for land containing archaeological sites.</p>

Rule summary

Allow as a permitted or controlled activity

- Heritage buildings and items:
 - Repair and maintenance of interiors and exteriors.
 - Internal alteration and addition to almost all buildings.
- Waahi taonga and archaeological sites:
 - Maintenance, e.g. gardening.

Manage as a discretionary activity

- Heritage buildings and items:
 - Alteration and addition to exteriors.
 - Signage.
 - Subdivision.
 - Internal alteration of selected buildings.
 - Erection of buildings within 30m of selected buildings.
 - Repositioning of selected items.
- Waahi taonga and archaeological sites:
 - Disturbance.
 - Subdivision.
 - Erection of buildings.

Control as a non-complying activity

- Heritage buildings and items.
 - Demolition or removal.
 - Repositioning.
- Waahi taonga and archaeological sites:
- Destruction.

Trees

Trees play an important ecological, environmental and cultural role within the district. They can be prominent natural features and landmarks which add character and identity to different parts of the district, whereas others can be rare species or spectacular specimens or are associated with special sites or events. Particular focus is placed on trees within the central city. This area tends to be dominated by buildings, roads and parking areas. Trees help to soften this environment and enhance visual amenity. It is important that significant trees within our district, and particularly within our central city, are protected.

Objective	
T-O1	Trees with significant botanical, landscape, amenity, historical or cultural value are recognised and protected.

Policies	
T-P1	Identify, schedule and categorise notable trees having regard to: <ul style="list-style-type: none"> a) appearance, health and vigour; b) historic and cultural values; c) botanical and rarity values; d) proximity to nearby services and structures and the ability to manage the tree on an ongoing basis; and/or e) if the tree is in a group, its contribution to ecological/climatic function and stand landscape value.
T-P2	Identify and schedule central city trees which are located in the central city area and contribute significantly to urban amenity values.
T-P3	Protect and enhance scheduled trees by: <ul style="list-style-type: none"> a) preventing their destruction, degradation and/or modification; b) ensuring activities on or in proximity to scheduled trees do not compromise the tree's health or historical, cultural, botanical and/or amenity values; and c) requiring activities in the vicinity of scheduled trees to avoid adverse effects and where possible enhance scheduled trees.
T-P4	Allow trimming and maintenance of a scheduled tree provided it is undertaken by the Council or an approved arboricultural contractor and is necessary to: <ul style="list-style-type: none"> a) prevent a serious threat to property, people or services; b) enable the ongoing provision of essential infrastructure; and/or c) improve, maintain or monitor tree health.
T-P5	Control the activities which can occur on or in proximity to scheduled trees, including: <ul style="list-style-type: none"> a) modification, removal or destruction of a schedule tree; b) the erection of structures, buildings, roads and hard protection works; c) earthworks, including excavation and filling;

Policies	
	<p>d) outdoor storage of items; and/or</p> <p>e) subdivision of an allotment which contains a scheduled tree.</p>
T-P6	<p>Only allow the removal or destruction of a Category 1 notable tree when:</p> <p>a) it is necessary to prevent a serious threat to property, people or services; and/or</p> <p>b) it is to enable the ongoing provision of essential infrastructure.</p>
T-P7	<p>Require that any activity on or in proximity to a scheduled tree, or any activity involving the removal of a scheduled tree, demonstrate that the activity is appropriate having regard to:</p> <p>a) the particular values of the tree and its setting;</p> <p>b) the impact on the stature, form or shape, health and vigour, structural integrity and life expectancy of the tree from the activity;</p> <p>c) the reduction or loss of the values provided by the tree;</p> <p>d) whether the tree is causing a nuisance or renders a site incapable of reasonable use;</p> <p>e) any opportunities to minimise the reduction or loss of values provided by the tree, including by establishing replacement trees; and</p> <p>f) the outcomes of any assessment undertaken by an independent arborist.</p>
T-P8	<p>Provide information and advice on how to maintain scheduled trees.</p>

Rule summary

Allow as a permitted or controlled activity

- Trimming of a scheduled tree that is undertaken by the Council or an approved arboricultural contractor.

Manage as a discretionary activity

- Erection of structures, buildings and earthworks within proximity to a scheduled tree.
- Subdivision of an allotment that contains a scheduled tree.
- Removal of a Category 2 or 3 tree.

Control as a non-complying activity

- Removal of a Category 1 tree.

Viewshafts

There are views within the district that are very distinctive and provide a strong sense of locality. Some are views of specific things whereas others are a series of views (panoramas). These views are enjoyed by many people on a daily basis from various public places. It is important that they are not obstructed by new buildings and structures.

Objective	
VS-O1	Views of Mount Taranaki, the sea, Nga Motu/Sugar Loaf Islands and important landmarks from public places provide a strong sense of place and identity and are recognised and maintained.

Policies	
VS-P1	Identify important urban viewshafts to Mount Taranaki, the sea, Nga Motu/Sugar Loaf Islands and landmarks from public places which provide urban coherence and amenity values.
VS-P2	Identify important viewshafts that have cultural significance to tangata whenua including views to and from tongi (markers) and marae, and views to waterways and river mouths, Mount Taranaki and the sea.
VS-P3	Maintain viewshafts by controlling the height of buildings and structures within viewshafts.
VS-P4	Require that any activity which proposes to erect a building or structure which will impact on a viewshaft demonstrate that the building or structure is appropriate in the location having regard to: <ol style="list-style-type: none"> the particular elements of the view affected; the impact of the intrusion of the building or structure into the viewshaft and the ability to interpret the view; the reduction or loss of the amenity and cultural values; the viewshaft's sensitivity to change or capacity to accommodate change; and any opportunities to enhance the viewshaft.
VS-P5	Support enhancement planting on Council land that is located within viewshafts to improve the overall amenity of viewshafts.

Rule summary

Allow as a permitted or controlled activity

- Maximum height of buildings and structures within sections of identified viewshafts.

Entrance Corridors

The main roads leading to and from the urban areas of New Plymouth, Inglewood and Waitara and to and from the airport are important, frequently used corridors for the community and visitors to the district. It is considered desirable that they are more visually attractive and that they contribute to the district's sense of identity. When subdivision or land use activities trigger resource consent along these roads it important that careful consideration be given to their design and landscaping.

Objective	
EC-O1	The main roads leading to and from the urban areas of New Plymouth, Inglewood and Waitara and to and from the airport provide a welcoming, pleasant arrival experience.

Policies	
EC-P1	Identify entrance corridors that define the main entrances along state highways into the central city, town centres and to and from the airport.
EC-P2	Control the form, scale and location of buildings and structures, signs and other activities establishing on sites adjacent to entrance corridors.
EC-P3	Allow activities which maintain and enhance the visual amenity of entrance corridors as follows: <ul style="list-style-type: none"> a) planting and landscaping; and b) the erection or use of public art works on sites adjacent to entrance corridors that are particularly visible to entrance corridor users.
EC-P4	Require activities establishing on sites adjacent to entrance corridors to minimise adverse effects on the entrance corridor having regard to the effects of the activity, and: <ul style="list-style-type: none"> a) the form, scale and orientation of buildings and structures on the site; b) whether the buildings and structures complement and integrate with the surrounding topography and landscape; c) the placement of buildings and landscaping so as to enhance and maintain views, including those of the mountain, along entrance corridors; d) the extent to which planting and landscaping mitigates adverse effects on the visual amenity and the quality of the arrival experience along the entrance corridor; and/or e) the type, scale, location, design and direction of signage.
EC-P5	Support landowners of sites adjacent to entrance corridors with a low probability of redevelopment to carry out planting to ensure a cohesive planted edge by using one or more of the following methods: <ul style="list-style-type: none"> a) providing guidelines and technical advice for planting; maintenance and care of the land; and b) establishing covenants/agreements regarding planting.

Rule summary

Allow as a permitted or controlled activity

- The erection or use of public art works on-site.

Effects: control with performance standards

- Maximum building coverage and height.
- Maximum length of a building side on a site.
- Erection of buildings.
- Erection of signs.
- Landscaping of hard standing surfaces and parking.
- Planting and landscaping in accordance with a design guide.

Character Areas

Some areas of the district have unique characteristics that help to define them and create a sense of place. For example, houses may be built in a certain architectural style, allotments may be laid out in a particular pattern or distinctive trees may line the street. In order to ensure the character in certain areas is retained, it is necessary to manage the way in which development occurs.

Objective	
CA-O1	Neighbourhoods or areas in the district that have special characteristics and features are not compromised by incompatible built form.

Policies	
CA-P1	Identify character areas that have special streetscape qualities and settings, including built form and landscape features.
CA-P2	Allow activities that are located and designed in a manner that complement and respect the predominant special character of the area, including: <ul style="list-style-type: none"> a) the maintenance, restoration and enhancement of buildings and features which contribute to the special character of the area; b) residential flats that are a compact size and do not compromise the integrity of character areas located within the Residential Zone; c) the demolition of buildings and features that detract from the special character of the area; and d) the demolition or modification of parts of buildings which are not visible from public places, for instance the rear of buildings.
CA-P3	Manage activities that are potentially incompatible with the special character of the area, including: <ul style="list-style-type: none"> a) alterations, additions and modifications to the primary elevation of buildings; b) the erection of new buildings; and c) the removal or demolition (including the removal or demolition of architectural features) of the primary elevation of any building that defines, contributes or supports the special character of the area.
CA-P4	Avoid subdivision that: <ul style="list-style-type: none"> a) will result in allotment patterns and/or sizes that are inconsistent or incompatible with historical subdivision patterns and allotment sizes that contribute to the character of an area; and/or b) undermines the integrity of low density built form or predominant character of the area.
CA-P5	Require activities to retain or enhance the places, features, qualities and attributes that contribute to, support or define the special character of the area by: <ul style="list-style-type: none"> a) ensuring that the siting, design, scale and bulk of new built form is compatible and complementary to the area;

	<p>b) ensuring that alterations, additions and modifications to the primary elevations of a building are: sympathetically designed; minimise the loss of fabric; use surface finishes that are complementary with the age, detailing and original finish; and recovers or reveals character values of buildings and features;</p> <p>c) ensuring the placement of accessory buildings/structures and garages in front yards does not compromise the streetscape;</p> <p>d) retaining natural character, landscape settings and mature, visually prominent trees wherever possible;</p> <p>e) retaining hard landscaping features such as river stone walls, fences and paths wherever possible; and/or</p> <p>f) ensuring signs are of an appropriate type, scale, design, location and direction.</p>
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Rule summary (in addition to meeting the Residential Zone rules)

Allow as a permitted or controlled activity

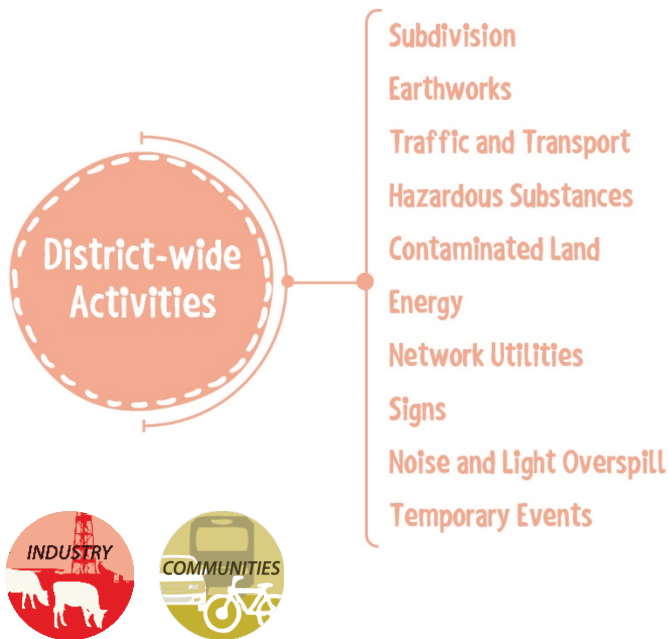
- Residential flat, e.g. granny flat.
- Alterations and additions to the rear of buildings.
- Demolition to the rear of buildings.
- Front yard fence height of 1m.

Manage as a restricted discretionary activity

- Alterations, additions and modifications to the primary elevation of buildings.
- Total or partial demolition of buildings or removal of architectural features on the primary elevation of buildings.
- Accessory buildings and structures (garages and car ports) in the front yard.

Other

- Introduction of a residential character area design guide to help assess developments that require resource consent.
- New definition for residential flat.
- New definition for primary elevation.



Subdivision

Subdivision can impact on the natural and physical environment and has a strong influence in shaping the urban form and fabric of communities. It is important to ensure that subdivision is well designed and connected, responds positively to the environment and adopts sustainable low impact design methods. In conjunction with this it is important to ensure appropriate and sufficient infrastructure is provided and areas of open space are provided as part of subdivision where there is demand.

Objective	
S-01	Subdivision results in the efficient use of land and achieves patterns of development that are compatible with the role, function and predominant character of each zone.
S-02	Subdivision is designed to minimise any adverse effects on the environment and occurs in a sequenced and coherent manner that: <ol style="list-style-type: none"> responds positively to the site's physical characteristics and constraints; provides connected transport networks that allow ease of movement within, to and from the subdivision for a variety of users; uses sustainable, low impact design methods and effectively manages stormwater; and maintains and enhances natural features and landforms, historic heritage and/or scheduled features.
S-03	Subdivision provides adequate and efficient infrastructure to service the needs of the development and the costs to do so are met by applicants.

Policies	
S-P1	<p>Avoid subdivision which:</p> <ul style="list-style-type: none"> a) creates new or exacerbates existing natural hazards including erosion, slippage, subsidence, falling debris or flooding; b) results in adverse effects on the stability of land and buildings; and c) does not provide adequate infrastructure for the activity that is proposed or for subsequent use of the land.
S-P2	<p>Ensure subdivision is appropriately located and designed to avoid, remedy or mitigate adverse effects and to provide for:</p> <ul style="list-style-type: none"> a) the role, function and predominant character of each zone by controlling allotment sizes and densities; b) the maintenance of amenity values; c) stable, flood free building platforms with appropriate setbacks from boundaries; d) efficient, connected and integrated infrastructure; e) effective on-site stormwater management that incorporates low impact design principles; f) integrated connections with existing roads, access links, public transport routes and open space networks; g) sufficient public open space that is within walkable distance from residential allotments; h) power and telecommunication services; i) incorporation of Te Aranga Principles where appropriate; j) opportunities for future building solar gain, reduced energy and water consumption, and the use of renewable energy technologies; and k) setbacks from scheduled features and/or integration of scheduled features into the overall development.

Rule summary

These objectives and policies do not have direct rules related to them but provide the basis for the underlying zones.

Earthworks

Earthworks are an integral part of development as they create the areas of level land used for living, business and recreation purposes and are often essential to the construction of foundations and buildings. However, earthworks can have adverse effects on the environment if not appropriately managed. The earthworks provisions have been developed to ensure earthworks are managed appropriately to avoid, remedy or mitigate potential adverse effects.

Objective	
EW-O1	Earthworks and associated retaining structures are designed and located to avoid or adequately remedy and mitigate adverse environmental effects.
Policies	
EW-P1	Avoid earthworks and associated retaining structures which: <ul style="list-style-type: none"> a) create new or exacerbate existing natural hazards, particularly flood events, or cause adverse impacts on natural coastal processes; b) result in adverse effects on the stability of land and buildings; c) result in adverse effects on historic heritage and scheduled features; and/or d) do not provide adequate setbacks for natural features or reflect natural landforms.
EW-P2	Ensure that the design of earthworks and associated retaining structures is coordinated with future land development and/or subdivision.
EW-P3	Ensure earthworks and associated retaining structures are appropriately located and designed to avoid, remedy or mitigate adverse effects by controlling: <ul style="list-style-type: none"> a) maximum quantities for excavation and filling to maintain the role, function and predominant character of each zone; b) the location and design of infrastructure; c) setbacks from scheduled features; and d) the movement of dust and sediment beyond the area of development, particularly to wetlands, lakes, waterbodies and the coastal environment.
EW-P4	Ensure that earthworks and any associated structures are designed to reflect natural landforms, and where appropriate, landscaped to reduce and soften their visual impact having regard to the character and visual amenity of the surrounding area.
EW-P5	Require that earthworks be of a type, scale and design that is appropriate for the location having regard to the effects of the activity, and: <ul style="list-style-type: none"> a) the impact on existing natural landforms and features; b) changes in natural landform that will lead to instability, erosion and scarring; c) impacts on natural drainage patterns and secondary flow paths; d) compatibility with the amenity and character of the surrounding area;

Policies	
	<ul style="list-style-type: none">e) whether the design and materials for retaining structures are compatible with the visual amenity and character of the local area; andf) minimisation of any adverse visual effects associated with any exposed cut faces or retaining structures, including with screening or landscaping and/or planting.

Rule summary

These objectives and policies do not have direct rules related to them but provide the basis for the underlying zones.

Traffic and Transport

It is essential that driveways, right of ways and vehicle access points are designed appropriately to ensure the safety and efficiency of the transport network. In areas other than the city centre and local centre zones, the provision of on-site parking is important to avoid congestion on the road and a reduction in road width and visibility. Currently, the district has high rates of private vehicle usage. Provisions are included in the District Plan to encourage alternative forms of travel such as walking and cycling.

The District Plan seeks to ensure that activities generate a type or level of traffic that is compatible with the roads they are located on. Ideally heavy vehicles and activities that generate large numbers of vehicles should use roads that can accommodate significant weights and frequencies. This should assist with ongoing road maintenance and ensure that such activities establish in areas that can absorb these traffic effects.

The transport network is a physical resource of strategic importance so it needs to be safeguarded from activities that can adversely affect its operation. It is preferable that activities that are sensitive to noise do not locate next to state highways and railway corridors. This is not always possible so setbacks may be required if measures are not taken to reduce the noise.

Objectives	
TT-O1	The transport network is safe and efficient and caters for a range of users and activities.
TT-O2	Activities generate a type or level of traffic that is compatible with the roads they are located on.
TT-O3	The transport network is protected from conflicting activities and reverse sensitivity effects.

Policies	
Safety and efficiency	
TT-P1	Ensure the safe and efficient operation of the transport network by: <ol style="list-style-type: none"> managing activities located along roads so that they do not compromise current and future functionality; minimising conflict between vehicles, pedestrians and cyclists; and managing adverse cumulative effects.
TT-P2	Recognise that construction activities generate temporary traffic effects and ensure those effects are appropriately managed having regard to: <ol style="list-style-type: none"> the types of vehicles serving the site, their intensity, the time of day/night the site is frequented and anticipated traffic generation; the duration of the traffic generation and the extent to which it creates adverse amenity effects and/or sleep disturbances for surrounding residential activities; the capacity of the site and adjoining roads to accommodate parking for workers associated with the construction work; and/or any adverse effects on the safety and efficiency of the transport network.

