Existing Qualifying Matters

The following table outlines the existing qualifying matters that are relevant to PC2. This table has been set up to meet the statutory information requirements established by s77K and ss77Q of the Act (reference to these information requirements are noted under the header row of each column). Refer to the PC2 IPI document for notification of operative rules for existing qualifying matters (as required by sections s77K(1)(e) and s77Q(1)(e) of the RMA).

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
The National Grid	The location of the National Grid is identified on the following District Plan map layers: • National Grid Lines The National Grid is located in areas subject to the MDRS only.	The provisions for the National Grid give effect to the National Policy Statement on Electricity Transmission 2008 [s771(b)]. The National Grid is defined as nationally significant infrastructure under the NPS-UD. The qualifying matter is required for the purpose of ensuring the safe and efficient operation of nationally significant infrastructure [s771(e)].	INF-MENU-R30 [Permitted Activity] INF-MENU-R31 [Permitted Activity] INF-MENU-R38 [Non-complying activity]	This rule requires that buildin comply with the NZECP 34:2 for Electrical Safe Distances) The Electrical Code of Praction requirements for overhead eleconstruction of buildings and on the nature of the transmis varying degrees of clearance Where buildings are located in standard may in some instant cannot be achieved as a perror The level of development pre- specific circumstances, inclue structures in the area. In som level of development, in other reduced as a result of a redu- standard. The rule provides for internal sensitive activities (which inc Yard as permitted activity, as envelope or floor space. Within the National Grid Yard residential units to the MDRS On land within the National G be able to be constructed as an increase in the floor space any additional development of Yard. The rule provides that the con- activities (which includes resi- non-complying activity. Within the National Grid Yard residential units to the MDRS
				On land within the National G units would not be able to be

vented on a typical site as a result of fying matter, in comparison with the level of nave been permitted by the MDRS and policy

lings and structures in the National Grid Yard :2001 (New Zealand Electrical Code of Practice s).

ctice sets minimum safe electrical distance electric line installations. It also covers the nd other structures near conductors. Depending hission infrastructure in the particular area, ce are required.

ed in the National Grid Yard, compliance with this ances mean that the MDRS height standard ermitted activity.

revented by this rule is highly dependent on site luding the nature of the existing transmission ome instances, there may be no impact on the her instances the level development may be luction in height necessary to comply with the

al alterations to existing buildings used for includes residential units) within the National Grid as long as there is no increase in the building

rd, this rule would prevent construction of new RS density standards as a permitted activity.

Grid Yard, additional residential units would not is a permitted activity, where this would require ce of existing buildings. This would likely prevent t of residential units within the National Grid

construction of new buildings used for sensitive esidential units) within the National Grid Yard is a

rd, this rule would prevent construction of new RS density standards as a permitted activity.

Grid Yard, new buildings containing residential be constructed as a permitted activity. This rule

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
				would likely prevent any addit the National Grid Yard.
			SUB-DW-R14 [Restricted discretionary activity]	Subdivision of land where all Grid Subdivision Corridor is a standard that requires buildin National Grid Yard. This rule does not directly alte does prevent subdivision for r is a requirement of the MDRS On land outside the National may vary depending on site s as providing for the ongoing o of the National Grid.
			SUB-DW-R22 [Non-complying activity]	Subdivision of land where all Grid Subdivision Corridor is a in SUB-DW-R14 are not met. This rule does not directly alte does prevent subdivision for r is a requirement of the MDRS On land within the National G units is likely to be prevented.
The High-Pressure Gas Pipeline	The location of the High-Pressure Gas Pipeline is identified on the following District Plan map layers: • Natural Gas The High-Pressure Gas Pipeline is located in areas subject to the MDRS only.	The High-Pressure Gas Pipeline is defined as nationally significant infrastructure under the NPS-UD. The qualifying matter is required for the purpose of ensuring the safe and efficient operation of nationally significant infrastructure [s77I(e)].	SUB-DW-R12 [Restricted discretionary activity]	Subdivision of land within 10 gas pipeline is a restricted dis This rule does not directly alte does prevent subdivision for r is a requirement of the MDRS Only a very small number of 0 this provision. On land where development may be prevent is required to avoid or mitigate
Flood hazard category areas	Flood hazard categories are identified on the following District Plan map layer: • Flood Hazard	The flood hazard provisions of the District Plan recognise and provide for s6(h) of the RMA, which is the management of significant risks from natural hazards.	NH-FLOOD-R2 [Permitted activity]	 Buildings must not be sited w River corridors Stream corridors Within 10m of the nat wide Within 5m of streams

ditional development of residential units within

all or part of the site is located within the National s a restricted discretionary activity, subject to a ling platforms to be located outside of the

alter the MDRS density standards. However, it or residential units as a controlled activity, which RS.

al Grid Yard, the level of development prevented e specific requirements to meet conditions such g operation, maintenance, access and upgrading

all or part of the site is located within the National a non-complying activity, where the standards et.

alter the MDRS density standards. However, it or residential units as a controlled activity, which RS.

Grid Yard, the construction of new residential ed.

0 metres of the centre-line of the high pressure discretionary activity.

alter the MDRS density standards. However, it or residential units as a controlled activity, which RS.

of General Residential Zoned sites are subject to re this provision applies, it is likely that ented on top of the pipeline, as subdivision design ate conflict with existing pipelines.

within:

natural banks of a waterbody greater than 3m

ns and drains less than 3m wide

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
	Flood hazard categories are located in areas subject to the MDRS and policy 3 of the NPS-UD.	The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s77I(a) and s77O(a)].	NH-FLOOD-R3 [Permitted activity]	 Within 5m of a lake. Within these setback areas, the residential units to the MDRS. Within land subject to this rule likely to be prevented. This rule applies to new or relevant category areas: Ponding area; Residual ponding area; Shallow surface flow. New or relocated buildings in floor level constructed above. By requiring a raised ground the ight of buildings located witt. Within land subject to this rule through the requirement for a some instances to buildings in height.
			NH-FLOOD-R4 [Permitted activity]	 This rule applies to earthwork areas: Overflow path Residual overflow path Ponding area Stream corridor River corridor Earthworks in these areas area amount that they can alter the amount that they can alter the

, this rule would prevent construction of new RS density standards as a permitted activity.

ule, the development of new residential units is

relocated buildings within the following flood

area;

OW.

in these areas are required to have a building ve the 1% AEP flood event level.

d floor level, this rule may reduce the effective within these areas.

ule, effective building heights may be reduced r a raised ground floor level. This could lead, in s not being able to achieve a 3-storey building

orks within the following flood hazard category

bath

are restricted by volume, and restricted in the the original ground level.

alter the MDRS or NPS-UD density standards. ctions may reduce or restrict the extent to which istructed to the MDRS or NPS-UD density ctivity.

revented by this rule will vary depending on the n each individual site, and the amount of ble development on the site.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualifyi development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				On sites where flood hazard is earthworks within the permitte development would be preven On sites where flood hazard is breach permitted activity stand However, where the effects of avoided, remedied or mitigate consent pathway to enable de R11.
			NH-FLOOD-R8 [Controlled activity]	 Development and earthworks areas is a controlled activity: Flood storage area Fill control area Development and earthworks hydraulic neutrality, providing consequences of the propose constructed above the 1% AE This rule does not directly alter However, it does prevent the cor NPS-UD density standards the standards under the rule in developed on (due to the need requirement to raise the groun event level may reduce the effect of the flood hazard in the set-aside to provide for hydrau flood hazard on the flood hazard is shallow efficiently, development may reduce the shallow efficiently.
				efficiently, development may resource consent will be required. However, development may be deep, on-site hydraulic neutral that the activity will have advert that cannot be avoided, remediated.
			NH-FLOOD-R10 [Restricted discretionary activity]	Earthworks within the followin standards under Rule NH-FLC • Overflow path • Residual overflow pat

I is shallow, it may be possible to undertake tted activity standards. In these instances, no ented by the rule.

