

Proposed District Plan Change 7 – Subdivision Allotment Design Standard Exemptions

The Plan Change separates the Rural and Residential Activity Areas from all other Activity Areas and clarifies that when subdividing within the residential and rural activity areas the exception to the subdivision allotment design standards and terms only applies where there are existing dwellings.

The wording of rule 11.2.2(p) is amended by inserting the words *Commercial, Business, Recreation, Community Health and Community Iwi Activity Areas* after the words *In all* and before *Activity Areas* and inserting the word *where* at the beginning of clause (ii).

The previous rule 11.2.2(q) remains unchanged although it is renumbered 11.2.2(r).

A new rule 11.2.2(q) is inserted after 11.2.2. (p) as follows:

In all Residential and Rural Activity Areas the allotment design standards and terms shall not apply:

- (i) where there are existing dwelling houses on an allotment prior to December 1995; and*
- (ii) where the subdivision of that allotment does not create an allotment with no dwelling house.*

Compliance with all other standards and terms is necessary.

The proposed amendments are as follows:

Chapter 11 Subdivision

11.2.2 Controlled Activities

- (p) In all Commercial, Business, Recreation, Community Health and Community Iwi Activity Areas the allotment design standards and terms shall not apply:
 - (i) where there are existing buildings on an allotment prior to December 1995; and
 - (ii) where the subdivision of that allotment does not create a vacant allotment (i.e with no buildings).

Compliance with all other standards and terms is necessary.

- (q) In all Residential and Rural Activity Areas the allotment design standards and terms shall not apply:
 - (i) where there are existing dwelling houses on an allotment prior to December 1995; and
 - (ii) where the subdivision of that allotment does not create an allotment with no dwelling house.

Compliance with all other standards and terms is necessary.

- (r) Any subdivision located wholly within Avalon Business Activity Area (Sub-Area 2).