

Potential amendments to PDP Chapters

Background and Purpose

Section 8 and Appendix E of the s42A Closing Statement for Variation 3 (30 January 2023) outline potential amendments to the PDP that were identified by Council's resource consent staff. The potential amendments are identified as assisting in the implementation of Variation 3 without unduly amending the intent of the rule or matters of discretion. The Chapters included were the Natural hazards Chapter and the Medium density residential zone Chapter.

The Closing Statement stated that if the Panel considers there to be merit in viewing additional changes that those could be subsequently provided. This document is in response to the question received from the Panel on 7 February 2024 regarding the recommended updates to subdivision chapter of the PDP. An additional recommended change has been identified by the consent staff to the WWS - Water, wastewater and stormwater Chapter. These are the final group of changes recommended by the consent staff.

This document should be read in conjunction with the PDP amendment text for the following chapters contained in Attachment I:

- SUB – Subdivision
- WWS - Water, wastewater and stormwater

Subdivision Chapter

The additional recommended changes to the WWS Chapter are shown in underline and ~~strikethrough~~ with **yellow highlight** in Attachment I and explained as follows:

- **SUB-RI52(I)** – it is recommended to include the term “or where I(b) and I(c) are complied with” in the preamble to the rule and include “and” at the end of I(b). It is further recommended to delete the term “provided that other standards in the district plan are met” from I(l) and include the phrase in I(j) and I(k) instead. The recommended changes are intended provide greater clarity regarding the application of the rule.
- **SUB-RI53(I)** – it is recommended to delete reference to “Ngaaruawaahia, Huntly, Tuakau and Pokeno and Horotiu” in I(a)i. The reference to the towns is not needed as the MRZ2 only applies within those areas and therefore makes the rule unnecessarily wordy.
- **SUB-RI57(I)** – It is recommended to use brackets instead of commas in the activity standard to provide greater clarity of the exceptions to this rule.

Water, wastewater and stormwater Chapter

The additional recommended changes to the WWS Chapter are shown in underline and ~~strikethrough~~ with **yellow highlight** in Attachment I and explained as follows:

- **WWS-RIA 1(d)** – it is recommended that to include the term “stormwater flow rate” as a matter of discretion relating to potential adverse stormwater effects. While stormwater volume is generally provided for, there is a preference to differentiate between volume and flow rates as the effects of these differ.
- **WWS-RIB 2(a)** – it is recommended that the term there is an ability for Council to consider the “location” of infrastructure in addition to the provision of infrastructure generally. This could circumvent instances where infrastructure is provided in a manner that could restrict future subdivision (i.e. directly across allotments).

Conclusion

Council’s resource consent team have identified the above changes as contributing to the improved clarity and usability of the plan. I support the recommendations and am of the view that the changes are minor in nature. I do not consider that any party would be prejudiced by the inclusion of the above amendments and am of the view that they can be incorporated without further consultation.

Fiona Hill
Principal Policy Planner
13 February 2024

Attachment I – PDP Amendment Text

SUB – Subdivision

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

Objective

SUB-O1 Subdivision.

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

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

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

Policies

SUB-P1 Subdivision location and design.

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

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

SUB-P2 Residential subdivision.

(I) Promote residential subdivision and development that:

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

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

- (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, (Area 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 (Area 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;
 - (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

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

- (d) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections.

SUB-P6 Achieving sufficient development density to support the provision of infrastructure services in areas without a structure plan.

In areas where there is no structure plan, ensure that the land is developed efficiently to support the provision of infrastructure services.

SUB-P7 Staging of subdivision.

Require any staging of subdivision to be undertaken in a manner that promotes efficient development and integration of infrastructure and community facilities.

SUB-P8 Connected neighbourhoods.

- (1) Design subdivision to support the creation of a liveable, walkable and connected neighbourhood by having:
 - (a) A road network that achieves all of the following:
 - (i) Easy and safe to use for pedestrians and cyclists;
 - (ii) Accessible for emergency and other services;
 - (b) Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
 - (c) Connected to public transport, shops, schools, employment, open spaces and other amenities; and
- (2) Vehicle crossings and associated access are designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.

SUB-P9 Recreation and access.

- (1) Provide for the recreation and amenity needs of residents by:
 - (a) Encouraging open spaces which are prominent and accessible by pedestrians;
 - (b) Requiring the location, number and size of open spaces to be in proportion to the future density of the neighbourhood and provide for a range of different activities and users; and
 - (c) Enabling pedestrian and/or cycle linkages.

SUB-P10 Reverse sensitivity

- (1) Other than in the GIZ – General industrial zone and HIZ – Heavy industrial zone, development and subdivision design minimises the potential for reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and
- (2) Avoid, to the extent possible, and otherwise minimise, potential reverse sensitivity effects of locating new sensitive land uses in the vicinity of an intensive farming, extraction industry or industrial activity and regionally significant infrastructure.

SUB-PI1 Boundary adjustments and relocations.

Boundary adjustments and boundary relocations are designed to provide for more the efficient use of land.

SUB-PI2 GRZ – General residential zone Te Kauwhata Ecological Area.

- (1) Subdivision in the Te Kauwhata Ecological Residential Area is designed and located to:
- (a) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare; and
 - (b) Achieve the minimum lot size.

SUB-PI3 Structure and master planning.

Ensure that development and subdivision within approved structure or master plan areas is consistent with the development pattern and infrastructure provisions in the approved structure or master plan.

SUB-PI4 Future development – Tuakau, Pokeno, and Te Kowhai within the LLRZ – Large lot residential zone.

In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.

SUB-PI5 Effects of subdivision and development on soils in the GRUZ – General rural zone.

Subdivision, use and development minimises the fragmentation of productive rural land, particularly where high class soils are located.

SUB-PI6 Rural subdivision in the GRUZ – General rural zone.

