

SUB – Subdivision

The relevant area specific zone chapter provisions apply in addition to this chapter.

Objective

SUB-O1 Subdivision.

Subdivision layout and design promotes the land use outcomes sought for the residential, business, industrial, open space and special purpose zones.

SUB-O2 Subdivision and development in the MTZ – Matangi zone.

Subdivision, layout and design maximises efficient use of the land and minimises any adverse effects.

Policies

SUB-PI Subdivision location and design.

(I) Ensure subdivision, is located and designed to:

- (a) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment;
- (b) Establish boundaries that minimises, to the extent practicable, buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;
 - (i) Arrange allotments to promote view sharing
 - (ii) Promote safe communities through quality urban design;
 - (iii) Accommodate safe and stable building platforms and vehicle accesses; and
 - (iv) Promote consistent grid layout.

SUB-P2 Residential subdivision.

(I) Promote residential subdivision and development that:

- (a) Integrates staging to ensure multi-modal connectivity;
- (b) Limits the number and length of cul-de-sacs;
- (c) Ensures pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED) principles;
 - (i) Discourages the creation of rear lots;
 - (ii) Includes adequate lighting levels in publicly accessible spaces;
 - (iii) Reflects local characteristics;
 - (iv) Orientates lots are orientated in a way that:
 - (1) Maximizes solar access; and
 - (2) Addresses the street frontage and public places.

- (v) Creates lots that can accommodate a variety of density with a mix of usable lot types; and
- (vi) Designs infrastructure to manage stormwater in a sustainable manner by:
 - (1) Minimising environmental impacts and maintenance costs, and reducing stormwater discharging to existing reticulated networks; and
 - (2) Promoting and maintaining riparian margins.

SUB-P3 Lot sizes.

- (1) Minimum lot size and dimension of lots enable the achievement of the character and density outcomes of each zone; and
- (2) Prevent undersized lots in the SETZ – Settlement zone and LLRZ – Large lot residential zone.

SUB-P4 Servicing requirements.

- (1) Require subdivision and development in all zones except for GRUZ – General rural zone and RLZ – Rural lifestyle zone to be serviced to a level that will provide for the anticipated activities in a structure plan, or otherwise anticipated within the zone, including through the provision of:
 - (a) Reserves for community, active and passive recreation;
 - (b) Pedestrian and cycle connections;
 - (c) Roads;
 - (d) Public transport infrastructure, e.g. bus stops;
 - (e) Telecommunications;
 - (f) Electricity;
 - (g) Stormwater collection, treatment and disposal;
 - (h) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; and
 - (i) Connections to identified adjacent future growth areas.

SUB-P5 Co-ordination between servicing and development and subdivision

- (1) Ensure development and subdivision:
 - (a) Is located in areas where infrastructure capacity has been planned and able to be funded;
 - (b) Where located in areas subject to an approved structure plan, provides sufficient infrastructure capacity to meet the demand identified in the structure plan;
 - (c) Achieves the lot yield anticipated in an approved structure plan; and
 - (d) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections.

- SUB-P6 Achieving sufficient development density to support the provision of infrastructure services in areas without a structure plan.
- In areas where there is no structure plan, ensure that the land is developed efficiently to support the provision of infrastructure services.
- SUB-P7 Staging of subdivision.
- Require any staging of subdivision to be undertaken in a manner that promotes efficient development and integration of infrastructure and community facilities.
- SUB-P8 Connected neighbourhoods.
- (1) Design subdivision to support the creation of a liveable, walkable and connected neighbourhood by having:
- (a) A road network that achieves all of the following:
 - (i) Easy and safe to use for pedestrians and cyclists;
 - (ii) Accessible for emergency and other services;
 - (b) Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
 - (c) Connected to public transport, shops, schools, employment, open spaces and other amenities; and
- (2) Vehicle crossings and associated access are designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.
- SUB-P9 Recreation and access.
- (1) Provide for the recreation and amenity needs of residents by:
- (a) Encouraging open spaces which are prominent and accessible by pedestrians;
 - (b) Requiring the location, number and size of open spaces to be in proportion to the future density of the neighbourhood and provide for a range of different activities and users; and
 - (c) Enabling pedestrian and/or cycle linkages.
- SUB-P10 Reverse sensitivity
- (1) Other than in the GIZ – General industrial zone and HIZ – Heavy industrial zone, development and subdivision design minimises the potential for reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and
- (2) Avoid, to the extent possible, and otherwise minimise, potential reverse sensitivity effects of locating new sensitive land uses in the vicinity of an intensive farming, extraction industry or industrial activity and regionally significant infrastructure.
- SUB-P11 Boundary adjustments and relocations.
- Boundary adjustments and boundary relocations are designed to provide for more the efficient use of land.

- SUB-PI2 GRZ – General residential zone Te Kauwhata Ecological Area.
- (1) Subdivision in the Te Kauwhata Ecological Residential Area is designed and located to:
- (a) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare; and
 - (b) Achieve the minimum lot size.
- SUB-PI3 Structure and master planning.
- Ensure that development and subdivision within approved structure or master plan areas is consistent with the development pattern and infrastructure provisions in the approved structure or master plan.
- SUB-PI4 Future development – Tuakau, Pokeno, and Te Kowhai within the LLRZ – Large lot residential zone.
- In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.
- SUB-PI5 Effects of subdivision and development on soils in the GRUZ – General rural zone.
- Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.
- SUB-PI6 Rural subdivision in the GRUZ – General rural zone.
- (1) Protect the productive capacity of land and soils.
- (2) Maintain an open and spacious rural character.
- (3) Minimise adverse effects on the safe and efficient operation of infrastructure; by:
- (a) Avoiding subdivision that creates lots smaller than 0.8ha;
 - (b) Avoiding the creation of new lots that are wholly located on high class soils. For sites that are partially located on high class soils, new lots are to be located primarily on that part of the site that does not include high class soils;
 - (c) Limiting potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, or extractive activities by ensuring new lots provide adequate setbacks from potential sensitive activities;
 - (d) Ensuring that the subdivision does not compromise public access to rivers and water bodies or the quality of these environments; and
- (4) Make only limited provision for small rural lifestyle lots, where in addition to the matters set out in (1), (2), and (3), the subdivision:
- (a) Provides public parks and reserves, located in accordance with a Council Parks Strategy; or
 - (b) Provides a balance lot greater than 40ha; or
 - (c) Involves a boundary relocation to create the same number of lots formed as a large balance lot greater than 40ha and a number of small rural lifestyle lots that are clustered to form a hamlet; and

- (d) Where (4)(b) and (c) applies, avoids ribbon development and the cumulative effects of multiple small rural residential lots locating on the same road frontage.

SUB-PI7 Subdivision in the RLZ – Rural lifestyle zone.

(1) Subdivision within the zone ensures that:

- (a) The creation of undersized lots is avoided;
- (b) New lots are of a size and shape to enable sufficient building setbacks from any boundary;
- (c) Building platforms are sited to maintain the character of the zone and are appropriately positioned to enable future development;
- (d) Existing infrastructure is not compromised;
- (e) Character and amenity are not compromised.

SUB-PI8 Subdivision in the BTZ – Business Tamahere zone.

Subdivision of leasable units provides for the ongoing management and use of common facilities.

SUB-PI9 Manage subdivision and activities within the FUZ – Future urban zone.

(1) Manage activities to ensure that the ability to develop the area for urban purposes is not compromised; and

(2) Manage subdivision to ensure that future urban development is not compromised. This can include:

- (a) Avoiding the creation of additional lots that are smaller than 40ha, except where directly associated with utilities, network infrastructure, or a development consolidation lot;
- (b) Enabling subdivision boundary adjustments and relocations; and
- (c) Encouraging the consolidation of landholdings into single ownership to facilitate long-term comprehensive urban development by enabling the subdivision of an existing Record of Title to create one new title around an existing dwelling where the balance of the existing lot is subject to a consent notice on the Record of Title preventing further dwellings until such time as the FUZ – Future urban zone is rezoned to a long-term urban zoning.

SUB-P20 Structure plans in the FUZ – Future urban zone.

(1) Urban subdivision and development is to be in accordance with a structure plan that has been incorporated into the District Plan through a plan change process. The structure plan must include the following elements:

- (a) Key roading connections, collector road alignment, and public transport facilities;
- (b) Key pedestrian / cycle linkages where these routes are separate from road or open space corridors;
- (c) Land to be set aside for stormwater basins;

- (d) The measures necessary to mitigate natural hazards, geotechnical issues, or soil contamination;
- (e) Land to be set aside for public open space;
- (f) How any existing natural, ecological, or landscape values will be maintained or enhanced;
- (g) How any significant historic or cultural values will be maintained or enhanced;
- (h) The general location of local commercial / community hubs and schools (if proposed);
- (i) The general location of more intensive pockets of medium density residential development (if any);
- (j) For residential developments, demonstrate the minimum yield to be achieved;
- (k) How potential conflicts between new residential areas and existing industry, regional infrastructure, mineral extraction, or intensive farming operations will be mitigated including by the use of setbacks, open space, or large lots to create a buffer area; and
- (l) Any staging necessary to ensure development achieves a good urban form and is able to be serviced.

SUB-P21 Subdivision in the HOPZ – Hopuhopu zone.

Avoid subdivision except where it is necessary for infrastructure, utilities, reserves, or road vesting.

SUB-P22 Subdivision development and design in the MTZ – Matangi zone.

- (1) Avoid subdivision that does not connect to public reticulated services;
- (2) Ensure subdivision and development provides integrated three waters infrastructure and services to each allotment;
- (3) Ensure subdivision and development maintains the setting of heritage items; and
- (4) Adverse effects of subdivision, use and development activities on the transport network are minimised with particular regard to:
 - (a) Reverse sensitivity effects of land uses sensitive to adverse transport effects (e.g. noise);
 - (b) Protecting strategic and arterial transport networks, rail crossings and associated intersections; and
 - (c) Maintaining the safety of pedestrians and cyclists.

Rules

Subdivision (zone specified in first column)

LLRZ – Large lot residential zone

SUB-RI	Subdivision – general
---------------	-----------------------

LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots must have a minimum net site area (excluding access legs) of 2,500m², except where the proposed lot is an access allotment, utility allotment or reserve to vest. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Shape, location and orientation of proposed lots; (c) Matters referred to in the infrastructure chapter; (d) Impacts on stormwater and wastewater disposal; (e) Impacts on Significant Natural Areas; (f) Impacts on identified Maaori Sites of Significance; and (g) Roads and pedestrian networks.; (h) The provision of water supply for firefighting where practicable; (i) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of regionally significant infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks; and (j) Within Tuakau, Pokeno, and Te Kowhai, whether indicative future lot boundaries demonstrate how the proposed lots can be subdivided in the future to achieve a gross density of a minimum of 10 households per hectare. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R2	Subdivision – boundary adjustments	
LLRZ – Large lot residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustments must comply with all of the following standards: <ul style="list-style-type: none"> (i) The standards specified in: <ul style="list-style-type: none"> (I) Rule SUB-R I (Subdivision – General); (ii) Proposed lots must not generate any additional building infringements to those which legally existing prior to the boundary adjustment. <p>Council’s control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of lots and variation in lot sizes.; and 	<p>(2) Activity status where compliance not achieved: DIS</p>

	(d) The provision of access to existing network infrastructure.	
SUB-R3	Subdivision – amendments to cross lease and flats plans and conversions	
LLRZ – Large lot residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Conversion of a cross lease and flats plan to fee simple.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Effect on existing buildings;</p> <p>(c) Site layout and design; and</p> <p>(d) Compliance with building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R4	Subdivision – amendments to cross lease and flats plans and conversions	
LLRZ – Large lot residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Amendment or update to a cross lease flats plan including additions or alterations to any buildings, and areas for exclusive use by an owner or owners.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Purpose of the boundary adjustment;</p> <p>(c) Effect on existing buildings;</p> <p>(d) Site layout and design of a cross lease or flats plan; and</p> <p>(e) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R5	Title boundaries – existing buildings	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The boundaries of every proposed lot with existing buildings must demonstrate compliance with the following building rules (other than where any non-compliance existed lawfully prior to the subdivision) relating to:</p> <p>(i) Daylight admission (LLRZ-S5);</p> <p>(ii) Building coverage (LLRZ-S6 – LLRZ-S7);</p> <p>(iii) Building setbacks (LLRZ-S8 – LLRZ-S10).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Landscape values;</p> <p>(c) Amenity values and character;</p> <p>(d) Reverse sensitivity; and</p> <p>(e) Effects on existing buildings.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R6	Road frontage	

LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed lot must have at least 20m frontage to a road boundary, except where the proposed lot is an access allotment, utility allotment, or a right of way or access leg is provided.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Safety and efficiency of vehicle access and road network; and</p> <p>(b) Amenity values and low density village character.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R7	Building platform	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed lot, other than an access allotment, utility allotment, or reserve allotment, must be capable of containing a building platform upon which a dwelling could be sited as a permitted activity, with the building platform being contained within either of the following dimensions:</p> <p>(i) A circle with a diameter of at least 15m exclusive of the boundary setbacks required in LLRZ-S8; or</p> <p>(ii) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of the boundary setbacks required in Rule LLRZ-S8.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of allotments;</p> <p>(d) Ability of allotments to accommodate a practical building platform;</p> <p>(e) Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards;</p> <p>(g) Geotechnical suitability for building; and</p> <p>(h) Ponding areas and primary overland flow paths.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R8	Subdivision creating reserves	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every reserve, including where a reserve is identified within a structure plan or master plan, and is proposed for vesting for</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>recreation purposes as part of the subdivision, must be bordered by roads along at least 20% of its boundaries (other than an esplanade reserve or local purpose reserve for walkway purposes).</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy; (c) Consistency with any relevant structure plan or master plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; (i) The type and standard of boundary fencing; and (j) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets. 	
SUB-R9	Subdivision of Esplanade Reserves and Esplanade Strips	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is required to be created from every proposed lot shall vest in Council where any of the following situations apply: <ul style="list-style-type: none"> (i) Within 20m of: <ul style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; or (3) A Lake whose bed has an area of 8ha or more <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided-reserve or strip; (c) Width of the esplanade reserve or strip; 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (g) Layout and design in regard to effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and (h) Topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken. 	
SUB-R10	Subdivision within the National Grid Corridor	
LLRZ – Large lot residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (b) The ability to provide a complying building platform outside of the National Grid Yard; (c) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (d) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>maintenance, upgrade and development (including access) of the National Grid;</p> <p>(e) The risk to the structural integrity of the National Grid;</p> <p>(f) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.</p>	
--	--	--

GRZ – General residential zone

SUB-RI I	Subdivision – general	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision shall comply with all of the following:</p> <p>(i) Proposed lots must have a minimum net site area (excluding access legs) of 450m², except where the proposed lot is an access allotment or utility allotment or reserve to vest;</p> <p>(ii) Proposed lots must be able to connect to public-reticulated water supply and wastewater;</p> <p>(iii) Where the subdivision is within a structure plan area, neighbourhood centres within the site are provided in accordance with that structure plan document.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout including the grid layout of roads and the number of rear lots;</p> <p>(c) Shape of lots and variation in lot sizes;</p> <p>(d) Ability of lots to accommodate a practical building platform including geotechnical stability for building;</p> <p>(e) Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards;</p> <p>(g) Amenity values; and</p> <p>(h) Potential for reverse sensitivity effects;</p> <p>(i) Streetscape landscaping;</p> <p>(j) Vehicle and pedestrian networks;</p> <p>(k) Consistency with any relevant structure plan or master plan included in the plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(l) Avoidance or mitigation of conflict with gas transmission infrastructure and the ability to inspect, maintain and upgrade the infrastructure; and</p> <p>(m) Provision for new infrastructure and the operation, maintenance, upgrading and development of existing infrastructure including water supply for firefighting purposes.</p>	
SUB-R12	Subdivision – Te Kauwhata Ecological Residential Area	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Proposed lots, except where the proposed lot is an access allotment, utility allotment or reserve to vest, in the Te Kauwhata Ecological Residential Area identified on the planning maps shall comply with all of the following standards:</p> <p>(i) Have a minimum net site area (excluding access legs) of 750m²;</p> <p>(ii) Have a minimum average net site area (excluding access legs) of 875m²;</p> <p>(iii) Must be able to be connected to public-reticulated water supply and wastewater.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout including the grid layout of roads and the number of rear lots;</p> <p>(c) Shape of lots and variation in lot sizes;</p> <p>(d) Ability of lots to accommodate a practical building platform including geotechnical stability for building;</p> <p>(e) Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards;</p> <p>(g) Amenity values and streetscape landscaping;</p> <p>(h) Vehicle and pedestrian networks;</p> <p>(i) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p> <p>(j) Provision of infrastructure, including water supply for firefighting purposes.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R13	Subdivision – boundary adjustments	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Boundary adjustments shall comply with all of the following standards:</p> <p>(i) Rule SUB-R1 I Subdivision - General; or</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p>

