

Overview

Subdivision is the process of dividing an allotment or building into one or more additional lots or units, or changing an existing boundary location. The way an allotment is subdivided, including its size and shape, is important as it not only determines the quality and character of development, but it also impacts on adjacent sites and the future use of the land. Subdivision affects the natural and physical environment and introduces long-term development patterns that cannot be easily changed.

Large-scale and greenfield subdivisions should be designed in an integrated way that contributes to sense of place, supports connectivity to surrounding neighbourhoods and provides well-designed, accessible, sunny and safe open spaces.

Subdivision will be assessed against the Subdivision Design Guide (APP1), in conjunction with the District Plan objectives, policies, rules and standards and any relevant structure plans. The Subdivision Design Guide (APP1) provides best practice infrastructure and subdivision design guidelines and outlines the type and quality of outcomes the Council is seeking for new subdivisions within the district.

For detailed technical and engineering requirements and guidance on 'low impact design' solutions for stormwater management, reference should be made to Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3.

Subdivision of land that contains an identified feature will be subject to additional provisions in the relevant Overlay Chapter, including objectives and policies. Subdivision applications involving identified features may need to be accompanied by expert reports to assess the effect of the subdivision on the identified feature.

Māori land is exempt from the subdivision provisions of the Act. It is primarily controlled by the Te Ture Whenua Māori Act 1993 and administered by the Māori Land Court.

Cross references to other relevant District Plan provisions

It is important to note that in addition to the zone chapters, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for certain subdivisions, including:

- **Network Utilities** - The Network Utilities Chapter contains provisions for subdivision of land within the Gas Transmission Pipeline Corridor or the National Grid Corridor.
- **Natural Hazards** - The Natural Hazards Chapter contains provisions for subdivision of land within hazard areas.
- **Historic Heritage** - The Historic Heritage Chapter contains provisions for subdivision of land containing a scheduled heritage building or item.
- **Notable Trees** - The Notable Trees Chapter contains provisions for subdivision of land containing a scheduled tree.
- **Sites and Areas of Significance to Māori** - The Sites and Areas of Significance to Māori Chapter contains provisions for subdivision of land containing a scheduled site or area of significance to Māori.
- **Ecosystems and Indigenous Biodiversity** - The Ecosystems and Indigenous Biodiversity Chapter contains provisions managing subdivision affecting significant natural areas, in particular subdivision solely for the protection of a significant natural area (ECO-R5) and subdivision of land containing a significant natural area (ECO-R6). If either of these rules apply, they take precedence over the rules in this chapter.
- **Natural Features and Landscapes** - The Natural Features and Landscapes Chapter contains provisions for subdivision of land within outstanding natural features and landscapes.
- **Public Access** - The Public Access Chapter contains provisions for subdivision of land containing a public access corridor.
- **Waterbodies** - The Waterbodies Chapter contains provisions for subdivision of land containing or adjoining waterbodies.
- **Coastal Environment** - The Coastal Environment Chapter contains provisions for subdivision of land within the Coastal Environment and coastal hazard areas.
- **Earthworks** - Earthworks have the potential to result in adverse effects and are to be managed. Provisions relating to earthworks are contained in the Earthworks Chapter.

Objectives	
SUB-O1	Subdivision results in the efficient use of land and achieves patterns of development which deliver good quality community environments that are compatible with the role, function and predominant character of each zone.
SUB-O2	Subdivision is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that: <ol style="list-style-type: none"> 1. responds positively to the site's physical characteristics and context; 2. is accessible, connected and integrated with the surrounding neighbourhoods; 3. contributes to the local character and sense of place; 4. recognises the value of natural systems in sustainable stormwater management and water sensitive design; and 5. protects or enhances natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua, and/or identified features; and 6. provides accessible and well-designed open space areas for various forms of recreation, including sport and active recreation, for the health and wellbeing of communities.
SUB-O3	Infrastructure is planned to service proposed subdivision and development and to connect with the wider infrastructure network in an integrated, efficient, coordinated and future-proofed manner and is provided at the time of subdivision.

