

SECTION 32 REPORT
PLAN CHANGE 23, HAURAKI GULF ISLANDS
APPENDIX C: NO. 6 CONSEQUENTIAL AMENDMENTS

A. Delete 6.21.3.1 F. - Policy

By using specific subdivision rules including a median lot size of 3 ha and a maximum number of lots so that an inappropriate intensity of development is prevented.

Reasons

1. This policy is no longer appropriate for the following reason:

The subdivision potential based on the rules referred to in this policy has been used up. The rules have been changed to allow for a one-off subdivision (See Rule 8.5.2.6.4) to occur on sites greater than 2.5 ha that had a Certificate of title on July 30 2002.

B. Amend: Section of Plan: Part 11 – Definitions: Significant Environmental Feature

*means the whole of any discrete natural feature or landscape which makes a significant contribution to the quality of the local natural environment and amenity and includes any water system, habitat for indigenous species, association of indigenous vegetation, archaeological feature or area of significance as identified by iwi, or any geological feature, landform, (including any significant ridgeline identified on the planning maps), ecological corridor or visually significant area or group of areas and includes any **Site of Ecological Significance listed in Appendix C** in the District Plan.*

1. Changes have been made to the definition for the purposes of clarification and to add a fuller list of features that qualify as a significant feature.

The approach in the plan is to provide equity with regard to the types of features that can qualify as incentives for subdivision that involves the protection of significant environmental features. The additional of archaeological and geological features help to provide a wider range of features that can benefit from protection.

Iwi have their own historical perspective as to what sites may be of significance. It is required under Section 6 of the Act, as a matter of national importance that the Council shall recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, waters, sites, waahi tapu and other taonga. Under Section 8 the Council is required to take account of the principles of the Treaty of Waitangi.

2. Changes have been made to the reference at the end of the definition to the “sites of ecological significance” in order to clarify that this is a reference to those sites listed in Appendix C of the Plan.