

## SUB – Subdivision

### Objectives

SUB-O1 Subdivision and Land Use Integration in **the urban environment** (Urban Subdivision and development)

- (I) Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.

SUB-O2 **Subdivision in** the rural environment

- (I) Subdivision, use and development within the rural environment where:
  - (a) high class soils are protected for productive rural activities;
  - (b) productive rural activities are supported, while maintaining or enhancing the rural environment;
  - (c) urban subdivision, use and development in the rural environment is avoided.

SUB-O3 Rural character and amenity **(in the rural environment)**

- (I) Rural character and amenity are maintained.

SUB-O4 **Country Living Zone RLZ – Rural lifestyle zone**

- (I) Subdivision, use and development in the **Country Living Zone Rural lifestyle zone** maintains or enhances the character and amenity values of the zone.

### Policies

SUB-PI Subdivision location and design **in urban environments** (Layout 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 avoid buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;
  - (c) Arrange allotments to allow for view sharing, where possible;
  - (d) Retain existing access to public space;
  - (e) Promote safe communities through quality urban design;
  - (f) Accommodate building platforms and vehicle accesses that are safe and stable;  
and
  - (g) Promote consistent grid layout.

SUB-P2 Residential subdivision **in urban environments**

- (I) Development responds to the outcomes of Waikato District Council's Urban Design Guidelines Residential Subdivision (**APP8 – Design Guidelines: Residential Subdivision Guidelines**), section 4 (Connectivity and Movement Networks), section 5

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(Neighbourhood Character), section 6 (Residential Block and Street Layout), section 7 (Open Space and Landscape Treatment), and section 8 (Low Impact Urban Design), in particular by:

- (a) Designs that promote walkability and pedestrian safety;
- (b) Promoting accessibility and connectivity of public spaces, employment areas, services, facilities, and amenities, both within the subdivision and wider context;
- (c) Integrating staging to ensure multi-modal connectivity;
- (d) Limiting the number and length of cul-de-sacs;
- (e) Ensuring connection to existing and future public transport nodes;
- (f) Promoting connectivity and permeability by ensuring new connections to existing and future development, including green linkages.
- (g) Promoting the street layout to reflect the underlying topography;
- (h) Ensuring pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED);
- (i) Discouraging the creation of rear lots;
- (j) Promoting adequate lighting levels in publicly accessible spaces;
- (k) Ensuring design promotes local characteristics;
- (l) Ensuring lots are orientated in a way that:
  - (m) Maximizes solar access; and
  - (n) Addresses the street frontage and public places.
- (o) Creating lots that can accommodate a variety of density with a mix of usable lot types;
- (p) Efficient design which enables the future connection to services and facilities;
- (q) Ensuring public open space is distributed, located and sized to reflect its context and provides for a range of different activities and users; and
- (r) Ensuring infrastructure is designed to manage stormwater in a sustainable manner by:
  - (s) Minimising environmental impacts and maintenance costs, and reducing stormwater discharging to existing reticulated networks; and
  - (t) Promoting and maintaining riparian margins.

SUB-P3 Lot sizes **in the urban environment (urban outcomes)**

- (1) Minimum lot size and dimension of lots enables the achievement of the character and density outcomes of each zone; and
- (2) Avoid undersized lots in the Village Zone.

SUB-P4 Servicing requirements **in the urban environment**

- (1) Require urban subdivision and development to be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone, including through the provision of:
  - (a) Reserves for community, active and passive recreation;

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- (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 **in the urban environment**

- (1) Ensure development and subdivision:
  - (a) Is located in areas where infrastructural capacity has been planned and funded;
  - (b) Is located in areas subject to an approved structure plan and provide 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 the urban environment**

- (1) In areas where there is no structure plan, ensure that the maximum potential yield for the zone is achieved to support infrastructure provision.
- (2) Recognise that the minimum potential yield may not be achieved where there are proven geotechnical constraints.

### SUB-P7 Staging of subdivision **in the urban environment**

- (1) 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 **in the urban environment**

- (1) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:
  - (a) A road network that achieves all of the following:
    - (i) Easy and safe to use for pedestrians and cyclists;
    - (ii) Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
    - (iii) Connected to public transport, shops, schools, employment, open spaces and other amenities; and
  - (b) Vehicle crossings and associated access 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.

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SUB-P9 Recreation and access **in the urban environment**

- (1) Subdivision provides for the recreation and amenity needs of residents by:
- (a) Encouraging open spaces which are prominent and accessible by pedestrians;
  - (b) Requiring the number and size of open spaces in proportion to the future density of the neighbourhood; and
  - (c) Enabling for pedestrian and/or cycle linkages.

SUB-P10 Reverse sensitivity **in the urban environment**

- (1) Development and subdivision design minimises reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and
- (2) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity.

SUB-P11 Boundary adjustments and relocations **in the urban environment**

- (1) Boundary adjustments and boundary relocations are designed to provide for more efficient use of land.

SUB-P12 **GRZ – General** residential zone – Te Kauwhata Ecological and West Residential Areas **in the urban environment**

- (1) Subdivision is designed and located in Te Kauwhata Ecological Residential Area to:
- (a) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare;
  - (b) Achieve the minimum lot size; and
  - (c) Recognise the ecological values of the wetland environments of Whangamarino Wetland and Lake Waikare.
- (2) Subdivision is designed and located in the Te Kauwhata West Residential Area to achieve the minimum lot size and recognise the views of natural features and landscapes.

SUB-P13 Structure and master planning **in the urban environment (structure and master planning)**

- (1) Ensure that development and subdivision within approved structure or master plan areas is integrated with the development pattern and infrastructure requirements specified in an approved structure or master plan.

SUB-P14 Multi-unit development in the **GRZ – General residential zone**

- (1) Ensure multi-unit residential subdivision and development is designed in a way that:
- (a) provides a range of housing types;
  - (b) Addresses and integrates with adjacent residential development, town centres and public open space;
  - (c) Addresses and responds to the constraints of the site, including typography, natural features and heritage values;
  - (d) Supports an integrated transport network, including walking and cycling connections to public open space network;
  - (e) Maintains the amenity values of neighbouring sites.

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- (2) Encourage developments that promote the outcomes of the Waikato District Council's multi-unit development urban design guidelines (APP13), in particular section 3 (site and context analysis), section 4 (movement, access and parking), section 5 (neighbourhood character), section 6 (street and public realm interface), and section 8 (communal open spaces and landscape treatment), in particular by:
- (a) Responding to the immediate urban and built form;
  - (b) Designing and locating development to support connection to the surrounding context and local amenities;
  - (c) Promoting the safe movement of pedestrians and vehicles on-site;
  - (d) Ensuring design is contextually appropriate and promotes local characteristics to contribute to community identity;
  - (e) Designs that respond to and promote the public interface by the provision of:
    - (i) Streets and public places;
    - (ii) Pedestrian safety and amenity;
    - (iii) Side setbacks; and
    - (iv) Variation in roof form.
  - (f) Ensuring a communal outdoor living court is provided where private individual outdoor living courts are limited.

### SUB-PI5 Effects of subdivision and development on soils in rural environments

- (1) Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.
- (2) Subdivision which provides a range of lifestyle options is directed away from high class soils and/ or where indigenous biodiversity is being protected.

### SUB-PI6 Effects on rural character and amenity from rural subdivision in the rural environment

- (1) Protect productive rural areas by directing urban forms of subdivision, use, and development to within the boundaries of towns and villages.
- (2) Ensure development does not compromise the predominant open space, character and amenity of rural areas.
- (3) Ensure subdivision, use and development minimise the effects of ribbon development.
- (4) Rural hamlet subdivision and boundary relocations ensure the following:
  - (a) Protection of rural land for productive purposes;
  - (b) Maintenance of the rural character and amenity of the surrounding rural environment;
  - (c) Minimisation of cumulative effects.
- (5) Subdivision, use and development opportunities ensure that rural character and amenity values are maintained.
- (6) Subdivision, use and development ensures the effects on public infrastructure are minimised.

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SUB-PI7 Activities within Hamilton’s Urban Expansion Area **in the rural environment**

- (1) Manage subdivision, use and development within Hamilton’s Urban Expansion Area to ensure that future urban development is not compromised.

SUB-PI8 Subdivision within the **RLZ – Rural lifestyle Country-Living zone in the rural environment**

- (2) Subdivision, building and development within the **RLZ – Rural lifestyle Country-Living zone** ensures that:
  - (a) The creation of undersized lots is avoided where character and amenity are compromised;
  - (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 **RLZ – Rural lifestyle Country-Living zone** and are appropriately-positioned to enable future development;
  - (d) existing infrastructure is not compromised;
  - (e) existing lawfully-established activities are protected from reverse sensitivity effects.

SUB-PI9 Activities in the **RPZ – Rangirahi Peninsula zone**

- (1) Subdivision, use and development should be located and designed to provide a variety of living environments with recreational opportunities in close proximity.

Rules

**Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works.**

**Subdivision rules (SUB-RX) are subject to the relevant standards (SUB-SX) below each rule and in HH – Heritage heritage, SASM – Sites of significance to Maori and ECO – Ecosystems and indigenous biodiversity where applicable.**

*LLRZ – Large lot residential zone*

<b>SUB-RI</b>	Subdivision – General <b>in the LLRZ – Large lot residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Proposed lots must have a minimum net site area of 3000m<sup>2</sup>, except where the proposed lot is an access allotment, utility allotment or reserve to vest.</li> </ul> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Shape, location and orientation of proposed lots;</li> <li>(b) Matters referred to in the infrastructure chapter;</li> <li>(c) Consistency with the matters, and outcomes sought, in <b>APP8 – Design</b></li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

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<p><b>Guidelines: Residential Subdivision Guidelines:</b></p> <ul style="list-style-type: none"> <li>(d) Impacts on stormwater and wastewater disposal;</li> <li>(e) Impacts on Significant Natural Areas;</li> <li>(f) Impacts on identified Maaori Sites of Significance; and</li> <li>(g) Roads and pedestrian networks.</li> </ul>	
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<b>SUB-R2</b>	Subdivision – Te Kowhai and Tuakau	<b>in the LLRZ – Large lot residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision in Te Kowhai and Tuakau must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) Proposed lots not connected to public water and wastewater infrastructure must have a minimum net site area of 3000m<sup>2</sup>, except where the proposed lot is an access allotment or reserve lot.</li> </ul> </li> </ul> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Shape, location and orientation of proposed lots;</li> <li>(b) Position of proposed building platforms and driveways to ensure future subdivision is not compromised;</li> <li>(c) Matters referred to in the Infrastructure chapter;</li> <li>(d) Consistency with the matters, and outcomes sought, in <b>APP8 – Design Guidelines: Residential Subdivision Guidelines:</b></li> <li>(e) Impacts on stormwater and wastewater disposal;</li> <li>(f) Impacts on Significant Natural Areas;</li> <li>(g) Impacts on identified archaeological sites and Maaori Sites of Significance; and</li> <li>(h) Roads and pedestrian networks.</li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-R3</b>	Subdivision – Te Kowhai and Tuakau	<b>in the LLRZ – Large lot residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision in Te Kowhai and Tuakau must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) Proposed lots connected to public water and wastewater infrastructure</li> </ul> </li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

