

SUB – Subdivision

Introduction

Subdivision is the process of dividing a site or building into one or more additional sites or units or changing an existing boundary location. The way a site is subdivided, including its size and shape, is important as it can factor into the future use and development of the land, its character and quality, and any impacts on adjacent sites. Subdivision can also affect the natural and physical environment and introduce long-term development patterns that cannot be easily changed.

A key issue for the district is to maintain the overall productive capacity of the rural land resource while ensuring that population growth and associated built development is managed in a way that supports rural communities and results in efficient and high amenity urban areas. A co-ordinated approach to development is necessary to support local infrastructure, services and other facilities, while at the same time minimising adverse effects on productive rural activities.

This chapter requires that subdivision is planned, designed and integrated with existing land use and development. Any potential subdivision must also address the suitability of the site for its intended use and the provisions of the underlying Zone. This requires taking into account natural hazards including land stability and flooding, climate change, servicing requirements, location of existing infrastructure and the need for a sustainable design and layout. The subdivision of land to create new lots on undeveloped land also creates expectations and property rights. It requires consideration of the need for public open space, esplanade strips, community facilities, and servicing by and connections to infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, ensuring sufficient infrastructure capacity can also be an issue for subdivision of already developed land.

The positive benefits arising from integrated, well-planned subdivision and subsequent development in townships include co-ordination with infrastructure provision, minimal impacts on the natural environment, contribution to a sense of place, good connectivity to surrounding neighbourhoods and improved community safety. In rural locations, this plan seeks to ensure that subdivision and subsequent development supports rural productivity, character and landscape values, and retains productive soils.

Inappropriate subdivision and development of land can adversely affect the efficient provision and use of existing and planned infrastructure and services, due to unanticipated demands and reverse sensitivity issues. Enabling growth without sufficient provision for suitably planned utilities and transport networks can also lead to a range of undesirable outcomes for communities which should be avoided wherever possible. Inappropriate subdivision in the coastal environment can also reduce natural character and opportunities for public access, contribute to a decline in ecosystems through vegetation clearance and introduction of plant and animal pests, and introduce development impacts which reduce water quality and increase sedimentation, particularly in estuaries. In line with the NZCPS, this plan does not preclude subdivision and the resulting development in appropriate places, forms, and within appropriate limits, in order to protect the values of the coastal environment.

The subdivision process regulates the provision of services for development and activities, including infrastructure and reserves. The adverse effects of activities are generally controlled by the provisions for each zone at the time of development.

Additional regulatory requirements, separate to the District Plan, are also relevant to subdivision.

- The partitioning of Māori land is primarily controlled by the Te Ture Whenua Māori Act 1993 and administered by the Māori Land Court.
- The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”) controls activities on pieces of land where soil may be contaminated in such a way as to be a risk to human health, including subdivision of potentially contaminated land. District Councils are responsible for applying and enforcing the provisions of the NESCS. The NESCS does not contain any objectives or policies and those in the District Plan will apply. This chapter contains objective and policy direction for the assessment of any resource consent applications required under the NESCS in accordance with the requirements of section 104 of the RMA.
- For detailed technical and engineering requirements and guidance, reference should be made to NZS 4404:2010 Land Development and Subdivision Engineering as well as Tararua District Councils

Engineering Standards, and advice should be sought from Councils' Development Engineers.

In the case of conflict with any provision of this plan and any national environmental standard (including the NESCS), under Section 43B of the Act the provisions of the national environmental standards will prevail. There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

