

SUB – Subdivision

Explanatory note for the purpose of the IPI and to be removed upon completion of the process:

Standard text is used for existing provisions contained in the proposed Waikato District Plan.

Green underline text is used for new provisions.

~~Black Strikethrough~~ is used to show the deletion of existing provisions that applied to the MRZ.

~~Red strikethrough and underline~~ text is used to show changes proposed as part of the s42A recommendations.

~~Blue strikethrough and underline~~ text is used to show changes proposed as part of the s42A rebuttal recommendations.

Only the subdivision rules pertaining to the MRZ2 – Medium density residential zone 2 and the consequential amendments to MRZ1 – Medium density residential zone 1 are included for the purpose of the IPI.

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

Objective

SUB-O1 Subdivision.

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

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

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

Policies

SUB-PI Subdivision location and design.

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

(a) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment;

(b) Establish boundaries that minimises, to the extent practicable, buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;

(i) Arrange allotments to promote view sharing

(ii) Promote safe communities through quality urban design;

(iii) Accommodate safe and stable building platforms and vehicle accesses; and

(iv) Promote consistent grid layout.

SUB-P2 Residential subdivision.

- (1) Promote residential subdivision and development that:
- (a) Integrates staging to ensure multi-modal connectivity;
 - (b) Limits the number and length of cul-de-sacs;
 - (c) Ensures pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED) principles;
 - (i) Discourages the creation of rear lots;
 - (ii) Includes adequate lighting levels in publicly accessible spaces;
 - (iii) Reflects local characteristics;
 - (iv) Orientates lots are orientated in a way that:
 - (1) Maximizes solar access; and
 - (2) Addresses the street frontage and public places.
 - (v) Creates lots that can accommodate a variety of density with a mix of usable lot types; and
 - (vi) Designs infrastructure to manage stormwater in a sustainable manner by:
 - (1) Minimising environmental impacts and maintenance costs, and reducing stormwater discharging to existing reticulated networks; and
 - (2) Promoting and maintaining riparian margins.

SUB-P3 Lot sizes.

- (1) Except for residential subdivision within the MRZ2 – Medium density residential zone 2, minimum lot size and dimension of lots enable the achievement of the character and density outcomes of each zone; and
- (2) Prevent undersized lots in the SETZ – Settlement zone and LLRZ – Large lot residential zone.
- (3) Within the MRZ2 – Medium density residential zone 2, subdivision enables medium density residential outcomes except where there is a relevant qualifying matter.

SUB-P4 Servicing requirements.

- (1) Require subdivision and development in all zones except for GRUZ – General rural zone and RLZ – Rural lifestyle zone to be serviced to a level that will provide for the anticipated activities in a structure plan, or otherwise anticipated within the zone, including through the provision of:
- (a) Reserves for community, active and passive recreation;
 - (b) Pedestrian and cycle connections;
 - (c) Roads;
 - (d) Public transport infrastructure, e.g. bus stops;

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- (e) Telecommunications;
 - (f) Electricity;
 - (g) Stormwater collection, treatment and disposal;
 - (h) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; and
 - (i) Connections to identified adjacent future growth areas.
- SUB-P5 Co-ordination between servicing and development and subdivision
- (1) Ensure development and subdivision:
- (a) Is located in areas where infrastructure capacity has been planned and able to be funded;
 - (b) Where located in areas subject to an approved structure plan, provides sufficient infrastructure capacity to meet the demand identified in the structure plan;
 - (c) Achieves the lot yield anticipated in an approved structure plan; and
 - (d) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections.
- SUB-P6 Achieving sufficient development density to support the provision of infrastructure services in areas without a structure plan.
- In areas where there is no structure plan, ensure that the land is developed efficiently to support the provision of infrastructure services.
- SUB-P7 Staging of subdivision.
- Require any staging of subdivision to be undertaken in a manner that promotes efficient development and integration of infrastructure and community facilities.
- SUB-P8 Connected neighbourhoods.
- (1) Design subdivision to support the creation of a liveable, walkable and connected neighbourhood by having:
- (a) A road network that achieves all of the following:
 - (i) Easy and safe to use for pedestrians and cyclists;
 - (ii) Accessible for emergency and other services;
 - (b) Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
 - (c) Connected to public transport, shops, schools, employment, open spaces and other amenities; and
- (2) Vehicle crossings and associated access are designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.