Policies

All Subdivision

SUB-P1	Allow subdivision that results in the efficient use of land, provides for the needs of the community and supports the policies of the District Plan for the applicable zones, where subdivision design: <ol style="list-style-type: none"> 1. reflects patterns of development that are compatible with, and reinforce the role, function and predominant character of the zone; 2. maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses; 3. in the City Centre, Town Centre and Local Centre zones, minimises proliferation of vehicle crossings that could restrict the ability
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	<p>of pedestrians to move safely and efficiently along the street and within public places and/or reduces the presence of retail activity at the ground floor;</p> <ol style="list-style-type: none"> 4. in the Mixed Use and General Industrial zones, incorporates sufficient setbacks at residential zone interfaces (where subdivision adjoins such a zone) to provide sufficient space for planting and/or landscaping; 5. in the Large Format Retail Zone, avoids the fragmentation of land and/or creation of small allotments that would limit or constrain the ability to use land for large format retail activities; and 6. in the General Industrial, Large Format Retail, Residential and Rural zones, incorporates sufficient space for on-site stormwater disposal including the use of water sensitive and low-impact design solutions.
SUB-P2	Manage subdivision of land containing significant natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua and/or other identified features to ensure their protection or enhancement.
SUB-P3	Manage significant risks from natural hazards by restricting subdivision that: <ol style="list-style-type: none"> 1. creates new or exacerbates existing natural hazards including coastal hazards, erosion, slippage, subsidence, falling debris or flooding; or 2. results in adverse effects on the stability of land and buildings; and 3. does not provide safe, flood free and stable building platforms at the time of subdivision.
SUB-P4	Require infrastructure to be provided in an integrated and comprehensive manner by: <ol style="list-style-type: none"> 1. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure; and 2. ensuring that the appropriate infrastructure for the subsequent use of the land is in place at the time of subdivision or development; and 3. requiring connections to Council's reticulated systems in urban areas; or 4. requiring appropriate on-site infrastructure to be provided at the time of subdivision.
SUB-P5	Require efficient and sustainable stormwater control and disposal systems to be designed and installed at the time of subdivision that: <ol style="list-style-type: none"> 1. incorporates water sensitive and low impact design principles, that are sufficient for the amount and rate of anticipated runoff, in accordance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. 2. mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land, especially if sufficient infrastructure capacity is not available; 3. where feasible, utilises stormwater management areas for multiple uses, while ensuring they have a high quality interface with residential activities or commercial activities; 4. avoids and increase in sediment and/or contaminants entering waterbodies or downstream effects as a result of stormwater disposal; and 5. considers the outcomes of any consultation with tangata whenua where it is proposed to dispose of stormwater to a waterbody that has cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua, including with respect to mitigation measures and opportunities to incorporate mātauranga Māori principles into the disposal method.

