

SUB

Subdivision

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Subdivision

Introduction

Subdivision is the process of dividing a site or building into one or more additional sites or units, or changing an existing boundary location. The way a site is subdivided, including its size and shape, is important, as it can influence the future use and development of the land, its character and quality and any impacts on adjacent sites. Subdivision can also affect the natural and physical environment and introduce long-term development patterns that cannot be easily changed.

The Plan's intent is that any brownfield and greenfield subdivisions are designed in an integrated way that contribute to a sense of place, are connected to existing communities and are well-designed, accessible, sunny and safe. The Plan also controls infill subdivision, to ensure that opportunities are realised for intensification within appropriate urban locations, in a manner that is consistent with the area's anticipated character and amenity values.

This chapter contains rules and standards relating to subdivision of land within overlays. The objectives and policies relating to subdivision in historical, cultural, ecological, natural or landscape overlays are found in those various District-wide chapters.

The subdivision of Māori land is exempt from the subdivision provisions of the RMA and must be undertaken through the Māori Land Court.

Objectives

SUB-O1 Subdivision

Subdivision creates allotments and patterns of land development that are compatible with the purpose, character and qualities of each zone.

SUB-O2 Subdivision design

Subdivision occurs in a sequenced and coherent manner and is designed so that it:

1. reflects and responds to:
 - a) the physical characteristics and constraints of the site; and
 - b) the character and amenity values of the surrounding area; and
2. is accessible and is connected to and integrated with existing communities and the transport network; and
3. consolidates urban development; and
4. promotes good quality urban design; and
5. maintains rural character in rural areas; and
6. avoids the sprawl of existing coastal settlements or creation of new coastal settlements; and
7. has an efficient layout and maintains public safety; and
8. provides for the health and well-being of communities; and
9. provides accessible, usable and well-designed open space areas.

SUB-O3 Infrastructure

Subdivision is serviced by infrastructure that has been planned and provided for in an integrated manner and has sufficient capacity for the development of the land.

SUB-O4 Subdivision and Regionally Significant Infrastructure

Subdivision does not compromise the operation or safety of Regionally Significant Infrastructure.

SUB-O5 Esplanade reserves and strips

Esplanade reserves and strips contribute to the maintenance, enhancement and protection of ecological, recreational and amenity values, public access and hazard management.

Policies

SUB-P1 Creation of allotments

Enable subdivision that creates allotments which:

1. reflect the intended pattern of development and are consistent with the anticipated role, character and amenity values of the zone; and
2. are of a size and dimensions that are sufficient to accommodate the intended or anticipated use and development form for the applicable zone.

SUB-P2 Boundary adjustments and updates to existing cross-leases

Enable boundary adjustments and updates to existing cross-lease titles which achieve a more efficient and effective use of land.

SUB-P3 Provision of infrastructure

Require infrastructure to be provided in an integrated and comprehensive manner by:

1. ensuring that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure; and
2. ensuring that infrastructure meets WDC standards and has sufficient capacity to accommodate the development or anticipated future development; and
3. requiring infrastructure to be installed at the time of subdivision; and
4. requiring connections to reticulated systems, where reticulation services are available for the allotment, or are within close proximity to the site; and
5. ensuring that appropriate on-site wastewater, stormwater and water supply infrastructure, with sufficient capacity for firefighting purposes, is provided on-site where reticulated services are not available for the site; and
6. ensuring telecommunications and power supply is provided to all allotments.

SUB-P4 Transport network

Ensure that subdivision does not compromise the safe and efficient functioning of the transport network by:

1. requiring roads, access lots and rights of way to meet minimum design standards to allow for safe and efficient traffic movements; and
2. including transport network connections within and between communities where opportunities exist; and
3. avoiding subdivision design and layout that would constrain the ability to connect to future developments on adjacent sites; and
4. providing for a variety of travel modes that reflect the role, function and character of the zone, including walking, cycling and access to public transport; and
5. achieving safe and efficient access onto and from State Highways, where applicable.

SUB-P5 Subdivision for network utilities

Control the creation of allotments for the purposes of a network utility, or network utility structure, to ensure that the lot is a sufficient size to accommodate its required use.