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<p>must have a minimum net site area of 1,000m<sup>2</sup>, except where the proposed lot is an access allotment or reserve lot.</p> <p><b>The Council's discretion shall be limited to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Shape, location and orientation of proposed lots;</li> <li>(b) Position of proposed building platforms and driveways to ensure future subdivision is not compromised;</li> <li>(c) Matters referred to in the Infrastructure chapter;</li> <li>(d) Consistency with the matters and outcomes sought in <b>APP8 – Design Guidelines: Residential Subdivision Guidelines</b>;</li> <li>(e) Impacts on stormwater and wastewater disposal;</li> <li>(f) Impacts on Significant Natural Areas;</li> <li>(g) Impacts on identified archaeological sites and Maaori Sites of Significance; and</li> <li>(h) Roads and pedestrian networks.</li> </ul>	
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<b>SUB-S1</b>	Subdivision – Boundary adjustments <b>in the LLRZ – Large lot residential zone</b>	
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Boundary adjustments must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) The conditions specified in: <ul style="list-style-type: none"> <li>(1) <b>Rule SUB-R1</b> (Subdivision - General); or</li> <li>(2) <b>Rule SUB-R3 and Rule SUB-R3</b> (Subdivision Te Kowhai and Tuakau).</li> </ul> </li> </ul> </li> <li>(b) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</li> </ul> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(c) Subdivision layout;</li> <li>(d) Shape of lots and variation in lot sizes.</li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S2</b>	Subdivision - Amendments to cross lease and flats plans and conversions <b>in the LLRZ – Large lot residential zone</b>	
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>



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<p>(a) Conversion of a cross lease and flats plan to fee simple.</p> <p><b>Council's control is reserved to the following matters:</b></p> <p>(b) Effect on existing buildings;</p> <p>(c) Site layout and design;</p> <p>(d) Compliance with building rules.</p>	
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<b>SUB-S3</b>	Subdivision - Amendments to cross lease and flats plans and conversions <b>in the LLRZ – Large lot residential zone</b>
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></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><b>The Council's control shall be limited to the following matters:</b></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;</p> <p>(e) Compliance with permitted building rules.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S4</b>	Title boundaries – Natural hazard area, contaminated land, Significant Amenity Landscape - Dune, notable trees and intensive farming activities, <b>in the LLRZ – Large lot residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land containing contaminated land, notable trees and intensive farming activities and aggregate extraction areas must comply with all of the following conditions:</p> <p>(i) 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>(1) Daylight admission (<b>Rule LLRZ-S5</b>);</p> <p>(2) Building coverage (<b>Rules LLRZ-S6 and LLRZ-S7</b>);</p> <p>(3) Building setbacks (<b>Rules LLRZ-S8 to LLRZ-S15</b>);</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

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<p>(ii) The boundaries of every proposed lot must not divide the following:</p> <ul style="list-style-type: none"> <li>(1) A natural hazard area;</li> <li>(2) Contaminated land;</li> <li>(3) Significant Amenity Landscape;</li> <li>or</li> <li>(4) Notable tree.</li> </ul> <p>(iii) The boundaries of every proposed lot must be setback by 300m from any area operating an intensive farming activity.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Landscape values;</li> <li>(c) Amenity values and character;</li> <li>(d) Reverse sensitivity;</li> <li>(e) Effects on existing buildings;</li> <li>(f) Effects on natural hazard areas;</li> <li>(g) Effects on contaminated land;</li> <li>(h) Effects on any notable tree;</li> <li>(i) Effects on an intensive farming activity.</li> </ul>	
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<b>SUB-S5</b>	Title boundaries – Significant Natural Areas, heritage items, archaeological sites, sites of significance to Maaori <b>in the LLRZ – Large lot residential zone</b>	
	<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The boundaries of every proposed lot must not divide the following: <ul style="list-style-type: none"> <li>(i) Significant Natural Area;</li> <li>(ii) A Maaori Site of Significance as listed in <b>SCHED3 – Maaori Sites of Significance</b>; or</li> <li>(iii) A Maaori Area of Significance as listed in <b>SCHED4 – Maaori Areas of Significance</b>.</li> </ul> </li> </ul> <p><b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Effects on Significant Natural Areas;</li> <li>(c) Effects on any Maaori Area of Significance; and</li> <li>(d) Effects on any Maaori Sites of Significance.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<b>SUB-S6</b>	Road Frontage <b>in the LLRZ – Large lot residential zone</b>	
	<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Every proposed lot as part of the subdivision with a road boundary, other</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>than a proposed lot containing an access allotment, utility allotment, right of way or access leg must have a width along the road boundary of at least 20m.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Safety and efficiency of vehicle access and road network;</li> <li>(c) Amenity values and rural character.</li> </ul>	
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<b>SUB-S7</b>	Subdivision - Building platform <b>in the LLRZ – Large lot residential zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Every proposed lot, other than a new lot specifically for access, utility allotment &amp; access 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:</li> <li>(b) a circle with a diameter of at least 18m exclusive of yards; or</li> <li>(c) a rectangle of at least 200m<sup>2</sup> with a minimum dimension of 12m exclusive of yards.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(d) Subdivision layout;</li> <li>(e) Shape of allotments;</li> <li>(f) Ability of allotments to accommodate a practical building platform;</li> <li>(g) Likely location of future buildings and their potential effects on the environment;</li> <li>(h) Avoidance or mitigation of natural hazards;</li> <li>(i) Geotechnical suitability for building;</li> <li>(a) Ponding areas and primary overland flow paths.</li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S8</b>	Subdivision Creating Reserves <b>in the LLRZ – Large lot residential zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(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</li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>roads along at least 50% of its boundaries.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(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;</li> <li>(c) Consistency with any relevant structure plan or master plan;</li> <li>(d) Reserve size and location;</li> <li>(e) Proximity to other reserves;</li> <li>(f) The existing reserve supply in the surrounding area;</li> <li>(g) Whether the reserve is of suitable topography for future use and development;</li> <li>(h) Measures required to bring the reserve up to council standard prior to vesting;</li> <li>(i) The type and standard of boundary fencing.</li> </ul>	
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<b>SUB-S9</b>	Subdivision of Esplanade Reserves and Esplanade Strips <b>in the LLRZ – Large lot residential zone</b>	
<b>(1) Activity status: RDIS</b>		<b>(2) Activity status where compliance not achieved: DIS</b>
<p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in <b>APP16 – Esplanade Priority Areas</b> that is required to be created from every proposed lot shall vest in Council where the following situations apply: <ul style="list-style-type: none"> <li>(i) less than 4ha and within 20m of: <ul style="list-style-type: none"> <li>(1) Mean high water springs;</li> <li>(2) The bank of any river whose bed has an average width of 3m or more; or</li> <li>(3) A lake whose bed has an area of 8ha or more; or</li> </ul> </li> <li>(ii) more than 4ha;</li> <li>(iii) or more than 20m from mean high water springs or a water body identified in <b>APP16 – Esplanade Priority Areas</b>.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) The type of esplanade provided - reserve or strip;</li> <li>(c) Width of the esplanade reserve or strip;</li> </ul>		

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<ul style="list-style-type: none"> <li>(d) Provision of legal access to the esplanade reserve or strip;</li> <li>(e) Matters provided for in an instrument creating an esplanade strip or access strip;</li> <li>(f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris.</li> </ul>	
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<b>SUB-S10</b>	Subdivision of land containing mapped off-road walkways <b>in the LLRZ – Large lot residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision where walkways shown on the planning maps are to be provided as part of the subdivision must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) The walkway is at least 3 metres wide and is designed and constructed for shared pedestrian and cycle use, as per <b>Rule TRAN-R8(1)</b> (Transportation);</li> <li>(ii) The walkway is generally in accordance with the walkway route shown on the planning maps;</li> <li>(iii) The walkway is shown on the plan of subdivision and vested in Council.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Alignment of the walkway;</li> <li>(c) Drainage in relation to the walkway;</li> <li>(d) Standard of design and construction of the walkway;</li> <li>(e) Land stability;</li> <li>(f) Amenity matters including batter slopes;</li> <li>(g) Connection to reserves.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

*GRUZ – General residential zone*

<b>SUB-R4</b>	General subdivision <b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(1) Subdivision must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(a) Proposed lots must have a minimum net site area of 450m<sup>2</sup>, except where the proposed lot is an access allotment or utility allotment or reserve to vest;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(b) Proposed lots must be able to connect to public-reticulated water supply and wastewater;</p> <p>(c) Where roads are to be vested in Council, they must follow a grid layout;</p> <p>(d) Where 4 or more proposed lots are proposed to be created, the number of rear lots do not exceed 15% of the total number of lots being created;</p> <p>(e) 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><b>Council's discretion shall be restricted to the following matters:</b></p> <p>(f) Subdivision layout;</p> <p>(g) Shape of lots and variation in lot sizes;</p> <p>(h) Ability of lots to accommodate a practical building platform including geotechnical stability for building;</p> <p>(i) Likely location of future buildings and their potential effects on the environment;</p> <p>(j) Avoidance or mitigation of natural hazards;</p> <p>(k) Amenity values and streetscape landscaping;</p> <p>(l) Consistency with the matters contained within APP8 – Design Guidelines: Residential Subdivision Guidelines</p> <p>(m) Vehicle and pedestrian networks;</p> <p>(n) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p> <p>(o) Provision of infrastructure.</p>	
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<b>SUB-R5</b>	Subdivision - Multi-unit development <b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(1) Multi-Unit development must comply with all of the following conditions:</p> <p>(a) An application for land use consent under <b>Rule GRZ-R11</b> (Multi-Unit Development) must accompany the subdivision or have been granted land use consent by Council;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(b) The Multi-Unit development is able to be connected to public wastewater and water reticulation;</p> <p>(c) The minimum existing lot size where a new freehold (fee simple) lot is being created must be 300m<sup>2</sup> net site area.</p> <p>(d) Where a residential unit is being created in accordance with the Unit Titles Act 2010 it must meet the following minimum residential unit size:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Unit of Multi-Unit</th> <th style="text-align: left;">Minimum Unit Area</th> </tr> </thead> <tbody> <tr> <td>Studio unit or 1 bedroom unit</td> <td>60m<sup>2</sup></td> </tr> <tr> <td>2 bedroom unit</td> <td>80m<sup>2</sup></td> </tr> <tr> <td>3 or more bedroom unit</td> <td>100m<sup>2</sup></td> </tr> </tbody> </table> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <p>(e) Subdivision layout including common boundary and party walls for the Multi-unit development;</p> <p>(f) Provision of common areas for shared spaces, access and services;</p> <p>(g) Provision of infrastructure to individual residential units;</p> <p>(h) Avoidance or mitigation of natural hazards;</p> <p>(i) Geotechnical suitability of site for buildings;</p> <p>(j) Amenity values and streetscape;</p> <p>(k) Consistency with the matters contained, and outcomes sought, in Appendix 3.4 (Multi-Unit Development Guideline)</p> <p>(l) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres;</p> <p>(m) Vehicle, pedestrian and cycle networks;</p> <p>(n) Safety, function and efficiency of road network and any internal roads or accessways.</p>	Unit of Multi-Unit	Minimum Unit Area	Studio unit or 1 bedroom unit	60m <sup>2</sup>	2 bedroom unit	80m <sup>2</sup>	3 or more bedroom unit	100m <sup>2</sup>	
Unit of Multi-Unit	Minimum Unit Area								
Studio unit or 1 bedroom unit	60m <sup>2</sup>								
2 bedroom unit	80m <sup>2</sup>								
3 or more bedroom unit	100m <sup>2</sup>								

<b>SUB-S11</b>	Subdivision – Boundary adjustments	in the GRZ – General residential zone
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Boundary adjustments must comply with all of the following conditions:</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Part 2: District-wide Matters / Subdivision / SUB – Subdivision

