

Amendments for Proposed Plan Change 3 are shown as:

- Provisions proposed to be removed are shown with a ~~strikethrough~~
- Provisions proposed to be added are shown with an underline

SUB - Subdivision

The following chapters also contain provisions that may be relevant, including:

UFD - Urban Form and Development	EW - Earthworks
TW - Tangata Whenua	CE - Coastal Environment
NU - Network Utilities	GRZ - General Residential Zone
REG - Renewable Electricity Generation	GRUZ - General Rural Zone
TR - Transport	RLZ - Rural Lifestyle Zone
WWS - Water, Wastewater and Stormwater	COMZ - Commercial Zone
CL - Contaminated Land	GIZ - General Industrial Zone
NH - Natural Hazards	EDUZ - Education Zone
HH - Historic Heritage	DEV1 - Marton Industrial Development Area
PA - Public Access	

There is not currently a significant demand for subdivision in the District. Consequently, the District Plan provides a degree of flexibility as to the form of subdivision in the urban zones. In the General Rural Zone the Plan seeks to protect the zone's existing predominant primary production and open space character.

Issues

- SUB-I1** | Unrestricted rural lifestyle development within rural areas would have significant adverse effects on primary production, natural features and landscapes, rural character, transport networks, and demand on services. It is necessary to ensure that provision of rural lifestyle development is located close to existing townships and in specified areas to avoid haphazard rural residential development and limit the loss of versatile soils.
- The enactment of the National Policy Statement for Highly Productive Land has increased the need to ensure that the Rural Lifestyle Zone is fit for purpose and provides sufficient opportunity for rural lifestyle type development.

Refer to: NU-I2, REG-I3, GRZ-I2, GRZ-I3, RLZ-I1, RLZ-I2, RLZ-I3

Objectives

There are no specific objectives identified for this section.

Refer to: NFL-O1, NFL-O2, PA-O1, CE-O2, CL-O1, NFL-I1, NFL-O1, NFL-O2, GRZ-O2, GRZ-O3, RLZ-O1, RLZ-O2, RLZ-O3, RLZ-O4

Policies

- SUB-P1** | When assessing a subdivision application, regard must be had to the objectives and policies in the *natural hazards, transport* and the natural environment sections of the Plan and the provision of *public access* to rivers, lakes, wetlands and the coast where

appropriate.

Urban subdivision

- SUB-P2** Infill subdivision in the General Residential Zone that meets the standards for restricted discretionary activities will generally be granted consent subject only to conditions where the allotment:
- is to be connected to reticulated essential services;
 - allows for each residential unit to be isolated from services for maintenance and repair;
 - can accommodate residential development in accordance with the requirements of the District Plan;
 - can provide connection to the roading network that is safe and efficient; and
 - is capable of being adequately serviced with electricity.
- SUB-P3** Greenfield subdivision in the General Residential Zone should be designed in a manner that ensures:
- that the size and shape and arrangement of lots meets the standards for restricted discretionary activities and generally provides for good pedestrian and vehicular access, and sunlight;
 - the development is fully serviced and connected to the Council's reticulated essential services, and is connected in a manner that allows for the services to be isolated for maintenance and repair;
 - that connection to the roading network is safe and efficient in a manner that provides for sufficient network connectivity;
 - that development is designed, located and managed in such a way as to avoid, remedy or mitigate conflicts with existing network utilities;
 - that development in proximity to an electricity transmission corridor ensures the safe and efficient use and development of the electricity transmission network and the safety and amenity values of the subdivision; and
 - that all sites created by subdivision demonstrate that they are capable of being adequately serviced with electricity.
- SUB-P4** While residential density requirements in the District Plan express a minimum lot size which is known to be sufficient to provide for residential amenity, smaller lot sizes may be allowed where it can be shown by an accompanying application for the construction of a residential unit(s) that the higher density makes sufficient provision for the amenity of future residents and adjoining neighbours.
- SUB-P5** Enable the consolidation and re-development of sites within central locations in Bulls, Marton, and Taihape which are close to each town centre and existing community facilities/services through the application of the Residential Intensification Area (as identified on the planning maps).
- SUB-P6** Provide for denser infill subdivision and development within the Residential Intensification Area in a way that maintains or enhances the surrounding residential character through good design and site layout.
- SUB-P7** Subdivision, infrastructure, access, and land development in the General Residential Zone must be undertaken in accordance with any relevant Structure Plan (as identified on the planning maps) by:
- implementing the location, form, and extent of Structure Plan elements identified as 'fixed' as shown in the Structure Plan, without material alteration; and
 - implementing other Structure Plan elements identified as 'indicative' in general accordance with their layout shown in the Structure Plan, in a way that achieves

the outcomes sought by the Structure Plan.

SUB-P8

Ensure that staging of development is efficient, consistent with, and supported by adequate infrastructure, and that development is deferred if the required upgrading of infrastructure has not occurred prior to, or will not occur in-line with, the development.