SUB-P6 Effects of subdivision on infrastructure

Require subdivisions to be designed to minimise any adverse effects on the safe and efficient operation, maintenance of, and access to Regionally Significant Infrastructure.

SUB-P7 Subdivision and the National Grid

Avoid locating building platforms within the National Grid Yard and only allow for subdivision within the National Grid Corridor where it can be demonstrated that any adverse effects on the National Grid will be avoided, remedied, or mitigated, taking into account:

1. the impact of subdivision layout and design on the operation, maintenance, upgrade and development of the National Grid;
2. the ability of future development to comply with the New Zealand Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001);
3. the extent to which the design, construction and layout of the subdivision (including landscaping) demonstrates that a suitable building platform(s) for a dwelling can be provided outside of the National Grid Yard for each new lot to ensure adverse effects on and from the National Grid and on public health and safety are appropriately avoided, remedied, or mitigated;
4. the risk to the structural integrity of the National Grid;
5. the extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from such lines;
6. the extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on, and amenity and nuisance effects of, the transmission asset.

SUB-P8 Subdivision in Hydroelectricity Inundation Hazard Areas

Only allow subdivision in Hydroelectricity Inundation Hazard Areas, where it can be demonstrated that:

1. any building platforms will be located outside of any identified Hydroelectricity High Hazard Area; and
2. the subdivision will not compromise the ongoing operation of the Waitaki Power Scheme; and
3. any risk to lives and well-being from an uncontrolled release of water from the Waitaki Power Scheme is acceptable.

SUB-P9 Esplanade reserves and strips – priority waterbodies and the coast

Require the creation of esplanade reserves or strips when subdividing land adjoining the priority waterbodies listed in PA-SCHED1 – Priority areas for public access and esplanade strips, and the coast and waterbodies over 3m in width, except where the subdivision is for a boundary adjustment or is for a network utility.

SUB-P10 Esplanade reserves and strips – other waterbodies

Consider the following matters when determining whether to require the creation of an esplanade reserve or strip for subdivision of land adjoining any other waterbody over 3m in width:

1. the level of contribution to enable public access, recreational use or the protection of conservation or takata whenua values; and
2. the appropriate mechanism to achieve 1.

SUB-P11 Reductions or waivers of esplanade reserves and strips

Only allow for provision of an esplanade strip, a reduction or waiver in the width, or provision of any required esplanade reserve or strip, where it can be demonstrated, if relevant, that:

1. safe public access and recreational use is already possible and can be maintained for the future; and
2. an esplanade strip would better provide for public and customary access, recreation, hazard management, stormwater management and ecological values; and
3. the ecological values and landscape features of the land adjoining the coast or other waterbody will not be adversely affected; and
4. any scheduled Historic Heritage Items in SCHED2 – Historic Heritage Items, or scheduled wāhi tūpuna in SCHED5 – Sites and Areas of Significance to Māori will not be adversely affected; and
5. the reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change; and
6. a full width esplanade reserve or strip is not required to maintain the natural character and amenity of the Coastal Environment; and
7. a reduced width in certain locations is offset by an increase in width in other locations or areas which would result in a positive public benefit, in terms of public and customary access, recreation, hazard management, stormwater management and ecological values.

SUB-P12 Subdivision Design

Ensure that subdivision is designed and located to:

1. maximise accessibility and connectivity with the surrounding community through walkways, cycleways and an interconnected transport network; and
2. reflect and respond to physical site characteristics, constraints and opportunities; and

3. minimise earthworks and land disturbance by designing building platforms that integrate into the natural landform; and
4. achieve hydraulic neutrality in urban zones; and
5. align streets and design open spaces to focus on significant views or landmarks; and
6. create allotment sizes and shapes that support a range of housing types and sizes and appropriate business activities; and
7. incorporate mātauraka Māori principles and provide opportunities to maintain or strengthen the relationship of tangata whenua with their ancestral lands, water, sites, wāhi tapu, wāhi tipuna and other taonga, where these have been identified through engagement with tangata whenua and the subdivision has the potential to compromise tangata whenua values and interests; and
8. minimise future conflicts with roading and infrastructure, including as a result of the planting of new vegetation; and
9. maximise sunlight access, outlook and amenity, including opportunities for future buildings to maximise solar gain, reduce energy and water consumption, and use renewable energy; and
10. provide public open spaces that are within walkable distance from residential allotments; and
11. incorporate sufficient separation from zone boundaries, transport networks and any adjacent rural or industrial activities and rural or industrial industry, to minimise the potential for any reverse sensitivity effects and/or conflict with existing and permitted activities on adjacent sites.
12. be consistent with any relevant design guidelines; and
13. incorporate principles of Crime Prevention Through Environmental Design to achieve safe environments.