	<p>(ii) Rule SUB-R12 Subdivision in the Te Kauwhata Ecological Residential Area.</p> <p>(b) Proposed lots shall not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>Council's control is reserved over the following matters:</p> <p>(c) Subdivision layout; and</p> <p>(d) Shape of titles and variation in lot sizes.</p>	<p>(a) Subdivision; and</p> <p>(b) Shape of title and variation in title size.</p>
SUB-R14	Subdivision – amendments and updates to cross lease flats plans and conversion to freehold	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Conversion of a cross lease flats plan to a fee simple title.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design; and</p> <p>(d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R15	Subdivision – amendments and updates to cross lease flats plans and conversion to freehold	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Amendment or update of a cross lease flats plan.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design of cross lease or flats plan; and</p> <p>(d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R16	Title boundaries – contaminated land, intensive farming and aggregate extraction areas	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use), intensive farming and Aggregate Extraction Areas must comply with all of the following standards:</p> <p>(i) Where an existing building is contained within the boundaries of any proposed</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>lot, compliance is required with the following building rules (other than where any non-compliance existed lawfully prior to the subdivision) relating to:</p> <ul style="list-style-type: none"> (1) Height in relation to boundary (GRZ-S9); (2) Building coverage (GRZ-S10 – GRZ-S12); (3) Building setbacks (GRZ-S17 – GRZ-S23). <p>(ii) Where any proposed subdivision contains one or more of the features listed in (1) – (2), the boundaries shall not divide the following:</p> <ul style="list-style-type: none"> (1) A natural hazard area; (2) Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); <p>(iii) The boundaries of every proposed lot containing, adjoining or adjacent to the activities listed in (1) – (3) below, shall provide the following setbacks:</p> <ul style="list-style-type: none"> (1) 300m from any intensive farming activity; (2) 500m from the boundary of an Aggregate Extraction Area for rock extraction; and (3) 200m from the boundary of an Aggregate Extraction Area for sand excavation. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Landscape values; (c) Amenity values and character; (d) Reverse sensitivity effects; (e) Effects on existing buildings; (f) Effects on natural hazard areas; (g) Effects on contaminated land; and (h) Effects on an intensive farming activity. 	
SUB-R17	Subdivision – road frontage	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot with a road boundary, other than an access allotment, utility allotment, or a proposed lot containing a ROW or access leg, shall have a width along the road boundary of at least 15m. 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Safety and efficiency of vehicle access and road network; and (b) Amenity values and residential character. 	
SUB-R18	Subdivision – building platform	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot, other than one designed specifically for access, or is a utility allotment must be capable of containing a building platform upon which a residential unit and outdoor living space could be sited as a permitted activity, with the building platform being contained within either of the following dimensions: <ul style="list-style-type: none"> (i) A circle with a diameter of at least 18m exclusive of yards; or (ii) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of allotments; (d) Ability of allotments to accommodate a practical building platform; (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; (g) Geotechnical suitability for building; and (h) Ponding areas and primary overland flow paths. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R19	Subdivision – building platform within PREC – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision within PREC4 – Havelock precinct where every proposed lot, other than one designed specifically for access, or is a utility allotment, is capable of containing a building platform complying with SUB-R18(1) located outside the Pōkeno Industry Buffer illustrated on the planning maps. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; (b) Shape of allotments; 	<p>(2) Activity status where compliance not achieved: NC</p>

	<ul style="list-style-type: none"> (c) Ability of allotments to accommodate a practical building platform; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability for building; and (g) Ponding areas and primary overland flow paths. 	
SUB-R20	Subdivision – PREC4 – Havelock precinct (Slope Residential Area)	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision within PREC4 – Havelock Precinct (Slope Residential Area) where proposed lots (except where the proposed lot is an access allotment, utility allotment or reserve to vest) comply with all of the following standards: <ul style="list-style-type: none"> (i) Have a minimum net site area (excluding access legs) of 2500m²; and (ii) Are connected to public-reticulated water supply and wastewater. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Ability of lots to accommodate a practical building platform, including geotechnical stability for building; (b) Likely location of future buildings and their potential effects on the environment; (c) Avoidance or mitigation of natural hazards; (d) Amenity values and streetscape landscaping; (e) Landscaping of steeper slopes to manage erosion and stability; (f) Vehicle and pedestrian networks; (g) Consistency with the Havelock Precinct Plan; and (h) Provision of infrastructure, including water supply for firefighting purposes. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R21	Subdivision – PREC4 – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision within the PREC4 – Havelock precinct that complies with all of the following standards: <ul style="list-style-type: none"> (i) The first subdivision to create residential lots includes the indicative road connections from Hitchen Road and Yashili Drive as a road to vest. 	<p>(2) Activity status: DIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Subdivision that does not comply with Rule SUB-R21(1)(a)(i) – (iv) <p>(3) Activity status: NC</p> <p>Where:</p>

	<p>(ii) The proposal includes the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</p> <p>(iii) The proposal includes the provision of the Hilltop Park and the creation of the Pōkeno Industry Buffer areas and Environmental Protection Areas (all as shown on the planning maps).</p> <p>(iv) The proposal includes legal mechanisms to retain Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(v) Either prior to or concurrent with subdivision in Lot 2 DPI99997, an acoustic barrier (being a bund, building or structure, or any combination thereof) is constructed within the Havelock Precinct's GIZ - General industrial zone which is designed so as to:</p> <p>(1) Achieve noise levels no greater than 45 dB L_{Aeq} between 10pm and 7am in the PREC4 – Havelock precinct and GRZ – General residential zone; and</p> <p>(2) Be at a height of no less than that illustrated on Figure 20 below and a length along the entire common boundary between Lot 2 DPI99997 and Lots 3 and 4 DP 492007 (excluding the Collector Road on the Havelock Precinct Plan and 5m front yard setback – Rule GIZ-S6(1)(a)(1)).</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Consistency with the Havelock Precinct Plan (APPI4 – Havelock precinct plan);</p> <p>(c) Design and construction of the indicative roads and pedestrian networks;</p> <p>(d) Design, location and timing of construction of the acoustic barrier within the Havelock Precinct's GIZ – General industrial zone;</p> <p>(e) The design of, and potential effects on, the safe and efficient operation of the intersection of the Havelock Precinct's Collector Road and Yashili Drive, including the design to accommodate safe vehicle access and egress for activities in the adjacent GIZ – General industrial zone;</p>	<p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(v).</p>
--	--	---

	<ul style="list-style-type: none"> (f) Design of the Hilltop Parks and adjoining park edge roads; (g) Avoidance, minimisation or mitigation of visual and physical disturbance to the upper flanks of Transmission and Potters Hills (where the hilltop parks are located) resulting from road design and alignment; (h) Potential effects on the safe and efficient operation of Bluff and Pioneer Roads (including where these intersect with State Highway 1) from roading connections to Cole Road; (i) The design of, and potential effects on, the safe and efficient operation of the intersections of: <ul style="list-style-type: none"> (i) Yashili Drive and Gateway Park Drive; (ii) Gateway Park Drive and Hitchen Road; and (iii) Gateway Park Drive and McDonald Road. (j) Potential effects on the safe and efficient operation of the McDonald Road railway crossing; (k) Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities; (l) Provision within the Precinct design for future public transport; (m) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area; (n) Design of earthworks (contours and aspect), lot size and orientation, fencing and landscape treatment between the 40 dba noise contour and the Pōkeno Industry Buffer on the planning maps to minimise possible reverse sensitivity effects on nearby HIZ - Heavy industrial zone activities, including through limiting potential for direct visual interaction from building platforms and associated future dwellings and outdoor living areas to industrial activities; and (o) Cultural effects. 	
--	---	--

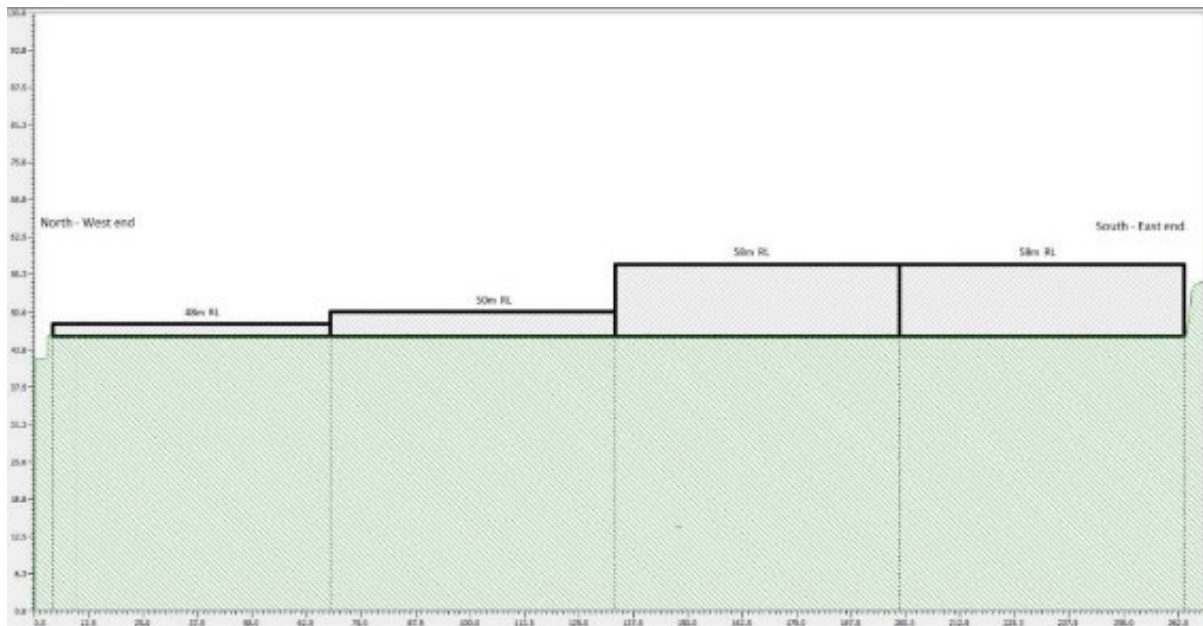


Figure 20 – Havelock precinct

SUB-R22	Subdivision – Munro Block, Pōkeno	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Any subdivision within the Munro Block, Pōkeno (see Figure 21 below)</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Type, density and scale of riparian planting of the margins of permanent and intermittent streams.</p> <p>(c) Consistency with the layout of the green network in Figure 22 below.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

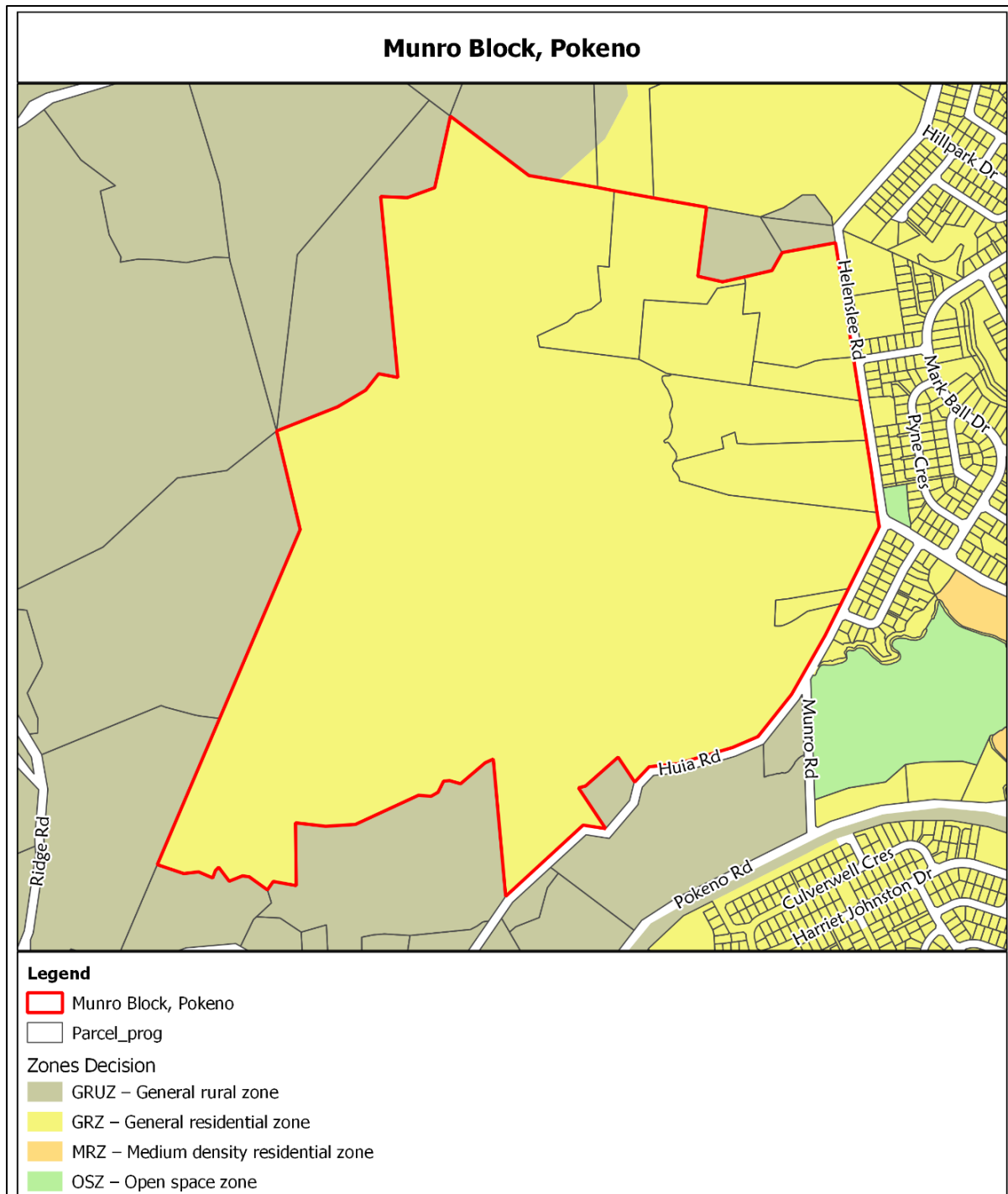


Figure 21 – Munro Block, Pōkeno



Figure 22 – Munro Block green network

SUB-R23	Subdivision creating reserves	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than an esplanade reserve), proposed for vesting as part of the subdivision, shall be bordered by roads along at least 50% of its boundaries.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (c) Consistency with any relevant structure plan or master plan included in the plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; and (i) The type and standard of boundary fencing. 	
SUB-R24	Subdivision of esplanade reserves and esplanade strips	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is required to be created shall vest in Council where the following situations apply: <ul style="list-style-type: none"> (i) The proposed lot is less than 4ha and within 20m of: <ul style="list-style-type: none"> (1) mean high water springs; (2) the bank of any river whose bed has an average width of 3m or more; or (3) a lake whose bed has an area of 8ha or more; or (ii) The proposed lot is more than 4ha or more than 20m from mean high water springs or a water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; and (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. 	<p>(2) Activity status where compliance not achieved: DIS</p>

