

## Appendix 3: Recommended Amendments to Other Chapters

### Chapter 16 – Residential Zone

#### 16.1.2 Permitted Activities

- (1) The following activities are permitted activities if they meet all the following:
- (a) Land Use – Effects rules in **Rule 16.2** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
  - (b) Land Use – Building rules in **Rule 16.3** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
  - (c) Activity-specific conditions.

Activity	Activity-specific conditions
<p>P2</p> <p>A Marae Complex or Papakaainga Housing Development on Maaori Freehold Land or on Maaori Customary Land.</p>	<p><del>(a)</del> The total building coverage does not exceed 50%;</p> <p><del>(b)</del>(a) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation, the following is provided to Council with the associated building consent application:</p> <ul style="list-style-type: none"> <li>(i) A Concept Management Plan approved endorsed by the Māori Land Court and</li> <li>(ii) A Licence to Occupy;</li> </ul> <p><del>(c)</del>(b) Where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the application for building consent:</p> <ul style="list-style-type: none"> <li>(i) A Concept Management Plan approved endorsed by the Māori Land Court;</li> <li>(ii) A lease, or an Occupation Order of the Māori Land Court;</li> </ul> <p><del>(d)</del>(c) The following Land Use – Effects rules in <b>Rule 16.3</b> do not apply:</p> <ul style="list-style-type: none"> <li>(i) <b>Rule 16.3.1</b> (Dwelling);</li> <li>(ii) <b>Rule 16.3.2</b> (Minor dwellings);</li> <li>(iii) <b>Rule 16.3.6</b> (Building Coverage).</li> </ul>

## Chapter 17: Business Zone

### 17.1.2 Permitted Activities

- (1) The following activities are permitted activities if they comply with all of the:
- (a) Land Use – Effects rules in [Rule 17.2](#) and Land Use – Building rules in [Rule 17.3](#) (unless the activity-specific rule and/or conditions identifies a condition(s) that does not apply); and
  - (b) Activity-specific conditions.

Activity	Activity-specific conditions
PI6	<p>A Marae Complex or Papakainga Housing Development on Maaori Freehold Land or on Maaori Customary Land.</p> <ul style="list-style-type: none"> <li>(b) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation, the following is provided to Council with the associated building consent application: <ul style="list-style-type: none"> <li>(iii) A Concept Management Plan approved endorsed by the Māori Land Court; and</li> <li>(iv) A Licence to Occupy.</li> </ul> </li> <li>(c) Where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the building consent: <ul style="list-style-type: none"> <li>(iii) A Concept Management Plan approved endorsed by the Māori Land Court; and</li> <li>(iv) A lease, or an Occupation Order of the Māori Land Court.</li> </ul> </li> <li>(d) The following Land Use – Effects rules in <a href="#">Rule 17.2</a> do not apply: <ul style="list-style-type: none"> <li>(iv) <a href="#">Rule 17.3.8</a> (Dwelling);</li> <li>(v) <a href="#">Rule 17.1.4</a> (Multi-unit development).</li> </ul> </li> </ul>

## Chapter 22 Rural Zone

### 22.1.2 Permitted Activities

- (l) The following activities are permitted activities if they meet all the following:
- (d) Land Use – Effects rules in **Rule 22.2** (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);
  - (e) Land Use – Building rules in **Rule 22.3** (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);
  - (f) Activity specific conditions.

Activity	Activity specific conditions
PI	<p>A Marae Complex or Papakaainga Housing Development on Maori Freehold Land or on Maaori Customary Land.</p> <ul style="list-style-type: none"> <li>(a) Land Use – Effects in <b>Rule 22.2</b>;</li> <li>(b) Land Use – Building in <b>Rule 22.3</b> except: <ul style="list-style-type: none"> <li>(i) <b>Rule 22.3.1</b> (Number of dwellings) does not apply;</li> <li>(ii) <b>Rule 22.3.2</b> (Minor Dwellings) does not apply;</li> <li>(iii) <b>Rule 22.3.3</b> (Buildings and structures in Landscape and Natural Character Areas) does not apply;</li> <li>(iv) <b>Rule 22.3.4</b> (Building Height) does not apply;</li> <li>(v) <b>Rule 22.3.6</b> (Building Coverage) does not apply;</li> </ul> </li> <li>(c) <b>Building height</b> does not exceed 7.5m in any of the following areas: <ul style="list-style-type: none"> <li>(i) <b>Outstanding Natural Landscape</b>;</li> <li>(ii) <b>Outstanding Natural Feature</b>;</li> <li>(iii) <b>Outstanding Natural Character Area</b> of the coastal environment;</li> <li>(iv) <b>High Natural Character Area</b> of the coastal environment;</li> </ul> </li> <li>(d) A <b>Concept Management Plan</b> is provided, with either: <ul style="list-style-type: none"> <li>(i) A Licence to Occupy at the time of lodgement of the building consent application where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maori Incorporation; or</li> <li>(ii) Where a Trust Order or Maori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the building consent application: <ul style="list-style-type: none"> <li>A. A lease; or</li> <li>B. An Occupation Order of the Māori Land Court.</li> </ul> </li> </ul> </li> <li>(e) <u>On Riria Kereopa Drive the following activity is permitted:</u> <ul style="list-style-type: none"> <li>(i) <u>Restaurant</u></li> </ul> </li> </ul>

**22.7 Specific Area – Whaanga Coast and Whaanga Coast Development Areas**

## Chapter 24: Village Zone

### 24.1 Land Use - Activities

#### 24.1.1 Permitted Activities

(2) The following activities are permitted activities if they meet all the following:

- (g) Land Use – Effects rules in **Rule 24.2** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
- (h) Land Use – Building rules in **Rule 24.3** (unless the activity rule and/or activity-specific conditions identify a condition(s) that does not apply);
- (i) Activity specific conditions.

Activity	Activity-specific Conditions
P2	<p>A <b>Marae Complex</b> or <b>Papakaainga Housing Development</b> on <b>Maaori Freehold Land</b> or on <b>Maaori Customary Land</b>.</p> <p><del>(a)</del> <del>The total building coverage does not exceed 50%;</del></p> <p><del>(b)</del>(a) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation, the following is provided to Council with the associated building consent application:</p> <ul style="list-style-type: none"> <li>(v) A <b>Concept Management Plan</b> <b>approved endorsed</b> by the Māori Land Court; and</li> <li>(vi) A Licence to Occupy.</li> </ul> <p><del>(c)</del>(b) Where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the <b>building</b> consent application:</p> <ul style="list-style-type: none"> <li>(v) A <b>Concept Management Plan</b> <b>approved endorsed</b> by the Māori Land Court; and</li> <li>(vi) A lease, or an Occupation Order of the Māori Land Court.</li> </ul> <p><del>(d)</del>(c) The following Land Use – Effects rules in Rule 24.3 do not apply:</p> <ul style="list-style-type: none"> <li>(vi) <b>Rule 24.3.1</b> (Dwelling);</li> <li>(vii) <b>Rule 24.3.2</b> (Minor dwellings);</li> <li>(viii) <b>Rule 24.3.5</b> (Building Coverage).</li> </ul>