

23.3.2 Minor dwelling PI

- (a) One minor dwelling within a site record of title must comply with the following conditions not exceed 70m² gfa.
- ~~(b) Where there is an existing dwelling located within a site:~~
 - (i) Not exceed 70m² gross floor area, excluding garaging.
 - (ii) ~~The minor dwelling must~~ be located within 20m of the principal residential unit dwelling;
 - (iii) ~~The minor dwelling must~~ share a single driveway access with the existing principal residential unit dwelling.³⁶

23.4.2 General Subdivision

(a) Subdivision must comply with all of the following conditions, where applicable⁵⁸ :

- (i) All proposed lots must have a net site area of at least 5,000m²; provided that lots may be reduced to a net site area of not less than 3,000m² where:
 - a. the average net site area of the proposed lots is not less than 5,000m²; and
 - b. a consent condition is applied requiring a legal covenant or consent notice under s. 221 of the RMA to be registered on the title(s) of any lot of 1ha or more prohibiting any further subdivision of that lot unless one of the following circumstances applies to enable subdivision to be undertaken in stages or for urban purposes:
 - i. the proposed subdivision complies with Rule 23.4.2 (a) (i) a. with the average net site area calculation to include all sites created by the original subdivision consent under Rule 23.4.2 (a) (i); or
 - ii. the subject lot has a Village or urban zone.

¹ Red font and underlining or strikeouts as recommend by WDC s42A