SUB-P13 Subdivision in the Residential Zones

Provide for subdivision in Residential Zones, including infill subdivision, where the design, size and shape of allotments:

1. is consistent with and complement the anticipated residential density and form of development for the relevant zone;
2. support a range of housing types and sizes and offer different housing choices;
3. allow sufficient sunlight to living and outdoor spaces and enable on-site amenity and privacy; and
4. maximise opportunities for buildings to face the road or overlook public space; and
5. is consistent with any relevant design guidelines, including the Medium Design Residential Design Guidelines.

SUB-P14 Subdivision in the Commercial Zones

Provide for subdivision in Commercial Zones where the design, size and shape of allotments:

1. is consistent with and complement the anticipated scale, type and form of use and development for the relevant zone;

2. incorporate setbacks at Residential and Open Space Zone interfaces, to provide sufficient space for planting or landscaping;
3. minimise a proliferation of vehicle crossings that may restrict pedestrian movements;
4. maximises opportunities for retail activity to occur at ground floor level; and
5. is consistent with the Ōamaru Town Centre Design Guidelines.

SUB-P15 Subdivision in the Industrial Zones

Provide for subdivision in Industrial Zones where the design, size and shape of allotments:

1. is consistent with and complement the anticipated scale, type and form of use and development for the relevant zone; and
2. incorporate setbacks at Residential and Open Space Zone interfaces, to provide sufficient space for planting or landscaping.

SUB-P16 Subdivision in the Rural Zones

Provide for subdivision in the Rural Zones where the design, size and shape of allotments:

1. is consistent with and complement the role, function and anticipated scale, type and form of use and development for the relevant zone;
2. maintain prominent ridgelines, natural features and landforms, and areas of indigenous vegetation;
3. avoids buildings and access points being located in prominent locations, as viewed from public places;
4. incorporates physical site characteristics, constraints and opportunities into the design;
5. minimise earthworks and land disturbance by locating and designing building platforms to integrate into the natural landform;
6. maintain rural character and amenity; and
7. incorporates sufficient separation from zone boundaries, transport networks, rural activities and rural industry to minimise the potential for any reverse sensitivity effects and/or conflict with existing and permitted activities on adjacent sites;
8. protects the productivity of the land for primary production activities in the General Rural Zone by limiting fragmentation of land through avoiding new sites being created that are less than 20 hectares unless:
 - a) associated with a utility and any balance lot associated with the development of a utility; or
 - b) there is a net gain to indigenous biodiversity through its protection; or
 - c) the subdivision occurs on a Māori Reserve

SUB-P17 Subdivision in the Settlement Zones

Provide for subdivision in the Settlement Zone where the design, size and shape of allotments:

1. is consistent with and complement the role, function and anticipated scale, type and form of use and development for the relevant zone; and
2. is consistent with any relevant design guidelines.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

SUB-R3 to SUB-R7 are the general rules that apply to subdivisions. SUB-R1 and SUB-R2 and SUB-R8 to SUB-R19 set out specific rules relating to subdivisions in overlays and the Coastal Environment. SUB-R1 and SUB-R2 and SUB-R8 to SUB-R19 apply in addition to SUB-R3 to SUB-R7. For instance, a subdivision to create a vacant allotment in an Outstanding Natural Feature and Landscape will require consent under SUB-R6 and SUB-R12.

Other requirements outside of the District Plan:

Wastewater:

Any on-site, the wastewater system must also meet the requirements outlined in either the Regional Plan: Water for Otago, or the Canterbury Land and Water Regional Plan, depending on which region a site is located in. Both of these regional plans contain rules and standards around discharges to land, including the design of systems and setbacks from boundaries and waterways.