Policies	
TT-P3	<p>Require that activities provide for the safe and efficient movement of vehicles on-site, onto and along the transport network by requiring:</p> <ul style="list-style-type: none"> a) the provision of appropriately designed and/or located vehicle access points, on-site parking including bicycle parking, loading and standing space, driveways, manoeuvring space and queuing space to reduce disruption to traffic flow, driver distraction and road congestion; b) that the location, orientation, design and illumination of signs avoids road or footpath user obstruction, distraction or confusion; c) that motorist sightlines at railway level crossings are not restricted by the establishment or siting of vegetation, buildings or other structures; and/or d) the provision of stock truck effluent receiving facilities to avoid or minimise spillage onto roads which can cause slippery surfaces and accelerated decay of surfaces.
TT-P4	<p>Encourage buildings and new developments to:</p> <ul style="list-style-type: none"> a) provide free, secure and covered parking for bicycles and end-of-trip facilities such as secure lockers, showers and changing facilities; and b) allocate parking for mobility devices, scooters, motorcycles, hybrid vehicles and car share or car pool vehicles and to provide charging points for electric vehicles.
TT-P5	<p>Encourage large car parks to be designed to provide clearly marked, connected, convenient, safe, accessible pedestrian pathways, with provision for shelter where possible.</p>
Traffic generation	
TT-P6	<p>Manage the type and level of traffic using the transport network by:</p> <ul style="list-style-type: none"> a) minimising heavy vehicles on low traffic volume roads; b) ensuring high traffic generating activities are located appropriately and not on low traffic volume roads and that they do not compromise the safety and efficiency of the transport network; and/or c) allowing high traffic generating activities to locate on arterial and collector roads provided adverse traffic effects are appropriately avoided, remedied or mitigated.
TT-P7	<p>Ensure that heavy vehicles transporting freight with over dimension loads can pass safely along the heavy haul route by placing restrictions on how far signs can project over the road boundary.</p>
TT-P8	<p>Require that heavy service vehicles, extra heavy service vehicles, buses and/or high traffic generating activities proposing to use or locate on low volume traffic roads demonstrate how adverse effects on the transport network will be avoided, remedied or mitigated having regard to:</p> <ul style="list-style-type: none"> a) the road's capacity and the likely effect of the proposed use on the road and its users; b) effects on the amenity values and character of the road;

Policies	
	<ul style="list-style-type: none"> c) the effect on ongoing maintenance of the road and the need for road maintenance agreements; d) whether opportunities for alternative access and/or routes exist; e) traffic management and travel planning; f) whether it is appropriate to stage the activity and/or undertake improvements to the transport network; and g) cumulative effects.
Reverse sensitivity	
TT-P9	Require sensitive activities to be set back from state highways and railway corridors unless they incorporate acoustic insulation measures which minimise adverse noise and vibration effects on human health and well-being.

Rule summary

Manage as a discretionary activity in each zone

- Erection of structures within proximity to a railway level crossing sightline area.
- Subdivision: increase in allotments being accessed by a right of way.
- Sensitive activities locating in close proximity to state highways and railway corridors.

Effects: control with performance standards

- Erection of official signs, advertising signs, freestanding signs and footpath signs.
- Vehicle access points: design standards, minimum distance.
- Parking: number of spaces required and provision of for pedestrian movement within the car park.
- Loading and standing spaces: number of spaces required, design, construction.
- Driveways: design, construction.
- On-site manoeuvring space: provision of, design.
- On-site queuing space: provision of, design.
- Landscaping of car parks.
- Traffic generation.
- Generation of stock truck effluent.

Hazardous Substances

A hazardous substance is any substance that is explosive, flammable, oxidising, corrosive or toxic to human health or the environment, or any substance which will exhibit these properties on contact with air or water.

The storage and use of hazardous substances are potential threats to the health and safety of the district's people and natural environment, and pose a potential risk to the economic well-being of the district's people and businesses. Hazardous substances encompass those identified in the Hazardous Substances and New Organisms Act 1996 (HSNO) and may include substances such as industrial, agricultural, horticultural and household chemicals, medical wastes, petroleum products including LPG and lubricating oils, and radioactive substances. Given the potential risk to the health and safety of people, they must be managed to ensure they are stored and used in a safe and secure manner.

HSNO provides the general framework for controlling and managing the use and storage of hazardous substances but the following matters fall within the scope of the RMA:

- effects on sensitive activities, the coast, historic heritage and scheduled features;
- address reverse sensitivity issues;
- the risk to public safety, e.g. risks to the general public beyond a site boundary and from natural hazards that could affect hazardous facilities; and
- to manage cumulative effects of multiple facilities.

Objectives	
HS-O1	The benefits associated with activities involving the use, storage, disposal and transportation of hazardous substances are recognised while ensuring that risks to the environment and human health are minimised to acceptable levels.
HS-O2	Existing hazardous substance activities are not compromised by reverse sensitivity effects and/or insufficiently setback sensitive activities.

Policies	
HS-P1	Ensure hazardous substance activities have adequate separation from: <ol style="list-style-type: none"> sensitive activities, the coast, historic heritage and scheduled features; and waterbodies and sources of potable water.
HS-P2	Require that new hazardous substance activities demonstrate the activity is located appropriately having regard to the effects of the activity, the risks to the health and safety of the community, and: <ol style="list-style-type: none"> the type, scale, duration, intensity or frequency of the activity's effects; the design and site layout of the activity and its ability to internalise effects; effective management and disposal of wastes containing hazardous substances; any potential adverse cumulative or synergistic effects; and avoidance of risks associated with natural hazards.

Policies	
HS-P3	Require new sensitive activities to be appropriately setback from existing hazardous substance activities to ensure conflict between activities and adverse reserves sensitivity effects are minimised.
HS-P4	Ensure efficient processes by avoiding duplication with other statutory processes for hazardous substance activities.

Rule summary

District-wide rules apply regarding setbacks between hazardous substance activities and sensitive activities, the coast, historic heritage and scheduled features.

Contaminated Land

Land can become contaminated when hazardous substances are not used, stored or disposed of in a safe way. People can be exposed to contaminated land by direct contact with contaminated soil, swallowing food or water from contaminated environments and breathing vapours or contaminated dust. As well as endangering health, these substances can limit the use of land, cause corrosion that may threaten building structures and reduce land value. Contaminated land is commonly associated with past activities such as the manufacture and use of pesticides, timber treatment and sheep dipping. It is important that sites in the district identified as being potentially contaminated are investigated further so people are not exposed to contaminants that may affect their health.

Objective	
CL-O1	The risks to human health from contaminated land are avoided, remedied or mitigated.

Policies	
CL-P1	Identify sites that are known to contain contaminated soil as a result of historical land uses and activities.
CL-P2	Ensure that contaminated land or potentially contaminated land is suitable for human use by requiring investigation, remediation or management where necessary at the time of land use change, subdivision or re-development so as to minimise the risk of any contamination.

Rule summary

No rules apply as resource consent is triggered through the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Energy

Non-renewable and renewable energy sources can be used to produce fuel and generate electricity. This district contributes significantly to the nation's economy through the extraction of non-renewable energy sources such as oil and gas. The use and development of renewable energy also provides benefits to the district and can deliver clean, secure, affordable energy.

The types of renewable energy sources relevant to this district are solar, biomass, tidal, wave and ocean current, hydro and wind. It is important to recognise the benefits that energy related activities provide our communities while ensuring that their adverse effects are avoided, remedied or mitigated.

Objectives	
E-O1	The significant local, regional and national benefits of the use and development of renewable or non-renewable energy resources are recognised and provided for.
E-O2	Energy activities are appropriately designed and located to minimise adverse effects on communities and the environment, including adverse cumulative effects from concurrent and consecutive energy activities.

Policies	
Oil and gas energy activities	
E-P1	Allow prospecting activities to occur provided the activities are appropriately setback from sensitive activities, the coast, historic heritage and scheduled features.
E-P2	Require exploration and production activities to demonstrate they are located appropriately having regard to the effects of the activity and: <ol style="list-style-type: none"> a) the location, design and site layout of the activity and its ability to internalise effects and/or minimise any effects external to the site; b) the scale, intensity, duration or frequency of the activity's effects; c) adverse traffic generation, light overspill, and noise effects; d) minimisation of long-term visual effects through site selection, screening and landscaping; e) adequate separation from sensitive activities and features to ensure conflict between activities and adverse reverse sensitivity effects are minimised; f) appropriate use of the transport network and minimisation of heavy vehicles and high traffic volumes on local roads; and g) proximity to other noise and high traffic generation activities.
E-P3	Require exploration and production activities to minimise adverse cumulative effects associated with concurrent and consecutive oil and gas activities by: <ol style="list-style-type: none"> a) ensuring adequate setbacks from existing well sites to minimise compounding noise effects; b) requiring traffic management and travel plans that are regularly reviewed;

Policies	
	<ul style="list-style-type: none"> c) having regard to the duration of the activity, its hours of operation and the likely short-term and long-term effects on surrounding sensitive activities; d) seeking that adaptive management practices and industry best practices are adopted where possible to ensure efficient use of land and to reduce noise and traffic effects; and e) encouraging active engagement with surrounding communities to ensure the extent of cumulative effects are properly identified and options to avoid, remedy or mitigate those effects are identified.
E-P4	Require that above ground oil and gas activities are remediated once decommissioned or abandoned.
E-P5	Require new sensitive activities to be appropriately setback from existing exploration and production activities to ensure conflict between activities are minimised.
E-P6	<p>Only allow oil and gas activities that generate unavoidable adverse effects because of natural resource based locational constraints where:</p> <ul style="list-style-type: none"> a) there are no practicable alternatives to access the resource from a different location which would result in effects that could be avoided, remedied or mitigated; b) the adverse effects will be minimised to the greatest extent practicable, c) industry best practice and best practicable options are adopted; d) there is economic and social benefit to the community; and e) appropriate remediation and environmental offsets are provided.
E-P7	Avoid locating oil and gas energy activities within or in proximity to the coastal overlay area, historic heritage and scheduled features.
Renewable electricity generation activities	
E-P8	Allow activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators.
E-P9	Allow the ongoing operation, maintenance and upgrading of existing renewable electricity generation activities where the effects of these works are of the same or similar scale, intensity and character as the existing activity.
E-P10	Allow small-scale or community-scale renewable electricity generation activities while avoiding, remedying and mitigating their adverse effects on the environment.
E-P11	Control the location, size and height of structures, setbacks from sensitive activities, and storage of hazardous substances associated with renewable electricity generation activities.
E-P12	Require renewable electricity generation activities to demonstrate they are located appropriately to optimise the energy resource having regard to the effects of the activity, and:

Policies	
	<ul style="list-style-type: none"> a) any locational, logistical or technical constraints to developing, upgrading, operating or maintaining the activity; b) the location of existing structures and infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities, and connections to distribution networks; c) the scale, intensity, duration or frequency of the activity's effects; d) the design and site layout of the activity and its ability to internalise effects; e) earthworks and construction effects; f) adverse amenity, visual, traffic generation, safety, light overspill, shadow and noise effects; g) adequate separation from sensitive activities and features to ensure conflict between activities and adverse reserves sensitivity effects are minimised; and h) use of adaptive management measures.
E-P13	Require activities to avoid reverse sensitivity effects on consented and on existing renewable electricity generation activities to the extent reasonably practicable.

Rule summary

Allow as a permitted or controlled activity

- Prospecting.

Manage as a discretionary activity

- Exploration and production.
- Sensitive activities that are not set back from energy activities.

Control as a non-complying activity

- Oil and gas activities that are not setback from sensitive activities, the coast, historic heritage and scheduled features.

Network Utilities

Network utilities are physical resources which provide water and electricity, telecommunications, radio communications, roads, railway lines, sewage reticulation, waste disposal and other similar services. These utilities enable communities to undertake everyday activities and functions, and allow people to provide for their social, cultural and economic well-being, health and safety. They are critical to the efficient and ongoing functioning of the district and therefore have wide ranging benefits. Utilities provide a service to the public and are typically provided by a network utility operator.

The establishment, operation, maintenance and upgrading of utilities is recognised because they provide essential services to the community, they often have a high capital cost to establish and they have a long life expectancy. Some utilities have specific locational needs that need to be accommodated. The co-location of utilities may achieve efficiency in design and operation, reduce capital investment costs and minimise amenity and environmental effects. The ability to co-locate compatible uses should be considered for all utility proposals.

While it is recognised utilities can have national, regional and local benefits, they can also have adverse effects on surrounding land uses and the environment and these need to be managed.

Objectives	
NU-O1	Network utilities are able to operate efficiently and effectively, and the benefits they provide to the community are recognised.
NU-O2	Network utilities service the needs of existing and planned activities and enable the growth and development of the district.
NU-O3	Network utilities are appropriately designed and located to minimise adverse effects on communities.
NU-O4	Network utilities are not compromised by incompatible activities or adverse reverse sensitivity effects.

Policies	
NU-P1	Identify and provide for: a) designations; b) local distribution networks; and c) national grid yards and national grid subdivision corridors.
NU-P2	Allow the operation, upgrading, maintenance and replacement of existing network utilities.
NU-P3	Manage the establishment of new network utilities which provide positive social, economic and environmental benefits to the community.
NU-P4	Avoid network utilities within the coastal overlay area and in proximity to historic heritage and scheduled features unless it can be demonstrated that: a) the utility is subject to a significant functional constraint; b) there is no feasible practicable alternative route; and

Policies	
	c) the adverse effects are outweighed by the overall benefits of the proposal.
NU-P5	Avoid sensitive activities locating in areas which would restrict the operational requirements of network utilities.
NU-P6	Require that network utilities be located appropriately having regard to the effects of the activity, and: <ul style="list-style-type: none"> a) the bulk, height, location and design of any associated buildings or structures; b) the extent of earthworks and remediation; c) the ability to co-locate services; and d) any adverse effects on outstanding natural landscapes, regionally significant landscapes, coastal overlay area, scheduled trees or historic heritage, or areas with significant cultural and recreational value.
NU-P7	Require that the adverse visual amenity effects of network utilities are minimised by: <ul style="list-style-type: none"> a) co-location or multiple use of network utilities where this is efficient and practicable; b) removing redundant network utilities; c) using landscaping and/or recessive colours and finishes; d) encouraging innovative design to integrate utilities within the site, existing built form and/or landform and to maintain the character and amenity of the surrounding area; and/or e) requiring the undergrounding of services in new areas of development where technically feasible.
NU-P8	Manage any adverse effects of activities on the national grid, including substations, by ensuring that: <ul style="list-style-type: none"> a) activities are set back from the national grid; b) sensitive activities and large-scale structures are restricted from establishing within the national grid yards and are appropriately managed around substations; c) subdivision is managed within the national grid subdivision corridors to avoid subsequent land use activities from restricting the operation, maintenance, upgrading and development of the national grid; and d) changes to existing activities within a national grid yard and around national grid substations do not further restrict the operation, maintenance, upgrading and development of the national grid.
NU-P9	Ensure that activities and subdivision provide for the coordinated establishment, use, upgrading and maintenance of network utilities.

Rule summary

Allow as a permitted or controlled activity

- The operation, upgrading, maintenance and replacement of existing network utilities.

Effects: control with performance standards

- Activities in airport flight path surface.
- Erection of buildings and use of buildings for noise sensitive activities within the air noise control boundaries.
- Noise generated by aircraft operations at New Plymouth Airport.
- Erection of a communication facility; pipelines for the distribution or transmission of natural or manufactured gas, petroleum or geothermal energy; or of transformers, lines and necessary associated equipment for conveying electricity on or within a fault line.
- Minimum setback between activities and high voltage transmission lines.

Signs

Signs provide community, consumer and destination information and safety messages and controls. While signs are necessary, their scale, number, illumination, motion and placement are matters that need to be managed to ensure they are compatible with the local and wider environment in amenity, character and safety terms.

In the rural and open space zones signs can adversely affect the open, spacious character of these environments, whilst in the residential zones, residential character can be adversely impacted by overtly commercial, large or numerous signs.

In the commercially focused zones, e.g. city centre and local centre zones, and industrial zones, signs are more likely to be compatible with the activities occurring in these zones and contribute to vibrancy. However, competition for market prominence means advertising signs need to be controlled in terms of their size and location to manage effects on safety and amenity values and prevent the proliferation that would otherwise occur.

Public safety is important. Illuminated, animated and flashing signs are controlled to avoid conflict with traffic safety. Exposure to high volumes of passing traffic creates pressures to erect signs (especially third party signs) on highly visible sites, particularly those adjoining busy traffic routes such as state highways and other high traffic roads. Given this, the size, location and number of signs is limited to prevent visual clutter, preserve visual amenity and to avoid distractions to drivers.

Note: official signs are not intended to be controlled by the provisions of the District Plan. Signs on road reserve are managed by the roading or territorial authority.

Objectives	
SI-O1	Signs are designed to be compatible with the role, function and predominant character of each zone.
SI-O2	Signs do not compromise visual amenity values, scheduled features and/or the safe and efficient operation of the transport network.

Policies	
SI-P1	<p>Allow signs which are compatible with the role, function and character of the zone they are located in, including:</p> <ul style="list-style-type: none"> a) temporary signs; b) traffic control devices, directional and safety signs; c) interpretative signs to enhance the identification and understanding of natural, heritage and recreational values of public open spaces; and d) third party advertising in the city centre and local centre zones.

Policies	
SI-P2	<p>Manage signs that are potentially incompatible with the role, function and predominant character of the zone in which they are located, including:</p> <ul style="list-style-type: none"> a) large-scale signs; b) signs located on scheduled features or adjacent to entrance corridors; and c) third party advertising in all zones (except for the city centre and local centre zones) and on stage highways and arterial routes.
SI-P3	<p>Maintain the role, function and predominant character of the zone in which signs are located by controlling:</p> <ul style="list-style-type: none"> a) the type, design, location and direction of signs; b) sign size and lettering size; c) illumination; d) projection of signs over road boundaries; and e) height of freestanding signs.
SI-P4	<p>Require that signs be located appropriately and maintain character and visual amenity values by:</p> <ul style="list-style-type: none"> a) ensuring the type, scale, design, location and direction of signs does not compromise the character and amenity of the area; b) ensuring signs do not detract from the appearance of buildings or cover important architectural features on buildings; c) minimising the cumulative and visual effects caused by sign proliferation; d) confining third-party advertising to appropriate locations; and e) ensuring illuminated, flashing or reflective signs do not adversely affect amenity values, particularly at night-time.
SI-P5	<p>Ensure that signs do not compromise the safe and unobstructed use of any road by:</p> <ul style="list-style-type: none"> a) ensuring the type, scale, design, location and direction of signs are appropriate having regard to the road type, speed environment and traffic volumes on the road; a) ensuring signs do not cause distraction or confusion for motorists; b) controlling sign proliferation, variable image signs, illumination, light overspill, flashing or reflection to reduce visual clutter and viewer confusion; c) confining third-party advertising to appropriate locations; and d) minimising any obstruction caused by signs projecting over the road boundary.
SI-P6	<p>Encourage creativity and innovation in sign design, location and placement in the city centre and local centre zones to enhance vibrancy.</p>

Rule Summary

Allow as a permitted or controlled activity

- Temporary signs.
- Traffic control devices, directional and site safety signs.
- Third party advertising in the city centre and local centre zones.
- Interpretative signage.

Control with performance standards

- Number, type, size, location, direction and appearance of signs (tailored for each zone).
- Erection of signs where clearly visible from a road.
- Illumination.
- Projection of signs over road boundaries.
- Height of freestanding signs.

Manage as a discretionary activity

- Large-scale signs.
- Signs on entrance corridors and scheduled features.
- Third party advertising in all zones (except for the City Centre Zone) and on state highways and arterial routes.

Temporary Events

Some activities in the district are short-term in duration. Generally these are events that are held outdoors for no longer than three days and are musical, cultural, theatrical, recreational or sporting in nature. Often these events do not comply with the standards in the District Plan, e.g. they may generate noise or traffic movements that exceed normal levels. However, any inconvenience or nuisance that may arise from these events tends to be well tolerated by the community and the majority of neighbouring property owners and occupiers because they are short-term and they contribute to the social, economic and cultural well-being of the community.