<p>(b) The conditions specified in:</p> <ul style="list-style-type: none"> <li>(i) <b>Rule SUB-R4</b> Subdivision - General;</li> <li>(ii) <b>Rule SUB-R32</b> Subdivision in the Te Kauwhata Ecological Residential Area;</li> <li>(iii) <b>Rule SUB-R33</b> Subdivision in the Te Kauwhata West Residential Area; or</li> <li>(iv) <b>Rule SUB-R34</b> Subdivision- Multi-unit development;</li> </ul> <p>(c) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation.</p> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(d) Subdivision layout;</li> <li>(e) Shape of titles and variation in lot sizes.</li> </ul>	
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<b>SUB-S12</b>	Subdivision - Amendments and updates to cross lease flats plans and conversion to freehold <b>in the GRZ – General residential zone</b>	
	<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Conversion of a cross lease flats plan to a fee simple title.</li> </ul> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Effects on existing buildings;</li> <li>(c) Site layout and design; and</li> <li>(d) Compliance with permitted building rules.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S13</b>	Subdivision - Amendments and updates to cross lease flats plans and conversion to freehold <b>in the GRZ – General residential zone</b>	
	<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision - Amendments and updates to cross lease flats plans and conversion to freehold</li> </ul> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Purpose of the boundary adjustment;</li> <li>(c) Effects on existing buildings;</li> <li>(d) Site layout and design of cross lease or flats plan; and</li> <li>(e) Compliance with permitted building rules.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S14</b>	Title boundaries – contaminated land, notable trees, intensive farming and aggregate extraction areas <b>in the GRZ – General residential zone</b>	
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land containing contaminated land, notable trees, intensive farming and Aggregate Extraction Areas must comply with all of the following conditions:</p> <p>(i) The boundaries of every proposed lot containing 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> <ul style="list-style-type: none"> <li>(1) daylight admission (Rule <b>GRZ-S9</b>);</li> <li>(2) building coverage (Rule <b>GRZ-S9</b>);</li> <li>(3) building setbacks (Rules <b>GRZ-S14 to GRZ-S19</b>).</li> </ul> <p>(ii) The boundaries of every proposed lot must not divide the following:</p> <ul style="list-style-type: none"> <li>(1) a natural hazard area;</li> <li>(2) contaminated land;</li> <li>(3) Significant Amenity Landscape;</li> <li>or</li> <li>(4) notable tree.</li> </ul> <p>(iii) The boundaries of every proposed lot must provide the following setbacks:</p> <ul style="list-style-type: none"> <li>(5) 300m from any intensive farming activity;</li> <li>(6) 500m from the boundary of an Aggregate Extraction Area for rock extraction; and</li> <li>(7) 200m from the boundary of an Aggregate Extraction Area for sand excavation.</li> </ul> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Landscape values;</li> <li>(c) Amenity values and character;</li> <li>(d) Reverse sensitivity effects;</li> <li>(e) Effects on existing buildings;</li> <li>(f) Effects on natural hazard areas;</li> <li>(g) Effects on contaminated land;</li> <li>(h) Effects on any notable trees; and</li> <li>(i) Effects on an intensive farming activity.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>
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<b>SUB-S15</b>	Subdivision - Road frontage <b>in the GRZ – General residential zone</b>
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(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 must have a width along the road boundary of at least 15m.</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(b) Safety and efficiency of vehicle access and road network; and</p> <p>(c) Amenity values and rural character.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<b>SUB-S16</b>	Subdivision - Building platform	in the GRZ – General residential zone
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Every proposed lot, other than one designed specifically for access, 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 either of the following dimensions:</p> <p>(i) a circle with a diameter of at least 18m exclusive of yards; or</p> <p>(ii) a rectangle of at least 200m<sup>2</sup> with a minimum dimension of 12m exclusive of yards.</p> <p><b>Council's discretion shall be restricted to the following matters:</b></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><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<b>SUB-S17</b>	Subdivision creating reserves	in the GRZ – General residential zone
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></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><b>Council's discretion shall be restricted to the following matters:</b></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><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<b>SUB-S18</b>	Subdivision of esplanade reserves and esplanade strips <b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in <b>APPI6 – Esplanade Priority Areas</b> that is required to be created shall vest in Council where the following situations apply:</p> <p>(i) The proposed lot is less than 4ha and within 20m of:</p> <p style="margin-left: 40px;">(1) mean high water springs;</p> <p style="margin-left: 40px;">(2) the bank of any river whose bed has an average width of 3m or more; or</p> <p style="margin-left: 40px;">(3) a lake whose bed has an area of 8ha or more; or</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(ii) The proposed lot is more than 4ha or more than 20m of mean high water springs or a water body identified in Appendix 4 (Esplanade Priority Areas).</p> <p><b>Council's discretion shall be restricted to the following matters:</b></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>	
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<b>SUB-S19</b>	Subdivision of land containing mapped off-road walkways <b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision where walkways shown on the planning maps are to be provided as part of the subdivision must comply with all of the following conditions:</p> <p>(i) The walkway is at least 3 metres wide and is designed and constructed for shared pedestrian and cycle use, as per <b>Rule TRAN-R9(1)</b> (Transportation);</p> <p>(b) The walkway is generally in accordance with the walkway route shown on the planning maps;</p> <p>(c) The walkway is shown on the plan of subdivision and vested in the Council.</p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <p>(d) Alignment of the walkway;</p> <p>(e) Drainage in relation to the walkway;</p> <p>(f) Standard of design and construction of the walkway;</p> <p>(g) Land stability;</p> <p>(h) Amenity matters including batter slopes; and</p> <p>(i) Connection to reserves.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S20</b>	Subdivision of land containing an Environmental Protection Area <b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land containing an Environmental Protection Area must comply with all of the following conditions:</p> <p>(i) Include a planting and management plan for the area, prepared by a suitably-qualified person, containing exclusively native species suitable to the area and conditions;</p> <p>(ii) Planting must be undertaken prior to the issue of the s224(c) certificate.</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(b) Measures proposed in the planting and management plan; and</p> <p>(c) Vesting of reserve land in Council if appropriate.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <p>(a) Matters that control is reserved over in <b>Rule SUB-S20(1)(b) and (c)</b>;</p> <p>(b) Effects on amenity values; and</p> <p>(c) Effects on ecological values.</p>

GRUZ – General rural zone

<b>SUB-R6</b>	Subdivision within the Urban Expansion Area <b>in the GRUZ – General rural zone</b>
<p><b>(1) Activity status: PR</b></p> <p><b>Where:</b></p> <p>(a) Any subdivision within the Urban Expansion Area involving the creation of any additional lot.</p>	

<b>SUB-R7</b>	Subdivision within the Urban Expansion Area <b>in the GRUZ – General rural zone</b>
<p><b>(1) Activity status: PR</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of a Record of Title issued prior to 6 December 1997, which results in more than one additional lot being located on high class soil.</p> <p>(b) Exceptions to <b>Rule SUB-R7(1)(a)</b> are where an additional lot is created by any of the following rules:</p> <p>(i) The conservation lot subdivision (Rule <b>SUB-R15</b>);</p> <p>(ii) Reserve lot subdivision (Rule <b>SUB-R16</b>);</p> <p>(iii) Access allotment or utility allotment using Rule <b>GENI-R19</b> (Transportation);</p> <p>(iv) Subdivision of Maaori Freehold Land (Rule <b>SUB-R11</b>).</p>	

<b>SUB-R8</b>	Subdivision within the Urban Expansion Area <b>in the GRUZ – General rural zone</b>
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**(I) Activity status: PR**

**Where:**

- (a) Subdivision of a Record of Title issued after 6 December 1997, which results in any additional lot being located on high class soil.
- (b) Exceptions to Rule SUB-R8(1)(a) are where an additional lot is created by any of the following:
  - (i) Conservation lot subdivision (Rule SUB-R15);
  - (ii) Reserve lot subdivision (Rule SUB-R16);
  - (iii) Access allotment or utility allotment using Rule GENI-R19 (Transportation);
  - (iv) Subdivision of Maori Freehold land (Rule SUB-R11)
- (c) Rule Rule SUB-R8(1)(a) does not apply to the following:
  - (i) a boundary relocation or adjustment between Records of Title that existed prior to 6 December 1997; (refer to Rule SUB-R12); or
  - (ii) a process other than subdivision under the Resource Management Act 1991.

<b>SUB-R9</b>	Subdivision within the Urban Expansion Area in the GRUZ – General rural zone
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**(I) Activity status: PR**

**Where:**

- (a) Any subdivision where a lot has been created for the purpose of a transferable rural lot subdivision under the provisions of the previous Operative Waikato District Plan – Franklin Section by either:
  - (i) Amalgamation; or
  - (ii) Re-survey

<b>SUB-R10</b>	General subdivision in the GRUZ – General rural zone
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**(1) Activity status: RDIS**

**Where:**

- (a) Subdivision must comply with all of the following conditions:
  - (i) The Record of Title to be subdivided must have issued prior to 6 December 1997;
  - (ii) The Record of Title to be subdivided must be at least 20 hectares in area;
  - (iii) The proposed subdivision must create no more than one additional lot, excluding an access allotment.
  - (iv) The additional lot must have a proposed area of between 8,000m<sup>2</sup> and 1.6 ha;
  - (v) 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:
    - (1) one lot must contain a minimum of 80% of the high class soil; and

**(2) Activity status where compliance not achieved: DIS**

Part 2: District-wide Matters / Subdivision / SUB – Subdivision

<p>(2) the other lot may contain up to 20% of high class soil.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) subdivision layout and design including dimensions, shape and orientation of the proposed lot;</li> <li>(c) effects on rural character and amenity values;</li> <li>(d) effects on landscape values;</li> <li>(e) potential for reverse sensitivity effects;</li> <li>(f) extent of earthworks including earthworks for the location of building platforms and accessways.</li> </ul>	
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<b>SUB-RI1</b>	Subdivision of Maaori Freehold Land	<b>in the GRUZ – General rural zone</b>
<p><b>(1) Activity status: DIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision for a full partition of Maaori Freehold Land under Te Ture Whenua Maori Act 1993.</li> </ul>		<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<b>SUB-RI2</b>	Boundary relocation	<b>in the GRUZ – General rural zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The boundary relocation must: <ul style="list-style-type: none"> <li>(i) Relocate a common boundary or boundaries between two existing Records of Title that existed prior to 18 July 2018;</li> <li>(ii) The Records of Title must form a continuous landholding;</li> <li>(iii) Not result in any additional lot;</li> <li>(iv) Create one lot of at least 8000m<sup>2</sup> in area.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) subdivision layout and design including dimension, shape and orientation of the proposed lots;</li> <li>(c) effects on rural character and amenity values;</li> <li>(d) effects on landscape values; and</li> <li>(e) potential for reverse sensitivity effects.</li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-RI3</b>	Rural Hamlet Subdivision	<b>in the GRUZ – General rural zone</b>
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision to create a Rural Hamlet must comply with all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) It results in 3 to 5 proposed lots being clustered together;</li> <li>(ii) All existing Records of Title form one continuous landholding;</li> <li>(iii) Each proposed lot has a minimum area of 8,000m<sup>2</sup>.</li> <li>(iv) Each proposed lot has a maximum area of 1.6ha;</li> <li>(v) The proposed balance lot has a minimum area of 20ha; and</li> <li>(vi) It does not create any additional lots beyond the number of existing Records of Title.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) subdivision layout and design including dimension, shape and orientation of the proposed lots;</li> <li>(c) effects on rural character and amenity values;</li> <li>(d) effects on landscape values;</li> <li>(e) potential for reverse sensitivity effects;</li> <li>(f) extent of earthworks including earthworks for the location of building platforms and access ways.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>
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<p><b>SUB-R14</b>   Rural Hamlet Subdivision <b>in the GRUZ – General rural zone</b></p>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision to create a Rural Hamlet must comply with all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) It results in 3 to 5 proposed lots being clustered together;</li> <li>(ii) All existing Records of Title form one continuous landholding;</li> <li>(iii) Each proposed lot has a minimum area of 8,000m<sup>2</sup>.</li> <li>(iv) Each proposed lot has a maximum area of 1.6ha;</li> <li>(v) The proposed balance lot has a minimum area of 20ha; and</li> <li>(vi) It does not create any additional lots beyond the number of existing Records of Title.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>



