Transitional Consenting – Guide to District Plan provisions

Summary

This annotated table should be used as a guide when determining which District Plan provisions remain relevant to your proposed activity and whether resource consent is required. Where a provision is identified as being out-of-scope, under the new s104(1A), it will no longer be taken into account to the extent specified in the table. The table identifies the relevant section of the District Plan, the wording affected, and the new RMA provision that means it is now out-of-scope. Note that intended changes to District Plan provisions are noted in the table as recommendations until the District Plan is updated.

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Section 26.9 Part Manaia Block Site Development Plan	No Change
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Section 32 - Historic Heritage	No Change
Section 33 - Outstanding Natural Features and Landscapes	May be affected
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Section 37 - Significant Trees	No Change

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Appendix 7 - Outstanding Natural Features and Landscapes Values and Characteristics Assessments	No Change
Appendix 8 - Transport Assessments and Traffic Generation Rates	No Change
Appendix 9 - Schedule of SNAs associated with Commercial Forestry	No Change

Section 104(1A) Description

(1A) When considering the effects of a district land use activity, a consent authority must disregard—

(a) any of the following where they relate to residential activities (except in relation to the protection of historic heritage):

(i) the area of glazing:

(ii) the presence or absence of balconies:

(iii) the outdoor living space:

(iv) the internal layout:

(v) the size of a residential unit:

(vi) the size of landscaped areas (except in relation to permeability):

(b) negative effects of development on trade competition, including on competing providers of input goods and services:

(c) effects on retail distribution:

(d) in relation to a project,—

(i) any lack of demand for the project; or

(ii) the fact that the project is not financially viable:

(e) the type of residents to be housed in a new development:

(f) views from private property.

Part I – Section 3 Definitions

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Comprehensive Residential Development	B	means development of a site for three or more dwellings which is planned integrating buildings, site layout, ~~private and communal outdoor spaces~~, access and urban design. The dwellings may be attached by a common wall and/or a common ceiling/floor (i.e. semi-detached dwelling, terrace house or apartment). The subdivision consent is submitted either with or after the land use consent.	S104(1A)(iii)
Minor Unit	B	means a separate building or part of a building that: - is accessory to a dwelling on the same site; and – ~~has a gross floor area (excluding a garage) no greater than 60 m² if it is LifemarkTM Design certified or has another certification that it is functional for elderly and disabled residents; otherwise its gross floor area (excluding a garage) is no greater than 50 m²; and~~ - There is only one minor unit on a site. Any subsequent buildings that meets the above criteria is a dwelling.	104(1A)(a)(v)
Outdoor Space	A	~~means an area of private open space with no buildings on it. It is dedicated to the residents of a dwelling, or possibly more than one dwelling if a comprehensive, for their exclusive use. It is not used for vehicle parking, access or manoeuvring. It is located completely within the same lot as the dwelling.~~	s104(1A)(a)(iii)

Part II - Overlay Issues, Objectives and Policies

Plan Provision	Recommendation A: Delete B: Modify C: Retain and Note	Recommended amendment	RMA Provision
Section 6 Biodiversity – No Change			
Section 7 Coastal Environment – No Change			
Section 8 Natural Character of the Coastal Environment – No Change			
Section 9 Historic Heritage – No Change			
Section 10 Outstanding Natural Features and Landscapes – No Change			
Section 11 Natural Hazards			
Policy 3b	C	Development of facilities for children, aged care facilities and hospitals within areas at risk of tsunami with a 0.1% AEP should have vertical evacuation areas that are sturdy enough to withstand a tsunami and elevated above expected tsunami inundation for a maximum credible tsunami event. *This policy may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*	104(1A)(e)
Section 12 Significant Trees – No Change			

Part III – District-Wide Issues, Objectives and Policies

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 13 Contaminated Land and Hazardous Substances *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 14 Financial Contributions – No Change			
Section 15 Mining - No Change			
Section 16 Development and Growth *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Policy 4c	B	Higher density development should be planned and designed for future demographic changes ~~such as the housing needs of the elderly.~~	104(1A)(e)
Policy 5d	B	Settlement development and growth should be designed to: a) Minimise the need for large-scale excavation and erosion mitigation measures; and b) Avoid an increase in stormwater runoff e.g. detention ponds, permeable surfaces; and c) Encourage natural ventilation and sunlight into buildings ~~and outdoor spaces~~; and d) Increase water and energy efficiency e.g. rainwater harvesting and solar panels; and e) Enhance indigenous biodiversity (e.g. through the choice of landscape and garden plantings); and f) Reduce the level of contaminants in water, air and soil e.g. non-toxic building materials; and g) Encourage multi-modal transport options (e.g. walking and cycling infrastructure).	104(1A)(a)(iii)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Policy 10h	B	Hot Water Beach should have no industrial, residential or commercial expansion except for home businesses, self-serviced lots of a rural character ~~and small-scale retail activities servicing beach visitors~~. Development and growth shall not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure.	104(1A)(c)
Section 17 Subdivision – No Change			
Section 18 Tangata Whenua *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 19 Transport – No Change			
Section 20 Utilities *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			