The District Plan seeks to manage the adverse environmental effects in line with community expectations while ensuring that such events are able to be efficiently and effectively administered through the resource consent process. Where an event will not meet the permitted standards in the District Plan, event organisers are required to lodge a detailed resource consent application form to ensure their events are well planned and self-managed. The form has regard to all the likely adverse on-site and off-site effects associated with the full range of the Council's regulatory health and safety obligations, including noise and traffic management, consumption of liquor, food hygiene and the provision of toilets. A good behaviour bond encourages event organisers to manage the adverse effects they have outlined.

Objectives	
TE-O1	Temporary events enhance and contribute to community connectedness, a vibrant district and the social, environmental, economic and cultural well-being of communities.
TE-O2	Temporary events are planned, located and managed to minimise on-site and off-site adverse effects.

Policies	
TE-P1	Allow temporary events provided their effects are appropriately managed.
TE-P2	Maintain the role, function and predominant character of the zones by controlling the effects of temporary events including: <ol style="list-style-type: none"> a) the number of events that can occur on any one site in a calendar year; b) the duration of the event and hours of operation; c) the traffic effects by requiring a traffic management plan to ensure traffic generation, parking and signage effects are minimised; d) noise and light overspill on surrounding properties; e) the location and construction of structures and buildings; f) how the event will be serviced, e.g. toilets, first aid, potable water supply, fire safety and emergency egress, waste disposal, consumption of liquor and food hygiene; and g) provision of information about the event to adjoining and nearby neighbours.

Policies

TE-P3

Require temporary events that exceed the permitted noise levels in the relevant zone to demonstrate the event's noise effects are appropriate having regard to:

- a) the existing ambient noise levels;
- b) the length of time that permitted noise levels will be exceeded (particularly at night);
- c) the maximum level of noise likely to be generated, its nature, character and frequency, and the disturbance this may cause to people in the vicinity;
- d) the extent to which the noise effects can be appropriately mitigated;
- e) the positive effects associated with the event; and
- f) the potential adverse effects on the amenity, health and safety of surrounding environment, including cumulative effects.

Rule Summary

Allow as a controlled activity

- Temporary events that comply with the permitted noise standards in the zone.

Manage as a discretionary activity

- Temporary events that exceed the permitted noise standards in the zone.

Noise and Light Overspill

The generation of noise and light emissions are often an intrinsic part of the operation and function of the diverse range of activities and industries that operate in the district. It is important that these activities can generate a level of noise and light which is appropriate for their day to day operation.

However, noise and light are environmental effects that have the potential to cause annoyance and affect health, e.g. sleep disturbance. Noise is often identified as a nuisance and is a frequent cause of complaints, often related to reverse sensitivity. The nature and level of annoyance can depend on the frequency, intensity, duration, offensiveness and location and distance between the noise source and receiver. The characteristics of an individual and their expectations are another factor in determining the level of annoyance. The background noise level in different environments (rural, residential, business and industrial areas) influences the level of acceptability or annoyance to noise and these vary throughout the district.

Objectives	
NLO-O1	Activities generate noise and light overspill effects that are compatible with the role, function and predominant character of each zone.
NLO-O2	Activities do not generate noise and light overspill effects which compromise amenity values or adversely affect sensitive activities.
NLO-O3	New activities that are sensitive to noise and light overspill are designed and/or located to minimise conflict and reverse sensitivity effects.

Policies	
NLO-P1	Maintain the predominant character and amenity of each zone by controlling the level of noise and light overspill that is permitted in each zone.
NLO-P2	Ensure any effects generated by an activity are of a type, scale and level that are appropriate for the activity's location having regard to: <ol style="list-style-type: none"> a) the frequency, intensity, duration and offensiveness of the effect being generated; b) whether the level of effects are compatible with the character and amenity of the location and adjacent activities; c) internalisation of effects to the extent practicable and minimisation of conflict at site boundaries; d) any impact on the health and well-being of the surrounding community, including sleep disturbance; e) the adoption/implementation of best practicable options to minimise the adverse effects; and f) the ability to avoid conflict with existing sensitive activities.
NLO-P3	Require noise sensitive activities proposing to locate in close proximity to the Major Facility Zone and/or industrial zones to be designed, constructed and operated in a way which will ensure adverse noise and health and safety effects are minimised having regard to:

	<p>a) the primary purpose and the anticipated frequency of use of the noise sensitive building;</p> <p>b) the location of noise sensitive buildings in relation to a major facility activity or industrial activity and the level of noise that will be received within any noise sensitive building;</p> <p>c) the ability to design and construct noise sensitive buildings with sound insulation and/or other mitigation measures to ensure the level of noise received within the building is minimised, particularly at night to minimise sleep disturbance; and</p> <p>d) the likelihood of unreasonable and/or objectionable noise being received in any areas of private outdoor space and the ability to mitigate this effect with screening, separation or topography.</p>
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Rule summary

Allow as a permitted or controlled activity

- Noise and light overspill that complies with specified standards in each zone.

Manage as a discretionary activity

- Noise and light overspill that does not comply with specified standards in each zone.

Zone Provisions

Mana ā Rohe

Centres and Commercial Zones

- City Centre Zone
- Local Centre Zone
- Commercial Service Zone
- Large Format Retail Zone

Industrial Zones

- Light Industry Zone
- Heavy Industry Zone

Living Zones

- Residential Zone
- Medium Density Residential Zone

Open Space Zones

- Sport and Recreation Zone
- Neighbourhood Zone
- Natural Open Space Zone

Māori Purpose Zone

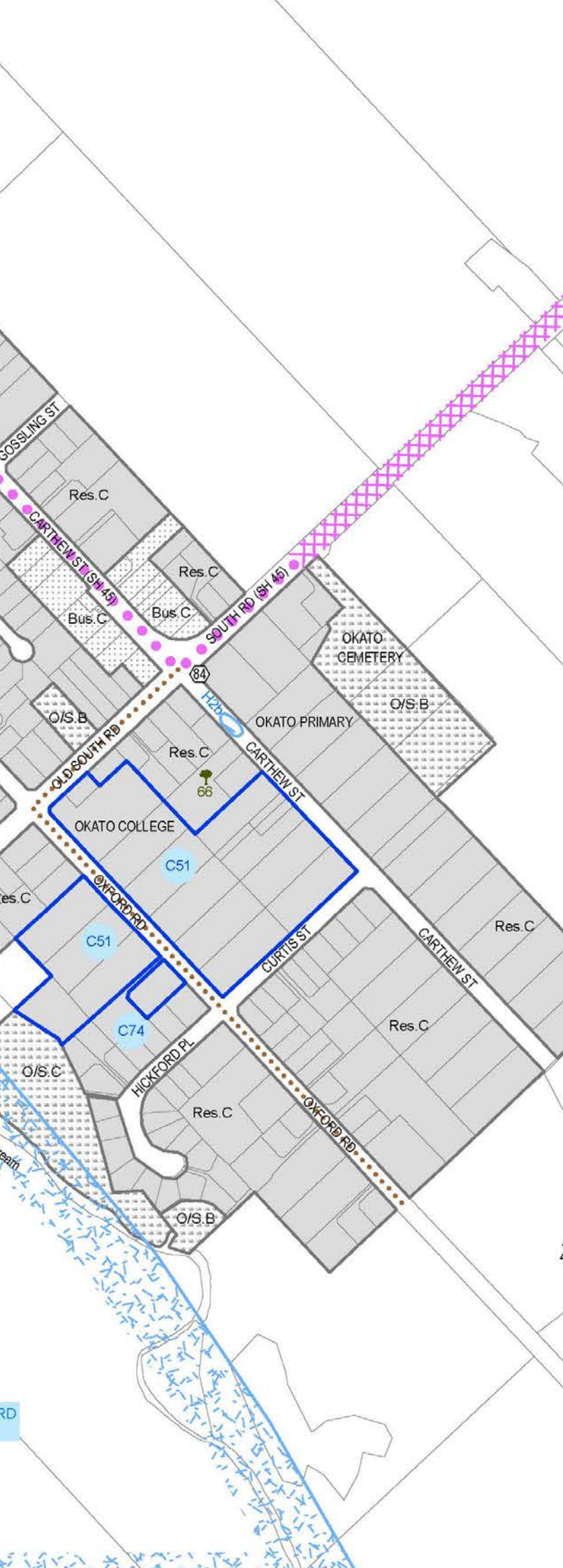
- Marae and papakainga housing

Rural Zones

- Rural Production Zone
- Rural Lifestyle Zone

Major Facility Zone

- Facilities that are nationally or regionally significant





1.1 City Centre Zone

The New Plymouth central city is the principal centre and sits at the top of the district's centres hierarchy. There are two defined areas within the City Centre Zone: inner area and outer area. Appendix two shows a map of the draft central city zone boundaries.

City Centre Zone: Inner Area

The inner area is located in the heart of the central city. It is a vibrant place with a wide range of activities serving the district and the Taranaki region. This area contains many tourist attractions, landmarks and historic features and is supported by a strong hospitality and entertainment sector. It is adjacent to the well-utilised Coastal Walkway.

The primary emphasis is on the provision of boutique/small-scale retail activities at ground level with complementary retail chains. The inner area is pedestrian-focused with most buildings having verandahs and retail display windows. Buildings are generally four to five storeys high with active frontages and have a mix of uses, such as shops or restaurants on the ground floor and offices and residences on the upper floors. Generally buildings are located up to the street and there is no parking provided on the site.

Residential living on upper floors within the inner area is encouraged to help accommodate the district's predicted population growth. Activities that are potentially in conflict with each other will be managed to ensure the amenity of this area is maintained.

Ideally, high-quality urban design will be provided by both the private and public sector in terms of building appearance, well maintained and connected footpaths, and public and open spaces.

City Centre Zone: Outer Area

The outer area is located on the western and eastern sides of the inner area. It currently contains some sites that are not being used as intensively as they could be. This area provides an opportunity for positive rejuvenation and change.

It is envisaged that various types of sustainably designed medium density residential housing will become the major feature. This may result in buildings with three or four storeys. The provision of residential living in the inner area and the outer area will help to accommodate the district's anticipated population growth and provide people with housing options that are alternatives to the traditional three bedroom suburban house.

A mix of activities is encouraged. Retail activities could range from local shops through to complementary retail chains. Business service activities could range from small-scale innovative start-up businesses that bring a distinctive, creative edge through to large corporate organisations.

There is no defined pedestrian frontage requirement in the outer area meaning there is more flexibility in terms of building design compared to the inner area. However, it is important that building design is of a high quality to encourage people to live in this area. Currently this area is characterised by large blocks and large lots so there will be a focus on ensuring there are adequate pedestrian connections.

The outer area will support the inner area by providing a focus for living that enables residents to easily walk and cycle into the heart of the central city for shopping, work, entertainment and community activities.

Transformation of the outer area will happen over time. In the meantime existing uses can continue.

Objectives	
CCZ-O1	The city centre is compact and is the principal centre in the district and the Taranaki region.
CCZ-O2	The city centre is a vibrant and dynamic place that supports a wide range of activities.
CCZ-O3	There is an increase in the number of people living in the city centre.
CCZ-O4	The buildings in the city centre are well designed and contribute positively to the streetscape.
CCZ-O5	The city centre is an attractive and safe environment for people to work, live and visit.
CCZ-O6	The city centre's historic and cultural heritage is maintained and enhanced and contributes to a unique sense of place.

Policies	
Activities	
CCZ-P1	Allow activities that are compatible with the role, function and predominant character of the City Centre Zone, including: <ul style="list-style-type: none"> a) business and retail activities; b) living activities; c) sport and recreation activities; d) visitor accommodation; e) education activities; and f) community activities.

Policies	
CCZ-P2	Manage commercial service activities that are potentially incompatible with the role, function and predominant character of the City Centre Zone.
CCZ-P3	Avoid activities that are incompatible with the role, function and predominant character of the City Centre Zone, including: <ul style="list-style-type: none"> a) industrial activities; b) hazardous facilities; and c) rural and rural industry activities.
CCZ-P4	Enable living activities in buildings of a quality and design that: <ul style="list-style-type: none"> a) incorporate adequate sound attenuation to ensure noise levels within the building is reduced to appropriate levels; b) provide a reasonable level of daylight/sunlight access and privacy; and c) provide adequate storage space and utility and/or refuse areas.
CCZ-P5	Only allow activities that are potentially incompatible with the role, function and predominant character of the City Centre Zone if they are located appropriately having regard to the effects of the activity and: <ul style="list-style-type: none"> a) the purpose of the activity and whether it undermines the city centre; b) the scale and design of the activity and its compatibility with the character and amenity of the surrounding area; and c) the ability to provide adequate infrastructure to service the activity's needs.
CCZ-P6	Ensure incompatible activities do not locate in the City Centre Zone where the activity will: <ul style="list-style-type: none"> a) undermine the role, function and predominant character of the zone; b) constrain the establishment and use of land for activities that are permitted in the City Centre Zone; and/or c) result in adverse reverse sensitivity effects and/or lead to conflict.
Effects	
CCZ-P7	Maintain the role, function and predominant character of the inner area by controlling the effects of: <ul style="list-style-type: none"> a) inactive frontages; and b) total or partial demolition of buildings.
CCZ-P8	Maintain the role, function and predominant character of the inner area and outer area by controlling the effects of: <ul style="list-style-type: none"> a) the erection of new buildings; b) major construction, alterations and additions to the exteriors of buildings; c) building/structure height; d) noise and light; and e) signage.

Policies	
CCZ-P9	<p>Require activities in the inner area to maintain an attractive and active frontage and to contribute to a vibrant retail area by:</p> <ul style="list-style-type: none"> a) ensuring pedestrians can move safely and efficiently along the street and within public places; b) providing a verandah and/or other forms of shelter for pedestrians; c) providing adequate clear glazing so that goods and services are visible to create engaging, retail focused spaces; d) having an interesting and engaging frontage with variations in form, materials and colour; and e) not compromising historic heritage.
CCZ-P10	<p>Ensure that the total or partial demolition of buildings in the inner area do not result in vacant land and/or inactive frontages, unless:</p> <ul style="list-style-type: none"> a) the demolition is necessary to prevent serious threat to property, people or services; and b) streetscape amenity will be maintained by providing opportunities for social interaction and/or vegetation and landscaping on the land until a replacement building is constructed.
CCZ-P11	<p>Require new buildings and/or major additions and alterations to the exterior of existing buildings to be compatible with the character and amenity of the relevant area by:</p> <ul style="list-style-type: none"> a) providing for retail activities on the ground floor and mixed uses on the upper floors in the inner area; b) ensuring an attractive and active frontage with variations in form, materials and colour; c) providing clearly visible and accessible entranceways and connections to pedestrian networks, including safe and practicable access for people with limited mobility; d) incorporating Crime Prevention Through Environmental Design (CPTED) principles, including the use of lighting to improve safety and to contribute to public amenity; e) ensuring utilities and service areas are not visible from public areas and are screened or incorporated into the overall building form; f) using sustainable design methods, where possible, to minimise the use of energy and water resources and to create healthy living and working environments; g) incorporating Te Aranga Principles where appropriate; h) where the building adjoins a public place, ensuring the building: <ul style="list-style-type: none"> i) maximises opportunities for the public to use and access that place; ii) maintains and enhances the central city's historic and cultural heritage; iii) contributes to the central city's identity, including through the incorporation of art works and/or unique and recognisable features; and

Policies	
	<ul style="list-style-type: none"> iv) minimises any adverse shading effects on the public place; and i) where the building adjoins and/or extends over the Huatoki Stream, minimising its impact on the openness, historical and cultural values of the stream.
CCZ-P12	<p>Require buildings proposing to exceed permitted height limits to ensure the building and/or the effects of the additional height are appropriate having regard to:</p> <ul style="list-style-type: none"> a) the prominence of the site's location, the extent of the building's visibility to the public and its compatibility with the character and amenity of the area; b) the overall form, composition and design of the building and the ability to minimise visual effects by breaking up dominant and/or monotonous facades; c) the proximity of the building to the coastal environment and its impact on any coastal values present; d) the site's size, topography and the orientation of the building on the site and whether the building will result in adverse shading effects; and e) where the building is located on an identified corner site, whether the building acts as a visual landmark and adds interest to, and enhances, the overall streetscape.
CCZ-P13	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate for the City Centre Zone and that will maintain central city amenity by:</p> <ul style="list-style-type: none"> a) ensuring adequate access to daylight; b) managing noise and light emissions to an acceptable, reasonable level; and c) controlling the size, design and type of signage.
Subdivision	
CCZ-P14	<p>Ensure subdivision results in the efficient use of land and is compatible with the role, function and predominant character of the City Centre Zone, and achieves:</p> <ul style="list-style-type: none"> a) patterns of development that are typical of the city centre; and b) minimises a proliferation of vehicle crossings that could affect the ability of pedestrians to move safely and efficiently along the street and within public places and/or reduces the presence of retail activity at the ground floor; c) opportunities for increased connectivity which allows for ease of movement within the city centre.

Rule summary

Activities

Allow as a permitted or controlled activity

- Business and retail activities.
- Living activities.
- Residential activities at street interface (outer area only).
- Visitor accommodation.
- Sport and recreation activities.
- Education activities.
- Community activities.

Manage as a discretionary activity

- Commercial service activities.
- Residential activities at street interface (inner area only).

Control as a non-complying activity

- Industrial activities.
- Hazardous facilities.
- Rural and rural industry activities.

Effects: control with performance standards

- Defined pedestrian frontage (verandah and glazing) (inner area only).
- Total or partial demolition of buildings (inner area only).
- Erection of buildings on sites adjacent to Huatoki Stream (inner area only).
- The erection of new buildings.
- Major construction, alterations and additions to the exteriors of buildings.
- Maximum height.
- Daylighting requirement from the road boundary with Devon Street for sites adjoining Devon Street.
- Maximum noise levels.
- Maximum level of light overspill.
- Signs.

1.2 Local Centre Zone

This zone assists to maintain the district's centres hierarchy and covers all centres in the district other than the New Plymouth city centre, including the following:

- towns, e.g. Inglewood and Waitara;
- suburban shopping centres, e.g. Moturoa, Fitzroy and Bell Block, and sites that have transitioned over time from industrial to business uses, e.g. Spotswood Countdown and Vogeltown Countdown; and
- neighbourhood shops and rural service centres, e.g. Mill Road shops, Coronation Avenue shops, Okato and Urenui.

Most local centres in the district are pedestrian orientated. Generally, premises are located up to the street and there is no parking provided on the site. Parking is usually available on the street and some centres have designated parking areas. Buildings tend to be one or two storeys high with verandahs and retail display windows.

Inglewood and Waitara are the largest local centres in the district each containing 30 to 40 shops, including supermarkets (or superettes), banks and general retail. Smaller local centres can, in some cases, only contain a handful of shops which tend to be convenience-based such as dairies and takeaway shops serving the local neighbourhood.

Residential living currently occurs in some centres. These are likely to be shop owners living at the rear of their businesses. Opportunities exist within some centres for residential intensification to accommodate some of the district's projected population growth. This is likely to be provided above the ground floor to promote mixed use outcomes. This may result in some buildings with two or three storeys.

