

PLANNING ACT 2002
NORFOLK ISLAND PLAN 2002
DRAFT PLAN

Plan Variation No. 16/02

Land to which the Plan applies	<p>1. This Plan applies to land within the following zones identified in the Zoning Map:</p> <ul style="list-style-type: none"> a. Rural Zone; b. Rural Residential Zone; c. Residential Zone; d. Mixed Use Zone; e. Business Zone; f. Light Industry Zone; g. Industrial Zone; h. Special Use Zone.
Aim and intent of the Plan	<p>2. The aim and intent of this draft plan is to add “community division” as defined in the Community Title Act 2015 as a permissible (with consent) use or development within certain zones in Norfolk Island.</p>
Proposed changes	<p>3. The Norfolk Island Plan 2002 (as amended) is amended as follows:</p> <p style="padding-left: 40px;">i) Part B1 – Zoning Scheme</p> <p style="padding-left: 40px;">To insert “community division” into Column 3 – “Permissible (with Consent) Use or Development” in the <i>Table of Use or Development</i> for the following zones:</p> <ul style="list-style-type: none"> Clause 13 – Rural Zone; Clause 18 – Rural Residential Zone; Clause 23 – Residential Zone; Clause 28 – Mixed Use Zone; Clause 33 – Business Zone; Clause 38 – Light Industry Zone; Clause 43- Industrial Zone; Clause 58 – Special Use Zone. <p style="padding-left: 40px;">ii) Part B3 – General Provisions</p> <p style="padding-left: 40px;">To insert, after the end of <i>Clause 110. Applications for subdivision of land</i>:</p>

	<p>“COMMUNITY DIVISION APPLICATIONS</p> <p>110A Applications for community division of land</p> <p>(1) Community division of land may only be carried out subject to development approval under the Act.</p> <p>(2) A community scheme development application for community division of land shall be consistent with:</p> <p>(a) The Community Title Act 2015;</p> <p>(b) The relevant matters in this Plan; and</p> <p>(c) The relevant provisions of an approved development control plan for Community Schemes.</p> <p>(3) In considering a community scheme development application for community division of land, the Minister shall give consideration to the matters listed in clauses 83-90 inclusive, and clauses 96 and 97, as far as they are relevant to community division.”</p> <p>iii) Administrative Definitions – Clause 114(d) - “Development”</p> <p>To insert, before “subdivision”:</p> <p>“community division,”</p> <p>iv) Purpose Definitions – Clause 116 – Table of Purpose Definitions</p> <p>To insert, after “Club”: “Community Division”</p> <p>v) Purpose Definitions – Clause 117 – The Purpose Definitions</p> <p>To insert, after the definition of “CLUB”:</p> <p>“COMMUNITY DIVISION in relation to land means a plan that divides land into lots and common property in accordance with the Community Titles Act 2015. “</p>
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Annotated/Not Annotated

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Administrator of Norfolk Island

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