PERMITTED ACTIVITIES

Note: SUB-R1 and SUB-R2 apply alongside all the other subdivision rules. While subdivision may be permitted with regard to these overlays, it will always require resource consent under other rules.

SUB-R1 Subdivision in the Otago Flood Assessment Overlay and Waitaki River Floodplain Assessment Overlay		
All zones	<p>Activity status: Permitted</p> <p>Where: PER-1 The additional allotment or allotments are entirely outside the Otago Flood Assessment Overlay or the Waitaki River Floodplain Assessment Overlay; or</p> <p>PER-2 If the additional allotment(s) are partially within the Otago Flood Assessment Overlay, or Waitaki River Floodplain Assessment Overlay, the additional allotment(s) have a net site area capable of containing a complying residential unit and access entirely outside of the Flood Assessment Overlay or Waitaki River Floodplain Assessment Overlay.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1 or PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the future use and development of the site; and 2. the ability to provide building platforms and access above the projected flood level; and 3. floor level requirements for future buildings; and 4. potential risk to people, property and the environment during a flood event; and

	<p><i>Note: All subdivision requires resource consent. This rule applies in addition to any other Subdivision Rule.</i></p>	<ol style="list-style-type: none"> 5. the ability to access the site during a flood event; and 6. the effects of the subdivision on the ongoing maintenance of existing flood, erosion and drainage infrastructure or works. <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p> <p><i>Pursuant to s88 of the RMA, any application for activities made under this provision must provide, in addition to the standard information requirements, a flood assessment, prepared by a suitably qualified and experienced professional</i></p>
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SUB-R2 Subdivision in the Canterbury Flood Assessment Overlay		
<p>All zones</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 The additional allotment or allotments are entirely outside the Canterbury Flood Assessment Overlay; or</p> <p>PER-2 If the additional allotment or allotments are partially within the Canterbury Flood Assessment Overlay, the additional allotment(s) have a net site area capable of containing a complying residential unit and access entirely outside of the Canterbury Flood Assessment Overlay.</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1 or PER-2 and the additional allotment(s) are located within the Canterbury Flood Assessment Overlay, but are not located in a High Hazard Area, as determined in a flood assessment prepared in accordance with NH-S1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the future use and development of the site; and 2. the ability to provide building platforms and access above the projected flood level; and 3. floor level requirements for future buildings; and 4. potential risk to people, property and the environment during a flood event; and 5. the ability to access the site during a flood event; and 6. the effects of the subdivision on the ongoing maintenance of existing flood,

		<p>erosion, and drainage infrastructure or works.</p> <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with RDIS-1</p> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p> <p><i>Pursuant to s88 of the RMA, any application for activities made under these provisions must provide, in addition to the standard information requirements, a flood assessment prepared in accordance with NH-S1.</i></p>
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CONTROLLED ACTIVITIES

SUB-R3 Boundary adjustment		
All zones	<p>Activity status: Controlled</p> <p>Where: CON-1 The boundary adjustment does not alter:</p> <ol style="list-style-type: none"> the permitted activity status of any existing permitted activities occurring on the allotments; and/or the degree of any non-compliance with any lawfully established existing activity on the allotments; <p>and</p> <p>CON-2 The boundary adjustment does not reduce the minimum size of any lot held as part of an allotment; and</p> <p>CON-3 SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6 and SUB-S7 are complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with CON-1, CON-2 or CON-3</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard; and the size, design and layout of allotments; and the provision and design of legal and physical access to and from the allotments, including roads and pedestrian and cycle ways; and consent notices; and easements; and the location of the building platform; the provision of infrastructure and services for drinking water and firefighting supply, wastewater and