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- SUB-P9 Recreation and access.
- (1) Provide for the recreation and amenity needs of residents by:
- (a) Encouraging open spaces which are prominent and accessible by pedestrians;
 - (b) Requiring the location, number and size of open spaces to be in proportion to the future density of the neighbourhood and provide for a range of different activities and users; and
 - (c) Enabling pedestrian and/or cycle linkages.
- SUB-P10 Reverse sensitivity
- (1) Other than in the GIZ – General industrial zone and HIZ – Heavy industrial zone, development and subdivision design minimises the potential for reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and
- (2) Avoid, to the extent possible, and otherwise minimise, potential reverse sensitivity effects of locating new sensitive land uses in the vicinity of an intensive farming, extraction industry or industrial activity and regionally significant infrastructure.
- SUB-P11 Boundary adjustments and relocations.
- Boundary adjustments and boundary relocations are designed to provide for more the efficient use of land.
- SUB-P12 GRZ – General residential zone Te Kauwhata Ecological Area.
- (1) Subdivision in the Te Kauwhata Ecological Residential Area is designed and located to:
- (a) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare; and
 - (b) Achieve the minimum lot size.
- SUB-P13 Structure and master planning.
- Ensure that development and subdivision within approved structure or master plan areas is consistent with the development pattern and infrastructure provisions in the approved structure or master plan.
- SUB-P14 Future development – Tuakau, Pokeno, and Te Kowhai within the LLRZ – Large lot residential zone.
- In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.
- SUB-P15 Effects of subdivision and development on soils in the GRUZ – General rural zone.
- Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.
- SUB-P16 Rural subdivision in the GRUZ – General rural zone.
- (1) Protect the productive capacity of land and soils.
- (2) Maintain an open and spacious rural character.

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- (3) Minimise adverse effects on the safe and efficient operation of infrastructure; by:
- (a) Avoiding subdivision that creates lots smaller than 0.8ha;
 - (b) Avoiding the creation of new lots that are wholly located on high class soils. For sites that are partially located on high class soils, new lots are to be located primarily on that part of the site that does not include high class soils;
 - (c) Limiting potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, or extractive activities by ensuring new lots provide adequate setbacks from potential sensitive activities;
 - (d) Ensuring that the subdivision does not compromise public access to rivers and water bodies or the quality of these environments; and
- (4) Make only limited provision for small rural lifestyle lots, where in addition to the matters set out in (1), (2), and (3), the subdivision:
- (a) Provides public parks and reserves, located in accordance with a Council Parks Strategy; or
 - (b) Provides a balance lot greater than 40ha; or
 - (c) Involves a boundary relocation to create the same number of lots formed as a large balance lot greater than 40ha and a number of small rural lifestyle lots that are clustered to form a hamlet; and
 - (d) Where (4)(b) and (c) applies, avoids ribbon development and the cumulative effects of multiple small rural residential lots locating on the same road frontage.

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

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

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

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

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

- (1) Manage activities to ensure that the ability to develop the area for urban purposes is not compromised; and
- (2) Manage subdivision to ensure that future urban development is not compromised. This can include:

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

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

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

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

SUB-P21 Subdivision in the HOPZ – Hopuhopu zone.

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

- SUB-P22 Subdivision development and design in the MTZ – Matangi zone.
- (1) Avoid subdivision that does not connect to public reticulated services;
 - (2) Ensure subdivision and development provides integrated three waters infrastructure and services to each allotment;
 - (3) Ensure subdivision and development maintains the setting of heritage items; and
 - (4) Adverse effects of subdivision, use and development activities on the transport network are minimised with particular regard to:
 - (a) Reverse sensitivity effects of land uses sensitive to adverse transport effects (e.g. noise);
 - (b) Protecting strategic and arterial transport networks, rail crossings and associated intersections; and
 - (c) Maintaining the safety of pedestrians and cyclists.

- SUB-P23 Subdivision in the MRZ2 – Medium density residential zone 2
- (1) Provide for subdivision that supports the development of medium density residential development as a controlled activity within the MRZ2 – Medium density residential zone 2, except where:
 - (a) There is a relevant qualifying matter; or
 - (b) The proposed subdivision does not comply with the relevant subdivision standards.
 - (2) Require subdivision within the MRZ2 – Medium density residential zone 2 to not compromise any qualifying matters applied to the site.

Rules

All applications for subdivision consent, including controlled activities, are subject to section 106 of the Resource Management Act 1991.

