

Planning Report

Plan Change 32 - Transferable Amalgamation Lots

Financial Contributions

1.0 Introduction

- 1.1** The purpose of this Plan Change is to address an existing omission in the District Plan rules relating to the use of Transferable Amalgamation Lots from the Rural Zone to create new lots in the Lifestyle Zone. Under the current Lifestyle Zone rules, there is no "top-up" provision allowing for previous financial contributions to be taken into account. The "top-up" is the difference between the financial contribution paid in conjunction with the original subdivision which created the lot to be amalgamated and the current level of the contribution for an additional lot which is payable under the present District Plan rules.
- 1.2** No submissions or further submissions were received on Plan Change 32.
- 1.3** For a full background to the Plan Change and the proposed provisions please refer to the Section 32 Report. For a list of the proposed provisions only, please refer to the document titled 'Summary of Recommendations – All Section 32 Reports'.

2.0 Recommendation

That Rules 17.5.1 and 17.5.2 be amended as notified.

3.0 Plan Change 32 – Recommended Changes to the District Plan First Review

- 3.1** The purpose of this part of the report is to show the Proposed Plan Change in full.
- 3.2** Recommended changes to the District Plan First review are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in red.

3.3 Lifestyle Zone rule 17.5.1:

Amend clause (g) to read:

*(g) The application of financial contributions, **provided that any contributions shall be limited to the difference between the current level of such contributions and any contributions previously paid.***

3.4 Lifestyle Zone rule 17.5.2

Add the following new clause:

(g) The application of financial contributions, **provided that any contributions shall be limited to the difference between the current level of such contributions and any contributions previously paid.**