



PART 2 - DISTRICT WIDE MATTERS

11-SUB Subdivision

Issues

The first reason for *subdivision* controls is that the physical works associated with a *subdivision*, such as *earthworks* for services and new *roads*, have an environmental impact that needs to be managed. The second is that the *subdivision* sets the pattern for the land-uses that follow, and the requirements, impacts and future needs of these land-uses need to be considered in the *subdivision* design. It is important to ensure that the *subdivision* of *land* is planned in an integrated manner with *network utilities and infrastructure*, so that the safe, sustainable and efficient function of infrastructure is maintained.

One of the impacts of a *subdivision* is upon roading, water supply, *wastewater*, *stormwater* and reserves networks. If the district plan provides for it, *subdivision* consent conditions are able to require a *financial contribution* in respect of these impacts. Under this plan subdividers are required to contribute financially to help mitigate potential adverse effects arising from the *subdivision* and to ensure that the services within the district that are required to support *subdivision* and associated development continue to operate effectively.

New and sensitive land-uses (such as rural-residential development) wishing to establish near major industrial *sites* must recognise the scale of these activities and their environmental effects, so restrictions on *subdivision* are necessary to avoid inhibiting the operation of these consented or lawfully-established facilities. Similar issues arise in association with the operation of Tokoroa airport. Restrictions on *subdivision* are necessary to avoid inhibiting the operation of the airport and any future expansion plans.

Subdivision of rural *land* for lifestyle and other purposes has occurred to a limited extent over the last decade. While limited, demand for rural living is growing and can be provided for but needs to be managed to avoid fragmentation of the rural *land* resource and the cumulative effects associated with a loss of productive options over time.

Objectives

SUB-01

To minimise the potential for adverse effects in connection with *subdivision* of contaminated and potentially *contaminated land*, so as to avoid or mitigate the risk of adverse effects on human health and the environment.

SUB-02

To ensure that staged *subdivision* or development in the Putaruru Growth Cells does not compromise the future urban use of those areas.

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SUB- ANTICIPATED ENVIRONMENTAL RESULTS



SUB-O3

To ensure safe and efficient *subdivision*, well-integrated with the functions of different *roads*, and which is designed to provide for appropriate alternative transport modes (particularly walking and cycling).

SUB-O4

To recognise the outstanding natural features and landscapes in the district and protect the landscape values within these areas from inappropriate *subdivision*.

SUB-O5

To preserve the natural character of *wetlands*, *lakes* and *rivers* (and their margins) in the district, and protect them from inappropriate *subdivision*.

Policies

SUB-P1

Enable the provision and expansion of the *network utilities and infrastructure* and industrial facilities, that are necessary to underpin the operation and prosperity of the District's urban areas while managing new *subdivision* and land-uses that may potentially conflict with, restrict or compromise the existing operation of the District's key industrial *sites*.

SUB-P2

Minimise risks to the health and safety of people by controlling the location and design of *subdivision* in areas subject to *contaminated land* and *natural hazards*.

SUB-P3

Preserve and enhance the historic values of our towns through ensuring *subdivision* of *sites* containing heritage items, including the unique stone houses in Putaruru and Tokoroa, is compatible with those values.

SUB-P4

Conserve the historic values of rural areas through ensuring that any *subdivision* of *sites* containing historic places and areas is compatible with those values.

SUB-P5

Provide for *subdivision* for *primary production* purposes and associated *residential units* and ancillary *buildings* and facilities such as store/loading areas including the bulk store of *hazardous substances* for cleaning process plant and equipment, *fertiliser* storage and for *wastewater* treatment, tanker reception areas, services *buildings* and storage silos.

SUB-P6

Avoid *subdivision* in the rural area that does not have an operational or other legitimate requirement for a rural location.



SUB-P7

Provide for the *subdivision of land* for rural lifestyle activities in specifically zoned locations.

SUB-P8

To minimise the potential for adverse effects of rural lifestyle *subdivision*, at the interface of the GRUZ and RLZ with other zones.

SUB-P9

Ensure that new *subdivision* in close proximity to *electricity generation core sites* and *network utilities and infrastructure* are compatible with the use and operation of such *sites* by specifying appropriate environmental standards.

SUB-P10

Manage new *subdivision* that may adversely affect the existing operation of the District's key industrial *sites*, airport, *network utilities and infrastructure* and related activities.

SUB-P11

Ensure that new *subdivisions* within Putaruru Growth Cells do not compromise their efficient servicing, or their integration with the existing urban area as new neighbourhoods.