SUB-R25	Subdivision of land containing an Environmental Protection Area	
GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of land containing an Environmental Protection Area. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity and ecological values; (b) Measures proposed in the planting and management plan; and (c) Vesting of reserve land in Council if appropriate. 	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R26	Subdivision within the National Grid Corridor	
GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>Grid transmission lines, and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</p> <p>(f) The risk to the structural integrity of the National Grid;</p> <p>(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.</p>	
SUB-R27	Subdivision – general within PREC3I – Lakeside Te Kauwhata precinct	
PREC3I – Lakeside Te Kauwhata precinct within the GRZ – General residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) Subdivision is for an existing or approved housing development.</p> <p>(ii) Every allotment, other than a utility allotment or access allotment, has a net site area of at least:</p> <p>(1) Lakeside Te Kauwhata medium density area (refer planning maps) – a minimum site size of 300m² with an average site size of 450m², subject to (B) below;</p> <p>(2) Lakeside Te Kauwhata high density area (refer planning maps) – a minimum site size of 225m², with a minimum average site size of 250m². Where a site has legal access to private communal open space, then the percentage of that open space related to the number of properties with legal rights to use the private communal open space, will count towards the average site size (but not minimum site size); or</p> <p>(3) 2500m² in the case of any new allotment that is not connected to a reticulated wastewater system. For the avoidance of doubt this rule does not apply to any allotment created prior to 1 January 2017.</p> <p>(iii) No allotment adjoining Lot 2 DPS 83606 included in SA66B/985 and/or Lot 4 DPS 83606 included in SA66B/987 shall be smaller than 450m² net site area.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout;</p> <p>(b) Shape and orientation of allotments;</p> <p>(c) Ability of allotments to accommodate a practical building platform;</p> <p>(d) Variation in allotment size;</p> <p>(e) Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards</p> <p>(g) Geotechnical suitability for building;</p> <p>(h) Road efficiency and safety;</p> <p>(i) Vehicle and pedestrian networks;</p> <p>(j) Connection to open spaces;</p> <p>(k) Amenity and streetscape;</p> <p>(l) Drainage;</p> <p>(m) Land stability;</p> <p>(n) Amenity matters including batter slopes;</p> <p>(o) Health and safety;</p>

	<p>(iv) Every allotment with a road boundary, other than an access allotment, access leg or utility allotment, has a width along the road boundary of at least:</p> <p>(1) 12m in the Medium Density Precinct shown on Plan in Figure 26 or</p> <p>(2) 9m in the Higher Density Precinct shown on Plan in Figure 26 or</p> <p>(v) Every allotment, other than a utility or access allotment, is capable of containing a building platform:</p> <p>(1) Upon which residential unit and outdoor living space could be sited as a permitted activity or, in the Higher Density Precinct, outdoor living space meets the communal open space PREC31-S10, or</p> <p>(2) In the case of vacant sites with no associated building proposal:</p> <p>(3) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of yards, and</p> <p>(4) No part of the rectangle is located in an area identified as a stream or flood plain.</p> <p>(vi) Every allotment other than a utility, access or open space allotment meets the infrastructure requirements as below:</p> <p>(1) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(2) Demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (1) above; and</p> <p>(3) Demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with the EIT – Energy,</p>	<p>(p) Easements to facilitate development beyond the site.</p>
--	---	---

	<p>infrastructure and transport section.</p> <p>(vii) Any allotment that creates a walkway or cycle way or any walkway or cycle way forming part of a subdivision is:</p> <ol style="list-style-type: none"> (1) At least 3 metres wide; (2) Designed for shared pedestrian and cycle use; (3) For connections between roads, has unimpeded visibility along the entire length; (4) Generally in accordance with the walkway route shown on the Precinct Plan in Figure 28 (recognising that the detailed alignment is indicative only). <p>Council's control is reserved over the following matters:</p> <ol style="list-style-type: none"> (b) Subdivision layout; (c) Shape and orientation of allotments; (d) Ability of allotments to accommodate a practical building platform; (e) Variation in allotment size; (f) Likely location of future buildings and their potential effects on the environment; (g) Avoidance or mitigation of natural hazards geotechnical suitability for building; (h) Road efficiency and safety; (i) Vehicle and pedestrian networks; (j) Connection to open spaces; (k) Amenity and streetscape; (l) Drainage; (m) Land stability; (n) Amenity matters including batter slopes; (o) Health and safety; (p) Easements to facilitate development beyond the site 	
SUB-R28	Lakeside Comprehensive Subdivision Consent within PREC31 – Lakeside Te Kauwhata precinct	
PREC31 – Lakeside Te Kauwhata precinct within the GRZ – General residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ol style="list-style-type: none"> (a) A Comprehensive Subdivision Consent that meets all of the following standards: <ol style="list-style-type: none"> (i) Is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 26; the roading network, walkways and cycleways shown on the Precinct Plan 	<p>(2) Activity status: DIS</p> <p>Where:</p> <ol style="list-style-type: none"> (a) A Comprehensive Subdivision Consent that does not comply with Rule SUB-R28(1) and meets all of the following standards and

	<p>in Figure 27 and the open space shown on the Precinct Plan in Figure 28 as set out in the precinct parameters below; and</p> <p>(ii) A Comprehensive Subdivision Consent is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27;</p> <p>(2) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p> <p>(3) The external boundary of the high density area within the GRZ - General residential zone is within 10m of the location shown on the Precinct Plan in Figure 26;</p> <p>(iii) Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan in Figure 28 provided connections are retained between the Lakeside Walkway and the residential development;</p> <p>(iv) The Lakeside Walkway is within 30m of the location shown on the Precinct Plan in Figure 28;</p> <p>(v) Retirement village boundaries are within 50m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(vi) Indicative areas of open space are within 200m of the location shown on the Precinct Plan in Figure 28.</p> <p>(vii) A secondary road access into the Lakeside Precinct Plan Area (as shown on Lakeside Precinct Plan in Figure 27) must be opened for traffic before the number of residential allotments in the Lakeside Precinct Plan Area exceeds 400 provided that:</p> <p>(1) Each independent living unit in a retirement village shall count as one allotment;</p> <p>(2) For the purpose of this rule, exceedance of 400 residential allotments shall occur at the time of issue of 224C certificate under the Resource Management Act, and exceedance of independent</p>	<p>standards SUB-R28(1)(a)(vii) and (viii) relating to secondary access and infrastructure:</p> <p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 27;</p> <p>(ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p> <p>(iii) The external boundary of the high density area within the GRZ - General residential zone is within 10m-20m of the location shown on the Precinct Plan in Figure 26;</p> <p>(iv) Indicative walkways/cycleways are within 100m-200m of the location shown on the Precinct Plan in Figure 28 provided that connections are retained between the Lakeside Walkway and the residential development;</p> <p>(v) Lakeside Walkway is within 30m – 50m of the location shown on the Precinct Plan in Figure 28;</p> <p>(vi) Retirement village boundaries are within 50m-100m of the location shown on the Precinct Plan in Figure 26;</p>
--	---	---

	<p>living unit shall occur at the time of issue of building consent for that unit.</p> <p>(viii) The following infrastructure requirements are met:</p> <p>(1) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements; and</p> <p>(2) Any wastewater disposal into Lake Waikare shall be from a new membrane bioreactor treatment plant (or plant of equal or better functionality), provided that wastewater disposal from up to 400 residential allotments may be connected to the existing Te Kauwhata wastewater treatment plant on a temporary basis until a long-term wastewater disposal system is implemented. Where a retirement village is included as part of the first 400 residential allotments, then each independent living unit shall count as one allotment; and</p> <p>(3) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (viii) above; and</p> <p>(4) Every allotment other than a utility allotment, access allotment or open space allotment, must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with EIT – Energy, infrastructure, transport;</p> <p>(5) and prior to the issue of any 224C approval, the infrastructure requirements detailed in (viii) 1-4</p>	<p>(vii) Indicative areas of open space are within 200-400m of the location shown on Precinct Plan in Figure 28.</p> <p>(viii) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC Where: (a) A Comprehensive Subdivision Consent that does not meet the requirements of Rule SUB-R28(1)(a) (vii) and (viii) relating to Secondary Road Access Control and/or the Infrastructure Requirements.</p> <p>(4) Activity status: NC Where: (a) A Comprehensive Subdivision Consent that does not meet any of the parameters for a discretionary activity outlined in Rule SUB-R28(2)(a)(i) to (vii).</p>
--	---	---

	<p>above shall be implemented and operational.</p> <p>(ix) Individual site sizes shall not be less than the following for the identified areas on the Te Kauwhata Lakeside Precinct Plan in Figure 26.</p> <p>(1) Lakeside Te Kauwhata medium density area (refer planning maps) – a minimum site size of 300m² with a minimum average site size of 450m², subject to E below.</p> <p>(2) Lakeside Te Kauwhata high density area (refer planning maps) – a minimum site size of 225m² with a minimum average site size of 250m². Where a site has legal access to private communal open space, the percentage of that open space related to the number of properties with legal rights to use the private communal open space, will count towards average site size (but not minimum site size).</p> <p>(3) Retirement village – (Lakeside Te Kauwhata medium density area) – a minimum exclusive area for an independent residential unit of 120m².</p> <p>(4) Retirement village – Higher Density precinct – no density limit.</p> <p>(5) No allotment adjoining Lot 2 DPS 83606 included in SA66B/985 and/or Lot 4 DPS 83606 included in SA66B/987 shall be smaller than 450m² net site area.</p> <p>(6) Where the averaging rule applies in A and B above this shall be calculated as the average of all sites zoned GRZ - General residential, intended for residential purposes, and less than 2000m². Any allotment greater than 2000m² or any allotment primarily intended for roading or public infrastructure shall not be included within the average calculation.</p> <p>(x) A Comprehensive Subdivision Consent can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p>	
--	--	--

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figures 26, Figure 27, Figure 28. (b) Managing the effects of wastewater and stormwater; (c) Extent of any non-compliance with site density control; (d) Roading network (including the Te Kauwhata Road level crossing safety); (e) Compliance with a Council approved roading standard; (f) Protection, restoration or enhancement of ecological features; (g) Provision and location of existing and future utilities and connections; (h) Location of roads and their connections; (i) Provision for public access to Lake Waikare; (j) Provision of open space, including linkages between residential areas, open space and Lake Waikare; (k) Effects of natural hazards (including flooding), geotechnical and land contamination; (l) Provision of the historic Iwi overlay area shown on the Precinct Plan in Figure 28. <p>Applications for approval of a Comprehensive Subdivision Consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>Advice note: Comprehensive Subdivision Consent approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads.</p>	
SUB-R29	Subdivision – Sites less than 5ha within PREC3I – Lakeside Te Kauwhata precinct	
PREC3I – Lakeside Te Kauwhata precinct within the GRZ –	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision on sites less than 5 ha that complies with the standards as set out below: 	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>

General residential zone	<p>(i) it is in accordance with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28;</p> <p>(ii) Environmental improvements required by the Te Kauwhata Lakeside Precinct Plan (including, but not limited to landscaping and provision of walkways and cycleways shown on the Precinct Plan in Figure 28) have been implemented to the extent required; or</p> <p>(iii) the requisite environmental improvements in (ii) above are proposed to be implemented as a standard of subdivision consent to be completed or bonded prior to the issue of a section 224(c) certificate for the subdivision.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Consistency with the Te Kauwhata Lakeside Precinct Plans in Figure 26, Figure 27 and Figure 28;</p> <p>(c) Managing the effects of wastewater and stormwater;</p> <p>(d) Extent of any non-compliance with site density control;</p> <p>(e) Roading network and compliance with a Council approved roading standard;</p> <p>(f) Provision and location of existing and future utilities and connections;</p> <p>(g) Location of roads and their connections;</p> <p>(h) Effects of natural hazards (including flooding), geotechnical and land contamination.</p>	
--------------------------	--	--

MRZ – Medium density residential zone

SUB-R30	Subdivision – general	
MRZ – Medium density residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Any subdivision in accordance with an approved land use resource consent must comply with that resource consent.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Compliance with the approved land use consent; and</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	(d) Provision of infrastructure.	
SUB-R31	Subdivision – general	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with all of the following standards: <ul style="list-style-type: none"> (i) Proposed vacant lots must have a minimum net site area (excluding access legs) of 200m², except where the proposed lot is an access allotment, utility allotment or reserve to vest; and (ii) Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; (b) Shape of lots and variation in lot sizes; (c) Ability of lots to accommodate a practical building platform including geotechnical stability for building; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Opportunities for streetscape landscaping; (g) Vehicle and pedestrian networks; (h) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and (i) Provision of infrastructure. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R32	Subdivision – general	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed vacant lot, other than one designed specifically for access or a utility allotment, must be capable of containing a building platform upon which a dwelling and living court could be sited as a permitted activity, with the building platform being contained within the following dimension: <ul style="list-style-type: none"> (i) A rectangle of at least 100m² with a minimum dimension of 6m, exclusive of yards. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; (b) Shape of allotments; 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (c) Ability of allotments to accommodate a practical building platform; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Geotechnical suitability for building; and (g) Ponding areas and primary overland flow paths. 	
SUB-R33	Subdivision – boundary adjustments	
MRZ – Medium density residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Boundary adjustments must comply with all of the following standards: (b) The standards specified in: <ul style="list-style-type: none"> (i) Rules SUB-R31 to SUB-R32 Subdivision - General; (c) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary adjustment. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (d) Subdivision layout; and (e) Shape of titles and variation in lot sizes. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout; and (b) Shape of titles and variation in lot sizes.
SUB-R34	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MRZ – Medium density residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Conversion of a cross lease flats plan to a fee simple title. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Effects on existing buildings; (c) Site layout and design; and (d) Compliance with permitted building rules. 	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R35	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MRZ – Medium density residential zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Amendment or update of a cross lease flats plan. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Effects on existing buildings; (c) Site layout and design of cross lease or flats plan; and 	<p>(2) Activity status where compliance not achieved: n/a</p>

	(d) Compliance with permitted building rules.	
SUB-R36	Title Boundaries – contaminated land	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use) must comply with all of the following standards:</p> <p>(i) Where an existing building is to be contained within the boundaries of any proposed lot (other than where any non-compliance existed lawfully prior to the subdivision), compliance is required with the following building rules relating to:</p> <p>(1) Height in relation to boundary (MRZ-S4);</p> <p>(2) Building coverage (MRZ-S6 – MRZ-S7); and</p> <p>(3) Building setbacks (MRZ-S11 – MRZ-S12).</p> <p>(b) Where any proposed subdivision contains one or more of the features listed in 1 – 2, the subdivision must not divide the following:</p> <p>(1) A natural hazard area;</p> <p>(2) Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); and</p> <p>(ii) The boundaries of every proposed lot containing, adjoining or adjacent to the activities listed in 1 – 3 below, must provide the following setbacks:</p> <p>(1) 300m from any intensive farming activity;</p> <p>(2) 550m from the boundary of an Aggregate Extraction Area for rock extraction; and</p> <p>(3) 200m from the boundary of an Aggregate Extraction Area for sand excavation.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(c) Landscape values;</p> <p>(d) Amenity values and character;</p> <p>(e) Reverse sensitivity effects;</p> <p>(f) Effects on existing buildings;</p> <p>(g) Effects on natural hazard areas;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	(h) Effects on contaminated land; (i) Effects on an intensive farming activity.	
SUB-R37	Subdivision – road frontage	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed vacant lot with a road boundary, other than an access allotment, utility allotment, or a proposed vacant lot containing a ROW or access leg, must have a width along the road boundary of at least 10m.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R38	Subdivision creating reserves	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than an esplanade reserve), proposed for vesting as part of the subdivision, must be bordered by roads along at least 50% of its boundaries.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy;</p> <p>(c) Consistency with any relevant structure plan or master plan;</p> <p>(d) Reserve size and location;</p> <p>(e) Proximity to other reserves;</p> <p>(f) The existing reserve supply in the surrounding area;</p> <p>(g) Whether the reserve is of suitable topography for future use and development;</p> <p>(h) Measures required to bring the reserve up to Council standard prior to vesting; and</p> <p>(i) The type and standard of boundary fencing.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R39	Subdivision of Esplanade Reserves and Esplanade Strips	
MRZ – Medium density residential zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>required to be created shall vest in Council where the following situations apply:</p> <ul style="list-style-type: none"> (i) The proposed lot is less than 4ha and within 20m of: (ii) mean high water springs; (iii) the bank of any river whose bed has an average width of 3m or more; or (iv) a lake whose bed has an area of 8ha or more; or (v) The proposed lot is more than 4ha or more than 20m from mean high water springs or a water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; and (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. 	
--	---	--