Part IV - Area Issues, Objectives and Policies

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 21 – Commercial Area *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Policy 1e	A	~~Commercial activities in Whitianga that require a large site and a large parking area (excluding visitor accommodation) should be located in the Gateway Zone. Small-scale retail and services to the public should not be located in this Zone.~~	104(1A)(c)
Policy 5a	A	~~Retail with a gross floor area greater than 500 m² should be located within or adjacent to existing Commercial Areas, except where the large format retail store primarily services farming, forestry or marine activities.~~	104(1A)(c)
Section 22 – Industrial Area			
Policy 1a	B	Policy 1a Industrial land shall be protected for industrial purposes and its availability shall not be reduced by the establishment of non-industrial activities, other than: a) Specified activities provided for in the Marine Service Zone; and b) Activities accessory to an industrial activity on the site; and c) Community activities directly related to an industrial activity; and ~~d) Retail activity for servicing the travelling public in specific locations at Kopu.~~	104(1A)(c)
Section 23 – Recreation Area – No Change			
Section 24 – Residential Area *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Objective 3	B	Dwellings have ~~well-oriented private outdoor and indoor living spaces, and~~ minimal noise and privacy nuisance from other dwellings	104(1A)(a)(iii) and (iv)
Policy 4c	A	~~Comprehensive residential development shall provide on-site private space for each dwelling, whether individual or communal.~~	104(1A)(a)(iii)
Section 25 – Rural Area – No Change			

Part V – Special Purpose Provisions

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 26.1 Site Development Plans – No Change			
Section 26.2 15 Wharekaho Road Site Development Plan – No Change			
Section 26.3 Sailors Grave Road – Pumpkin Hill Road Site Development Plan – No Change			
Section 26.4 409 Opoutere Road Site Development Plan – No Change			
Section 26.5 Cooks Beach Expansion Site Development Plan – No Change			
Section 26.6 Coromandel Business Park Site Development Plan – No Change			
Section 26.7 Hahei Holiday Resort Site Development Plan - No Change			
Section 26.8 Otama Campground Site Development Plan – No Change			
Section 26.9 Part Manaia Block Site Development Plan – No Change			
Section 26.10 Harataunga 2B2 Site Development Plan – No Change			
Section 26.11 Harataunga 2C2B2C Site Development Plan – No Change			
Section 26.12 Kikowhakarere Bay Site Development Plan – No Change			
Section 26.13 Opito Bay (Skippers Road) Site Development Plan – No Change			
Section 26.14 Waihirere Drive Site Development Plan – No Change			
Section 26.15 Ngaure and Mangiao Site Development Plan			
Table 1 – Area C Restricted Discretionary Activity Standards	B	1. Dwelling and accessory building(s) within Ngaure and Mangiao 11 and 12 Blocks on ML 493992 shall be within a Defined Building Area shown on Diagram A. 2. Maximum height of a dwelling or accessory building is 6 m ~~3. Maximum building footprint of dwelling is 300 m^2~~	104(1A)(a)(v)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		~~4. Maximum length of a single facade where building footprint of dwelling exceeds 200m^2~~	
Section 27 Site Specific Activities *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 28 Structure Plans – No Change			
Section 28.2 Kopu – Thames Structure Plan *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 28.3 Matarangi Structure Plan – No Change			
Section 28.4 Pauanui Orchard Estate Structure Plan *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 28.5 Whitianga Waterways Structure Plan *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 28.6 Hahei Entrance Interim Structure Plan – No Change			
Section 28.7 Otama Structure Plan – No Change			
Section 28.8 The Drive, Whangamata Structure Plan *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 28.9 Kaimarama Structure Plan – No Change			
Section 28.10 Te Punga Station Structure Plan			

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Section 28.11 Taiwāwe Catchment Structure Plan			
Rule 2	B	**One dwelling per lot; Accessory buildings; Minor unit** 1. An activity listed in Rule 2 is a Permitted Activity provided: a) It is located within a Defined Building Area as shown in Attachment 1: Overall Development Concept, or within a Defined Building Area on an approved subdivision plan; and b) It meets the standards in Table 3 at the end of the Taiwāwe Catchment Structure Plan; and c) It meets the specific standards in Table 6 at the end of Section 59; and d) Ultraviolet light reflecting decals or ultraviolet light reflecting film is applied to all windows to minimise bird strike risk 2. A minor unit that does not meet Rule 2.1b) is a Restricted Discretionary Activity provided: ~~a) The Maximum Building Footprint of all buildings within the Defined Building Area does not exceed 430m^2~~; b) The total number of buildings does not exceed three; and c) The standards for buildings (excluding maximum building footprint), and earthworks in Table 3 are met. 3. The Council restricts its discretion to Matters 3, 7 and 8 in Table 2 in 28.11.6. 4. An activity in Rule 2 that does not retain its activity status under Rule 2.1 b) shall be a Discretionary Activity. 5. An activity that does not retain its activity status under Rule 2.1 a) and c), or which does not meet the standard in Table 3 matter 4, is a Non-Complying Activity	104(1A)(a)(v)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 28.12 Ohuka Farm Structure Plan – No Change			