- (1) Protect the productive capacity of land and soils.
- (2) Maintain an open and spacious rural character.
- (3) Minimise adverse effects on the safe and efficient operation of infrastructure; by:
 - (a) Avoiding subdivision that creates lots smaller than 0.8ha;
 - (b) Avoiding the creation of new lots that are wholly located on high class soils. For sites that are partially located on high class soils, new lots are to be located primarily on that part of the site that does not include high class soils;
 - (c) Limiting potential reverse sensitivity effects on productive rural activities, intensive farming, rural industry, infrastructure, or extractive activities by ensuring new lots provide adequate setbacks from potential sensitive activities;
 - (d) Ensuring that the subdivision does not compromise public access to rivers and water bodies or the quality of these environments; and
- (4) Make only limited provision for small rural lifestyle lots, where in addition to the matters set out in (1), (2), and (3), the subdivision:
 - (a) Provides public parks and reserves, located in accordance with a Council Parks Strategy; or
 - (b) Provides a balance lot greater than 40ha; or

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

- (c) Involves a boundary relocation to create the same number of lots formed as a large balance lot greater than 40ha and a number of small rural lifestyle lots that are clustered to form a hamlet; and
- (d) Where (4)(b) and (c) applies, avoids ribbon development and the cumulative effects of multiple small rural residential lots locating on the same road frontage.

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

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

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

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

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

- (1) Manage activities to ensure that the ability to develop the area for urban purposes is not compromised; and
- (2) Manage subdivision to ensure that future urban development is not compromised. This can include:
 - (a) Avoiding the creation of additional lots that are smaller than 40ha, except where directly associated with utilities, network infrastructure, or a development consolidation lot;
 - (b) Enabling subdivision boundary adjustments and relocations; and
 - (c) Encouraging the consolidation of landholdings into single ownership to facilitate long-term comprehensive urban development by enabling the subdivision of an existing Record of Title to create one new title around an existing dwelling where the balance of the existing lot is subject to a consent notice on the Record of Title preventing further dwellings until such time as the FUZ – Future urban zone is rezoned to a long-term urban zoning.

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

- (1) Urban subdivision and development is to be in accordance with a structure plan that has been incorporated into the District Plan through a plan change process. The structure plan must include the following elements:
 - (a) Key roading connections, collector road alignment, and public transport facilities;
 - (b) Key pedestrian / cycle linkages where these routes are separate from road or open space corridors;

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

- (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 (Area 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 (Area 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 (Area 2) to not compromise any qualifying matters applied to the site.

Rules

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

Subdivision (zone specified in first column)

MRZ1 – Medium density residential zone 1

SUB-R1	Subdivision – general	
MRZ1 – Medium density residential zone 1	<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>(d) Provision of infrastructure.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R2	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>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (f) Avoidance or mitigation of natural hazards; (g) Opportunities for streetscape landscaping; (h) Vehicle and pedestrian networks; (i) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres; and (j) Provision of infrastructure. 	
SUB-R3	Subdivision – general	
MRZ <u>1</u> – Medium density residential zone <u>1</u>	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ul style="list-style-type: none"> (a) Every proposed vacant lot, other than one designed specifically for access or a utility allotment, must be capable of containing a building platform upon which a dwelling and living court could be sited as a permitted activity, with the building platform being contained within the following dimension: <ul style="list-style-type: none"> (i) A rectangle of at least 100m² with a minimum dimension of 6m, exclusive of yards. <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Subdivision layout; (c) Shape of allotments; (d) Ability of allotments to accommodate a practical building platform; (e) Likely location of future buildings and their potential effects on the environment; (f) Avoidance or mitigation of natural hazards; (g) Geotechnical suitability for building; and (h) Ponding areas and primary overland flow paths. 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R4	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>	<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.

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

	(d) Subdivision layout; and (e) Shape of titles and variation in lot sizes.	
SUB-R5	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> <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; (c) Site layout and design; and (d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R6	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> <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; (c) Site layout and design of cross lease or flats plan; and (d) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R7	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> <p>(1) Height in relation to boundary (MRZ-S4); (2) Building coverage (MRZ-S6 – MRZ-S7); and (3) Building setbacks (MRZ-S11 – MRZ-S12).</p>	<p>(2) Activity status where compliance not achieved: DIS</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> <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; (h) Effects on contaminated land; (i) Effects on an intensive farming activity. 	
SUB-R8	Subdivision – road frontage	
MRZ ₁ – Medium density residential zone ₁	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ol 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> <ol 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-R9	Subdivision creating reserves	
MRZ ₁ – Medium density	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <ol style="list-style-type: none"> (a) Every reserve, including where a reserve is identified within a structure plan or master 	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>residential zone ↓</p>	<p>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> <ul style="list-style-type: none"> (b) The extent to which the proposed reserve aligns with the principles of Council's Parks Strategy, Playground Strategy, Public Toilets Strategy and Trails Strategy; (c) Consistency with any relevant structure plan or master plan; (d) Reserve size and location; (e) Proximity to other reserves; (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; and (i) The type and standard of boundary fencing. 	
<p>SUB-R10</p>	<p>Subdivision of Esplanade Reserves and Esplanade Strips</p>	
<p>MRZ ↓ – Medium density residential zone ↓</p>	<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; 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(e) Matters provided for in an instrument creating an esplanade strip or access strip; and</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>	
--	---	--

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>Where no vacant lots are created or where I(b) and I(c) are complied with:</p> <p>(a) <u>Any subdivision around existing constructed residential units if the subdivision does not increase the degree of any non-compliance with the standards in MRZ2-S2 to S9; or</u></p> <p>(b) <u>Any subdivision where a land use consent for residential units has been granted or applied for concurrently; and/or</u></p> <p>(c) <u>Any subdivision that demonstrates it is practicable to construct on every allotment within the proposed subdivision a residential unit which complies with the standards in MRZ2-S2 to S9.</u></p> <p><i>Note:</i> <i>For the purpose of SUB-RI52(1a), if 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.</i></p> <p>Council’s control is reserved over the following matters:</p> <p>(d) <u>Subdivision layout including a range of lot sizes; 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 design and capacity of the stormwater system and ability to manage stormwater; and</u></p> <p>(h) <u>The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management</u></p>	<p>(2) Activity status where compliance not achieved: n/a</p>
--	---	--