GRUZ – General rural zone

SUB-R40	Prohibited subdivision	
GRUZ – General rural zone	<p>(1) Activity status: PR</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of land for which a Record of Title was issued prior to 6 December 1997, which results in the land comprised in more than one additional Record of Title being located on any high class soil. (b) Exceptions to SUB-R40(1)(a) are where an additional allotment is created by any of the following rules: <ul style="list-style-type: none"> (i) Reserve lot subdivision (Rule SUB-R50); (ii) Access allotment or utility allotment using the rules in EIT – Energy, infrastructure and transport; (iii) Subdivision of Maaori Freehold Land (Rule SUB-R45); (iv) A boundary relocation (Rules SUB-R46 – SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet 	<p>(2) Activity status where compliance not achieved:</p> <p>n/a</p>

	subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates any additional allotments on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision.	
SUB-R41	Prohibited subdivision	
GRUZ – General rural zone	<p>(1) Activity status: PR</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of land for which a Record of Title was issued after 6 December 1997, which results in the land comprised in any additional allotment being located on any high class soil. (b) Exceptions to SUB-41(1)(a) are where an additional lot allotment is created by any of the following: <ul style="list-style-type: none"> (i) Reserve lot subdivision (Rule SUB-R50); <ul style="list-style-type: none"> (1) Access allotment or utility allotment using the rules in EIT – Energy, infrastructure and transport (2) Subdivision of Maori Freehold land (Rule SUB-R45); (3) A boundary relocation (Rules SUB-R46 – SUB-R47, including D2 within the Urban Expansion Area) or rural hamlet subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates any additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision. (c) Rule SUB-41(1)(a) does not apply to the following: <ul style="list-style-type: none"> (i) A boundary relocation or adjustment between Records of Title that existed prior to 6 December 1997; (refer to Rules SUB-R46 – SUB-R47); or (ii) A process other than subdivision under the Resource Management Act 1991 	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R42	Prohibited subdivision	
GRUZ – General rural zone	<p>(1) Activity status: PR</p> <p>Activity specific standards:</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	<p>(a) Notwithstanding rule SUB-R41(1)(c)(ii) any proposed subdivision of any record of title that has been used as a donor lot for the purpose of a transferable rural lot right subdivision under the provisions of the previous Operative Waikato District Plan – Franklin Section, except where the historical transfer of any consented environmental lots has not resulted in-situ. Exceptions to PR4(a) are where an additional allotment is created by any of the following:</p> <p>(i) Reserve lot subdivision (Rule SUB-R50);</p> <p>(ii) Access allotment or utility allotment using the rules in EIT – Energy, infrastructure and transport;</p> <p>(iii) Subdivision of Maori Freehold land (Rule SUB-R45);</p> <p>(iv) A boundary relocation (Rules SUB-R46 – SUB-R47) or rural hamlet subdivision (Rules SUB-R48 – SUB-R49), where the subdivision creates an additional allotment on land comprised in one Record of Title which existed prior to the subdivision and where there are no additional Records of Title created overall as a result of the subdivision.</p>	
SUB-R43	General subdivision	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title to the allotment to be subdivided must have issued prior to 6 December 1997;</p> <p>(ii) The Record of Title to be subdivided is not a Record of Title created by section 14 of the Land Transfer Act 2017 and must be at least 40 hectares in area;</p> <p>(iii) The proposed subdivision must create no more than one additional allotment, excluding an access allotment or utility allotment for every complying record of title;</p> <p>(iv) The additional allotment must have a proposed area of between 8,000m² and 1.6 ha;</p> <p>(v) Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>Classification prepared by a suitably qualified person), the additional allotment created by the subdivision, exclusive of the balance area, must not contain more than 15% of its total land area as high class soils within the allotment.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Subdivision layout and design including dimensions, shape and orientation of the proposed allotment; (b) Effects on rural character and amenity values; (c) Effects on landscape values; (d) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity; (e) Extent of earthworks including earthworks for the location of building platforms and accessways; (f) Effects on rural productivity and the availability of high class soils; (g) The provision of infrastructure, including water supply accessible for firefighting; (h) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks. <p>Advice note: some subdivision is a prohibited activity in accordance with SUB-R40 – SUB-R42. Subdivision to create a reserve in as set out in Rule SUB-R50 is not subject to this rule.</p>	
SUB-R44	General subdivision	
GRUZ – General rural zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any subdivision within the Urban Expansion Area where the following standards are met: <ul style="list-style-type: none"> (i) The Record of Title to be subdivided must have been issued prior to 18 July 2018; (ii) The Record of Title must be at least 1.6 hectares in area; (iii) The additional Record of Title must contain a lawfully established dwelling existing as of 18 July 2018; 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(iv) The additional Record of Title must have a net site area (excluding access legs) between 3,000m² and 1 hectare;</p> <p>(v) A consent notice must be registered on the Record of Title for the balance lot stating that no additional residential units are permitted until such time as the lot has a residential zoning.</p>	
SUB-R45	Subdivision of Maaori Freehold Land	
GRUZ – General rural zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for a full partition of Maaori Freehold Land under Te Ture Whenua Maori Act 1993.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R46	Boundary relocation	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The boundary relocation must:</p> <p>(i) Relocate a common boundary or boundaries between two existing Records of Title.</p> <p>(ii) All Records of Title used in the boundary relocation subdivision must:</p> <p>(1) Contain an area of at least 5,000m²;</p> <p>(2) Not be a road severance or stopped road;</p> <p>(3) Not created by section 14 of the Land Transfer Act 2017;</p> <p>(4) Be able to accommodate a suitable building platform in accordance with Rule SUB-R56 (subdivision rule for building platform</p> <p>(iii) The Records of Title must form a continuous landholding;</p> <p>(iv) Not result in any additional Records of Title created overall as a result of subdivision;</p> <p>(v) Create one allotment of at least 8000m² in area;</p> <p>(vi) Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person), any new allotment created by the boundary relocation less than 4ha in area, must not contain more than 15% of its total land area as high class soils within the allotment; and</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(vii) No additional potential for permitted activity residential units and no additional subdivision potential is created beyond that which already existed prior to the subdivision occurring.</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout and design including dimension, shape and orientation of the proposed allotments; (c) Effects on rural character and amenity values; (d) Effects on landscape values; and (e) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity; (f) Effects on rural productivity and fragmentation of high class soils; (g) Effects on high class soils, farm management and productivity; (h) The subdivision layout and design having regard to the operation, maintenance, upgrading and development of existing infrastructure assets. 	
SUB-R47	Boundary relocation	
GRUZ – General rural zone	<p>(1) Activity status: NC</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) A boundary relocation within the Urban Expansion Area that is located within areas HTI and WA. 	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R48	Rural Hamlet Subdivision	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision to create a Rural Hamlet must comply with all of the following standards: <ul style="list-style-type: none"> (i) Land contained within a maximum number of 5 Records of Title may be relocated into a Rural Hamlet resulting in a single cluster of 3 to 4 proposed allotments and one balance allotment; (ii) All Records of Title used in the Rural Hamlet subdivision must: <ul style="list-style-type: none"> (1) Contain an area of at least 5,000m²; (2) Not be a road severance or stopped road; (3) Not be created by section 14 of the Land Transfer Act 2017; and 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(4) Be able to accommodate a suitable building platform in accordance with Rule SUB-R56 (subdivision rule for building platform);</p> <p>(iii) All existing Records of Title form one continuous landholding;</p> <p>(iv) Each proposed allotment, with the exception of the balance area, has a minimum area of 8,000m;</p> <p>(v) Each proposed allotment, with the exception of the balance area, has a maximum area of 1.6ha;</p> <p>(vi) The proposed balance lot allotment has a minimum area of 40ha;</p> <p>(vii) It does not create any additional Records of Title beyond the number of existing Records of Title; and</p> <p>(viii) Where the land to be subdivided contains high class soil (as determined by a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person), the new allotments created by the rural hamlet subdivision, exclusive of the balance area, must not contain more than 15% of its total land area as high class soils within the allotment.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout and design including dimension, shape and orientation of the proposed allotments;</p> <p>(b) Effects on rural character and amenity values;</p> <p>(c) Effects on landscape values;</p> <p>(d) Potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity;</p> <p>(e) Extent of earthworks including earthworks for the location of building platforms and access ways;</p> <p>(f) Effects on rural productivity and fragmentation of high class soils;</p> <p>(g) The provision of infrastructure, including water supply for firefighting purposes where practicable, wastewater services and stormwater management; and</p> <p>(h) The subdivision layout and design having regard to the operation, maintenance,</p>	
--	--	--

	upgrading and development of existing infrastructure assets.	
SUB-R49	Rural Hamlet Subdivision	
GRUZ – General rural zone	(1) Activity status: NC Activity specific standards: (a) A rural hamlet subdivision within the Urban Expansion Area.	(2) Activity status where compliance not achieved: n/a
SUB-R50	Subdivision to create a reserve and incentive lot	
GRUZ – General rural zone	(1) Activity status: RDIS Activity specific standards: (a) Subdivision to create a reserve must comply with all of the following standards: (i) The land being subdivided must contain an area that is identified in a Waikato District Council Parks Strategy as being required for permanent public access or for reserve purposes; (ii) The area identified in the Parks Strategy as being required for permanent public access or for reserve purposes is to be vested in Council; (iii) No more than one additional allotment in addition to the balance allotment is created, excluding any land vested in Council; (iv) The proposed additional allotment, excluding the reserve, has a minimum size of 8,000m ² . Council's discretion is restricted to the following matters: (b) Size and location of area for which public access or reserve is secured; (c) Method of securing public access; (d) Management of any land remaining in private ownership over which access rights are granted; (e) Location of the additional allotment; (f) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	(2) Activity status where compliance not achieved: NC
SUB-R51	Title boundaries – existing buildings	
GRUZ – General rural zone	(1) Activity status: RDIS Activity specific standards: (a) The boundaries of every proposed lot allotment containing existing buildings must demonstrate that existing buildings comply with the land use-building	(2) Activity status where compliance not achieved: DIS

	<p>standards in the GRUZ – General rural zone relating to:</p> <ul style="list-style-type: none"> (i) GRUZ-S1 (Number of residential units within a Record of Title); (ii) GRUZ-S8 (Height in relation to boundary); (iii) GRUZ-S9 – GRUZ-S11 (Building coverage); (iv) GRUZ-S12 (Building setbacks); (v) GRUZ-S13 (Building setback sensitive land use). <p>(b) Rule SUB-R51(1)(a) does not apply to any non-compliance with the land use – building standards in the GRUZ – General rural zone that existed lawfully prior to the subdivision.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Reverse sensitivity effects; (b) Effects on existing buildings; (c) Effects on an intensive farming activity; (d) Effects on any Aggregate Extraction Area. 	
SUB-R52	Subdivision – road frontage	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed allotment as part of the subdivision with a road boundary, other than proposed allotment containing an access or utility allotment, right of way or access leg must have a width along the road boundary of at least 60m. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Safety and efficiency of vehicle access and land transport; (c) Amenity values and rural character 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R53	Subdivision within identified areas	
GRUZ – General rural zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of any land containing any of the following areas: <ul style="list-style-type: none"> (i) High Natural Character Area; (ii) Outstanding Natural Character Area; (iii) Outstanding Natural Landscape; (iv) Outstanding Natural Feature; (v) Coal Mining Area; (vi) Aggregate Resource Area; or 	<p>(2) Activity status where compliance not achieved: n/a</p>

	(vii) Aggregate Extraction Area.	
SUB-R54	Subdivision of land containing all or part of an Environmental Protection Area	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of land containing all or part of an Environmental Protection Area identified on the planning maps must include the following: <ul style="list-style-type: none"> (i) A planting and management plan is submitted to Council for the Environmental Protection Area prepared by a suitably qualified person, containing exclusively indigenous species suitable to the area and conditions. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Measures proposed in the planting and management plan; (c) Vesting of reserve land in Council if appropriate; (d) Effects on amenity values; (e) Effects on ecological values; (f) Effects on stormwater management; and (g) Legal protection if appropriate. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R55	Esplanade reserves and esplanade strips	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in APP7 – Esplanade priority areas) is required to be created and vested in Council from every subdivision where the land being subdivided is: <ul style="list-style-type: none"> (i) Less than 4ha and located within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; (3) A lake whose bed has an area of 8ha or more; (ii) 4ha or more and located within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; (2) A water body identified in APP7 – Esplanade priority areas. 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Provision of legal access to the esplanade reserve or strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; (e) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. (f) Costs and benefits of acquiring the land. 	
SUB-R56	Subdivision – building platform	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision, other than an access or utility allotment, must provide a building platform on every proposed allotment that meets all of the following standards: <ul style="list-style-type: none"> (i) A shape factor being either: <ul style="list-style-type: none"> (1) An area of 1,000m² exclusive of boundary setbacks; or (2) A circle with a diameter of at least 30m, exclusive of boundary setbacks; and (3) Containing a building platform being a circle with a diameter of at least 18m. (ii) Has an average gradient not steeper than 1:8; (iii) Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; (iv) Has vehicular access in accordance with Rule TRPT-R I (Transportation) (v) Is not subject to inundation in a 2% AEP storm or flood event; (vi) A residential unit could be built on as a permitted activity in accordance with Land use – building standards in the GRUZ – General rural zone. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Earthworks and fill material required for building platforms and access; (c) Geotechnical suitability for building; (d) The relationship of the building platform and future residential activities with 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>surrounding rural activities to ensure reverse sensitivity effects are avoided or mitigated;</p> <p>(e) Avoidance of natural hazards;</p> <p>(f) Effects on landscape and amenity; and</p> <p>(g) Measures to avoid storm or flood events.</p>	
SUB-R57	Subdivision within the National Grid Corridor	
GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards:</p> <p>(i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and</p> <p>(ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid;</p> <p>(c) The ability to provide a complying building platform outside of the National Grid Yard;</p> <p>(d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</p> <p>(e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</p> <p>(f) The risk to the structural integrity of the National Grid;</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.	
SUB-R58	Subdivision for a full partition of Maaori freehold land outside a Whaanga Coast development specific control area (PREC5 – Whaanga Coast development precinct) under Te Ture Whenua Act 1993	
PREC5 – Whaanga Coast development precinct	(1) Activity status: DIS Activity specific standards: (a) Subdivision for a full partition of Maaori freehold land outside a Whaanga Coast development specific control area under Te Ture Whenua Act 1993.	(2) Activity status where compliance not achieved: NC
SUB-R59	Subdivision general – PREC31 – Lakeside Te Kauwhata within the GRUZ – General rural zone	
PREC31 – Lakeside Te Kauwhata within the GRUZ – General rural zone	(1) Activity status: CON Activity specific standards: (a) Subdivision must comply with all of the following standards: (i) It relates to the creation of lots in accordance with the precinct boundaries, and (ii) It is in accordance with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28 and (iii) It creates titles necessary to vest public open space in the Council or an iwi authority, or (iv) It creates titles necessary to provide long-term lease or ownership for informal or active recreational uses within the Te Kauwhata Structure Plan Area, or (v) It creates titles appropriate for the long term management of land or part of land identified as open space overlay on Te Kauwhata Lakeside Precinct Plan in Figure 29 – Lakeside Open Space and Lakeside Cultural and Heritage Overlay, or (vi) It creates a title for the GRUZ – General rural zoned land outside the open space overlays. (vii) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27; and (viii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Extent to which the proposal accords with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28; (b) Amenity; (c) Pedestrian and cycle networks; (d) Access roads.