Part VI – Overlay Rules

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 29 Airfield Height and Noise – No Change			
Section 30 Biodiversity – No Change			
Section 31 National Grid Overlay – No Change			
Section 32 Historic Heritage – No Change			
Section 33 Outstanding Natural Features and Landscapes *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 34 Natural Character *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 35 Māori Land *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Rule 2.1(f)(v)	B	**Comprehensive residential development; One dwelling per lot; Minor unit; Two or more dwellings per lot** ……	104(1A)(a)(iii)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		f) A Site Plan is provided to the Council that addresses the following matters: i) Minimising access points from Council-maintained roads or state highway; and ii) The location of dwellings and accessory buildings; and iii) Internal road access within the development; and iv) Location of community facilities; and ~~v) Location of communal outdoor space; and~~ vi) Infrastructure provision and location for water, wastewater, solid waste, stormwater, electricity and telecommunications services; and …….	
Table 2 – Restricted Discretionary Activity Matters	B	**1. Number and location of buildings** a) Whether physical constraints on the site, for example steep slopes, ground permeability for stormwater, area required for service infrastructure, water bodies, restrict the scale and/or location of the proposed development. b) Whether wāhi tapu and other sites/areas of significance to Māori are identified and the extent to which the values of these sites are provided for when placing buildings. c) The extent to which vehicle access, manoeuvring and parking is facilitated within the site and to a Council-maintained road or state highway through the placement of buildings. d) The extent to which the location of buildings ~~and private and communal outdoor spaces adjacent to them,~~ allow for both individual privacy and communal interaction to enhance the amenity of the development.	104(1A)(a)(iii)
Section 36 Natural Hazards: River Flooding, Coastal Erosion, Tsunami and Flood Defences *This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).*			
Section 37 Significant Trees – No Change			

Part VII – District-Wide Rules

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 38 Contaminated Land and Hazardous Substances – No Change			
Section 39 Mining Activities – No Change			
Section 40 Electricity and Telecommunications Distribution, Transmission and Generation – No Change			
Section 41 Subdivision – No Change			
Section 42 Transport – No Change			

Part VIII – Zone Rules

Airfield Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 43 Airfield Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			

Coastal Living Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 44 – Coastal Living Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 19	B	**General commercial** 1. General commercial is a restricted discretionary activity provided: ~~a) It is a retail activity selling milk, bread and day-to-day convenience items; and~~ ~~b) The gross floor area is less than 100 m²; and~~ c) It meets the standards in Table 4 at the end of Section 44, excluding the front yard standard. 2. The Council restricts its discretion to matters 4, 5, 7 and 11 in Table 5 at the end of Section 44. 3. General commercial that is not a restricted discretionary activity under Rule 19.1 is a discretionary activity.	104(1A)(c)

Commercial Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 45 Commercial Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 11	B	**One dwelling per lot** 1. One dwelling per lot is a permitted activity provided: a) It meets the standards in Table 3 at the end of Section 45; AND	104(1A)(e)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		b) It is accessory to four or more visitor accommodation units on-site ~~and used as a manager's residence;~~ or c) It is located in the former General Activities Zone as described in Section 45.1; or d) It existed and was occupied as a dwelling on 1 April 1986; or e) It is located above the ground floor and the privacy buffer is 8 m. 2. One dwelling per lot that is not permitted under Rule 11.1 a) is a restricted discretionary activity. 3. The Council restricts its discretion to matters 1 and 3 in Table 4 at the end of Section 45. 4. One dwelling per lot that is not permitted under Rule 11.1 b), c), d) or e) is a discretionary activity	
Rule 13	B	**Service station** 1. A service station is a permitted activity provided: a) It meets the standards in Table 3 at the end of Section 45~~; and~~ ~~b) It does not adjoin a Residential Area.~~ 2. A service station that is not permitted under Rule 13.1 is a controlled activity. 3. The Council reserves its control to odour, noise and vibration effects on the adjoining Residential Area.	104(1A)(c)

Conservation Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 46 Conservation			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 12	B	**One dwelling per lot; Two or more dwellings per lot** 1. An activity listed in Rule 12 is a permitted activity provided: a) It meets the standards in Table 3 at the end of Section 46; and b) In the Coastal Environment, it meets the specific standards in Table 4 at the end of Section 46; and ~~c) It is solely used as a residence by Department of Conservation staff or volunteers who work in the surrounding Conservation Zone.~~ 2. An activity that is not permitted under Rule 12.1 is a restricted discretionary activity. 3. The Council restricts its discretion to matters 1-12 in Table 5 at the end of Section 46	104(1A)(e)