	<p>Plan and Waikato Regional Council Stormwater Guidelines; and</p> <p>(i) The extent to which low impact design principles and approaches are used for stormwater management.</p> <p>Notification 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:</p> <p>(j) 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 provided that other standards in the district plan are met; or</p> <p>(k) A subdivision associated with the construction of four or more residential units that comply with the standards in MRZ2-S2 to S9 provided that other standards in the district plan are met.; and</p> <p>(l) provided that other standards in the district plan are met.</p> <p><i>Advice Notes:</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	
<p>SUB-R153</p>	<p>Subdivision – general</p>	
<p>MRZ2 – Medium density residential zone 2</p>	<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) In the Outer Intensification Area shown on the planning maps in Ngaaruawaahia, Huntly, Tuakau and Pookeno and Horotiu, proposed vacant lots must have a minimum net site area of 300m² (excluding access legs and access lot, utility</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p><u>allotment, or reserve to vest) provided for any subdivision of more than 9 lots:</u></p> <p><u>(1) there must be an average minimum net site area of 375m²; and</u></p> <p><u>(2) lots of more than 5,000m² are excluded from the average calculation; and</u></p> <p><u>(ii) In the Outer Intensification Area each rear lot must be capable of containing a building platform upon which a residential unit and outdoor living space could be sited as a permitted activity, with the building platform being contained within a rectangle of at least 200m² with a minimum dimension of 12m exclusive of setbacks</u></p> <p>(ii) In all other areas P proposed vacant lots must have a minimum net site area of 200m² (excluding access legs and access allotment, utility allotment or reserve to vest;) and</p> <p><u>(iii) (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) <u>Subdivision</u> layout;</p> <p>(d) Shape of lots and variation in lot sizes;</p> <p>(e) Ability of <u>all</u> lots to accommodate a <u>practical</u> building platform including geotechnical stability for building; 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>(k) <u>In the Waikato River Catchment, the extent to which the application enhances</u></p>	
--	--	--

	<p><u>or benefits the Waikato River and its tributaries;</u></p> <p>(l) <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>(m) <u>The design and capacity of the stormwater system and ability to manage stormwater;</u></p> <p>(n) <u>The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines;</u></p> <p>(o) <u>Extent to which low impact design principles and approaches are used for stormwater management.</u></p> <p><i>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.</i></p>	
<p>SUB-R154</p>	<p>Subdivision—general</p>	
<p>MRZ— Medium density residential zone</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 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>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

	<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-R154	Subdivision – boundary adjustments	
MRZ2 – 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>(i) The standards specified in:</p> <p>(ii) Rules in SUB-R31 to SUB-R32 SUB-R153</p> <p>(iii) 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>(a) Subdivision layout; and</p> <p>(b) 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>(1) Subdivision layout; and</p> <p>(2) Shape of titles and variation in lot sizes.</p>
SUB-R155	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>(c) 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>(d) Effects on existing buildings;</p> <p>(e) Site layout and design; and</p> <p>(f) Compliance with permitted building rules.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
SUB-R156	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>(2) Activity status where compliance not achieved: n/a</p>

	(d) Compliance with permitted building rules.	
SUB-R159	Title Boundaries—contaminated land	
MRZ2— Medium density residential zone 2	<p>SUB-O3 Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(1) 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>(1) 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>(2) Where any proposed subdivision contains one or more of the features listed in 1—2, the subdivision must not divide the following:</p> <p>(4) A natural hazard area;</p> <p>(5) Contaminated land (other than where the contaminated land has been confirmed as not being contaminated land for its intended use); and</p> <p>(1) 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>(6) 300m from any intensive farming activity;</p> <p>(7) 550m from the boundary of an Aggregate Extraction Area for rock extraction; and</p> <p>(8) 200m from the boundary of an Aggregate Extraction Area for sand excavation.</p>	<p>SUB-O4 Activity status where compliance not achieved: DIS</p>

	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Landscape values; (3) Amenity values and character; (4) Reverse sensitivity effects; (5) Effects on existing buildings; (6) Effects on natural hazard areas; (7) Effects on contaminated land; (8) Effects on an intensive farming activity. 	
SUB-R157	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 11.0m, <u>provided that for lots with a frontage of less than 12.5m, a legal mechanism restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width.</u> <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. (c) <u>Amenity of the street environment</u> 	<p>(2) Activity status where compliance not achieved: DIS</p>
SUB-R158	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; 	<p>(2) Activity status where compliance not achieved: DIS</p>

	<ul style="list-style-type: none"> (f) The existing reserve supply in the surrounding area; (g) Whether the reserve is of suitable topography for future use and development; (h) Measures required to bring the reserve up to Council standard prior to vesting; and (i) The type and standard of boundary fencing. 	
SUB-RI59	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"> (j) Subdivision of an esplanade reserve or strip at least 20m wide (or other width stated in APP7 – Esplanade priority areas) that is required to be created shall vest in Council where the following situations apply: <ul style="list-style-type: none"> (i) The proposed lot is less than 4ha and within 20m of: <ul style="list-style-type: none"> (1) mean high water springs; (2) the bank of any river whose bed has an average width of 3m or more; or (3) a lake whose bed has an area of 8ha or more; or (i) 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"> (k) The type of esplanade provided - reserve or strip; (l) Width of the esplanade reserve or strip; (m) Provision of legal access to the esplanade reserve or strip; (n) Matters provided for in an instrument creating an esplanade strip or access strip; and (o) Works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris. 	<p>(1) Activity status where compliance not achieved: DIS</p>
SUB-RI60	Subdivision within the National Grid Corridor	
MRZ2 – Medium density	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p>	<p>(2) Activity status where compliance not achieved: NC</p>

