

# INSIDE EEOA

## Environmental Lots (Rule 22B.11.1)

Protection, Enhancement and/or Restoration of Identified Significant Natural Feature (ISNF)

Protection, Enhancement and/or Restoration of Qualifying natural Feature (QNF)

### ISNF Subdivision Prerequisites

- Unprotected ISNF on Map 109Z
- No parent lot size rule.

### QNF Subdivision Prerequisites

- Minimum 15 ha parent lot size.
- 0.5 ha minimum area of unprotected QNF achieving a Biodiversity Significance of 750
- For unprotected ecological corridor on Map 109Z:
  - plantings to accord with Rule 22B.11.3.3.
  - Where stream forms existing boundary - minimum & average planted widths of 15m & 30m respectively on one side.
  - Where stream is within property - minimum & average planted widths of 15m & 30m respectively on each side.

### General Prerequisites

- 2ha & 4 ha of ISNF/QNF for yields of 1 & 2 lots respectively. Thereafter, multiples of 3ha of ISNF/QNF for additional yield, but maximum of 8 lots for 22ha+ of ISNF/QNF.
- Resulting title pattern to reflect development of clusters, each containing 4 lots
- Area of new lots: 2500m<sup>2</sup> to 1 ha (excluding protected/balance lot areas)

## Incentive Transfer Lot (ITL) (Rule 22B.12.2)

Incentive for redistributing existing lot entitlements within EEOA

### Prerequisites

- Donor/Receiver Lots satisfy "Rural Lot" definition and are both within EEOA
- Receiver Lot is at least 40ha
- Minimum of 3 TRLRs to gain 1 ITL. Thereafter, multiples of 3 TRLRs to gain additional ITLs but maximum cap of 5 ITLs on 100ha+ property.
- Resulting title pattern to reflect development of clusters, each containing 4 lots
- Area of new lots: 2500m<sup>2</sup> to 1ha

## Transferable Rural Lot Right (Rule 22B.12.3)

### Prerequisites

- Donor/Receiver Lots satisfy "Rural Lot" definition and are both within EEOA or Donor Lot inside EEOA and Receiver Lot outside EEOA
- No existing or approved dwelling on Donor Lot
- Excludes transfers to, or between, Coastal/Hunua Forestland Management Areas unless transfers occur within these.
- < 4ha Receiver Lot – maximum transfer of 1 new lot
- >4ha Receiver Lot – maximum transfer of 2 new lots
- lots transferred on a one for one basis only (does not create any additional lots overall)
- Area of new lots: 2500m<sup>2</sup> to 1ha.
- Area of new transferred lot must contain the same or less percentage of versatile land than that within eligible Donor Lot

# OUTSIDE EEOA

## Environmental Lots (Rule 22B.11.2)

Protection and Enhancement of QNF or ISNF

### ISNF Subdivision Prerequisites

- Unprotected ISNF on Map series 109X
- No parent lot size rule, but must be a "Rural Lot" that is not the result of amalgamation under TRLR rule unless entitlement for environmental lot existed prior to amalgamation.

### QNF Subdivision Prerequisites

- 20ha property which must qualify as "Rural Lot" and not be the result of amalgamation under TRLR rule unless entitlement for environmental lot existed prior to amalgamation.
- Contains unprotected, contiguous QNF with Biodiversity Significance of 750.

### General Prerequisites

- 3ha of ISNF/QNF for 1 new lot
- 8ha of ISNF/QNF for 2 new lots (maximum yield)
- Can restore undersized ISNF up to 3h to qualify for first new lot.
- Area of new lots: 2500m<sup>2</sup> to 1 ha (excluding protected/balance lot areas)

## Transferable Rural Lot Right (Rule 22B.12.4)

### Prerequisites

- Donor/Receiver Lots to satisfy "Rural Lot" definition
- Donor/Receiver Lots are both outside EEOA or Donor Lot is inside EEOA & Receiver Lot is outside EEOA.
- No existing or approved dwelling on Donor Lot
- Excludes transfers to EEOA, Coastal / Hunua Forestland Management Areas.
- < 4ha receiver lot – maximum transfer of 1 new lot
- >4ha receiver site – maximum transfer of 2 new lots
- lots transferred on a one for one basis only (does not create any additional lots overall)
- Area of new lots: 2500m<sup>2</sup> to 1ha.
- Area of new transferred lot must contain the same or less percentage of versatile land than that within eligible Donor Lot