Because the specific character of individual centres differ, it might not be appropriate for some activities to establish in some centres. Particular consideration will be given to the scale of any proposed activities and whether they are compatible with the existing character and local amenity values. For example, large-scale activities are more likely to be appropriate in Inglewood and Waitara, whereas small-scale activities are more likely to be appropriate in those neighbourhood centres immediately surrounded by residential living. It is important to manage the interface where the Local Centre Zone adjoins the Residential Zone or the Medium Density Residential Zone.

Objectives	
LCZ-01	A variety of activities provide for local retail/convenience needs in the district's centres.
LCZ-02	Local centres are attractive and safe environments for people to work, live and visit with a unique sense of place.
LCZ-03	Buildings in local centres contribute positively to vibrant retail areas and streetscape amenity.
LCZ-04	The role, function and predominant characteristics of local centres are not compromised by activities of an incompatible scale.
LCZ-05	The adverse environmental effects generated by activities are managed, particularly at residential zone interfaces.

Policies	
Activities	
LCZ-P1	<p>Allow activities that are compatible with the role, function and predominant character of the Local Centre Zone, including:</p> <ul style="list-style-type: none"> a) business and retail activities (except large format retail and integrated retail activities); b) large format retail and integrated retail activities in Inglewood and Waitara; c) living activities; d) sport and recreation activities; e) education activities; f) visitor accommodation; and g) community activities.
LCZ-P2	<p>Manage activities that are potentially incompatible with the role, function and predominant character of the Local Centre Zone, including:</p> <ul style="list-style-type: none"> a) commercial service activities; and b) large format retail and integrated retail activities (except in Inglewood and Waitara).
LCZ-P3	<p>Avoid activities that are incompatible with the role, function and predominant character of the Local Centre Zone, including:</p> <ul style="list-style-type: none"> a) industrial activities; b) hazardous facilities; and c) rural and rural industry activities.
LCZ-P4	<p>Enable residential activities in buildings of a quality and design that:</p> <ul style="list-style-type: none"> a) incorporate adequate sound attenuation to ensure noise levels within the building are reduced to appropriate levels for residents; b) provide residents with a reasonable level of daylight/sunlight access and privacy; and c) provide adequate storage space and utility and/or refuse areas.
LCZ-P5	<p>Only allow activities that are potentially incompatible with the role, function and predominant character of the Local Centre Zone if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> a) the purpose of the activity and whether it undermines the city centre or a local centre; b) the scale of the activity and its compatibility with the character and amenity of the surrounding area; and c) the ability to provide adequate infrastructure to service the activity's needs.

Policies	
LCZ-P6	<p>Ensure incompatible activities do not locate in the Local Centre Zone where the activity will:</p> <ul style="list-style-type: none"> a) undermine the role, function and predominant character of the zone; b) limit or constrain the establishment and use of land for activities that are permitted in the zone; and/or c) result in adverse reverse sensitivity effects and/or will lead to conflict.
Effects	
LCZ-P7	<p>Maintain the role, function and predominant character of the Local Centre Zone by controlling the effects of:</p> <ul style="list-style-type: none"> a) inactive frontages; b) building/structure height; c) noise and light; d) signage; and e) boundary treatments at residential zone interfaces.
LCZ-P8	<p>Require activities to maintain an attractive and active frontage and to contribute to vibrant retail areas by:</p> <ul style="list-style-type: none"> a) ensuring pedestrians can move safely and efficiently along the street and within public places; b) providing a verandah or other forms of shelter for pedestrians, where possible; c) providing adequate clear glazing so that goods and services are visible to create engaging spaces; d) having an interesting and engaging frontage with variations in form, materials and colour; and e) not compromising historic heritage.
LCZ-P9	<p>Require buildings proposing to exceed permitted height limits to ensure the building and/or the effects of the additional height are appropriate, having regard to:</p> <ul style="list-style-type: none"> a) its compatibility with the character and amenity of the area and the prominence of its location; b) the overall form, composition and design of the building and the ability to minimise adverse visual effects by breaking up dominant and/or monotonous facades; and c) the site size, topography and the orientation of the building on the site and whether the building will result in adverse shading effects.

Policies	
LCZ-P10	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate for the Local Centre Zone and will maintain the amenity of local centres by:</p> <ul style="list-style-type: none"> a) managing noise and light emissions to an acceptable level; and b) controlling the size, design and type of signage.
LCZ-P11	<p>Require activities located on a site adjacent to the Residential Zone or the Medium Density Residential Zone to maintain the residential amenity of adjoining residential sites by:</p> <ul style="list-style-type: none"> a) ensuring buildings are of a bulk, height and form that minimises adverse dominance and/or enclosure effects on adjoining residential activities; b) achieving adequate separation distances and/or setbacks to minimise adverse daylighting and shading effects; c) managing adverse noise and light overspill; d) providing screening and landscaping to minimise adverse visual effects; and e) adequately mitigating conflict with existing residential activities.
Subdivision	
LCZ-P12	<p>Ensure subdivision results in the efficient use of land and is compatible with the role, function and predominant character of the Local Centre Zone, and achieves:</p> <ul style="list-style-type: none"> a) patterns of development that are typical of the local centres; and b) minimises a proliferation of vehicle crossings that could affect the ability of pedestrians to move safely and efficiently along the street and within public places; c) opportunities for increased connectivity which allows for ease of movement within the local centre.

Rule summary

Activities

Allow as a permitted or controlled activity

- Business and retail activities (except large format retail and integrated retail activities).
- Large format retail and integrated retail activities in Inglewood and Waitara.
- Living activities.
- Sport and recreation activities.
- Education activities.
- Visitor accommodation.
- Community activities.

Manage as a discretionary activity

- Commercial service activities.
- Large format retail and integrated retail activities (except in Inglewood and Waitara).

Control as a non-complying activity

- Industrial activities.
- Hazardous facilities.
- Rural and rural industry activities.

Effects: control with performance standards

- Defined pedestrian frontage (verandah and glazing).
- Maximum height.
- Maximum noise levels.
- Maximum level of light overspill.
- Signs.

1.3 Commercial Service Zone

This zone is primarily located in New Plymouth covering a large part of the one-way system on land that wraps around the City Centre Zone. It is also located in parts of Inglewood, Waitara, small areas of New Plymouth and the Waiwhakaiho Valley.

Land within the zone was once used for residential or industrial purposes, but given its strong connection to transportation links and exposure to customers, over time it has transitioned to predominantly consist of commercially focused premises. Typical stores in this zone include trade suppliers, light industrial and manufacturing/engineering services, and motor vehicle and machinery sales, servicing and repair. Drive through restaurants, supermarkets and service stations are also present. A small amount of residential activities still remain in the zone.

This zone is generally characterised by larger scale, bulky buildings (such as warehouses and wholesale shops) orientated towards the motorised customer, with parking usually provided on-site. Some of these buildings are set back from the road with car parking provided in front of the building while others are positioned up to the street with parking areas provided at the side or the rear of the building. Generally no verandahs are provided.

This zone provides for commercial service activities that may not be appropriate for, or are unable to locate, in the city centre and local centre zones. This may be because of the effects they generate, such as noise, smoke, smell, trade waste, vibration, dust, glare and traffic, or because it is not possible to establish in centres due to the unavailability of sites large enough to accommodate store footprint requirements.

Objectives	
CSZ-O1	Commercial service activities are the predominant activity in the Commercial Service Zone.
CSZ-O2	The number of business and retail activities are limited to ensure the viability and vibrancy of the city centre and local centres is not compromised.
CSZ-O3	Commercial service areas provide safe and functional working environments with a reasonable level of amenity.
CSZ-O4	Commercial service activities do not generate inappropriate effects, particularly at zone boundaries.

Policies	
Activities	
CSZ-P1	Allow activities that are compatible with the role, function and predominant character of the Commercial Service Zone, including: <ul style="list-style-type: none"> a) commercial service activities; b) supermarkets; c) community activities; d) sport and recreation activities; and e) ancillary activities.

Policies	
CSZ-P2	<p>Manage activities that are potentially incompatible with the role, function and predominant character of the Commercial Service Zone, including:</p> <ul style="list-style-type: none"> a) living activities; b) education activities; c) visitor accommodation; and d) industrial activities.
CSZ-P3	<p>Avoid business and retail activities (except supermarkets) that are incompatible with the role, function and predominant character of the Commercial Service Zone.</p>
CSZ-P4	<p>Require sensitive activities to be located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> a) the potential for the activity to limit or constrain the efficient and effective operation of commercial service activities and generate reverse sensitivity effects; and b) whether adequate sound attenuation is provided to ensure noise levels within sensitive activities are reduced to appropriate levels.
CSZ-P5	<p>Only allow activities that are potentially incompatible with the role, function and predominant character of the Commercial Service Zone if they are located appropriately having regard to their effects, and:</p> <ul style="list-style-type: none"> a) the scale, design and layout of the activity and its compatibility with the character and amenity of the surrounding area; b) the ability to provide adequate infrastructure to service the activity; and c) the ability to minimise reverse sensitivity effects and/or any conflict with existing activities.
CSZ-P6	<p>Ensure incompatible activities do not locate in the Commercial Service Zone where the activity will:</p> <ul style="list-style-type: none"> a) undermine the role, function and/or viability of the city centre and local centres and/or is better located in another zone; and b) limit or constrain the establishment and use of land for commercial service activities.
Effects	
CSZ-P7	<p>Maintain the role, function and predominant character of the Commercial Service Zone by controlling the effects of:</p> <ul style="list-style-type: none"> a) building/structure bulk, height and location; b) noise and light; c) traffic and parking; d) signage; e) hard surfacing, f) outdoor storage; and g) boundary treatments at residential zone interfaces.

Policies	
CSZ-P8	<p>Require activities to maintain a reasonable level of on-site amenity and/or enhance streetscape amenity by:</p> <ol style="list-style-type: none"> a) ensuring buildings are of a height and scale that is compatible with the role, function and character of the zone; b) minimising hard surfacing to mitigate stormwater and visual impacts; c) softening the appearance of outdoor storage with landscaping and screening; d) controlling the size, design and type of signage; and e) retaining existing trees, vegetation and established landscaping.
CSZ-P9	<p>Require activities located adjacent to the Residential Zone or the Medium Density Residential Zone to maintain the residential amenity of adjoining residential sites by:</p> <ol style="list-style-type: none"> a) requiring buildings to be of a bulk, height and form that minimises adverse dominance and/or enclosure effects on adjoining residential activities; b) achieving adequate separation distances and/or setbacks to ensure adverse daylighting and shading effects are minimised; c) managing adverse noise and light overspill; d) providing screening and landscaping to minimise adverse visual effects; and e) adequately mitigating conflict with sensitive activities.
Subdivision	
CSZ-P10	<p>Ensure subdivision results in the efficient use of land and is compatible with the role, function and predominant character of the Commercial Service Zone and achieves:</p> <ol style="list-style-type: none"> a) patterns of development and lot sizes that are sufficient to accommodate commercial service activities; b) where the subdivision adjoins living zones, the incorporation of sufficient setback areas at zone interfaces that are planted and/or landscaped prior to the use commencing.

Rule summary

Activities

Allow as a permitted or controlled activity

- Commercial service activities.
- Supermarkets.
- Community activities.
- Sport and recreation activities.
- Ancillary activities.

Manage as a discretionary activity

- Living activities.
- Industrial activities.
- Education activities.

Control as a non-complying activity

- Business and retail activities, except where they are ancillary activities.

Effects: control with performance standards

- Maximum height.
- Setbacks from residential boundaries.
- Maximum noise levels.
- Maximum level of light overspill.
- Traffic and parking.
- Landscaping of road boundaries.
- Screening of outdoor storage.
- Signs.

1.4 Large Format Retail Zone

This zone is located north of the central city in the Waiwhakaiho Valley. It is located where Smart Road intersects with Devon Road (State Highway 3) on the north eastern side of the intersection.

This zone caters for retailers selling items of a bulky nature that require a large area for handling, display or storage of goods, and/or direct vehicle access to the site of the premises by customers for the purpose of loading goods into a vehicle after purchase or hire. Retailers tend to provide adequate parking facilities for customers.

The Large Format Retail Zone generally includes retailers from the home, building and trade sectors. Goods likely to be for sale include furniture, bedding, furnishings, homewares and household appliances, plus hardware, building and garden supplies.

The establishment of retail activities in this location on industrial-zoned land was not envisaged under the previous effects-based District Plan. This zone has been created to reflect the nature of the activities that exist in the area now. No other Large Format Retail Zones in the district are envisaged because they have the potential to compromise the economic vitality and vibrancy of the central city.

Objectives	
LFRZ-O1	Large format retail activities are the predominant activity in the Large Format Retail Zone.
LFRZ-O2	The role, function and predominant character of the Large Format Retail Zone is not compromised by incompatible activities.

Policies	
Activities	
LFRZ-P1	Allow activities that are compatible with the role, function and predominant character of the Large Format Retail Zone, including: <ul style="list-style-type: none"> a) large format retail activities; and b) ancillary activities.
LFRZ-P2	Manage activities that are potentially compatible with the role, function and predominant character of the Large Format Retail Zone, including: <ul style="list-style-type: none"> a) supermarkets; b) sport and recreation activities; and c) commercial service activities.
LFRZ-P3	Avoid activities that are incompatible with the role, function and predominant character of the Large Format Retail Zone, including: <ul style="list-style-type: none"> a) business and retail activities (except large format retail activities); b) integrated retail activities; c) living activities; d) visitor accommodation;

Policies	
	<ul style="list-style-type: none"> e) education activities; f) community activities; and g) industrial activities.
LFRZ-P4	<p>Only allow activities that are potentially incompatible with the role, function and predominant character of the Large Format Retail Zone if they are located appropriately having regard to their effects, and:</p> <ul style="list-style-type: none"> a) the purpose of the activity and whether it undermines the role and function and/or viability of the city centre and local centres; b) the scale, design and layout of the activity and its compatibility with the character and amenity of the surrounding area; and c) the ability to provide adequate infrastructure to service the activity's needs.
LFRZ-P5	<p>Ensure incompatible activities do not locate in the Large Format Retail Zone where the activity will:</p> <ul style="list-style-type: none"> a) undermine the role, function and/or viability of the city centre and local centres and/or is better located in a centres zone; and b) limit or constrain the establishment and use of land for large format retail activities.
Effects	
LFRZ-P6	<p>Maintain the role, function and predominant character of the Large Format Retail Zone by controlling the effects of:</p> <ul style="list-style-type: none"> a) building/structure bulk, height and location; b) noise and light; c) traffic and parking; d) hard surfacing; and e) signage.
LFRZ-P7	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate for the Large Format Retail Zone by:</p> <ul style="list-style-type: none"> a) ensuring built form is of a scale that is compatible with the role and function of the zone; b) managing noise and light emissions to an acceptable level; c) ensuring the safe and efficient use of the transport network by requiring appropriate traffic volumes and sufficient on-site parking, with safe and accessible pedestrian pathways where possible; d) softening the appearance of hard surfacing with landscaping; and e) controlling the size, design and type of signage.

Policies	
Subdivision	
LFRZ-P8	<p>Ensure subdivision results in the efficient use of land and is compatible with the role, function and predominant character of the Large Format Retail Zone and minimises:</p> <p>a) fragmentation of land and/or creation of small allotments which would limit or constrain the ability to use land for large format retail activities; and</p> <p>b) patterns of development that are more typical of the city centre and local centres.</p>

Rule summary

Activities

Allow as a permitted or controlled activity

- Large format retail activities.
- Ancillary office activities.

Manage as a full discretionary activity

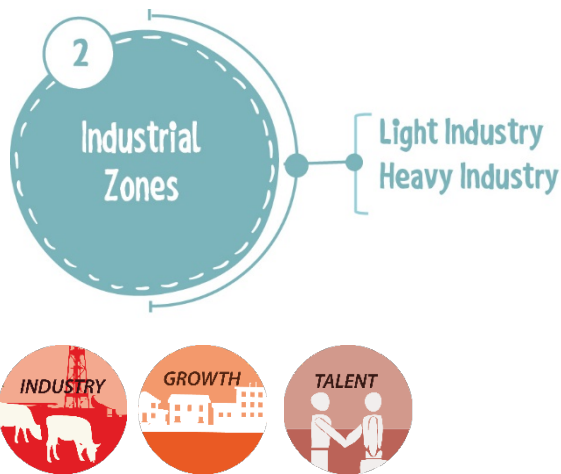
- Supermarkets.
- Sport and recreation activities.
- Commercial service activities.

Control as a non-complying activity

- Business and retail activities that are less than 450m² in gross floor area.
- Integrated retail activities.
- Living activities.
- Education activities.
- Community activities.
- Industrial activities.

Effects: control with performance standards

- Minimum gross floor area for retail activities.
- Maximum height.
- Landscaping of road boundaries.
- Maximum noise levels.
- Maximum level of light overspill.
- Traffic and parking.
- Signs.
- Subdivision.



2.1 Light and Heavy Industry Zones

The industrial zones in the district cater for a wide variety of businesses and land uses and subsequently result in a mix of effects on the environment. These effects are proportionate to the type and scale of the operations and proximity to other zones. The Blueprint process confirmed there are sufficient areas of land zoned industrial to meet anticipated growth requirements in the short to medium-term, provided all land zoned for industrial purposes is utilised for industrial purposes. Industrial land is generally located in the Bell Block Industrial Park or around Port Taranaki. Other industrial land is located in Waitara, Inglewood and Egmont Village. Spot-zoned industrial activities are located throughout urban New Plymouth.

Spot-zoned industrial areas within the New Plymouth urban area are under increasing pressure from commercial and residential redevelopment. Recently former industrial yards and depots are being redeveloped for supermarkets, retirement villages, residential properties or smaller commercial type uses.

Due to the industrial nature of the activities established or anticipated in these zones sensitive activities such as residential, office or retail activities that are not related to the predominant use on-site are inappropriate. An exception is made for trade suppliers, motor vehicle sales and garden centres or similar activities which may locate in the industrial area subject to location and traffic considerations.

Overlay provisions include additional requirements for the establishment and operation of industrial businesses and land uses. Entrance corridors and waterbodies are particularly relevant to the industrial zones.

Two zones are designed to provide for different industrial uses: Light Industry Zone and Heavy Industry Zone.

Light Industry Zone

This zone provides for light industrial activities that may generate odour, dust or noise emissions. This includes light manufacturing, production, logistics, storage, transport and distribution activities. This zone is generally located within suburban areas.

Heavy Industry Zone

This zone provides for industrial activities that may generate objectionable/significant odour, dust and noise emissions. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities and the large-scale storage of hazardous substances. The zone is typically located close to key freight routes. Appropriate servicing and waste disposal is available, including trade waste connections

Sensitive activities are not appropriate in the zone and buildings are expected to have a mainly functional standard of amenity.

Objectives	
IDZ-O1	Industrial activities are the predominant activity in the industrial zones.
IDZ-O2	The role, function and predominant character of the industrial zones are not compromised by non-industrial activities or incompatible built form.
IDZ-O3	Industrial areas provide a safe and functional working environment with a reasonable level of amenity.
IDZ-O4	The adverse environmental effects generated by industrial activities are managed at zone boundaries and around sensitive activities.
IDZ-O5	Industrial wastes are managed to avoid adverse effects on waterbodies, sensitive features and non-industrial activities.

