

## Development in the Coastal National Park - can I construct my dream home?

Insights - 27/09/2017

Development proposals have to be assessed against Island Plan Policy. Recent planning appeal decisions have confirmed that the CNP will be given the highest level of protection from development, which will normally be given priority over all other planning considerations.

However, there are two exceptions relating to residential development that may be permissible, provided they do not cause harm to the landscape character of the CNP: (a) the extension to a dwelling; and (b) the redevelopment of an existing dwelling. In each case there are specific criteria that have to be met.

If you want to knock down an existing building in the CNP and build your dream home, it would have to: (a) not be larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced; (b) not facilitate a significant increase in occupancy; and (c) give rise to demonstrable environmental gains, contributing to the repair and restoration of the landscape character of the CNP.

I recommend taking early specialist planning advice as to what development might be achievable on any site in the CNP.

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