	<p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the size, design and layout of allotments, including any lots; and 2. the provision and design of legal and physical access to and from the allotments, including roads and pedestrian and cycle ways; and 3. consent notices; and 4. easements; and 5. the location of the building platform; and 6. the provision of infrastructure and services for drinking water and firefighting supply, wastewater and stormwater, telecommunications and energy and its protection through legal mechanisms; and 7. natural hazard and geotechnical constraints. 	<p>stormwater, telecommunications and energy and its protection through legal mechanisms; and</p> <ol style="list-style-type: none"> 8. natural hazard and geotechnical constraints.
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SUB-R4 Updating of a cross-lease title		
All zones	<p>Activity status: Controlled</p> <p>Where: CON-1 The subdivision is around existing lawfully established buildings; and CON-2 Either:</p> <ol style="list-style-type: none"> 1. compliance is achieved with the standards that apply to the zone; or 2. the update does not increase any existing or previously approved non-compliance with the standards that apply to the zone. <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the design and layout of the covenant areas to ensure they have the ability to accommodate the existing or intended use; and 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with CON-1 or CON-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the design and layout of the covenant areas to ensure they have the ability to accommodate the existing or intended use; and 3. the allocation of covenant areas to leased areas to ensure access to the dwellings and the parking standards are met.

	2. the allocation of covenant areas to leased areas to ensure access to the dwellings and the parking standards are met.	
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SUB-R5 Subdivision of land solely to create an allotment for the purpose of public works, infrastructure, reserves or access		
All zones	<p>Activity status: Controlled</p> <p>Where: CON-1</p> <ol style="list-style-type: none"> 1. the creation of any allotment does not limit or interfere with any existing allotment's physical and/or legal access to a road; and 2. the balance allotment does not result in any non-compliances with standards relating to the zone the allotment is located in. <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the size, design and layout of lots for the purpose of public works, infrastructure, reserves or access; and 2. legal and physical access to and from the allotment; and 3. the provision of infrastructure and its protection through legal mechanisms. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with CON-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the size, design and layout of lots for the purpose of public works, infrastructure, reserves or access; and 2. legal and physical access to and from the allotment; and 3. the provision of infrastructure and its protection through legal mechanisms.

SUB-R6 Subdivision that creates any vacant allotment(s)		
All zones, except the Open Space Zone and Sport and Recreation Zone	<p>Activity status: Controlled</p> <p>Where: CON-1 SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, and SUB-S7 are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the design and layout of allotments; and 2. the provision and design of legal and physical access to and from 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with CON-1</p>

	<p>the allotments, including roads and pedestrian and cycle ways; and</p> <ol style="list-style-type: none"> 3. consent notices; and 4. easements; and 5. the location of the building platform; and 6. the bulk, location and colour of future buildings and structures; and 7. the provision of infrastructure and services for drinking water and firefighting supply, wastewater and stormwater, telecommunications and energy and its protection through legal mechanisms; and 8. the provision of esplanade reserves or strips; and 9. natural hazard and geotechnical constraints. 	
<p>Open Space Zone</p> <p>Sport and Recreation Zone</p>	<p>Activity status: Discretionary</p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

<p>SUB-R7 Subdivision of land around existing lawfully established buildings or buildings approved as part of a resource consent application where no vacant allotments are created</p>		
<p>All zones</p>	<p>Activity status: Controlled</p> <p>Where: CON-1 Compliance is achieved with SUB-S1, SUB-S2, SUB-S3, SUB-S4, SUB-S5, SUB-S6, and SUB-S7.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the size, design and layout of allotments; and 2. the provision and design of legal and physical access to and from 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with CON-1</p>

<p>the allotments, including roads and pedestrian and cycle ways; and</p> <ol style="list-style-type: none"> 3. consent notices; and 4. easements; and 5. the location of the building platform; and 6. bulk, location and colour of future buildings and structures; and 7. the provision of infrastructure and services for drinking water and firefighting supply, wastewater and stormwater, telecommunications and energy and its protection through legal mechanisms; and 8. the provision of esplanade reserves or strips; and 9. natural hazard and geotechnical constraints. 	
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SUB-R8 Subdivision in the Liquefaction Assessment Overlay		
All zones	<p>Activity status: Controlled</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. geotechnical recommendations; and 2. location, size and design of the subdivision, roads, access, services; and 3. recommendations for foundations for future buildings; and 4. remediation and ground treatment. <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p> <p><i>Pursuant to s88 of the RMA, any application for activities made under these provisions must provide, in addition to the standard information requirements, a geotechnical report that demonstrates the appropriateness of the site for the proposed development.</i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