- SUB-O1** Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.
- SUB-O2** Subdivision and developments create allotments and patterns of land use and development that:
1. provide for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage, and sites and areas of significance to Māori;
 2. provide for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle;
 3. are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods;
 4. provide accessible and well-designed open space areas; protect cultural, heritage, and natural values; and
 5. respond to the risks of natural hazards and is resilient to climate change.
- SUB-O3** Appropriate services and network utilities are provided that are compatible with the anticipated purpose, character and amenity of each zone, and provide for the health and safety of people and communities.
- SUB-O4** Subdivision is serviced by infrastructure that has been planned, sequenced and provided for in an integrated manner and has sufficient capacity for the proposed development of the site and provide for the likely or anticipated use of the land while avoiding, remedying, or mitigating adverse effects on the environment by ensuring:
1. subdivisions within the urban boundary connect to reticulated water and wastewater services (and reticulated stormwater services where they are available or provide for on-site stormwater disposal) with sufficient capacity to accommodate proposed or anticipated development; and
 2. subdivisions in Rural Zones are capable of being serviced via on-site water, wastewater, and stormwater measures when development occurs on the site.
- SUB-O5** Reverse sensitivity effects of subdivision, and its resulting future land use activities, on existing lawfully established activities are avoided where practicable, or mitigated where avoidance is not practicable.
- SUB-O6** Avoidance of subdivision in localities where there is a significant risk of material damage from natural hazards on land or structures, including in relation to any likely subsequent use of the land, unless these cannot be remedied or mitigated.
- SUB-O7** Ensure that esplanade reserves, esplanade strips and reserves are created through subdivision where these contribute to the maintenance, enhancement and protection of ecological, amenity, public access, recreational and hazard management values.

Policies

SUB-P1 Compatible land use

Ensure subdivision supports the objectives, policies and rules of the District Plan through subdivision that:

1. reflects patterns of development that are compatible with and reinforce the role, function, and predominant character of the zone;
2. adheres to allotment size and layout in each zone to sufficiently accommodate intended land uses while retaining reasonable amenity;
3. provides for intensification of the urban area where it can be supported by existing infrastructure and contributes to the viability and vibrancy of urban centres;
4. incorporates setbacks, landscaping, or layout design to avoid or mitigate the effects of reverse sensitivity on existing, lawfully-established activities on adjoining properties, and
5. provides for minor boundary adjustments which enable a more efficient and effective use of land.

SUB-P2 Quality living environments

Subdivisions are designed to create quality living environments through:

1. the provision of adequate amounts of easily accessible quality public and private open space and reserves, that is accessible, useable, and well-designed, and encourages social interaction, neighbourhood cohesion, and a sense of place;
2. creating sites of varying sizes to provide for a range of housing typologies;
3. aligning roads and sites for maximum sunlight access where topography and parent site shape allows;
4. results in good urban design outcomes by using measures to enhance urban environments such as implementing CPTED (Crime Prevention Through Environmental Design) principles;
5. has legal and physical access to each allotment created by the subdivision;
6. providing publicly accessible connections between blocks, where practicable, and
7. integrating into existing communities.

SUB-P3 Integrated provision of infrastructure

Require subdivision to provide servicing that meets the requirements of the Council's Engineering Standards, and that:

1. subdivision is located where appropriate infrastructure is available, or to provide infrastructure in an integrated and comprehensive manner;
2. ensuring appropriate infrastructure has the capacity to accommodate the development or anticipated future development of the land in accordance with the purpose of the zone, is in place at the time of subdivision or development, and integrates with existing and planned infrastructure;
3. ensuring an alternative method of water supply, wastewater disposal and stormwater disposal is provided for each new lot, where they are unable to connect to reticulated supplies or disposal systems;
4. requiring connections to Council's reticulated systems within the urban boundary;
5. ensuring allotments outside the urban boundary are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater, and water supply infrastructure, and that there is sufficient water supply capacity for firefighting purposes;
6. ensuring roads and any vehicle access to sites meet minimum design standards to allow

- for safe and efficient traffic movements and can safely accommodate the intended number of users and the intended functioning of the road or access;
7. providing for transport network connections within and between communities;
 8. where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character, and amenity values of the zone, including walking, cycling, while recognising the role that efficient transport infrastructure and connectivity plays in reducing greenhouse gas emissions; and
 9. achieving safe and efficient access onto and from state highways.