I is sufficiently deep that earthworks is likely to andards development may be prevented. of earthworks on the flood hazard can be ted, there is a restricted discretionary activity development under Rules NH-FLOOD-R10 and

s within the following flood hazard category

ks are subject to the development achieving ng sufficient hydraulic modelling to test the sed activity, and building floor levels being AEP flood event level.

Iter the MDRS or NPS-UD density standards. e construction of residential units to the MDRS ds as a permitted activity. Specifically, meeting e may mean that certain parts of a site cannot be eed to provide for hydraulic neutrality), and the und floor of buildings above the 1% AEP flood effective height of buildings in these areas.

evented by the rule will vary depending on the the area, the amount of the site required to be raulic neutrality and the effects mitigating on-site zard associated with surrounding sites.

ow, and hydraulic neutrality can be achieved y not be prevented by the rule (although juired).

be prevented on sites where flood hazard is rality is not feasible, and modelling suggests verse effects on the flooding of surrounding sites edied or mitigated.

ing flood hazard category areas that breach LOOD-R4 are a restricted discretionary activity:

ath

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				There are no standards, howe earthworks on the effective fu
				This rule does not directly alte However, it does prevent the or NPS-UD density standards
				The level of development pre- degree to which earthworks re undertaken in a manner that o effects of earthworks on the fu
				Where this can be addressed development may be preventer required). However, developm cannot be undertaken in a ma adverse effects on the function
			NH-FLOOD-R11 [Restricted discretionary activity]	Earthworks within the followin standards under rule NH-FLC
				Ponding areaShallow surface flow
				There are no standards, howe earthworks on the effective fu areas.
				This rule does not directly alte However, it does prevent the or NPS-UD density standards
				The level of development pre- degree to which earthworks re undertaken in a manner that o effects of earthworks on the fe areas.
				Where this can be addressed development may be preventer required). However, developm cannot be undertaken in a ma adverse effects on the function
			NH-FLOOD-R12 [Restricted discretionary activity]	Additions to existing buildings restricted discretionary activity • Overflow path • Residual overflow path

wever matters of discretion include the effects of functioning of overflow paths.

alter the MDRS or NPS-UD density standards. ne construction of residential units to the MDRS rds as a permitted activity.

revented by this rule will vary depending on the required to enable development can be at can avoid, remedy or mitigate the adverse functioning of overflow paths in the area.

ed through the design of earthworks, no nted (although resource consent will be pment may be prevented where earthworks manner that avoids, remedies or mitigates tioning of overflow paths.

ving flood hazard category areas that breach _OOD-R4 are a restricted discretionary activity:

w areas

wever matters of discretion include the effects of functioning of ponding or shallow surface flow

alter the MDRS or NPS-UD density standards. ne construction of residential units to the MDRS rds as a permitted activity.

revented by this rule will vary depending on the required to enable development can be at can avoid, remedy or mitigate the adverse functioning of ponding or shallow surface flow

ed through the design of earthworks, no nted (although resource consent will be pment may be prevented where earthworks manner that avoids, remedies or mitigates tioning of ponding or shallow surface flow areas.

gs in the following flood hazard areas are a vity:

bath

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				There are no standards, howe the addition on the effective fu design the addition to achieve health and safety of people an
				This rule does not directly alte However, it does prevent the residential units to the MDRS activity.
				The level of development pre nature and extent of the over
				Where an alteration to an exist that avoids, remedies or mitig path, provides for hydraulic ne and property, no developmen consent will be required).
				However, where the alteration in a manner that achieves the prevented.
			NH-FLOOD-R15 [Discretionary activity]	Earthworks in the following flo standards under rule NH-FLC
				Stream corridorRiver corridor
				This rule does not directly alte However, earthworks restriction residential units can be const standards as a permitted activ
				Where development in a stream not meet permitted activity sta would be able to occur on the avoid development in these a
				This is particularly the case g complying activity under rule
			NH-FLOOD-R16 [Non-complying activity]	New or relocated buildings in a non-complying activity:
				Overflow pathResidual overflow path

wever matters of discretion include the effects of e functioning of the overflow path, the ability to eve hydraulic neutrality and the potential risk to and property.

alter the MDRS or NPS-UD density standards. ne alteration of existing buildings containing RS or NPS-UD density standards as a permitted

revented by this rule will vary depending on the erflow path flood hazard in the area.

existing building can be undertaken in a manner tigates effects on the functioning of an overflow neutrality and the health and safety of people ent may be prevented (although resource

ion of an existing building cannot be undertaken hese requirements, development may be

flood hazard category areas that breach LOOD-R4 is a discretionary activity:

alter the MDRS or NPS-UD density standards. ctions may reduce or restrict the extent to which istructed to the MDRS or NPS-UD density ctivity.

ream or river corridor requires earthworks that do standards, it is unlikely that any development he basis of the policy direction that seeks to a areas.

given that buildings in these areas are a none NH-FLOOD-R17.

in the following flood hazard category areas are

bath

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualifyi development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				This rule does not directly alte However, it does prevent the units to the MDRS or NPS-UE The development of new build
				under this rule.
			NH-FLOOD-R17 [Non-complying activity]	Any building in the following fl complying activity:
				Stream corridorRiver corridor
				This rule does not directly alte However, it does prevent the units to the MDRS or NPS-UD
				The development of new build river corridors under this rule.
			SUB-DW-R7 [Restricted discretionary activity]	Subdivision of land containing restricted discretionary activity
				 Flood storage area Ponding area Residual ponding area Shallow surface flow a
				Subdivision is subject to a ran are located outside of river co that each building area is loca that formed vehicle access do on other properties.
				This rule does not directly alte However, it does prevent sub- activity, which is a requiremen
				The level of development pre- nature and extent of the flood
				Where a development can be under the rule, subdivision for provided for.
				However, parts of a site may standards cannot be complied development on those parts of this rule.

