



Te Kaunihera-ā-Rohe o Ngāmotu

**New Plymouth
District Council**

Manor Property Limited

S.42A Report

APPENDIX 1

Full Set of Activity Status Rules

Note : The following table is sourced from the original Application and AEE. The application was amended on 30 November 2022

Table 1.2: Summary of Consent Requirements

Rule No	Parameter	Comment	Activity Status
Rur5C	Associated with any industrial activity within 500 metres of a future urban development overlay	Buildings on proposed Lots 1 and 2 may be associated with industrial activities and are within a FUD Overlay.	Non-complying
Rur7	Daylighting requirement for buildings from a side boundary	Daylighting requirements from side boundaries may be exceeded on all sides. Amendment 30 November for compliance with ODP provisions.	Discretionary
Rur8	Daylighting requirement for buildings from a road boundary	Daylighting requirements for road boundaries may be exceeded. Amendment 30 November for compliance with ODP provisions.	Discretionary
Rur10	Maximum height - all other buildings	Buildings may be over 10m high to a maximum of 12m. Amendment 30 November for 10m max height.	Discretionary
Rule No	Parameter	Comment	Activity Status
Rur14	Maximum area of the site covered by non habitable buildings (excluding temporary buildings) for sites less than 4ha	Each of proposed Lots 1 and 2, being less than 4ha (proposed: 1.2ha), may result in site coverage by non-habitable buildings exceeding 400m ² .	Discretionary
Rur16	Minimum setback from the road boundary for any building (excluding temporary buildings)	Building setback of 5m from a road boundary is proposed, not meeting the required 30m. Amendment 30 November for 30m front yard set back.	Discretionary
Rur18	Minimum setback from a side boundary, for any: other buildings (excluding temporary buildings)	5m minimum setback of non-habitable buildings from side boundaries is proposed, not meeting the required 10m. Amendment 30 November for 10m side boundary.	Discretionary
Rur78	Minimum allotment size (not including the area required to provide access to rear allotments) and maximum number of allotments: where not created solely for network utilities, roads, reserves or access	Four lots of less than 20 ha each are proposed from the Parent Title, with a balance allotment of 6.95 ha meeting the 4 ha requirement.	Discretionary



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Rur79	Requirement to provide practicable vehicular access to allotments from a road*, except where created solely for network utilities, roads, or reserves	The proposed vehicle accesses do not meet the required 140m separation from intersections (Oropuriri Road, Hurlstone Drive), sight distances or distances between crossings.	Discretionary
Rur81	Requirement for services - stormwater disposal, water supply and sewage disposal	Servicing will be provided to each proposed lot as appropriate.	Controlled
Rur82	Requirement for a building platform	Each lot can support an appropriate building platform however the permitted bulk and location requirements are not met.	Discretionary
Rur84	Requirement for financial contributions	Financial contributions are anticipated by the applicant.	Controlled
Rur101	Maximum daily trip generation, measured in vehicle equivalent movements: total over 24 hours	The developments on proposed Lots 1 and 2 are likely to involve land uses that generate traffic which exceeds 50 vehicle equivalent movements per site per day.	Discretionary
Rur102	Maximum daily trip generation, measured in vehicle equivalent movements: average over a seven day period	The developments on proposed Lots 1 and 2 are likely to involve land uses that generate traffic which exceeds 30 per site per day over a seven-day period.	Discretionary
OL33F	Future Urban Development Overlay – Subdivision of land	A balance lot of 20 ha is not provided with this subdivision within a Future Urban Development Overlay.	Non-complying