Extra Density Residential Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 47 Extra Density Residential Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 13	B	**One dwelling per lot** 1. One dwelling per lot is a permitted activity provided: a) It meets the standards in Table 4 at the end of Section 47; and	104(1A)(a)(iii)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		~~b) For dwellings on a net lot area less than 500 m², an outdoor space is provided that is not located in the front yard with a minimum area of 40 m² and a minimum width of 4 m.~~ 2. One dwelling per lot that is not permitted under Rule 13.1 is a restricted discretionary activity. 3. The Council restricts its discretion to matter 1 in Table 6 at the end of Section 47.	
Rule 16	B	**Comprehensive residential development** 1. A comprehensive residential development is a controlled activity provided: a) If in Pauanui, the minimum gross site area is not less than 2,000 m^2. ~~b) Each dwelling has an outdoor space, or balcony if the dwelling has no ground floor, for its exclusive use that:~~ ~~i) Has direct door access from the dwelling's main living room; and~~ ~~ii) Receives a minimum of three hours per day direct sunlight at the shortest day of the year in the centre of the space/balcony.~~ c) It meets the standards in Table 3. 2. The Council reserves its control over all the matters in Table 5 at the end of Section 47. 3. A resource consent application under Rule 16.1 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA. 4. A comprehensive residential development that is not a controlled activity under 16.1 is a restricted discretionary activity. 5. The Council restricts its discretion to matters 1, 3-7 and 9-13 in Table 6 at the end of Section 47. 6. A resource consent application under Rule 16.4 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA if it is restricted discretionary only because it does not meet one or more of the standards in Table 3.2 Space per dwelling standards	104(1A)(a)(ii), (iii) and (iv)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Table 3 – Comprehensive Residential Development Standards	A	~~**2. Space per dwelling standards**~~ a) ~~Minimum area and minimum width of one outdoor space that must be provided per dwelling with a ground floor. It must not be located in the front yard. Some or all of the areas may be combined to form a communal outdoor space.~~ ~~i) 1 or 2 habitable rooms: 20 m² & 4 m~~ ~~ii) 3 habitable rooms: 30 m² & 4 m~~ ~~iii) 4 habitable rooms: 40 m² & 4 m~~ b) ~~Minimum area and minimum width of one balcony that must be provided when the dwelling has no ground floor.~~ ~~i) 1 or 2 habitable rooms: 6 m² & 2 m~~ ~~ii) 3 habitable rooms: 8 m² & 2 m~~ ~~iii) 4 habitable rooms: 10 m² & 2 m~~ c) ~~Minimum gross floor area excluding garage~~ ~~i) 1 or 2 habitable rooms: 40 m²~~ ~~ii) 3 habitable rooms: 70 m²~~ ~~iii) 4 habitable rooms: 90 m²~~ d) ~~Maximum % of total dwellings on site with < 55 m² gross floor area is 30 %.~~	104(1A)(a)(ii), (iii) and (v)
Rule 17	B	**General Commercial** 1. General commercial is a restricted discretionary activity provided: a) It meets the standards in Table 4 excluding standard (front yard) at the end of Section 47; and ~~b) It is a retail activity selling milk, bread and day to day convenience items; and~~ ~~c) The gross floor area is less than 100 m².~~ 2. The Council restricts its discretion to matters 2, 4, 6, 7 and 12 in Table 6 at the end of Section 47.	104(1A)(c)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		3. General commercial that is not a restricted discretionary activity under Rule 17.1 is a discretionary activity	
Rule 19	B	**Two or more dwellings per lot** 1. Two or more dwellings per lot (excluding a comprehensive residential development – see Rule 16) is a restricted discretionary activity provided: a) Each dwelling is within a minimum exclusive area (MEA) that meets the standards, as if each MEA were a lot, in: i) Table 4 at the end of Section 47; and ii) Section 41 Subdivision Table 3.5 Extra Density Residential Zone; and ~~b) Within each MEA less than 500 m², an outdoor space that is not located in the front yard is provided with a minimum area of 40 m² and a minimum width of 4 m; and~~ c) Each dwelling has legal vehicle access to a formed road. 2. The Council restricts its discretion to matters 3, 4, 6, 7, 10, 11 and 13 in Table 6 at the end of Section 47; and 3. A resource consent application under Rule 19.1 shall be assessed without public notification under Sections 95 and 95A of the RMA. 4. Two or more dwellings per lot that is not a restricted discretionary activity under 19.1 is a discretionary activity.	104(1A)(a)(iii)
Table 4 – Standard 2.	A	~~**2. Pauanui Standards**~~ ~~a) Maximum number and area of accessory buildings per lot is 1 at ≤ 50 m² and any ≤ 5 m².~~ ~~b) Maximum number of storeys when the main roof slope is greater than 45° is 3.~~ ~~c) Maximum number of storeys when the main roof slope is no greater than 45° is 2.~~	104(1A)(a)(v)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Table 5 – Controlled Activity Matters	B	1. Low impact urban development and design features (e.g. water and energy efficiency, stormwater reduction, reuse of materials, renewable energy use, passive ventilation). This can be optionally addressed through Green Star building standard set by the New Zealand Green Building Council. 2. Utility infrastructure provision and location (including easements) for water, wastewater, solid waste, stormwater, electricity, telecommunications. ~~3.~~ Screening of outdoor storage and service areas from the public ~~and other dwelling residents.~~ 4. Separate access to dwellings from publicly accessible ~~and individual~~ outdoor space areas. 5. Passive surveillance of publicly accessible areas. 6. Building bulk and design: visually breaking up buildings into smaller, visually interesting components. 7. Garages not visually dominating the street frontage. 8. ~~Provision of individual outdoor spaces: privacy between adjacent outdoor spaces, direct access to it from a living room of the respective dwelling, and~~ (for balconies only) minimising overlooking of adjacent dwellings' outdoor spaces. ~~9. If a communal outdoor space is provided, its: accessibility from all dwellings, usability and landscaping~~ 10. Where no esplanade reserve, strip or other reserve exists along a river, the location of buildings within 20 m of a river or coastal marine area. 11. Provision of access for pedestrians, cyclists and motor vehicles to the site, manoeuvring areas and any conflict with access to adjacent sites. 12. The layout of utilities, easements, driveways, car parks and buildings to allow for any future subdivision of the site into unit titles or fee simple lots.	104(1A)(f) 104(1A)(a)(iii) 104(1A)(a)(iii), (iv) 104(1A)(a)(iii)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Table 6 – Restricted Discretionary Matter 4.	B	**4. <u>Screening</u> of outdoor storage and service areas** a) Whether outdoor storage and service areas are effectively screened so that they are not visible to the public ~~or residents in other dwellings.~~	104(1A)(f)
Table 6 – Restricted Discretionary Matter 6.	B	**6. Building bulk and design** a) The extent to which building design breaks up large buildings into smaller, visually interesting components that reduce the appearance of building bulk. b) The extent to which buildings do not shade or visually impose on public spaces or dwellings, including avoidance of garages visually dominating street edges. c) The extent to which building variation visually 'fits in' with adjacent buildings, landscapes, public spaces and visual amenity of the nearby area. d) The level of passive surveillance provided through the use of adequate and well sited windows **<u>and</u>** doors ~~and balconies~~ opening onto and/or overlooking the road and public spaces. e) Whether the building/s have a viable use beyond the festival, event. f) The extent to which the building/s comply with the standards in Table 4.	104(1A)(a)(ii)

