

Proposed District Plan, Reasons for resource consent

Rule 27.7.5.1 – subdivision will fail to comply with the structure plan (discretionary consent required)

Rule 27.7.5.2 – as minimum allotment size will likely be less than 380m² in some instances (RDA consent required)

Rule 25.5.11.2 – assuming that E/W will exceed an area of 10,000m² on land that has a slope of less than 10 degrees (RDA consent required)

Rule 29.4.11 – as development will exceed the 50 residential unit threshold for high generating activities (RDA consent required)

Rule 41.4.4.7 – for buildings to located in the OSL activity area (discretionary consent required)

Rule 41.5.4.1 – as the open space boundaries will be required to be varied by more than 20m to cater for future development on the site (Discretionary consent required)

Rule 41.5.4.2 – as buildings will be proposed to be located within open space that has been created by subdivision (Discretionary consent required)

Rule 41.5.4.9 – Future dwellings on the Patterson land will likely have a max height of greater than the 4m specified for open space (Non complying consent required)

Rule 41.5.5.1 – Development is not being undertaken in accordance with the Structure Plan (Discretionary consent required)

Rule 41.5.5.3 – Access will not be from Maori Jack or Woolshed Road, nor the intersection approved under RM160562 (RDA consent required)