<p><u>residential zone 2</u></p>	<p>(a) <u>The subdivision of land in any zone within the National Grid Subdivision Corridor that complies with all of the following standards:</u></p> <p>(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 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>(b) <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>(c) <u>The ability to provide a complying building platform outside of the National Grid Yard;</u></p> <p>(d) <u>The risk of electrical hazards affecting public or individual safety, and the risk of property damage;</u></p> <p>(e) <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>(f) <u>The risk to the structural integrity of the National Grid;</u></p> <p>(g) <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>	
----------------------------------	--	--

Precinct Subdivision Provisions

[Note for IPI purposes only: The only provisions included below are those that are subject to Variation 3 amendments. All other Subdivision Provisions remain unchanged.]

<p>SUB-R19</p>	<p>Subdivision – building platform within PREC4 – Havelock Precinct</p>	
<p>PREC4 – Havelock Precinct</p>	<p>(1) Activity status: RDIS Activity specific standards:</p>	<p>(2) Activity status where compliance not achieved: NC</p>

<p>(Applies to Local Centre, General Rural, General Industry, Medium Density Residential Zone)</p>	<p>(a) Subdivision within PREC4 – Havelock Precinct where every proposed lot, other than one designed specifically for access, is a boundary adjustment under SUB-R20A, or is a utility allotment, is capable of containing a building platform complying with SUBR 18(1) located outside the Pōkero Havelock Industry Buffer illustrated on the planning maps.</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 within and adjoining the Precinct.</p>	
<p>SUB-R21</p>	<p>Subdivision – PREC4 – Havelock Precinct</p>	
<p>PREC4 - Havelock Precinct (Applies to Local Centre, General Rural, General Industry, Medium Density Residential Zone)</p>	<p>(1) Activity status: RDIS</p> <p>Activity specific standards:</p> <p>(a) Except as provided for by SUB-R20A, subdivision within the PREC – Havelock Precinct that complies with all of the following standards:</p> <p>(i) The first subdivision to create residential lots includes the indicative road connections from Hitchen Road and Yashili Drive as a road to vest.</p> <p>(ii) The proposal includes the indicative roads as roads to vest, provided that this can be constructed and vested in stages.</p> <p>(iii) The proposal includes the provision of the Hilltop Park, provided that these can be established in stages</p> <p>(iv) The proposal includes the provision of the Havelock Industry Buffer area and Environmental Protection Area that it contains, provided that these can be established in stages (all as shown on the planning maps) and the proposal includes legal mechanisms to retain Environmental Protection Area in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p>	<p>(2) Activity status: DIS</p> <p>Where:</p> <p>(a) Subdivision that does not comply with Rule SUB-R21(1)(a)(i) – (iii), (v) and (vii)</p> <p>(3) Activity status: NC</p> <p>Where:</p> <p>(b) Subdivision that does not comply with Rule SUB-R21(1)(a)(iv) and (vi).</p>

	<p>(iv) The proposal includes the provision of the Environmental Protection Area (where outside the Havelock Industry Buffer) and includes legal mechanisms to retain the Environmental Protection Areas in perpetuity and which prevent further subdivision of them (such as via covenants, consent notice or vesting).</p> <p>(vi) Either prior to or concurrent with subdivision in Lot 2 DPI99997, an acoustic barrier (being a bund, building or structure, or any combination thereof) is constructed within the Havelock Precinct's GIZ - General industrial zone which is designed so as to:</p> <ol style="list-style-type: none">(1) Achieve noise levels no greater than 45 dB L_{Aeq} between 10pm and 7am in the PREC4 – Havelock Precinct and GRZ – General residential zone; and(2) Be at a height of no less than that illustrated on Figure 20 below and a length along the entire common boundary between Lot 2 DPI99997 and Lots 3 and 4 DP 492007 (excluding the Collector Road on the Havelock Precinct Plan and 5m front yard setback – Rule GIZ-S6(1)(a)(1)). <p>(vii) The proposal includes planted primary ridgelines and other ridgelines (as shown on the APP14 – Havelock precinct plan) for any part of the ridgeline that falls within that proposal or stage.</p> <p>Council's discretion is restricted to the following matters:</p> <ol style="list-style-type: none">(b) Consistency with the Havelock Precinct Plan (APP14 – Havelock precinct plan);(c) Design and construction of the indicative roads and pedestrian networks;(d) Design, location and timing of construction of the acoustic barrier within the Havelock Precinct's GIZ – General industrial zone;(e) The design of, and potential effects on, the safe and efficient operation of the intersection of the Havelock Precinct's Collector Road and Yashili Drive, including the design to accommodate safe vehicle access and egress for activities in the adjacent GIZ – General industrial zone;	
--	---	--

	<p>(f) Design and planting (including cultural values and landmarks, management plans for weed and pest control and their implementation, ownership and ongoing management) of the Hilltop Parks and adjoining park edge roads. This includes the landscaping of the Hill Top Parks in indigenous species;</p> <p>(g) Avoidance, minimisation or mitigation of visual and physical disturbance to the upper flanks of Transmission and Potters Hills (where the hilltop parks are located) resulting from road design and alignment;</p> <p>(h) Potential effects on the safe and efficient operation of Bluff and Pioneer Roads (including where these intersect with State Highway 1) from roading connections to Cole Road;</p> <p>(i) The design of, and potential effects on, the safe and efficient operation of the intersections of:</p> <p>(i) Yashili Drive and Gateway Park Drive;</p> <p>(ii) Gateway Park Drive and Hitchen Road;</p> <p>and</p> <p>(iii) Gateway Park Drive and McDonald Road.</p> <p>(j) Potential effects on the safe and efficient operation of the McDonald Road railway crossing;</p> <p>(k) Accessible, safe and secure pedestrian and cycling connections within the Precinct and to the existing transport network and public facilities;</p> <p>(l) Provision within the Precinct design for future public transport;</p> <p>(m) Provision of planting, management plans for weed and pest control and their implementation, ownership and ongoing management of the Environmental Protection Area, including a 3m width band of fast growing evergreen indigenous species along the upper edge of the Havelock Industry Buffer to provide a planting screen within the short term;</p> <p>(n) Design of earthworks (contours and aspect), lot size and orientation, fencing and landscape treatment between the 40 dB L_{Aeq} noise contour and the Havelock Pōkene Industry Buffer on the planning maps to minimise possible reverse sensitivity effects on nearby HIZ - Heavy industrial zone activities, including through limiting potential for direct visual interaction from building</p>	
--	--	--