SUB-P12

Impact of *subdivision* upon future management of indigenous vegetation, including *Significant Natural Areas*, archaeological sites and areas, and upon heritage places and areas.

SUB-P13

To achieve the Objectives of the Vision and Strategy for the Waikato River by managing *subdivision* within rural areas and towns located within the River catchment in a way that restores and protects the health and wellbeing of the Waikato River, including by:

- (a) Limiting rural residential development to specific zoned areas
- (b) requiring setbacks from waterways
- (c) including standards for vegetation disturbance, earthworks, silt and stormwater control
- (d) managing the effects of large-scale land-use change
- (e) maintaining significant indigenous biodiversity associated with the River
- (f) creation of new esplanade reserves or esplanade strips.

SUB-P14

Subdivision incentives are encouraged where the use of covenants by landowners provides statutory protection for *land* containing significant *indigenous vegetation* and habitats.

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SUB- ANTICIPATED ENVIRONMENTAL RESULTS



SUB-P15

Subdivision that results in the legal fragmentation of *indigenous vegetation* including *Significant Natural Areas* should be avoided, as it can affect the ability to actively and comprehensively manage these areas.

SUB-P16

Improve public access to and along the Waikato River, Te Waihou and other waterways by requiring *esplanade reserves* or *esplanade strips* at *sites* identified on the planning maps at the time of *subdivision* and by keeping options open for future public use of the river edge through enforcing *building setbacks*. Also see PA-P3

SUB- Information Requirements

SUB-INFO-R1

All applications shall be in the form specified by Regulations and should include:

- (a) Plans drawn to scale, legible and capable of being readily copied. The plans must show, as appropriate:
 - (i) The address and legal description of the *land* being *subdivided*
 - (ii) The position of any new covenant boundaries for cross-lease and unit title *subdivisions*
 - (iii) .The location of any proposed and existing easements
 - (iv) Abutting and underlying title boundaries, and existing building-line restrictions and easements
 - (v) The balance area of the property to be subdivided showing proposals for future development (if known)
 - (vi) Contours or spot heights sufficient for the design of access and services, and to show the general topography of the area, particularly around proposed house *sites*
 - (vii) Any features to be protected, including vegetation or trees
 - (viii) The main topographic features, including water courses, trees and areas of filled ground
 - (ix) Existing and proposed provision for *stormwater* and farm drainage, and *sewage* disposal. For unsewered areas, evidence may be required that *sewage* can be adequately disposed of in an environmentally acceptable manner, without risk to health
 - (x) Existing structures (including *buildings*), and whether such structures will be retained, shifted or removed
 - (xi) Existing and proposed *roads*, *vehicle crossings*, pedestrian accessways, and service lanes with relevant widths, areas and gradients
 - (xii) The location of utilities, including electricity transmission and distribution lines
 - (xiii) In urban situations, the proposed location, size and grades of all utilities



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- (xiv) Proposed areas of excavation and fill, with finished contours where significant alterations to the ground surface are proposed
- (xv) Any public works *designations*
- (xvi) Any heritage places, outstanding *or significant amenity landscapes* or *significant natural areas* identified by the district plan.
- (b) Information on:
- (i) The availability of utilities for each new lot including confirmation from the utility provider
- (ii) The stability of the new lots, including the depth and compaction of any fill and the future likelihood of earth movement or erosion.
- (c) Current Certificate of Title (within 3 months) – can be supplied by Council at the current fee
- (d) An Assessment of Environmental Effects (see AA-R1(2)(b))
- (e) A list of persons interested or affected by the proposal, the consultation undertaken, and the results of this consultation.

Include an Accidental Discovery Protocol.

SUB-INFO-R2 – Putaruru Growth Cells

- (a) In addition to any relevant matters listed in SUB-INFO-R1 above, a Development Concept Plan (DCP) shall be submitted with all *subdivisions* for a subject *site* that is wholly or partly within a Putaruru Urban Growth Cell

A DCP should show, as appropriate:

- (i) All existing *network utilities and infrastructure* connection points to the growth cell and commentary of their level of service conditions;
- (ii) Proposed ground levels and associated *earthworks* (cut, fill and waste for disposal) to establish the future development area of the growth cell;
- (iii) Location, size and key elements of the proposed 3 waters infrastructure and the efficiency performance measures for their operation, and specific commentary on:
- *Stormwater* management, connectivity, collection, treatment and disposal, and on-going maintenance requirements for the development area and its management long-term over the entire growth cell including *stormwater* overland flow paths and/or changed drainage patterns on adjacent *land* in different ownership;
 - *Wastewater* reticulation connectivity and treatment for the entire growth cell and any future areas;
 - *Potable* water supply connections, management and treatment for domestic, and/or commercial purposes, and compliance with the NZ Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008) for the entire growth cell.