	<p>(ix) Subject to (x) below Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan in Figure 28 provided connections are retained between the Lakeside Walkway and the residential development; and</p> <p>(x) subject to (xi) below Lakeside Walkway is within 30m of the location shown on the Precinct Plan in Figure 28; and</p> <p>(xi) Any walkway/cycleway or the Lakeside Walkway that needs to be aligned so as to avoid an area of infested alligator weed as identified within any alligator weed management plan may be relocated from the alignment shown in in Figure 28 to the extent necessary to avoid the infested area.</p>	
SUB-R60	Lakeside Comprehensive Subdivision Consent within the GRUZ – General rural zone	
PREC31 – Lakeside Te Kauwhata within the GRUZ – General rural zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Comprehensive Subdivision Consent that meets all of the following standards:</p> <p>(i) Is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 26; the roading network, walkways and cycleways shown on the Precinct Plan in Figure 27; and the open space shown on the Precinct Plan in Figure 28 as set out in the precinct parameters below; and</p> <p>(ii) A Comprehensive Subdivision Consent is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(2) Bus route is either on the alignment shown on Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</p> <p>(3) Indicative walkways/cycleways are within 100m of the location shown on the Precinct Plan in Figure 28 provided connections are retained between the Lakeside Walkway and the residential development; and</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) A Comprehensive Subdivision Consent that does not comply with Rule SUB-R60(1) and does not exceed standards (i) to (iv) below:</p> <p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(ii) Bus route is either on the alignment shown on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation; and</p> <p>(iii) Indicative walkways/cycleways are within 100m-200m of the location shown on the Precinct Plan in Figure 28 provided connections are</p>

	<p>(4) Lakeside Walkway is within 10m of the location shown on the Precinct Plan in Figure 28.</p> <p>(iii) A Comprehensive Subdivision Consent can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages, provided that an individual stage must be 5ha or more.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28; (b) Managing the effects of wastewater and stormwater; (c) Roading network (including the Te Kauwhata Road level crossing safety) and compliance with a Council approved roading standard; (d) Protection, restoration or enhancement of ecological features; (e) Provision and location of existing and future utilities and connections; (f) Location of roads and their connections; (g) Provision for public access to Lake Waikare; (h) Provision of open space, including linkages between residential areas, open space and Lake Waikare; (i) Effects of natural hazards (including flooding), geotechnical and land contamination; (j) Provision of the historic Iwi overlay area shown on Precinct Plan in Figure 28; (k) Applications for approval of a Comprehensive Subdivision Consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons; (l) Comprehensive Subdivision Consent approval does not constitute authorisation by the Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from the Waikato District Council prior to any works commencing that affect public roads. 	<p>retained between the Lakeside Walkway and the residential development; and</p> <p>(iv) Lakeside Walkway is within 10m-20m 30m-50m of the location shown on in Precinct Plan in Figure 27.</p> <p>(b) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A Comprehensive Subdivision Consent that does not meet the requirements of Rule SUB-R60(2).
--	---	--

RLZ – Rural lifestyle zone

SUB-R61	General subdivision	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with all of the following conditions standards: (i) All proposed lots must have a net site area (excluding access legs) of at least 5000m². <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Adverse effects on amenity values; (b) The provision of infrastructure, including water supply accessible for firefighting; (c) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks; and (d) Measures to minimise reverse sensitivity effects, including on adjoining GRUZ – General rural zone land. 	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R62	General subdivision within PREC4 – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision within PREC4 – Havelock precinct in the RLZ - Rural lifestyle zone that complies with all of the following standards: (i) The number of lots, whether in a single or several applications, does not exceed a total of 55 and the maximum number identified in each cluster on the Havelock Precinct Plan (APPI4 – Havelock precinct plan). (ii) All proposed lots have a net site area (excluding access legs) of at least 2500m² (which may include land within the Environmental Protection Area) and a building platform located entirely within the cluster (APPI4 – Havelock precinct plan). (iii) The proposal includes the indicative road as a road to vest, provided that this can be constructed and vested in stages to provide the connection to Bluff Road. (iv) The proposal offers the provision of any sections of the 	<p>(2) Activity status: DIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Subdivision that does not comply with Rule SUB-R62(1)(a)(iv) to (vi). <p>(3) Activity status: NC</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Subdivision that does not comply with Rule SUB-R62(1)(a)(i) to (iii)

	<p>walkway/cycleway/bridleway within or adjacent to the site.</p> <p>(v) The proposal includes a 5m planted landscape yard adjoining any road or indicative road.</p> <p>(vi) The proposal includes legal mechanisms to retain Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(b) Rule SUB-R6I does not apply.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Consistency with the Havelock Precinct Plan (APPI 4 – Havelock precinct plan);</p> <p>(b) Adverse effects on amenity values;</p> <p>(c) The provision of infrastructure, including water supply for firefighting where practicable;</p> <p>(d) Standard of design and construction of the walkway;</p> <p>(e) Standard of design and construction of the indicative road;</p> <p>(f) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area; and</p> <p>(g) Provision of planting and management plans to mitigate and offset the landscape and ecological effects earthworks and vegetation removal associated with road construction.</p>	
SUB-R63	General subdivision	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land wholly inside the Airport Subdivision Control Boundary, or wholly or partially inside the SEL 95 Boundary identified on the planning maps must comply with all of the following standards:</p> <p>(i) Where the, the average net site area (excluding access legs) of all proposed lots must be at least 1.1 ha;</p> <p>(ii) Where the land being subdivided straddles the Airport Subdivision Control Boundary, the maximum number of proposed titles must be the smallest nearest whole number calculated by the following formula:</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	$\text{Proposed allotments} = \frac{\text{area (ha) outside} *}{0.5} + \frac{\text{area (ha) inside} *}{1.1}$ <p>* outside and inside Airport Subdivision Control Boundary</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Adverse effects on amenity values; (b) Effects on the operation of the airport; (c) The provision of infrastructure, including water supply accessible for firefighting; (d) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks. (e) Measures to minimise reverse sensitivity effects, including on adjoining GRUZ – General rural zone land. 	
SUB-R64	Subdivision within Hamilton's Urban Expansion Area (as identified on the planning maps) where all proposed allotments have a net site area (excluding access legs) of at least 5000m ²	
RLZ – Rural lifestyle zone	(1) Activity status: NC Activity specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
SUB-R65	Subdivision of any lot containing any these areas: <ul style="list-style-type: none"> (a) Coal Mining Area; (b) Aggregate Resource Area; (c) Aggregate Extraction Area; (d) A natural hazard area. 	
RLZ – Rural lifestyle zone	(2) Activity status: DIS Activity specific standards: Nil.	(3) Activity status where compliance not achieved: n/a
SUB-R66	Title boundaries – existing buildings	
RLZ – Rural lifestyle zone	(1) Activity status: RDIS Activity specific standards: <ul style="list-style-type: none"> (a) The boundaries of every proposed lot containing an existing building must demonstrate compliance with the land use – building standards for the zone relating to: <ul style="list-style-type: none"> (i) RLZ-S6 (Height in relation to boundary); (ii) RLZ-S7 (Building coverage); (iii) RLZ-S10 (Building setbacks). (b) Rule SUB-R66(1)(a) does not apply to any non-compliance with the land use – building 	(2) Activity status where compliance not achieved: DIS

	standards in the RLZ – Rural lifestyle zone that existed lawfully prior to the subdivision.	
	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Landscape values; (b) Amenity values and character; (c) Reverse sensitivity effects; and (d) Effects on any existing building. 	
SUB-R67	Subdivision – road frontage	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot with a road boundary, other than an access allotment or utility allotment or lot accessed via an access leg, must have a width along the road boundary of at least 50m. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Safety and efficiency of vehicle access and road network; and (b) Amenity values and rural residential character. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R68	Subdivision – building platform	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision, other than an access allotment or utility allotment, must provide a building platform on every proposed lot. The building platform must meet all of the following standards: <ul style="list-style-type: none"> (i) Has an area of 1000m² exclusive of boundary setbacks; (ii) Has an average gradient no steeper than 1:8; (iii) Has vehicular access in accordance with Rule TRPT-R1; (iv) Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; (v) Is not subject to inundation in a 2% AEP storm or flood event; (vi) A residential unit could be built on as a permitted activity in accordance with land-use building standards of the zone. <p>Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (a) Earthworks and fill material required for building platform and access; (b) Geotechnical suitability for a building; (c) Avoidance or mitigation of natural hazards; (d) Effects on landscape and amenity; and (e) Measures to avoid storm or flood events. 	
SUB-R69	Subdivision – building platform within PREC4 – Havelock precinct	
PREC4 – Havelock precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision in PREC4 – Havelock precinct in the RLZ - Rural lifestyle zone that provides a building platform on every proposed lot (other than an access allotment or utility allotment) that meets all of the following standards: <ul style="list-style-type: none"> (i) Has an area of 500m² exclusive of boundary setbacks; (ii) Has an average gradient no steeper than 1:8; (iii) Has vehicular access in accordance with Rule TRPT-RI; (iv) Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; (v) Is not subject to inundation in a 2% AEP storm or flood event; and (vi) A residential unit could be built on as a permitted activity in accordance with the land-use – building standards of the RLZ – Rural lifestyle zone. (b) Rule SUB-R68 does not apply. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Earthworks and fill material required for building platform and access; (b) Geotechnical suitability for a building; (c) Avoidance or mitigation of natural hazards; (d) Effects on landscape and amenity; and (e) Measures to avoid storm or flood events. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R70	Subdivision of land at 67 Pioneer Road, Pōkeno	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any subdivision at 67 Pioneer Road, Pōkeno (Pt Lot 2 DP 199670). <p>Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	(a) Accordance with the subdivision layout on the Figure 23 below.	
--	--	--



Figure 23 – 67 Pioneer Road subdivision layout

SUB-R71	Subdivision of land containing all or part of an Environmental Protection Area	
RLZ – Rural lifestyle zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) A residential unit could be built on as a permitted activity in accordance with land-use building standards of the zone.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Measures proposed in the planting and management;</p> <p>(c) Vesting of reserve land in Council, if appropriate; and</p> <p>(d) Legal protection if appropriate.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Measures proposed in the planting and management;</p> <p>(b) Vesting of reserve land in Council, if appropriate;</p> <p>(c) Effects on amenity values; and</p> <p>(d) Effects on ecological values.</p>
SUB-R72	Esplanade reserves and esplanade strips	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of an esplanade reserve or strip 20m wide (or other width stated in APP7 – Esplanade priority areas) is required to be</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>created from every proposed lot and shall vest in Council where the following situations apply:</p> <ul style="list-style-type: none"> (i) less than 4ha and within 20m of: <ul style="list-style-type: none"> (1) Mean high water springs; or (2) The bank of any river whose bed has an average width of 3m or more; or (3) A lake whose bed has an area of 8ha or more; or (ii) 4ha or more within 20m of mean high water springs or a water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The type of esplanade provided - reserve or strip; (b) Width of the esplanade reserve or strip; (c) Provision of legal access to the esplanade reserve or strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; and (e) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and (f) Costs and benefits of acquiring the land. 	
SUB-R73	Subdivision within the National Grid Corridor	
RLZ – Rural lifestyle zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. <p>Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<ul style="list-style-type: none"> (b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; (f) The risk to the structural integrity of the National Grid; (g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset. 	
--	---	--

SETZ – Settlement zone

SUB-R74	Subdivision – general	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots must have a minimum net site area (excluding access legs) of 2,500m², except where the proposed lot is an access allotment, utility allotment or reserve to vest. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Shape, location and orientation of proposed lots; (c) Matters referred to in the infrastructure chapter; (d) Impacts on stormwater and wastewater disposal; (e) Impacts on Significant Natural Areas; (f) Impacts on identified Maaori Sites of Significance; and (g) Roads and pedestrian networks.; (h) The provision of water supply for firefighting where practicable; (i) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>regionally significant infrastructure assets, or give rise to reverse sensitivity effects on existing land transport networks; and</p> <p>(j) Within Tuakau, Pokeno, and Te Kowhai, whether indicative future lot boundaries demonstrate how the proposed lots can be subdivided in the future to achieve a gross density of a minimum of 10 households per hectare.</p>	
SUB-R75	Subdivision – boundary adjustments	
SETZ – Settlement zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Boundary adjustments must comply with all of the following standards:</p> <p>(i) The conditions specified in:</p> <p>(I) Rule SUB-R74 (Subdivision – General);</p> <p>(ii) Proposed lots must not generate any additional building infringements to those which legally existing prior to the boundary adjustment.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of lots and variation in lot sizes.; and</p> <p>(d) The provision of access to existing network infrastructure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R76	Subdivision – amendments to cross lease and flats plans and conversions	
SETZ – Settlement zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Conversion of a cross lease and flats plan to fee simple.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Effect on existing buildings;</p> <p>(c) Site layout and design; and</p> <p>(d) Compliance with building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R77	Subdivision – amendments to cross lease and flats plans and conversions	
SETZ – Settlement zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Amendment or update to a cross lease flats plan including additions or alterations to any buildings, and areas for exclusive use by an owner or owners.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Purpose of the boundary adjustment;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (c) Effect on existing buildings; (d) Site layout and design of a cross lease or flats plan; and (e) Compliance with permitted building rules. 	
SUB-R78	Title boundaries – existing buildings	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The boundaries of every proposed lot with existing buildings must demonstrate compliance with the following building rules (other than where any non-compliance existed lawfully prior to the subdivision) relating to: <ul style="list-style-type: none"> (i) Height in relation to boundary (SETZ-S6); (ii) Building coverage (SETZ-S7 – SETZ-S8); (iii) Building setbacks (SETZ-S9); <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Landscape values; (c) Amenity values and character; (d) Reverse sensitivity; and (e) Effects on existing buildings. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R79	Road frontage	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot must have at least 20m frontage to a road boundary, except where the proposed lot is an access allotment, utility allotment, or a right of way or access leg is provided. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Safety and efficiency of vehicle access and road network; and (c) Amenity values and low density village character. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R80	Building platform	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot, other than an access allotment, utility allotment, or reserve allotment, must be capable of containing a building platform upon which a dwelling could be sited as a permitted activity, with the building platform being contained within either of the following dimensions: 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (i) A circle with a diameter of at least 15m exclusive of the boundary setbacks required in Rule SETZ-S9; or (ii) A rectangle of at least 200m² with a minimum dimension of 12m exclusive of the boundary setbacks required in Rule SETZ-S9. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of allotments; (d) Ability of allotments to accommodate a practical building platform; (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; (g) Geotechnical suitability for building; and (h) Ponding areas and primary overland flow paths. 	
SUB-R8I	Subdivision creating reserves	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every reserve, including where a reserve is identified within a structure plan or master plan, and is proposed for vesting for recreation purposes as part of the subdivision, must be bordered by roads along at least 20% of its boundaries (other than an esplanade reserve or local purpose reserve for walkway purposes). <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy; (c) Consistency with any relevant structure plan or master plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; (i) The type and standard of boundary fencing; and 	<p>(2) Activity status where compliance not achieved: DIS</p>

	(j) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	
SUB-R82	Subdivision of Esplanade Reserves and Esplanade Strips	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas that is required to be created from every proposed lot shall vest in Council where any of the following situations apply:</p> <p>(i) Within 20m of:</p> <p>(1) Mean high water springs;</p> <p>(2) The bank of any river whose bed has an average width of 3m or more; or</p> <p>(3) A Lake whose bed has an area of 8ha or more</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The type of esplanade provided-reserve or strip;</p> <p>(c) Width of the esplanade reserve or strip;</p> <p>(d) Provision of legal access to the esplanade reserve or strip;</p> <p>(e) Matters provided for in an instrument creating an esplanade strip or access strip;</p> <p>(f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris;</p> <p>(g) Layout and design in regard to effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and</p> <p>(h) Topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R83	Subdivision within the National Grid Corridor	
SETZ – Settlement zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards:</p> <p>(i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and</p> <p>(ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid;</p> <p>(c) The ability to provide a complying building platform outside of the National Grid Yard;</p> <p>(d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</p> <p>(e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</p> <p>(f) The risk to the structural integrity of the National Grid;</p> <p>(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.</p>	
--	--	--