Gateway Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 48 Gateway Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			

Rule 1	B	**Campground; Commercial recreation/event facility; Community facility; Formal recreation; General commercial; Residential care facility; Restaurant; Service station** 1. An activity listed in Rule 1 is a permitted activity provided: a) It meets the standards in Table 3 at the end of Section 48; and b) No more than one ~~retail or~~ service activity occurs per lot; and c) All vehicle parking and manoeuvring is provided for on-site; and d) Loading, unloading and storage of materials does not occur within the Residential Area yard; and ~~e) Any general commercial activity that is located in an existing building has a gross floor area equal to or greater than 500 m^2; and~~ f) New buildings under this rule must have a gross floor area less than or equal to 50 m^2 2. An activity that is not permitted under Rule 1.1 f) is a controlled activity. 3. The Council reserves its control over matters 1-5 in Table 4 at the end of Section 48. 4. A resource consent application under Rule 1.2 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA. 5. An activity that is not permitted under Rule 1.1 a), b), c), d) or e) is a restricted discretionary activity. 6. The Council restricts its discretion to matters 1, 2, 3, 5 and 7 in Table 5 at the end of Section 48.	104(1A)(c)

Industrial Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 49 Industrial Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			

Light Industrial Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 50 Light Industrial Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			

Low Density Residential Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 51 Low Density Residential Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 14	B	**General commercial** 1. General commercial is a restricted discretionary activity provided: a) It meets the standards in Table 4 excluding standard (front yard) at the end of Section 47; and ~~b) It is a retail activity selling milk, bread and day-to-day convenience items; and~~ ~~c) The gross floor area is less than 100 m^2.~~ 2. The Council restricts its discretion to matters 2 – 4 and 8 in Table 4 at the end of Section 51. 3. General commercial that is not a restricted discretionary activity under Rule 14.1 is a discretionary activity.	104(1A)(c)

Marine Service Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 52 Marine Service Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			

Open Space Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 53 Open Space Zone – No Change			

Pedestrian Core Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 54 Pedestrian Core Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 1	B	General commercial No new building or building addition 1. General commercial that is not a new building or building addition is a permitted activity provided: a) It meets the standards in Table 4 at the end of Section 54; and b) No boats or vehicles for rent ~~or sale~~ are displayed on-site.	104(1A)(c)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		New building or building addition 2. A new building or building addition for general commercial is a controlled activity provided it meets the specific standards in Table 5 at the end of Section 54. 3. The Council reserves its control over matters 1-10 in Table 6 at the end of Section 54. 4. A resource consent application under Rule 1.2 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA. 5. General commercial that is not permitted under Rule 1.1 a) or b) and is not a controlled activity under Rule 1.2 is a restricted discretionary activity provided it meets specific standard 10 (service lane) in Table 5 at the end of Section 54. 6. The Council restricts its discretion to matters 1-11 in Table 7 at the end of Section 54. 7. General commercial that is not a restricted discretionary activity under Rule 1.5 is a non-complying activity.	
Rule 13	B	**Comprehensive residential development; One dwelling per lot; Two or more dwellings per lot** No new building or building addition 1. An activity listed in Rule 13 that is not a new building or building addition is a permitted activity provided: a) It meets the standards in Table 4 at the end of Section 54; b) It is located above the ground floor; and ~~c) At least 70% of dwelling(s) on the site have more than 55 m^2 gross floor area.~~ New building or building addition 2. A new building or building addition for an activity listed in Rule 13 is a controlled activity provided: a) It meets the specific standards in Table 5 at the end of Section 54; and	104(1A)(a)(ii) and (v)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		b) The privacy buffer is 8 m; and ~~c) A balcony or patio is provided for each dwelling of no less than 6 m² area and 2 m minimum width; and~~ ~~d) The balcony or patio in c) is directly accessible from a habitable room of the dwelling to which it relates; and~~ ~~e) The balcony or patio in c) is designed to receive two hours of direct sunlight in the centre of the balcony/patio on 21 June each year.~~ 3. The Council reserves its control over all the matters in Table 6 at the end of Section 54. 4. A resource consent application under Rule 13.2 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA. 5. An activity that is not permitted under Rule 13.1 a), b) or c) and is not a controlled activity under Rule 13.2 is a restricted discretionary activity provided it meets specific standard 10 (service lane) in Table 5 at the end of Section 54. 6. The Council restricts its discretion to matters 1-13 in Table 7 at the end of Section 54. 7. An activity that is not a restricted discretionary activity under Rule 13.5 is a non-complying activity	
Table 6 Controlled Activity Matter 11	B	11. Screening of outdoor storage and service areas from the public~~ and any dwelling residents.~~	104(1A)(f)

Recreation Active Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 55 Recreation Active Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 12	B	One dwelling per lot 1. One dwelling per lot is a restricted discretionary activity provided: a) It meets the standards in Table 3 at the end of Section 55; and b) In the Coastal Environment, it meets the specific standards in Table 4 at the end of Section 55; and c) There is only one dwelling per reserve; ~~and~~ ~~d) It is solely used as a residence by people who work on the reserve.~~ 2. The Council restricts its discretion to matters 1-10 in Table 5 at the end of Section 55. 3. One dwelling per lot that is not a restricted discretionary activity under Rule 12.1 is a discretionary activity	104(1A)(e)

Recreation Passive Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 56 Recreation Passive Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 14	B	**One dwelling per lot**	104(1A)(e)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		1. One dwelling per lot is a discretionary activity provided: a) There is only one dwelling on the reserve; ~~and~~ ~~b) It is solely used as a residence by people who work on the reserve.~~ 2. One dwelling per lot that is not a discretionary activity under Rule 14.1 is a non-complying activity.	