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

	<p><u>platforms and associated future dwellings and outdoor living areas to industrial activities; and</u></p> <p><u>(o) Ridgeline landscape buffers and greenways as identified on the APPI4 – Havelock precinct plan to create landscape plantings between the Hilltops and Environmental Protection Areas (20-25m width on primary ridgeline and 8m on other ridgeline), including provision of fast growing shelter species and indigenous canopy trees, ownership and ongoing management;</u></p> <p><u>(p) Provision of Te Ara Hikoi; and</u></p> <p><u>(q) Tangata Whenua engagement and cultural effects.</u></p>	
--	---	--

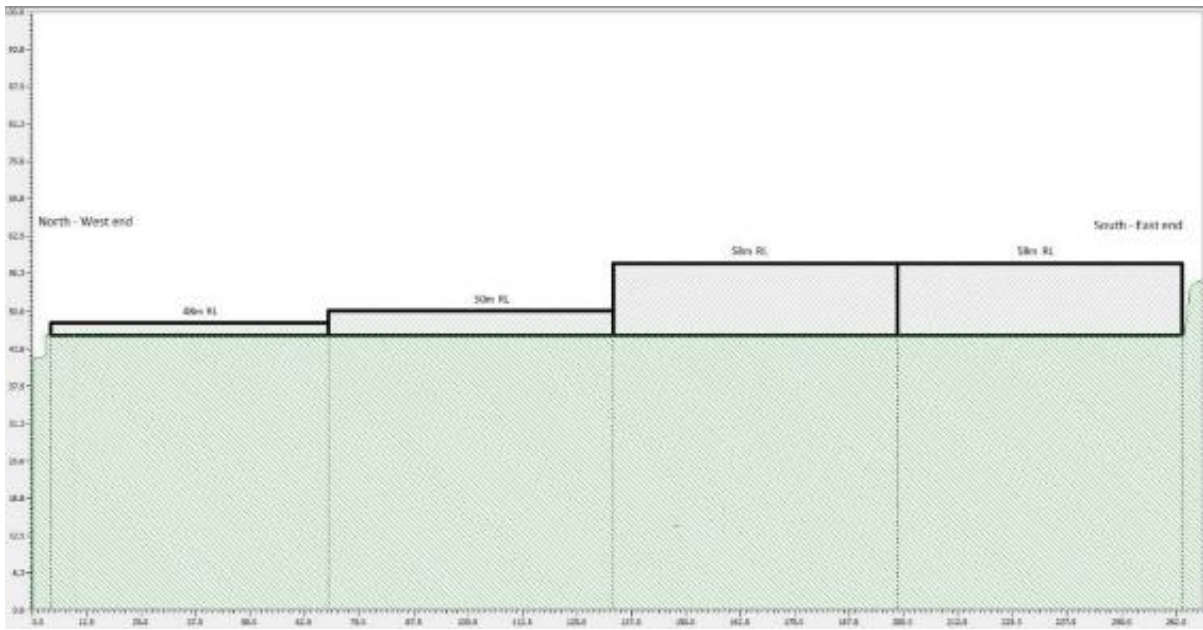


Figure 20 – Havelock Precinct

<p>SUB-R20A</p>	<p>Subdivision – PREC4 – Havelock boundary adjustment</p>	
<p><u>PREC4 – Havelock precinct (Applies to Local Centre, General Rural, and Medium Density Residential Zone)</u></p>	<p>(1) Activity status: CON</p> <p>Activity specific standards:</p> <p>(a) <u>Boundary adjustment must comply with the following standard:</u></p> <p>(i) <u>Boundary adjustment between sites within the Havelock Precinct and Lot 2 DP 463893 to include parts of the Havelock Industry Buffer and Environmental protection Area within Lot 2 DP 463893</u></p> <p>Council’s control is reserved over the following matters:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 2: District-wide matters / Subdivision / SUB – Subdivision - IPI

	(b) <u>Subdivision layout.</u>	
--	--------------------------------	--

[Note for IPI purposes only: All other Subdivision provisions that currently apply to the GRZ will be amended to apply to the MRZ2 including SUB-R22, SUB-R23, SUB-R24, SUB-R25,]

WWS – Water, wastewater and stormwater

Rules

WWS-RI	Stormwater systems for new development or subdivision	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) New development or subdivision must have a stormwater system that complies with all of the following standards:</p> <p>(i) Operates by gravity;</p> <p>(ii) Manages stormwater through a Stormwater Management Plan in the following manner:</p> <p>(1) Primary systems detain or retain runoff from all impervious surfaces during a 10% Annual Exceedance Probability storm event to ensure that the rate of any stormwater discharge off-site is at or below pre-development rates; and</p> <p>(2) Secondary overflows are conveyed to a system or drainage path designed to collect concentrated stormwater during events up to and including a 1% Annual Exceedance Probability; or</p> <p>(3) A controlled discharge to a network or receiving environment that will have equivalent capacity (as in (i) and (ii) above) once the catchment is fully developed.</p> <p>(iii) Stormwater management measures must be in place and operational upon the completion of subdivision and/or development;</p> <p>(iv) Systems must be designed using rainfall data specific to the area in which the property is located and be adjusted for a climate change</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The likely effectiveness of the system to avoid flooding, nuisance or damage to other buildings and sites;</p> <p>(b) The capacity of the system and suitability to manage stormwater;</p> <p>(c) The potential for adverse effects to the environment in terms of stormwater quantity and stormwater quality effects; and</p> <p>(d) Extent to which low impact design principles and approaches are used.</p>