Urban Subdivision

SUB-P6	Allow residential infill and residential subdivision that: <ol style="list-style-type: none"> 1. complements residential density, patterns of development or housing types that are suitable or anticipated for the zone; and 2. provides allotment size and shape that: <ol style="list-style-type: none"> a. supports a range of housing types and sizes, which offers different housing choices b. allows sufficient sunlight to living and outdoor spaces, and enables on-site amenity and privacy; and c. maximises opportunities for buildings to face the road or overlook public spaces.
SUB-P7	Allow subdivision in the Residential Zones that does not comply with the minimum lot design and parameters when: <ol style="list-style-type: none"> 1. the site size and configuration is appropriate for development intended by the zone; and 2. the subdivision design maintains residential character and amenity; and 3. it can be demonstrated that it is consistent with the quality and types of development envisaged by Residential Zone Objectives and Policies and the Residential Design Guide.
SUB-P8	Require greenfield subdivision design and layout to respond positively to and be integrated with the surrounding context, including by: <ol style="list-style-type: none"> 1. achieving consistency with the Subdivision Design Guide, and where relevant, the Residential Design Guide; 2. maximising accessibility and connectivity with surrounding neighbourhoods through walkways, cycleways and an interconnected transport network; 3. incorporating physical site characteristics, constraints and opportunities into subdivision design; 4. minimising earthworks and land disturbance by designing building platforms that integrate into the natural landform; 5. aligning streets and designing open spaces to focus on significant views or landmarks; 6. creating allotment sizes and shapes that support a range of housing types and sizes; 7. considering whether a subdivision has the potential to compromise cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua, and if so, also considering the outcomes of any consultation with tangata whenua, including with respect to: <ol style="list-style-type: none"> a. the incorporation of mātauranga Māori principles into the design and/or development of the subdivision; b. opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to be maintained or strengthened; and c. options to avoid, remedy or mitigate adverse effects; 8. ensuring that subdivision design and the planting of new vegetation recognises the need to minimise future conflicts with roading and network utilities; 9. maximising sunlight access, outlook and amenity, including opportunities for future buildings to maximise solar gain, reduce energy and water consumption, and use renewable energy; 10. providing appropriate public open spaces that are within walkable distance from residential allotments; 11. incorporating principles of Crime Prevention Through Environmental Design; and 12. promoting sustainable stormwater management through water sensitive design solutions.
SUB-P9	Promote safe, connected and accessible neighbourhoods by supporting subdivision that: <ol style="list-style-type: none"> 1. minimises the proliferation of vehicle crossings that could affect the safety of the transport network; 2. limits cul-de-sacs where the site and topographical constraints inhibit connections; 3. provides a variety of travel modes and routes within the immediate neighbourhood and between adjacent sites;

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| 4. provides connections to public transport, nearby shops, schools, employment open spaces and other activities; and |
| 5. provides spaces that encourage social interaction, neighbourhood cohesion and a sense of place. |

Rural Subdivision

SUB-P10	Manage the scale, design and intensity of subdivision in the Rural Production Zone by: <ol style="list-style-type: none"> allowing one small allotment only where there is a large balance area, and where the subdivision design reinforces the role, function and predominant character of the zone; managing subdivision that involves multiple small allotments with a large balance area; and avoiding subdivision that would compromise the role, function and predominant character of the Rural Production Zone, or is more typical of patterns of development in urban areas.
SUB-P11	Manage the scale, design and intensity of subdivision in the Rural Lifestyle Zone by: <ol style="list-style-type: none"> allowing up to four small allotments only where there are corresponding larger lots, and the subdivision design reinforces and is compatible with the role, function and predominant character of the zone; managing subdivision that involves multiple small allotments; and avoiding subdivision that would compromise the role, function and predominant character of the Rural Lifestyle Zone, or is more typical of patterns of development in urban areas.
SUB-P12	Ensure that that subdivision in the Rural Zones results in lot sizes and lot configurations that: <ol style="list-style-type: none"> are appropriate for the development and land use intended by the zone; are compatible with the role, function and predominant character of the zone; maintain rural character and amenity; and are consistent with the quality and types of development envisaged by the zone objectives and policies, including by minimising any reverse sensitivity effects and/or conflict with activities permitted in the zones.
SUB-P13	Require subdivision design and layout in the Rural Zones to respond positively to, and be integrated with the surrounding rural or rural lifestyle context, including by: <ol style="list-style-type: none"> incorporating physical site characteristics, constraints and opportunities into subdivision design; minimising earthworks and land disturbance by designing building platforms that integrate into the natural landform; avoiding inappropriately located buildings and associated access points including prominent locations as viewed from public places; incorporating sufficient separation from zone boundaries, transport networks, rural activities and rural industry to minimise potential for reverse sensitivity conflicts; incorporating sufficient separation between building platforms and identified features to minimise potential adverse effects on those features; considering whether a subdivision has the potential to compromise cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua, and if so, also considering the outcomes of any consultation with and/or cultural advice provided by tangata whenua and: <ol style="list-style-type: none"> opportunities to incorporate mātauranga Māori principles into the design and/or development of the subdivision; opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to be maintained or strengthened; and options to avoid, remedy or mitigate adverse effects; promoting sustainable stormwater management through water sensitive design solutions; and in the Rural Lifestyle Zone, achieving patterns of development and allotment sizes that provide opportunities for rural lifestyle living.
SUB-P14	Ensure that rural subdivision in the Rural Lifestyle or Rural Production Zones maintains or enhances the attributes that contribute to rural character and amenity values, including: <ol style="list-style-type: none"> varying forms, scales, spaciousness and separation of buildings and structures associated with the use of the land; maintaining prominent ridgelines, natural features and landforms, and predominant vegetation of varying types; low population density and scale of development relative to urban areas; on-site servicing and a lack of urban infrastructure; and in the Rural Production Zone, the continued and efficient operation of rural activities and productive working landscapes.