LCZ – Local centre zone

SUB-R84	Subdivision general	
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title must have a minimum size of 225m² net site area (excluding access legs) with the exception of access or utility allotments or reserves to vest;</p> <p>(ii) All proposed lots must be connected to public-reticulated water supply and wastewater.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	Council's discretion is restricted to the following matters: <ul style="list-style-type: none">(b) Amenity values;(c) The extent to which a range of future business activities can be accommodated;(d) Impact on the operation, maintenance, upgrading and development of existing infrastructure.							
SUB-R85	Subdivision – multi-unit subdivision							
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none">(a) Subdivision for multi-unit development shall comply with all of the following standards:<ul style="list-style-type: none">(i) An application for land use consent under Rule LCZ-R15 (Multi-unit development) must either accompany the subdivision or have been granted resource consent by Council;(ii) Be connected to public wastewater and water reticulation;(iii) (Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size: <table><tr><td>Unit or apartment</td><td>Minimum unit area</td></tr><tr><td>Studio unit</td><td>35m²</td></tr><tr><td>1 or more bedroom unit</td><td>45m²</td></tr></table> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none">(b) Subdivision layout including notional boundaries for the multi-unit development;(c) Compliance with the proposed or approved land use resource consent;(d) Provision of common areas for shared spaces, access and services;(e) Avoidance or mitigation of natural hazards;(f) Geotechnical suitability of site for buildings;(g) Amenity values and streetscape;(h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres.	Unit or apartment	Minimum unit area	Studio unit	35m ²	1 or more bedroom unit	45m ²	<p>(2) Activity status where compliance not achieved: DIS</p>
Unit or apartment	Minimum unit area							
Studio unit	35m ²							
1 or more bedroom unit	45m ²							
SUB-R86	Subdivision – boundary adjustments							
LCZ – Local centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none">(a) Boundary adjustments must comply with the following:<ul style="list-style-type: none">(i) the standards specified in either:	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p>						

	<p>(1) Rule SUB-R84 (Subdivision - General); or</p> <p>(2) Rule SUB-R85 (Subdivision- Multi-unit housing).</p> <p>(ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of title and variation in title size.</p>	<p>(a) Subdivision layout; and</p> <p>(b) Shape of title and variation in title size.</p>
SUB-R87	Subdivision – amendments and updates to cross lease or flats plans	
LCZ – Local centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) The purpose is to convert a cross lease or flats plan to a fee simple title; or</p> <p>(b) An amendment or update for additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</p> <p>Council's control is reserved over the following matters:</p> <p>(c) Purpose of the amendment or update to the cross lease or flats plan;</p> <p>(d) Effects on existing buildings;</p> <p>(e) Site layout and design of cross lease or flats plan;</p> <p>(f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R88	Subdivision – road frontage	
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed lot with a road boundary, other than any access or utility allotment, right of way or access leg, must have:</p> <p>(i) A width along the road boundary of at least 15m.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network;</p> <p>(c) Amenity and streetscape.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R89	Subdivision – esplanade reserves and esplanade strips	

LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in APP7 – Esplanade priority areas is required to be created and vested in Council from every subdivision where the land being subdivided is: <ul style="list-style-type: none"> (i) Less than 4ha and within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; (3) A lake whose bed has an area of 8ha or more; (ii) 4ha or more and located within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; or (2) Water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (g) Costs and benefits of acquiring the land. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R90	Subdivision within the National Grid Corridor	
LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid;</p> <p>(c) The ability to provide a complying building platform outside of the National Grid Yard;</p> <p>(d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</p> <p>(e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</p> <p>(f) The risk to the structural integrity of the National Grid;</p> <p>(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.</p>	
SUB-R91	Subdivision within PREC31 – Lakeside Te Kauwhata precinct	
PREC31 – Lakeside Te Kauwhata precinct within the LCZ – Local centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) A Comprehensive Subdivision Consent that meets all of the following standards:</p> <p>(i) Is in accordance with Te Kauwhata Lakeside Precinct Plan in Figure 26; the roading network, walkways and cycleways shown on the Precinct Plan in Figure 27; and the open space shown on the Precinct Plan in Figure 28, as set out in the precinct parameters below; and</p> <p>(ii) A Comprehensive Subdivision Consent is in accordance with the Lakeside Precinct Plans identified above if:</p> <p>(1) Primary roads are within 50m of the location shown on the Precinct Plan in Figure 27; and</p> <p>(2) Bus route is either on the alignment shown on the Precinct Plan in Figure</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) A Comprehensive Subdivision Consent that does not comply with Rule SUB-R91(1) and meets all of the following standards and standard SUB-R91(1)(b) relating to infrastructure:</p> <p>(i) Primary roads are within 50m-100m of the location shown on the Precinct Plan in Figure 27;</p> <p>(ii) Bus route is either on the alignment shown</p>

	<p>27 or a continuous alignment that achieves the same circulation; and</p> <p>(3) Indicative areas of open space are within 200m of the location shown on the Precinct Plan in Figure 28.</p> <p>(b) The following infrastructure requirements are met:</p> <p>(i) Demonstrate that adequate capacity within the water, stormwater and wastewater networks will be available to accommodate the proposed subdivision including all necessary treatment required to meet water quality, quantity and disposal requirements;</p> <p>(ii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will connect to a reticulated water supply, and wastewater network that has adequate capacity as per infrastructure standard (i) above; and</p> <p>(iii) Every allotment other than a utility allotment, access allotment or open space allotment must be able to demonstrate how it will provide land drainage and stormwater disposal either through a reticulated network or in accordance with Chapter 14.</p> <p>(c) A Comprehensive Subdivision Consent can relate to the entire Te Kauwhata Lakeside Precinct Plan Area, or may be for an individual stage or stages beyond the business zone, provided that an individual stage is 5ha or more.</p> <p>(d) Applications for approval of a comprehensive land development consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons.</p> <p>(e) Comprehensive land development consent approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads.</p> <p>Council's discretion is restricted to the following matters:</p>	<p>on the Precinct Plan in Figure 27 or a continuous alignment that achieves the same circulation;</p> <p>(iii) Indicative areas of open space are within 200-400m of the location shown on the Precinct Plan in Figure 27.</p> <p>(iv) The matters over which Council reserves discretion shall be used for assessing discretionary activity applications under this rule.</p> <p>(3) Activity status: NC Where:</p> <p>(a) A Comprehensive Subdivision Consent that does not meet the requirements of Rule SUB-R91(1)(c) relating to Infrastructure Requirements.</p> <p>(4) Activity status: NC Where:</p> <p>(a) Comprehensive Subdivision Consent that does not meet any of the parameters in Rule SUB-R91(2).</p>
--	--	---

	<ul style="list-style-type: none"> (a) Consistency with the Te Kauwhata Lakeside Precinct Plan in Figure 26, Figure 27 and Figure 28; (b) Managing the effects of wastewater and stormwater; (c) Roothing network and compliance with a Council approved roading standard; (d) Provision and location of existing and future utilities and connections; (e) Location of roads and their connections; (f) Provision of open space, including linkages between residential areas, open space and Lake Waikare; (g) Effects of natural hazards (including flooding), geotechnical suitability and land contamination; (h) Provision of the historic lwi overlay area shown on the Precinct Plan in Figure 28. (i) Applications for approval of a Comprehensive Subdivision Consent as a restricted discretionary activity will be considered without public notification and without the need to serve notice on or obtain the written approval of any affected persons. (j) Comprehensive Subdivision Consent approval does not constitute authorisation by Waikato District Council as road controlling authority in terms of Section 357 of the Local Government Act 1974. Written authorisation is required from Waikato District Council prior to any works commencing that affect public roads. 	
--	--	--

COMZ – Commercial zone

SUB-R92	Subdivision general	
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with all of the following standards: <ul style="list-style-type: none"> (i) The Record of Title must have a minimum size of 225m² net site area (excluding access legs) with the exception of access or utility allotments or reserves to vest; (ii) All proposed lots must be connected to public-reticulated water supply and wastewater. <p>Council's discretion is restricted to the following matters:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(b) Amenity values;</p> <p>(c) The extent to which a range of future business activities can be accommodated;</p> <p>(d) Impact on the operation, maintenance, upgrading and development of existing infrastructure.</p>							
SUB-R93	Subdivision – multi-unit subdivision							
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for multi-unit development shall comply with all of the following standards:</p> <p>(i) An application for land use consent under Rule COMZ-R17 (Multi-unit development) must either accompany the subdivision or have been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation;</p> <p>(iii) (Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size:</p> <table><tr><td>Unit or apartment</td><td>Minimum unit area</td></tr><tr><td>Studio unit</td><td>35m²</td></tr><tr><td>1 or more bedroom unit</td><td>45m²</td></tr></table> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Subdivision layout including notional boundaries for the multi-unit development;</p> <p>(c) Compliance with the proposed or approved land use resource consent;</p> <p>(d) Provision of common areas for shared spaces, access and services;</p> <p>(e) Avoidance or mitigation of natural hazards;</p> <p>(f) Geotechnical suitability of site for buildings;</p> <p>(g) Amenity values and streetscape;</p> <p>(h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres.</p>	Unit or apartment	Minimum unit area	Studio unit	35m ²	1 or more bedroom unit	45m ²	<p>(2) Activity status where compliance not achieved: DIS</p>
Unit or apartment	Minimum unit area							
Studio unit	35m ²							
1 or more bedroom unit	45m ²							
SUB-R94	Subdivision – boundary adjustments							
COMZ – Commercial zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Boundary adjustments must comply with the following:</p> <p>(i) the standards specified in either:</p> <p>(I) Rule SUB-R93 (Subdivision - General); or</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Subdivision layout; and</p>						

	<p>(2) Rule SUB-R94 (Subdivision- Multi-unit housing).</p> <p>(ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of title and variation in title size.</p>	<p>(b) Shape of title and variation in title size.</p>
SUB-R95	Subdivision – amendments and updates to cross lease or flats plans	
COMZ – Commercial zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) The purpose is to convert a cross lease or flats plan to a fee simple title; or</p> <p>(b) An amendment or update for additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</p> <p>Council's control is reserved over the following matters:</p> <p>(c) Purpose of the amendment or update to the cross lease or flats plan;</p> <p>(d) Effects on existing buildings;</p> <p>(e) Site layout and design of cross lease or flats plan;</p> <p>(f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R96	Subdivision – road frontage	
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed lot with a road boundary, other than any access or utility allotment, right of way or access leg, must have:</p> <p>(i) A width along the road boundary of at least 15m.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Safety and efficiency of vehicle access and road network;</p> <p>(c) Amenity and streetscape.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R97	Subdivision – esplanade reserves and esplanade strips	
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>APP7 – Esplanade priority areas is required to be created and vested in Council from every subdivision where the land being subdivided is:</p> <ul style="list-style-type: none"> (i) Less than 4ha and within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; (3) A lake whose bed has an area of 8ha or more; (ii) 4ha or more and located within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; or (2) Water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; (g) Costs and benefits of acquiring the land. 	
SUB-R98	Subdivision within the National Grid Corridor	
COMZ – Commercial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; (f) The risk to the structural integrity of the National Grid; (g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset. 	
--	--	--

TCZ – Town centre zone

SUB-R99	Subdivision - general	
TCZ – Town centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with all of the following standards: <ul style="list-style-type: none"> (i) The Record of Title shall have a minimum size of 225m² net site area (excluding access legs), with the exception of access or utility allotments or reserves to vest or a Unit Title subdivision of existing lawfully established buildings; (ii) All proposed lots shall be connected to public-reticulated water supply and wastewater. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Amenity values; (c) The extent to which a range of future business activities can be accommodated; (d) Impact on the operation, maintenance, upgrading and development of existing infrastructure. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R100	Subdivision – multi-unit subdivision	

TCZ – Town centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision for multi-unit development shall comply with all of the following standards:</p> <p>(i) An application for land use consent under Rule TCZ-R12 (Multi-Unit Development) must either accompany the subdivision or have been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation;</p> <p>(iii) Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size:</p> <table><tr><td>Unit or apartment</td><td>Minimum unit area</td></tr><tr><td>Studio unit</td><td>35m²</td></tr><tr><td>1 or more bedroom unit</td><td>45m²</td></tr></table> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Subdivision layout including notional boundaries for the multi-unit development;</p> <p>(c) Compliance with the proposed or approved land use resource consent;</p> <p>(d) Provision of common areas for shared spaces, access and services;</p> <p>(e) Avoidance or mitigation of natural hazards;</p> <p>(f) Geotechnical suitability of site for buildings;</p> <p>(g) Amenity values and streetscape; and</p> <p>(h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres.</p>	Unit or apartment	Minimum unit area	Studio unit	35m ²	1 or more bedroom unit	45m ²	<p>(2) Activity status where compliance not achieved: DIS</p>
Unit or apartment	Minimum unit area							
Studio unit	35m ²							
1 or more bedroom unit	45m ²							
SUB-R101	Subdivision - general							
TCZ – Town centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Boundary adjustment must comply with the following:</p> <p>(i) The standards specified in either:</p> <p>(1) Rule SUB-R99 (Subdivision – general); or</p> <p>(2) Rule SUB-R100 (Subdivision – multi-unit development); and.</p> <p>(ii) Proposed allotments must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>Council’s control is reserved over the following matters:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Subdivision layout; and</p> <p>(b) Shape of title and variation in title size</p>						

	<ul style="list-style-type: none"> (b) Purpose of the boundary adjustment; (c) Effects on existing buildings; and (d) Shape of title and variation in lot size 	
SUB-RI02	Subdivision – a amendments and updates to cross lease or flats plans	
TCZ – Town centre zone	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The purpose is to convert a cross lease or flats plan to a fee simple title; and (b) An amendment or update for additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (c) Purpose of the amendment or update to cross lease or flats plan; (d) Effects on existing buildings; (e) Site layout and design of cross lease or flats plan; (f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI03	Subdivision – esplanade reserves and esplanade strips	
TCZ – Town centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in APP7 – Esplanade priority areas is required to be created and vested in Council from every subdivision where the land being subdivided is: <ul style="list-style-type: none"> (i) Less than 4ha and within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; (2) The bank of any river whose bed has an average width of 3m or more; (3) A lake whose bed has an area of 8ha or more; (ii) 4ha or more and located within 20m of any: <ul style="list-style-type: none"> (1) Mean high water springs; or (2) Water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and (g) Costs and benefits of acquiring the land. 	
SUB-R104	Subdivision within the National Grid Corridor	
TCZ – Town centre zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; (f) The risk to the structural integrity of the National Grid; (g) The extent to which the subdivision design and consequential development will minimise 	<p>(2) Activity status where compliance not achieved: NC</p>

	the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.	
--	---	--

GIZ – General industrial zone

SUB-R105	Subdivision – general	
GIZ – General industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots in a subdivision must: <ul style="list-style-type: none"> (i) Have a minimum net site area (excluding access legs) of 1000m²; (ii) Have an average net site area (excluding access legs) of at least 2000m²; and (iii) Be connected to public-reticulated water supply and wastewater. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which a range of future industrial activities can be accommodated; (b) Provision of infrastructure; (c) Provision of water supply for firefighting where practicable; and (d) The extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R106	Subdivision – General within PREC6 – Horotiu industrial park precinct	
PREC6 – Horotiu industrial park precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with the following standards: <ul style="list-style-type: none"> (i) Proposed lots (excluding access allotments and utility allotments) must have a minimum net site area (excluding access legs) of 500m²; and (ii) Proposed network utility allotments must have a minimum net site area (excluding access legs) of 100m². (b) Rule SUB-R105 does not apply. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) The extent to which a range of future industrial activities can be accommodated. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R107	Subdivision – within PREC7 – Huntly North precinct	
PREC7 – Huntly North precinct	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