	<p>temperature increase of 2.1°C;</p> <p>(v) Stormwater management measures, including low impact design measures, must be implemented as appropriate in accordance with the following drainage hierarchy:</p> <ol style="list-style-type: none"> (1) Retention of rainwater/stormwater for reuse; (2) Soakage techniques; (3) Infiltration rate of a minimum of 7mm/hour; (4) Treatment, detention and gradual release to a watercourse; (5) Treatment, detention and gradual release to a piped stormwater system. (6) Stormwater treatment shall address water quality; downstream erosion and scour effects; and cumulative volume effects. <p>(vi) Where land is subject to instability, stormwater discharges directly to ground occurs only where the ground conditions have been identified as being suitable to absorb such discharges without causing, accelerating or contributing to land instability and downstream effects either on the site or on neighbouring properties;</p> <p>(vii) Connection of new development to any existing stormwater drainage system must not result in the minimum level of service not being met or the minimum level of capacity being exceeded. Alteration of the existing receiving stormwater network drainage system to achieve minimum level of service or additional onsite detention volume to ensure</p>	
--	---	--

	<p>existing capacity will be required.</p> <p>Advice notes:</p> <p>Acceptable means of compliance for the provision, design and construction of stormwater infrastructure, including low impact design features, are contained within the Regional Infrastructure Technical Specifications (RITS). Refer also to Waikato Stormwater Management Guideline and Waikato Stormwater Run-off Modelling Guideline.</p> <p>A stormwater discharge consent may also be required from the Waikato Regional Council.</p>	
<p><u>WWS-RIA</u></p>	<p><u>Stormwater Management Plan for development of 4 or more residential units or subdivision of 4 or more lots in the MRZ2</u></p>	
<p><u>MRZ2</u></p>	<p><u>(1) Activity Status: RDIS</u> <u>Activity specific standards:</u></p> <p>(a) <u>A stormwater management plan must be prepared by a suitably qualified expert to demonstrate how the development or subdivision will comply with:</u></p> <p>(i) <u>The relevant Waikato District Council Comprehensive Stormwater Discharge Consent and Catchment Management Plan for the applicable catchment; and</u></p> <p>(ii) <u>Waikato Regional Council Stormwater Guidelines.</u></p> <p>(b) <u>The stormwater management plan must:</u></p> <p>(i) <u>Include the location, size and type of any stormwater treatment devices and infrastructure, any proposed ponds or wetlands;</u></p>	<p><u>(2) Activity status where compliance not achieved: DIS</u></p>

	<p>(ii) <u>Demonstrate how the stormwater treatment devices and infrastructure can be accommodated within the subdivision or development layout;</u></p> <p>(iii) <u>Include an operations and maintenance plan describing how any stormwater treatment devices will be regularly maintained and serviced; and</u></p> <p>(iv) <u>Identify the location of hydrological features including: groundwater (where relevant to stormwater management), rivers and streams overland flow paths and 1% AEP floodplain within or adjoining the development or subdivision.</u></p> <p><u>Council's discretion is restricted to the following matters:</u></p> <p>(a) <u>In the Waikato River catchment, the extent to which the application enhances or benefits the Waikato River, and its tributaries.</u></p> <p>(b) <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>(c) <u>The capacity of the stormwater system and ability to manage stormwater;</u></p> <p>(d) <u>The potential for adverse effects to the environment in terms of stormwater volume including downstream channel erosion, stormwater flow rate and stormwater quality, taking into account the requirements or recommendations of the relevant Comprehensive</u></p>	
--	--	--

Part 2: District-wide matters / Energy, infrastructure and transport / WWS – Water, wastewater and stormwater

	<p>Stormwater Discharge Consent, Catchment Management Plan and Waikato Regional Council Stormwater Guidelines; and</p> <p>(e) The extent to which low impact design principles and approaches are used for stormwater management.</p>	
WWS-R1B	Services for more than one residential unit per site in the MRZ2.	
MRZ (Area 2)	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>Where more than one residential unit (excluding minor residential units) is developed on a site, all services shall be provided to each additional unit as if the site was being subdivided to create separate titles for each serviced unit.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The provision and location of infrastructure.</p>
WWS-R2	Wastewater servicing for new development or subdivision	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) New development or subdivision must have a wastewater system that complies with the following standards:</p> <p>(i) Is connected to public, reticulated wastewater network; or</p> <p>(ii) Is connected to a community-scale wastewater system; or</p> <p>(iii) Is provided with a site-contained, alternative method of wastewater disposal that complies with AS/NZS 1547:2012.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Health and safety of the occupants;</p> <p>(b) Capacity of the system;</p> <p>(c) Infiltration capacity of the soil;</p> <p>(d) Location, including proximity to waterways and effects on habitats; and</p> <p>(e) Contamination of downstream properties by wastewater.</p>
WWS-R3	Below ground pipelines for the conveyance of water, wastewater and stormwater	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Pipelines for the conveyance of water, wastewater and stormwater that comply with all of the following:</p> <p>(i) Any aboveground section of a pipeline must comply with the following:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The functional need and operational need of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects;</p>

Part 2: District-wide matters / Energy, infrastructure and transport / WWS – Water, wastewater and stormwater