Iter the MDRS or NPS-UD density standards. le construction of buildings containing residential UD density standards as a permitted activity.

ildings is likely to be prevented in overflow paths

flood hazard category areas are a non-

alter the MDRS or NPS-UD density standards. ne construction of buildings containing residential UD density standards as a permitted activity.

uildings is likely to be prevented in stream and le.

ng the following flood hazard category areas is a vity:

irea w area

ange of standards, including that building areas corridors, stream corridors and overflow paths; ocated above the 1% AEP flood event level; and does not adversely affect the flood hazard risk

alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled nent of the MDRS.

revented by this rule will vary depending on the od hazard on the land.

be laid out in a manner that meets the standards for development is likely to be able to be

by be difficult or unfeasible to develop where the ied with, in which case subdivision for s of the site may be restricted or prevented by

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
			SUB-DW-R16 [Discretionary activity]	Subdivision of land containing discretionary activity: Overflow path
				Residual overflow path
				This rule does not directly alte However, it does prevent sub- activity, which is a requiremen
				The level of development prev nature and extent of the flood
				Where a development can be hazard, subdivision for develo
				However, where a developme subdivision for development n
			SUB-DW-R17 [Discretionary activity]	Subdivision of land containing discretionary activity:
				 River corridor Stream corridor
				Subject to each allotment hav river corridors, stream corrido the 1% AEP flood event level; adversely affect the flood haz
				This rule does not directly alte However, it does prevent sub activity, which is a requirement
				The level of development pre- nature and extent of the flood
				Where a development can be hazard, subdivision for develo
				However, where a developme subdivision for development n
			SUB-DW-R20 [Non-complying activity]	Subdivision of land wholly loc areas is a non-complying activ
				River corridorStream corridor

vented on a typical site as a result of ying matter, in comparison with the level of ave been permitted by the MDRS and policy ng the following flood hazard category areas is a bath lter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled ent of the MDRS. revented by this rule will vary depending on the od hazard on the land. be laid out in a manner that avoids the flood elopment may be allowed for under this rule. nent cannot be laid out to avoid these hazards, may be prevented by this rule. ng the following flood hazard category areas is a aving building areas that are located outside of dors and overflow paths; that are located above el; and that formed vehicle access does not azard risk on other properties. alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled ent of the MDRS. revented by this rule will vary depending on the od hazard on the land. be laid out in a manner that avoids the flood elopment may be allowed for under this rule. nent cannot be laid out to avoid these hazards, may be prevented by this rule. ocated in the following flood hazard category ctivity:

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualifyind development that would have 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				This rule does not directly alte However, it does prevent sub- activity, which is a requiremen
				Subdivision of land for develo river or stream corridor is likel with NH-FLOOD-R17.
Fault avoidance areas	Fault avoidance areas are identified on the following District Plan map layer: • Fault Avoidance Areas Fault avoidance areas are located in areas subject to the MDRS only. Note that only the Ohariu fault avoidance area is located within the General Residential Zone subject to the MDRS/NPS-UD at Waikanae.	The fault avoidance provisions of the District Plan recognise and provide for s6(h) of the RMA, which is the management of significant risks from natural hazards. The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s771(a)].	NH-EQ-R22 (including NH-EQ-Table 2 and NH-EQ-Table 3) [Restricted discretionary activity]	 Structures that are defined as are a restricted discretionary a These include: Timber framed single (type 2a and 2b); and Multi-occupancy resid (type 2c). Geotechnical information muss is not located on a fault trace of While this rule does not direct standards, it does prevent the residential units to the MDRS activity. The level of development preverange of factors, including the posed by the fault trace ruptur design of building can mitigate. Subdivision proposing new deland is located in a fault avoid subject to providing a 200m² to 12m, clear of the fault avoidar. This rule does not directly alter However, it does prevent subdactivity, which is a requirement of the fault avoid ance area. Where a development can be building area clear of the fault may be allowed for under this prevented may be limited.

- alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled ment of the MDRS.
- elopment, where land is wholly located within the kely to be prevented by this rule, in conjunction
- as BIC Type 2a, 2b, and 2c in NH-EQ-Table 2 / activity in fault avoidance areas.
- le storey and multi storey residential buildings nd
- sidential commercial and industrial buildings
- ust be provided to demonstrate that the building ce or fault trace deformation.
- ectly alter the MDRS or NPS-UD density he construction of buildings containing RS or NPS-UD density standards as a permitted
- revented by this rule will vary depending on a he nature of the fault on the site, the level of risk turing, and the degree to which the location and ate the effects of a fault rupture hazard.
- developable allotments where any part of the bidance area is a restricted discretionary activity, ^a building area with a minimum dimension of dance area.
- alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled nent of the MDRS.
- revented by this rule will vary depending on the ne extent to which it is covered by a fault
- be laid out in a manner that provides for a ult avoidance area, subdivision for development nis rule, in which case level of development

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				Where a development cannot hazard area, subdivision for d under SUB-DR-R18.
			SUB-DW-R18 [Discretionary activity]	Subdivision proposing new de land is located in a fault avoid provided clear of the fault avo
				This rule does not have a dire standards. However, it does p controlled activity, which is a
				The level of development pre- range of factors, including the the development, the intensity on the development.
structures, sites or areasstructures, site identified on the Plan map layer • Histori • Histori • Histori They are also 7 of the Distric Scheduled hist structures, site in areas subject	Scheduled historic buildings, structures, sites or areas are identified on the following District Plan map layers: Historic Heritage Places Historic Heritage Area They are also identified in Schedule 7 of the District Plan. Scheduled historic buildings, structures, sites or areas are located in areas subject to the MDRS and	makers are required to recognise and provide for [s77I(a) and s77O(a)]	HH-R6 [Restricted discretionary activity]	Alteration or additions, includi scheduled historic building, st discretionary activity. This rule does not directly alte However, it does prevent the of buildings to the MDRS or N activity. The level of development pre- size of the site, the extent to v building, and whether the effe buildings on heritage values a
	policy 3 of the NPS-UD.		HH-R8 [Discretionary activity]	Relocation of a scheduled his discretionary activity. This rule does not directly alte However, where relocation is would prevent construction of standards as a permitted activ The level of development pre- whether the relocation of the l If relocation is required to ena is not considered to be accep levels provided for by the MD
			HH-R9 [Discretionary activity]	able to occur. Partial demolition, demolition structure, site or area is a disc

not be laid out in a manner that avoids the fault r development would be a discretionary activity

developable allotments where any part of the bidance area, and a building platform cannot be voidance area, is a discretionary activity.

irectly alter the MDRS or NPS-UD density s prevent subdivision for residential units as a a requirement of the MDRS.

revented by this rule will vary depending on a he geotechnical information provided to support sity of the development proposed, and the design

uding the construction of new buildings, to a structure, site or area is a restricted

alter the MDRS or NPS-UD density standards. ne alteration of existing buildings or construction r NPS-UD density standards as a permitted

revented by this rule will vary depending on the o which the site is covered by a schedule historic ffects of accommodating alterations or new s are acceptable.

nistoric building, structure, site or area is a

alter the MDRS or NPS-UD density standards. is required to enable the development of a site it of buildings to the MDRS or NPS-UD density ctivity.

revented by this rule may vary depending on e building is deemed acceptable.