	<p>(a) Subdivision within PREC7 – Huntly North precinct.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Consistency with the Huntly North Concept Plan (Figure 24)</p>	
--	---	--

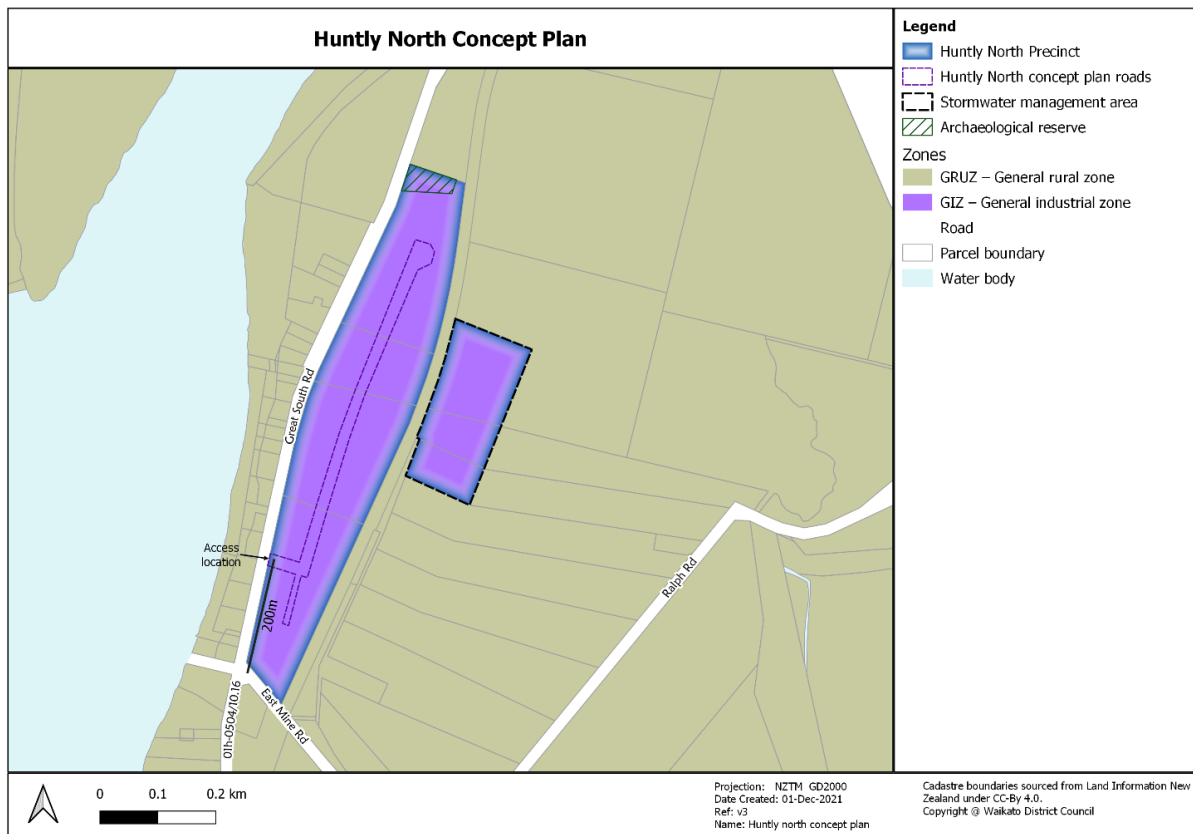


Figure 24 – Huntly North concept plan

SUB-RI08	Subdivision – boundaries for Records of Title	
GIZ – General industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Any boundary of a proposed lot must be located so that:</p> <p>(i) Any existing building complies with the permitted activity rules relating to setbacks and height in relation to boundary, except to the extent of any non-compliance that existed lawfully prior to the subdivision; and</p> <p>(ii) No contaminated land, archaeological site, or wetland is divided between any proposed lot.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity; (b) Effects on contaminated land; (c) Effects on any heritage item; (d) Effects on any wetland; (e) Effects on any archaeological site; and (f) The extent to which a range of future industrial activities can be accommodated. 	
SUB-R109	Subdivision – road frontage	
GIZ – General industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any proposed lot must have a road frontage of least 15 metres. (b) Rule SUB-R109(1)(a) does not apply to any proposed rear lot or to a proposed access allotment. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Traffic effects; and (b) Effects of vehicle accessways on pedestrian amenity and streetscape. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R110	Subdivision – esplanade reserves and esplanade strips	
GIZ – General industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) A 20 metre wide esplanade reserve or esplanade strip (or other width stated in APP7 – Esplanade priority areas) must be created and vested in Council where the land being subdivided is within 20 metres of: <ul style="list-style-type: none"> (i) Mean high water springs; (ii) The bank of any river whose bed has an average width of 3 metres or more; or (iii) A lake whose bed has an area of 8 hectares or more. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The type of esplanade provided - reserve or strip; (b) Width of the esplanade reserve or esplanade strip; (c) Provision of legal access to the esplanade reserve or strip; (d) Matters provided for in an instrument creating an esplanade strip or access strip; (e) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>structures and debris; layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and</p> <p>(f) Topography, the location of any existing building, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or esplanade strips to be taken.</p>	
SUB-R111	Subdivision within the National Grid Corridor	
GIZ – General industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards:</p> <p>(i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and</p> <p>(ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid;</p> <p>(c) The ability to provide a complying building platform outside of the National Grid Yard;</p> <p>(d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</p> <p>(e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;</p> <p>(f) The risk to the structural integrity of the National Grid;</p> <p>(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	amenity and nuisance effects of the National Grid asset.	
--	--	--

HIZ – Heavy industrial zone

SUB-RI 12	Subdivision – general	
HIZ – Heavy industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots in a subdivision must: <ul style="list-style-type: none"> (i) have a minimum net site area (excluding access legs) of 1000m²; (ii) have an average net site area (excluding access legs) of at least 2000m²; and (iii) be connected to public-reticulated water supply and wastewater. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which a range of future industrial activities can be accommodated; (b) Provision of infrastructure; (c) Provision of water supply for firefighting where practicable; and (d) The extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI 13	Subdivision – boundaries for Records of Title	
HIZ – Heavy industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any boundary of a proposed lot must be located so that: <ul style="list-style-type: none"> (i) Any existing building complies with the permitted activity rules relating to setbacks and height in relation to boundary, except to the extent of any non-compliance that existed lawfully prior to the subdivision; and (ii) no contaminated land, archaeological site, or wetland is divided between any proposed lots <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) amenity; (b) Effects on contaminated land; (c) Effects on any wetland; (d) Effects on any archaeological site; and (e) The extent to which a range of future activities can be accommodated. 	<p>(2) Activity status where compliance not achieved: DIS</p>

SUB-RI 14	Subdivision – road frontage	
HIZ – Heavy industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Any proposed lot must have a road frontage of least 15 metres.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Traffic effects; and</p> <p>(b) Effects of vehicle accessways on pedestrian amenity and streetscape.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI 15	Subdivision – esplanade reserves and esplanade strips	
HIZ – Heavy industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) A 20 metre wide esplanade reserve or esplanade strip (or other width stated in APP7 – Esplanade priority areas) must be created and vested in Council where the land being subdivided is within 20 metres of:</p> <p>(i) Mean high water springs;</p> <p>(ii) The bank of any river whose bed has an average width of 3 metres or more; or</p> <p>(iii) A lake whose bed has an area of 8 hectares or more.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The type of esplanade provided - reserve or strip;</p> <p>(b) Width of the esplanade reserve or esplanade strip;</p> <p>(c) Provision of legal access to the esplanade reserve or esplanade strip;</p> <p>(d) Matters provided for in an instrument creating an esplanade strip or access strip;</p> <p>(e) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of any structures and debris; and</p> <p>(f) Layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets; and</p> <p>(g) Topography, the location of any existing building, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or esplanade strips to be taken.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI 16	Subdivision within the National Grid Corridor	

HIZ – Heavy industrial zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; (f) The risk to the structural integrity of the National Grid; (g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset. 	<p>(2) Activity status where compliance not achieved: NC</p>
-----------------------------	---	---

OSZ – Open space zone

SUB-RI 17	Subdivision	
OSZ – Open space zone	<p>(1) Activity status: DIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any subdivision in the OSZ – Open space zone. 	<p>(2) Activity status where compliance not achieved: n/a</p>

SUB-RI 18	Subdivision within the National Grid Corridor	
OSZ – Open space zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (c) The ability to provide a complying building platform outside of the National Grid Yard; (d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage; (e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; (f) The risk to the structural integrity of the National Grid; (g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset. 	<p>(2) Activity status where compliance not achieved: NC</p>

BTZ – Business Tamahere zone

SUB-RI 19		
BTZ – Business Tamahere zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of individual leasable units must: 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (i) Have a Code of Compliance Certificate issued for each building included in the subdivision; and (ii) Create a Communal Management Structure in for the ongoing use, operation, management and maintenance of land, buildings and infrastructure in common ownership. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The type and terms of the legal framework for managing and maintaining common facilities; (b) Consistency with building design and individual unit layout, as shown in the previously- approved development plan; (c) Continuation of access to common land and infrastructure; (d) Consistency with any staged development proposal as shown in the previously- approved development plan; (e) Consistency with the Communal Management Structure that shows ownership, benefits of the common facilities, adequate funding for indefinite operation; (f) Terms of the legal framework for each owner of a unit within the Communal Management Structure. 	
--	--	--

CORZ – Corrections zone

SUB-R120	Any subdivision in the CORZ – Corrections zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)
CORZ – Corrections zone	(1) Activity status: DIS

FUZ – Future urban zone

SUB-R121		
FUZ – Future urban zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision must comply with all of the following standards: <ul style="list-style-type: none"> (i) The Record of Title to the allotment to be subdivided must be a minimum of 80 ha in area and both the balance allotment and the new additional allotment must be a minimum of 40 hectares in area. 	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(b) An exception to (a) is provided in Rule SUB-R123 where the creation of one additional allotment is to enable consolidation of landholdings to facilitate future urban development.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout and design including dimensions, shape and orientation of the proposed allotment;</p> <p>(b) Potential for reverse sensitivity effects;</p> <p>(c) Extent of earthworks including earthworks for the location of building platforms and accessways;</p> <p>(d) The provision of infrastructure, including water supply for firefighting purposes, where practicable; and</p> <p>(e) Effects on future urban development potential.</p>	
SUB-R122	Boundary adjustment	
FUZ – Future urban zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The boundary adjustment must comply with all of the following standards:</p> <p>(i) Relocate a common boundary or boundaries between two existing Records of Title;</p> <p>(ii) The Records of Title must form a continuous landholding; and</p> <p>(iii) Create one allotment of at least 1,000m² in area.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout and design including dimension, shape and orientation of the proposed allotment;</p> <p>(b) Potential for reverse sensitivity effects;</p> <p>(c) The provision of infrastructure, including water supply for firefighting purposes, where practicable; and</p> <p>(d) Effects on future urban development potential.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R123	Development consolidation lot	
FUZ – Future urban zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) The Record of Title to be subdivided must have been issued prior to (17 January 2022);</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(b) The Record of Title to be subdivided must have a net area that is greater than 20ha;</p> <p>(c) The proposed subdivision must create no more than one additional Record of Title;</p> <p>(d) The additional Record of Title must contain a lawfully established residential unit existing as at (17 January 2022);</p> <p>(e) The additional Record of Title must have a net site area (excluding access legs) between 1,000m² and 1ha; and</p> <p>(f) A consent notice or encumbrance must be registered on the Record of Title for the balance large lot that prevents the construction of any additional residential units on the balance large lot title until such time as a plan change has been undertaken and the site has an operative urban zone.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(g) Subdivision layout and design including dimension, shape and orientation of the proposed allotment;</p> <p>(h) Potential for reverse sensitivity effects;</p> <p>(i) The provision of infrastructure, including water supply for firefighting purposes, where practicable; and</p> <p>(j) Effects on future urban development potential.</p>	
--	--	--

HOPZ – Hopuhopu zone

SUB-R124	Any subdivision in the HOPZ – Hopuhopu zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)
HOPZ – Hopuhopu zone	(1) Activity status: NC

KLZ – Kimihia lakes zone

SUB-R125	General subdivision	
KLZ – Kimihia lakes zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) General subdivision must comply with all of the following standards:</p> <p>(i) The Record of Title to be subdivided must be at least 20 hectares in area;</p> <p>(ii) The proposed subdivision must create no more than one additional lot, excluding an access allotment;</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(iii) The additional lot must have a proposed area of between 8,000m² and 1.6ha; and</p> <p>(iv) Land containing high class soil (as determined by a Land Use Capability Assessment prepared by a suitably qualified person) must be contained within the boundaries of only two lots as follows:</p> <p>(1) One lot must contain a minimum of 80% of the high class soil; and</p> <p>(2) The other lot may contain up to 20% of high class soil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout and design including dimensions, shape and orientation of the proposed lot;</p> <p>(c) Effects on character and amenity values;</p> <p>(d) Effects on landscape values;</p> <p>(e) Potential for reverse sensitivity effects; and</p> <p>(f) Extent of earthworks including earthworks for the location of building platforms and accessways</p>	
SUB-R126	Boundary adjustment	
KLZ – Kimihia lakes zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) The boundary adjustment must:</p> <p>(i) Create one lot of at least 8,000m²; and</p> <p>(ii) The Records of Title must form a continuous landholding.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout and design including dimension, shape and orientation of the proposed lots;</p> <p>(c) Effects on character and amenity values;</p> <p>(d) Effects on landscape values; and</p> <p>(e) Potential for reverse sensitivity effects.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R127	Any subdivision not provided for	
KLZ – Kimihia lakes zone	(1) Activity status: NC	

MAZ – Mercer airport zone

SUB-R128	Any subdivision in the MAZ – Mercer airport zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)
-----------------	---

MAZ – Mercer airport zone	(1) Activity status: DIS
---------------------------------	---------------------------------

MSRZ – Motorsport and recreation zone

SUB-R129	Subdivision	
MSRZ – Motorsport and recreation zone	(1) Activity status: DIS Activity-specific standards: <ul style="list-style-type: none"> (a) Subdivision within any precinct of the MSRZ – Motorsport and recreation zone. (b) Subdivision within PREC15 – Hampton Downs industrial area precinct shall comply with the following: <ul style="list-style-type: none"> (i) Every allotment, excluding an access allotment or utility allotment, shall have a net site area (excluding access legs) of at least 225m²; (ii) Every allotment with a road boundary, other than an access allotment has a width along the road boundary of at least 15m; (iii) Every allotment is provided with vehicle access to a public road, and the vehicle access complies with the requirements of the EIT – Energy, infrastructure and transport section; (iv) Earthworks comply with the requirements of the EIT – Energy, infrastructure and transport section; (v) Every allotment is provided with water supply and complies with the requirements of the EIT – Energy, infrastructure and transport section; (vi) Subdivision in PREC15 – Hampton Downs industrial area precinct shall create no more than 20 allotments. 	(2) Activity status where compliance not achieved: NC

MTZ – Matangi zone

Advice note:

Additional consent may be required for subdivision where contaminated soil is reasonably likely to harm human health, under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

SUB-R130	Subdivision – fee simple	
MTZ – Matangi zone	(1) Activity status: RDIS Activity-specific standards:	(2) Activity status where compliance not achieved: NC