Policies	
Activities – Light Industry Zone	
IDZ-P1	Allow activities which are compatible with the role, function and predominant character of the Light Industry Zone, including: <ul style="list-style-type: none"> a) industrial activities; and b) ancillary activities.
IDZ-P2	Manage activities which are potentially compatible with the role, function and predominant character of the Light Industry Zone, including: <ul style="list-style-type: none"> a) sport and recreation activities; b) community activities; and c) commercial service activities.
IDZ-P3	Avoid activities which are incompatible with the role, function and predominant character of the Light Industry Zone, including: <ul style="list-style-type: none"> a) living activities; b) visitor accommodation; c) education activities; and d) business and retail activities.

Policies	
Activities – Heavy Industry Zone	
IDZ-P4	<p>Allow activities which are compatible with the role, function and predominant character of the Heavy Industry Zone, including:</p> <ul style="list-style-type: none"> a) industrial activities; and b) ancillary activities;
IDZ-P5	<p>Avoid activities which are incompatible with the role, function and predominant character of the Heavy Industry Zone, including:</p> <ul style="list-style-type: none"> a) living activities; b) education activities; c) visitor accommodation; d) sport and recreation activities; e) community activities; f) intensive farming; g) business and retail activities; h) commercial service activities that do not have a functional requirement to be located within the zone; and i) subdivision that creates small allotments.
Activities – Light Industry Zone and Heavy Industry Zone	
IDZ-P6	<p>Only allow activities that are potentially incompatible with the role, function and predominant character of the industrial zones if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> a) the purpose of the activity and whether it supports or provides services to industrial activities and results in the efficient use of land; b) the site design, layout and scale of the activity and whether it is compatible with the character and amenity of the zone; c) the availability of adequate infrastructure and services to service the activity; d) the ability to effectively manage any wastes generated by the activity; e) adequate provision of permeable surfaces to provide for the on-site disposal of storm water; f) the ability to avoid adverse effects on waterbodies and other sensitive features; and g) the ability to internalise effects and avoid conflict with existing industrial activities.
IDZ-P7	<p>Ensure incompatible activities do not locate in the industrial zones where the activity will:</p> <ul style="list-style-type: none"> a) undermine the role, function and character of the city centre and local centres and/or involve the establishment of business and retail activities that are more appropriately located in a centres zone;

Policies	
	<ul style="list-style-type: none"> b) limit or constrain the establishment and/or use of land for industrial activities; and/or c) result in adverse reverse sensitivity effects and/or lead to conflict with industrial activities.
Effects – Light Industry Zone and Heavy Industry Zone	
IDZ-P8	<p>Maintain the role, function and predominant character of the industrial zones by controlling the effects of:</p> <ul style="list-style-type: none"> a) building/structure bulk, scale and location; b) traffic and parking effects to ensure the efficient operation of the transport network; c) infrastructure and stormwater; d) noise and light; e) separation from sensitive activities and features; and f) landscaping and screening of outdoor storage.
IDZ-P9	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate for the industrial zones and that will not detract from industrial amenity by:</p> <ul style="list-style-type: none"> a) ensuring built form is of a scale that is compatible with the role and function of the zone; b) managing noise and light emissions to an acceptable level; and c) controlling the size, design and type of signage.
IDZ-P10	<p>Require that activities maintain on-site and streetscape amenity by:</p> <ul style="list-style-type: none"> a) retaining existing trees, vegetation and established landscaping; b) providing landscaping along road and site boundaries; and c) minimising hard standing areas and maximising opportunities for permeable outdoor space.
IDZ-P11	<p>Ensure the safe and efficient operation of the transport network by:</p> <ul style="list-style-type: none"> a) managing the location and construction of vehicle crossings and access onto the transport network; and b) requiring adequate on-site provision for parking, loading and standing, manoeuvring and queuing space for the activity.
IDZ-P12	<p>Require adequate permeable surfaces within sites to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.</p>
IDZ-P13	<p>Ensure industrial activities located on sites adjacent to Centres, Commercial Service, Living, Open Space, Rural and Māori Purpose Zones minimise any adverse effects on sites within those zones by:</p> <ul style="list-style-type: none"> a) requiring buildings to be of a bulk, height and form that does not detract from the amenity of adjoining zones;

Policies	
	b) achieving adequate separation and/or setbacks to: <ul style="list-style-type: none"> i) manage adverse noise and light overspill at receiving sites; and ii) ensure adverse daylighting and shading effects are minimised; c) providing screening and landscaping to minimise adverse visual effects; and d) internalising effects and adequately mitigating conflict with existing activities.
Subdivision	
IDZ-P14	Ensure subdivision results in the efficient use of land and is compatible with the role, function and predominant character of the industrial zones and achieves: <ul style="list-style-type: none"> a) the maintenance of the integrity of the zone for industrial uses, while allowing the creation of sites for established activities; b) lot sizes that are sufficient to accommodate industrial activities; c) provision for the on-site disposal of stormwater including the use of low impact solutions; and d) where the subdivision adjoins Centres, Commercial Service, Living, Open Space, Rural and Māori Purpose Zones, the incorporation of sufficient setback areas at zone interfaces that are planted and/or landscaped prior to industrial uses commencing.

Rule summary

Activities

Allow as a permitted or controlled activity

Both zones:

- Industrial activities.
- Ancillary activities.

Manage as a discretionary activity

Light Industry Zone:

- Commercial service activities.
- Sport and recreation activities.
- Community activities.

Control as a non-complying activity

Light Industry Zone:

- Living activities.
- Education activities.
- Business and retail activities.

Heavy Industry Zone:

- Living activities.
- Education activities.
- Sport and recreation facilities.

- Community activities.
- Business and retail activities.
- Commercial service activities.

Effects: control with performance standards

- Building/structure bulk, scale and location.
- Traffic and parking effects to ensure the efficient operation of the transport network.
- Infrastructure and stormwater.
- Noise and light.
- Separation from sensitive activities and features.
- Landscaping and screening of outdoor storage.



3.1 Residential Zone

The Residential Zone provides for low density suburban housing in the urban areas of New Plymouth, Waitara, Inglewood, Bell Block and Oakura and includes smaller rural and coastal settlements such as Okato, Lepperton, Urenui, Onaero and Tongaporutu.

Fundamentally the zone provides for traditional suburban densities and housing forms. The zone is currently characterised by one building per site, with houses typically being detached and set on generous sized sections, surrounded by areas of private open space and garden/landscaping.

Large amounts of subdivision or multi-unit development are not anticipated within this zone. However, to provide for diversity in housing choice and affordable housing options, the zone will provide opportunities for some increased density in the form of smaller scale and low rise infill development where appropriate. Proposals will be assessed through a resource consent process and the Council will promote a consistently high standard of design for all new infill and multi-unit housing.

The Residential Zone provides for areas where most people sleep and enjoy their leisure time and, as such, a more peaceful, quieter surrounding is expected. For this reason, the District Plan seeks to ensure that high standards of on-site amenity are provided, including good access to sunlight and daylight and privacy. Potential amenity impacts of established and potential uses, including noise and light overspill, are also taken into account.

In addition to residential living, the Residential Zone also accommodates a variety of non-residential uses that operate from existing houses or from purpose-built buildings. Many of these activities provide important community services including shops, churches, marae, schools, service stations, early childhood centres, kohanga reo and doctors' surgeries. For the most part, these non-residential activities complement the suburban setting and do not give rise to incompatible adverse effects. However, it is important that residential character and amenity is protected and therefore new non-residential activities and buildings will only be accommodated where it is necessary to address a demonstrated local need and that residential amenity is not compromised. The exception to this rule are work from home activities which are permitted throughout the zone provided they do not generate adverse effects on their surrounding environment.

Objectives	
RZ-01	Residential activities are the predominant activity in the Residential Zone.
RZ-02	The role, function and predominant character of the Residential Zone is not compromised by non-residential activities.
RZ-03	A variety of housing, types, sizes and tenures are available in different locations to respond to community needs.
RZ-04	Buildings provide occupants and neighbours with high amenity living environments with privacy, access to daylight/sunlight and usable, accessible outdoor space.
RZ-05	Adverse effects of activities are managed to maintain residential amenity.
RZ-06	Streetscapes, natural features, residential character and/or amenity are not compromised by adverse changes to landform and incompatible built form.
RZ-07	Urban subdivision in established neighbourhoods is designed to complement the low density suburban character.
RZ-08	Greenfield subdivision create neighbourhoods that are designed to provide for a range of housing types and residential character.

Policies	
Activities	
RZ-P1	<p>Allow activities that are compatible with the role, function and predominant character of the Residential Zone, including:</p> <ul style="list-style-type: none"> a) residential activities (up to two residential houses per site); b) conversion of a residential house into two residential houses; c) infill house or residential flat; d) papakainga housing; e) home occupations; and f) existing non-residential activities.
RZ-P2	<p>Manage the scale of activities that are potentially compatible with the role, function and predominant character of the Residential Zone, including:</p> <ul style="list-style-type: none"> a) education activities; b) retirement villages; c) supported residential care; d) community activities; e) visitor accommodation; f) multi-unit developments (three or more residential houses per site); g) retail activities; h) business service activities;

Policies	
	<ul style="list-style-type: none"> i) supermarkets; and j) sport and recreation activities.
RZ-P3	<p>Avoid activities that are incompatible with the role, function and predominant character of the Residential Zone, including:</p> <ul style="list-style-type: none"> a) industrial activities; b) rural and rural industry activities; c) commercial service activities; d) large format retail activities; and e) integrated retail activities.
RZ-P4	<p>Ensure that home occupation activities maintain residential character and amenity by:</p> <ul style="list-style-type: none"> a) controlling the type and scale of the activity; b) requiring the activity to be ancillary to the residential activity on the site and to take place within a house or ancillary building; c) managing outdoor storage of vehicles, equipment or goods that are visible from a public place; and d) managing employee, customer and visitor visits to the site.
RZ-P5	<p>Only allow non-residential activities that are potentially compatible with the role, function and predominant character of the Residential Zone if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> a) the purpose of the activity and whether it services neighbourhood needs and/or enhances social connectivity; b) the scale of the activity and whether the site design and layout is compatible with the character and amenity of the residential area; c) whether the activity is close to and accessible to existing centres and not in isolated locations; d) the potential to undermine the viability of a nearby centre; and e) the availability of adequate existing and/or planned infrastructure to service the activity.
RZ-P6	<p>Only allow multi-unit developments where:</p> <ul style="list-style-type: none"> a) high quality on-site amenity can be achieved; b) the proportions or topography of the site mean that it is possible to maximise development without generating unreasonable adverse effects on the amenity of adjoining sites and the surrounding area; and c) the development can be adequately serviced and/or infrastructure upgraded to meet the needs of the development.
RZ-P7	<p>Ensure incompatible activities do not locate in the Residential Zone where the activity will:</p> <ul style="list-style-type: none"> a) undermine the role and function of the zone;

Policies	
	<ul style="list-style-type: none"> b) limit or constrain the establishment and use of land for residential activities; c) compromise the character and amenity of the surrounding area; and d) result in adverse reverse sensitivity effects and/or will lead to conflict.
Effects	
RZ-P8	<p>Maintain the role, function and predominant character of the Residential Zone by controlling the effects of:</p> <ul style="list-style-type: none"> a) building height, bulk and location; b) site coverage and private outdoor space; c) setbacks from boundaries; d) building recession planes; e) noise, lighting, glare, traffic effects, vibration and signage; f) construction work; g) subdivision; and h) earthworks.
RZ-P9	<p>Require buildings to achieve high quality on-site amenity by:</p> <ul style="list-style-type: none"> a) ensuring a reasonable level of daylight/sunlight access and privacy is provided for; b) providing sufficient separation distances between buildings to avoid adverse enclosure and dominance effects; and c) creating private, usable outdoor spaces that can be accessed directly from a living area that are of an appropriate size to reinforce the spacious qualities of the residential setting.
RZ-P10	<p>Require that buildings maintain residential amenity for surrounding properties and public places by:</p> <ul style="list-style-type: none"> a) ensuring that the siting, scale and intensity of the building is compatible with surrounding development patterns and neighbourhood character; b) ensuring that the building appearance respects the residential setting; c) protecting visual amenity by maintaining a low building height; d) ensuring space between buildings by requiring private outdoor space and controlling building site coverage; e) protecting visual amenity by controlling the placement of accessory buildings and garages in front yards; f) increasing the opportunities for landscaping and permeable surface areas by controlling the amount of hard surfacing used; g) where possible, retaining visually prominent trees, bush and established landscaping that contribute to the amenity of the site and/or neighbourhood; and h) allowing passive surveillance of the street by minimising the use of high fences or walls on the street boundary.

Policies	
RZ-P11	<p>In addition to Policies RZ-P9 and RZ-P10, require that new multi-unit developments achieve high quality on-site amenity as well as maintaining the amenity of surrounding properties and public places by:</p> <ul style="list-style-type: none"> a) ensuring the development is in general accordance with the residential design guide; b) requiring that buildings are designed, orientated and landscaped to mitigate against dominance, privacy and amenity impacts; c) requiring that unarticulated, large blank facades are broken down into smaller elements through variations in facades, materials, roof form, building separation and other design elements; d) providing adequate storage space and utility and/or refuse areas to accommodate typical residential living requirements; and e) providing insulation to minimise adverse noise effects between residential units (if attached) and road noise (if located next to state highways and arterial roads).
RZ-P12	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate for the Residential Zone by:</p> <ul style="list-style-type: none"> a) ensuring the activity does not generate inappropriate or excessive noise, vibration, light or glare (particularly at night); b) providing sufficient on-site parking, servicing, pedestrian and cycling space; c) minimising adverse effects on the local transport network, including from inappropriate traffic volumes and the use of on-street parking; d) controlling the size, design and type of signage; e) managing the effects of construction work; and f) minimising hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping.
RZ-P13	<p>Encourage high quality living activities that are healthy, accessible and sustainable by:</p> <ul style="list-style-type: none"> a) orientating buildings to maximise solar gain for natural light, warmth and moisture control; b) using passive design to meet the heating and cooling needs of the occupants; c) incorporating innovative design to assist occupants in minimising water consumption; and d) providing small-scale on-site energy generation to meet the needs of occupants.
Subdivision	
RZ-P14	<p>Require that urban subdivision is designed in general accordance with the residential design guide to maintain and provide residential amenity by:</p> <ul style="list-style-type: none"> a) ensuring allotment size and shape does not compromise established patterns of development in the neighbourhood;

Policies	
	<ul style="list-style-type: none"> b) ensuring allotment size and shape allows for adequate sunlight to living and outdoor spaces, on-site amenity and privacy; c) maximising opportunities for buildings to face the road or overlook public spaces; and d) prioritising shared vehicle access to avoid the proliferation of vehicle crossings that could affect the safety of the road and the footpath, and limit the opportunity to plant street trees, and provide permeable surface areas, on-street car parking and/or cycleways.
RZ-P15	<p>Ensure that greenfield subdivision is designed in general accordance with the residential design guide having regard to:</p> <ul style="list-style-type: none"> a) the type, location and density of the development to ensure it is suitable for the area; b) the ability to provide adequate infrastructure to service the needs of the subdivision; c) the topography, natural and physical constraints, and/or natural features; d) the ability to minimise changes to landforms; e) the ability to maintain and enhance the values of adjacent land that is zoned open space (if applicable); f) the ability to achieve connected and accessible neighbourhoods, including a transport network that: <ul style="list-style-type: none"> i) is easy and safe to use for different modes of transport and those with restricted mobility; ii) provides a variety of routes within the immediate neighbourhood and between adjacent sites; iii) is connected to public transport, nearby shops, schools, employment, open spaces and other activities; iv) limits cul-de-sacs to where the site and topographical constraints inhibit connections; and v) provides spaces that encourage social interaction, neighbourhood cohesion and a sense of place for the neighbourhood; g) aligns roads and allotments to maximise sunlight access; h) the opportunities for informal neighbourhood surveillance of the street and public spaces; i) whether staging is appropriate to ensure development occurs logically and starts in the area closest to an existing neighbourhood and infrastructure; j) incorporating Te Aranga Principles where appropriate; and k) ensuring open space is provided for.

Rule summary

Activities

Allow as a permitted or controlled activity

- Residential activities (including papakainga housing).
- Home occupation, e.g. work from home, bed and breakfast.
- Infill house or residential flat, e.g. 70m² “granny flat”.
- Conversion of an existing residential house into two residential houses (provided each residential house meets private outdoor space, etc. performance standards).
- Construction, alterations and additions (subject to standard bulk and location performance standards).
- Demolition.

Manage as a full discretionary activity

- New non-residential activities and buildings, including: retail and business activities, retirement villages, boarding houses, educational facilities, childcare facilities, visitor accommodation and community facilities.
- Three or more residential houses (defined as a multi-unit development) to be assessed against a new residential design guide.

Control as a non-complying activity

- Industrial activities.
- Rural activities.
- Commercial service activities.

Other

- Introduction of a residential design guide to help assess developments that require resource consent and/or assess subdivision and/or associated earthworks.
- New definitions relating to residential activity; residential house, e.g. to replace terms habitable building and dwelling house; residential flat, e.g. granny flat; infill house and multi-unit development.
- New definitions relating to certain non-residential activities, e.g. retail activity, visitor accommodation, etc.

Effects: control with performance standards

- Building height lowered from 9m to 8m.
- Minimum lot size:
 - 450m² New Plymouth, Waitara and Inglewood.
 - 300m² multi-unit development in New Plymouth, Waitara and Inglewood.
 - 600m² Oakura, Onaero, Urenui, Tongaporutu, Lepperton, Okato and Egmont Village.
- Forty per cent site coverage with permeable surface area requirements.
- New front yard setbacks and treatment of garages and fences.
- New outdoor space requirement for new houses.
- Number of car parks required per residential house reduced from two to one.

3.2 Medium Density Residential Zone

The Medium Density Residential Zone will provide for residential development in New Plymouth city at increased densities. Generally consisting of two storey townhouses on smaller sections, the zone will play a key role in minimising urban sprawl and increasing housing supply and housing options in the district.

Social diversity is an important factor in the social well-being of any city. New Plymouth is enriched by an increasing variety of cultures and demographics and needs a variety of housing sizes and types, including different mixes of housing to cater for both smaller and larger households, e.g. single people, couples, older people seeking to downsize, large/extended families and people flatting. There is also a need to increase the proportion of lower cost accommodation, social housing and housing for people of all abilities.

The areas identified for the Medium Density Residential Zone are located in close proximity to the city centre and around the local centres of Bell Block, Fitzroy, Moturoa and Westtown. These areas already contain a mix of uses including existing traditional residential housing forms (stand-alone houses and low density townhouses and flats) but it is anticipated that they will change over time to medium density housing. There are also small pockets of land located in existing suburbs which either are vacant or have other non-residential uses on site (such as light industry) which have also been identified as suitable for a change to residential purposes in the future.

The key criteria for identifying the Medium Density Residential Zone are:

- Location. Close to centres with convenience shopping, services and/or local employment.
- Access. Good access to roading infrastructure and/or public transport routes.
- Land supply. Room for new residential redevelopment.
- Facilities. Good access to community services, schools and open spaces.
- Economics. Commercially viable options for developers to produce targeted residential development at an affordable price for potential owners.

In these areas comprehensive redevelopment of housing will be encouraged and facilitated, with an increase in density likely to result in changes to the existing character and scale of buildings in these areas. Rather than seeking to maintain the existing character of these areas, e.g. one house per section, the zone promotes efficiencies in land use by encouraging three or more units/houses up to two storeys in height that are of high quality.