<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) subdivision layout and design including dimension, shape and orientation of the proposed lots;</li> <li>(c) effects on rural character and amenity values;</li> <li>(d) effects on landscape values;</li> <li>(e) potential for reverse sensitivity effects;</li> <li>(f) extent of earthworks including earthworks for the location of building platforms and access ways.</li> </ul>	
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<b>SUB-RI5</b>	Conservation lot subdivision <b>in the GRUZ – General rural zone</b>												
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The subdivision must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) The lot must contain a contiguous area of existing Significant Natural Area either as shown on the planning maps or as determined by an experienced and suitably qualified ecologist in accordance with the table below:</li> </ul> </li> </ul> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Contiguous area to be legally protected (hectares)</th> <th style="text-align: left;">Maximum number of new Records of Title</th> </tr> </thead> <tbody> <tr> <td>Between 1ha and 2ha in area within the Hamilton Basin</td> <td></td> </tr> <tr> <td>Less than 2ha in all other areas</td> <td>0</td> </tr> <tr> <td>2ha to less than 5ha</td> <td>1</td> </tr> <tr> <td>5ha to less than 10ha</td> <td>2</td> </tr> <tr> <td>10ha or more</td> <td>3</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>(ii) The area of Significant Natural Area is assessed by a suitably qualified person as satisfying at least one criteria in Appendix 2 (Criteria for Determining Significance of Indigenous Biodiversity);</li> <li>(iii) The Significant Natural Area is not already subject to a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977;</li> <li>(iv) The subdivision proposes to legally protect all areas of Significant Natural</li> </ul>	Contiguous area to be legally protected (hectares)	Maximum number of new Records of Title	Between 1ha and 2ha in area within the Hamilton Basin		Less than 2ha in all other areas	0	2ha to less than 5ha	1	5ha to less than 10ha	2	10ha or more	3	<p><b>(2) Activity status where compliance not achieved: NC</b></p>
Contiguous area to be legally protected (hectares)	Maximum number of new Records of Title												
Between 1ha and 2ha in area within the Hamilton Basin													
Less than 2ha in all other areas	0												
2ha to less than 5ha	1												
5ha to less than 10ha	2												
10ha or more	3												

<p>Area by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977;</p> <p>(v) An ecological management plan is prepared to address ongoing management of the covenant area to ensure that the Significant Natural Area is self-sustaining and that plan:</p> <ul style="list-style-type: none"> <li>(1) Addresses fencing requirements for the covenant area;</li> <li>(2) Addresses ongoing pest plant and animal control;</li> <li>(3) Identifies any enhancement or edge planting required within the covenant area;</li> </ul> <p>(vi) All proposed lots are a minimum size of 8,000m<sup>2</sup>;</p> <p>(vii) All proposed lots excluding the balance lot, must each have a maximum area of 1.6ha;</p> <p>(viii) This rule or its equivalent in a previous district plan has not previously been used to gain an additional subdivision entitlement;</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Subdivision layout and proximity of building platforms to Significant Natural Area;</li> <li>(c) Matters contained in an ecological management plan for the covenant area;</li> <li>(d) Effects of the subdivision on rural character and amenity values;</li> <li>(e) Extent of earthworks including earthworks for the location of building platforms and access ways.</li> </ul>	
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<b>SUB-RI6</b>	Subdivision to create a reserve <span style="background-color: #90EE90;">in the GRUZ – General rural zone</span>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision to create a reserve must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) The lot 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;</li> <li>(ii) The area identified in the Parks Strategy as being required for</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<p>permanent public access or for reserve purposes is to be vested in Council;</p> <p>(iii) No more than one additional lot is created, excluding any land vested in Council.</p> <p>(iv) The proposed additional lot, excluding the reserve, has a minimum size of 8,000m<sup>2</sup>.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Size and location of area for which public access or reserve is secured;</p> <p>(c) Method of securing public access;</p> <p>(d) Management of any land remaining in private ownership over which access rights are granted;</p> <p>(e) Location of additional lot.</p>	
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<b>SUB-S21</b>	Title boundaries – natural hazard area, contaminated land, Significant Amenity Landscape, notable trees, intensive farming activities, aggregate extraction areas <b>in the GRUZ – General rural zone</b>	
	<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land containing any natural hazard area, contaminated land, Significant Amenity Landscape, notable trees, intensive farming activities or Aggregate Extraction Areas must comply with all of the following conditions:</p> <p>(i) The boundaries of every proposed lot containing existing buildings must demonstrate that existing buildings comply with the Land Use-Building rules in <b>Rule 22-3 the GRUZ – General rural zone</b> relating to:</p> <ol style="list-style-type: none"> <li>(1) <b>Rule GRUZ-S1</b> (Number of Dwellings within a Record of Title);</li> <li>(2) <b>Rule GRUZ-S8</b> (Daylight admission);</li> <li>(3) <b>Rule GRUZ-S9</b> (Building coverage);</li> <li>(4) <b>Rules Rule GRUZ-S10 - Rule GRUZ-S17</b> (Building setbacks);</li> </ol> <p>(ii) <b>Standard SUB-S21(1)(a)(i)</b> does not apply to any non-compliance with the Land Use-Building rules in <b>Rule 22-3 the GRUZ – General rural zone</b> that existed lawfully prior to the subdivision.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(iii) The boundaries of every proposed lot must not divide any of the following:</p> <ul style="list-style-type: none"> <li>(1) A natural hazard area;</li> <li>(2) Contaminated land;</li> <li>(3) Significant Amenity Landscape;</li> <li>(4) Notable trees.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) landscape values;</li> <li>(c) amenity values and character;</li> <li>(d) reverse sensitivity effects;</li> <li>(e) effects on existing buildings;</li> <li>(f) effects on natural hazard areas;</li> <li>(g) effects on contaminated land;</li> <li>(h) effects on any notable trees;</li> <li>(i) effects on an intensive farming activity;</li> <li>(j) effects on any Aggregate Extraction Area.</li> </ul>	
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<b>SUB-S22</b>	Title boundaries – Significant Natural Areas, heritage items, Maaori sites of significance and Maaori areas of significance <b>in the GRUZ – General rural zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) The boundaries of every proposed lot must not divide any of the following: <ul style="list-style-type: none"> <li>(i) Significant Natural Areas;</li> <li>(ii) Heritage items as identified in <b>SCHED1 – Historic Heritage Items</b>;</li> <li>(iii) Maaori sites of significance as identified in <b>SCHED3 – Maaori Sites of Significance</b>;</li> <li>(iv) Maaori areas of significance as identified in <b>SCHED4 – Maaori Areas of Significance</b>.</li> </ul> </li> </ul> <p><b>Council's control is reserved over the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Effects on Significant Natural Areas (SNAs);</li> <li>(c) Effects on heritage items;</li> <li>(a) Effects on Maaori sites of significance;</li> <li>(b) Effects on Maaori areas of significance.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>	

<b>SUB-S23</b>	Subdivision - Road frontage <b>in the GRUZ – General rural zone</b>	
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Every proposed lot as part of the subdivision with a road boundary, other than proposed lot 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> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Safety and efficiency of vehicle access and road network;</p> <p>(c) Amenity values and rural character.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<b>SUB-S24</b>	Subdivision within identified areas <b>in the GRUZ – General rural zone</b>
<p><b>(1) Activity status: DIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of any land containing any of the following areas:</p> <ul style="list-style-type: none"> <li>(i) High Natural Character Area;</li> <li>(ii) Outstanding Natural Character Area;</li> <li>(iii) Outstanding Natural Landscape;</li> <li>(iv) Outstanding Natural Feature;</li> <li>(v) Significant Amenity Landscape dune;</li> <li>(vi) Coal Mining Area;</li> <li>(vii) Aggregate Resource Area;</li> <li>(viii) Aggregate Extraction Area.</li> </ul>	

<b>SUB-S25</b>	Subdivision of land containing all or part of an Environmental Protection Area <b>in the GRUZ – General rural zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land containing all or part of an Environmental Protection Area identified on the planning maps must include the following:</p> <ul style="list-style-type: none"> <li>(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.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) measures proposed in the planting and management plan;</li> <li>(c) vesting of reserve land in Council if appropriate;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(d) effects on amenity values;                  (e) effects on ecological values;                  (f) effects on stormwater management.</p>	
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<b>SUB-S26</b>	Esplanade reserves and esplanade strips <b>in the GRUZ – General rural zone</b>
<p><b>(1) Activity status: RDIS</b>  <b>Where:</b></p> <p>(a) An esplanade reserve or esplanade strip 20m wide (or such other width stated in <b>APP16 – Esplanade Priority Areas</b>) 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"> <li>(1) Less than 4ha and located within 20m of any:                         <ul style="list-style-type: none"> <li>(2) Mean high water springs;</li> <li>(3) The bank of any river whose bed has an average width of 3m or more;</li> <li>(4) A lake whose bed has an area of 8ha or more;</li> </ul> </li> <li>(ii) 4ha or more and located within 20m of any:                         <ul style="list-style-type: none"> <li>(1) Mean high water springs;</li> <li>(2) A water body identified in <b>APP16 – Esplanade Priority Areas</b>.</li> </ul> </li> </ul> <p><b>(3) Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) the type of esplanade provided - reserve or strip;</li> <li>(b) width of the esplanade reserve or strip;</li> <li>(c) provision of legal access to the esplanade reserve or strip;</li> <li>(d) matters provided for in an instrument creating an esplanade strip or access strip;</li> <li>(e) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S27</b>	Subdivision - Building platform <b>in the GRUZ – General rural zone</b>
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision, other than an access or utility allotment, must provide a building platform on the proposed lot that: <ul style="list-style-type: none"> <li>(i) Has an area of 1,000m<sup>2</sup> exclusive of boundary setbacks;</li> <li>(ii) Has an average gradient not steeper than 1:8;</li> <li>(iii) Is certified by a geotechnical engineer as geotechnically stable;</li> <li>(iv) Has vehicular access in accordance with <b>Rule TRAN-R1(1)</b> (Transportation)</li> <li>(v) Is not subject to inundation in a 2% AEP storm or flood event;</li> <li>(vi) a dwelling could be built on as a permitted activity in accordance with Land Use - Building Rules <b>in-Rule-22-3 in the GRUZ – General rural zone</b>.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Earthworks and fill material required for building platforms and access;</li> <li>(c) Geotechnical suitability for building;</li> <li>(d) Likely location of future buildings and their potential effects on the environment;</li> <li>(e) Avoidance of natural hazards;</li> <li>(f) Effects on landscape and amenity;</li> <li>(g) Measures to avoid storm or flood events.</li> </ul>	<p><b>(4) Activity status where compliance not achieved: DIS</b></p>
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RLZ – Rural lifestyle zone

<p><b>SUB-R17</b>   Prohibited subdivision <b>in the RLZ – Rural lifestyle zone</b></p> <p><b>(1) Activity status: PR</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any subdivision within Hamilton's Urban Expansion Area involving the creation of any additional lot.</li> </ul>
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<p><b>SUB-R18</b>   General Subdivision <b>in the RLZ – Rural lifestyle zone</b></p> <p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) All proposed lots must have a net site area of at least 5000m<sup>2</sup>.</li> <li>(ii) Where the land being subdivided is inside the Airport Subdivision Control</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>
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<p>Boundary or inside the SEL 95 Boundary identified on the planning maps, the average net site area of all proposed lots must be at least 1.1 ha;</p> <p>(iii) 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> $\text{Proposed Record of Title} = \frac{\text{area (ha) outside} *}{0.5} + \frac{\text{area (ha) inside} *}{1.1}$ <p>* outside and inside Airport Subdivision Control Boundary</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Adverse effects on amenity values;</li> <li>(c) Effects on the Airport Subdivision Control Boundary or the SEL 95 Boundary.</li> </ul>	
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<b>SUB-S28</b>	Subdivision within identified areas <b>in the RLZ – Rural lifestyle zone</b>
<p><b>(1) Activity status: DIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision of any lot containing any these areas: <ul style="list-style-type: none"> <li>(i) High Natural Character Area;</li> <li>(ii) Outstanding Natural Character Area;</li> <li>(iii) Outstanding Natural Landscape;</li> <li>(iv) Outstanding Natural Feature;</li> <li>(v) Significant Amenity Landscape dune;</li> <li>(vi) Coal Mining Area;</li> <li>(vii) Aggregate Resource Area;</li> <li>(viii) Aggregate Extraction Area.</li> </ul> </li> </ul>	

