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- 7.2.12. In the Paparoa Character Area the creation of new allotments through subdivision could directly affect the open space and landscape values. In order to protect these values, substantial subdivision is not provided for. Subdivision will generally only be permitted when needed for an activity which is either permitted or has received resource consent. Particular attention will be given to ensuring that the subdivision will integrate with the landscape form and pattern. Possible future applications for further settlements will require a Plan Change application. Similar effects can arise when additional buildings are constructed on existing allotments.
- 7.2.13. In the Natural Environments Character Area subdivision for boundary adjustments or for utilities is a permitted activity. Subdivision of one or more allotments is a discretionary activity in the Natural Environments Character Area. This provision recognises the need to protect the landscape/visual amenities and open space values which are significant in this area.

7.3. Subdivision

7.3.1. Permitted Activities

7.3.1.1. Residential Zone:

- 7.3.1.1.1. The number of titles remains the same as prior to the subdivision (esplanade reserves shall not be counted).
- 7.3.1.1.2. Any existing buildings comply with the District Plan requirements.
- 7.3.1.1.3. No new roading or access points are required.
- 7.3.1.1.4. No new Council services are required.
- 7.3.1.1.5. Undertaken for boundary adjustment purposes or for the creation of a Special lot.
- 7.3.1.1.6. Any new subdivision which is needed solely for a public work utility which is permitted by Part 6 Infrastructure or approved as a result of a resource consent.

7.3.1.2. Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone, Port Zone:

- 7.3.1.2.1. Not applicable.

7.3.1.3. Paparoa Character Area:

- 7.3.1.3.1. Not applicable.

7.3.1.4. Rural Zone:

7.3.1.4.1. Subdivision undertaken for boundary adjustment or creation of a Special lot.

7.3.1.5. Rural Airport Zone, Cement Production Zone:

7.3.1.5.1. Not applicable.

7.3.1.6. Natural Environments Character Area:

7.3.1.6.1. The number of titles remains the same as prior to the subdivision (esplanade reserves shall not be counted).

7.3.1.6.2. Any existing buildings comply with the District Plan requirements.

7.3.1.6.3. No new roading or access points are required.

7.3.1.6.4. No new Council services are required.

7.3.1.6.5. Undertaken for boundary adjustment purposes or for the creation of a Special lot.

7.3.1.6.6. Any subdivision needed solely for a public work network utility which is permitted by Part 6 or which constitutes a boundary adjustment or Special lot.

7.3.2. Controlled Activities

7.3.2.1. Residential Zone, Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone, Sergeants Hill Industrial Area, Port Zone and Cement Production Zone:

7.3.2.1.1. Each allotment must be of sufficient dimensions to accommodate an existing or proposed principal building such that the building can comply with the relevant standards in the District Plan, provided that in the case of an existing building which does not comply with the current District Plan standards, does not increase the extent to which the building fails to comply. Minimum allotment size in non-sewered areas, 1500m² unless the subdivision is for a Special lot.

7.3.2.1.2. Each allotment shall be able to contain a square measuring 15m x 15m unless the subdivision is for a Special lot.

7.3.2.1.3. Financial contribution may be required in accordance with Part 8.

7.3.2.1.4. Esplanade reserves and strips may be required in accordance with Part 10.

7.3.2.1.5. The subdivision of land in the Sergeants Hill Industrial Area shall be undertaken generally in accordance with the Concept Plan in Part 5.2.6.7. For the purpose of this rule, “generally in accordance” means that locations and alignments of roads, accesses, infrastructure, facilities and services is the same or similar to that shown on the Concept Plan.

7.3.2.2. Rural Zone:

7.3.2.2.1. Not applicable.

7.3.2.3. Rural Airport Zone:

7.3.2.3.1. Any subdivision which constitutes a boundary adjustment or Special lot.

7.3.2.4. Paparoa Character Area:

7.3.2.4.1. Any subdivision which constitutes a boundary adjustment or Special lot.

7.3.2.5. Natural Environments Character Area:

7.3.2.5.1. Not applicable.

7.3.3. Discretionary Activities

7.3.3.1. Residential Zone, Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone, Port Zone and Cement Production Zone:

7.3.3.1.1. Any subdivision which does not comply with the standards for permitted or controlled activities is a discretionary activity.

7.3.3.2. Scenically Sensitive Residential Zone:

7.3.3.2.1. Subdivision (other than for a Special lot) within the Scenically Sensitive Residential Zone.

7.3.3.2.2. Each allotment must be of sufficient dimensions to accommodate an existing or proposed principal building such that the building can comply with the relevant standards in the District Plan, provided that in the case of an existing building which does not comply with the current District Plan standards, does not increase the extent to which the building fails to comply. Minimum allotment size in non-sewered areas, 1500m² unless the subdivision is for a Special lot.

7.3.3.2.3. Each allotment shall be able to contain a square measuring 15m x 15m unless the subdivision is for a Special lot.

7.3.3.3. Rural Zone, Rural Airport Zone:

7.3.3.3.1. Any subdivision for the purposes of creating one or more new allotments.

7.3.3.4. Paparoa Character Area:

7.3.3.4.1. Any subdivision other than controlled activities or for the purposes of creating one or more new allotments.

7.3.3.5. Natural Environments Character Area:

7.3.3.5.1. Any subdivision other than controlled activities for the purposes of creating one or more new allotments.

7.3.3.6. Discretionary activities will be generally assessed according to the criteria in Part 9.

7.3.3.7. Financial contributions may be required in accordance with Part 8.

7.3.3.8. Esplanade reserves and strips may be required in accordance with Part 10.

7.4. Access

7.4.1. Activities having frontage or access to a strategic route which is a State Highway (as listed in Part 13) shall comply with the following standards, while those activities that have frontage or access to a strategic route which is a non-State Highway (as listed in Part 13) shall comply with Council's roading standards:

7.4.1.1. The minimum sight distances from an access, the location of property access relative to intersection and the minimum spacing between adjacent property accesses onto or off a strategic route which is a State Highway shall be as specified in Tables 7.1(a) and 7.1(b).

7.4.1.2. Where the activity does not comply with the performance criteria in Table 7.1(a) or Table 7.1(b) or, the activity generates more than 60 vehicle movements per day, the activity will be assessed as a limited discretionary activity.

When considering an application for consent the Council shall restrict its discretion to the following:

- Whether the crossing is sufficiently remote from an intersection having regard to traffic volumes on the roads, the 85th percentile speed of vehicles on the roads, and any other factors that will