	<p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) Proposed lots must have a minimum net site area (excluding access legs) of 1,000m², except where the proposed lot is an access allotment, utility allotment or reserve to vest; or where the site area aligns with the notional boundaries of an approved land use consent;</p> <p>(ii) Proposed lots must have an average area of at least 2,000m²; and</p> <p>(iii) Proposed lots must be connected to public-reticulated water supply and wastewater; and</p> <p>(iv) Proposed lots must provide for onsite stormwater disposal via soakage within the MTZ – Matangi zone.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of lots and variation in lot sizes;</p> <p>(d) Likely location of future buildings and their potential effects on the environment;</p> <p>(e) Vehicle and pedestrian networks;</p> <p>(f) Provision of infrastructure; and</p> <p>(g) The extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure.</p>	
SUB-R131	Subdivision – unit title	
MTZ – Matangi zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Unit title subdivision must comply with all of the following standards:</p> <p>(i) Subdivision for multi-unit developments must include an application for land use consent or have been granted resource consent for the land use; and</p> <p>(ii) Be connected to public wastewater and water reticulation.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout including notional boundaries for the multi-unit developments or apartment developments;</p> <p>(c) Provision of common areas for shared spaces, access and services;</p> <p>(d) Amenity values and streetscape;</p>	<p>(2) Activity status where compliance not achieved: NC</p>

	<p>(e) The extent to which a range of future business and residential activities can be accommodated;</p> <p>(f) Vehicle, pedestrian and cycle networks; and</p> <p>(g) Safety, function and efficiency of road networks and any internal roads or accessways.</p>	
SUB-R132	Boundary adjustments	
MTZ – Matangi zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Boundary adjustments must comply with all of the following standards:</p> <p>(i) The standards specified in SUB-R130 (Subdivision – fee simple); or</p> <p>(ii) The standards specified in SUB-131 (Subdivision – unit title);</p> <p>(iii) The boundary to be adjusted is a common boundary between two existing Records of Title within the zone;</p> <p>(iv) The new lot boundaries do not generate any additional building infringements to those that legally existed prior to the boundary adjustment; and</p> <p>(v) The adjustment does not result in any additional lot.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Subdivision layout; and</p> <p>(c) Shape of title and variation in title size.</p>	<p>(2) Activity status where compliance not achieved: NC</p>
SUB-R133	Subdivision – road frontage	
MTZ – Matangi zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision of land with a road frontage must comply with the following standard:</p> <p>(b) Every allotment other than an access allotment or utility allotment must provide a width along the road boundary of at least 15m</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(c) Traffic effects; and</p> <p>(d) Amenity and streetscape.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

RPZ – Rangitahi Peninsula zone

SUB-R134	Subdivision – boundary adjustments
-----------------	------------------------------------

RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: CON</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Proposed lots must comply with the following conditions standards: (i) The number of residential units within a precinct is consistent with the Neighbourhood Outcomes Plans in the Rangitahi Structure Plan (APP9 – Rangitahi Structure Plan) allowing for an increase of up to 10%; and (ii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required; or (iii) The requisite environmental improvements are proposed to be implemented as a condition of subdivision consent to be completed or bonded prior to the issue of a section 224(c) certificate for the subdivision; and (iv) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Oporu Road (inclusive of the Oporu Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and (v) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (a) Purpose of the boundary adjustment; (b) Effects on existing buildings. (c) Extent to which subdivision is consistent with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), including the Development Precinct areas, boundaries, density ranges, and road locations. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI35	Amendments and updates to flats plans	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: CON</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (i) An amendment or update to a flats plan of a unit title where the: 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(ii) amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Purpose of the amendment or update to the flats plan;</p> <p>(c) Effects on existing buildings;</p> <p>(d) Site layout and design of cross lease or flats plan; and</p> <p>(e) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	
SUB-RI36	Subdivision – general	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision must comply with the following standards:</p> <p>(i) The number of residential units within a precinct is consistent with the Neighbourhood Outcomes Plans in the Rangitahi Structure Plan (APP9 – Rangitahi Structure Plan) allowing for an increase of up to 10%; and</p> <p>(ii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) (including, but not limited to, restoration planting shown on the Indicative Open Space Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required;</p> <p>(iii) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Oporu Road (inclusive of the Oporu Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and</p> <p>(iv) An alternative access is maintained for heavy vehicles associated with subdivision civil construction. A metalled access route is sufficient for this purpose.</p> <p>(v) Council shall consider Tainui Hapuu as an affected party and require that its written approval be obtained or that notice be served on a limited notified basis.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(vi) Proposed lots must be able to connect to public-reticulated water supply.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Extent to which subdivision is consistent with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), including the Development Precinct areas, boundaries, density ranges, and road locations; (c) Extent of variation in allotment sizes from provisions of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan); (d) Matters referred to in the EIT – Energy, infrastructure and transport section; (e) Amenity and streetscape; (f) Vehicle and pedestrian networks; (g) Implementation of environmental improvements required by the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) including identification of areas of significant native vegetation for protection; (h) Provision of infrastructure, including water supply for firefighting purposes; (i) Effects on archaeological sites and cultural values; (j) Extent to which alternative access is maintained to a suitable standard for construction vehicles. 	
SUB-R137	Subdivision – title boundaries – contaminated land	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of any lot containing any contaminated land must not divide the area of contaminated land; <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Amenity values and character; and (c) Effects on contaminated land. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R138	Subdivision – building platform	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot, other than and access or utility allotment, must be capable of containing a building platform that meets all of the following standards: 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (i) Has, exclusive of boundary setbacks, a circle with a diameter of at least 18m or a rectangle of at least 200m² with a minimum dimension of 12m, except that this condition shall not apply to Comprehensive Residential Development Lots ; (ii) Has an average gradient not steeper than 1:8; (iii) Has vehicular access in accordance with TRPT-RI in the TRPT – Transportation chapter; (iv) Is geo-technically stable; (v) Is not subject to inundation in a 2% AEP storm or flood event; <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Earthworks and fill material required for subsequent buildings; (c) Geotechnical suitability for building; (d) Likely location of future buildings and their potential effects on the environment; (e) Avoidance or mitigation of natural hazards; (f) Effects on landscape and amenity; and (g) Measures to avoid storm or flood events. 	
SUB-RI39	Subdivision – road frontage	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed lot with a road boundary other than access allotment or utility allotment or a proposed lot containing a ROW or access leg must either: <ul style="list-style-type: none"> (i) Provide a width along the road boundary of at least 20m; or (ii) Comply with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan). <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Road efficiency and safety; (c) Amenity and streetscape; and (d) Extent to which it complies with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan). 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI40	Subdivision – esplanade reserves and esplanade strips	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(a) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in APP7 – Esplanade priority areas) from every proposed CFR:</p> <p>(i) Less than 4ha and within 20m of any:</p> <p>(1) mean high water springs;</p> <p>(ii) 4ha or more and within 20m of any:</p> <p>(1) mean high water springs;</p> <p>(2) a water body identified in APP7 – Esplanade priority areas.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) The type of esplanade provided - reserve or strip;</p> <p>(c) Width of the esplanade reserve or strip;</p> <p>(d) Provision of legal access to the esplanade reserve or strip;</p> <p>(e) Matters provided for in an instrument creating an esplanade strip or access strip;</p> <p>(f) Works required prior to vesting any reserve in the council, including pest plant control, boundary fencing and the removal of structures and debris; and</p> <p>(g) Costs and benefits of acquiring the land.</p>	
SUB-RI41	Subdivision of land containing mapped off-road walkways	
RPZ – Rangitahi Peninsula zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision of land where walkways are shown as Reserve – Pedestrian Way on Plan 2 Indicative Land-use Plan on the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan) must comply with all of the following standards:</p> <p>(i) The walkway is at least 3 metres wide;</p> <p>(ii) The walkway is designed and constructed for shared pedestrian and cycle use;</p> <p>(iii) The walkway is generally in accordance with the walkway route shown on the planning maps;</p> <p>(iv) The walkway is shown on the plan of subdivision and vested in the Council.</p> <p>(b) Once the walkway has been acquired, or an alternative walkway has been acquired, Rule SUB-RI41(1)(a) no longer applies.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(c) Alignment of the walkway;</p> <p>(d) Drainage in relation to the walkway;</p> <p>(e) Standard of design and construction of the walkway;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	(f) Land stability; (g) Amenity matters including batter slopes; and (h) Connection to reserves.	
--	--	--

TKAZ – Te Kowhai airpark zone

SUB-RI42	Subdivision allotment size	
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision within PREC28: <ul style="list-style-type: none"> (i) Proposed lots must be connected to a private reticulated wastewater network. (ii) Proposed lots must be connected to a public reticulated potable water supply network that is also sufficient for firefighting purposes. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the allotment can be serviced by the Te Kowhai Airpark private reticulated system wastewater network; (c) The ability to connect with reticulated services outside of the Te Kowhai Airpark private reticulated wastewater and public water supply networks, as and when these become available; (d) Consistency with the Te Kowhai Airpark Framework Plan in APPI0 – Te Kowhai Aerodrome; (e) Access, parking and traffic safety considerations; (f) Impacts on aviation and airpark activity; (g) Site suitability and the extent to which the intended activity can be accommodated on site; (h) Avoidance or mitigation of natural hazards; (i) Matters referred to within the EIT – Energy, infrastructure and transport section; (j) Impacts on stormwater and wastewater disposal; (k) Provision of infrastructure, including potable water supply and water supply for firefighting purposes; (l) Amenity and streetscape; (m) Vehicle and pedestrian networks; and (n) Geotechnical stability for building. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI43	Subdivision allotment size	

TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) Subdivision within PREC29 and PREC30 where:</p> <p>(i) It is in accordance with APP10 – Te Kowhai Aerodrome (the Te Kowhai Airpark Framework Plan); and</p> <p>(ii) Every allotment within PREC29, other than a utility allotment, has a net site area (excluding access legs) of at least:</p> <p>(1) 450 m² if connected to the Te Kowhai Airpark private reticulated wastewater network and connected to a public reticulated potable water supply network that must also be sufficient for firefighting purposes and not bordering the 25m building setback perimeter; or</p> <p>(2) 1000 m² if connected to the Te Kowhai Airpark private reticulated wastewater network, and connected to a public reticulated potable water supply network that must be sufficient for firefighting purposes and borders the 25m building setback perimeter; or</p> <p>(3) 2500 m² in the case of any allotment not connected to the Te Kowhai Airpark private reticulated wastewater network and must have a potable water supply sufficient for firefighting purposes; or</p> <p>(iii) Every allotment within the 'Airside Overlay' of PREC30 has a net site area (excluding access legs) of at least 800m² and is connected to the Te Kowhai Airpark private reticulated wastewater network and connected to a public reticulated potable water supply network that must be sufficient for firefighting purposes; or</p> <p>(iv) Every allotment within PREC30 outside of the 'Airside Overlay' has a net site area (excluding access legs) of at least 2,500m², and must have a potable water supply sufficient for firefighting purposes except:</p> <p>(1) The net site area (excluding access legs) may be reduced to no less than 1,000m² providing it is connected to a private reticulated wastewater network and connected to a public</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
-------------------------------	--	--

	<p>reticulated potable water supply network that must be sufficient for firefighting purposes and is not bordering the perimeter 25m building setback.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Ability of titles to accommodate a practical building platform including geotechnical stability for building; (d) Avoidance or mitigation of natural hazards; (e) Matters referred to within the EIT – Energy, infrastructure and transport section; (f) Impacts on stormwater and wastewater disposal; (g) Amenity and streetscape; (h) Vehicle and pedestrian networks; (i) Compatibility Consistency with the Te Kowhai Airpark Framework Plan APP10 – Te Kowhai Aerodrome; (j) Provision of infrastructure, including potable water supply and water supply for firefighting purposes; and (k) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of regionally significant infrastructure assets. 	
SUB-RI44	Title boundaries	
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, the boundary of every allotment on the subdivision scheme plan must be located so that: <ul style="list-style-type: none"> (i) Existing buildings comply with the permitted activity standards of the zone relating to building coverage, set-backs, and daylight admissions. (b) Rule SUB-RI44(1)(a) does not apply to any non-compliance that existed lawfully prior to the subdivision. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) Effects on amenity values and character; (d) Reverse sensitivity effects; (e) Effects on existing buildings. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI45	Road frontage	

TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, every allotment with a road boundary must have a width along the road boundary of at least 15m. (b) Rule SUB-R145(1)(a) does not apply to an access allotment, access leg or utility allotment. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) Road efficiency and safety; and (d) Amenity and streetscape. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R146	Road access	
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, every allotment must be provided with vehicle access to a public road. The vehicle access may include a private road. (b) The road network (public or private) within the TKAZ – Te Kowhai Airpark zone must be in general accordance with the Indicative Road Network in the Te Kowhai Airpark Framework Plan in APP10 – Te Kowhai Aerodrome. Roads which are within 30m of the Indicative Road Network are deemed to be in general accordance with the Te Kowhai Airpark Framework Plan in APP10 – Te Kowhai Aerodrome. (c) Airpark roads which are to be vested in Council must comply with the requirements in Tables 12 and 13. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (d) Adequacy of the access for its intended use; (e) Road efficiency and safety; (f) Degree of compliance with the rules in the TRPT – Transportation chapter; and (g) The extent to which non-compliance creates road efficiency or safety issues. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R147	Building platform	
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) In all precincts, every allotment must be capable of containing a building platform: <ul style="list-style-type: none"> (i) Upon which a dwelling could be sited as a permitted activity in accordance with 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>building effects standards of this zone; and</p> <p>(ii) The building platform is able to accommodate either:</p> <p>(1) A circle with a diameter of at least 10m exclusive of boundary setbacks; or</p> <p>(2) A rectangle of at least 100 m², exclusive of boundary setbacks, of which each dimension is at least 8m.</p> <p>(b) Rule SUB-R147(1)(a) does not apply to a utility allotment or an access allotment.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(c) Subdivision layout;</p> <p>(d) Shape of allotments;</p> <p>(e) Ability of allotments to accommodate a practical building platform;</p> <p>(f) Likely location of future buildings and their potential effects on the environment; and</p> <p>(g) Geotechnical suitability for building.</p>	
SUB-R148	Perimeter shelter-belt planting	
TKAZ – Te Kowhai airpark zone	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards:</p> <p>(a) In all precincts, subdivision must provide shelterbelt screen planting in the perimeter locations identified in the Te Kowhai Airpark Framework Plan in APPI0 – Te Kowhai Aerodrome.</p> <p>(b) The shelterbelt screen planting required by TKAZ-R8(1)(a) must be limited to the precinct(s) within which the newly created allotment(s) are located.</p> <p>(c) At the time of planting, shelterbelts must be a minimum height of 2.0m and must be planted at 2.5m spacings, except that:</p> <p>(i) Spacing allowance can be made for aircraft access from adjacent zones onto the Te Kowhai Airpark perimeter taxiway where agreement has been reached between adjacent landowner(s) and Te Kowhai Airpark.</p> <p>(d) The shelterbelt screen planting required by SUB-R148(1)(a) must be identified on the subdivision scheme plan.</p> <p>(e) The shelterbelt screen planting required by SUB-R148(1)(a) must be given effect prior to the issuing of new Records of Title.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (f) Consideration of landscape and visual amenity values; (g) The ability of landowners adjoining the airpark to access the perimeter taxiway; (h) Compatibility with aircraft manoeuvring; (i) Legal mechanisms to implement and thereafter protect shelterbelt planting; (j) Aircraft safety. 	
SUB-R149	Subdivision within PREC27	
TKAZ – Te Kowhai airpark zone	(1) Activity status: NC	

TTZ – TaTa Valley zone

SUB-R150	Any subdivision in the TTZ – TaTa Valley zone except as provided for in Rule AINF-R17 (subdivision to create a utility allotment for accommodating infrastructure)	
TTZ – TaTa Valley zone	(1) Activity status: DIS	
SUB-R151	Subdivision within the National Grid Corridor	
TTZ – TaTa Valley zone	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards: <ul style="list-style-type: none"> (i) All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and (ii) The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; (c) The ability to provide a complying building platform outside of the National Grid Yard; 	<p>(2) Activity status where compliance not achieved: NC</p>

	<ul style="list-style-type: none">(d) The risk of electrical hazards affecting public or individual safety, and the risk of property damage;(e) The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid;(f) The risk to the structural integrity of the National Grid;(g) The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.	
--	--	--