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- (iv) Technical assessments including all referenced baseline data sources, assumptions, calculations and outputs for 3 Waters modelling to support the above development of the growth cell;
- (v) Landscape and natural and heritage features, and sites of significance to Raukawa, including:
 - Means to integrate any such features or sites into the *subdivision*
 - Means to mitigate effects of the development upon the relationship of Raukawa and their culture and traditions with their ancestral lands, water, sites, *wāhi tapu* and other taonga,
- (vi) *Natural hazards* or physical constraints including means to mitigate such hazards or constraints as part of the overall development of the growth cell
- (vii) Open space areas sufficient to provide neighbourhood reserves for formal and informal recreation activities, ecological enhancement and or gully restoration for the entire growth cell, and the multi- purpose uses for these areas;
- (viii) Proposals for power and telecommunications services to the *subdivision* and for the probable future development of the entire growth cell. These proposals shall include correspondence from the service provider confirming the circumstances under which future power and telecommunications are available;
- (ix) Proposals to minimise *reverse sensitivity* issues on the boundaries identified as requiring mitigation on the Planning Maps;
- (x) Proposals to manage the cumulative impact of *network utility and infrastructure* services provision on the total development of the growth cell and neighbouring areas;
- (xi) Commentary on transportation links intending to serve the proposed *subdivision* and probable future development and connectivity to the local or State Highway network, and how *subdivision* design and lot layout will achieve the safe and efficient operation of the *road* network including providing for pedestrian and cycleway opportunities. This is to include anticipated traffic generation effects associated with full development of the growth cell and any intersection design upgrades required.
- (xii) Commentary on the costs, timing and funding arrangements proposed and possible public-private apportionment;
- (xiii) That *subdivision* and development can comply with *WRITS* or present an acceptable alternative solution.

SUB-INFO-R3

Refer to AA-R1(3) Further Information



SUB- Rules

SUB-R1 CON Activities	Subject to
<p>The following <i>subdivisions</i>, except for <i>sites</i> that adjoin the Waikato River, and/or hydro-electric power operating easements, shall be CON activities:</p>	
<p>(1) Any <i>subdivision</i> to adjust the position of titles or boundaries, which will not increase the number of titles concerned or the number of permitted <i>residential units</i></p>	<p>(a) Relevant standards in SUB-R5(1) to R5(5)</p> <p>(b) SUB-R7 where relevant</p> <p>Matters of control</p> <p>(a) SUB-R6-(1)</p>
<p>(2) Any <i>subdivision</i> for utilities such as substations, transformers or pumping stations, provided that the balance of the <i>site</i> continues to comply with the provisions of this plan, and that access to the utility is independent of the residual <i>site</i>.</p>	<p>(a) Relevant standards in SUB-R5(1) to R5(5) excluding SUB-R5(1)(a), (b),(d),(e) and R5(1)(c)(iii) and (iv); SUB-R5(2)(c)(ii) and (iii), R5(2)(d) and (f); SUB-R5(3)(d) and (f), and SUB-R5(3)(e)(ii) and (iii); SUB-R5(4)(a) to (d) and (f)(g)(j), and SUB-R5(4)(e)(iii) and (iv)</p> <p>(b) SUB-R7 where relevant</p> <p>Matters of control</p> <p>(c) SUB-R6-(1)</p>
<p>(3) Any GRUZ, RLZ, GRZ, SETZ, TCZ, COMZ, NCZ, GIZ, SPZ-ELG or SPZ-AIRP <i>subdivision</i> which meets the relevant standards set out in SUB-R5(1) to R5(5)</p>	<p>(a) SUB-R7 where relevant</p> <p>Matters of control</p> <p>(a) SUB-R6-(1)</p>
<p>(4) Any proposed subdivision required specifically to accommodate an activity approved by Council as a consequence of a land use consent approved under the Act</p>	<p>(a) Relevant standards in SUB-R5(1) to R5(5)</p> <p>(b) SUB-R7 where relevant</p> <p>Matters of control</p> <p>(a) SUB-R6-(1)</p>