To ensure a good quality of life and amenity for existing and future residents, the provisions of the zone promote high standard urban design and on-site amenity to ensure good access to sunlight and daylight and privacy. Opportunities for healthy, accessible and sustainable buildings are encouraged, including the provision of small-scale on-site energy generation to meet the needs of residents. Off-site, the provisions require site design and layout be considered in order to protect and/or enhance the amenity of surrounding properties and the wider neighbourhood.

In order to meet the needs of residents living within this zone, some complementary non-residential activities such as childcare facilities or rest homes are permitted as of right. However, other non-residential activities such as business service and commercial service activities are carefully managed to ensure that the land supply remains available for medium density development now and into the future.

Objectives	
MDRZ-O1	Residential activities are the predominant activity in the Medium Density Residential Zone.
MDRZ-O2	The role and function of the Medium Density Residential Zone is not compromised by incompatible non-residential activities.
MDRZ-O3	The predominant character of Medium Density Residential Zone will transition to medium density housing over time.
MDRZ-O4	There is an increase in the variety of housing densities, types, sizes and tenures in different locations to respond to community needs.
MDRZ-O5	Buildings provide occupants and neighbours with high amenity living environments with privacy, access to daylight/sunlight and usable, accessible outdoor space.
MDRZ-O6	Medium density housing contributes positively to a compact urban environment and to streetscape character by providing quality, well-designed buildings and using land efficiently.
MDRZ-O7	Subdivision of land, including amalgamation of allotments, results in lot sizes that can provide for comprehensive development of land and/or buildings which will accommodate medium density living.

Policies	
Activities	
MDRZ-P1	<p>Allow activities that are compatible with the role, function and predominant character of the Medium Density Residential Zone, including:</p> <ul style="list-style-type: none"> a) multi-unit residential activities, including terraced housing, semi-detached and detached townhouses; b) conversion of existing houses into separate houses; c) conversion of non-residential buildings into residential houses; d) living activities; e) education activities; f) community activities; g) visitor accommodation; and h) existing non-residential activities.
MDRZ-P2	<p>Manage activities that are potentially compatible with the role, function and predominant character of the Medium Density Residential Zone, including:</p> <ul style="list-style-type: none"> a) infill houses or residential flats (two or less residential houses per site); b) retail activities; c) business service activities; d) supermarkets; and e) sport and recreation activities.

Policies	
MDRZ-P3	<p>Avoid activities that are incompatible with the role and function of the Medium Density Residential Zone, including:</p> <ul style="list-style-type: none"> a) industrial activities; b) rural and rural industry activities; c) commercial service activities; d) integrated retail activities; and e) large format retail activities.
MDRZ-P4	<p>Ensure that home occupation activities maintain residential character and amenity by:</p> <ul style="list-style-type: none"> a) controlling the type and scale of the activity; b) requiring the activity to be ancillary to the residential activity on the site and to take place within a house or ancillary building; c) managing outdoor storage of vehicles, equipment or goods that are visible from a public place; and d) managing employee, visitor and customer visits to the site.
MDRZ-P5	<p>Only allow activities that are potentially compatible with the role, function and predominant character of the Medium Density Residential Zone if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> a) the purpose of the activity and whether it assists to ensure a range of housing choices, including affordable housing options, is provided for in the zone; b) the type and scale of the activity and its impact on neighbouring residential properties and residential amenity; c) whether it services community needs and/or enhances social connectivity; d) its potential to undermine the role, function and/or viability of the city centre and local centre; and e) the availability of adequate existing and/or planned infrastructure to service the activity.
MDRZ-P6	<p>Only allow infill houses or residential flats that do not undermine the role and function of the Medium Density Residential Zone where:</p> <ul style="list-style-type: none"> a) the building provides capacity for future flexibility and can be used to meet a variety of housing needs; b) the ability to retrofit or convert the building into more houses in the future is not constrained; and c) the location of the building would not inhibit comprehensive redevelopment of the site or the surrounding area or would not compromise subdivision opportunities for more intensive living in the future.
MDRZ-P7	<p>Ensure incompatible activities do not locate in the Medium Density Residential Zone where the activity will:</p>

Policies	
	<ul style="list-style-type: none"> a) undermine the role and function of the zone; b) limit or constrain the establishment and use of land for sensitive activities; c) compromise the character and amenity of the surrounding area; and d) result in adverse reverse sensitivity effects and/or will lead to conflict.
Effects	
MDRZ-P8	<p>Maintain residential character and amenity by controlling the effects of:</p> <ul style="list-style-type: none"> a) building height, bulk and location; b) site coverage and private outdoor space; c) setbacks from boundaries; d) building recession planes; e) noise, lighting, glare, traffic effects, vibration and signage; f) construction work; g) subdivision; and h) earthworks.
MDRZ-P9	<p>Require that buildings maintain residential amenity for surrounding properties and public places and do not result in overdevelopment of sites by:</p> <ul style="list-style-type: none"> a) managing the height, bulk and form of buildings to minimise adverse visual amenity effects including a sense of enclosure and dominance effects; b) ensuring a reasonable level of daylight/sunlight access and privacy is provided for; c) ensuring space between buildings by requiring private outdoor space and controlling building site coverage; d) providing adequate storage space and utility and/or refuse areas to meet the needs of the activities in the building; e) requiring sound attenuation to appropriately manage adverse noise effects; f) increasing the opportunities for landscaping and permeable surface areas by controlling the amount of hard surfacing used; and g) allowing passive surveillance of the street or public open space by minimising the use of high fences or walls on boundaries.
MDRZ-P10	<p>In addition to Policies MDRZ-P8 and MDRZ-P9, require medium density housing development to achieve high quality on-site amenity by:</p> <ul style="list-style-type: none"> a) requiring private, usable outdoor space that can be accessed directly from a living area; and b) requiring sound attenuation to minimise adverse noise effects between residential units (if attached) and road noise (if located next to state highways and arterial roads).

Policies	
MDRZ-P11	<p>In addition to Policies MDRZ-P8, MDRZ-P9 and MDRZ-P10, require medium density housing to maintain amenity for surrounding properties and to deliver high quality streetscapes by:</p> <ul style="list-style-type: none"> a) ensuring the scale and bulk of buildings is broken down through variations in facades, materials, roof form, building separation and other design elements; b) orientating buildings to face the street (without compromising solar gain) and limiting the use of unarticulated blank walls and facades to reinforcing visual connection with the street; c) discouraging the placement of accessory buildings, garages, parking areas and access ways that detract from, dominate or obscure housing as viewed from public places; and d) discouraging accessways that limit opportunities for passive surveillance and/or run between properties with high sided walls or fences that create low amenity or unsafe environments.
MDRZ-P12	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate in the Medium Density Residential Zone and that will maintain residential amenity by:</p> <ul style="list-style-type: none"> a) ensuring the activity does not generate inappropriate or excessive noise, vibration, light or glare (particularly at night); b) providing sufficient on-site parking, servicing, pedestrian and cycling space and if not, whether these can be off-set by alternative measures; c) minimising adverse effects on the local transport network, including from inappropriate traffic volumes and the use of on-street parking; d) ensuring the required on-site infrastructure can be adequately serviced and/or upgraded; e) controlling the size, design and type of signage; f) managing the effects of construction work; and g) minimising hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping.
MDRZ-P13	<p>Encourage high quality living activities that are healthy, accessible and sustainable by:</p> <ul style="list-style-type: none"> a) orientating buildings to maximise solar gain for natural light, warmth and moisture control; b) using passive design to meet the heating and cooling needs of the occupants; c) incorporating innovative design to assist occupants in minimising water consumption; and d) providing small scale onsite energy generation to meet the needs of occupants.
MDRZ-P14	<p>Encourage the retention of visually prominent trees, bush and established landscaping that contribute to the amenity of the site and/or neighbourhood.</p>

Policies	
Subdivision	
MDRZ-P15	<p>Ensure subdivision is designed to reinforce the role and function of the Medium Density Residential Zone by:</p> <ol style="list-style-type: none"> a) minimising fragmentation of land and/or creating small allotments which would inhibit comprehensive redevelopment of the site or the surrounding area; b) minimising a proliferation of vehicle crossings that could affect road and footpath safety, or limit the opportunity to plant street trees, provide landscaped permeable surface areas, and/or provide on-street car parking and/or cycleways; c) providing adequate infrastructure to service the needs of the subdivision; d) integrating topography and natural features and addressing natural and physical constraints; and e) assisting to ensure safe, connected and accessible neighbourhoods.

Rule summary

Activities

Allow as a permitted or controlled activity

- Living activities.
- No limit on the number of houses.
- Change of use for existing non-residential activities.
- Some new non-residential activities and buildings, including; retirement villages, boarding houses, educational facilities, visitor accommodation, community facilities.
- Home occupation, e.g. work from home, bed and breakfast.
- Conversion of an existing house into separate houses (provided each house meets private outdoor space performance standards).
- Conversion of non-residential building into residential houses.
- Demolition.

Manage as a full discretionary activity

- Construction of new buildings and structures assessed against a new residential design guide*
- Alterations and additions that alter the height or footprint of existing buildings assessed against a new residential design guide*
- Subdivision assessed against a new residential design guide.
- Infill houses or residential flats (two or less houses per site), retail activities, business service activities, supermarkets and sport and recreation activities.
- Infill house or residential flat, e.g. 70m² granny flat.
- Include a note regarding non-notification.

Control as a non-complying activity

- Industrial activities.
- Rural and rural industry activities.
- Commercial service activities.

- Integrated retail activities.
- Large format retail activities.

Effects: control with performance standards

- Building height 10m.
- No minimum lot size.
- Sixty per cent site coverage (excluding driveway) with minimum permeable surface area requirements.
- Side boundary setback of 1.5m.
- Building recession planes.
- Maximum building length of 30m.
- Front yard setbacks and treatment of garages and fences.
- Outdoor space requirements.
- Sound attenuation for attached units or close state highways and arterial roads.
- One car park required per unit, but every four units needs to provide a visitor space.

Other

- New definitions relating to residential activity; residential house, e.g. to replace dwelling house; residential flat, e.g. granny flat; infill house and multi-unit development.
- New definitions relating to certain non-residential activities, e.g. retail activities, visitor Accommodation, etc.



4.1 Sport and Recreation, Neighbourhood and Natural Open Space Zones

Open spaces are where the community can engage in sport and recreation activities and where natural and historic heritage values are maintained and enhanced. Open spaces contribute positively to the social, physical and mental well-being of the community.

There are a range of open spaces within the district where the community can exercise, play, socialise and relax including local neighbourhood parks, sport and recreation spaces, shared pathway networks, green spaces and conservation reserves. Recreation open spaces and facilities assist to create an attractive living environment in the district, provide opportunities for the public to access and appreciate natural and historic heritage values and contribute strongly to the community's sense of place and identity.

Ensuring that activities and development within open space areas are of a type and scale that is compatible with the area is essential to ensure the function of open space is not compromised. However different open space areas have different functions and levels of character and amenity. As such, open spaces are managed under three zones: Sport and Recreation Zone, Neighbourhood Open Space Zone and Natural Open Space Zone.

Sport and Recreation Zone

This zone applies to public open space that provides for organised sports and recreation. Such areas will normally have associated buildings such as clubrooms, changing sheds or toilet facilities. Examples include Hickford Park, Karo Park and Corbett Park. These spaces are areas where people can also enjoy leisure activities such as kicking a ball around.

The level of development anticipated in this zone is expected to be higher than other open space zones.

Neighbourhood Open Space Zone

This zone provides for a range of open spaces varying in size from small neighbourhood parks to large regional parks which are used for a variety of informal uses where people can enjoy activities such as walking and cycling, skateboarding, swimming, surfing, camping and kicking a ball around. Some of these open spaces are located near waterbodies, the coast and in urban neighbourhoods and form an important part of the district's shared pathway network. Grazing may also be undertaken for land management purposes.

Leisure activities are the predominant activities in this zone. These public open spaces are generally more open, with less built features and contribute to an attractive living environment for people within the district.

Examples of these open spaces include Te Henui Walkway, James Nuku Park, East End Reserve and the motorcamps at Oakura and Belt Road.

Natural Open Space Zone

This zone applies to public and private open spaces that contain high natural, ecological, landscape and historic heritage values and includes a variety of parks and historic reserves, coastal esplanade reserves, local purpose reserves and recreation reserves often within the urban environment and along waterbodies and the edge of the coastal environment.

These areas generally have a high degree of biodiversity requiring active management. Examples of these types of open spaces include Barrett's Domain, Waipu Lagoons, sections of Corbett Park and Peringa Park, and Matekai Park and the Nga Motu/Sugar Loaf Islands.

These are spaces that the community value and are where people can relax and enjoy recreation, cultural and leisure activities such as walking and cycling, fishing, picnicking, boating and customary activities such as gathering mahinga kai. Some of these spaces are used for cultural activities and are rich in historic heritage and cultural heritage values.

A low level of development is anticipated within this zone to retain the natural/biodiversity values within natural open spaces.

Objectives	
OSZ-01	Sport and recreation and leisure activities are the predominant activities in the Sport and Recreation Zone and the Neighbourhood Open Space Zone.
OSZ-02	Public open spaces with natural, ecological, landscape and/or historic heritage values are maintained and enhanced and are available to the public to use and enjoy.
OSZ-03	The role, function, predominant character and amenity values of the open space zones are not compromised by incompatible activities and/or built form.
OSZ-04	Open space land is used efficiently and the number and scale of buildings is limited.
OSZ-05	There are opportunities for tangata whenua to undertake customary and cultural activities in open space areas.

Policies	
Activities – Sport and Recreation Zone	
OSZ-P1	Allow activities that are compatible with the role, function and predominant character of the Sport and Recreation Zone, including: <ul style="list-style-type: none"> a) sport and recreation activities; b) ancillary activities; c) community activities;

	<ul style="list-style-type: none"> d) temporary events; and e) marae, papakainga housing and customary activities.
OSZ-P2	<p>Manage activities that are potentially incompatible with the role, function and predominant character of the Sport and Recreation Zone, including:</p> <ul style="list-style-type: none"> a) visitor accommodation; b) commercial service activities; c) business and retail activities; d) education activities, and e) subdivision.
OSZ-P3	<p>Avoid activities that are incompatible with the role, function and predominant character of the Sport and Recreation Zone, including:</p> <ul style="list-style-type: none"> a) living activities; b) rural and rural industry activities; and c) industrial activities.
Activities – Neighbourhood Open Space Zone	
OSZ-P4	<p>Allow activities that are compatible with the role, function and predominant character of the Neighbourhood Open Space Zone, including:</p> <ul style="list-style-type: none"> a) ancillary activities; b) temporary events; c) marae, papakainga housing and customary activities; and d) campgrounds.
OSZ-P5	<p>Manage activities that are potentially incompatible with the role, function and predominant character of the Neighbourhood Open Space Zone, including:</p> <ul style="list-style-type: none"> a) community activities; b) education activities; and c) subdivision.
OSZ-P6	<p>Avoid activities that are incompatible with the role, function and predominant character of the Neighbourhood Open Space Zone, including:</p> <ul style="list-style-type: none"> a) business and retail activities; b) living activities; c) rural industry; d) industrial activities; e) commercial service activities; and f) visitor accommodation (except campgrounds).

Activities – Natural Open Space Zone	
OSZ-P7	Allow activities that are compatible with the role, function and predominant character of the Natural Open Space Zone, including: <ul style="list-style-type: none"> a) planting and restoration activities; and b) customary activities.
OSZ-P8	Manage activities that are potentially incompatible with the role, function and predominant character of the Natural Open Space Zone, including: <ul style="list-style-type: none"> a) community activities; b) retail activities; and c) education activities.
OSZ-P9	Avoid activities that are incompatible with the role, function and predominant character of the Natural Open Space Zone, including: <ul style="list-style-type: none"> a) living activities; b) business and retail activities; c) commercial service activities; d) sport and recreation activities; e) industrial activities; f) rural industry; g) visitor accommodation; and h) subdivision.
Activities – Sport and Recreation, Neighbourhood and Natural Open Space Zones	
OSZ-P10	Only allow activities that are potentially incompatible with the role, function and predominant character of the open space zones if they are located appropriately having regard to the effects of the activity, and: <ul style="list-style-type: none"> a) the purpose and scale of the activity and its compatibility with the role, function and character of the open space zones; b) whether the activity is ancillary to and/or supports open space activities; c) the extent to which the activity may constrain the establishment and operation of open space activities or restrict public access to and across open space; d) the activity's sensitivity to established open space activities and the potential for conflict and/or adverse reverse sensitivity effects; e) the ability to service the activity with adequate on-site infrastructure and services; f) whether the activity enhances open space values, social connection and vibrancy.
OSZ-P11	Ensure incompatible activities do not locate in the open space zones where the activity will: <ul style="list-style-type: none"> a) undermine the role, function and character of the zone;

	<ul style="list-style-type: none"> b) limit or constrain the establishment and use of land for open space activities; c) compromise natural, biodiversity, ecological, landscape and/or historic heritage values; and d) result in adverse reverse sensitivity effects and/or lead to conflict with open space activities.
Effects – Sport and Recreation, Neighbourhood and Natural Open Space Zones	
OSZ-P12	<p>Maintain the role, function and predominant character of the open space zones by controlling the effects of:</p> <ul style="list-style-type: none"> a) bulk, scale and location of built form; b) site coverage and building size; c) setbacks from boundaries; d) noise, signage and lighting effects; e) traffic, vehicle access and parking effects; f) clearance of indigenous vegetation; and g) infrastructure and stormwater.
OSZ-P13	<p>Ensure that buildings and structures maintain open space character and amenity by:</p> <ul style="list-style-type: none"> a) controlling the bulk, height, scale and form of any buildings and structures to ensure compatibility with open space areas, including: <ul style="list-style-type: none"> i) requiring building and facilities in the Sport and Recreation Zone to minimise dominance and shading effects on adjoining living activities while providing for the functional requirements of sport and recreation activities; ii) encouraging the agglomeration of buildings and structures in the Neighbourhood Open Space Zone to minimise the loss of spaciousness; and iii) restricting the establishment of buildings and structures in the Natural Open Space Zone to locations where adverse effects on biodiversity, historic heritage and/or landscape values are avoided. b) minimising adverse daylighting, shading, dominance and/or enclosure effects on adjacent living activities and on street scape amenity at the zone interface by requiring adequate separation and/or setback distances; c) integrating new buildings and structures with existing built form, including walkways, cycleways and pedestrian access points; and d) ensuring the building maximises opportunities for multifunctional use by sport and recreation activities.
OSZ-P14	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate in the zone and that will maintain the character and amenity of the open space zones by:</p> <ul style="list-style-type: none"> a) managing noise and/or light overspill and the hours of operation to minimise the impact on surrounding living activities;

	<ul style="list-style-type: none"> b) ensuring the safe and efficient use of the transport network by managing traffic and parking effects on or in the vicinity of the site, particularly through periods of peak demand; c) providing sufficient infrastructure and services to meet the activity's needs; d) controlling the size, design and type of signage; e) managing the effects of construction work; and f) minimising hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping.
Subdivision	
OSZ-P15	<p>Ensure subdivision results in the efficient use of land and is compatible with the role, function and predominant character of the open space zones and:</p> <ul style="list-style-type: none"> a) does not result in fragmentation of open space land and/or create smaller allotments which would undermine the role and function of the zones; b) creates allotments of a design, layout and size that achieves low density built form and does not constrain the establishment and operation of open space activities; and c) does not compromise the natural, ecological, landscape and historic heritage values of open space areas and minimises adverse effects.