<b>SUB-S29</b>	Title boundaries – natural hazard area, contaminated land, Significant Amenity Landscape, notable trees, intensive farming activities, aggregate extraction areas <b>in the RLZ – Rural lifestyle zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision of land containing any natural hazard area, contaminated land, Significant Amenity Landscape, notable tree, intensive farming activity or</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>



<p>Aggregate Extraction Area must comply with all of the following conditions:</p> <p>(i) The boundaries of every proposed lot containing an existing building must demonstrate compliance with the Land Use - Building rules in Rule 23.3 relating to:</p> <ol style="list-style-type: none"> <li>(1) <b>Rule RLZ-S6</b> (Daylight admission);</li> <li>(2) <b>Rule RLZ-S7</b> (Building coverage);</li> <li>(3) <b>Rules RLZ-S8 to RLZ-S14</b> (Building Setbacks);</li> </ol> <p>(ii) <b>SUB-S29(1)(a)(i)</b> does not apply to any non-compliance with the Land Use – Building rules in Rule 23.3 that existed lawfully prior to the subdivision.</p> <p>(iii) Any boundary of a proposed lot must not divide the following:</p> <ol style="list-style-type: none"> <li>(1) a natural hazard area;</li> <li>(2) contaminated land;</li> <li>(3) Significant Amenity Landscape;</li> <li>(4) Notable tree.</li> </ol> <p>(iv) Any boundary of a proposed lot must provide the following setbacks:</p> <ol style="list-style-type: none"> <li>(1) 300m from any intensive farming activity;</li> <li>(2) 200m from an Aggregate Extraction Area for sand extraction;</li> <li>(3) 500m from an Aggregate Extraction Area for rock extraction.</li> </ol> <p><b>Council's discretion is restricted to the following matters:</b></p> <ol style="list-style-type: none"> <li>(b) Landscape values;</li> <li>(c) Amenity values and character;</li> <li>(d) Reverse sensitivity effects;</li> <li>(e) Effects on any existing building;</li> <li>(f) Effects on a natural hazard area;</li> <li>(g) Effects on contaminated land;</li> <li>(h) Effects on a notable tree;</li> <li>(i) Effects on an intensive farming activity;</li> <li>(j) Effects on an Aggregate Extraction Area.</li> </ol>	
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<b>SUB-S30</b>	Site boundaries – Significant Natural Areas, heritage items, archaeological sites, sites of significance to Maaori <b>in the RLZ – Rural Lifestyle zone</b>
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any boundary of a proposed lot must not divide any of the following: <ul style="list-style-type: none"> <li>(i) A Significant Natural Area;</li> <li>(ii) A heritage item as identified in <b>SCHED1 – Historic Heritage Items</b>;</li> <li>(iii) A Maaori site of significance as identified in <b>SCHED3 – Maaori Sites of Significance</b>; or</li> <li>(iv) A Maaori area of significance as identified in <b>SCHED4 – Maaori Areas of Significance</b>.</li> </ul> </li> </ul> <p><b>(3) Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) effects on a Significant Natural Area;</li> <li>(c) effects on a heritage item;</li> <li>(d) effects on a Maaori site of significance;</li> <li>(e) effects on a Maaori area of significance;</li> <li>(f) effects on an archaeological site</li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>
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<p><b>SUB-S31</b> Subdivision - Road frontage <b>in the RLZ – Rural lifestyle zone</b></p>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Every proposed lot as part of the subdivision having a road boundary, other than one designed as an access allotment or utility allotment containing a road access leg, must have a width along the road boundary of at least 15m.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Safety and efficiency of vehicle access and road network;</li> <li>(c) Amenity values and rural residential character.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p><b>SUB-S32</b> Subdivision - Building platform <b>in the RLZ – Rural lifestyle zone</b></p>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision, other than an access allotment or utility allotment, must provide a building platform on the proposed lot that: <ul style="list-style-type: none"> <li>(i) has an area of 1000m<sup>2</sup> exclusive of boundary setbacks;</li> <li>(ii) has an average gradient no steeper than 1:8;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<ul style="list-style-type: none"> <li>(iii) has vehicular access in accordance with <b>Rule TRAN-R1(1)</b>;</li> <li>(iv) is certified by a geotechnical engineer as geotechnically stable;</li> <li>(v) is not subject to inundation in a 2% AEP storm or flood event;</li> <li>(vi) a dwelling could be built on as a permitted activity in accordance with <b>the Land use Building rules in in the RLZ – Rural lifestyle zone</b>.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Earthworks and fill material required for building platform and access;</li> <li>(c) Geotechnical suitability for a building;</li> <li>(d) Avoidance or mitigation of natural hazards;</li> <li>(e) Effects on landscape and amenity;</li> <li>(f) Measures to avoid storm or flood events.</li> </ul>	
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<p><b>SUB-S33</b> Subdivision creating Reserves <b>in the RLZ – Rural lifestyle zone</b></p>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Every reserve, including where a reserve is identified within a structure plan or master plan (other than esplanade reserve), proposed for vesting as part of the subdivision, must be bordered by roads along at least 50% of its boundaries.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(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;</li> <li>(c) consistency with any relevant structure plan or master plan;</li> <li>(d) reserve size and location;</li> <li>(e) proximity to other reserves;</li> <li>(f) the existing reserve supply in the surrounding area;</li> <li>(g) whether the reserve is of suitable topography for future use and development;</li> <li>(h) measures required to bring the reserve up to Council standard prior to vesting;</li> <li>(i) the type and standard of boundary fencing.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S34</b>	Subdivision of land containing mapped off-road walkways <b>in the RLZ – Rural lifestyle zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision where walkways shown on the planning maps are to be provided as part of the subdivision must comply with all of the following conditions:</p> <p>(i) is at least 3 metres wide and</p> <p>(ii) the walkway is designed and constructed for shared pedestrian and cycle use, as per <b>Rule TRAN-R8(1)</b> (Access and road performance standards);</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>Council's discretion is restricted to the following matters:</b></p> <p>(b) alignment of the walkway;</p> <p>(c) drainage in relation to the walkway;</p> <p>(d) standard of design and construction of the walkway;</p> <p>(e) land stability;</p> <p>(f) amenity matters including batter slopes;</p> <p>(g) connection to reserves.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<b>SUB-S35</b>	Subdivision of land containing all or part of an Environmental Protection Area <b>in the RLZ – Rural lifestyle zone</b>	
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land containing all or part of an Environmental Protection Area must comply with all of the following conditions:</p> <p>(i) Include a planting and management plan for the area, prepared by a suitably-qualified person, containing exclusively native species suitable to the area and conditions;</p> <p>(ii) Planting must be undertaken prior to the issue of the 224(c) certificate.</p> <p><b>Council's control is reserved to the following matters:</b></p> <p>(b) the planting and management;</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></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;</p> <p>(d) Effects on ecological values.</p>	

Part 2: District-wide Matters / Subdivision / SUB – Subdivision

(c) Vesting of reserve land in Council, if appropriate.	
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<b>SUB-S36</b> Esplanade reserves and esplanade strips <b>in the RLZ – Rural lifestyle zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of an esplanade reserve or strip 20m wide (or other width stated in <b>APP16 – Esplanade Priority Areas</b>) is required to be created from every proposed lot and shall vest in Council where the following situations apply:</p> <p>(i) less than 4ha and within 20m of:</p> <ol style="list-style-type: none"> <li>(1) mean high water springs; or</li> <li>(2) the bank of any river whose bed has an average width of 3m or more; or</li> <li>(3) a lake whose bed has an area of 8ha or more; or</li> </ol> <p>(ii) 4ha or more within 20m of mean high water springs or a water body identified in <b>APP16 – Esplanade Priority Areas</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ol style="list-style-type: none"> <li>(b) the type of esplanade provided - reserve or strip;</li> <li>(c) width of the esplanade reserve or strip;</li> <li>(d) provision of legal access to the esplanade reserve or strip;</li> <li>(e) matters provided for in an instrument creating an esplanade strip or access strip; and</li> <li>(f) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris.</li> </ol>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

COMZ – Commercial zone

<b>SUB-R19</b> General subdivision <b>in the COMZ – Commercial zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land must comply with all of the following conditions:</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(i) Proposed lots must have a minimum size of 225m<sup>2</sup> net site area with the exception of access or utility allotments or reserves to vest;</p> <p>(ii) Proposed lots must be connected to public-reticulated water supply and wastewater.</p> <p><b>The Council's discretion shall be limited to the following matters:</b></p> <p>(a) amenity values;</p> <p>(b) the extent to which a range of future business activities can be accommodated.</p>	
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<b>SUB-R20</b>	Subdivision - Multi-unit development	<b>in the COMZ – Commercial zone</b>
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision for multi-unit development must comply with all of the following conditions:</p> <p>(i) An application for land use consent under Rule 17.1.4 (Multi-unit housing development) must either accompany the subdivision or been granted resource consent by Council;</p> <p>(ii) Be connected to public wastewater and water reticulation; and</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 border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Unit of Apartment</th> <th style="text-align: center;">Minimum Unit Area</th> </tr> </thead> <tbody> <tr> <td>Studio unit or 1 bedroom unit</td> <td style="text-align: center;">60m<sup>2</sup></td> </tr> <tr> <td>2 bedroom unit</td> <td style="text-align: center;">80m<sup>2</sup></td> </tr> <tr> <td>3 bedroom unit</td> <td style="text-align: center;">100m<sup>2</sup></td> </tr> </tbody> </table> <p><b>The Council's discretion shall be limited to the following matters:</b></p> <p>(a) Subdivision layout including notional boundaries for the multi-unit development;</p> <p>(b) Provision of common areas for shared spaces, access and services;</p> <p>(c) Avoidance or mitigation of natural hazards;</p> <p>(d) Geotechnical suitability of site for buildings;</p> <p>(e) Amenity values and streetscape;</p>	Unit of Apartment	Minimum Unit Area	Studio unit or 1 bedroom unit	60m <sup>2</sup>	2 bedroom unit	80m <sup>2</sup>	3 bedroom unit	100m <sup>2</sup>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
Unit of Apartment	Minimum Unit Area								
Studio unit or 1 bedroom unit	60m <sup>2</sup>								
2 bedroom unit	80m <sup>2</sup>								
3 bedroom unit	100m <sup>2</sup>								

<ul style="list-style-type: none"> <li>(f) Consistency with the matters contained, and outcomes sought, in <b>APP13 – Design Guidelines: Multi-Unit Development</b>;</li> <li>(g) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres;</li> <li>(h) Vehicle, pedestrian and cycle networks;</li> <li>(i) Safety, function and efficiency of road network and any internal roads or accessways.</li> </ul>	
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<b>SUB-S37</b>	Subdivision – Boundary adjustments <b>in the COMZ – Commercial zone</b>
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Boundary adjustments must comply with the following: <ul style="list-style-type: none"> <li>(i) the conditions specified in: <ul style="list-style-type: none"> <li>(1) <b>Rule SUB-R19</b> (Subdivision - General); or</li> <li>(2) <b>Rule SUB-R20</b> (Subdivision- Multi-unit housing).</li> </ul> </li> <li>(ii) Proposed lot must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</li> </ul> </li> </ul> <p><b>The Council’s control shall be limited to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Subdivision layout;</li> <li>(c) Shape of title and variation in title size.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S38</b>	Subdivision - Amendments and updates to cross lease flats plans <b>in the COMZ – Commercial zone</b>
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) An amendment is to convert a cross lease to a fee simple title; or</li> <li>(b) An amendment or update to includes additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</li> </ul> <p><b>The Council’s control shall be limited to the following matters:</b></p> <ul style="list-style-type: none"> <li>(c) Purpose of the boundary adjustment;</li> <li>(d) Effects on existing buildings;</li> <li>(e) Site layout and design of cross lease or flats plan;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Part 2: District-wide Matters / Subdivision / SUB – Subdivision