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<p>(5) Any <i>subdivision</i> in the GRUZ or RLZ, if as a result of the <i>subdivision</i> a <i>significant natural area</i> or a significant archaeological site, or item from SCHED2-CH Cultural Heritage Sites is to be protected in perpetuity by covenant or other legal means to the satisfaction of Council. One additional protection lot is allowed under this provision, per <i>significant natural area</i> or significant archaeological site, or item from SCHED2-CH Cultural Heritage Sites, that is being protected</p>	<p>(a) SUB-R7 where relevant</p> <p>Matters of control</p> <p>(a) SUB-R6-(1), and</p> <p>To qualify for this provision, the following criteria must be met:</p> <ul style="list-style-type: none"> (i) The <i>land</i> being <i>subdivided</i> shall contain all of the archaeological site or area, or SCHED2-CH Cultural Heritage Sites, or part or all of a <i>significant natural area</i> (determined using the criteria contained in the Waikato Regional Policy Statement) (ii) The site is identified in SCHED3-SNA or, an appropriately qualified person shall certify that the <i>land</i> in question meets the criteria to be a <i>significant natural area</i>, or in the opinion of the qualified person qualifies as a significant archaeological site, (unless is shown in SCHED3-SNA or SCHED2-CH in which case, further certification is unnecessary)
<p>SUB-R2 RDIS Activities</p>	<p>Subject to</p>
<p>The following <i>subdivisions</i>, except for <i>sites</i> that adjoin the Waikato River and/or hydro-electric power operating easements, shall be restricted discretionary activities:</p>	
<p>(1) Any <i>subdivision</i> which does not meet the relevant standards set out in SUB-R5(1) to SUB-R5(5), (except those standards specified in SUB-R4, in which case the application becomes a NC activity)</p>	<p>Matters of discretion</p> <ul style="list-style-type: none"> (a) SUB-R6(1) (b) Relevant standards in SUB-R5(1) to (5) (c) AA-R3(1) and (2) (d) SUB-R7 where relevant



<p>(2) Any <i>subdivision</i> due to non-compliance with SUB-R5(3)(e)(iv)</p>	<p>(a) The provision of certification from a Power provider to demonstrate that connection can be made to the new allotment</p> <p>(b) Subsequent consent notice to warn potential owners of the lack of this service.</p> <p>(c) SUB-R7 where relevant</p>
<p>(3) Any <i>subdivision</i> in a GRZ creating one or more allotments of between 300m² and 450m² (<i>net site area</i>)</p>	<p>(a) The size and shape of the proposed allotments in relation to their ability to be developed for quality housing with adequate separation from neighbouring properties for visual and aural privacy and with sufficient open space, given the land contour and its orientation to the street.</p> <p>(b) SUB-R7 where relevant</p>

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<p>(4) Any <i>subdivision</i> within the <i>National Grid Corridor</i> defined in the District Plan</p>	<ul style="list-style-type: none">(a) The extent to which the <i>subdivision</i> design avoids, remedies or mitigates conflicts with existing <i>lines</i>, for example through the location and design of <i>roads</i>, reserves, <i>landscaping</i> and building platforms(b) The ability for maintenance and inspection of transmission <i>lines</i>, including ensuring access and any planned and approved upgrade of the <i>National Grid</i>(c) The extent to which the design and <i>development</i> will minimise the risk of injury and/or property damage from such <i>lines</i>(d) The extent to which potential adverse <i>effects</i> (including visual) are mitigated through the location of <i>building</i> platforms(e) Compliance with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)(f) Outcomes of any consultation with the affected utility operator.(g) The risk to the structural integrity of the National Grid(h) The extent to which the <i>subdivision</i> design and consequential development will minimise potential <i>reverse sensitivity</i> and nuisance effects of the National Grid.(i) SUB-R7 where relevant
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<p>(4) Any <i>subdivision</i> within 20m of a sub-transmission line (identified on the planning maps), unless it can be demonstrated that a building platform can be located on each <i>site</i> in a position where a subsequent <i>building</i> can comply with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)</p>	<p>(a) Extent of compliance with NZECP 34:2001</p> <p>(b) The location, height, scale, orientation and use of <i>buildings</i> and <i>structures</i> to address potential adverse effects on the sub-transmission line, and/or potential risks to public or property.</p>
<p>(5) Any <i>subdivision</i> creating new lots with direct vehicular access to a State Highway</p>	<p>TRAN-R7</p>
<p>SUB-R3 DIS Activities</p>	<p>Subject to</p>
<p>(1) The <i>subdivision</i> of property that contains a built heritage feature identified in SCHED1-HH, or a Site or Area of Significance to Māori identified in SCHED2-CH</p>	<p>Matters of discretion</p> <p>(a) SUB-R6-(2)</p> <p>(b) Relevant standards in SUB-R5(1) to R5(5)</p> <p>(c) Means to integrate any such features or sites into the <i>subdivision</i></p> <p>(d) Means to mitigate effects of the <i>development</i> upon the relationship of Raukawa and their culture and traditions with their ancestral lands, water, sites, <i>wāhi tapu</i> and other taonga</p> <p>(e) SUB-R7 where relevant</p>
<p>(2) The <i>subdivision</i> of property in the GRUZ or RLZ that is located:</p> <p>(a) Within 2km of the GIZ boundary at Kinleith, as shown on Planning Map 43</p> <p>(b) Within 1km of the GIZ boundary at Lichfield, Tirau or Domain Road, as shown on Planning Maps 7, 17 and 23</p> <p>(c) Within 1km of the SPZ-AIRP as shown on Planning Map 44</p> <p>(d) Within 300m of a <i>mineral exploration, mining and quarrying site</i> as shown on Planning Maps 6 and 9.</p>	<p>Matters of discretion</p> <p>(a) SUB-R6-(2)</p> <p>(b) Relevant standards in SUB-R5(3) to R5(5)</p> <p>(c) SUB-R7 where relevant</p>