nable the development of the site, but relocation eptable, then development of the site to the IDRS and policy 3 of the NPS-UD may not be

on or destruction of a scheduled historic building, liscretionary activity.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				This rule does not directly alte However, where demolition o development of a site it would MDRS or NPS-UD density sta
				The level of development pre whether the demolition or par acceptable.
				If demolition or partial demolit the site, but this is not consid site to the levels provided for not be able to occur.
			HH-R10 [Non-complying activity]	Partial demolition, demolition structure, site or area that is I non-complying activity.
				This rule does not directly alte However, where demolition o development of a site it would MDRS or NPS-UD density sta
				If demolition or partial demoli the site, development of the s policy 3 of the NPS-UD may obtain a resource consent for complying activity.
			HH-R11 [Non-complying activity]	Relocation of a scheduled his Heritage New Zealand Categ
				This rule does not directly alte However, where relocation is would prevent construction of standards as a permitted acti
				If relocation is required to ena of the site to the levels provid UD may not be able to occur consent for demolition or part
			SUB-DW-R10 [Restricted discretionary activity]	Subdivision of land containing or area is a restricted discreti
				This rule does not directly alte However, it does prevent sub activity, which is a requirement

alter the MDRS or NPS-UD density standards. or partial demolition is required enable the uld prevent construction of buildings to the standards as a permitted activity.

revented by this rule may vary depending on artial demolition of the building is deemed

olition is required to enable the development of idered to be acceptable, then development of the or by the MDRS and policy 3 of the NPS-UD may

on or destruction of a scheduled historic building, s Heritage New Zealand Category 1 or 2 is a

alter the MDRS or NPS-UD density standards. or partial demolition is required to enable the uld prevent construction of buildings to the standards as a permitted activity.

bilition is required to enable the development of e site to the levels provided for by the MDRS and y not be able to occur as it may be difficult to for demolition or partial demolition as a non-

nistoric building, structure, site or area that is egory 1 is a non-complying activity.

alter the MDRS or NPS-UD density standards. is required to enable the development of a site it of buildings to the MDRS or NPS-UD density ctivity.

nable the development of the site, development vided for by the MDRS and policy 3 of the NPSur as it may be difficult to obtain a resource artial demolition as a non-complying activity.

ing a scheduled historic building, structure, site etionary activity.

alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled ment of the MDRS.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
				The level of development presize of the allotment, and whe heritage values are deemed to Where subdivision can be un historic heritage values are a by this rule may be limited or Where the effects of subdivis considered to be acceptable, be prevented by this rule.
Scheduled notable trees	Scheduled notable trees are identified on the following District Plan map layers: • Notable Trees • Notable Trees Area They are also identified in Schedule 8 of the District Plan. Scheduled notable trees are located in areas subject to the MDRS and policy 3 of the NPS-UD.	Notable trees are identified as historic heritage features in the District Plan. The provisions for notable trees in the District Plan recognise and provide for s6(f) of the RMA to protect historic heritage from inappropriate subdivision, use and development. The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s77I(a) and s77O(a)].	TREE-R4 [Restricted discretionary activity]	Trimming or modification (inc to enable the development of This rule does not directly alte However, where trimming or enable the development of a to the MDRS or NPS-UD den The level of development pre whether the location of the tre and whether effects of trimmi acceptable. Where the development can of the tree, then there would b Where trimming or modification site, and the effects of this and development prevented by th Where the effects of trimming acceptable, then further development the MDRS and policy 3 of the
			SUB-DW-R10 [Restricted discretionary activity]	Subdivision of land containing discretionary activity. This rule does not directly alt However, it does prevent sub activity, which is a requireme The level of development pre- size of the allotment, and who notable tree are deemed to b Where subdivision can be un notable tree are acceptable, may be limited or negligible.

revented by this rule will vary depending on the hether the effects of the subdivision on historic d to be acceptable.

undertaken in a manner where the effects on acceptable, the level or development prevented or negligible.

ision on historic heritage values are not e, then subdivision for further development may

ncluding removal) of any scheduled notable tree of a site is a restricted discretionary activity.

alter the MDRS or NPS-UD density standards. or modification of a notable tree is required to a site it would prevent construction of buildings ensity standards as a permitted activity.

revented by this rule will vary depending on tree in relation to the development of the site, ning or modification are deemed to be

n be arranged to avoid trimming or modification d be no development prevented under this rule.

ation is required to enable the development of the are deemed to be acceptable, the level of this rule may be limited or negligible.

ng or modification are not deemed to be velopment of the site to the levels provided for by he NPS-UD may be prevented by this rule.

ng a scheduled notable tree is a restricted

alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled nent of the MDRS.

revented by this rule will vary depending on the hether the effects of the subdivision on the be acceptable.

Indertaken in a manner where the effects on the the level or development prevented by this rule

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualifyindevelopment that would have 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
				Where the effects of subdivisi be acceptable, then subdivision by this rule.
Scheduled places and areas of significance to Māori	Scheduled places and areas of significance to Māori are identified on the following District Plan map layer: • Waahi Tapu They are also identified in Schedule 9 of the District Plan. Scheduled places and areas of significance to Māori are located in areas subject to the MDRS and policy 3 of the NPS-UD.	The provisions for places and areas of significance to Māori recognise and provide for s6(e) of the RMA, which is the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga The provisions also provide for s6(f) of the RMA, which is to protect historic heritage from inappropriate subdivision, use and development. The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s77I(a) and s77O(a)].	SASM-R3 [Permitted activity]	 The following activities are per the wāhi tapu schedule: Land disturbance; Earthworks; Alterations, additions buildings. Subject to the following standate. The total volume of late exceed 10m³ per calce. Additions and alteration in-ground swimming perior construction of building as a permitted activity. The level of development breat prevent construction of building as a permitted activity. The level of development prevent activity standards. Where development is design (for example through a foundate level of development is design (for example through a foundate level of development prevents activity standards. Where a development is design (for example through a foundate level of development is design (for exampl

rision on the notable tree are not considered to ision for further development may be prevented

permitted in an area identified as wāhanga rua in

ns and relocation of lawfully established

ndards:

- f land disturbance and earthworks does not alendar year;
- ations to buildings do not include a basement or g pool;
- e accidental discovery protocol.

alter the MDRS or NPS-UD density standards. reaches these standards, then the rule would dings to the MDRS or NPS-UD density standards

revented by this rule will vary depending on velopment is such that it breaches permitted

igned to comply with permitted activity standards ndation design that limits earthworks), then the nted by this rule may be limited or negligible.

esigned in a manner that breaches these development prevented would be determined

permitted in an area identified as wahanga toru

ns and relocation of lawfully established

ndards:

f land disturbance and earthworks does not alendar year;

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				 Additions and alteration in-ground swimming p Compliance with the additional system
				This rule does not directly alte However, if development brea prevent construction of buildir as a permitted activity.
				The level of development prev whether the design of a devel activity standards.
				Where development is design (for example through a foundation level of development prevented
				Where a development is design standards, then the level of de under SASM-R12.
			SASM-R5 [Permitted activity]	The following activities are pe
				 in the wāhi tapu schedule: Land disturbance; Earthworks; Alterations and reloca New buildings associatuses.
				Subject to the following stand
				 Additions and alteration in-ground swimming p Compliance with the additional sectors in the additin the additional sectors in the additin the additional sectors
				This rule does not directly alte However, if development brea prevent construction of buildir as a permitted activity.
				The level of development prev whether development requires
				Where development does not pool, this rule is unlikely to pre

ations to buildings do not include a basement or g pool;

e accidental discovery protocol.