<p>(f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	
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<b>SUB-S39</b>	Subdivision - Title boundaries – Significant Natural Areas, Maaori Sites and Areas of Significance to Maaori <b>in the COMZ – Commercial zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land containing a Significant Natural Area, Maaori Sites of Significance or Maaori Areas of Significance must not divide any of the following:</p> <p>(i) A Significant Natural Area;</p> <p>(ii) A Maaori Site of Significance as listed in <b>SCHED3 – Maaori Sites of Significance</b>;</p> <p>(iii) A Maaori Area of Significance as listed in <b>SCHED4 – Maaori Areas of Significance</b>.</p> <p><b>The Council’s discretion shall be limited to the following matters:</b></p> <p>(b) Effects on Significant Natural Areas;</p> <p>(c) Effects on Maaori Sites of Significance;</p> <p>(d) Effects Maaori areas of Significance.</p>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>	

<b>SUB-S40</b>	Subdivision - Road frontage <b>in the COMZ – Commercial zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land with a road frontage must provide:</p> <p>(i) A width along the road boundary of at least 15m; and</p> <p>(b) Rule <b>SUB-40(1)(a)(i)</b> does not apply to a proposed access allotment or utility allotment.</p> <p><b>The Council’s discretion shall be limited to the following matters:</b></p> <p>(c) Road efficiency and safety;</p> <p>(d) Amenity and streetscape.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<b>SUB-S41</b>	Esplanade reserves and esplanade strips <b>in the COMZ – Commercial zone</b>	
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision must create an esplanade reserve or strip 20m wide (or other width stated in <b>APP16 – Esplanade Priority Areas</b> from every proposed lot:</p> <p>(i) less than 4ha and within 20m of:</p> <ol style="list-style-type: none"> <li>(1) mean high water springs;</li> <li>(2) the bank of any river whose bed has an average width of 3m or more; or</li> <li>(3) a lake whose bed has an area of 8ha or more; and</li> </ol> <p>(ii) 4ha or more within 20m of mean high water springs or a water body identified in <b>APP16 – Esplanade Priority Areas</b>.</p> <p><b>Council's discretion is restricted to the following matters:</b></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) Costs and benefits of acquiring the land.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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TCZ – Town centre zone

<b>SUB-R21</b>	Subdivision - general <b>in the TCZ – Town centre zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision shall comply with all of the following conditions:</p> <p>(i) Proposed lots shall have a minimum size of 225m<sup>2</sup> net site area, with the exception of access or utility allotments or reserves to vest;</p> <p>(ii) Proposed lots shall be connected to public-reticulated water supply and wastewater.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Amenity values;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(c) The extent to which a range of future business activities can be accommodated.	
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<b>SUB-R22</b>	Subdivision - Multi-unit subdivision <b>in the TCZ – Town centre zone</b>								
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision for multi-unit development shall comply with all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) An application for land use consent under Rule <b>TCZ-R10</b> (Multi-Unit Development) must either accompany the subdivision or have been granted resource consent by Council;</li> <li>(ii) Be connected to public wastewater and water reticulation;</li> <li>(iii) Where a residential unit is being created in accordance with the Unit Titles Act 2010, it meets the following minimum unit size:</li> </ul> <table border="1" data-bbox="209 1126 780 1417"> <thead> <tr> <th data-bbox="213 1133 475 1196">Unit of Apartment</th> <th data-bbox="477 1133 775 1196">Minimum Unit Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="213 1200 475 1272">Studio unit or 1 bedroom unit</td> <td data-bbox="477 1200 775 1272">60m<sup>2</sup></td> </tr> <tr> <td data-bbox="213 1276 475 1348">2 bedroom unit</td> <td data-bbox="477 1276 775 1348">80m<sup>2</sup></td> </tr> <tr> <td data-bbox="213 1352 475 1417">3 bedroom unit</td> <td data-bbox="477 1352 775 1417">100m<sup>2</sup></td> </tr> </tbody> </table> <p><b>The Council's discretion shall be limited to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Subdivision layout including notional boundaries for the multi-unit development;</li> <li>(c) Provision of common areas for shared spaces, access and services;</li> <li>(d) Avoidance or mitigation of natural hazards;</li> <li>(e) Geotechnical suitability of site for buildings;</li> <li>(f) Amenity values and streetscape;</li> <li>(g) Consistency with the matters contained, and outcomes sought, in <b>APP13 – Design Guidelines, Multi-Unit Development</b>;</li> </ul>	Unit of Apartment	Minimum Unit Area	Studio unit or 1 bedroom unit	60m <sup>2</sup>	2 bedroom unit	80m <sup>2</sup>	3 bedroom unit	100m <sup>2</sup>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
Unit of Apartment	Minimum Unit Area								
Studio unit or 1 bedroom unit	60m <sup>2</sup>								
2 bedroom unit	80m <sup>2</sup>								
3 bedroom unit	100m <sup>2</sup>								

Part 2: District-wide Matters / Subdivision / SUB – Subdivision

<ul style="list-style-type: none"> <li>(h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres;</li> <li>(i) Vehicle, pedestrian and cycle networks;</li> <li>(j) Safety, function and efficiency of road network and any internal roads or accessways.</li> </ul>	
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<b>SUB-S42</b> Subdivision – Boundary adjustments <b>in the TCZ – Town centre zone</b>	
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) A boundary adjustment must comply with the following: <ul style="list-style-type: none"> <li>(i) The conditions specified in either: <ul style="list-style-type: none"> <li>(1) <b>Rule SUB-R21</b> (Subdivision - General); or</li> <li>(2) <b>Rule SUB-R22</b> (Subdivision- multi-unit development); and</li> </ul> </li> <li>(b) Proposed RTs must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</li> </ul> </li> </ul> <p><b>The Council's control shall be limited to the following matters:</b></p> <ul style="list-style-type: none"> <li>(c) Purpose of the boundary adjustment;</li> <li>(d) Effects on existing buildings.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S43</b> Subdivision - Amendments and updates to cross lease or flats plans <b>in the TCZ – Town centre zone</b>	
<p><b>(1) Activity status: CON</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) An amendment or update to a cross lease or flats plan where: <ul style="list-style-type: none"> <li>(i) The purpose is to convert a cross lease or flats plan to a fee simple title; and</li> <li>(ii) The amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</li> </ul> </li> </ul> <p><b>The Council's control is limited to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Purpose of the amendment or update to cross lease or flats plan;</li> <li>(c) Effects on existing buildings;</li> <li>(d) Site layout and design of cross lease or flats plan;</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Part 2: District-wide Matters / Subdivision / SUB – Subdivision

<p>(e) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	
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<p><b>SUB-S44</b></p>	<p>Esplanade reserves and esplanade strips <b>in the TCZ – Town centre zone</b></p>	
<p><b>(1) Activity status: RDIS</b>  <b>Where:</b>          (a) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed lot:          (i) Less than 4ha and within 20m of any:              (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 within 20m of any:              (1) mean high water springs;              (2) water body identified in <b>APP16 – Esplanade Priority Areas</b>.  <b>The Council's discretion shall be limited to the following matters:</b>          (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>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

GIZ – General industrial zone

<p><b>SUB-R23</b></p>	<p>Subdivision - General <b>in the GIZ – General industrial zone</b></p>	
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) proposed lots must have a minimum net site area of 1000m<sup>2</sup>;</li> <li>(ii) proposed lots must have an average area of at least 2000m<sup>2</sup>; and</li> <li>(iii) no more than 20% rear lots are created.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) the extent to which a range of future industrial activities can be accommodated; and</li> <li>(c) amenity values.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
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<b>SUB-S45</b>	Subdivision – Boundaries for Records of Title <b>in the GIZ – General industrial zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any boundary of a proposed lot must be located so that: <ul style="list-style-type: none"> <li>(i) existing buildings comply with the permitted activity rules relating to setbacks and daylight admission, except to the extent of any non-compliance that existed lawfully prior to the subdivision; and</li> <li>(ii) no contaminated land, heritage item, archaeological site, or wetland is divided between any proposed lot.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to:</b></p> <ul style="list-style-type: none"> <li>(b) amenity;</li> <li>(c) effects on contaminated land;</li> <li>(d) effects on any heritage item;</li> <li>(e) effects on any wetland;</li> <li>(f) effects on any archaeological site; and</li> <li>(g) the extent to which a range of future industrial activities can be accommodated.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<b>SUB-S46</b>	Subdivision - Road Frontage <b>in the GIZ – General industrial zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any proposed lot must have a road frontage of least 15m.</li> <li>(b) <b>Rule SUB-S46(1)(a)</b> does not apply to any proposed rear lot or to a proposed access allotment.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(c) traffic effects; and</li> <li>(d) amenity and streetscape.</li> </ul>	
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<b>SUB-S47</b>	Subdivision - Esplanade Reserves and Esplanade Strips <b>in the GIZ – General Industrial zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision must create an esplanade reserve or strip 20m wide (or other width stated in <b>APP16 – Esplanade Priority Areas</b> from every proposed lot: <ul style="list-style-type: none"> <li>(i) less than 4ha and within 20m of any: <ul style="list-style-type: none"> <li>(1) mean high water springs;</li> <li>(2) bank of any river whose bed has an average width of 3m or more; or</li> <li>(3) lake whose bed has an area of 8ha or more; or</li> </ul> </li> <li>(ii) 4ha or more and within 20m of mean high water springs; or a water body identified in <b>APP16 – Esplanade Priority Areas</b></li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) the type of esplanade provided - reserve or strip;</li> <li>(c) width of the esplanade reserve or strip;</li> <li>(d) provision of legal access to the esplanade reserve or strip;</li> <li>(e) matters provided for in an instrument creating an esplanade strip or access strip;</li> <li>(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</li> <li>(g) costs and benefits of acquiring the land.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

*HIZ – Heavy industrial zone*

<b>SUB-R24</b>	Subdivision – General <b>in the HIZ – Heavy industrial zone</b>	
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) proposed lots must have a minimum net site area of 1000m<sup>2</sup>;</li> <li>(ii) proposed lots must have an average net site area of at least 2000m<sup>2</sup>; and</li> <li>(iii) no more than 20% rear lots are created.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) the extent to which a range of future activities can be accommodated; and</li> <li>(c) amenity values.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
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<p><b>SUB-S48</b>   Subdivision – Boundaries for Records of Title <b>in the HIZ – Heavy industrial zone</b></p>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any boundary of a proposed lot must be located so that: <ul style="list-style-type: none"> <li>(i) Any existing building complies with the permitted activity rules relating to setbacks and daylight admission, except to the extent of any non-compliance that existed lawfully prior to the subdivision; and</li> <li>(ii) no contaminated land, archaeological site, or wetland is divided between any proposed lots.</li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) amenity;</li> <li>(c) effects on contaminated land;</li> <li>(d) effects on any wetland;</li> <li>(e) effects on any archaeological site; and</li> <li>(f) the extent to which a range of future activities can be accommodated.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<p><b>SUB-S49</b>   Subdivision - Road frontage <b>in the HIZ – Heavy industrial zone</b></p>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Any proposed lot must have a road frontage of least 15m.</li> <li>(b) <b>Rule SUB-S49(1)(a)</b> does not apply to a proposed rear lot or to a proposed access allotment.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: a/a</b></p>

