

## Amendments to Plan Maps

As shown in the Moana North Development Area Outline Development Plan, rezone the site to the following:

- 1.27 ha Settlement Centre Precinct (**SETZ-PREC2**)
- 25.39 ha (balance of the site) Settlement Zone (**SETZ**)
- Amend the ONL boundary to more accurately reflect the forest vegetation cover associated with the reserve and Arnold River environment located to the west of the site, (including consequential amendments to the adjoining sites to better reflect the ONL boundary)

## Key to the Amendments

- Black underline and ~~strike through~~ are EIC text
- Red underline and ~~strike through~~ are rebuttal text
- Purple underline and ~~strike through~~ are supplementary evidence text

## Amendments to the TTPP Plan Text

The Following underlined text identified are amendments to the TTPP

Underline and ~~Strikethrough~~ text are the amendments sought to include and integrate the Moana North rezoning and Development Area Plan into the TTPP

### Part 1 – Introduction and General Provisions - How The Plan Works – Relationship Between Spatial Layers

Development Areas	
Name	Description
<u>Moana North</u>	<u>The Purpose of the Moana North Development Area Outline Development Plan is to provide for residential subdivision and development, a village centre while protecting landscape and biodiversity values.</u>

### Part 2 – District-Wide Matters- Subdivision

SUB – R6 Subdivision to create allotment(s) in any RURZ – Rural Zone or MPZ- Māori Purpose Zone	
<p><b>Activity Status Controlled</b> Where:</p> <p>...</p> <p>3. This is not within an area of:</p> <ul style="list-style-type: none"> <li>i. Outstanding Natural Landscape as identified in Schedule Five;</li> <li>ii. Outstanding Natural Feature as identified in Schedule Six;</li> <li>iii. Sites of Historic Heritage as identified in Schedule One;</li> <li>iv. Any Flood Susceptibility, Flood Plain, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay;</li> <li>v. This is not within the Earthquake Hazard Overlay;</li> <li><u>vi. The Moana North Development Area Plan in Part 3.</u></li> </ul>	<p><b>Activity status where compliance not achieved:</b></p> <p>Restricted Discretionary where 3 is not complied with. Discretionary 2 or 5- 7 is not complied with. Non-complying where 4 is not complied with</p>

**SUB – R13A Subdivision to create allotment(s) in the Moana North Development Area Plan in Part 3**

**Activity Status Restricted Discretionary**

Where:

1. Subdivision and development is in general accordance with the Moana North Development Area Plan;
2. Not more than 200 allotments are created for residential activity;
3. No residential allotments are contained within the area identified as 'No-Build' in the Moana North Development Area Plan; and
4. Vehicle access onto Arnold Valley Road is limited to the locations shown on the Moana North Development Area Plan.
5. All Subdivision Standards are complied with.

**Matters of Discretion are:**

- a. Those matters listed in a-m of Rule SUB – R6; and
- b. In relation to subdivision in the area identified in the Moana North Development Area Plan as 'Forest Residential', those matters listed in a-e of Rule SUB – R7/ECO – R4.

**Advice Note:** This rule applies to subdivision to create allotment(s) in the Moana North Development Area instead of SUB – R6, SUB – R7/ECO – R4 and SUB – R15/ECO – R8.

**Activity status where compliance not achieved:**  
Discretionary

**SUB – R18                      Subdivision of Land which would otherwise be a Controlled or Restricted Discretionary Activity, where one or more of the Subdivision Standards are Not Complied With**

**Activity Status Discretionary**

Where:

1. This is not in an Overlay area subject to Rules SUB - R14, SUB - R15, SUB - R18 or SUB - R20;
2. This is not the subdivision of a minor residential unit from the principal dwelling in the GRUZ - General Rural Zone; and
3. This is not the subdivision of units within a papākainga development or within the GRUZ - PREC 1 -

**Activity status where compliance not achieved:**

Non-complying where 2 or 3 are not complied with.

Community Living Precinct where the minimum lot sizes for the relevant zone are not met.