SUB-P4 Subdivision that integrates with the environment

Ensure subdivision design:

1. protects, maintains, and enhances natural ecosystems, waterbodies, and indigenous vegetation, including the retention of mature trees and vegetation where possible;
2. protects, maintains and enhances land containing significant natural features or other values such as landforms, historic heritage, sites of significance to Māori, or otherwise known features to ensure their protection, enhancement, and community accessibility in line with the objectives and policies of the relevant chapters of this Plan;
2. incorporates sufficient space for onsite stormwater attenuation and disposal including the use of water-sensitive design solutions, constructed in a way that mitigates the adverse effects of the quantity and quality of stormwater being discharged from sites;
3. assists in achieving the objectives of a stormwater catchment management plan and/or any applicable network discharge consent that exists for a catchment, and
4. includes indigenous landscaping to enhance biodiversity, reduce rate of stormwater run-off, assist with the removal of contaminants, and to soften the built form.

SUB-P5 Natural Hazards

Subdivision avoids, or is designed to mitigate, risks from natural hazards by:

1. ensuring land being subdivided, including any potential structure on that land, is not subject to significant risk of material damage by the effects of natural hazards, including flooding, inundation, erosion, subsidence or slippage and earthquake faults;
2. demonstrating appropriate mitigation measures proportionate to the risks associated with the hazards;
3. providing for subdivision on land where liquefaction risk has been identified and can be appropriately managed;
4. maintaining the function of overland flow paths to safely convey flood waters while taking into account the likely long-term effects of climate change, and
5. ensuring that any measures used to manage the risks of natural hazards avoid any further adverse environmental effects

SUB-P6 Inappropriate subdivision

Subdivision avoids inappropriate or incompatible outcomes by:

1. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented, is not located on highly productive land, and it does not compromise the use of land for primary production activities;
2. avoiding, where practicable, or otherwise mitigate, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near existing primary production activities, including intensive primary production activities, rural industry, industrial activities and/or existing network utilities;
3. avoid reverse sensitivity effects of future land use activities on regionally significant infrastructure, network utilities, renewable electricity generation sites and other lawfully

established activities, and ensure that the operation, maintenance and upgrading of regionally significant infrastructure and other network utilities is not compromised;

SUB-P7 Subdivision in the General Rural Zone

Ensure subdivision does not compromise the predominant function, character and amenity of the general rural zone by:

1. maintaining the overall productivity of the rural land resource and protecting the integral values of the zone as a working, productive rural environment;
2. minimising the use of highly productive soils for activities other than primary production;
3. minimising the potential for subdivision which would result in reverse sensitivity effects on adjacent rural activities or activities in the rural zones;
4. avoiding de facto rural settlements such as ribbon or residential cluster development;
5. avoiding subdivision of highly productive soils for commercial and industrial purposes (unless provided for by NPS:HPL), and
6. avoiding subdivision which gives rise to potential demand for the uneconomical and unplanned expansion of infrastructure services or the upgrade of existing infrastructure.

Note: Refer to the objectives and policies in PA — Public Access relating to the establishment of esplanade reserves, esplanade strips or access strips when subdividing land along the margins of rivers, lakes and along the coast.

Rule Overview Table

The rules that apply for all subdivision are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- SUB-R1 to SUB-R9 - Activities Rules; and
- SUB-S1 to SUB-S9 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant, including TRAN — Transport, HH — Historic Heritage, ECO — Ecosystems & Indigenous Biodiversity, and PA — Public Access.

In particular, earthworks facilitating provision of access and building platforms have the potential to result in adverse effects and are to be managed. Provisions relating to earthworks are contained in the EW — Earthworks chapter and may generate a requirement for land use consent.