Rules

Refer to Part 1 for how to use this District Plan, including activity status abbreviations.

Activities Rules

SUB-R1	Boundary adjustment	
All zones	<p>Activity status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> the boundary adjustment does not alter: <ol style="list-style-type: none"> the permitted activity status of any existing permitted activities occurring on the allotments and/or the ability of an existing permitted activity to continue to comply as a permitted activity under the rules and standards in this Plan; and/or the extent or degree to which any consented or otherwise lawfully established activity occurring on the allotments does not comply with a rule or standard in this Plan; and in the Rural Production Zone, the boundary adjustment does not result in additional potential for residential units as a permitted activity; and all Subdivision Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent and effects of any non-compliance with a rule or standard, and where relevant, the matters of discretion in any infringed rule(s) or standard(s). The size, design and layout of lots that would exist after the boundary adjustment, including the effects of any additional permitted activity development potential resulting from the reconfigured layout. Legal and physical access to and from lots affected by the boundary adjustment The extent to which the boundary adjustment will ensure that natural features and landforms, waterbodies, indigenous vegetation, historic heritage,

	<p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1. The size, design and layout of lots that would exist after the boundary adjustment, including the effects of any additional permitted activity development potential resulting from the reconfigured layout. 2. Legal and physical access to and from lots affected by the boundary adjustment. 3. Protection, maintenance or enhancement of natural features and landforms, historic heritage, sites of significance to tangata whenua, archaeological sites or any other identified features. 4. Where relevant, compliance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. 5. The matters referred to in sections 108 and 220 of the Act. 	<p>sites of significance to tangata whenua, archaeological sites or identified features are protected, maintained or enhanced.</p> <ol style="list-style-type: none"> 5. Where relevant, compliance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. 6. The matters described in Section 108 and 220 of the Act.
SUB-R2	Subdivision of land solely to create an allotment that is for the purpose of public works, network utilities, reserves or access	
All zones	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> 1. the creation of any lot does not limit or interfere with any existing allotment's physical and/or legal access to a road. <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1. The size, design and layout of lots for the purpose of public works, network utilities, reserves or access. 2. Legal and physical access to and from lots. 3. Protection, maintenance or enhancement of natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua, archaeological sites or identified features. 4. Where relevant, compliance with the Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. 5. The matters referred to in sections 108 and 220 of the Act. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The size, design and layout of lots for the purpose of public works, network utilities, reserves or access. 2. Legal and physical access to and from lots. 3. The extent to which the subdivision will ensure that natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua, archaeological sites or identified features are protected, maintained or enhanced. 4. Where relevant, compliance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. 5. Those matters described in section 108 and 220 of the Act.
SUB-R3	Subdivision of land to create an allotment within a Future Urban Zone	
Future Urban Zone	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> 1. one allotment is created from the parent title with a minimum lot size of 20ha; and 2. all Subdivision Effects Standards are complied with. <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1. The extent to which the site layout and design and location of a building platform will affect the ability to comprehensively develop and use the Future Urban Zone in future for urban growth purposes. 2. Legal and physical access to and from lots. 3. Protection, maintenance or enhancement of natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua, archaeological sites or identified features. 4. The matters referred to in section 108 and 220 of the Act. 	<p>Activity status where compliance not achieved: NC</p>
SUB-R4	Subdivision of land to create allotment(s) within the Rural Production Zone (except where rule ECO-R6 applies)	
(1) Rural Production Zone	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> 1. one allotment, with a minimum lot size of 4,000m² is created from the parent title, provided there is a balance area remaining from the Record of Title subject to subdivision of at least 20 ha; and 2. all Subdivision Effects Standards, (except SUB-S1(1) for the allotment provided for by clause 1 of this rule) are complied with. <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1. The size, design, shape, location and layout of lots. 2. Efficient use of land and compatibility with rural character and the role, function and predominant character of the Rural Production Zone. 3. Where relevant, consistency with the Subdivision Design Guide. 4. The protection, maintenance and/or enhancement of natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua, archaeological sites or identified features. 5. The measures to avoid, remedy, or mitigate any adverse effects on the particular cultural, spiritual and/or heritage values, interests or associations of importance to tangata whenua as kaitiaki and mana whenua that are associated with the land being subdivided. 	<p>Activity status where compliance not achieved: DIS Where:</p> <ol style="list-style-type: none"> 1. two or three allotments, with a minimum lot size of 4,000m² are created from the parent title, provided there is a balance area remaining from the Record of Title subject to subdivision of at least 20 ha; or 2. one or more of the Subdivision Effects Standards (except SUB-S1(1) for the allotments provided for by clause 1 of this rule) are not complied with.

