

# Decision Report

## Plan Change 29 – Transferable Subdivision Agreements

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### 1.0 Introduction

- 1.1** This report shows the decisions made on the topics in the Planning Report and then shows the whole of the Plan Change i.e. how the full notified Plan Change and subsequent decisions on topics are proposed to change the District Plan First Review.
- 1.2** For topics, any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions in [blue](#).
- 1.3** For the whole of the Plan Change, any changes to rules are shown as follows; existing District Plan text in black, and changes (being the culmination of the notified Plan Change and subsequent decisions) in [red](#).

### 2.0 Topic 1: Proposed new Rule 12.3.8 (q)

#### 2.1 Decision

That proposed Rule 12.3.8 (q) be retained as notified.

The following submission is therefore:

#### Accepted

Submission	Point Number	Name
1	1	Federated Farmers of New Zealand

#### 2.2 Reason

- 2.2.1** It is recommended that the changes as put forward in the Plan Change be adopted as notified as they clarify for applicants the information requirements to accompany an application for subdivision that relies on Transferable Development Rights.
- 2.2.2** The submission in support accepts the plan change as notified and confirms that further clarification of the rule and requirements were required. No changes were sought to the wording or intent of the plan change as notified.

### 3.0 Whole of Plan Change 29 - Changes to the District Plan First Review

#### 3.1 Add new Rule 12.3.8 (q) to read as follows;

##### For subdivisions using Transferable Subdivision Entitlements

For all:

A copy of the sale and purchase agreement for the Transferable Subdivision Entitlement(s), dated and signed by all parties; or

Confirmation from a lawyer of the purchase of the Transferable Subdivision Entitlement(s), details of dates of purchase, and full legal description (and physical address) of donor and recipient properties. Specifically:

Protection Lots: The ecological report detailing the feature to be protected, confirmation of the area by a surveyor, and a summary of the *lots* generated from the area protected.

Rural Lot Entitlements: Evidence that the donor property qualifies to obtain the Rural Lot Entitlement(s); this should include details of the title and past *development* showing a clear right to the entitlement.

Amalgamation Lots: Details of the subdivision under which the *lot* was approved, and a written statement from the surveyor or agent that the title will be removed from the site, either by boundary adjustment or by variation to a subdivision consent that is live.