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<p>(3) <i>Subdivisions</i> in a GRZ creating <i>sites</i> less than 300m² in area, if forming part of a multi-unit development that has been granted land use consent</p>	<p>Matters of discretion</p> <p>(a) SUB-R6-(2)</p> <p>(b) Relevant standards in SUB-R5(1) and R5(5)</p> <p>(c) SUB-R7 where relevant</p>
<p>(4) <i>Subdivision</i> proposals for <i>sites</i> that adjoin the Waikato River and/or hydro-electric power operating easements</p>	<p>Matters of discretion</p> <p>(a) SUB-R6-(2)</p> <p>(b) Relevant standards in SUB-R5(3) to R5(5)</p> <p>(c) Such applications shall provide a geotechnical assessment to assess potential erosion and instability threats for identified <i>building sites</i></p> <p>(d) Mercury Energy, the Raukawa Charitable Trust and the Waikato River Trails Trust shall be affected parties to any proposals under this Rule. A record of consultation with these bodies shall be included as part of the information provided with any <i>subdivision</i> application under this Rule.</p> <p>(e) SUB-R7 where relevant</p>
<p>SUB-R4 NC Activities</p>	<p>Subject to</p>
<p>Failure to meet any of the following standards shall require a <i>subdivision</i> to be considered a NC activity:</p>	



<p>(1) GRUZ:</p> <ul style="list-style-type: none"> (a) Minimum <i>site</i> area prior to <i>subdivision</i> – 30ha under SUB-R5(3)(a) (b) Minimum <i>site</i> area prior to <i>subdivision</i> – 4ha under SUB-R5(3)(b) (c) Creation of an additional number of <i>sites</i> greater than that specified under SUB-R5(3)(a) or (b) (d) Requirement to supply a geotechnical assessment under SUB-R5(3)(g) 	<p>RMA provisions</p>
<p>(2) RLZ:</p> <ul style="list-style-type: none"> (a) Requirement to supply a geotechnical assessment under SUB- R5(4)(i) (b) Minimum lot size under SUB-R5(4)(a) (c) Average lot size when applying the “averaging” standard under SUB-R5(4)(a)(iii) and (iv) 	
<p>(3) MU-SETZ:</p> <ul style="list-style-type: none"> (a) Minimum lot size under SUB-R5(1)(a)(i) 	
<p>(4) Fragmentation of areas of <i>indigenous vegetation</i> under SUB-R5(5)(c)</p>	
<p>(5) GRZ:</p> <p>Any <i>subdivision</i> in a Residential zone creating one or more allotments of under 300m² (<i>net site area</i>) shall also be a NC activity, unless the proposal forms part of a multi-unit development that has been granted land use consent</p>	
<p>(6) Any allotments created within any <i>National Grid Corridor</i> that does not identify a building platform for the principal <i>building</i> or <i>residential unit</i> (or any other proposed <i>residential unit</i>) outside of the <i>National Grid Yard</i></p>	

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SUB- ANTICIPATED ENVIRONMENTAL RESULTS

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Even if a *subdivision* complies with the plan's standards, Council may refuse to grant a *subdivision* consent, or may grant a *subdivision* consent subject to conditions, if it considers that —

- (a) There is a significant risk from *natural hazards*; or
- (b) Sufficient provision has not been made for legal and physical access to each allotment to be created by the *subdivision*

For the purpose of (a), an assessment of the risk from *natural hazards* requires a combined assessment of-

- (a) The likelihood of *natural hazards* occurring (whether individually or in combination); and
- (b) The material damage to *land* in respect of which the consent is sought, other *land*, or *structures* that would result from *natural hazards*; and
- (c) Any likely subsequent use of the *land* in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b)

Conditions under section 106(1) must be for the purposes of avoiding, remedying, or mitigating the effects referred to; and of a type that could be imposed under section 108 of the Act.