Rules

SUB-R1	Subdivision to create allotments in all zones (5 total allotments or less)	
All Zones	<p>Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>SUB-S1 to SUB-S5 SUB-S8 and SUB-S9</p> <p>And</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>a. The matters of discretion listed in SUB-R1 for Activity Status: CON.</p> <p>b. The matters identified in the standards that are not complied with.</p> <p>c. The matters set out in policies Sub-P1 to SUB-</p>

	<p>The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The matters set out in Policies SUB-P1, P2 and P3. b. The size, design, shape, location, and layout of lots. c. Efficient use of land and compatibility with the role, function, and predominant character of the zone. d. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. e. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, surface waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. f. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided. g. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. h. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and the matters set out in SUB-P5. i. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, earthworks, and erosion and sediment control. j. The staging of development and timing of works. k. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to network utilities and significant hazardous facilities. l. Water supply for firefighting purposes. m. The matters specified in Section 220 of the Act. 	<p>P7.</p> <p>d. The matters set out in section 220 of the Act.</p>
SUB-R2	Boundary Adjustments	
General Rural Zone	<p>Activity Status: CON</p> <p>Where the following conditions are met:</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p>

	<p>Where the proposal creates a lot below 4Ha: SUB-S1 to SUB-S5 SUB-S8 and SUB-S9 Or Where all lots are greater than 4Ha: SUB-S1</p> <p>And</p> <p>The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone.</p> <p>Matters over which discretion is limited:</p> <ul style="list-style-type: none"> a. The matters set out in Policies SUB-P1, P2 and P3. b. The size, design, shape, location, and layout of lots. c. Efficient use of land and compatibility with the role, function, and predominant character of the zone. d. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. e. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, surface waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. f. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided. g. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. h. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and the matters set out in SUB-P5. i. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, earthworks, and erosion and sediment control. j. The staging of development and timing of works. 	<ul style="list-style-type: none"> a. The matters of discretion listed in SUB-R1 for Activity Status: CON. b. The matters identified in the standards that are not complied with. c. The matters set out in policies Sub-P1 to SUB-P7. d. The matters set out in section 220 of the Act.
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	<p>k. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to network utilities and significant hazardous facilities.</p> <p>l. Water supply for firefighting purposes.</p> <p>m. The matters specified in Section 220 of the Act.</p>	
<p>All other zones</p>	<p>Activity Status: CON</p> <p>Where the following conditions are met:</p> <p>SUB-S1 to SUB-S5 SUB-S8 and SUB-S9</p> <p>And</p> <p>The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone.</p> <p>Matters over which discretion is limited:</p> <ul style="list-style-type: none"> a. The matters set out in Policies SUB-P1, P2 and P3. b. The size, design, shape, location, and layout of lots. c. Efficient use of land and compatibility with the role, function, and predominant character of the zone. d. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. e. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, surface waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. f. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided. g. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. h. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and the matters set 	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The matters of discretion listed in SUB-R1 for Activity Status: CON. b. The matters identified in the standards that are not complied with. c. The matters set out in policies Sub-P1 to SUB-P7. <p>The matters set out in section 220 of the Act.</p>

	<p>out in SUB-P5.</p> <ul style="list-style-type: none"> i. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, earthworks, and erosion and sediment control. j. The staging of development and timing of works. k. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to network utilities and significant hazardous facilities. l. Water supply for firefighting purposes. m. The matters specified in Section 220 of the Act. 	
SUB-R3	Subdivision of a surplus residential unit	
<p>General Rural Zone</p>	<p>Activity Status: CON</p> <p>Where the following conditions are met: SUB-S1 to SUB-S5 SUB-S8 and SUB-S9</p> <p>And</p> <ul style="list-style-type: none"> i. There is no more than one additional allotment created; ii. The subdivision is of land around an existing lawfully established residential unit; iii. The additional allotment is no less than 0.5ha; iv. The balance area remaining from the record of title subject to subdivision is no less than 20ha; v. No vacant allotments are created following the subdivision; vi. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; vii. There is no new direct access to a State Highway. <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The matters set out in Policies SUB-P1, P2 and P3. b. The size, design, shape, location, and layout of lots. c. Efficient use of land and compatibility with the role, function, and predominant character of the zone. d. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. 	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The matters of discretion listed in SUB-R3 for Activity Status: CON. b. The matters identified in the standards that are not complied with. c. The matters set out in policies Sub-P1 to SUB-P7. d. The matters set out in section 220 of the Act.

