

Applicable Subdivision Activity Statuses in the Hingaia 1 Precinct (Residential and Business zones only)

Unitary Plan Operative in Part (E38.4.1 - E38.4.3)			Hingaia 1 Precinct (Activity Table 3)		PAUP Notified Version (H:5.1 - Activity Tables 1 and 2)				
Table E38.4.1 - Subdivision for specific purposes					Activity Table #				
(A1)	Lease in excess of 35 years of a building or part of a building where a cross-lease, company lease, or unit title subdivision is not involved	P			1	Lease in excess of 35 years of a building or part of a building where a cross-lease, company lease, or unit title subdivision is not involved	P		
(A2)	Subdivision for a network utility	P			2	Subdivision for a network utility	P		
(A3)	Conversion of a cross-lease to a fee simple title	€			1	Conversion of a cross-lease to a fee simple title, except in any rural zone	C		
(A4)	Cross-lease, company lease, unit title and strata-title subdivision	€			1	Cross lease, company lease, unit title and strata-title subdivision except in any rural zone	C		
(A5)	Amendments to a cross-lease or unit title, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners	€			1	Amendments to a cross-lease, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, except in any rural zone	C		
(A6)	Boundary adjustments which do not exceed 10 per cent of the net site area of each site	€			2	Boundary adjustments which do not exceed 10% of the net site area of each site	C		
(A7)	Subdivision of a site with two or more zones or subdivision along an undefined zone boundary	RD			1	Subdivision of a site with two zones or subdivision along an undefined boundary	RD		
(A8)	Subdivision establishing an esplanade reserve	RD			1	Subdivision establishing esplanade reserves and esplanade strips	RD		
(A9)	Subdivision establishing an esplanade strip	€				H:5.2.3.6d - Replacement of Reserve with Strip	D		
(A10)	Any reduction or waiver of esplanade reserves or strips	€				H:5.2.3.6c - Reduction or Waiver	D		
(A11)	Subdivision of land within any of the following natural hazard areas:								
	• 1 per cent annual exceedance probability floodplain;	RD			1	Subdivision of land within the 1 percent AEP floodplain, other than in any rural zone	RD		
	• coastal storm inundation 1 per cent annual exceedance probability (AEP) area;	RD							
	• coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area;	RD							
	• coastal erosion hazard area; or	RD							
	• land which may be subject to land instability.	RD							
(A12)	Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision	D							
(A13)	Any subdivision listed in this activity table not meeting the permitted, controlled, or restricted discretionary activities standards in E38.7 Standards for subdivision for specific purposes	D							
Table E38.4.2 - Subdivision in residential zones									
(A14)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	RD		Subdivision of sites in accordance with an approved (or concurrent) land use consent, resulting in sites less than 600m ² net site area adjoining an existing or proposed esplanade reserve	RD		2	Subdivision in accordance with an approved land use resource consent	RD
(A15)	Subdivision around existing buildings and development complying with Standard E38.8.2.2	RD					2	Subdivision around existing buildings and development	RD
(A16)	Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3	RD		Vacant lot subdivision in accordance with the Hingaia 1 precinct plan	RD		2	Any other subdivision not listed in table 1 and 2	RD
				Vacant lot subdivision not in accordance with the Hingaia 1 precinct plan	D				
				Vacant lot subdivision adjoining the coast and/or esplanade reserve of 600m ² net site area or more	RD				
				Vacant lot subdivision adjoining the coast and/or esplanade reserve of less than 600m ² net site area	NC				
(A17)	Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.	€		[As per (A16)]					
(A18)	Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1	€		[As per (A16)]					
(A19)	Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1	NC		[As per (A16)]					
(A20)	Subdivision of sites identified in the Subdivision Variation Control complying with Standard E38.8.2.4	RD							
(A21)	Subdivision of sites identified in the Subdivision Variation Control not complying with Standard E38.8.2.4	NC							
(A22)	Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay complying with Standard E38.8.2.5	RD							
(A23)	Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay not complying with Standard E38.8.2.5	NC							
(A24)	Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business complying with Standard E38.8.2.6	RD							
(A25)	Subdivision of sites identified in the Special Character Areas Overlay – Residential and Business not complying with Standard E38.8.2.6	NC							
(A26)	Subdivision of a minor dwelling from the principal dwelling where the proposed sites comply with the minimum site size requirement for subdivision in the applicable zone	RD							
(A27)	Subdivision of a minor dwelling from the principal dwelling where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone	Pr							
(A28)	Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites comply with the minimum site size requirement for subdivision in the applicable zone	RD							
(A29)	Subdivision of a converted dwelling established from the conversion of a principal dwelling existing as at 30 September 2013 where the proposed sites do not comply with the minimum site size requirement for subdivision in the applicable zone	Pr							
(A30)	Any subdivision listed in this activity table not meeting E38.6 General standards for subdivision	D							
(A31)	Any subdivision listed in this activity table not meeting the standards in E38.8 Standards for subdivision in residential zones	D							
(A32)	Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2	D							
Table E38.4.3 - Subdivision in business zones									
(A33)	Subdivision in accordance with an approved land use resource consent complying with Standard E38.9.2.1	RD					2	Subdivision in accordance with an approved land use resource consent	RD
(A34)	Subdivision around existing buildings and development complying with Standard E38.9.2.2	RD					2	Subdivision around existing buildings and development	RD
(A35)	Vacant sites subdivision complying with Standard E38.9.2.3	RD		Vacant lot subdivision in accordance with the Hingaia 1 precinct plan	RD		2	Any other subdivision not listed in table 1 and 2	RD
				Vacant lot subdivision not in accordance with the Hingaia 1 precinct plan	D				
(A36)	Vacant sites subdivision not complying with Standard E38.9.2.3	NC		[As per (A35)]					
(A37)	Any subdivision listed in this activity table not meeting the standards in E38.6 General standards for subdivision	€							
(A38)	Any subdivision listed in this activity table not meeting standards in E38.9 Standards for subdivision in the business zones	€							
(A39)	Any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.3	€							