	<ol style="list-style-type: none"> 6. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance, and integrate built form into the natural landform. 7. Provision of appropriate infrastructure and services, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. 8. Use of sustainable stormwater management and water sensitive (low impact) design principles. 9. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards. 10. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. 11. Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities or significant hazardous facilities. 12. The matters referred to in sections 108 and 220 of the Act. 	
(2) Rural Production Zone	Activity status: NC Where: <ol style="list-style-type: none"> 1. the subdivision is not a controlled or discretionary activity under SUB-R4(1) or otherwise provided for in this table. 	Activity status where compliance not achieved: N/A
	Note: <ol style="list-style-type: none"> 1. To determine how many additional allotments can be created under SUB-R4, first go back to the parent title to determine what existed on 5 March 1999. 2. Count the number of allotments that have been subdivided from the parent title since that date. 3. If the parent title has not been subdivided and the subdivision proposal contains one additional allotment not less than 4000m² and a balance allotment over 20ha then this can be considered as a controlled activity provided the relevant Subdivision Effects Standards effects are complied with. 4. If the parent title has not previously been subdivided into four allotments (being three additional allotments and a balance allotment) and the number of allotments proposed does not exceed four from the parent title (being three additional allotments and a balance allotment) and the proposal contains a balance allotment at least 20ha in area, it can be treated as a discretionary activity. 5. If the number of allotments exceeds four from the parent title, the proposed allotments are less than 4,000m², or if the proposal does not contain a balance allotment of at least 20ha in area, the application will be treated as a non-complying activity. 	
SUB-R5	Subdivision of land to create allotments within the Rural Lifestyle Zone	
(1) Rural Lifestyle Zone	Activity status: RDIS Where: <ol style="list-style-type: none"> 1. no more than four proposed allotments being created have a lot size of less than 1 ha in area; and 2. every allotment has a minimum lot size of 4,000m²; and 3. for each allotment that has a lot size between 4,000m² and 1 ha in area, a corresponding allotment of over 1 ha in area is provided; 4. all Subdivision Effects Standards are complied with; and 5. SUB-R5(2)(1) does not apply. Matters over which discretion is restricted: <ol style="list-style-type: none"> 1. The size, design, shape, location and layout of lots including allowance for sufficient separation distances between buildings to maintain rural lifestyle character. 2. Efficient use of land and compatibility with rural character and the role, function and predominant character of the Rural Lifestyle Zone. 3. Where relevant, consistency with the Subdivision Design Guide. 4. Protection, maintenance and enhancement of natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites and areas of significance to Māori, archaeological sites or other identified features. 5. Whether the subdivision has the potential to 	Activity status where compliance not achieved: DIS Where: <ol style="list-style-type: none"> 1. no more than four proposed allotments being created have a lot size of less than 1 ha in area; and 2. every allotment has a minimum lot size of 4,000m² and 3. for each allotment that has a lot size between 4,000m² and 1 ha in area, a corresponding allotment of over 1 ha in area is provided; and 4. one or more of the Subdivision Effects Standards are not complied with.