Subdivision (zone specified in first column)

MRZ1 – Medium density residential zone 1

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

	(d) Provision of infrastructure.	
SUB-R31	Subdivision – general	
MRZ1 – Medium density residential zone 1	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision must comply with all of the following standards:</p> <p>(i) Proposed vacant lots must have a minimum net site area (excluding access legs) of 200m², except where the proposed lot is an access allotment, utility allotment or reserve to vest; and</p> <p>(ii) Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of lots and variation in lot sizes;</p> <p>(d) 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) Opportunities for streetscape landscaping;</p> <p>(h) Vehicle and pedestrian networks;</p> <p>(i) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and</p> <p>(j) Provision of infrastructure.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R32	Subdivision – general	
MRZ1 – Medium density residential zone 1	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed vacant lot, other than one designed specifically for access or a utility allotment, must be capable of containing a building platform upon which a dwelling and living court could be sited as a permitted activity, with the building platform being contained within the following dimension:</p> <p>(i) A rectangle of at least 100m² with a minimum dimension of 6m, exclusive of yards.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of allotments;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

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

	(d) Compliance with permitted building rules.	
SUB-R36	Title Boundaries – contaminated land	
MRZ <u>1</u> – Medium density residential zone <u>1</u>	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use) must comply with all of the following standards:</p> <p>(i) Where an existing building is to be contained within the boundaries of any proposed lot (other than where any non-compliance existed lawfully prior to the subdivision), compliance is required with the following building rules relating to:</p> <ol style="list-style-type: none"> (1) Height in relation to boundary (MRZ-S4); (2) Building coverage (MRZ-S6 – MRZ-S7); and (3) Building setbacks (MRZ-S11 – MRZ-S12). <p>(b) Where any proposed subdivision contains one or more of the features listed in 1 – 2, the subdivision must not divide the following:</p> <ol style="list-style-type: none"> (1) A natural hazard area; (2) Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); and <p>(ii) The boundaries of every proposed lot containing, adjoining or adjacent to the activities listed in 1 – 3 below, must provide the following setbacks:</p> <ol style="list-style-type: none"> (1) 300m from any intensive farming activity; (2) 550m from the boundary of an Aggregate Extraction Area for rock extraction; and (3) 200m from the boundary of an Aggregate Extraction Area for sand excavation. <p>Council's discretion is restricted to the following matters:</p> <ol style="list-style-type: none"> (c) Landscape values; (d) Amenity values and character; (e) Reverse sensitivity effects; (f) Effects on existing buildings; (g) Effects on natural hazard areas; 	<p>(2) Activity status where compliance not achieved: DIS</p>

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

	<p>required to be created shall vest in Council where the following situations apply:</p> <ul style="list-style-type: none"> (i) The proposed lot is less than 4ha and within 20m of: (ii) mean high water springs; (iii) the bank of any river whose bed has an average width of 3m or more; or (iv) a lake whose bed has an area of 8ha or more; or (v) The proposed lot is more than 4ha or more than 20m from mean high water springs or a water body identified in APP7 – Esplanade priority areas. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; and (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. 	
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MRZ2 – Medium density residential zone 2

<p>SUB-RI52</p> <p>MRZ2 – Medium density residential zone 2</p>	<p>Subdivision – general</p> <p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Any subdivision in accordance with an approved land use resource consent must comply with that resource consent. <p>Council’s control is reserved over the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Compliance with the approved land use consent; and (d) Provision of infrastructure. <p><u>Advice Note: A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the lot or unit does not guarantee a connection</u></p>	<p>(2) Activity status where compliance not achieved: n/a</p>
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	<u>will be possible and capacity is available to service new development.</u>	
SUB-RI53	Subdivision – general	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) <u>Except where SUB-R154 (Subdivision – residential) applies,</u> sSubdivision must comply with all of the following standards:</p> <p>(i) <u>Except in the minimum vacant lot size restriction area,</u> pProposed vacant lots must have a minimum net site area (excluding access legs) of 200m², except where the proposed lot is an access allotment, utility allotment or reserve to vest; and</p> <p>(ii) <u>In the minimum vacant lot size restriction area proposed vacant lots must have a minimum net site area (excluding access legs) of 300m², except where the proposed lot is an access lot, utility allotment, or reserve to vest; and</u></p> <p>(iii) <u>(i) and (ii) Above do not apply to land within the Slope Residential Area in the Havelock Precinct where proposed minimum vacant lots must have a minimum net site area of 2,500m², except where the proposed lot is an access allotment, utility allotment or reserve to vest</u></p> <p>(b) Proposed vacant lots must be able to connect to public-reticulated water supply and wastewater.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(c) Subdivision layout;</p> <p>(d) Shape of lots and variation in lot sizes;</p> <p>(e) Ability of lots to accommodate a practical building platform including geotechnical stability for building;</p> <p>(f) Likely location of future buildings and their potential effects on the environment;</p> <p>(g) Avoidance or mitigation of natural hazards;</p> <p>(h) Opportunities for streetscape landscaping;</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>(2) Activity status where compliance not achieved: DIS</p>

