

Submitter: Glenn Soroka & Louise Meredith for Trustees of the Pakau Trust

Submission number: 624

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
624.1			<p>Add new Rural Zone subdivision rules in Rule 22.4 Subdivision, to recognise Pakau Trust's residual entitlement of 35 Environmental Lots which can be used as transferable rural title rights as follows: <u>Rule 22.4.XX Pakau Trust Entitlement Rule For the purpose of Rule 22.4.XX, 35 transferable rural lot rights exist, that were secured by the protection of 204 hectares of significant indigenous vegetation at Klondyke Road, Port Waikato. Those transferable rural lot rights may be utilised under Rule 22.4.XXX where: (i) The number of transferable rural lot rights available, will reduce by the number utilised at each receiving property when a survey plan is lodged for the subdivision approved at that receiving property; (ii) A subdivision plan is only required for the receiver property; (iii) Transferable rural lot rights cannot be generated on any other donor property. Rule 22.4.XXX Transferable Rural Lot Right Subdivision RDI (a) Transferable Rural Lot Right Subdivisions utilising transferable rural lot rights under Rule 22.4.XX [Pakau Trust Entitlement Rule] must comply with all of the following conditions: (i) The Record of Title to be</u></p>	Reject	Decision Report 22: Rural Zone

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			<p><u>subdivided must be 1 hectare or greater in area;</u> <u>(ii) The additional lots must have a proposed area of between 2500m2 and 1.6 hectares;</u> <u>(iii) One transferable lot right originating under Rule 22.4.XX [Pakau Trust Entitlement Rule] shall be utilised for every two additional lots created on the receiver property;</u> <u>(b) For the purposes of this rule a subdivision plan is required only for the receiver property and not the donor property.</u> <u>(c) Council's discretion is restricted to the following matters on the receiving property:</u> <u>(i) subdivision layout and design including dimensions, shape and orientation of the proposed lots;</u> <u>(ii) effects on rural character and landscape values;</u> <u>(iii) potential for reverse sensitivity effects;</u> <u>(iv) extent of earthworks required for building platforms and accessways.</u> <u>DI Transferable rural lot right subdivision that does not comply with Rule 22.4.XXX RDI. AND Amend the Proposed District Plan further with any necessary consequential or other relief that addresses Pakau Trust's concerns.</u></p>		
FS1387.16	Mercury NZ Limited for Mercury D	Oppose		Accept	
624.2			<p>Add new Country Living Zone subdivision rules in Rule 23.4 Subdivision, to recognise Pakau Trust's residual entitlement of 35 Environmental Lots which can be used as transferable rural title rights, as follows: <u>Rule 23.4.XX Pakau Trust</u></p>	Reject	Decision Report 18: Country Living Zone

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			<p><u>Entitlement Rule For the purpose of Rule 23.4.XX, 35 transferable rural lot rights exist, that were secured by the protection of 204 hectares of significant indigenous vegetation at Klondyke Road, Port Waikato. Those transferable rural lot rights may be utilised under Rule 23.4.XXX where: (i) The number of transferable rural lot rights available, will reduce by the number utilised at each receiving property when a survey plan is lodged for the subdivision approved at that receiving property; (ii) A subdivision plan is only required for the receiver property; (iii) Transferable rural lot rights cannot be generated on any other donor property. Rule 23.4.XXX Transferable Rural Lot Right Subdivision RDI (a) Transferable Rural Lot Right Subdivisions utilising transferable rural lot rights under Rule 23.4.XX [Pakau Trust Entitlement Rule] must comply with all of the following conditions: (i) All proposed lots must have a net site area of at least 2500m²; (ii) Two additional lots can be created on the receiver property for every one transferable lot right originating under Rule 23.4.XX [Pakau Trust Entitlement Rule]. (b) For the purposes of this rule a subdivision plan is required only for the receiver property and not the donor property. (c) Council's discretion is restricted to the following matters at the receiving property: (i) subdivision layout and design including dimensions, shape and</u></p>		

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			<u>orientation of the proposed lots; (ii) adverse effects on amenity values. DI Transferable rural lot right subdivision that does not comply with Rule 23.4.XXX RDI</u> AND Amend the Proposed District Plan further with any necessary consequential or other relief that addresses Pakau Trust's concerns.		
FSI387.17	Mercury NZ Limited for Mercury D	Oppose		Accept	
624.3			Add new Village Zone subdivision rules in 24.4 Subdivision, to recognise Pakau Trust's residual entitlement of 35 Environmental Lots which can be used as transferable rural title rights, such rules shown in underlined italics as follows: <u>Rule 24.4.XX Pakau Trust Entitlement Rule For the purpose of Rule 24.4.XX, 35 transferable rural lot rights exist, that were secured by the protection of 204 hectares of significant indigenous vegetation at Klondyke Road, Port Waikato. Those transferable rural lot rights may be utilised under Rule 24.4.XXX where: (i) The number of transferable rural lot rights available, will reduce by the number utilised at each receiving property when a survey plan is lodged for the subdivision approved at that receiving property; (ii) A subdivision plan is only required for the receiver property; (iii) Transferable rural lot rights cannot be generated on any other donor property. Rule 24.4.XXX Transferable</u>	Reject	Decision Report 17: Village Zone

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			<p><u>Rural Lot Right Subdivision RD1 (a) Transferable Rural Lot Right Subdivisions utilising transferable rural lot rights under Rule 24.4.XX [Pakau Trust Entitlement Rule] must comply with all of the following conditions: (i) All proposed lots must have a net site area of at least 2000m2; (ii) Two additional lots can be created on the receiver property for every one transferable lot right originating under Rule 24.4.XX [Pakau Trust Entitlement Rule]. (b) For the purposes of this rule a subdivision plan is required only for the receiver property and not the donor property. (c) Council's discretion is restricted to the following matters at the receiving property: (i) Shape, location and orientation of proposed lots; (ii) Matters referred to in the Infrastructure chapter; (iii) Consistency with the matters, and outcomes sought, in Appendix 3.1 (Residential Subdivision Guidelines); (iv) Impacts on stormwater and wastewater disposal; (v) Impacts on Significant Natural Areas; (vi) Impacts on identified Maaori Sites of Significance; and (vii) Roads and pedestrian networks. D1 Transferable rural lot right subdivision that does not comply with Rule 24.4.XXX RD1. AND Amend the Proposed District Plan further with any necessary consequential or other relief that addresses Pakau Trust's concerns.</u></p>		

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<i>FS1387.18</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	