	<p>compromise cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua, and if so, the outcomes of any consultation with tangata whenua, including with respect to:</p> <ol style="list-style-type: none"> a. opportunities to incorporate mātauranga Māori principles into the design and/or development of the subdivision; b. opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to be maintained or strengthened; and c. options to avoid, remedy or mitigate adverse effects. <ol style="list-style-type: none"> 6. Whether the subdivision design and layout, and the design and location of building platforms and access will minimise earthworks and land disturbance, and integrate built form into the natural landform. 7. Provision of appropriate infrastructure and services, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. 8. Use of sustainable stormwater management and water sensitive (low impact) design principles. 9. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards. 10. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. 11. Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities or significant hazardous facilities. 12. The matters referred to in sections 108 and 220 of the Act. 	
(2) Rural Lifestyle Zone	<p>Activity status: NC Where:</p> <ol style="list-style-type: none"> 1. the subdivision is a further subdivision of any allotment created pursuant to a subdivision consent granted after (<i>insert date of the Proposed Plan becoming operative</i>); or 2. the subdivision results in more than four proposed allotments with a lot size of less than 1 ha in area; or 3. the subdivision results in an allotment with a minimum lot size less than 4,000m² or 4. the subdivision does not provide a corresponding allotment with a minimum lot size of 1 ha for each allotment that has a lot size between 4,000m² and 1 ha in area. 	Activity status where compliance not achieved: N/A
SUB-R6 Subdivision of land to create allotment(s) within other zones		
<p>Commercial and Mixed Use Zones</p> <p>Residential Zones</p> <p>General Industrial Zone</p> <p>Open Space and Recreation Zones</p> <p>Special Purpose Zones (except Future Urban Zone)</p>	<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> 1. all Subdivision Effects Standards are complied with. <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1. The size, design, shape, location and layout of lots. 2. Efficient use of land and compatibility with the role, function and predominant character of the zone. 3. Consistency with the Subdivision Design Guide, and in the residential zones, the Residential Design Guide. 4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. 5. Protection, maintenance or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation, sites of significance to tangata whenua, archaeological sites, or identified features. 6. The measures to avoid, remedy, or mitigate any adverse effects on the particular cultural, spiritual and/or heritage values, interests or associations of importance to tangata whenua as kaitiaki and mana whenua that are associated with the land being subdivided. 7. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance, and integrate built form into the natural landform. 8. Provision of appropriate infrastructure and services, including water supply (including firefighting water supply), wastewater 	Activity status where compliance not achieved: DIS

	<p>systems, stormwater control and disposal, telecommunications and electricity in accordance with the Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3.</p> <p>9. Use of sustainable stormwater management and water sensitive (low impact) design principles.</p> <p>10. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards.</p> <p>11. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.</p> <p>12. Management of potential reverse sensitivity effects on existing land uses, including network utilities or significant hazardous facilities.</p> <p>13. The matters referred to in sections 108 and 220 of the Act.</p>	
SUB-R7	Subdivision of land that results in an increase in the number of allotments being accessed by an existing right of way	
All zones	<p>Activity status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The extent to which the existing right of way is capable of handling extra traffic or parking from the land use associated with the subdivision. 2. Whether the right of way could be reasonably upgraded to meet the extra usage. 3. Effects on the amenity of allotments adjoining the right of way. 4. Any adverse effects on the safety and efficiency of the transport network. 	Activity status where compliance not achieved: N/A
SUB-R8	Subdivision of land on an allotment that contains, or is located within 20m of the edge of an indicative road transport network	
All zones	<p>Activity status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. Whether the indicative road transport network is taken into account in the subdivision layout 2. The effect of the subdivision on the indicative road transport network. 	Activity status where compliance not achieved: N/A
SUB-R9	Subdivision of land that requires a road to be vested as legal road	
All zones	Activity status: DIS	Activity status where compliance not achieved: N/A