	<ul style="list-style-type: none"> e. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, surface waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. f. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided. g. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. h. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and the matters set out in SUB-P5. i. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, earthworks, and erosion and sediment control. j. The staging of development and timing of works. k. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to network utilities and significant hazardous facilities. l. Water supply for firefighting purposes. m. The matters specified in Section 220 of the Act. 	
SUB-R4	Subdivision of land to create allotment for public works, network utilities, reserves, or access purposes only	
All Zones	<p>Activity Status: CON</p> <p>Where the following conditions are met: The creation of any lot does not limit or interfere with any existing allotment's physical and/or legal access to a road or services.</p> <p>Matters over which discretion is limited:</p> <ul style="list-style-type: none"> a. The matters set out in the relevant policies of the SUB Chapter. b. The size, design, and layout of lots for the purpose of public works, network utilities, reserves, or access. c. Legal and physical access to and from lots. d. Protection, maintenance, or enhancement of natural features and landforms, 	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Whether the resulting allotments are an efficient use of land in terms of their size, shape and configuration for the purpose of public works, network utilities, or reserves; and b. The resulting legal and physical access to allotments affected by the subdivision; and c. Effects on existing infrastructure including the provision of easements where required; and d. Effects on any scheduled site or feature, archaeological site, water body or area of indigenous vegetation; and e. Impacts on the amenity values of adjacent sites, adjacent activities and the wider receiving environment; and

	<p>waterbodies, indigenous vegetation, historic heritage, sites of significance to Māori, or archaeological sites.</p> <p>e. Where relevant, compliance with Council's engineering standards.</p> <p>f. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards.</p> <p>g. The matters referred to in section 220 of the Act.</p>	<p>f. Site suitability, infrastructure provision and provision of a suitable, hazard-free building platform on the balance lot; and</p> <p>g. Reverse sensitivity effects; and</p> <p>h. Whether the effects from the activity will be contained within the proposed allotment; and</p> <p>i. Vehicle access point(s) location and formation.</p> <p>j. For reserves, the provision of suitable connectivity via walking and cycling access and the provision of adequate car parking.</p> <p>k. Where relevant, compliance with the Council's engineering standards.</p> <p>l. The matters referred to in sections 108 and 220 of the Act.</p>
SUB-R5	Subdivision of land to create 6 or more lots	
	<p>Activity Status: RDIS</p> <p>Where the following conditions are met: SUB-S1 to SUB-S9</p> <p>Matters over which discretion is restricted:</p> <p>a. The matters identified in the standards that are not complied with.</p> <p>b. The matters set out in policies SUB-P1 to SUB-P7.</p> <p>c. The size, design, shape, location, and layout of lots.</p> <p>d. Efficient use of land and compatibility with the role, function, and predominant character of the zone, including a variety in allotment sizes.</p> <p>e. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.</p> <p>f. The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.</p> <p>g. Impacts on the amenity values of adjacent sites, adjacent activities and the wider receiving environment;</p> <p>h. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, surface waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites.</p> <p>i. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided.</p> <p>j. Provision of appropriate legal and physical access to allotments, including vehicle access points and roads.</p> <p>k. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems,</p>	<p>Activity status where compliance is not achieved: DIS</p>

	<p>stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.</p> <ul style="list-style-type: none"> l. Use of green infrastructure methods for stormwater, drainage and earthworks and use of energy efficient and water conservation (low impact) design principles; and m. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. n. The relevant standards of Council's water bylaws and/or Engineering standards as applicable. o. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and the matters set out in SUB-P5. p. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, earthworks, and erosion and sediment control. q. The staging of development and timing of works. r. Management of potential reverse sensitivity effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to network utilities and significant hazardous facilities. s. Water supply for firefighting purposes. t. The matters specified in Section 220 of the Act. 	
SUB-R6	Subdivision for the purpose of Medium Density Development	
	<p>Activity Status: RDIS</p> <p>Where the following conditions are met:</p> <p>SUB-S5 – Stormwater Management</p> <p>SUB-S6 – Integrated Stormwater Management Plan</p> <p>SUB-S7 – Context Analysis</p> <p>Matters over which discretion is restricted:</p> <p>Any relevant matters included in GRZ-R5</p> <p>And</p> <ul style="list-style-type: none"> a. Any relevant matter under SUB-R4. b. Whether the area and dimensions of the lot(s) are sufficient to effectively fulfil the intended purpose or land use, having regard to the rules for the relevant zone. c. The relationship of the proposed lots and 	<p>Activity Status where compliance is not achieved: DIS</p>