alter the MDRS or NPS-UD density standards. reaches these standards, then the rule would dings to the MDRS or NPS-UD density standards

revented by this rule will vary depending on velopment is such that it breaches permitted

igned to comply with permitted activity standards ndation design that limits earthworks), then the nted by this rule may be limited or negligible.

esigned in a manner that breaches these development prevented would be determined

permitted in an area identified as wāhanga wha

ocation of lawfully established buildings; ociated with lawfully established buildings and

ndards:

ations to buildings do not include a basement or g pool;

e accidental discovery protocol.

alter the MDRS or NPS-UD density standards. reaches these standards, then the rule would dings to the MDRS or NPS-UD density standards

revented by this rule will vary depending on ires a basement or in-ground swimming pool.

not require a basement or in-ground swimming prevent development.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				Where development requires the level of development prev R13.
			SASM-R7 [Controlled activity]	 The following activities are a dwahanga toru in the wahi tapu New buildings. Subject to the following stand. New buildings are and The total volume of la exceed 10m³ per cale Additions and alterative in-ground swimming p Compliance with the a This rule does not directly alter However, the rule would prever NPS-UD density standards as The level of development prever whether the design of a devel activity standards. It may also the wahi tapu site, and whether remedied or mitigated through Where development is design (for example through a foundat development is sited to avoid with the wahi tapu, then the level of negligible. However, where this is not po development may require it to or mitigates effects on the vali instances, some development breach
			SASM-R10 [Restricted discretionary	development prevented would The following activities are a identified as webcares tabi in
			activity]	 identified as <i>wāhanga tahi</i> in t Land disturbance; Earthworks; Alterations and addition

es a basement or in-ground swimming pool, then evented will be determined under rule SASM-

a controlled activity in areas identified as apply schedule:

ndards:

- ancillary to lawfully established buildings;
- land disturbance and earthworks does not alendar year;
- ations to buildings do not include a basement or g pool;
- e accidental discovery protocol.

alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.

revented by this rule will vary depending on velopment is such that it breaches permitted so vary depending on the values associated with ether effects on these values are avoided, ugh the layout and design of proposed buildings.

igned to comply with permitted activity standards indation design that limits earthworks), and where hid or mitigate effects on the values associated e level of development prevented by this rule may

possible the conditions of consent for to be laid out in a manner that avoids, remedies values associated with the wāhi tapu. In these ent may be prevented under this rule.

ches the standards, then the level of uld be determined under SASM-R12.

a restricted discretionary activity in areas n the wāhi tapu schedule:

litions to lawfully established buildings;

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				Subject to compliance with th
				This rule does not directly alte However, the rule would prev NPS-UD density standards as
				The level of development pre- whether the scope and effects alterations and additions are of values associated with the wa
				<i>Wāhanga tahi</i> sites are identit with rules intended to provide risk that land disturbance will
				If the effects associated with t to be acceptable, then develo the MDRS and policy 3 of the
			SASM-R11 [Restricted discretionary activity]	The following activities are a li identified as <i>wāhanga rua</i> in t
				 Land disturbance, ear established buildings, permitted activity star
				Subject to compliance with the
				This rule does not directly alte However, the rule would preve NPS-UD density standards as
				The level of development pre- whether the scope and effects and additions to existing build are considered to be acceptal wāhi tapu site.
				<i>Wāhanga rua</i> sites are identif development (because the lar intended to provide for a reas land disturbance volumes are
				If the effects associated with to to be acceptable, then develo the MDRS and policy 3 of the
			SASM-R12 [Restricted discretionary activity]	The following activities are a r identified as <i>wāhanga toru</i> in

the accidental discovery protocol.

alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.

revented by this rule may vary depending on cts of land disturbance, earthworks and e considered to be acceptable in relation to the wāhi tapu site.

ntified as being highly sensitive to development, de a high level of protection, as there is a high ill encounter kōiwi.

h the proposed development are not considered elopment of the site to the levels provided for by he NPS-UD may be prevented under this rule.

a restricted discretionary activity in areas n the wāhi tapu schedule:

earthworks, additions and alterations to lawfully gs, and new buildings, that do not comply with tandards (under SASM-R3);

the accidental discovery protocol.

alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.

revented by this rule may vary depending on cts of land disturbance, earthworks, alterations ildings, and the construction of new buildings, table in relation to the values associated with the

ntified as being moderately sensitive to land has already been developed), with rules asonable level of development to occur, provided are reasonably low.

h the proposed development are not considered elopment of the site to the levels provided for by he NPS-UD may be prevented under this rule.

a restricted discretionary activity in areas in the wāhi tapu schedule:

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				 Land disturbance, ea established buildings standards (SASM-R4 New buildings that do (SASM-R7). Subject to compliance with th This rule does not directly alte However, the rule would prev
				NPS-UD density standards as The level of development prev whether the scope and effects and additions to existing build are considered to be acceptal wāhi tapu site.
				<i>Wāhanga toru</i> sites are identi development (because the lar intended to provide for a reas land disturbance volumes are for key views identified in the
				If the effects associated with t to be acceptable, then develo the MDRS and policy 3 of the
			SASM-R13 [Restricted discretionary activity]	The following activities are a r identified as <i>wāhanga wha</i> in
				 Land disturbance, earning established buildings, permitted activity start New buildings that ob access and view point
				Subject to compliance with the
				This rule does not directly alte However, the rule would prev NPS-UD density standards as
				The level of development pre- whether the scope and effects and additions to existing build are considered to be acceptal wāhi tapu site.

earthworks, additions and alterations to lawfully gs, that do not comply with permitted activity R4);

- do not comply with controlled activity standards
- the accidental discovery protocol.
- alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.
- revented by this rule may vary depending on cts of land disturbance, earthworks, alterations ildings, and the construction of new buildings, table in relation to the values associated with the
- ntified as being moderately sensitive to land has already been developed), with rules asonable level of development to occur, provided are reasonably low, with additional considerations be wāhi tapu schedule.
- h the proposed development are not considered elopment of the site to the levels provided for by he NPS-UD may be prevented under this rule.
- a restricted discretionary activity in areas in the wāhi tapu schedule:
- earthworks, additions and alterations to lawfully gs, and new buildings, that do not comply with tandards (SASM-R5);
- obstruct views or existing access between key bints identified in the wāhi tapu schedule.
- the accidental discovery protocol.
- alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.
- revented by this rule may vary depending on cts of land disturbance, earthworks, alterations ildings, and the construction of new buildings, table in relation to the values associated with the