	<p>(1) Not exceed 25m in length, and</p> <p>(2) Not exceed 300mm in diameter.</p> <p>(3) Is not located within an Identified Area and .</p> <p>(b) The maximum dimensions in Rule WWS-R3(1)(a)(i) do not apply to any above-ground section of pipeline which is attached to or contained within the superstructure of a bridge.</p>	<p>(c) Road network safety and efficiency;</p> <p>(d) The risk of hazards to public or individual safety, and risk of property damage; and</p> <p>(e) Effects on the specific values, qualities and characteristics of any Identified Area.</p>
WWS-R4	Below ground pipelines for the conveyance of water, wastewater and stormwater located within an Identified Area	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Below ground pipelines for the conveyance of water, wastewater and stormwater located within an Identified Area that comply with all of the following:</p> <p>(i) There are no aboveground sections of pipeline within an Identified Area; and</p> <p>(ii) Are not within a site or area in SCHED1 – Historic heritage items or SCHED3 – Sites and areas of significance to Maaori.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The functional need and operational need of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects;</p> <p>(c) Road network safety and efficiency;</p> <p>(d) The risk of hazards to public or individual safety, and risk of property damage; and</p> <p>(e) Effects on the specific values, qualities and characteristics of any Identified Area.</p>
WWS-R5	Pump stations for the conveyance of water, wastewater and stormwater	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Pump stations for the conveyance of water, wastewater and stormwater that complies with the following standards :</p> <p>(i) Is not located within an Identified Area.</p> <p>(ii) Not exceed 10m² in area above-ground; and</p> <p>(iii) Not exceed 3m in height measured from the natural ground level immediately below the structure.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The functional need and operational need of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects;</p> <p>(c) Road network safety and efficiency;</p> <p>(d) The risk of hazards to public or individual safety, and risk of property damage; and</p> <p>(e) Effects on the specific values, qualities and characteristics of any Identified Area.</p>
WWS-R6	Stormwater treatment, detention and retention facilities or devices	

Part 2: District-wide matters / Energy, infrastructure and transport / WWS – Water, wastewater and stormwater

All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Stormwater treatment, detention and retention facilities or devices, excluding stormwater wetlands or ponds.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
WWS-R7	Stormwater ponds or wetlands	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Stormwater ponds or wetlands that comply with the following:</p> <p>(i) The area of the pond or wetland does not exceed the equivalent site building coverage standards applicable to the zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The functional need and operational need of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects;</p> <p>(c) Road network safety and efficiency;</p> <p>(d) The risk of hazards to public or individual safety, and risk of property damage; and</p> <p>(e) Effects on the specific values, qualities and characteristics of any Identified Area.</p>
WWS-R8	Ventilation facilities, drop shafts and manholes	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Ventilation facilities, drop shafts and manholes that comply with the following:</p> <p>(i) Are not located within an Identified Area.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The functional need and operational need of, and benefits derived from, the infrastructure;</p> <p>(b) Visual, streetscape and amenity effects;</p> <p>(c) Road network safety and efficiency;</p> <p>(d) The risk of hazards to public or individual safety, and risk of property damage; and</p> <p>(e) Effects on the specific values, qualities and characteristics of any Identified Area.</p>
WWS-R9	Below ground reservoirs	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Below ground reservoirs that comply with all of the following:</p> <p>(i) Are not located within an Identified Area; or</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The functional need and operational need of, and benefits derived from, the infrastructure;</p>

Part 2: District-wide matters / Energy, infrastructure and transport / WWS – Water, wastewater and stormwater

	(ii) Are not located within road or unformed road.	(b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage; and (e) Effects on the specific values, qualities and characteristics of any Identified Area.
WWS-R10	Water supply servicing for new development or subdivision	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) New development or subdivision must have a water supply system that complies with the following standards:</p> <p>(i) For the GRUZ – General rural zone, RLZ – Rural lifestyle zone, LLRZ – Large lot residential zone and SETZ – Settlement zone, potable water supply must be provided;</p> <p>(b) For all other zones:</p> <p>(i) Be connected to any available public, reticulated water supply system nearby; and</p> <p>(ii) In addition to connection to reticulated supply for potable water, may also use rainwater harvesting (installation of rain storage tanks for water conservation) to supplement water supply, but not for potable uses.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Health and safety of the occupants; and</p> <p>(b) Sufficiency of supply for fire-fighting.</p>
WWS-R11	The construction of new regional flood management infrastructure in close proximity to existing flood management infrastructure, undertaken by or on behalf of the public authority responsible for the regional flood management infrastructure	
All zones	<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) All activities must comply with the following standards:</p> <p>(i) Activities are carried out:</p> <p>(ii) Within 20m of the landward toe of a stopbank (See Figure 5 below);</p> <p>(iii) On a stopbank;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

	<p>(iv) Within the flood channel (between a stopbank and river bank); and</p> <p>(v) Within a 20m radius of a pump station or floodgate.</p>	
--	--	--

STOPBANK DIAGRAM

Legend

- | | |
|-----------------------------|---|
| 1. Design flood level (DFL) | 10. Stopbank |
| 2. Low water channel | 11. Land within 20m of the landward toe of a stopbank |
| 3. Flood Channel | |
| 4. Riverside stopbank toe | |
| 5. Riverside batter | |
| 6. Stopbank crest level | |
| 7. Landside batter | |
| 8. Landward stopbank toe | |
| 9. Riverside land | |