	<p>their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.</p> <p>d. The effects of the proposed lot sizes and dimensions on the existing character and amenity of the area and adjoining allotments, including any cumulative effects of an increase in the density of development.</p> <p>e. Whether the resulting allotments are an efficient use of land in terms of their size, shape and configuration.</p> <p>f. The resulting legal and physical access to allotments affected by the subdivision.</p> <p>g. Site suitability including the potential for the subdivision and consequential development to create new or exacerbate existing natural hazards; and</p> <p>h. Infrastructure provision and the relevant standards of Council's Engineering standards as applicable; and</p> <p>i. Effects on existing infrastructure including the provision of easements where required; and</p> <p>j. Reverse sensitivity effects; and</p> <p>k. As applicable, outcomes of consultation with mana whenua; and</p> <p>l. Use of green infrastructure methods for stormwater, drainage and earthworks and use of energy efficient and water conservation (low impact) design principles and the suitability of any alternative servicing and infrastructure options.</p> <p>m. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with.</p> <p>n. Whether a smaller building platform is practicably feasible, which should be shown via detailed design of the proposed residential unit.</p> <p>o. Whether subdivision design and layout minimises earthworks and land disturbance, by designing building platforms that integrate into the natural landform.</p>	
SUB-R7	Subdivision of land within or partially within Outstanding Natural Landscapes	
All zones	<p>Activity Status: RDIS</p> <p>Where the following conditions are met:</p> <p>i. A Conservation Lot is created that complies with the following:</p> <p>a. the subdivision results in the whole of the area listed in SCHEDX Schedule being physically and legally protected in</p>	<p>Activity status where compliance is not achieved: NC</p>

	<p>perpetuity. An agreement regarding an encumbrance, bond, consent notice, or covenant must be entered into before the issue of the Section 224 Certificate. Such an instrument is to be registered on the Record(s) of Title of the relevant lots. The covenant or encumbrance is to be prepared by a solicitor at the applicant's expense;</p> <ul style="list-style-type: none"> b. the covenant is to incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security; c. the application is to include sufficient detail for the Council to ascertain the ecological values of the area; and iv. the conservation lot does not need to meet the relevant minimum lot area requirements <p>Matters over which discretion is limited:</p> <ul style="list-style-type: none"> a. The matters set out in the relevant Policies of the SUB Chapter. b. The significance and values of the vegetation and habitat. c. The extent that the subdivision provides for the protection of the significant areas, including consideration of the lot size, configuration and layout and the location of potential building platforms. d. The measures to avoid or minimise the loss, damage, or disruption to ecological processes, functions, and integrity of the vegetation and habitat. e. The effects of the subdivision on the significance and values of the vegetation and habitat, including potential cumulative effects. f. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. g. Legal and physical access to and from lots. h. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. i. The staging of development and timing of works. j. Management of potential reverse sensitivity effects on existing land uses. k. Bonds and other payments and guarantees. l. Where relevant, compliance with Council's engineering standards. m. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards. 	
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	n. The matters referred to in sections 108 and 220 of the Act.	
SUB-R8	Subdivision of land located within the National Grid Yard or containing the gas transmission network	
All zones	<p>Activity status: RDIS</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> i. All resulting allotments, except allotments for access or a public work, demonstrate that they are capable of locating a building platform for the principal building and any residential unit or sensitive activity outside of the National Grid yard; ii. All resulting allotments, except allotments for access or a public work, demonstrate that they are capable of locating a building platform for the principal building and any residential unit or sensitive activity which is located at least 20 m from any gas transmission pipeline or at least 60 m from any above ground structure associated with the gas transmission network; iii. Vehicle access to National Grid or gas transmission assets is maintained. <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The relevant matters set out in the Policies of the SUB chapter, and the relevant policies in the NU - Network Utilities chapter. b. The extent to which the subdivision allows for earthworks, buildings, and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001). c. The provision for the on-going efficient operation, maintenance, development, and upgrade of the National Grid and gas network, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections, and upgrading. d. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms. e. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid and/or gas network to ensure adverse effects on, and from, the National Grid, gas network, and on public safety and property are appropriately avoided, remedied, or mitigated, for example, through the location 	<p>Activity Status where compliance is not Achieved: NC</p>