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				Wāhanga wha sites are ident development development (b significance, such as marae), level of development to occur functionality.
				Where the development supp is likely that the level of devel or negligible.
				If the effects associated with to be acceptable, then develo the MDRS and policy 3 of the
			SASM-R16 [Non-complying activity]	Partial demolition, demolition complying activity. Earthwork for under other rules fall into t
				This rule does not directly alte However, the rule would prev NPS-UD density standards as
				Where development involves destruction of a wāhi tapu site under this rule.
			SASM-R18 [Non-complying activity]	The following activities are a wāhanga tahi in the wāhi tapu
				New buildings.
				This rule does not directly alte However, the rule would prev NPS-UD density standards as
				The development of new build unlikely to be able to occur un
			SUB-DW-R10 [Restricted discretionary activity]	Subdivision of land containing activity.
				This rule does not directly alte However, it does prevent sub activity, which is a requirement
				The level of development pre size of the allotment, and whe tapu site are deemed to be a

ntified as having a low sensitivity to internal (because they are functioning sites of e), with rules intended to provide for a reasonable cur within the site to maintain its ongoing

pports the ongoing functionality of the site, then it velopment prevented by the rule would be limited

h the proposed development are not considered elopment of the site to the levels provided for by he NPS-UD may be prevented under this rule.

on or destruction of a wāhi tapu site is a nonrks and land disturbance that are not provided o this category.

alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.

es the partial demolition, demolition, or site, development is unlikely to be able to occur

a non-complying activity in areas identified as upu schedule:

alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.

uildings on *wāhanga tahi* wāhi tapu sites are under this rule.

ng wāhi tapu site is a restricted discretionary

alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled nent of the MDRS.

revented by this rule will vary depending on the hether the effects of the subdivision on the wāhi acceptable.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				Where subdivision can be un wāhi tapu site are acceptable rule may be limited or negligil Where the effects of subdivis be acceptable, then subdivisi by this rule.
			SUB-DW-R21 [Non-complying activity]	Subdivision that increases the wāhi tapu site is a non-compl
				This rule does not directly alte However, it does prevent sub activity, which is a requirement
				Subdivision for the developme occur under this rule.
Scheduled ecological sites	Scheduled ecological sites are identified on the following District Plan map layer: • Ecological Sites They are also identified in Schedule 1 of the District Plan. Scheduled ecological sites are located in areas subject to the MDRS and policy 3 of the NPS-UD.	The provisions for ecological sites are part of recognising and providing for s6(c) of the RMA to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s77I(a) and s77O(a)].	ECO-R7 [Restricted discretionary activity]	The trimming or modification indigenous vegetation within a activity. This rule does not directly alte However, where trimming or r required as part of a developr buildings to the MDRS or NPS The level of development pre- extent to which an ecological which a development can be and where the development or whether effects can be mitiga of a development. Where a development can be site, the level of development negligible. Where the effects of developr avoided, remedied or mitigate development that would be pr proportionate to the extent to development site.
			ECO-R13 [Discretionary activity]	Buildings in and within 5m of This rule does not directly alte However, the rule would prev NPS-UD density standards as

undertaken in a manner where the effects on the ble, the level or development prevented by this gible.

rision on the wāhi tapu site are not considered to ision for further development may be prevented

the number of allotments within a *wāhanga toru* uplying activity.

alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled nent of the MDRS.

ment of residential units is unlikely to be able to

n (including removal or destruction) of n an ecological site is a restricted discretionary

alter the MDRS or NPS-UD density standards. or modification of indigenous vegetation is opment, the rule would prevent construction of IPS-UD density standards as a permitted activity.

revented by this rule may vary depending on the al site covers a development site, the extent to be laid out to avoid effects on the ecological site, t cannot avoid effects on the ecological site, gated or remedied to an acceptable level as part

be arranged to avoid effects on an ecological nt prevented by this rule may be limited or

opment on an ecological site are not able to be ated to an acceptable level, then the level of prevented under this rule is likely to be to which the ecological site covers the

of an ecological site are a discretionary activity.

alter the MDRS or NPS-UD density standards. event construction of buildings to the MDRS or as a permitted activity.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				It is unlikely that the develop adverse effects on an ecolog site) would be acceptable.
				On this basis, the level of dev rule is likely to be proportional covers the development site.
			EW-R8 [Discretionary activity]	Earthworks within an ecologic This rule does not directly alte However, because the develo earthworks, the rule would pr NPS-UD density standards as
				It is unlikely that earthworks f involved irreversible adverse partial or full loss of the site)
				On this basis, the level of dev rule is likely to be proportional covers the development site.
			SUB-DW-R6 [Restricted discretionary activity]	The subdivision of land conta discretionary activity.
				This rule does not directly alte However, it does prevent sub activity, which is a requirement
				The level of development pre size of the allotment, the extensite, and whether the effects deemed to be acceptable.
				Where subdivision can be un ecological site are acceptable rule may be limited or negligil
				Where the effects of subdivis be acceptable, then subdivisi by this rule.
Scheduled key indigenous trees	Scheduled key indigenous trees are identified on the following District	The provisions for key indigenous trees are part of recognising and	ECO-R7 [Restricted discretionary activity]	The trimming or modification key indigenous vegetation is
	Plan map layer:Key Indigenous Trees	providing for s6(c) of the RMA, to protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.		This rule does not directly alte However, where trimming or vegetation is required as part

pment of new buildings that involved irreversible ogical site (such as the partial or full loss of the

evelopment that would be prevented under this nate to the extent to which the ecological site e.

gical site are a discretionary activity.

alter the MDRS or NPS-UD density standards. elopment of buildings is likely to require prevent construction of buildings to the MDRS or as a permitted activity.

s for the development of new buildings that se effects on an ecological site (such as the e) would be acceptable.

levelopment that would be prevented under this nate to the extent to which the ecological site e.

taining an ecological site is a restricted

alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled nent of the MDRS.

revented by this rule will vary depending on the stent to which it is overlapped by an ecological is of the subdivision on the ecological site are

undertaken in a manner where the effects on the ole, the level or development prevented by this gible.

rision on the ecological site are not considered to ision for further development may be prevented

on (including removal or destruction) of scheduled is a restricted discretionary activity.

alter the MDRS or NPS-UD density standards. or modification of schedule key indigenous art of a development, the rule would prevent

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
	They are also identified in Schedule 2 of the District Plan. Scheduled key indigenous trees are located in areas subject to the MDRS and policy 3 of the NPS-UD.	The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s77I(a) and s77O(a)].		construction of buildings to the permitted activity. The level of development pre- whether the location of the tre and whether effects of trimmin acceptable. Where the development can b of the tree, then there would b Where trimming or modification site, and the effects of this are development prevented by thi Where the effects of trimming acceptable, then further devel the MDRS and policy 3 of the
Scheduled outstanding natural features and landscapes	 Scheduled outstanding natural features and landscapes are identified on the following District Plan map layer: Outstanding Natural Features and Landscapes They are also identified in Schedule 4 of the District Plan. Scheduled outstanding natural features and landscapes are located in areas subject to the MDRS and policy 3 of the NPS-UD. The only overlap between outstanding natural features and the urban environment, is a portion of the General Residential Zone located to the north-east of the Waikanae Town Centre. 	The provisions for outstanding natural features and landscapes are part of recognising and providing for s6(b) of the RMA to protect outstanding natural features and landscapes from inappropriate subdivision, use and development. The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s77I(a) and s77O(a)].	NFL-R2 [Permitted activity]	Buildings in an outstanding na activity subject to: A gross floor area no A height no greater the Where development is located landscape, this rule directly all MDRS and the NPS-UD. To the extent that the site is collandscape this rule is likely to: prevent the development prevent the development the level of development that proportionate to the extent to landscape covers the develop Buildings that exceed the perm floor area identified under NFL This rule does not directly alter However, where development outlined under rule NFL-R2, th to the MDRS or NPS-UD dense The level of development prevextent to which an outstanding

the MDRS or NPS-UD density standards as a

revented by this rule will vary depending on tree in relation to the development of the site, ning or modification are deemed to be

n be arranged to avoid trimming or modification d be no development prevented under this rule.

