

TABLE 1- TAIWAWE CATCHMENT STRUCTURE PLAN- COMPARATIVE ASSESSMENT

Rules	Requirement / Outcome	Rule 8	Hot Water Beach Road Structure Plan
1.1a, c, q, 2.1	25 lots with defined building areas confirmed on subdivision, maximum 500m ² , otherwise in accordance with Overall Development Concept, maximum building footprint set at 350 m ² and maximum height at 6m.	Two additional dwellings (location as yet undefined).	20 lots, building areas (up to 1000m ²) defined at subdivision stage, maximum built footprint at 350 m ² , maximum height at 5.5m.
1.1b, e, p, Table 1, Items 1 and 2a	Minimum site areas at 2,500 m ² , compliant wastewater treatment systems to AS/NZS:1547, TP:58, or emergent superseding standards as to best practice, collective oversight and responsibility for operation and maintenance.	No specific standard, RDA criteria reference (Table 5) to NZS:1547.	No specific standards set, controlled activity matter 2(g).
1.1b, Table 1, Item 2c and 5. Table 2 Item 4 b).	Stormwater Management and disposal methods set as standards for impervious surfaces and roading (stormwater, rain gardens, storage tanks), criterion to ensure alignment with staging.	No specific standards set, RDA assessment criteria (Table 5).	No specific standards set.
1.1b, o and p, Table 1, Items 4 and 5, Diagrams B-F	Specific road improvement requirements stated for perimeter roads, internal roads, and intersection with Hot Water Beach Road, collective ownership and responsibility for roading (except private accessways), low impact engineering.	No specific standards set, RDA assessment criteria (Table 5). Section 39 (Transport) PDP applies.	Council's Code of Practice applies.

1.1d, f and q	Detailed Landscape Planting Plan and Planting Maintenance Plan, planting and ongoing maintenance obligations secured by consent notice (6.7 ha of landscape planting areas secured with mapped areas showing targeted planting associations).	No specific standards set.	Landscape Management Plan required, without specific areas or planting associations stated, Landscape Planting a generic controlled activity matter “visually mitigate”.
1.1 d, g-m, p and q, Rules 4 and 5.	<ul style="list-style-type: none"> • 18.8 ha Conservation Area, collectively owned with stock excluded, includes 9.2 ha existing and 9.6 ha enhancement/restoration planting. • Specific planting areas and associations stated and identified for Conservation & Landscape Planting Plan. • Ecological Management Plan (EMP) to provide details on baseline and ongoing surveys for threatened species (bats, lizards, wetland birds, kiwi). • Range of specific pest and pet control measures and controls. • Ecological Management Plan (EMP) to provide details of all planting and ongoing pest (animal and plant) measures and work programmes. 	<ul style="list-style-type: none"> • 8-9 ha of existing SNA protected, no restoration or enhancement required (but may be proposed) • Management plan required to ensure area/feature is ‘self-sustaining’, including ‘any’ ongoing animal/plant pest control and pet restrictions. • SNAs mapped and legally protected in perpetuity. • Building platforms and associated access outside protected areas. • Balance area can continue to be farmed. 	<p>Ecological Management Plan required, covering:</p> <ul style="list-style-type: none"> - Areas, types, plant species, means of ongoing protection /maintenance of new plantings. - Techniques to establish ecological corridors, ongoing regeneration, prevent weed species establishing. - Kiwi habitat enhancement. - Prohibition of stock grazing, cats and dogs. - Measures for eradication and control of pest species, removal of pines. <p><i>NB: No specific spatial requirements for protection, restoration and enhancement planting set under structure plan.</i></p>

	<ul style="list-style-type: none">• Specific measures for kiwi protection.• Addresses barriers to fish passage.• Existing SNAs ground truthed, mapped and protected through EMP, and Conservation Area restrictions.• Legal entity responsible for EMP implementation, secured by consent notice.• Building platforms, roading and infrastructure all outside Conservation Area, no farming in Conservation Area.		
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