R5-Standards

SUB R5(1)-GRZ and MU-SETZ

(a) Minimum Size and Shape

- (i) Minimum lot size (net site area) shall be 450m² in the Tokoroa Residential PREC, Putaruru Residential PREC, Tirau Residential PREC, and in the MU-SETZ
- (ii) Sites shall be capable of containing a rectangle suitable for building purposes measuring 10x15 metres.
- (iii) All habitable building sites shall be at least 0.5m above the 1% AEP design flood leve

(b) Average Area

For *subdivision* creating more than one additional *site*, the average site area of all new sites created shall be greater than or equal to 600m². Where a subdivision of a block of land is staged, the overall average area of all sites created shall not be less than 600m² and the subdivider shall provide an overall *subdivision* plan indicating the full extent of proposed future *subdivision*

(c) Services

- (i) Services provided to all proposed *sites* shall be in accordance with the *WRITS* adopted by Council in July 2018.
- (ii) *Stormwater* Disposal



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- Each proposed new *site* created shall be completely self-contained in respect of *stormwater* disposal or shall be served by a system approved by Council
 - The subdivider shall also provide for drainage of upstream catchments and mitigate the effects of the development on downstream *land* or properties owned or occupied by other persons
- (iii) Sewerage
- Each proposed new *site* created shall have individual sewerage connections to Council's reticulated system, at the Lot boundary
- (iv) Water Supply
- Adequate water reticulation shall be provided to each *site* from Council's water supply system, at the Lot boundary

(d) Access

- (i) A formed vehicle crossing shall be provided to each *site* created
- (ii) *Vehicle crossings* onto State Highways shall comply with the sight distances and separation distances in Table 10 and comply with conditions imposed by the NZ Transport Agency. *Vehicle crossings* onto local roads shall comply with the *WRITS* adopted by Council in July 2018
- (iii) Any *entrance strip* which provides legal access to a rear *site* shall have a minimum width of:
- 4m where the number of *sites* is not greater than two
 - 4.5m where the number of *sites* is three or more
- (iv) Where common access to seven or more residential allotments is to be provided, this access must be a new legal *road*
- (v) Formation of *vehicle crossings*, *entrance strips* and roads shall be in accordance with the *WRITS* adopted by Council in July 2018

Table 10 – Sight and Separation Distances

Posted speed limit (km/h)	85th percentile operating speed (or if not known, posted speed limit plus 10km/h)	Minimum sight distance (m)	Minimum distance between accessway and nearest intersection (m)	Minimum distance between local road accessway and intersection (m)	Minimum distance between accessways (m)
Not applicable	50	89	30	20	-
50	60	113	30	20	-
60	70	140	30	20	-
70	80	170	100	45	40

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80	90	203	100	45	100
90	100	240	200	60	200
100	110	282	200	60	200

(e) Power and Telecommunication Services

Each proposed new *site* created shall be provided with underground electric power and *telecommunication* services to the lot boundary unless a connection to the lot can be made directly to existing overhead infrastructure

(f) Limitations of Putaruru Growth Cell 1 (Overdale Road)

No *subdivision* within Putaruru Growth Cell 1 shown on the Planning Maps shall result in the cumulative number of *residential unit sites* within that Growth Cell exceeding 328 *Household Unit Equivalents* (HUEs). This calculation shall include any multi-unit developments already approved by Council

(g) Limitations of Putaruru Growth Cell 2 (Ruru Street)

No *subdivision* within Putaruru Growth Cell 2 shown on the Planning Maps shall result in the cumulative number of *residential unit sites* within that Growth Cell exceeding 67 *Household Unit Equivalents* (HUEs). This calculation shall include any multi-unit developments already approved by Council

R5(2) – TCZ, COMZ, NCZ, SPZ-ELG, SPZ-AIRP, and GIZ

(a) Minimum Area

No minimum area

(b) Suitability of Lots

All *sites* shall be of sufficient size to allow for any proposed activity PER in the zone. Subdividers shall indicate in their application how actual and typical *buildings*, and vehicle parking, access and manoeuvring may be accommodated within the proposed *site* boundaries. Refer to 7.2 INF