ation is required to enable the development of the are deemed to be acceptable, there level of this rule may be limited or negligible.

ng or modification are not deemed to be velopment of the site to the levels provided for by he NPS-UD may be prevented by this rule.

natural feature or landscape are a permitted

no greater than 60m²; and ⁻ than 6m.

ted within an outstanding natural feature or alters the density standards required by the

s covered by an outstanding natural feature or to:

oment of more than one dwelling per site. oment of buildings taller than 1 to 2 storeys on e rule.

hat is prevented by this rule is likely to be to which an outstanding natural feature or lopment site.

ermitted activity standards for height and gross NFL-R2 are a restricted discretionary activity.

alter the MDRS or NPS-UD density standards. ent breaches the permitted activity standards , the rule would prevent construction of buildings ensity standards as a permitted activity.

revented by this rule may vary depending on the ling natural feature or landscape covers a

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	
				development site, and whethe on an outstanding natural feat acceptable.
				Where the effects of a building natural feature or landscape is development prevented by thi
				Where the effects of a building are not considered to be acce would be prevented under this to which the outstanding nature development site.
			SUB-DW-R6 [Restricted discretionary activity]	The subdivision of land within a restricted discretionary activ
				This rule does not directly alte However, it does prevent sub- activity, which is a requiremen
				The level of development pre- size of the allotment, the exte natural feature or landscape, the outstanding natural featur
				Where subdivision can be und outstanding natural feature or development prevented by thi
				Where the effects of subdivisi landscape are not considered development may be prevente
Development in the General Industrial Zone	The General Industrial Zone is identified on the following District Plan map layer:	The zone provides for business land suitable for low-density uses [s77O(i)] (see note 2 at the end of	GIZ-R5 [Permitted activity]	To the extent that the Genera to policy 3(c) of the NPS-UD, least 6 storeys are enabled.
	General Industrial Zone Parts of the General Industrial Zone	this appendix for further explanation).		Under Rule GIZ-R5, the maxi is 10 metres, (or 8 metres in t Paraparaumu).
	are located in areas subject to policy 3 of the NPS-UD.			Development of one to two stubuilding) is provided for under
				As a result, development grea (although it is possible as a re R13).

ther the effects of a building or group of buildings eature or landscape are considered to be

ling or group of buildings on an outstanding e is considered to be acceptable, the level of this rule may be limited or negligible.

ling or group of buildings on an ecological site cceptable, then the level of development that this rule is likely to be proportionate to the extent atural feature or landscape covers the

nin an outstanding natural feature or landscape is stivity.

alter the MDRS or NPS-UD density standards. ubdivision for residential units as a controlled nent of the MDRS.

revented by this rule will vary depending on the stent to which it is overlapped by an outstanding e, and whether the effects of the subdivision on ture or landscape are deemed to be acceptable.

undertaken in a manner where the effects on the or landscape are acceptable, the level or this rule may be limited or negligible.

vision on the outstanding natural feature or ed to be acceptable, then subdivision for further ented by this rule.

eral Industrial Zone is located in an area subject D, this policy directs that building heights of at

aximum permitted height of buildings in the zone In the extent of the zone located at Milne Drive,

storeys (depending on the design and use of the der this rule.

reater than 2 storeys is prevented by this rule restricted discretionary activity under rule GIZ-

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would hav 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
Development in the Mixed-Use Precinct of the Airport Zone	The Mixed-Use Precinct of the Airport Zone is identified on the following District Plan map layers: • Airport Zone • PREC37 – Airport Mixed Use Precinct Parts of the Mixed-Use Precinct of the Airport Zone are located in areas subject to policy 3 of the NPS-UD.	The precinct provides for business land suitable for low-density uses [s77O(i)] (see note 2 at the end of this appendix for further explanation).	AIRPZ-R5 [Permitted activity]	 To the extent that the Mixed U an area subject to policy 3(c) heights of at least 6 storeys a Under Rule AIRPZ-R5, the ma Airport Mixed Use Precinct is: 15 metres for building purposes; 12.5 metres for other 10 metres within 50 n south side of the Kāp Development of two to four st building) is provided for under As a result, development great use) is prevented by this rule, permitted building height by u discretionary activity under ru building height by greater that under rule AIRPZ-R21.
Development in the Airport Buffer and Airport Core Precincts of the Airport Zone	 The Airport Buffer and Airport Core Precincts of the Airport Zone are identified on the following District Plan map layers: Airport Zone PREC38 – Airport Buffer Precinct PREC39 – Airport Core Precinct Parts of the Airport Buffer and Airport Core Precincts of the Airport Zone are located in areas subject to policy 3 of the NPS-UD. 	The Kāpiti Coast Airport is defined as nationally significant infrastructure under the NPS-UD (see note 1 at the end of this appendix). Both precincts provide for the safe and efficient operation of the airport [s77O(e)].	AIRPZ-R4 [Permitted activity] AIRPZ-R6 [Permitted activity]	To the extent that the Airport an area subject to policy 3(c) heights of at least 6 storeys a Under Rule AIRPZ-R4, the m Airport Core Precinct is: • 25 metres for a single • 15 metres for any oth Development of up to four stor under this rule (except for a c greater than 6-storeys under the As a result, development great although development exceed is possible as a restricted disc exceeding the permitted build a discretionary activity under To the extent that the Airport an area subject to policy 3(c) heights of at least 6 storeys a Under Rule AIRPZ-R6, the m Airport Buffer Precinct is 4 me

d Use Precinct of the Airport Zone is located in c) of the NPS-UD, this policy directs that building a are enabled.

maximum permitted height of buildings in the is:

ngs used for industrial, logistics or distributional

er purposes;

) metres of any rural or residential zone, or the āpiti Road reserve.

storeys (depending on the design and use of the der this rule.

reater than two to four storeys (depending on the le, although development exceeding the y up to 20% is possible as a restricted rule AIRPZ-R17, and exceeding the permitted han 20% is possible as a discretionary activity

rt Core Precinct of the Airport Zone is located in c) of the NPS-UD, this policy directs that building are enabled.

maximum permitted height of buildings in the

gle control tower;

other building.

storeys is provided for as a permitted activity a control tower, which could be constructed to er this rule).

reater than four storeys is prevented by this rule, eeding the permitted building height by up to 20% liscretionary activity under rule AIRPZ-R17, and ilding height by greater than 20% is possible as er rule AIRPZ-R21.