	<p>(k) Provision of infrastructure;</p> <p>(l) <u>In the Waikato River Catchment the extent to which the application enhances or benefits the Waikato River and its tributaries;</u></p> <p>(m) <u>The effectiveness of the stormwater system to manage flooding (including safe access and egress), nuisance or damage to other infrastructure, buildings and sites, including the rural environment;</u></p> <p>(n) <u>The capacity of the stormwater system and ability to manage stormwater;</u></p> <p>(o) <u>The potential for adverse effects to the environment in terms of stormwater quantity and stormwater quality effects;</u></p> <p>(p) <u>Extent to which low impact design principles and approaches are used for stormwater management; and</u></p> <p>(q) <u>Consistency with the relevant stormwater catchment management plan.</u></p> <p><u>Advice Note: A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the lot or unit does not guarantee a connection will be possible and capacity is available to service new development.</u></p>	
<p>SUB-R154</p>	<p>Subdivision - residential</p>	
<p><u>MRZ2 – Medium density residential zone 2</u></p>	<p>(I) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) <u>Any subdivision around either existing (constructed or approved) residential units or proposed residential units where the subdivision application is accompanied by a land use application that will be determined concurrently.</u></p> <p>(b) <u>Any allotments created under SUB-R152 (1a) must have a minimum net site area (excluding access legs) of 200m² except where:</u></p> <p>(i) <u>The subdivision does not increase the degree of non compliance of the residential units with the standards in MRZ2-S2 to S9, or land use consent has been granted, or a concurrent land use application shows that it is practicable to construct on every allotment within the proposed subdivision a residential unit</u></p>	<p>Activity status where compliance not achieved: n/a</p>

	<p><u>which complies with the standards in MRZ2-S2 to S9; and</u></p> <p>(ii) <u>No vacant allotments are created.</u></p> <p>(c) <u>For the purpose of SUB-R152(1b)(i), if a subdivision is proposed between residential units that share a common wall, the standard in MRZ2-S3 does not apply along the length of the common wall.</u></p> <p><u>Council's control is reserved over the following matters:</u></p> <p>(d) <u>Subdivision layout; and</u></p> <p>(e) <u>Provision of infrastructure;</u></p> <p>(f) <u>Vehicles and pedestrian networks; and;</u></p> <p>(g) <u>The potential for adverse effects to the environment in terms of stormwater quantity and stormwater quality effects.</u></p> <p><u>Notification</u></p> <p><u>Any application for a subdivision consent for a controlled activity under this rule will be considered without public or limited notification in the following circumstances:</u></p> <p>(h) <u>A subdivision associated with the construction of no more than three residential units that do not comply with the standards in MRZ2-S2 to S9; or</u></p> <p>(i) <u>A subdivision associated with the construction of four or more residential units that comply with the standards in MRZ2-S2 to S9; and</u></p> <p>(j) <u>provided that other standards in the district plan are met.</u></p> <p><u>Advice Note: The Council may refuse a controlled activity subdivision consent under section 106 of the Resource Management Act where there is a significant risk from natural hazards.</u></p> <p><u>Advice Note: A water, wastewater and/or stormwater connection approval from the network provider will be required. The presence of infrastructure that can service the lot or unit does not guarantee a connection will be possible and capacity is available to service new development.</u></p>	
<p>SUB-R155</p>	<p>Subdivision—general</p>	
<p>MRZ— Medium density</p>	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Every proposed vacant lot, other than one designed specifically for access or a utility</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