(c) Services

(i) Any public services provided to proposed *sites* shall be in accordance with the *WRITS* adopted by Council in July 2018

(ii) *Stormwater* Disposal

- Each proposed new *site* created shall be completely self-contained in respect of *stormwater* disposal or shall be served by a system approved by Council
- The subdivider shall also provide for drainage of upstream catchments and mitigate the effects of the development on downstream *land* or properties owned or occupied by other persons



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- Despite(i) above, *sites* in the TCZ, COMZ and GIZ shall have individual *stormwater* connections to a Council-approved system
- (iii) Sewerage
- Each proposed new *site* created shall be completely self-contained in respect of sanitary drainage or shall be served by a system approved by Council
 - Despite i) above, *sites* shall have individual sewerage connections to Council's reticulated system, if available
- (iv) Water Supply:
- Each proposed new lot created shall be provided with an adequate supply of *potable* water
 - If the *land* being subdivided is within an area served by a Council water supply, then adequate water reticulation shall be provided to each *site*
- (d) Access**
- (i) A formed *vehicle crossing* shall be provided to each *site* created
- (ii) *Vehicle crossings* onto State Highways shall comply with the sight distances and separation distances in Table 10, and comply with conditions imposed by the NZ Transport Agency
- (iii) Any *entrance strip* which provides legal access to one or two rear *sites* shall have a minimum width of:
- 4.5m where the *entrance strip* is less than 40m in length
 - 6.0m where the *entrance strip* is more than 40m in length
- (iv) Any *entrance strip* which provides legal access to three or more **rear sites** shall have a minimum width of:
- 6.0m where the *entrance strip* is less than 40m in length
 - 12.0 m where the *entrance strip* is more than 40m in length
- (v) Where common access to seven or more allotments is to be provided, this access must be a new legal *road*
- (vi) Formation of *vehicle crossings*, *entrance strips* and *roads* shall be in accordance with the *WRITS* adopted by Council in July 2018
- (e) Provision of New Road to Putaruru Growth Cell 4 (COMZ)**
- Any *subdivision* creating new allotments within Putaruru Growth Cell 4 (COMZ) shown on the Planning Maps shall provide access to those allotments by way of a new legal *road* vested in Council from Princes Street, on the *land* identified as Possible Future Road on the Planning Maps.

PART 2 - District Wide Matters

11-SUB SUBDIVISION

SUB- ANTICIPATED ENVIRONMENTAL RESULTS



(f) Power and Telecommunication Services

- (i) Each proposed new *site* created in an urban area shall be provided with underground electric power services unless a connection to the lot can be made directly to existing overhead infrastructure.
- (ii) *Telecommunication* services shall be available to the boundary of each proposed new *site* created in an urban area, as certified by a recognised service provider

R5(3) – GRUZ

(a) Subdivision of Sites of 30ha or larger

- (i) *Site Area* (this rule does not apply to *subdivision* under SUB-R1(5))
 - Minimum – 2500m² *net site area*
 - Average *site area* per *subdivision* – at least 10ha including the balance area
 - The maximum number of sites per *subdivision* application created (including the balance area) under this rule shall be 3 (i.e. 2 additional). The minimum area required for a *subdivision* under this rule is 30ha

(b) Subdivision of Sites larger than 4ha and smaller than 30ha

- (i) *Site Area* (this rule does not apply to *subdivision* under SUB-R1(5))
 - Minimum – 2500m² net site area
 - Average site area per subdivision – at least 2ha
 - The maximum number of sites per subdivision application created (including the balance area) under this rule shall be 2 (i.e. one additional). The minimum area required for a subdivision under this rule is 4ha

(c) Non-Compliance with following standards shall be NC – See SUB-R4(1)

- (i) Minimum *site area* prior to *subdivision* – 30ha under SUB-R5(3)(a)
- (ii) Minimum *site area* prior to *subdivision* – 4ha under SUB-R5(3)(b)
- (iii) Creation of an additional number of *sites* greater than that specified under SUB-R5(3)(a) or (b)
- (iv) Geotechnical assessments under SUB-R5(3)(g)

(d) Suitability of Site

Any *site* being created or *developed* shall be suitable for the activity for which it is proposed. Suitability will be assessed in terms of topography, hazards, service availability, *road* access, *reverse sensitivity effects* and *effects* on the *environment* as specified in the zone rules.



All allotments shall have at least one suitable site where a *residential unit* could be erected, together with associated effluent and stormwater disposal systems. For the purposes of this rule a suitable site for a *residential unit* is one which complies with this plan's standards and has been demonstrated to be free of *land* stability hazards, gully erosion paths, and potential flooding.