Rule summary

Activities

Allow as a permitted or controlled activity

Sport and Recreation Zone:

- Sport and recreation activities.
- Ancillary activities.
- Community activities.
- Temporary events.
- Marae, papakainga housing and customary activities.

Neighbourhood Open Space Zone:

- Temporary events.
- Marae, papakainga housing and customary activities.
- Campgrounds.

Natural Open Space Zone:

- Planting and restoration activities.
- Customary activities.

Manage as a discretionary activity

Sport and Recreation Zone:

- Visitor accommodation.
- Business and retail activities.
- Commercial service activities.

- Education activities.
- Subdivision.

Neighbourhood Open Space Zone:

- Sport and recreation activities.
- Community activities.
- Education activities.
- Subdivision.

Natural Open Space Zone:

- Community activities.
- Sport and recreation activities.
- Retail activities.
- Education activities.
- Subdivision.

Control as a non-complying activity

Sport and Recreation Zone:

- Living activities.
- Rural activities.
- Industrial activities.

Neighbourhood Open Space Zone:

- Business and retail activities.
- Living activities.
- Commercial service activities.
- Rural industrial activities.
- Visitor accommodation.

Natural Open Space Zone:

- Living activities.
- Sport and recreational activities.
- Business and retail activities.
- Commercial service activities.
- Industrial activities.
- Rural activities.
- Visitor accommodation.

Effects: control with performance standards

- Erection of structures and buildings.
- Noise.
- Signage.
- Lighting.
- Parking.
- Vehicle access.
- Clearance of indigenous vegetation.
- Infrastructure and stormwater.



5.1 Maori Purpose Zone

The Māori Purpose Zone enables marae, papakainga housing and associated activities on land owned by tangata whenua which provides for their unique social, cultural, environmental and economic well-being within the district. This zone recognises and provides for the relationship of Māori with their ancestral lands. It also enables tangata whenua to exercise kaitiakitanga and undertake activities that reflect Māori customs and values. This zone provides an opportunity for tangata whenua to realise their economic aspirations.

Marae provide an important community focal point for social gatherings and cultural activities. Papakainga is a form of housing that is often nearby marae and provides another housing choice to the community. Papakainga housing enables tangata whenua to maintain or re-establish connections to their Māori identity, culture and whanau.

The development of iwi or hapū led structure plans and associated provisions are intended to provide the opportunity for tangata whenua to develop land in a way which reflects the unique identities and values of individual sites. If land within the zone is not subject to an Iwi or Hapu Development Plan, Māori Purpose Zone provisions will apply, setting out what activities and effects are appropriate.

Objectives	
MPZ-O1	Tangata whenua are able to exercise kaitiakitanga and tikanga Māori over land in the Māori Purpose Zone.
MPZ-O2	Marae and papakainga housing are developed and maintained within the Māori Purpose Zone.
MPZ-O3	Activities within the Māori Purpose Zone provide for the social, economic, and cultural well-being of Māori, while safeguarding ecosystems and sustaining important sites and resources.
MPZ-O4	The effects of Māori purpose activities are managed at zone boundaries to ensure the character and amenity of surrounding areas are maintained.

Policies	
Activities	
MPZ-P1	Allow Māori purpose activities that are compatible with the role, function and predominant character of the Māori Purpose Zone.
MPZ-P2	Allow Māori purpose activities that are in accordance with an Iwi or Hapu Development Plan.
MPZ-P3	Manage activities that are potentially incompatible with the role, function and predominant character of the Māori Purpose Zone or that are not in accordance with an Iwi or Hapu Development Plan.
MPZ-P4	<p>Only allow activities that are potentially incompatible with the role and function of the Māori Purpose Zone if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> a) the purpose of the activity and whether it is appropriate in the zone; b) whether the activity will undermine the viability of the city centre and/or a nearby local centre; and c) whether it will result in adverse reverse sensitivity effects and/or lead to conflict.
Effects	
MPZ-P5	<p>Maintain the role, function and predominant character of the Māori Purpose Zone by managing the effects of:</p> <ul style="list-style-type: none"> a) building bulk, scale and location; b) setbacks from boundaries; c) building recession planes; and d) noise and traffic effects.
MPZ-P6	<p>Require that activities ensure the effects they generate are of a type, scale and level that are appropriate in the zone and at zone interfaces and that they will maintain the character and amenity of Māori purpose areas by:</p> <ul style="list-style-type: none"> a) ensuring that the siting, scale and appearance of new buildings respects the character and amenity of adjoining properties; b) ensuring that the siting of new buildings maintains privacy for adjoining properties; c) ensuring sufficient separation distances of buildings at zone boundaries; and d) ensuring the safe and efficient use of the transport network, including through traffic management and travel planning.
MPZ-P7	Support tangata whenua to achieve high quality on site amenity by integrating matauranga Māori and tikanga Māori principles.

Rule summary

Activities

Allow as a permitted or controlled activity

- Māori purpose activities or activities in accordance with an Iwi or Hapu Development Plan.

Manage as a discretionary activity

- Activities that are not Māori purpose activities or in accordance with an Iwi or Hapu Development Plan.

Effects: control with performance standards

- Building bulk, scale and location.
- Setbacks from boundaries.
- Building recession planes.
- Noise and traffic effects.



6.1 Rural Production Zone

The Rural Production Zone is the largest zone in the district. Rural land is an important resource as it underpins the social, economic and cultural well-being of the district. This is because it provides for productive rural activities such as pastoral farming, livestock, horticulture and forestry. It also provides for non-pastoral activities such as resource extraction, e.g. quarrying, oil and gas, and intensive farming, e.g. poultry and pig farming. Even with appropriate management and mitigation, effects like noise, heavy traffic, lighting and spraying can be experienced beyond the boundaries of the site.

The amenity and character of rural land is typified by open, vegetated landscape interspersed by buildings or structures. These may be normal farm buildings and houses or be larger, more numerous and of industrial scale and appearance. Where numerous or larger-scale buildings or structures are proposed, their location, height and scale is managed to ensure development does not dominate the landscape or compromise the open space qualities of the rural setting.

The vast majority of the district's indigenous vegetation and habitat for indigenous species is located in the Rural Production Zone and it also includes the source of our water supplies and the location of many historic heritage sites. Given the importance of these features, special consideration is given to how rural activities operate nearby (also refer to the natural environment section of this District Plan). Pressure for lifestyle block activities in rural areas is also taken into account, with the zone specifically managing unnecessary fragmentation of rural land.

Objectives	
RPZ-O1	Rural activities and rural industry are the predominant activity in the Rural Production Zone.
RPZ-O2	The role, function and predominant character of the Rural Production Zone is not compromised by potentially incompatible activities.
RPZ-O3	Activities do not reduce the potential for versatile land to be used in a productive and sustainable manner.

Objectives	
RPZ-O4	Community, residential and tourism activities which support the function and well-being of rural communities and enjoyment of the rural environment are provided for.
RPZ-O5	Rural areas provide safe, functional, production and extraction orientated working environments where the effects of activities are managed to ensure a reasonable level of rural amenity.
RPZ-O6	Adverse effects of activities are managed to maintain rural character and amenity.
RPZ-O7	Sensitive activities are managed to ensure the impact of adverse effects and conflict with rural activities are minimised.

Policies	
Activities	
RPZ-P1	Allow rural activities, rural industry and ancillary activities that are compatible with the role, function and predominant character of the Rural Production Zone.
RPZ-P2	Manage activities that are potentially compatible with the role, function and predominant character of the Rural Production Zone, including: <ul style="list-style-type: none"> a) sensitive activities; b) small lot subdivision for rural activities and rural industry; c) sport and recreation activities; d) oil and gas (except petroleum prospecting); e) large scale intensive farming; f) education activities; g) business and retail activities (except large format retail and integrated retail activities); and h) industrial activities.
RPZ-P3	Avoid activities which are incompatible with role, function and predominant character of the Rural Production Zone, including: <ul style="list-style-type: none"> a) residential or rural lifestyle subdivision; b) retirement villages; c) large format retail activities; and d) integrated retail activities.
RPZ-P4	Only allow activities that are potentially incompatible with the role, function and predominant character of the Rural Production Zone if they are located appropriately, having regard to the effects of the activity and: <ul style="list-style-type: none"> a) compatibility with the character and the amenity of the rural area, including site design and scale of the activity;

Policies	
	<ul style="list-style-type: none"> b) whether the activity will constrain the establishment and operation of rural activities; c) whether the activity will reduce the potential for versatile land to be used in a productive and sustainable manner; d) the ability to service the activity with adequate on-site infrastructure and services; and e) the ability to internalise effects and avoid conflict at zone interfaces.
RPZ-P5	<p>Require large-scale rural activities and rural industry to demonstrate they are located appropriately having regard to:</p> <ul style="list-style-type: none"> a) whether the primary access is from an arterial or collector road; b) sufficient setbacks from sensitive activities by distance and/or topography; and c) minimisation of adverse visual effects through screen planting, building design, siting, and the retention of existing vegetation.
RPZ-P6	<p>Require activities based on the extraction or processing of rural products, including large-scale soil and aggregate extraction to demonstrate they are located appropriately having regard to:</p> <ul style="list-style-type: none"> a) whether the primary access is located on an arterial or collector road or a road designed to provide for anticipated traffic generation; b) minimisation of visual impacts on surrounding properties through use of topography, bunding and/or screen planting; and c) the extent of rehabilitation proposed and whether it will enable the establishment of a land use appropriate to the area.
RPZ-P7	<p>Ensure sensitive activities are appropriately located to minimise any reverse sensitivity effects and/or conflict with activities permitted in the Rural Production Zone by:</p> <ul style="list-style-type: none"> a) requiring sufficient setbacks from zone boundaries, transport networks, rural activities and rural industry; b) adopting appropriate design measures to minimise the off-site impacts of rural activities and rural industry; and c) utilising landscaping, screen planting or existing topography to minimise the visual impact of rural activities and rural industry on building locations/platforms.
RPZ-P8	<p>Ensure incompatible activities do not locate in the Rural Production Zone where the activity will:</p> <ul style="list-style-type: none"> a) undermine the role, function and predominant character of the zone; b) constrain the establishment and use of land for rural activities; and/or c) result in adverse reverse sensitivity effects and/or will lead to conflict.

Policies	
Effects	
RPZ-P9	<p>Maintain the role, function and predominant character of the Rural Production Zone by managing the effects of:</p> <ul style="list-style-type: none"> a) building/structure bulk, scale and location; b) traffic and transport; and c) noise and light.
RPZ-P10	<p>Ensure that buildings and structures maintain rural character and visual amenity in accordance with the rural design guide by:</p> <ul style="list-style-type: none"> a) locating buildings away from prominent ridgelines and providing separation between buildings; b) requiring buildings to be designed to a form and scale that is in keeping with the rural landscape; c) softening with vegetation related to the area and using appropriate boundary treatments; and d) minimising adverse visual effects through use of appropriate materials and recessive colours.
RPZ-P11	<p>Require that activities ensure that any effects generated are of a type, scale and level that are appropriate in the Rural Production Zone and that will maintain rural character and amenity by:</p> <ul style="list-style-type: none"> a) managing noise and light emissions to an acceptable level, particularly around sensitive activities; and b) ensuring the safe and efficient use of the transport network and the provision of ongoing maintenance.
Subdivision	
RPZ-P12	<p>Require that subdivision achieves the efficient use of productive, versatile land, having regard to the effects of the subdivision, and by:</p> <ul style="list-style-type: none"> a) ensuring the design, layout and size of allotments are compatible with the role, function and predominant character of the zone; b) providing low density built form that maintains rural character and amenity; c) identifying and providing building platforms outside of noise or light overspill contours; and d) ensuring the design and materials of buildings, accessways and boundary treatments are compatible with the character and amenity of the zone.

Rule summary

Activities

Allow as a permitted or controlled activity

- Rural activities.
- Rural industry.

Manage as a discretionary activity

- Sensitive activities.
- Small lot subdivision for rural activities and rural industry.
- Sport and recreation activities.
- Education facilities.
- Business and retail activities (except for large format retail and integrated retail activities).
- Industrial activities.
- Oil and gas (except petroleum prospecting).
- Large scale intensive farming.

Control as a non-complying activity

- Residential or rural lifestyle subdivision.
- Retirement villages.
- Large format retail activities.
- Integrated retail activities.

Effects: control with performance standards

- Erection of structures and buildings.
- Traffic and transport.
- Noise.
- Light.

6.2 Rural Lifestyle Zone

The Rural Lifestyle Zone provides for rural lifestyle development in identified areas of rural land which are generally close to New Plymouth or town centres. Rural lifestyle zones are typically areas where there is a concentration of rural living facilitated through smaller allotment sizes. These areas are located on the urban fringe of settlements. Subdivision and development of a Rural Lifestyle Zone is expected to meet and maintain rural lifestyle character. Some parts of the zone reflect historical subdivision patterns, while other parts are newly identified areas suitable for future rural lifestyle living.

Objectives	
RLZ-O1	Rural lifestyle living is the predominant activity in the Rural Lifestyle Zone.
RLZ-O2	The role, function and predominant character of the Rural Lifestyle Zone is not compromised by incompatible activities.
RLZ-O3	Adverse effects of activities are managed to maintain rural lifestyle character and amenity.
RLZ-O4	Subdivision achieves patterns of development and allotment sizes that provide opportunities for rural lifestyle living.

Policies	
Activities	
RLZ-P1	Allow activities which are compatible with the role, function and predominant character of the Rural Lifestyle Zone, including: <ul style="list-style-type: none"> a) rural lifestyle living (up to two residential houses per site); b) rural activities; and c) home occupations.
RLZ-P2	Manage activities which are potentially compatible with the role, function and predominant character of the Rural Lifestyle Zone, including: <ul style="list-style-type: none"> a) retirement villages; b) education activities; c) commercial service activities; d) community activities; e) visitor accommodation; f) ancillary activities. g) rural industry (except petroleum exploration and production activities); and h) intensive farming
RLZ-P3	Avoid activities that are incompatible with rural lifestyle character, including: <ul style="list-style-type: none"> a) residential subdivision and activities; b) industrial activities;

Policies	
	<ul style="list-style-type: none"> c) business and retail activities; d) hazardous facilities; and e) petroleum exploration and production activities.
RLZ-P4	<p>Only allow activities that are potentially incompatible with the role, function and predominant character of the Rural Lifestyle Zone if they are located appropriately having regard to the effects of the activity, and:</p> <ul style="list-style-type: none"> a) the purpose of the activity and whether it supports and/or services the rural lifestyle community needs; b) the extent to which rural lifestyle living is provided for; c) the type and scale of the activity and its impact on neighbouring rural lifestyle properties and on properties at zone interfaces; d) does not undermine the role, function and/or viability of the city centre and local centres; and e) the ability to service the activity on-site without reliance on the Council's reticulation systems.
RLZ-P5	<p>Ensure incompatible activities do not locate in the Rural Lifestyle Zone where the activity will:</p> <ul style="list-style-type: none"> a) undermine the role, function and predominant character of the zone; b) constrain the establishment and use of land for rural lifestyle activities; and/or c) result in adverse reverse sensitivity effects and/or will lead to conflict.
Effects	
RLZ-P6	<p>Maintain the role, function and predominant character of the Rural Lifestyle Zone by controlling the effects of:</p> <ul style="list-style-type: none"> a) building height, design, bulk and location; b) setbacks from boundaries and boundary treatments; c) outdoor storage; d) landscaping and boundary treatment at zone interfaces; and e) subdivision.
RLZ-P7	<p>Require that buildings and activities maintain and provide for rural lifestyle character and amenity by:</p> <ul style="list-style-type: none"> a) controlling the height, bulk and materials of buildings to minimise adverse visual effects and maintain low density built form; b) adequately setting the building back from road and side boundaries to maintain low density built form; c) adequately mitigating any adverse visual effects arising from ancillary structures and utilities, including water tanks and septic tanks, through the use of recessive colours, appropriate screening and/or by burying utilities;

Policies	
	<p>d) ensuring boundary treatments, including fencing and landscaping are rural in character; and</p> <p>e) assessing the access proposed and whether the design, layout and materials are compatible with the character and amenity of the Rural Lifestyle Zone.</p>
RLZ-P8	<p>Require that activities ensure any effects generated are of a type, scale and level that are appropriate in the Rural Lifestyle Zone and that will maintain rural lifestyle character and amenity by:</p> <p>a) ensuring the activity does not generate inappropriate or excessive noise, vibration, light overspill (particularly at night) or glare;</p> <p>b) minimising adverse effects on the local transport network, including from inappropriate traffic volumes (and vehicle types);</p> <p>c) controlling the size, design and type of signage; and</p> <p>d) minimising hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping.</p>
Subdivision	
RLZ-P9	<p>Require that subdivision is designed to reinforce the role, function and predominant character of the Rural Lifestyle Zone by:</p> <p>a) ensuring the design, layout and size of allotments achieve low density built form that is compatible with the character and amenity of the zone;</p> <p>b) identifying building platforms that achieve low density built form and provide for rural lifestyle living;</p> <p>c) integrating topography and natural features and addressing natural and physical constraints;</p> <p>d) fully servicing the new activity with adequate on-site infrastructure and not relying on the Council's reticulation systems; and</p> <p>e) avoiding patterns of development that are more typical of urban areas.</p>

Rural summary

Activities

Allow as a permitted or controlled activity

- Rural lifestyle living (up to two dwellings per site).
- Rural activities.
- Home occupations.
- Allotment size for subdivision within a lifestyle zone (1 ha is controlled).

Manage as a discretionary

- Retirement villages.
- Education activities.
- Commercial service activities.
- Community activities.
- Visitor accommodation.

- Ancillary activities.
- Rural industry (except petroleum exploration and production activities).
- Intensive farming.
- Allotment size for subdivision (4000m² as discretionary).

Control as a non-complying activity

- Residential subdivision and development.
- Industrial activities.
- Business and retail activities.
- Hazardous facilities.
- Petroleum exploration and production activities.

Effects: control with performance standards

- Setback from road boundary and side boundary for habitable and other buildings.
- Maximum height of buildings and structures.
- Maximum number of habitable buildings per site of one plus ancillary.
- Requirements on boundary treatments, shelter belt requirements.
- Design including use of recessive colours.



7.1 Major Facilities Zone

Major facilities are those facilities which are regionally or nationally significant, and which contribute to the economic and social wellbeing of the community. Port Taranaki and New Plymouth Airport are the district's key transport and logistic hubs, while there are major rural industry facilities in the rural area. The zone can also cover major community facilities that are generally in the New Plymouth urban area.

It is recognised that major networks and distribution assets are also regionally or nationally significant, however these assets are generally located on a number of properties across the district. Some also cross the district boundary into surrounding districts. These assets are more appropriately provided for as designations, or in the network utilities chapter of the District Plan.

Each major facility is large-scale and comprises a range of activities related to the principle activity. Flexibility to develop and adapt the district's major facilities is important. The unique operational needs and environmental effects associated with each major facility necessitates zoning that is tailored to address those needs and effects, while recognising the extent of lawfully established activities. The recognition of large-scale, single ownership major facilities provides opportunities for innovative improvements and attractive designs which will enhance the locality. These opportunities are encouraged.

Where appropriate, a degree of operational flexibility will be provided for subject to environmental considerations. Managing the effects of activities through the development of concept plans will provide clarity of process and certainty to transport/logistic industries, rural industries and community activities that future innovation and development can be implemented. A concept plan will also provide certainty for neighbouring communities and ensure that the effects of activities on the environment are managed.