Residential Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 57 Residential Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 12	B	**One dwelling per lot** 1. One dwelling per lot is a permitted activity provided: a) It meets the standards in Table 4 at the end of Section 57; ~~and~~ ~~b) For dwellings on a lot less than 500 m², an outdoor space is provided within the side or rear yard with a minimum area of 40 m² and a minimum width of 4 m.~~ 2. One dwelling per lot that is not permitted under Rule 12.1 is a restricted discretionary activity. 3. The Council restricts its discretion to matter 1 in Table 5 at the end of Section 57.	104(1A)(a)(iii)
Rule 15	B	**General commercial** 1. General commercial is a restricted discretionary activity provided: a) It meets the standards in Table 4 at the end of Section 57, excluding the front yard standard (Table 4.1 a)); and	104(1A)(c)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		~~b) It is a retail activity selling milk, bread and day-to-day convenience items; and~~ ~~c) The gross floor area is less than 100 m^2; and~~ d) It is not located in the 'Beach Amenity' shown on the Planning Maps. 2. The Council restricts its discretion to matters 2-5 and 13 in Table 5 at the end of Section 57. 3. General commercial that is not a restricted discretionary activity under Rule 15.1 is a discretionary activity	
Rule 18	B	Comprehensive Residential Development 1. A comprehensive residential development is a restricted discretionary activity provided: a) It is not located in the 'Beach Amenity' shown on the Planning Maps; and b) It is not located within Pauanui; and ~~c) Each dwelling has an outdoor space, or balcony if the dwelling has no ground floor, for its exclusive use that:~~ ~~i) Has direct door access from the dwelling's main living room; and~~ ~~ii) Receives a minimum of three hours per day direct sunlight at the shortest day of the year in the centre of the space/balcony.~~ d) It meets the standards in Table 3. 2. The Council restricts its discretion to matters 2-8, 10, 11 and 13 in Table 5 at the end of Section 57. 3. A resource consent application under Rule 18.1 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA. 4. A comprehensive residential development that is not a restricted discretionary activity under Rule 18.1 is a discretionary activity. ~~5. A resource consent application under Rule 18.4 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA if it is discretionary only because it does not meet one or more of the standards in Table 3.2 Space per dwelling standards.~~	104(1A)(a)(ii) and (iii)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Table 3 – Comprehensive residential development standards	B	**1. Standards** a) Front yard is 3 m. b) Side/rear yard of the site is 1.5 m. c) One building per boundary with an adjoining site may encroach a yard, provided: i) A habitable room is not within the encroachment; and ii) The building fits within a 2 m and 45° height in relation to the boundary; and iii) The maximum building length parallel to the boundary is ≤ 6.6 m. d) Beachfront yard is 7.5 m e) Garage door yard is 5 m. f) Maximum building height is 8 m. g) Maximum height in relation to site boundary is 3 m & 45°. h) Minimum average site area per dwelling is 285 m^2 i) Maximum site coverage is 50 %. j) Privacy buffer is 8 m. k) Maximum fence height is 2 m. l) Maximum solid fence height in a front yard, or a side yard within 10 m from the front boundary that adjoins a public walkway or Recreation Area is 1.2 m. m) Maximum lux level received at any point within a notional boundary beyond the site, as measured vertically in accordance with professional illumination engineering practice is 3 lux. ~~**2. Space per dwelling standards**~~ ~~a) Minimum area and minimum width of one outdoor space that must be provided per dwelling with a ground floor. It must not be located in the front yard. Some or all of the areas may be combined to form a communal outdoor space.~~ ~~i) 1 or 2 habitable rooms: 20 m^2 & 4 m~~ ~~ii) 3 habitable rooms: 30 m^2 & 4 m~~ ~~iii) 4 habitable rooms: 40 m^2 & 4 m~~	104(1A)(a)(iii)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		~~b) Minimum area and minimum width of one balcony that must be provided when the dwelling has no ground floor.~~ ~~i) 1 or 2 habitable rooms: 6 m² & 2 m~~ ~~ii) 3 habitable rooms: 8 m² & 2 m~~ ~~iii) 4 habitable rooms: 10 m² & 2 m~~ ~~c) Minimum gross floor area excluding garage~~ ~~i) 1 or 2 habitable rooms: 40 m²~~ ~~ii) 3 habitable rooms: 70 m²~~ ~~iii) 4 habitable rooms: 90 m² d) Maximum % of total dwellings on site with < 55 m² gross floor area is 30 %.~~	
Rule 19	B	**Two or more dwellings per lot** 1. Two or more dwellings per lot (excluding a comprehensive residential development – see Rule 18) is a restricted discretionary activity provided: a) Each dwelling is within a minimum exclusive area (MEA) that meets the standards, as if each MEA were a lot, in: i) Table 4 at the end of Section 57; and ii) Section 41 Subdivision Table 3.12 Residential Zone; and ~~b) Within each MEA less than 500 m², an outdoor space that is not located in the front yard is provided with a minimum area of 40 m² and a minimum width of 4 m; and~~ c) Each dwelling has legal vehicle access to a formed road. d) The lot is not located in the 'Beach Amenity' shown on the Planning Maps. 2. The Council restricts its discretion to matters 4, 8, 10-13 in Table 5 at the end of Section 57; and 3. A resource consent application under Rule 19.1 shall be assessed without public notification under Sections 95 and 95A of the RMA. 4. Two or more dwellings per lot that is not a restricted discretionary activity under 19.1 is a discretionary activity.	104(1A)(a)(iii)
Table 4 Matter 1(l)	B	l) Maximum site coverage is 35 % or 40 % for LifemarkTM design certified buildings ~~or other certification that it is functional for elderly and disabled residents.~~	104(1A)(e)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Table 4 Matter 2 Pauanui Standards	B	**2. Pauanui Standards** ~~a) Maximum number and area of accessory buildings per lot is 1 at ≤ 50 m² and any ≤ 5 m².~~ ~~b) Maximum number of storeys when the main roof slope is greater than 25° is 3.~~ ~~c) Maximum number of storeys when the main roof slope is no greater than 25° is 2.~~ d) Maximum site coverage for lots adjoining a canal is 45%	104(1A)a)(v)
Table 5 – Restricted Discretionary Activity Matters	B	**5. Screening of outdoor storage and service areas** a) Whether outdoor storage and service areas are effectively screened so that they are not visible to the public ~~or residents in other dwellings.~~ **7. ~~Quality of outdoor spaces for comprehensive residential development~~** ~~a) Whether there is sufficient~~ ~~privacy within dwelling outdoor spaces.~~ b) ~~The extent to which the dwelling outdoor space requirement in a comprehensive residential development can be functionally provided as a communal contiguous open space on site~~. c~~) Whether any communal outdoor space is centrally located and accessible by all dwellings.~~ ~~d) Whether the communal outdoor space is landscaped for residents' use and enjoyment.~~ ~~e) The extent to which a dwelling's open space and amenity does not rely on private outdoor spaces of neighbouring sites. For example, a balcony should not overhang an adjacent site's back yard to gain a better "quality" outlook. Instead, it should overlook its own private space, a communal space within the site, a reserve or a road.~~ **11. Privacy of neighbouring dwellings** a) The extent to which the design of the dwelling minimises privacy impacts on neighbouring sites, including overlooking ~~and direct cross-visibility~~ between rooms.	104(1A)(a)(iii) and (f)