Rural subdivision

SUB-P59

Avoid the fragmentation of rural land for residential development.

SUB-P610

Subdivision into allotments of less than 10 hectares should be avoided, where versatile soils exist as defined in the NZLR LUC as being Class 1 and 2 land, to prevent residential development on the most versatile soils in the District and to maintain the primary production use and character of this land. The minimum lot size will be the principle mechanism for protecting these versatile soils and ensuring that the productive capacity of these soils is preserved for future generations.

SUB-P711

Where land proposed to be subdivided does not contain class 1 and class 2 land, only limited subdivision is provided for.

Rural lifestyle subdivision

SUB-P12

Provide for subdivision that enables appropriate land use activities to occur in the Rural Lifestyle Zone by:

- a. Maintaining minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle Zone;
- b. Avoiding subdivision around minor residential units; and
- c. Avoiding the creation of undersized lots in the Rural Lifestyle Zone to ensure the function and desired outcomes for the zone are not undermined.

Refer to: TW-P3, NU-P7, TR-P3, CL-P1, NH-P2, NH-P3, NFL-P4, NFL-P9, PA-P1, CE-P2, TREE-P1, RLZ-P1

Rules

SUB-R1	Any subdivision of land, and all associated earthworks and construction in all zones except where proposed within a Natural Feature or Landscape (NFL) as identified in SCHED6	
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. All <u>relevant Subdivision Standards</u> are complied with. <p>2. Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The size, shape and arrangement of lots, cross lease area, company lease areas, units and access . b. The imposition of conditions of the type described in Section 	<p>5. Activity status where compliance is not achieved: Discretionary</p> <p>6. Notification: Where the proposed subdivision is a discretionary activity because it does not comply with the standards for activities <i>SUB-S8</i>, then that application need not be publicly notified and need not be served on any affected party other than the transmission line owner.</p>

	<p>108 and 220 of the Resource Management Act 1991.</p> <ul style="list-style-type: none"> c. Minimum road frontage areas along strategic roads and arterial roads. d. The suitability of the lots for the construction of buildings for permitted activities within the zone, or other non-permitted activities where there is an accompanying land use application. e. The provision of road access, including protection of land for future road access, to new areas for subdivision, compatible with Council's roading hierarchy and the extent of required pedestrian and vehicular connectivity. f. The extent of any upgrading work to existing roads. g. The extent to which there is capacity for connection to existing reticulated essential services and the sufficiency of the proposed water supply, sewage disposal and stormwater services. h. Provision of esplanade reserves or esplanade strips. i. Effects on indigenous vegetation. j. Effects on lakes, rivers and wetlands. k. Effects on the following from earthworks associated with the subdivision: <ul style="list-style-type: none"> i. Landscape and visual impacts. ii. Adjoining properties (including amenity values). iii. Hazard risks, flood flows and land stability. iv. Erosion and sedimentation. v. Overland flow paths. vi. The national grid. l. Avoidance or mitigation of hazards m. Reverse sensitivity effects, including minimum setback distances for any subsequent 	
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	<p>residential activity in the Rural Zone.</p> <ul style="list-style-type: none">n. The location and design of access onto the state highway network or limited access road or over a railway level crossing for those subdivisions that seek such access.o. The extent to which the subdivision provides appropriate public access to and along rivers, lakes, wetlands and the coast.p. The extent to which the subdivision achieves good design outcomes, having regard to the intended end use of the allotment.q. Where any existing building is to be subdivided, the extent to which each new allotment is appropriately serviced and can be utilised as a stand-alone facility.r. The size, shape, location and arrangements of lots, cross lease areas, company lease areas, units and access to avoid reverse sensitivity effects.s. Reverse sensitivity effects arising from subdivision adjoining a consented or existing renewable electricity generation activity including:<ul style="list-style-type: none">i. The frequency, character and intensity of the relevant adverse effect.ii. The degree of effect on the relevant consented activity or existing activity in its particular environment having regard to such factors as noise and visual amenity.iii. Whether the potential reverse sensitivity effects can be mitigated by way of design, house orientation and insulation, earthworks, planting or moving the proposal (either by increasing the separation from the	
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	<p>relevant consented or existing activity, or by changing the orientation to the relevant consented or existing activity).</p> <p>Whether the owner/operator of the relevant consented or existing activity has been consulted with, and the outcome of the consultation</p> <p>t. <u>Is in general accordance with a relevant Structure Plan.</u></p> <p>3. Additional matters of discretion for sites listed in <i>SCHED3 – Historic Heritage</i>.</p> <p>a. The effect on the heritage values of the activity.</p> <p>b. The cultural effects associated with the loss of heritage values, including any diminution in the relationship between Tangata Whenua and their sites of cultural significance.</p> <p>c. The benefits of the activity, including maintenance of the ongoing viability of the remaining heritage item.</p> <p>4. Notification: Any application under this rule is precluded from being publicly notified.</p>	
SUB-R2	Any subdivision and all associated earthworks and construction within an Natural Feature or Landscape (NFL) contained in <i>SCHED6</i>	
General Rural Zone	1. Activity status: Discretionary	2. Activity status where compliance not achieved: N/A