SUB-R9 Subdivision creating a lot in the National Grid Substation Buffer		
All zones	<p>Activity status: Controlled</p> <p>Where: CON-1 All resulting allotments, except allotments for access or a public work, demonstrate that they can accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid Substation Buffer.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation; and 2. the risk of electrical hazards affecting public or individual safety, and the risk of property damage; and 3. measures proposed to avoid potential adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and development of the substation; and 4. technical advice from an electrical engineer specialising in electricity transmission; and 5. the outcome of any consultation with Transpower; and 6. whether the building, structure or sensitive activity could be located further from the substation. <p>Notification: <i>An application under this rule, whether controlled or non-complying, is precluded from being publicly notified in accordance with section 95A of the RMA.</i></p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with CON-1</p>

	<p><i>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.</i></p>	
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RESTRICTED DISCRETIONARY ACTIVITIES

SUB-R10 Subdivision creating an allotment within an Electricity Distribution Corridor		
<p>All zones</p>	<p>Activity status: Restricted Discretionary</p> <p>Where: RDIS-1 Any identified building platform is located outside the Electricity Distribution Yard but within the Electricity Distribution Corridor.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters in INF-P5. <p>Notification: <i>An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</i></p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with RDIS-1</p>
SUB-R11 Subdivision creating an allotment in the National Grid Corridor		
<p>All zones</p>	<p>Activity status: Restricted Discretionary</p> <p>Where: RDIS-1 All resulting allotments, except allotments for access or a public work, demonstrate that they can accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid Yard.</p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with RDIS-1</p>

Matters of discretion are restricted to:

1. the extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001); and
2. the provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading; and
3. the extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms; and
4. the extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid, and on public safety and property, are appropriately avoided, remedied, or mitigated, for example, through the location of roads and reserves under the transmission lines; and
5. the nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; and
6. the outcome of any consultation with Transpower; and
7. the extent to which the subdivision plan clearly identifies the National Grid and proposed building platforms.

Notification:

<p><i>An application under this rule, whether restricted discretionary or non-complying, is precluded from being publicly notified in accordance with section 95A of the RMA.</i></p> <p><i>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.</i></p>	
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DISCRETIONARY ACTIVITIES

SUB-R12	Subdivision of a site located in an Outstanding Natural Feature and Landscape Overlay	
All zones	<p>Activity status: Discretionary</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>
SUB-R13	Subdivision of a site containing a Historic Heritage Item, a Site or Area of Significance to Māori, or a Notable Tree	
All zones	<p>Activity status: Discretionary</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>
SUB-R14	Subdivision in the Hydroelectricity Inundation Hazard Areas	
All zones	<p>Activity status: Discretionary</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>
SUB-R15	Subdivision of a site containing a Significant Natural Area, identified in SCHED6 – Significant Natural Areas	
All zones	<p>Activity status: Discretionary</p> <p>Where: DIS-1</p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where:</p>

<p>An identified building platform is provided; and</p> <p>DIS-2 All vehicle accessways and building platforms are located outside of the Significant Natural Area; and</p> <p>DIS-3 The Significant Natural Area is subject to suitable legal mechanisms that will ensure protection of the area in perpetuity.</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p>	<p>NC-1 Compliance is not achieved with DIS-1, DIS-2 or DIS-3</p>
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SUB-R16 Subdivision within the Coastal Environment		
<p>All zones</p>	<p>Activity status: Discretionary</p> <p>Where: DIS-1 Located outside the Coastal Protection Area; and</p> <p>DIS-2 Located outside the Coastal Natural Hazard Area.</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with DIS-1 or DIS-2</p>

SUB-R17 Subdivision in the Moeraki Land Instability Overlay – Moderate Risk Area		
<p>All zones</p>	<p>Activity status: Discretionary</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i> <i>Pursuant to s88 of the RMA, any application for activities made under these provisions must provide, in addition to the standard information requirements, a geotechnical report that demonstrates the</i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