Road Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 58 Road Zone – No Change			

Rural Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 58 Rural Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 11(1)(f)	B	**Minor Unit; One dwelling per lot** …. f) For sites less than 20 hectares in the Coastal Environment: i) The maximum ~~gross floor area of the dwelling is 350 m²~~ ~~or~~ 10% site coverage, ~~whichever is less~~ …..	104(1A)(a)(v)
Rule 11(2)(e)	B	**Minor Unit; One dwelling per lot** …. 2. An activity that is not permitted under Rule 11.1 (a) or (f) (ii) or f) (iii) is a controlled activity provided: **……** e) The maximum ~~gross floor area of the dwelling is 350 m²~~ ~~or~~ **is** 10% site coverage, ~~whichever is less~~ or in green shaded areas in the Waikawau Bay area shown in Figure 1 at 59.9.2 ~~the combined maximum gross floor area of the dwelling, accessory building and minor unit is 400 m²~~ ~~or~~ **is** 10% site coverage, whichever is less.	104(1A)(a)(v)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Rule 12	B	**Accessory Buildings on Section 2 Block VI Harataunga Survey District; Dwellings on Section 2 Block VI Harataunga Survey District, Minor unit on Section 2 Block VI Harataunga Survey District** 1. An activity in Rule 12 is a permitted activity provided: a) That there are no more than 30 dwellings and associated accessory buildings, and these are located in the 'Ecovillage Housing Area' shown on Diagram A in 59.9.1 below; and b) There are no more than six (6) minor units located in the 'Ecovillage Housing Area' shown on Diagram A in 59.9.1 below; and c) Each dwelling, minor unit or accessory building meets the standards in Table 5 at the end of Section 59 (excluding '5. Maximum site coverage') and; d) The maximum site coverage of the 'Ecovillage Housing Area' is 2%; and ~~e) The maximum building footprint for a dwelling, a minor unit and associated accessory building(s) is 450m²; and~~ f) Each dwelling and minor unit shall have vehicle access to Waikanae Valley Road. 2. A minor unit that is not permitted under Rule 12.1 b) is a restricted discretionary activity, provided that no more than 30 minor units are constructed on Section 2 Block VI Harataunga Survey District. 3. The Council restricts its discretion to matters 2,4,6,7, and 12 in Table 8 in Section 59. 4. An activity that is not a permitted activity under Rule 12.1 a), c) - f), or a restricted discretionary activity under Rule 12.2 is a discretionary activity	104(1A)(a)(v)
Note 2 (under Rule 13)	A	~~2. The maximum gross floor area of accessory buildings is relevant to the activity status of dwellings and minor units under Rule 11 above where they are within the green shaded areas in the Waikawau Bay area shown in Figure 1 at 59.9.2 (refer Rule 11.2(e)).~~	104(1A)(a)(v)

