

Appendix 1.2 – Amendments to the Subdivision chapter resulting from Kauri Cliffs Special Purpose Zone

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text).

The following amendments to the Subdivision chapter are recommended as a result of recommendations on Kauri Cliff Special Purpose Zone.

SUB-R3	Subdivision of land to create a new allotment	
Kauri Cliffs zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1:</p> <ul style="list-style-type: none"> a. The subdivision complies with standards: <ul style="list-style-type: none"> SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; SUB-S7 Easements for any purpose; and SUB-S8 Esplanades. <p>RDIS-2:</p> <ul style="list-style-type: none"> 1. <u>The Ssubdivision is within the Golf Living sub-zone and;</u> b. <u>no greater than of up to 60 new lots for residential (golf living) purposes are created;</u> provided that: c. no lot is less than 4,0500m² in area; d. on-site treatment and disposal of wastewater is provided for; and e. <u>defined the building platforms footprints, identified through a professional landscape assessment, are specified; on an approved plan of subdivision and</u> f. <u>a landscape planning and management plan is provided with the application with a purpose to integrate development into the surrounding property and wider landscape context.</u> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. matters of control in SUB-R3; b. the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone; c. the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated; and d. the effect on adjoining activities; e. <u>the measures proposed for the implementation</u> 	<p>Activity status where compliance not achieved with RDIS-1 <u>or</u> RDIS-2: Discretionary</p> <p>Activity status where compliance not achieved with RDIS-2: Discretionary</p>

	<p><u>and ongoing management of planting within the subdivision;</u></p> <p>f. <u>the matters in CE-P10;</u></p> <p>g. <u>the stability of land, buildings and infrastructure;</u></p> <p>h. <u>servicing and infrastructure requirements; and</u></p> <p>i. <u>design of the lot layout and building selection to reduce adverse visual effects, including by clustering development and being setback from high points and major ridges¹.</u></p> <p>NOTE: Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained.</p>	
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Subdivision creating one or more additional allotments of a site ² within the Coastal Environment (excluding Outstanding Natural Character Areas)		
All zones (excluding Kauri Cliffs Golf Living sub-zone) ³	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

¹ WBF (S463.048).

² Amendments recommended through the Coastal Environment Section 42A Report, Hearing 4.

³ WBF (S463.048).