residential zone	<p>allotment, must be capable of containing a building platform upon which a dwelling and living court could be sited as a permitted activity, with the building platform being contained within the following dimension:</p> <p>(i) A rectangle of at least 100m² with a minimum dimension of 6m, exclusive of yards.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(b) Subdivision layout;</p> <p>(c) Shape of allotments;</p> <p>(d) Ability of allotments to accommodate a practical building platform;</p> <p>(e) Likely location of future buildings and their potential effects on the environment;</p> <p>(f) Avoidance or mitigation of natural hazards;</p> <p>(g) Geotechnical suitability for building; and</p> <p>(h) Ponding areas and primary overland flow paths.</p>	
SUB-R156	Subdivision – boundary adjustments	
MR22 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Boundary adjustments must comply with all of the following standards:</p> <p>(b) The standards specified in:</p> <p>(i) Rules in SUB-R31 to SUB-R32 SUB-R153</p> <p>(c) Proposed lots must not generate any additional building infringements to those which legally existed prior to the boundary adjustment.</p> <p>Council's control is reserved over the following matters:</p> <p>(d) Subdivision layout; and</p> <p>(e) Shape of titles and variation in lot sizes.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Subdivision layout; and</p> <p>(b) Shape of titles and variation in lot sizes.</p>
SUB-R157	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MR22 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Conversion of a cross lease flats plan to a fee simple title.</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design; and</p> <p>(d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

SUB-R158	Subdivision – amendments and updates to Cross Lease Flats Plans and Conversion to Freehold	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) Amendment or update of a cross lease flats plan.</p> <p>Council’s control is reserved over the following matters:</p> <p>(b) Effects on existing buildings;</p> <p>(c) Site layout and design of cross lease or flats plan; and</p> <p>(d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R159	Title Boundaries – contaminated land	
MRZ2 – Medium density residential zone 2	<p>(3) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Subdivision of land containing contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use) must comply with all of the following standards:</p> <p>(i) Where an existing building is to be contained within the boundaries of any proposed lot (other than where any non-compliance existed lawfully prior to the subdivision), compliance is required with the following building rules relating to:</p> <p>(1) Height in relation to boundary (MRZ-S4);</p> <p>(2) Building coverage (MRZ-S6-S7); and</p> <p>(3) Setbacks (MRZ-S10).</p> <p>(b) Where any proposed subdivision contains one or more of the features listed in 1–2, the subdivision must not divide the following:</p> <p>(1) A natural hazard area;</p> <p>(2) Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); and</p> <p>(ii) The boundaries of every proposed lot containing, adjoining or adjacent to the activities listed in 1–3 below, must provide the following setbacks:</p> <p>(1) 300m from any intensive farming activity;</p> <p>(2) 550m from the boundary of an Aggregate Extraction Area for rock extraction; and</p>	<p>(4) Activity status where compliance not achieved: DIS</p>

	<p>(3) 200m from the boundary of an Aggregate Extraction Area for sand excavation.</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) Landscape values; (d) Amenity values and character; (e) Reverse sensitivity effects; (f) Effects on existing buildings; (g) Effects on natural hazard areas; (h) Effects on contaminated land; (i) Effects on an intensive farming activity. 	
SUB-R159	Subdivision – road frontage	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed vacant lot with a road boundary, other than an access allotment, utility allotment, or a proposed vacant lot containing a ROW or access leg, must have a width along the road boundary of at least 10m. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Safety and efficiency of vehicle access and road network. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R160	Subdivision creating reserves	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every reserve, including where a reserve is identified within a structure plan or master plan (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>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy; (c) Consistency with any relevant structure plan or master plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; and (i) The type and standard of boundary fencing. 	
SUB-RI61	Subdivision of Esplanade Reserves and Esplanade Strips	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is required to be created shall vest in Council where the following situations apply: <ul style="list-style-type: none"> (i) The proposed lot is less than 4ha and within 20m of: <ul style="list-style-type: none"> (ii) mean high water springs; (iii) the bank of any river whose bed has an average width of 3m or more; or (iv) a lake whose bed has an area of 8ha or more; or (v) The proposed lot is more than 4ha or more than 20m from mean high water springs or a water body identified in APP7 – Esplanade priority areas. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) The type of esplanade provided - reserve or strip; (c) Width of the esplanade reserve or strip; (d) Provision of legal access to the esplanade reserve or strip; (e) Matters provided for in an instrument creating an esplanade strip or access strip; and (f) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-RI62	Subdivision within the National Grid Corridor	
MRZ2 – Medium density residential zone 2	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) <u>The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards:</u> <ul style="list-style-type: none"> (i) <u>All resulting allotments must be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside</u> 	<p>(2) Activity status where compliance not achieved: NC</p>

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