Rural Lifestyle Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 60 Rural Lifestyle Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			

Village Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 61 Village Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			

Waterfront Zone

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Section 62 Waterfront Zone			
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).			
Rule 1.1	B	**Commercial recreation/event facility; General commercial** No new building or building addition	104(1A)(c)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		1. An activity listed in Rule 1 that is not a new building or building addition is a permitted activity provided: a) It meets standards 12-14 in Table 4 at the end of Section 62; and b) The floor area of the activity is no greater than 200 m^2; and c) No boats or vehicles for rent ~~or sale~~ are displayed on-site. 2. An activity that is not permitted under Rule 1.1 a) or 1.1. b) is a restricted discretionary activity. 3. The Council restricts its discretion to matters 1, 2, 4, 5, 13 and 14 in Table 6 at the end of Section 62. 4. A resource consent application under Rule 1.2 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA. **……**	
Rule 15	B	**One dwelling per lot** 1. One dwelling per lot is a permitted activity provided: a) It meets the standards in Table 4 at the end of Section 62; and ~~b) For lots with a net lot area less than 500 m^2, the dwelling has an outdoor space not located in the front yard with a minimum area of 40 m^2 and a minimum width of 4 m.~~ 2. One dwelling per lot that is not permitted under Rule 15.1 is a restricted discretionary activity. 3. The Council restricts its discretion to matters 1, 4, 8, 9 and 11 in Table 6 at the end of Section 62	104(1A)(a)(iii)
Rule 18	B	**Comprehensive residential development** 1. Comprehensive residential development is a restricted discretionary activity provided: ~~a) Each dwelling has an outdoor space, or balcony if the dwelling has no ground floor, for its exclusive use that has direct door access from the dwelling's main living room; and~~	104(1A)(a)(ii), (iii) and (iv)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
		b) It meets the standards in Table 3 below, and Table 4 at the end of Section 62. 2. The Council restricts its discretion to matters 3-5, 7-13 and 14 in Table 6 at the end of Section 62. 3. A resource consent application under Rule 18.1 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA. 4. Comprehensive residential development that is not a restricted discretionary activity under 18.1 is a discretionary activity. 5. A resource consent application under Rule 18.4 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA if it is a discretionary activity only because it does not meet one or more of the standards in Table 3	
Table 3 - Space Per Dwelling Standards for Comprehensive Residential Development	A	~~1. Minimum area and minimum width of one outdoor space that must be provided per dwelling with a ground floor. Some or all of the areas may be combined to form a communal outdoor space that must not be located in the front yard:~~ ~~a) 1, 2 habitable rooms: 20 m² & 4 m.~~ ~~b) 3 habitable rooms: 30 m² & 4 m.~~ ~~c) 4+ habitable rooms: 40 m² & 4 m.~~	104(1A)(a)(iii)
	A	~~2. Minimum area and minimum width of one balcony that must be provided when the dwelling has no ground floor:~~ ~~a) 1, 2 habitable rooms: 6 m² & 2 m.~~ ~~b) 3 habitable rooms: 8 m² & 2 m.~~ ~~c) 4+ habitable rooms: 10 m² & 2 m. 3.~~	104(1A)(a)(ii)
	A	~~3. Minimum gross floor area excluding garage:~~ ~~a) 1, 2 habitable rooms: 40 m².~~ ~~b) 3 habitable rooms: 70 m².~~ ~~c) 4+ habitable rooms: 90 m².~~	104(1A)(a)(v)
	A	~~4. Maximum % of total dwellings on site with < 55 m² gross floor area:~~ ~~a) 3+ habitable rooms: 30 %.~~	104(1A)(a)(v)

Plan Provision	Recommendation A: Delete B: Modify	Recommended amendment	RMA Provision
Table 4 – Standard 8.	A	~~8. Maximum number of storeys (excluding basement) is 3 m.~~	104(1A)(a)(v)
Table 5 - Required information for the Context and Site Analysis Plan	B	**3.** Key views to and from the site **provided this does not apply to views from private property.**	104(1A)(f)
Table 6 – Restricted Discretionary Activity Matter 5.	B	**5. Screening of outdoor storage and service areas** a) Whether outdoor storage and service areas are effectively screened so that they are not visible to the public ~~or residents in other dwellings.~~	104(1A)(f)
Table 6 – Restricted Discretionary Activity Matter 9.	A	~~**9. Outdoor spaces for dwellings**~~ ~~a) The extent to which the individual and communal (if present) outdoor spaces are accessible and functional by all dwellings on the site.~~	104(1A)(a)(iii)

Appendices

Plan Provision	Recommended amendment
Appendix 1 Historic Heritage Schedule – No Change	
Appendix 2 Designations – No Change	
Appendix 3 Significant Trees – No Change	
Appendix 4 – Rural Subdivision Design Principles	

Plan Provision	Recommended amendment
This section may contain provisions that refer to matters which consent authorities are required to disregard under section 104(1A) of the Resource Management Act 1991. Their inclusion does not affect the application of section 104(1A).	
Appendix 5 Colour Chart - No Change	
Appendix 6 Schedule of Urban Allotments with Potential Significant Natural Areas (SNAs) – No Change	
Appendix 7 Outstanding Natural Features and Landscapes Values and Characteristics Assessments – No Change	
Appendix 8 Transport Assessments and Traffic Generation Rules – No Change	
Appendix 9 Schedule of Significant Areas associated with Commercial Forestry – No Change	