Standards

SUB-S1	Earthworks	
All Zones	1. Earthworks associated with subdivision and development must be in accordance with the requirements of the Council's Subdivision and Development Code of Practice.	2. Matters of discretion if compliance is not achieved: N/A

SUB-S2	Essential services	
All Zones	<p>1. The development must provide the following connections for each allotment:</p> <ol style="list-style-type: none"> a. A potable water supply, including connection to a reticulated supply of potable water where this is available within 50 metres of the allotment. b. A system for the collection, treatment and disposal of all sewage wastes, including connection to a public sanitary drainage system where this is available within 50 metres of the allotment. c. A system for the collection and disposal of surface water from all activities, building, allotments, roads, accessways, private ways, private roads, and upstream catchments. Such provisions must not create any ponding or inundation, or exacerbate any existing ponding or inundation effects. 	<p>2. Matters of discretion if compliance is not achieved: N/A</p>
SUB-S3	State highway and railway access	
All Zones	<ol style="list-style-type: none"> 1. For those subdivision that require access to a state highway, the approval of the New Zealand Transport Authority must be obtained. 2. For those subdivision that require access via a railway level crossing, the approval of the New Zealand Railways Corporation must be obtained. 	<p>3. Matters of discretion if compliance is not achieved: N/A</p>
SUB-S4	Esplanade reserves or esplanade strips	
All Zones	<p>1. For lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide must be set aside from such lots along each bank of any river whose bed has an average width of 3 metres or more, where the river flows through or adjoins the lot concerned.</p>	<p>2. Matters of discretion if compliance is not achieved: N/A</p>
SUB-S5	Minimum lot size	
General Residential	<p>1. 400 square metres (excluding access), where the allotment shape</p>	<p>7. 9. Matters of discretion if compliance is not achieved: N/A</p>

Zone	<p>must be able to accommodate a circle with a minimum diameter of 15 metres.</p> <p>2. 800 square metres (Taihape West Area), where the allotment shape must be able to accommodate a circle with a minimum diameter of 15 metres.</p> <p>3. <u>For sites within the Residential Intensification Area (as identified on the planning maps):</u></p> <p>a. <u>250 square metres (excluding access), where the allotment shape must be able to accommodate a circle with a minimum diameter of 12 metres.</u></p>	
Rural Lifestyle Zone	<p>3. 4. Two hectares</p> <p>5. <u>Except for Bulls and Marton:</u></p> <p>a. <u>5000 square metres where a suitable building platform of at least 500 square metres, that is entirely free of Natural Hazard Areas 1 and 2, is identified for each lot.</u></p>	
General Rural Zone	<p>4. 6. For land within an identified Natural Feature or Landscape (NFL) no subdivision is provided for as a restricted discretionary activity.</p> <p>5. 7. 10 hectares for lots containing only versatile soils defined in the NZLR LUC as being Class 1 and 2 land.</p> <p>6. 8. For lots not containing Class 1 or 2 land:</p> <p>i. For existing titles of 10 hectares or less, no additional titles can be created, but boundary alterations between existing titles can occur.</p> <p>ii. For existing titles of more than 10 hectares, but less than 20 hectares, one additional title of 2 hectares can be created.</p> <p>iii. For existing titles of more than 20 hectares, two additional titles of 2 hectares can be created.</p>	
SUB-S6	Energy	
All Zones	<p>1. It must be demonstrated that any new allotment that is intended to contain a residential unit can be serviced by an</p>	<p>2. Matters of discretion if compliance is not achieved: N/A</p>

		adequate supply of energy. Where reliance is via connection to an existing network, confirmation will be required by the relevant supplier.	
SUB-S7	Outdoor living space		
All Zones	-	1. Each residential unit site must be provided with a private and exclusive outdoor area formed in the shape of a rectangle with a minimum area of 55 square metres and a minimum width of 4.5 metres.	- 2. Matters of discretion if compliance is not achieved: N/A
SUB-S87	Activities within electricity transmission corridors		
All Zones		1. Where a proposed subdivision identifies an indicative building platform (being a 20 metre diameter circle exclusive of any yard requirements) entirely beyond 12 metres from the outer edge of a National Grid support structure and beyond 12 metres from the centreline of a National Grid transmission line for each lot created.	2. Matters of discretion if compliance is not achieved: N/A
SUB-S9	Structure Plan		
All Zones		1. <u>Where a proposed subdivision involves land within a Structure Plan area (as identified on the planning maps), no buildings or building platforms shall be located within the fixed elements shown on the structure plan.</u>	2. <u>Matters of discretion if compliance not achieved: N/A</u>