rt Buffer Precinct of the Airport Zone is located in c) of the NPS-UD, this policy directs that building s are enabled.

maximum permitted height of buildings in the metres.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualifyind development that would have 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and	s77K(1)(d) and s77Q(1)(d)
			s77K(1)(e) and s77Q(1)(e)	Development of up to one sto under this rule. As a result, development great although development exceed is possible as a restricted disc exceeding the permitted build a discretionary activity under
Development in the Open Space Zones	The Open Space zone is identified on the following District Plan map layers: • Open Space Zone • Natural Open Space Zones are located in areas subject to policy 3 of the NPS-UD.	The provisions of the Open Space Zones manage development on land that is open space and provides for public use [s77O(f)].	OSZ-R5 [Permitted activity]	 To the extent that the Open S policy 3(c) or (d) of the NPS-L enabled: building heights of at building heights of de level of commercial a adjacent town, local of Under Rule OSZ-R5, the max 8m generally; 4m in the Local Parks 12m in the Paraparau Under Rule OSZ-R5, the max floor area is: 5% and 500m² generations 5% and 100m² in the Development Precinc Permitted activities in the Operand cultural activities, including The following development is rule: Buildings up to two st Buildings up to two st Buildings up to three stores are sult, development talle although taller development is under rule OSZ-R15.

storey is provided for as a permitted activity

reater than one storey is prevented by this rule, seding the permitted building height by up to 20% iscretionary activity under rule AIRPZ-R17, and ilding height by greater than 20% is possible as er rule AIRPZ-R21.

S-UD, this policy directs that the following are

at least 6 storeys (3(c));

density of urban form commensurate with the al activities and community services located in the al or neighbourhood centre zone (3(d)).

aximum permitted height of buildings is:

ks Precinct; aumu Beach Golf Course Development Precinct.

aximum permitted building coverage and gross

erally;

ne Local Parks Precinct;

the Paraparaumu Beach Golf Course nct.

pen Space Zone include recreation, community ding ancillary retailing.

is provided for as a permitted activity under this

storeys in the Zone generally; storey in the Local Parks Precinct; e storeys in the Paraparaumu Beach Golf ent Precinct.

ler than these heights is prevented by this rule, is possible as a restricted discretionary activity

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would have 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
			NOSZ-R6 [Permitted activity]	 To the extent that the Natural subject to policy 3(c) or (d) of following are enabled: building heights of at building heights of de level of commercial a adjacent town, local of Under Rule NOSZ-R6, the mathemaximum permitted build 350m². Permitted activities in the Ope and cultural activities. The development of one to two permitted activity under this rule As a result, development talle although taller development is under rule NOSZ-R11.
Esplanade reserves/strips	 Esplanade reserves/strips are to be provided to the extent required under SUB-DW-Table 1 in the following locations: Coastal margins; Lakes (with a bed of 8 hectares or more); Rivers and streams (river bed with an average width of 3 metres or more). Esplanade reserves or strips are required as part of subdivision in areas that are subject to the MDRS. 	 The District Plan identifies three purposes for esplanade reserves/strips: Priority E: Ecological and water quality; Priority A: Access, recreational; Priority H: Natural Hazard Mitigation. Priority E relates to s6(c) of the RMA, which is the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. Priority A relates to s6(d) of the RMA, which is the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers. Priority H relates to s6(h) of the RMA, which is the management of 	SUB-DW-Table 1 (activity status varies depending on relevant subdivision rule)	The provisions for esplanade size requirements for esplana of the RMA. While the size requirement fo directly alter any of the densit constitute a size-related subd clause 8 of Schedule 3A (whi subdivision requirements in c On a typical site where an esp as part of a subdivision, the le commensurate with the amou of the taking is outlined in Rul along the margins of lakes an coastal margin) down to 3-5 m

ral Open Space Zone is located in an area of the NPS-UD, this policy directs that the

at least 6 storeys (3(c));

density of urban form commensurate with the al activities and community services located in the al or neighbourhood centre zone (3(d)).

maximum permitted height of buildings is 6m. iilding coverage and gross floor area is 2% and

pen Space Zone include recreation, community

two storey buildings is provided for as a srule.

ller than two storeys is prevented by this rule, t is possible as a restricted discretionary activity

de reserves/strips in the District Plan vary the nade reserves/strips otherwise required by s230

for an esplanade reserve or strip does not sity standards contained in Schedule 3A, it does bdivision requirement that would contravene hich requires there to be no size-related certain circumstances).

esplanade reserve or strip is required to be taken e level of development prevented would be ount of site taken as a reserve or strip. The size Rule SUB-DW-Table 1. This is typically 20 metres and rivers, but varies from 50 metres (along the 5 metres along specified rivers.

Existing qualifying matter	Location	Reason(s) the matter is a qualifying matter (references to qualifying matter subsections under s77I and s77O are noted)	Alternative density standard proposed (the "alternative density standards" are the operative rules relevant to the qualifying matter notified in PC2)	Level of development preve accommodating the qualify development that would ha 3 of the NPS-UD
Relevant section(s) of the RMA	s77K(1)(a) and s77Q(1)(a)	s77K(1)(c) and s77Q(1)(c)	s77K(1)(b) and s77Q(1)(b); and s77K(1)(e) and s77Q(1)(e)	s77K(1)(d) and s77Q(1)(d)
		significant risks from natural hazards. The qualifying matter is a matter of national importance that decision makers are required to recognise and provide for [s77I(a) and s77O(a)].		

Notes:

Note 1: Definition of "nationally significant infrastructure".

The airport meets the definition of nationally significant infrastructure under the NPS-UD because it is used for regular air transport services by aeroplanes capable of carrying more than 30 passengers.

Note 2: Business land suitable for low density uses.

"Business land suitable for low density uses" is not defined in the NPS-UD. In the context of the Kapiti Coast District Plan, this is taken to mean:

- Land within the General Industrial Zone. In this Zone, industrial activities are the primary activity provided for, with other commercial activities managed in order to avoid adverse effects on industrial activities (see policies GIZ-P1 and GIZ-P2).
- Land within the Mixed Use Precinct of the Airport Zone. In this precinct, lower density commercial development is provided for in order to avoid adverse effects on the vitality, role and function of the district's centres (see policy AIRPZ-P1).

Parts of these zones are located within walkable catchments that would otherwise be subject to policy 3(c) of the NPS-UD. With respect to these areas, increasing the height or density of commercial development could lead to:

- Higher density commercial development that may result in reverse sensitivity effects on existing or future industrial activities;
- Reduction in land available for industrial activities; •
- Adverse effects on the vitality, role and function of the district's centres zones. ٠

Because the operative District Plan already provides for sufficient business land (including for low-density uses) to meet expected demand under the NPS-UD, it is considered appropriate to retain the existing development heights and densities provided for in these zones as an existing qualifying matter under s77O(i) of the RMA (where they would otherwise be subject to policy 3(c) of the NPS-UD).

vented on a typical site as a result of fying matter, in comparison with the level of nave been permitted by the MDRS and policy