	<i>appropriateness of the site for the proposed development.</i>	
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SUB-R18 Subdivision in the Fault Awareness Overlay		
All zones	<p>Activity status: Discretionary</p> <p>Where: DIS-1 The zone of deformation associated with fault rupture is mapped at a scale of at least 1:10 000 to create a fault avoidance zone; and</p> <p>DIS-2 Any buildings, or structures are set back at least 20 metres from the zone of deformation of the fault rupture.</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p> <p><i>Note: A consent notice will be required as part of any subdivision consent.</i></p> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i> <i>Pursuant to s88 of the RMA, any application for activities made under these provisions must provide, in addition to the standard information requirements, a detailed fault investigation that has been prepared by a suitably qualified professional. The investigation report must set out the results of a site-specific investigation undertaken, including detailed fault mapping and assessment of its average recurrence interval. The investigation report must also be supplied to Canterbury Regional Council.</i></p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with DIS-1 or DIS-2</p>

SUB-R19 Surface Fault Rupture Hazard Overlay – Subdivision		
All zones	<p>Activity status: Discretionary</p> <p>Where: DIS-1 A zone of deformation associated with fault rupture is mapped at a scale of at least 1:10,000 to create a fault avoidance zone; and</p> <p>DIS-2 The subdivision layout provides for future buildings and structures to be set back at least 20 metres from the zone of deformation of the fault rupture.</p> <p><i>Note 1: A consent notice will be required as part of any subdivision consent.</i></p> <p><i>Note 2: Pursuant to Section 88 of the Resource Management Act, any application made under this rule must be accompanied by a detailed fault investigation that has been prepared by a suitably qualified professional which sets out the results of a site-specific investigation undertaken including detailed fault mapping and assessment of its average recurrence interval. The investigation report must also be supplied to Canterbury Regional Council.</i></p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with DIS-1 or DIS-2</p>

NON-COMPLYING ACTIVITIES

SUB-R20 Subdivision in the Moeraki Land Instability Overlay – High-Risk Area and Very High-Risk Area		
All zones	<p>Activity status: Non-Complying</p> <p><i>Note: This rule applies in addition to any other Subdivision Rule.</i></p> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

<p><i>Pursuant to s88 of the RMA, any application for activities made under these provisions must provide, in addition to the standard information requirements, a geotechnical report that demonstrates the appropriateness of the site for the proposed development.</i></p>	
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SUB STANDARDS

SUB-S1		Minimum allotment sizes and dimensions	
General Residential Zone	300m ² net site area	15m x 15m	Matters of discretion are restricted to: Not Applicable
Medium Density Residential Zone	150m ² net site area	None	
Settlement Zone	400m ² net site area where the site is reticulated. Where sites are not reticulated we are busy with further investigation around cumulative effects from development on groundwater. The minimum lot size will be included in the Proposed Plan.	15m x 15m	
Rural Lifestyle Zone	1 ha	N/A	
General Rural Zone	20 ha net site area	N/A	
Rural Scenic Landscape and Significant Natural Features	40 ha net site area	N/A	
Industrial	N/A	N/A	
Local Centre Zone, Mixed Use Zone, Town Centre Zone	N/A	N/A	
Open Space Zone	N/A	N/A	
Sport and Active Recreation Zone	N/A	N/A	

Special Purpose Zone – Macraes Mining	20 ha net site area	N/A
Special Purpose Zone – Lakes	Rules for the SPZL chapter are not available for the Draft Plan. We are busy developing them and they will be available for the Proposed Plan.	

SUB-S2 Access		
All zones	<ol style="list-style-type: none"> All allotments must have legal and physical access to a road. any vehicle crossing shall comply with TRAN-R1 and TRAN-S13, TRAN-S14, TRAN-S15, TRAN-S16 and TRAN-S17. <p><i>Note: SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice should 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.</i></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the impact on the roading network; and the location of the access; and the ability for people to access the site; and road user, cyclist and pedestrian safety.

