

## Appendix One:

### **Appendix XX. Subdivision of Lot 2 DP 29604 and Lot 1 DP 319195, Downing Street and Silverstream Road, Crofton Downs.**

The following provisions were the result of a plan change requested by Ridvan Garden Developments Limited (Ref. 1044-02-14).

#### *Introduction:*

*The map that forms part of this appendix recognizes three areas. Area 'A' is zoned Outer Residential and it is the area in which most of the earthworks, all of the roads, accessways and houses, will be constructed. Area 'B' is zoned Open Space B and is intended to be vested in Council as full satisfaction of the Reserves Impact Fee. Area 'C' is zoned Open Space B as part of privately owned residential properties. It is land intended for the regeneration of native forest.*

**The following rules apply** to Lot 2 DP 29604 and Lot 1 DP 319195, previously part of Lot 1 DP 303836 (the land):

#### **Subdivision:**

**Rule 5.2.5** of the District Plan relating to subdivision as a Controlled Activity does not apply. All subdivision which is not a Permitted Activity is a Discretionary Activity (Unrestricted).

**Rules 5.4.5** and **17.3.4** of the District Plan relating to subdivision as a Discretionary Activity (Unrestricted) include the following additional standards and terms and assessment criteria:

#### *Additional Standards and Terms*

- € The maximum number of household units on the land shall be 44.

#### *Additional Assessment Criteria*

- € The extent to which houses, roads, paved surfaces and residential activities will affect the flow and water quality of the Silver Stream and the wider Kaiwharawhara Stream system. Consideration will be given to how these effects can be practicably mitigated using alternative methods to slow the runoff of stormwater and reduce the quantities of sediment and other pollutants entering the stream system.
- € The extent to which construction of buildings will impact on the visual character of the ridgeline. Council will seek to have building sites identified on any allotment that is above the 200m contour.
- € The extent to which the subdivision proposal reflects the layout of the map and the use of the different areas intended under the plan change. It is anticipated that houses and other buildings will be restricted to Area 'A', and that only 44 household units will be constructed on the land. It is also anticipated that Area 'C', will be restricted to the protection of existing indigenous vegetation and the regeneration of native forest. Council will impose appropriate conditions on any subdivision consent to ensure these restrictions through consent notices under s221 of the Act. They will be registered against the title of each allotment as a restrictive covenant and they will run with the land and bind all subsequent owners.
- € The extent to which any earthworks and structures that are necessary for subdivision development in Area 'A', which will take prior to the registration of new titles, (for example, batters, retaining walls and services), will effect the existing indigenous vegetation in Area 'C' and the potential of this area to regenerate into native forest.