<p><b>(3) Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(c) traffic effects; and</li> <li>(d) amenity and streetscape.</li> </ul>	
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<b>SUB-S50</b>	Subdivision - Esplanade Reserves and Esplanade Strips <b>in the HIZ – Heavy industrial zone</b>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision must create an esplanade reserve or strip 20m wide (or other width stated in <b>APP16 – Esplanade Priority Areas</b> from every proposed lot: <ul style="list-style-type: none"> <li>(i) less than 4ha and within 20m of any: <ul style="list-style-type: none"> <li>(1) mean high water springs;</li> <li>(2) bank of any river whose bed has an average width of 3m or more; or</li> <li>(3) lake whose bed has an area of 8ha or more; or</li> </ul> </li> <li>(ii) 4ha or more and within 20m of mean high water springs; or a water body identified in <b>APP16 – Esplanade Priority Areas</b></li> </ul> </li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) the type of esplanade provided - reserve or strip;</li> <li>(c) width of the esplanade reserve or strip;</li> <li>(d) provision of legal access to the esplanade reserve or strip;</li> <li>(a) matters provided for in an instrument creating an esplanade strip or access strip;</li> <li>(b) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and</li> <li>(c) costs and benefits of acquiring the land.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

OSZ – Open space zone

<b>SUB-R25</b>	Subdivision <b>in the OSZ – Open space zone</b>	
<p><b>(1) Activity status: DIS</b></p> <ul style="list-style-type: none"> <li>(a) Any subdivision in the <b>in the OSZ – Open space zone</b></li> </ul>		

BTZ – Business Tamahere zone



<b>SUB-R26</b>	Subdivision – Restricted Discretionary Activities <b>in the BTZ – Business Tamahere zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of individual leasable units must:</p> <p>(i) Have a Code of Compliance Certificate issued for each building included in the subdivision; and</p> <p>(ii) Create a Communal Management Structure in accordance with <b>APP10 – Design Guidelines Tamahere Business Zone Communal Management Structure</b> for the ongoing use, operation, management and maintenance of land, buildings and infrastructure in common ownership.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(b) The type and terms of the legal framework for managing and maintaining common facilities;</p> <p>(c) Matters referred to in <b>APP11 – Design Guidelines Tamahere Business Development Plan Guidelines</b>;</p> <p>(d) Consistency with building design and individual unit layout, as shown in the previously-approved development plan;</p> <p>(e) Continuation of access to common land and infrastructure;</p> <p>(f) Consistency with any staged development proposal as shown in the previously-approved development plan;</p> <p>(g) Consistency with the Communal Management Structure (<b>APP10 – Design Guidelines Tamahere Business Zone Communal Management Structure</b>) that shows ownership, benefits of the common facilities, adequate funding for indefinite operation;</p> <p>(h) Terms of the legal framework for each owner of a unit within the Communal Management Structure (<b>APP10 – Design Guidelines Tamahere Business Zone Communal Management Structure</b>).</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

*MSRZ – Motorsport and recreation zone*

<b>SUB-R27</b>	Subdivision <b>in the MSRZ –Motorsport and recreation zone</b>
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<p><b>(1) Activity status: DIS</b></p> <p><b>Where:</b>  <b>Council’s discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision within any of the <b>areas</b> of the Hampton Downs Motorsport Park Precinct Plan.</li> <li>(b) Subdivision within <b>Precinct-B AREA2</b> shall comply with the following: <ul style="list-style-type: none"> <li>(i) Every allotment, excluding an access allotment or utility allotment, shall have a net site area of at least 225m<sup>2</sup>.</li> <li>(ii) Every allotment with a road boundary, other than an access allotment, has a width along the road boundary of at least 15m.</li> <li>(iii) Every allotment is provided with vehicle access to a public road, and the vehicle access complies with the requirements of <b>Chapter TRAN – Transportation</b></li> <li>(iv) Earthworks comply with the requirements of <b>Chapter TRAN – Transportation</b></li> <li>(v) Subdivision in <b>Precinct-B AREA2</b> shall create no more than 20 allotments</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>
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RPZ – Rangitahi Peninsula zone

<p><b>SUB-R28</b> Subdivision – General <b>in the RPZ – Rangitahi Peninsula Zone</b></p>	
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Subdivision must comply with the following conditions: <ul style="list-style-type: none"> <li>(i) Subdivision must be in accordance with the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>), including the density ranges specified therein for each neighbourhood in the Neighbourhood Outcomes Plans; and</li> <li>(ii) Compliance with the following variances will be determined to be in accordance with the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>) (the base figures and locations are as stated or shown in the Neighbourhood Outcome Plans that form part of the Rangitahi Peninsula Structure Plan): <ul style="list-style-type: none"> <li>(1) Development <b>Precinct-Areas</b> areas = (hectares) - variance up to and including 10%;</li> </ul> </li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(2) Development <b>Precinct-Areas</b> boundaries - variance up to and including 100m;</p> <p>(3) Development <b>Precinct-Areas</b> densities - variance up to and including 10% from the upper and lower end of the range specified;</p> <p>(4) Collector Road locations - variance up to and including 50m movement outside of the road reserve;</p> <p>(5) Secondary access location - any variance and up to and including 30% variance in length; and</p> <p>(iii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>) (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>(iv) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Opotoru Road (inclusive of the Opotoru Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and</p> <p>(v) There must be secondary legal access for all road users when the Opotoru Road connection is not available for any reason.</p> <p>(vi) 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><b>Council's discretion is restricted to the following matters:</b></p> <p>(b) Extent to which subdivision is consistent with the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>);</p> <p>(c) Extent of variation in allotment sizes from provisions of the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>);</p> <p>(d) Matters referred to in <b>Section EIT – Energy, Transportation and Infrastructure</b>;</p>	
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<p>(e) Amenity and streetscape;          (f) Vehicle and pedestrian networks;          (g) Implementation of environmental improvements required by the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>).</p>	
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<b>SUB-S51</b>	Subdivision - Boundary adjustments	<b>in the RPZ – Rangitahi Peninsula zone</b>
<p><b>(1) Activity status: CON</b>  <b>Where:</b></p> <p>(a) Proposed lots must comply with the following conditions:</p> <p>(i) Subdivision must be in accordance with the Rangitahi Peninsula Structure Plan (Appendix 8), including the density ranges specified therein for each neighbourhood in the Neighbourhood Outcomes Plans; and</p> <p>(ii) Compliance with the following variances will be determined to be in accordance with the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>) (the base figures and locations are as stated or shown in the Neighbourhood Outcome Plans that form part of the Rangitahi Peninsula Structure Plan):</p> <ol style="list-style-type: none"> <li>(1) Development <b>Precinct-Areas</b> areas (hectares) - variance up to and including 10%;</li> <li>(2) Development <b>Precinct-Areas</b> boundaries - variance up to and including 100m;</li> <li>(3) Development <b>Precinct-Areas</b> densities - variance up to and including 10% from the upper and lower end of the range specified;</li> <li>(4) Collector Road locations - variance up to and including 50m movement outside of the road reserve;</li> <li>(5) Secondary access location - any variance and up to and including 30% variance in length; and</li> </ol> <p>(iii) Environmental improvements required by the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>) (including, but not limited to, restoration planting shown on the Indicative Open Space</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>Framework Plan and provision of walkways and cycle ways shown on the Indicative Movement Network Plan) have been implemented to the extent required; or</p> <p>(iv) 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</p> <p>(v) The primary access to the Rangitahi Peninsula Structure Plan Area by way of an upgraded Oporuru Road (inclusive of the Oporuru Road/Wainui Road intersection and the bridge/causeway at each end) has been formed; and</p> <p>(vi) Provision is made for a secondary legal access for all road users when the Oporuru Road connection is not available for any reason. A metalled access route protected by easement is sufficient for this purpose.</p> <p>(b) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary relocation.</p> <p><b>Council's control is reserved over the following matter:</b></p> <p>(c) Purpose of the boundary adjustment;</p> <p>(d) Effects on existing buildings.</p>	
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<p><b>SUB-S52</b></p>	<p>Subdivision - Amendments and updates to flats plans <b>in the RPZ – Rangitahi Peninsula Zone</b></p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) An amendment or update to a flats plan of a unit title where the:</p> <p>(b) amendment or update must identify additions or alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners.</p> <p><b>Council's control is reserved over the following matters:</b></p> <p>(c) Purpose of the amendment or update to the flats plan;</p> <p>(d) Effects on existing buildings;</p> <p>(e) Site layout and design of cross lease or flats plan;</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

Part 2: District-wide Matters / Subdivision / SUB – Subdivision

<p>(f) Compliance with permitted building rules where the amendment is to convert a cross lease title to fee simple.</p>	
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<b>SUB-S53</b>	Subdivision – Title boundaries – contaminated land <b>in the RPZ – Rangitahi Peninsula Zone</b>
<p><b>(1) Activity status: RDIS</b>  <b>Where:</b>                  (a) Subdivision of any lot containing any contaminated land must not divide the area of contaminated land;  <b>Council's discretion is restricted to the following matters:</b>                  (b) Amenity values and character;                  (c) Effects on contaminated land.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S54</b>	Subdivision - Title boundaries – Significant Natural Areas and Maaori Sites of Significance <b>in the Rangitahi Peninsula zone</b>
<p><b>(1) Activity status: RDIS</b>  <b>Where:</b>                  (a) The boundaries of every proposed lot must not divide any of the following:                  (i) Significant Natural Area;                  (ii) A Maaori Site of Significance as listed in <b>SCHED3 – Maaori Sites of Significance</b>.  <b>Council's discretion is restricted to the following matters:</b>                  (b) Effects on Significant Natural Areas;                  (c) Effects on Maaori Sites of Significance.</p>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<b>SUB-S55</b>	Subdivision - building platform <b>in the RPZ – Rangitahi Peninsula zone</b>
<p><b>(1) Activity status: RDIS</b>  <b>Where:</b>                  (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 conditions:                  (i) Has, exclusive of boundary setbacks, a circle with a diameter of at least 18m or a rectangle of at least 200m<sup>2</sup> with a minimum dimension of 12m, except that this condition shall not apply to</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>Comprehensive Residential Development Lots;</p> <p>(ii) Has an average gradient not steeper than 1:8;</p> <p>(iii) Has vehicular access in accordance with <b>Rule TRAN-R1(1)</b> in the <b>EIT – Energy, Infrastructure and Transport section and Energy Chapter</b>;</p> <p>(iv) Is geo-technically stable;</p> <p>(v) Is not subject to inundation in a 2% AEP storm or flood event;</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(b) Earthworks and fill material required for subsequent buildings;</p> <p>(c) Geotechnical suitability for building;</p> <p>(d) Likely location of future buildings and their potential effects on the environment;</p> <p>(e) Avoidance or mitigation of natural hazards;</p> <p>(f) Effects on landscape and amenity;</p> <p>(g) Measures to avoid storm or flood events.</p>	
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<p><b>SUB-S56</b></p>	<p>Subdivision – Road Frontage <b>in the RPZ – Rangitahi Peninsula zone</b></p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(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:</p> <p>(i) Provide a width along the road boundary of at least 20m; or</p> <p>(ii) Comply with the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>).</p> <p><b>Council’s discretion is reserved over the following matters:</b></p> <p>(b) Road efficiency and safety;</p> <p>(c) Amenity and streetscape;</p> <p>(d) Extent to which it complies with the Rangitahi Peninsula Structure Plan (<b>APP20 – Rangitahi Structure Plan</b>).</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p><b>SUB-S57</b></p>	<p>Subdivision - Esplanade reserves and esplanade strips <b>in the RPZ – Rangitahi Peninsula zone</b></p>
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<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision must create an esplanade reserve or strip 20m wide (or such other width stated in <b>APP16 – Esplanade Priority Areas</b>) from every proposed CFR:</p> <p>(i) Less than 4ha and within 20m of any:</p> <p style="padding-left: 40px;">(1) mean high water springs;</p> <p>(ii) 4ha or more and within 20m of any:</p> <p style="padding-left: 40px;">(1) mean high water springs;</p> <p style="padding-left: 40px;">(2) a water body identified in Appendix 4 (Esplanade Priority Areas).</p> <p><b>Council's discretion is restricted to the following matters:</b></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) Costs and benefits of acquiring the land.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<p><b>SUB-S58</b></p>	<p>Subdivision of land containing mapped off-road walkways <b>in the RPZ – Rangitahi Peninsula zone</b></p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Subdivision of land where walkways are shown on the Rangitahi Structure Plan Area (<b>APP20 – Rangitahi Structure Plan</b>) must comply with all of the following conditions:</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</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>



<p>acquired, <b>Rule SUB-558(1)(a)</b> no longer applies.</p> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(c) Alignment of the walkway;</li> <li>(d) Drainage in relation to the walkway;</li> <li>(e) Standard of design and construction of the walkway;</li> <li>(f) Land stability;</li> <li>(g) Amenity matters including batter slopes;</li> <li>(h) Connection to reserves</li> </ul>	
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TKAZ – Te Kowhai airpark zone

<b>SUB-R29</b>	Subdivision General <b>in the TKAZ – Te Kowhai airpark zone</b>
<b>(1) Activity status: NC</b>	
<b>Where:</b>	
(a) Subdivision within <b>Precinct-A AREA13</b> .	