	<p>of roads and reserves under the transmission lines.</p> <ul style="list-style-type: none"> f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid or gas network. g. The outcome of any consultation with Transpower and/or FirstGas. h. The extent to which the subdivision plan clearly identifies the National Grid and/or gas network and proposed building platforms. i. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. j. Legal and physical access to and from lots. k. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. l. The staging of development and timing of works. m. Bonds and other payments and guarantees. n. Where relevant, compliance with Council's engineering standards. o. The matters referred to in sections 108 and 220 of the Act. 	
SUB-R9	Subdivision not otherwise provided for in SUB-R1 to SUB-R8	
	Activity Status: DIS	

Standards

SUB-S1	Minimum Lot Size	
	All allotments created must comply with the minimum allotment size set out in SUB-Table 1 Minimum Lots sizes and SUB-Table 2 Frontage and shape factor	Matters of Discretion: N/A
SUB-S2	Building Platforms	
	Residential Zones, Rural Zones, Mixed Use Zones, General Industrial Zone <ol style="list-style-type: none"> 1. All allotments created shall contain a building platform that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant performance standards of the underlying zone. 2. Each allotment must provide a stable, flood-free building platform suitable for building foundations; and 3. The area available for use as a building platform and the associated access alignment on each allotment must be identified in the subdivision or boundary adjustment application and it: <ol style="list-style-type: none"> i. Must allow the buildings to comply with the building envelope (height, setbacks, open space and site coverage) performance standards for a permitted activity in the underlying zone; and ii. Must not include any area of land to be used for access or for the disposal of wastewater or stormwater. 	Matters of Discretion: <ol style="list-style-type: none"> 1. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with. 2. Whether a smaller building platform is practicably feasible, which should be shown via detailed design of the proposed residential unit.
SUB-S3	Water Supply	
	General Residential Zone, Mixed Use Zones, General Industrial Zone <ol style="list-style-type: none"> 1. All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary, which shall be in accordance with Council's engineering standards. Settlement Zone <ol style="list-style-type: none"> 2. Where a connection to the Council's reticulated water supply system is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. 3. Where a connection to the Council's reticulated water supply system is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards. Rural Zones <ol style="list-style-type: none"> 4. Where a connection to Council's reticulated water systems is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards. 	Matters of Discretion: <ol style="list-style-type: none"> 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. Council's Engineering Standards. 3. The relevant standards of Council's water bylaws.

SUB-S4	Wastewater Disposal	
	<p>General Residential Zone, Mixed Use Zones, General Industrial Zone</p> <ol style="list-style-type: none"> All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary, which shall be in accordance with Council's engineering standards. <p>Settlement Zone</p> <ol style="list-style-type: none"> Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system, or an approved (by the District or Regional Council) alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council's engineering standards. <p>Rural Zones</p> <ol style="list-style-type: none"> Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council Engineering Standards. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council Engineering Standards. 	<p>Matters of Discretion:</p> <ol style="list-style-type: none"> The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. Council's Engineering Standards. The relevant standards of Council's bylaws.
SUB-S5	Stormwater	
	<p>Residential Zones, Mixed Use Zones, General Industrial Zone, Settlement Zone and Rural Zones</p> <ol style="list-style-type: none"> All allotments must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with Council's engineering standards. Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. 	<p>Matters of Discretion:</p> <ol style="list-style-type: none"> The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. Council's Engineering Standards. The relevant standards of Council's bylaws.
SUB-S6	Integrated Stormwater Management Plan	
	<p>Residential Zones, Mixed Use Zones, General Industrial Zone, Settlement Zone and Rural Zones:</p> <p>For any resource consent application, the application must</p>	