4. Subdivision to create allotment(s) in the Moana North Development Area Plan in Part 3

Subdivision Standards	
SUB-S1	Minimum Lot Sizes for each allotment
<p>1. Each allotment, including the balance allotment must meet the following minimum lot size:</p> <ul style="list-style-type: none"> <li>a. General Residential Zone 350m<sup>2</sup>;</li> <li>b. Large Lot Residential Zone 1000m<sup>2</sup>;</li> <li>c. Medium Density Residential Zone 200m<sup>2</sup>; and</li> <li>d. Neighbourhood Centre Zone 350m<sup>2</sup>;</li> <li>e. Settlement Zone, Settlement Zone – Coastal Settlement Precinct and Settlement Zone – Settlement Centre Precinct 1000m<sup>2</sup> in unsewered areas and 500m<sup>2</sup> in sewered areas;</li> <li>f. Settlement Zone – Rural Residential Precinct 4000m<sup>2</sup>;</li> <li>g. Rural Lifestyle Zone 1 hectare;</li> <li>h. General Rural Zone 4 hectares, except that it is 10 hectares in the Highly Productive Land Precinct; and</li> <li>i. Future Urban Zone 4 hectares.</li> <li>j. <u>Settlement Zone at Moana North, in addition to (e) 300m<sup>2</sup> net site area up to 20 allotments, and average of 1000m<sup>2</sup> calculated over the Zone.</u></li> </ul>	

### Part 3 – Area Specific Matters – Zones – Rural Zones – SETZ-Settlement Zone

#### SETZ Settlement Zone

##### Overview

...

**SETZ - PREC2 - Settlement Centre Precinct** is located in settlements where a focal community and commercial area is developing. It is anticipated that the Settlement Centre character will develop over time, with more commercial development in particular. This precinct anticipates the possibility that the settlement will grow and demand for retail and commercial services will increase, and that community facilities could be developed or expanded with this growth. Settlement Centre Precincts are identified in Karamea, Charleston, Blackball, Kumara, Moana North, Ross, Harihai, Kaniere and Haast

## Rules

SETZ - R1 Residential Activities and Residential Buildings - Density	
Activity Status Permitted Where:	Activity status where compliance not achieved:
<p>1. Residential unit density is no more than:</p> <ul style="list-style-type: none"> <li>i. 1 unit per 500m<sup>2</sup> net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems, except that:               <ul style="list-style-type: none"> <li>a. where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or</li> </ul> </li> <li>ii. 1 unit per 1000m<sup>2</sup> net site area in areas where there is on site servicing of wastewater, water supply and stormwater systems; except</li> <li>iii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m<sup>2</sup> net site area;</li> <li>iv. <u>At Moana North in addition (i) residential density is 1 unit per 300m<sup>2</sup> net site area up to 20 Residential units, and average of 1000m<sup>2</sup> calculated over the zone (as identified in the Moana North Development Area Plan).</u></li> </ul>	<p>Discretionary</p>

**Part 3 – Area Specific Matters – Development Areas – Moana North Outline Development Plan**

[Add the following objectives, policies and other methods]

<b><u>Moana North Development Area</u></b>	
<b><u>Objectives</u></b>	
<u>DA-01</u>	<p><u>Moana North</u></p> <p><u>A high quality residential development with a village centre that conforms to a structure plan, provides flexibility for a range of housing densities and which integrates with the surrounding landscape while protecting indigenous biodiversity values.</u></p>
<b><u>Policies</u></b>	
<u>DA-P1</u>	<p><u>Require subdivision and development to be in general accordance with the Moana North Development Area Outline Development Plan, including:</u></p> <ul style="list-style-type: none"> <li><u>a. Provision of a walking network and its integration with the Moana Scenic Reserve, Arnold Valley Road and where practicable adjoining sites; and</u></li> <li><u>b. Opportunities to maintain or enhance any natural inland wetlands; and</u></li> <li><u>c. General conformity to the roading layout.</u></li> </ul>
<u>DA-P2</u>	<p><u>Provide for subdivision and development while ensuring that indigenous biodiversity values and the values of the Outstanding Natural Landscape are protected by:</u></p> <ul style="list-style-type: none"> <li><u>a. Locating development in general accordance with the Moana North Development Area Outline Development Plan;</u></li> <li><u>b. Avoiding development within the two identified No Build areas; and</u></li> <li><u>c. Restricting indigenous vegetation clearance within the Forest Residential Area.</u></li> </ul>

## **DA – R1 Subdivision to create allotment(s) the Moana North Development Area**

In addition to those matters of discretion listed under Rule SUB-R13A, when assessing any subdivision, the following shall be additional matters of discretion:

### **Within the Forest Residential Area**

- i. ~~avoiding development within the two identified No Build areas and the~~ The future ownership and management of these two No Build areas;
- ii. identification for a minimum area of indigenous vegetation to be retained on each residential allotment, noting that as a guide it is anticipated that not more than 35% indigenous vegetation shall be cleared as part of the anticipated development of the lots.
- iii. clearance of any trees with a diameter of greater than 20cm diameter at breast height be avoided, and where this cannot be practicably avoided, reasons for the removal and remediation proposed.