Effects Standards

SUB-S1	Minimum lot size	
(1) Rural Production Zone	Each allotment, including the balance allotment, shall have a minimum lot size of 20 ha.	Matters of discretion if compliance is not achieved: N/A
(2) Rural Lifestyle Zone	Each allotment, including the balance allotment, shall have a minimum lot size of 4000m ² .	Matters of discretion if compliance is not achieved: N/A
(3) General Residential Zone	Each allotment, including the balance allotment, shall have a minimum lot size of 400m ² except in Ōākura where the minimum lot size is 600m ² .	Matters of discretion if compliance is not achieved: N/A
(4) Low Density Residential Zone	Each allotment, including the balance allotment, shall have a minimum lot size of 750m ² .	Matters of discretion if compliance is not achieved: N/A
SUB-S2	Requirements for building platform(s) for each allotment	
All zones	<ol style="list-style-type: none"> 1. Each allotment must provide a stable, flood free building area suitable for building foundations in accordance with the requirements of the New Zealand Building Code - Acceptable Solution B1/AS4 Approved Document B1/4: Structure Foundations. 2. The area available for use as a building platform on each allotment must be identified in subdivision applications and: <ol style="list-style-type: none"> a. must allow the buildings to comply with the standards for a 	Matters of discretion if compliance is not achieved: N/A

	permitted activity in the underlying zone under this District Plan; and b. must not include any area of land to be used for access or for the disposal of wastewater or stormwater.	
SUB-S3	Compliance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3	
All zones	All development and subdivision design and construction must comply with the requirements of Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3.	Matters of discretion if compliance is not achieved: N/A
SUB-S4	Stormwater treatment, catchment and disposal	
All zones	<ol style="list-style-type: none"> All allotments must provide the means for treatment, catchment and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces. The means for treatment, catchment and disposal of stormwater must incorporate low impact design principles in accordance with Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff such as by the use of rainwater. Where low impact design principles cannot be achieved, and the means of disposal of collected stormwater is by way of piping to an approved outlet, all new allotments must provide a piped outfall for the connection. This includes land allocated on a cross-lease or company lease subdivision. Where the means of stormwater disposal is to ground, that area shall not be subject to instability, slippage or inundation, or used for the disposal of wastewater. <p>Note:</p> <ol style="list-style-type: none"> If stormwater disposal to a river or stream is proposed, a resource consent from Taranaki Regional Council may be required. 	Matters of discretion if compliance is not achieved: N/A
SUB-S5	Water supply	
(1) Commercial and Mixed Use Zones Residential Zones General Industrial Zone Future Urban Zone	<p>Where a connection to the Council's urban reticulated water supply system is available, all new allotments must be provided with a connection at the boundary (including firefighting water supply).</p> <p>Note:</p> <ol style="list-style-type: none"> SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice should be consulted when determining the most appropriate design for firefighting water supply. The New Zealand Fire Service is available to assist with this. 	Matters of discretion if compliance is not achieved: N/A
(2) Open Space and Recreation Zones Special Purpose Zones (except Future Urban Zone) Rural Zones	<p>Where a connection to the Council's urban reticulated water supply system is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply (including firefighting water supply).</p> <p>Note:</p> <ol style="list-style-type: none"> SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice should be consulted when determining the most appropriate design for firefighting water supply. The New Zealand Fire Service is available to assist with this. Where water is to be taken from ground or surface water, resource consent from Taranaki Regional Council may be required. 	Matters of discretion if compliance is not achieved: N/A
SUB-S6	Sewage disposal	
(1) Commercial and Mixed Use Zones Residential Zones General Industrial Zone Future Urban Zone	All new allotments must be provided with a piped connection at the boundary to the Council's urban reticulated sewerage system.	Matters of discretion if compliance is not achieved: N/A