The intention of the major facility policies is that each major facility will continue to be used for the principal purpose currently legally provided for on that site, together with other complementary or supporting activities. It is not contemplated that land use at any of the sites will fundamentally change. The effect of major facilities on the wider environment, e.g. heavy traffic or noise, and on those areas which immediately adjoin the facility must be addressed. Harmonious co-existence with neighbours is an important element in the long-term success of major facilities.

Objectives	
MFZ-O1	Major facilities that are regionally or nationally significant and which contribute to the economic and social wellbeing of the community are recognised and provided for.
MFZ-O2	Major facilities are able to operate and develop effectively and efficiently, while ensuring their adverse effects are managed.
MFZ-O3	The operation of major facilities are not compromised by conflicting activities and reverse sensitivity effects.

Policies	
Activities	
MFZ-P1	Identify major facilities within the district that are regionally or nationally significant including: <ul style="list-style-type: none"> a) major transport/logistic facilities; b) major rural industry facilities; and c) major community facilities.
MFZ-P2	Allow major facility activities that have effects which are compatible with the role and function of the Major Facility Zone or that are in accordance with the site's concept plan.
MFZ-P3	Manage major facility activities which generate effects that are potentially incompatible with the role and function of the Major Facility Zone or that are not in accordance the site's concept plan.
MFZ-P4	Avoid activities that are not major facility activities and/or ancillary to major facility activities, or that are incompatible with the role and function of the Major Facility Zone.
MFZ-P5	Only allow activities that are potentially incompatible with the role, function and character of the Major Facility Zone if they are located appropriately having regard to the effects of the activity, and: <ul style="list-style-type: none"> a) the extent to which the activity is compatible with intended use and development provided for in the relevant concept plan; b) the extent to which the activity provides for national and regional interests or the wider social, economic needs for the community; and c) whether the activity would be more appropriate in another zone.
MFZ-P6	Require new sensitive activities to be appropriately separated/setback from existing major transport/logistics facilities and major rural industry facilities to ensure conflict and/or reverse sensitivity effects are minimised.
Effects	
MFZ-P7	Maintain the role, function and predominant character of the Major Facility Zone by controlling the effects of:

Policies	
	<ul style="list-style-type: none"> a) building/structure bulk, scale and location; b) traffic and parking effects; c) infrastructure and stormwater; d) noise and light; e) separation from sensitive activities and features; and f) landscaping and screening of structures, outdoor storage areas and impervious surfaces.
MFZ-P8	<p>Require major facility activities to minimise adverse effects on the character and amenity of the surrounding areas and at zone interfaces by:</p> <ul style="list-style-type: none"> a) managing the height, bulk and form of buildings to minimise adverse visual amenity effects; b) managing noise and light emissions to an acceptable level, particularly in relation to sensitive activities; c) ensuring the safe and efficient use of the transport network, including through traffic management and travel planning; d) mitigating visual impacts at zone interfaces through screening and planting; e) managing the duration of the activity and any short term effects on surrounding sensitive activities, including construction effects, and maintenance, shut-downs and start up processes; f) recognising Te Aranga Principles; g) using best practice industry requirements and technology to ensure efficient use of land and reduce effects; and h) encouraging consultation with adjacent communities and adoption of adaptive management techniques.
Concept Plans	
MFZ-P9	<p>Require concept plans to comprise the level of detail necessary to ensure that comprehensive, coordinated and efficient development occurs, and address the following:</p> <ul style="list-style-type: none"> a) the scope/purpose of major facility activities and any ancillary activities directly associated with the operation of the facility including transportation; b) the on-site location of various activities which constitute the major facility and how the efficient use of land will be achieved; c) the bulk, scale and location of built form; d) the location and management of activities around scheduled items and sensitive features on the site and recognition of Te Aranga Principles; e) how the effects of the activity will be managed to ensure internalization of effects to the extent practicable and minimisation of conflict at zone interfaces; f) adequate provision of infrastructure for the activity's current and future needs, including the effective management of stormwater;

Policies	
	<ul style="list-style-type: none">g) adaptive management and adoption of best practicable options to minimise adverse effects over time;h) how the site will be remediated when the major facility is no longer required to allow a future use complementary to the surrounding environment; andi) the provision of public access to coast and waterbodies and connectivity to, from and within the site.

Rule summary

Concept plans will be developed prior to the Proposed District Plan and will include provisions tailored to reflect the purpose and identity of each major facilities asset. General provisions will apply in the absence of a concept plan.



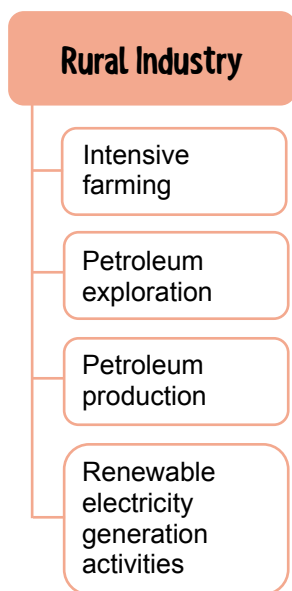
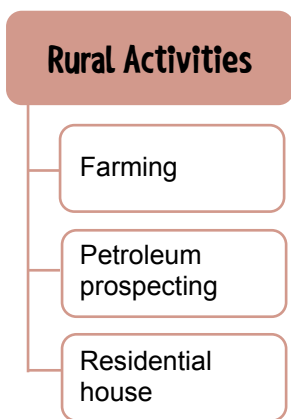
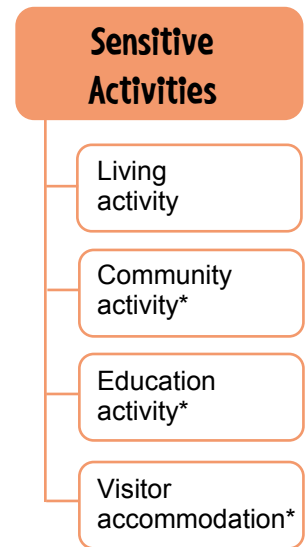
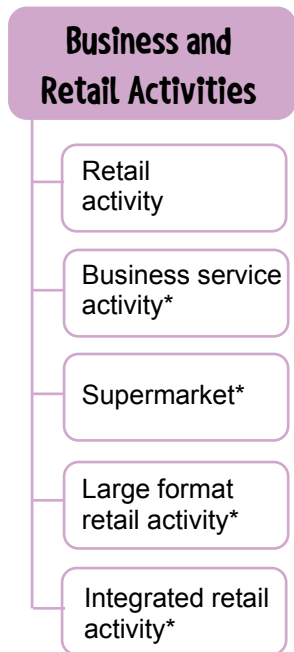
Activity List Interpretation

This list includes definitions for activities that are listed within the zones. Please note this is not an exhaustive list of all the definitions. Further work on all definitions will be undertaken for the Proposed District Plan. The diagram on the next page groups related activity definitions. The groups range from general activities to more specific activities.

The following applies:

- When a general activity is listed, e.g. business and retail activities, it includes all specific definitions that sit under it, such as retail activities, supermarkets, large format retail etc, unless otherwise specified in the policy.
- Specific activities will have a different activity status depending on the zone.

Ancillary activities are anticipated in most zones. These are activities that are located on the same site as the primary activity, e.g. a supermarket, but is incidental to it, small in scale, and serving a supportive function, e.g. an office used for administrative duties.



* May contain an ancillary activity

Activity List

Ancillary activity means an activity that is subordinate and/or auxiliary to the principal activity on the site. Ancillary activities operate in conjunction with the principal activity and not as a distinct or separate activity.

Boarding house means any residential building providing accommodation for people other than members of the family of the occupier or person in charge or control of the building. It does not include: visitor accommodation, e.g. hotels or motels; bed and breakfast/homestay accommodation; a building forming part of a camping ground, motor camp or other premises where residential accommodation is offered at a daily tariff or other specified rate.

Business and retail activity means:

- retail activities;
- business service activities;
- integrated retail developments;
- large format retail activities; and/or
- supermarkets.

Business service activity means activities that provide personal, property, financial, household, private or business services and/or advice and includes, but is not limited to:

- offices;
- professional services, e.g. lawyers, accountants, engineering, surveying, veterinary services insurance, not for profit organisations, local and central government agencies;
- medical and health services, e.g. medical centres, pharmacists, dentists, laboratories (Taranaki Base Hospital is not included); and
- personal services, e.g. hairdressing, beauty therapy, dry cleaning, funeral homes, post office and shoe repairs.

Camping ground means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, by two or more families or parties (whether consisting of one or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment.

Commercial service activity means activities engaged in sales to businesses and institutional customers and may also include sales to the general public, and consists of suppliers of goods in one or more of the following areas:

- vehicle and marine sales and service/repair;
- hire services;
- farming and agricultural suppliers;
- trade suppliers;
- building suppliers;
- landscape suppliers;
- garden centres;
- service stations; and/or
- office furniture, equipment and system suppliers.

Community activity means facilities for the well-being of the community generally on a not for profit basis, e.g. arts and cultural centres, places of worship, community centres, halls and libraries, but excludes entertainment and hospitality activities, schools, sports and recreation activities, and medical and health activities.

Education activity means land and/or buildings used to provide regular instruction or training and includes early childhood centres, e.g. crèche, child care, pre-schools, kindergartens and Kohanga Reo, schools, tertiary education institutions, works skills training centres, outdoor education centres and sports training establishments. It includes hostels associated with a secondary school. It does not include homebased childcare services.

Energy activity means:

- renewable electricity generation activities; and/or
- oil and gas activities, including petroleum prospecting, petroleum exploration and petroleum production).

Farming means rural land use activities where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land, and includes agriculture, pastoral farming, dairying and horticulture. For the avoidance of doubt, this includes:

- ancillary activities, including the storage of products and initial processing of horticultural and agricultural products produced on site;
- the storage and disposal of solid and liquid animal waste;
- greenhouses/glass houses with a permeable floor and where the soil profile is maintained; and
- wood lots up to 5 ha in area.

Hazardous facility means all activities and sites involving hazardous substances, including vehicles for their transport, at which these substances are used, stored, or handled.

Hazardous facility does not include:

- storage or use of hazardous substances for private domestic purposes;
- retail outlets for the domestic usage and sale of hazardous substances including supermarkets, hardware shops and pharmacies;
- facilities using genetically modified or new organisms;
- trade waste, sewer and waste treatment or disposal facilities;
- hydrocarbon pipelines;
- fuel in motor vehicles, boats and small domestic engines;
- storage and use of hazardous substances in association with any temporary military training activity, in compliance with the code of practice developed as Defence Force Orders, through the Defence Act 1990;
- transportation of hazardous substances associated with seismic surveys;
- transportation of hazardous substances in certified tank wagons and transportable containers;
- agrichemical use, storage and transportation where these activities are carried out in compliance with the NZS 8409:2004 Management of Agrichemicals; and
- storage and processing of milk on farms provided any spillage is contained within the site and prevented from entering a waterbody, or from seeping into groundwater.

Home occupation means the use of a residential house for an occupation, business, trade or profession that is secondary and incidental to the use of that site for a residential activity. It includes, but is not limited to, bed and breakfast accommodation/homestays and home based child care.

Industrial activity means the use of land or premises for the purpose of manufacturing, fabricating, processing, conversion, repair, packaging, recycling, storage, collection, or distribution of goods; and includes the wholesale or retail sale of goods manufactured on the site.

Infill house means a site already containing one residential house, where a second residential house is constructed outside of the footprint of the existing house, i.e. the site coverage will increase as a result of the proposed infill house. In relation to a vacant site, the proposed development results in two houses, the house nominated by the applicant.

Integrated retail activity means a building or development which comprises multiple retail activities, e.g. a shopping mall, that are operated and/or managed as a single entity (regardless of whether or not they are located on separate legal titles), and that share one or more of the following:

- servicing and/or loading facilities;
- vehicle and/or pedestrian access;
- car parking; and
- public spaces and/or facilities.

Intensive farming means any pastoral, horticultural, aquaculture or similar agricultural activity within a building or structure or on animal feed lots with limited or no dependence on natural soil quality on the site and/or which require food to be brought to the site.

Includes:

- intensive pig farming;
- intensive poultry farming;
- poultry hatcheries;
- poultry rearer farms; and
- animal feedlots.

Excludes:

- horticulture undertaken in greenhouses; and
- shearing sheds and dairy milking sheds.

Large format retail activity means any individual retail activity within a building exceeding 450m² gross floor area.

Living activity means:

- residential activities;
- infill houses;
- residential flats;
- multi-unit developments;
- marae;
- papakainga developments;
- retirement villages;

- boarding houses; and
- supported residential care.

Major hazardous facility means any facility which involves one or more of the following activities:

- manufacturing and associated storage of hazardous substances, including manufacture of agrichemicals, fertilisers, acids/alkalis or paints;
- petroleum exploration and petroleum production (except where the Health and Safety in Employment (Petroleum Exploration and Extraction) Regulations 2013, Health and Safety at Work (Petroleum Exploration and Extraction) Regulations 2015, Health and Safety in Employment (Mining Operations) Regulations 2013 would apply);
- the storage/use of more than 100,000L of petrol;
- the storage/use of more than 50,000L of diesel;
- the storage/use of more than 6 tonnes of LPG;
- galvanising plants;
- electroplating and metal treatment;
- Tanneries;
- timber treatment;
- freezing works and rendering plants;
- wastewater treatment plants;
- metal smelting and refining (including battery refining or recycling);
- milk processing plants (except where milk processing plant is specifically designed to contain and store milk so that any reasonably potential spillage of milk is contained within the site of the plant until it can be disposed of to an approved wastewater system);
- fibreglass manufacturing;
- polymer foam manufacturing;
- asphalt/bitumen manufacture or storage;
- landfills; and
- refrigerated food processing sites/warehouses.

Māori purpose activity means a range of Māori cultural, community and living activities that incorporate Māori customs and values and provide opportunities for Māori social, cultural, environmental and economic well-being including, but not limited to:

- marae;
- papakainga housing;
- customary activities;
- ancillary commercial activities;
- home occupation;
- community activities;
- hui;
- tangi;
- Kohanga reo or kura (schools);
- whare karakia (Māori church); and
- urupa.

Marae means facilities used for the provision of a focal point for social, cultural, and economic activity for Māori and the wider community.

Matauranga Māori means the term as defined in the New Zealand Coastal Policy Statement (2010).

Multi-unit development means any development that will result in three or more residential houses on any site in the residential and medium density residential zones.

Oil and gas activity means:

- petroleum prospecting;
- petroleum exploration; and
- petroleum production.

Papakaiinga housing means a comprehensive residential development for tangata whenua residing in the New Plymouth District to provide residential accommodation for members of iwi or hapū groups, and also includes communal buildings and facilities.

Petroleum exploration means any activity undertaken for the purpose of identifying petroleum deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more petroleum substances, and includes any drilling, dredging, use of explosives, excavations (whether surface or sub-surface), hydrocarbon testing, initial production and associated site development activities that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.

Excludes:

- petroleum prospecting; and
- petroleum production.

Petroleum production means any activity undertaken for the purpose of taking, wining or extracting a mineral (or chemical substance from a mineral), existing in its natural state, and includes:

- treating, processing, storing and/or separating petroleum substances into a usable product; and
- the construction, maintenance, and operation of any works, structures, and other land improvements or modifications for the purposes of production.

Excludes:

- petroleum prospecting; and
- petroleum exploration.

Petroleum prospecting means any activity, and the use of associated equipment, undertaken for the purpose of identifying locations likely to contain useable energy resources, and includes:

- geological, geochemical, and geophysical surveys;
- the taking of samples by hand or hand held methods; and
- aerial surveys.

Excludes:

- the use of explosives.

Renewable electricity generation activity has the same meaning as defined in the National Policy Statement for Renewable Electricity Generation (2011).

Residential activity means the use of premises for living purposes and any domestic or related purpose by persons living alone or in family and/or non-family groups (whether any person is subject to care, supervision or not).

Residential flat means buildings under 70m² built on site and/or relocated buildings; prefabricated transportable or movable buildings built off-site to be located for a 12 month period or more. This definition includes, but is not limited to portable cabins and trailer homes.

Residential house means premises containing a detached (or semi-detached) residential building(s), or groups of residential buildings, each designed for or occupied exclusively as one household unit and used for residential activities.

Retail activity means activities where the primary business is displaying or offering services or goods for the sale or hire to trade or the public and includes, but is not limited to:

- commercial activity;
- clothing, footwear and personal accessory retailing;
- antique and used goods, second hand or charity shops;
- food and beverage sales (e.g. restaurants, cafes and takeaway food bars);
- department stores and malls (e.g. an individual retailer or collection of retailers);
- dairies;
- entertainment and hospitality activities, e.g. cinemas, bar and nightclubs, taverns, restaurants, cafes, theatres, concert venues, privately owned indoor fitness centres/gymnasiums/play areas, multi-sports facilities and conference facilities); and
- markets.

Retirement village means old people's homes, rest homes, pensioner housing developments, retirement villages and associated ancillary facilities such as medical, respite care, recreational and other communal facilities which offer an exclusive service to short-term and permanent residents occupying the retirement villages.

Rural activity means rural land use and includes, but is not limited to:

- domestic animal boarding and breeding;
- farming;
- forestry;
- grazing;
- farm quarries;
- stock sale yards; and
- rural research.

Rural industry means an industrial activity that manufactures, processes or transports the raw materials of farming, factory farming, forestry or mining activities, including, but not limited to:

- petroleum exploration;
- petroleum production;
- petroleum prospecting;
- intensive farming;
- sawmills;

- timber treatment plants;
- firewood operations, which process timber grown on a separate property;
- rural transport depots;
- agricultural contractors depots;
- primary processing and packaging of farm produce;
- commercial quarrying and mining; and
- the processing of minerals and quarry products.

Sensitive activity means:

- living activities;
- education activities;
- community activities; and/or
- visitor accommodation.

Sport and recreation activity means the use of land and buildings for organised sport, recreation activities, tournaments and sports education, e.g. parks, playgrounds, sportsgrounds, swimming pools, stadia and multi-sports facilities.

Supermarket means a retail shop selling a wide range of foodstuffs for consumption off-site, including fresh produce, meat, fish and dairy; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; non-food grocery items and household goods including cooking, cleaning and washing products, kitchenwares and toiletries, where foodstuffs comprise more than 90 per cent of the total retail floor space. Includes discount stores, hypermarkets, and warehouse club stores where foodstuffs comprise more than 90 per cent of the total retail floor space.

Supported residential care means the use of a residential house(s) and site(s) where people live together and receive care or wellbeing respite support on a 24 hour basis to assist with independent living. This definition does not include regular and ongoing home-based care and assistance to a dependent person.

Third party signs means signs unrelated to or not associated with services, products or events available or occurring on the site on which the sign is located, except where specifically provided for as a permitted activity for a temporary sign or traffic sign.

Tikanga Māori means the term as defined in the Regional Policy Statement for Taranaki (2010)

Visitor Accommodation means backpackers, holiday flats, hostels, motels, hotels rooms, motor and tourist lodges and other forms of travellers' accommodation. It does not include bed and breakfast/homestay accommodation or a hostel associated with education activities.



District Plan

DRAFT shaping our
future **TOGETHER**

Appendices

Appendix One: Proposed Future Urban Growth Areas (30 years)

