

75 Subdivision Rules - Open Space Environment

75.1 Introduction

This chapter contains the rules for subdivision of the Open Space Environment, which includes council parks and reserves. The requirements of these rules are based upon those of the neighbouring Environments. Additional subdivision rules are also contained in the Esplanade Priority Areas rules (Chapter 61) and Financial Contributions (Chapter 80).

See Chapter 70.3 for a list of matters to which controlled is reserved. These apply to every controlled activity mentioned in the rule table.

75.2 Subdivision Generally

<p>Subdivision within the Open Space Environment is a controlled activity if:</p> <p>a) The alteration of boundaries is for the purpose of exchanging land for conservation purposes and no new allotments are created.</p> <p>Control is reserved over:</p> <p>i) Effects of allotment boundaries on conservation values;</p> <p>ii) Effects of allotment boundaries on the integrity of the conservation estate;</p> <p>iii) The additional matters listed in Chapter 70.3.</p>	<p>Subdivision within the Open Space Environment is a discretionary activity if:</p> <p>i) The subdivision complies, as a controlled activity, with the most restrictive subdivision standards of any Environment adjoining the site.</p> <p>Subdivision that does not comply with a standard for a discretionary activity, is a non-complying activity.</p>
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75.3 Principal Reasons for Rules / Explanations

General

Subdivisions in the Open Space Environment are most likely to arise where there are boundary adjustments with neighbouring land, and where land is leased for 20 years or longer (e.g. in the case of leases of sports' pavilions). Conversion of land for uses other than parks and reserves are likely to be preceded by a Plan Change that would reassign the land to another Environment. The subdivision rules are therefore based upon the most stringent subdivision standards of any neighbouring Environment, to allow for subdivision to occur as a discretionary activity where this is appropriate, with appropriate control on services, provision for future land uses, access etc.

Revision and Sign-off Sheet

Changed Record

Date Approved	Author	Paragraph	Changed Reference	Decision Date
6 November 2007	FP	75.2.1	Correction of typo in heading 75.2.1	
21 Sept. 2010	FP	Reference to Chapter 2.3.3	Plan Change 106 consequential changes, this provision no longer exist.	Record 10/96471

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