<b>SUB-R30</b>	Subdivision Allotment Size <b>in the TKAZ – Te Kowhai airpark zone</b>
<b>(1) Activity status: RDIS</b>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>Where:</b>	
(a) Subdivision within <b>Precinct-B AREA14</b> .	
<b>Council's discretion is restricted to the following matters:</b>	
(b) The extent to which the allotment can be serviced by the Te Kowhai Airpark reticulated system;	
(c) The ability to connect with reticulated services outside of the Te Kowhai Airpark reticulated network, as and when these become available;	
(d) Consistency with <b>APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1</b> ;	
(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.	

<b>SUB-R31</b>	Subdivision Allotment Size <b>in the TKAZ – Te Kowhai airpark zone</b>
<b>(1) Activity status: RDIS</b>	<b>(2) Activity status where compliance not achieved: DIS</b>
<b>Where:</b>	
(a) Subdivision within <b>PRECINCT C AND D AREAS and AREA16</b> where:	

- (i) It is in accordance with **APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1**; and
- (ii) Every allotment within **PRECINCT-C AREAS**, other than a utility allotment, has a net site area of at least:
  - (1) 450 m<sup>2</sup> if connected to the Te Kowhai Airpark reticulated wastewater network and not bordering the 25m building setback perimeter; or
  - (2) 1000 m<sup>2</sup> if connected to the Te Kowhai Airpark reticulated wastewater network, and borders the 25m building setback perimeter; or
  - (3) 2500 m<sup>2</sup> in the case of any allotment not connected to the Te Kowhai Airpark reticulated wastewater network; or
- (iii) Every allotment within the 'Airside Overlay' of **Precinct-D AREA16** has a net site area of at least 800m<sup>2</sup> and is connected to the Te Kowhai Airpark reticulated wastewater network; or
- (iv) Every allotment within **Precinct-D AREA16** outside of the 'Airside Overlay' has a net site area of at least 2,500 m<sup>2</sup>, except:
- (v) The net site area may be reduced to 1000 m<sup>2</sup> providing it is connected to a reticulated wastewater network and is not bordering the perimeter 25m building setback.

**Council's discretion is restricted to the following matters:**

- (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 infrastructure chapter;
- (f) Impacts on stormwater and wastewater disposal;
- (g) Amenity and streetscape;
- (h) Vehicle and pedestrian networks.
- (i) Compatibility with **APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1**.

<b>SUB-S59</b>	Title boundaries <b>in the TKAZ – Te Kowhai airpark zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) In <b>ALL AREAS</b>, the boundary of every allotment on the subdivision scheme plan must be located so that:</p> <p>(i) Existing buildings comply with the Permitted Activity standards in <b>Rules 27.2 and 27.3 Land use – Effects and Land use – Buildings rules of the TKAZ – Te Kowhai airpark zone</b> relating to building coverage, set-backs, and daylight admissions.</p> <p>(b) <b>Rule SUB-S59(1)(a)</b> does not apply to any non-compliance that existed lawfully prior to the subdivision.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(c) Effects on amenity values and character;</p> <p>(d) Reverse sensitivity effects;</p> <p>(e) Effects on existing buildings.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S60</b>	Road frontage <b>in the TKAZ – Te Kowhai airpark zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) In <b>ALL AREAS</b>, every allotment with a road boundary must have a width along the road boundary of at least 15m.</p> <p>(b) <b>Rule SUB-S60(1)(a)</b> does not apply to an access allotment, access leg or utility allotment.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(c) Road efficiency and safety;</p> <p>(d) Amenity and streetscape.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S61</b>	Road access <b>in the TKAZ – Te Kowhai airpark zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) In <b>ALL AREAS</b>, every allotment must be provided with vehicle access to a public road. The vehicle access may include a private road.</p> <p>(b) The road network (public or private) within the Te Kowhai Airpark Zone must be in general accordance with the Indicative Road Network in the Te Kowhai Airpark Framework Plan in <b>APP21 (Te Kowhai Airfield Precincts)</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p><b>Zoning - Variation 1j.</b> 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 <b>APP2L (Te Kowhai Airfield Precincts Zoning - Variation 1j).</b></p> <p>(c) Airpark roads which are to be vested in Council must comply with the requirements in <b>Tables 14 and 15.</b></p> <p><b>Council's discretion is restricted to the following matters::</b></p> <p>(d) Adequacy of the access for its intended use;</p> <p>(e) Road efficiency and safety;</p> <p>(f) Degree of compliance with the Transportation rules <b>in the TRAN – Transportation chapter;</b> and</p> <p>(g) The extent to which non-compliance creates road efficiency or safety issues.</p>	
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<p><b>SUB-S62</b></p>	<p>Building Platform <b>in the TKAZ – Te Kowhai airpark zone</b></p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) In <b>ALL AREAS,</b> every allotment must be capable of containing a building platform:</p> <p>(i) Upon which a dwelling could be sited as a permitted activity in accordance with <b>the Land use Building rules in the TKAZ – Te Kowhai airpark zone ;</b> 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 m<sup>2</sup>, exclusive of boundary setbacks, of which each dimension is at least 8m.</p> <p>(b) Rule <b>SUB-S62(1)(a)</b> does not apply to a utility allotment or an access allotment.</p> <p><b>Council's discretion is restricted to the following matters:</b></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;</p> <p>(g) Geotechnical suitability for building.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>SUB-S63</b>	Perimeter shelter-belt planting <b>in the TKAZ – Te Kowhai airpark zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) In <b>ALL AREAS</b>, subdivision must provide shelterbelt screen planting in the perimeter locations identified in <b>APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1</b>.</li> <li>(b) The shelterbelt screen planting required by Condition (a) must be limited to the Precinct(s) within which the newly created allotment(s) are located.</li> <li>(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: <ul style="list-style-type: none"> <li>(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.</li> </ul> </li> <li>(d) The shelterbelt screen planting required by Condition (1) must be identified on the subdivision scheme plan.</li> <li>(e) The shelterbelt screen planting required by condition (1) must be given effect prior to the issuing of new Records of Title.</li> </ul> <p><b>Council's discretion is restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(f) Consideration of landscape and visual amenity values;</li> <li>(g) The ability of landowners adjoining the airpark to access the perimeter taxiway;</li> <li>(h) Compatibility with aircraft manoeuvring;</li> <li>(i) Legal mechanisms to implement and thereafter protect shelterbelt planting;</li> <li>(j) Aircraft safety.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

GRZ – General residential zone (Te Kauwhata Ecological Residential Area, Te Kauwhata West Residential Area and Subdivision - Multi-unit development)

Refer to standard above in the GRZ – General residential zone section.

<b>SUB-R32</b>	Subdivision - Te Kauwhata Ecological Residential Area <b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Proposed lots in the Te Kauwhata Ecological Residential Area identified on</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>the planning maps must comply with all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) Have a minimum net site area of 750m<sup>2</sup>;</li> <li>(ii) Have a minimum average net site area of 875m<sup>2</sup>;</li> <li>(iii) Must be able to be connected to public-reticulated water supply and wastewater;</li> <li>(iv) Where roads are to be vested in Council, they must follow a grid layout;</li> <li>(v) Where 4 or more proposed lots are being created, rear lots must not exceed 15% of the total number of lots being created.</li> </ul> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(b) Subdivision layout;</li> <li>(c) Shape of lots and variation in lot sizes;</li> <li>(d) Ability of lots to accommodate a practical building platform including geotechnical stability for building;</li> <li>(e) Likely location of future buildings and their potential effects on the environment;</li> <li>(f) Avoidance or mitigation of natural hazards;</li> <li>(g) Amenity values and streetscape landscaping;</li> <li>(h) Consistency with the matters contained within <b>APP8 – Design Guidelines Residential Subdivision Guidelines</b></li> <li>(i) Vehicle and pedestrian networks;</li> <li>(j) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</li> <li>(k) Provision of infrastructure.</li> </ul>	
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<b>SUB-R33</b>	Subdivision - Te Kauwhata West Residential Area <b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>(a) Proposed lots within the Te Kauwhata West Residential Area must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) Be a minimum net site area of 650m<sup>2</sup>;</li> <li>(ii) Have a minimum average net site area of 875m<sup>2</sup>;</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(iii) Be connected to public-reticulated water supply and wastewater;</p> <p>(iv) Where roads are to be vested in Council, they are to follow a grid layout;</p> <p>(v) Where more than 5 proposed lots are being created, rear lots must not exceed 15% of the total number of titles being created.</p> <p><b>Council's discretion shall be restricted to the following matters:</b></p> <p>(b) Subdivision layout;</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) Consistency with the matters contained within <b>APP8 – Design Guidelines Residential Subdivision Guidelines</b>;</p> <p>(i) Vehicle and pedestrian networks;</p> <p>(j) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p> <p>(k) Provision of infrastructure.</p>	
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<b>SUB-R34</b>	Subdivision - Multi-unit development	<b>in the GRZ – General residential zone</b>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Where:</b></p> <p>(a) Multi-Unit development must comply with all of the following conditions:</p> <p>(i) An application for land use consent under Rule 16.1.3 (Multi-Unit Development) must accompany the subdivision or have been granted land use consent by Council;</p> <p>(ii) The Multi-Unit development is able to be connected to public wastewater and water reticulation;</p> <p>(iii) The minimum existing lot size where a new freehold (fee simple) lot is being created must be 300m<sup>2</sup> net site area.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

(iv) Where a residential unit is being created in accordance with the Unit Titles Act 2010 it must meet the following minimum residential unit size:

Unit or Multi-Unit	Minimum Unit Area
Studio unit or 1 bedroom unit	60m <sup>2</sup>
2 bedroom unit	80m <sup>2</sup>
3 or more bedroom unit	100m <sup>2</sup>

**Council's discretion shall be restricted to the following matters:**

- (a) Subdivision layout including common boundary and party walls for the Multi-unit development;
- (b) Provision of common areas for shared spaces, access and services;
- (c) Provision of infrastructure to individual residential units;
- (d) Avoidance or mitigation of natural hazards;
- (e) Geotechnical suitability of site for buildings;
- (f) Amenity values and streetscape;
- (g) Consistency with the matters contained, and outcomes sought, in Appendix 3.4 (Multi-Unit Development Guideline)
- (h) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres;
- (i) Vehicle, pedestrian and cycle networks;
- (j) Safety, function and efficiency of road network and any internal roads or accessways.