<p>(2) Residential Zones</p> <p>Open Space and Recreation Zones</p> <p>Special Purpose Zones (except Future Urban Zone)</p> <p>Rural Zones</p>	<p>1. Where a connection to the Council's urban reticulated water supply system is unavailable, all new allotments must be provided with a septic tank or soakage fields or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment.</p> <p>2. Where sewage is to be disposed of to ground, that area shall not be subject to instability, slippage or inundation, or used for the disposal of stormwater.</p> <p>Note:</p> <p>1. Where disposal of sewage is to ground, resource consent from Taranaki Regional Council may be required.</p>	<p>Matters of discretion if compliance is not achieved:</p> <p>N/A</p>
<p>SUB-S7 Network utility services</p>		
<p>All zones</p>	<p>1. For all new allotments within the General Residential, Medium Density Residential, Centres, Mixed Use or General Industrial zones, and in other zones where power lines, gas distribution pipes and telecommunication lines are available within 200m of any boundary of any lot of a proposed subdivision, services must be provided to the boundary of each new lot .</p> <p>2. At the time of subdivision, sufficient land for telecommunications, transformers and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, consultation with telecommunications network utility operators may be required.</p> <p>3. All necessary easements for the protection of network utility services must be duly granted and reserved.</p>	<p>Matters of discretion if compliance is not achieved:</p> <p>N/A</p>
<p>SUB-S8 Transport, access and connectivity</p>		
<p>All zones</p>	<p>1. All allotments must be provided with vehicular access to a road by way of a vehicle access point, driveway and/or right of way, in accordance with the Council's vehicle access design standards.</p> <p>2. In all zones, any requirements for upgrading and/or forming vehicle crossings, roads and rights-of-way set out in Council's Land Development and Subdivision Infrastructure Standard Local Amendments Version 3.</p> <p>3. Within the City Centre Zone, any new vehicle access point shall not be located within a defined pedestrian frontage.</p> <p>Note:</p> <p>1. SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice shall be consulted to ensure compliance with the access way dimensions required for fire appliances for developments where a fire appliance is not able to reach either the residential house or the source of firefighting water supply from the public road.</p> <p>2. RLZ-S11 also applies to right of ways in the Rural Lifestyle Zone.</p>	<p>Matters of discretion if compliance is not achieved:</p> <p>N/A</p>
<p>SUB-S9 Requirements for esplanade reserves or esplanade strips</p>		
<p>(1) All zones</p>	<p>1. Where a subdivision of land creates any allotments (including any balance allotment) which are adjoining or which contain a significant waterbody, an esplanade reserve or esplanade strip shall be provided along the bank(s) of the significant waterbody of the following minimum width:</p> <p>a. In the Rural Zones: 20 metres</p> <p>b. In any other zone: 10 metres</p> <p>2. Where subdivision of land creates an allotment of less than 4 hectares which adjoins or contains a waterbody, an esplanade reserve or esplanade strip of 5 metres or more in width shall be provided along the bank(s) of the waterbody.</p> <p>Note:</p> <p>1. For {Link, 15904,SUB-S9(2), the requirements to provide an esplanade reserve or esplanade strip applies only if an allotment less than 4 ha is created that adjoins or contains a waterbody.</p> <p>2. The requirements for esplanade reserves or esplanade strips may be reduced or waived, in accordance with the considerations in section 229 of the Act and WB-P4 and WB-P5 during Council's assessment of the subdivision application.</p>	<p>Matters of discretion if compliance not achieved:</p> <p>1. All relevant matters in WB-P4 and WB-P5</p>
<p>(2) All zones</p>	<p>1. Where a subdivision of land creates any allotments (including any balance allotment) abutting mean high water springs, an esplanade reserve or esplanade strip shall be provided along the coast of the following minimum width:</p>	<p>Matters of discretion if compliance is not achieved:</p> <p>1. All relevant matters in CE-P9 and CE-P10.</p>

a. In all zones: 20 metres