SUB-S3 Water Supply		
All zones	<ol style="list-style-type: none"> Where a connection to reticulated water supply system is available, all new allotments must be provided with a water supply (including firefighting water supply) connection at the boundary of the net site area of the allotment; or where a connection to reticulated water supply system is unavailable, all allotments shall be provided with access to a self-sufficient potable water supply, with a minimum volume of 10,000 litres (which includes firefighting water supply). <p><i>Note: SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice should be consulted when determining the most appropriate</i></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the size of the allotments created; and the provision of an alternative water supply that is safe, sanitary and sufficient to meet anticipated demand; and any cumulative adverse effects.

	<p><i>design for firefighting water supply. The New Zealand Fire Service is available to assist with this.</i></p> <p><i>Where water is to be taken from ground or surface water, resource consent from the Canterbury or Otago Regional Council may be required.</i></p>	
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SUB-S4 Wastewater disposal		
All zones	<ol style="list-style-type: none"> 1. Where a connection to reticulated wastewater system is available, all new allotments must be provided with a connection at the allotment boundary; or 2. where a connection to reticulated wastewater system is unavailable and wastewater is to be disposed of on-site: <ol style="list-style-type: none"> a) all allotments shall be provided with a septic tank, or soakage field, or an alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment; b) where sewage is to be disposed to ground, that area shall not be subject to instability, or inundation, or used for the disposal of stormwater; c) either: <ol style="list-style-type: none"> i. a certificate from a suitably qualified wastewater engineer shall be provided, certifying that on-site disposal can be achieved in accordance with the requirements of the relevant regional plan; or ii. a copy of an approved resource consent for the on-site disposal from the relevant regional council shall be provided. 3. where a connection to reticulated wastewater system is unavailable, and wastewater is to be disposed of 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the size of the allotments created; and 2. the provision of an alternative wastewater system that is safe, sanitary and sufficient to meet anticipated demand; and 3. any cumulative adverse effects.

	<p>by way of a community wastewater scheme and separate wastewater disposal field, these must be legally held together in a manner that they cannot be disposed of separately from any allotment without the express permission of the Waitaki District Council.</p> <p><i>Note: Where disposal of sewage is to ground, resource consent from the Canterbury or Otago Regional Council may be required.</i></p>	
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SUB-S5 Stormwater management		
<p>All zones</p>	<ol style="list-style-type: none"> 1. Where a connection to a reticulated stormwater management system is available, all new allotments must be provided with a connection at the allotment boundary. 2. all subdivisions within urban zones must achieve hydraulic neutrality. 3. where a connection to stormwater systems is not available and the means of stormwater disposal is to ground, that area must not be subject to instability or inundation, or be used for the disposal of wastewater. <p><i>Note: The STORM chapter has further stormwater requirements for subdivisions.</i></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the access and on-going maintenance of the hydraulic neutrality devices; and 2. any potential impacts on any downstream flooding hazard; and 3. the size and scale of the development and the additional stormwater that the proposal will generate, compared to the existing situation; and 4. the preference for one central hydraulic neutrality device over numerous individual hydraulic neutrality devices; and 5. the capacity of the local stormwater network; and 6. whether there are any site-specific constraints or opportunities within the local area that mean that hydraulic neutrality is not required; and 7. any potential impacts on a downstream flooding hazard from the proposed stormwater disposal from the site; and 8. the size and scale of the development and the additional stormwater that the proposal will generate, compared to the existing situation.

SUB-S6 Electricity and telecommunications		
All zones	<ol style="list-style-type: none"> 1. All allotments must have provision for: <ol style="list-style-type: none"> a) telecommunication connections; and b) electricity connections. 2. where two or more allotments share an accessway, the telecommunication or electricity connection must be available from where the accessway joins the main body of each allotment. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the provision of alternative solutions.
SUB-S7 Esplanade reserves and strips		
All zones	<ol style="list-style-type: none"> 1. Where a subdivision of land creates an allotment (including any balance allotment) that is less than 4ha in area and which adjoins the bank(s) of a waterbody listed in PA-SCHED1 – Priority waterbodies, that allotment must set aside an esplanade reserve with a minimum width of 20 metres. 2. where a subdivision of land creates an allotment (including any balance allotment) that is less than 4ha in area and which adjoins Mean High Water Springs, that allotment must set aside an esplanade reserve with a minimum width of 20 metres. 	Matters of discretion are restricted to: Not Applicable