	include a integrated stormwater management plan completed by a suitably qualified person.	
SUB-S7	Context Analysis	
	<p>Context Analysis - All applications for resource consent shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:</p> <ol style="list-style-type: none"> a. An analysis of the site in relation to its context, including: <ol style="list-style-type: none"> i. The key characteristics of the local area including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area. ii. The landform and topography of the site and surrounding environment. iii. The ecology and habitat of the site and surrounding environment. iv. Access to public and active transport infrastructure. b. An assessment of how the proposal contributes to the planned medium density environment of the area, complements the established neighbourhood and is consistent with best practice urban design, including: <ol style="list-style-type: none"> i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements. ii. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis. iii. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites. iv. Any proposed measures to incorporate Māori design elements. v. Any proposed measures to facilitate active and public transport. c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council. <p>Any consultation undertaken with mana whenua and a summary of the results of that consultation.</p>	
SUB-S8	Transport, access and connectivity	
	All Zones	Matters of discretion:

	<ol style="list-style-type: none"> 1. All new allotments created must have legal and physical access to a road in accordance with the relevant standards in TR - Transport. 	<ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant Transport standard that is not met, and the matters of discretion of any standard that is not met. 2. The safe, efficient, and effective functioning of any private way, including firefighting access and the safety of pedestrians and cyclists, including road hierarchy, intersection separations, and types. 3. The safe, efficient, and effective functioning of the transport network and its connectivity, including public transport, cyclist and pedestrian network connectivity. 4. Safety of access to individual lots, including proximity of vehicle crossings to intersections and sight distance constraints.
SUB-S9	Esplanade reserves and esplanade strips	
	<p>All Zones</p> <ol style="list-style-type: none"> 1. Any subdivision of land less than 4ha, excluding boundary adjustments, that involves the creation of one or more sites that adjoins: <ol style="list-style-type: none"> a. the line of MHWS; or b. the bank of a lake (with a total area greater than 8Ha), or a river whose bed has an average width of 3m or more; 2. must provide a minimum 10m wide esplanade reserve or esplanade strip in accordance with section 230 of the RMA. 3. The esplanade reserve or esplanade strip must be measured in a landward direction at 90° to the line of MHWS, or the bank of a river. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Whether safe public access and recreational use is already possible and can be maintained for the future. 2. Whether an esplanade strip would better provide for public and customary access, recreation, hazard management, stormwater management, and ecological values. 3. The extent to which ecological values and landscape features of the land adjoining the coast or other surface waterbody will be adversely affected. 4. The extent to which any scheduled historic heritage places and sites and areas of significance to Māori will be adversely affected. 5. Whether any reduced width of an esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change. 6. Whether a full-width esplanade reserve or esplanade strip is not required to maintain the natural character and amenity of the coastal environment. 7. Whether a reduced width in certain locations is offset by an increase in width in other locations or areas that would result in a positive public benefit, in terms of public and customary access, recreation, hazard management, stormwater management, and ecological values.

SUB-Table 1 Minimum Lots Sizes

Residential Zones	
General Residential Zone	350m ²
Medium Density development	No minimum
Settlement Zone - serviced	750m ²
Settlement Zone – un-serviced	2,500m ²
Rural Zones	
General Rural	4ha
Rural Lifestyle	2500m ²
Commercial and Industrial Zones	
Mixed use	No minimum
Industrial	No minimum
Open Space zones	
Natural open space	No minimum
Open space	No minimum

SUB-Table 2 Frontage and Shape Factor

Zone	Minimum Frontage	Shape Factor (diameter circle)
Residential & Settlement	20m	10m
Mixed-use zone	No minimum	No shape factor
Industrial	20m	20m
Rural	20m	50m
Rural Lifestyle	20m	30m
Open space	No minimum	No shape factor