

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). Recommendations made through the Reporting Officer's right of reply are shown in red underline for new text and red ~~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	Activity status: Restricted Discretionary Where: RDIS-1: a. The subdivision complies with standards: 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. RDIS-2: 1. <u>The subdivision 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</u> footprints,¹ <u>identified through a professional landscape assessment, are specified; on an approved plan of subdivision and</u> f. <u>a landscape plan</u> ing² <u>and management plan is provided with the application with a-</u> <u>the main</u>³ <u>purpose of the plan to integrate development into the surrounding property and wider landscape context.</u> Matters of discretion are restricted to: a. matters of control in SUB-R3;	Activity status where compliance not achieved with RDIS-1 <u>or</u> RDIS-2: Discretionary Activity status where compliance not achieved with RDIS-2: Discretionary

¹ Clause 16, Schedule 1, RMA.

² Clause 16, Schedule 1, RMA.

³ Clause 16, Schedule 1, RMA.

	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 and ongoing management of planting within the subdivision;</u> f. <u>the matters in CE-P10;</u> g. <u>the stability of land, buildings and infrastructure;</u> h. <u>servicing and infrastructure requirements; and</u> i. <u>design of the lot layout and building platforms selection to minimise reduce adverse landscape and visual effects, including by clustering development and being setback from high points and major ridges⁴.</u> 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.	
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Subdivision <u>creating one or more additional allotments of a site⁵</u> within the Coastal Environment (excluding Outstanding Natural Character Areas)		
<u>All zones (excluding Kauri Cliffs Golf Living sub-zone)⁶</u>	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

⁴ WBF (S463.048).

⁵ Amendments recommended through the Coastal Environment Section 42A Report, Hearing 4.

⁶ WBF (S463.048).