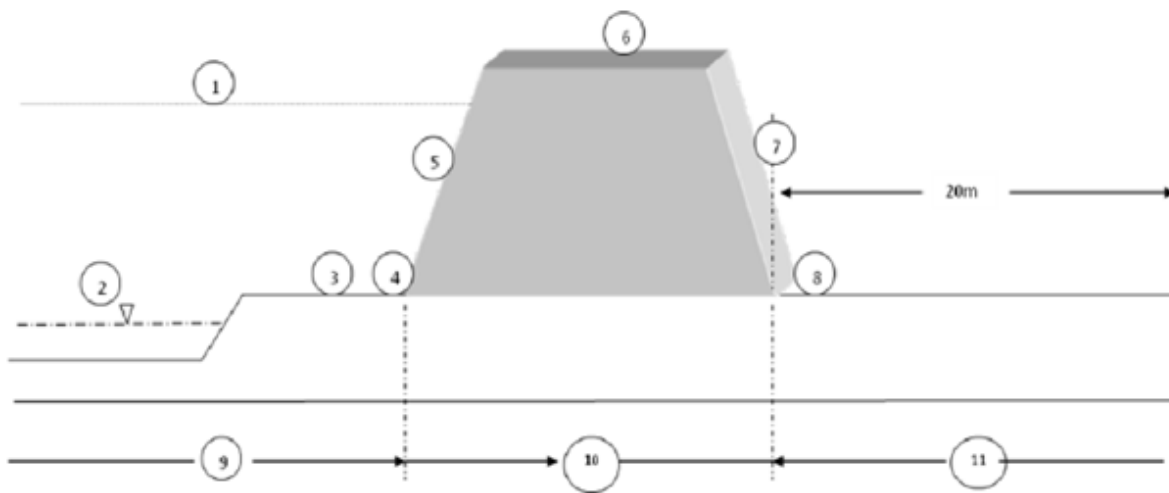


Figure 5 – Stopbank diagram

WWS-R12	Flood control, renewal, maintenance, unscheduled, and storm response works undertaken by or on behalf of the public authority responsible for the regional flood management infrastructure	
All zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
WWS-R13	In close proximity to existing flood management infrastructure: <ul style="list-style-type: none"> (a) The maintenance of existing stock-proof fences; (b) Grazing of animals; (c) Any farming activity other than the grazing of animals; (d) Planting of trees; (e) The construction of any road or race for the passage of stock or vehicles; (f) The erection of any new fence, shelter, building or structure; (g) The excavation or the digging of any drain; and 	

Part 2: District-wide matters / Energy, infrastructure and transport / WWS – Water, wastewater and stormwater

	(h) A network utility or private infrastructure including underground pipes and cables with written approval from the public authority responsible for the regional flood management infrastructure.	
All zones	(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
WWS-RI 4	Stormwater ponds or wetlands, that serve more than one site, located within: (a) GRZ – General residential zone; (b) MRZ – Medium density residential zone; (c) RPZ – Rangitahi Peninsula zone; (d) SETZ – Settlement zone; (e) LLRZ – Large lot residential zone; (f) RLZ – Rural lifestyle zone; (g) Road and unformed road; and (h) Identified Areas.	
All specified in rule	(1) Activity status: RDIS Activity-specific standards: Nil. Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency; (d) The risk of hazards to public or individual safety, and risk of property damage; and (e) Effects on the specific values, qualities and characteristics of any Identified Area.	(2) Activity status where compliance not achieved: n/a
WWS-RI 5	Outfall structures located within an Identified Area	
All zones	(1) Activity status: RDIS Activity-specific standards: Nil. Council's discretion is restricted to the following matters: (a) The functional need and operational need of, and benefits derived from, the infrastructure; (b) Visual, streetscape and amenity effects; (c) Road network safety and efficiency;	(2) Activity status where compliance not achieved: n/a

Part 2: District-wide matters / Energy, infrastructure and transport / WWS – Water, wastewater and stormwater

	<p>(d) The risk of hazards to public or individual safety, and risk of property damage; and</p> <p>(e) Effects on the specific values, qualities and characteristics of any Identified Area.</p>	
WWS-R16	New capital works relating to regional flood management infrastructure, including but not limited to flood control dams, flood gates, stopbanks, channels, and culverting of waterways	
All zones	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The extent to which adverse effects are avoided, remedied or mitigated.</p>	(2) Activity status where compliance not achieved: n/a
WWS-R17	Any other activity that is not permitted under Rules WWS-R11 – WWS-R13 but complies with the activity specific standards in Rule WWS-R11(1)	
All zones	<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) The extent to which the activity will affect the integrity of the flood control asset;</p> <p>(b) The extent to which the activity will impede maintenance access;</p> <p>(c) Methods to avoid, remedy, or mitigate adverse effects on the integrity of the flood control assets; and</p> <p>(d) Methods to avoid, remedy, or mitigate adverse effects on maintenance access.</p> <p>Non-notification:</p> <p>Applications utilising Rule WWS-R17 that do not simultaneously trigger other consent requirements shall not be publicly notified and shall not be served on any party other than Council and the public authority responsible for the regional flood management infrastructure.</p>	(2) Activity status where compliance not achieved: n/a
WWS-R18	Water treatment plants not located within road or unformed road	

Part 2: District-wide matters / Energy, infrastructure and transport / WWS – Water, wastewater and stormwater

All zones	(I) Activity status: DIS
WWS-R19	Wastewater treatment plants located within the following: (a) GIZ – General industrial zone; (b) HIZ – Heavy industrial zone; (c) MSRZ – Motor sport and recreation zone; (d) GRUZ – General rural zone; (e) RLZ – Rural lifestyle zone; (f) OSZ – Open space zone
As specified in rule	(I) Activity status: DIS
WWS-R20	Above ground reservoirs
All zones	(I) Activity status: DIS
WWS-R21	Water treatment plants located within the road and or unformed road
All zones	(I) Activity status: NC
WWS-R22	Wastewater treatment plants located within the following: (a) GRZ – General residential zone; (b) MRZ – Medium density residential zone; (c) RPZ – Rangitahi Peninsula zone; (d) LLRZ – Large lot residential zone; (e) SETZ – Settlement zone; (f) COMZ – Commercial zone; (g) TCZ – Town centre zone; (h) LCZ – Local centre zone; (i) BTZ – Business Tamahere zone; (j) Road and unformed road; or (k) Identified Area;
As specified in rule	(I) Activity status: NC