(e) Services

(i) Stormwater Disposal

- Each proposed new site created shall be completely self-contained in respect of stormwater disposal or shall be served by a system approved by Council
- The subdivider shall also provide for drainage of upstream catchments and mitigate the effects of the development on downstream land or properties owned or occupied by other persons

(ii) Sewerage

- Each proposed new *site* created shall be completely self-contained in respect of sanitary drainage or shall be served by a system approved by Council. Sewage drainage easements into neighbouring properties will not be allowed
- Despite (i) above, *sites* shall have individual sewerage connections to Council's reticulated system, if available

(iii) Water Supply

- Each proposed new *site* created shall be provided with an adequate supply of water
- New allotments being created with an area of 4ha or less shall be provided with an adequate supply of *potable* water
- If the applicant advises Council that an allotment of over 4ha will be used for rural-residential/lifestyle use, then a *potable* and adequate water condition will be imposed
- In the case of a *boundary adjustment* proposal, the water supply need not be both *potable* and adequate if all lots retain their existing operational supply, unless the *boundary adjustment* substantially changes the character of the resultant lots

(iv) Power

Each proposed new *site* created shall be provided with electric power to the lot boundary

(f) Access to Allotments

(i) A formed *vehicle crossing* shall be provided to each *site* created

(ii) *Vehicle crossings* onto State Highways shall comply with the sight distances and separation distances in Table 10, and comply with conditions imposed by the NZ Transport Agency

(iii) Any *entrance strip* which provides legal access to one **to six** rear *sites* shall have a minimum width of 6.0m

11-SUB SUBDIVISION

SUB- ANTICIPATED ENVIRONMENTAL RESULTS

- (iv) If the *entrance strip* exceeds 80m in length, spaces visible from one to another shall be provided to enable vehicles to pass, at intervals of not less than 80m. Passing spaces may also be required on *entrance strips* less than 80m in length, if visibility is restricted along the strip
- (v) Where common access to seven or more allotments is to be provided, this access must be a new legal *road*, to be formed to Council's standards
- (vi) Formation of *vehicle crossings*, *entrance strips* and *roads* shall be in accordance with the *WRITS* adopted by Council in July 2018

(g) Building Sites/Natural Hazards

Where a proposed *building* site adjoins the Waikato River and/or hydro-electric power operating easements, a geotechnical assessment shall be provided to assess potential erosion and instability threats for those identified *building* sites.

R5(4)-RLZ

(a) Minimum and Average Lot Size

- (i) Minimum *site* area prior to *subdivision* - 1ha
- (ii) Minimum lot size shall be 2500m² *net site area*
- (iii) Average lot size – at least 5000m² *net site area*
- (iv) For every lot created below the average lot size of 5000m², another lot with an equal, or greater, area above the average lot size of 5000m² shall be created. Except that if an odd number of lots is proposed, then one lot may be excluded from this rule.

Rules (i) to (iv) above do not apply to a *subdivision* under SUB-R1(5)

(b) Non-Compliance with following standards shall be NC-see SUB-R4(1)

- (i) Minimum lot size under SUB-R5(4)(i)
- (ii) Average lot size when applying the “averaging” standard under SUB-R5(4)(a)(iii) and (iv)
- (iii) Requirement to supply geotechnical assessments under SUB-R5(4)(i)

(c) Development Concept Plan

- (i) At the time of any *subdivision* for part of a subject *site* (being in one or more Certificates of Title) identified as having a RLZ zoning, the Council will require a *Development* Concept Plan to accompany the application for *subdivision*. The *Development* Concept Plan shall demonstrate the overall compatibility of the present pattern of *subdivision* to possible longer-term *development* of the property to ensure that *subdivision* and *development* of *land* will occur in a way that is or can be integrated with possible longer-term *development* of the whole of the subject *site* for rural lifestyle living.



- (ii) A *Development* Concept Plan shall show:
- Landscape and natural and heritage features, *natural hazards* or physical constraints including means to integrate any such features and or mitigate any hazards
 - Future provisions for infrastructural services (water, water for firefighting, *wastewater*, access, power, telephone) based on proposed and potential *development* opportunities for the *site*
 - Commentary on the cumulative impact of infrastructural services provision on the total *development* of the area and neighbouring areas
 - Commentary on how stormwater disposal is to be managed so as to avoid adverse effects on the existing *environment* and any probable pattern of *subdivision*
 - Commentary on transportation links intending to serve the proposed *subdivision* and probable future *development* and connectivity to the local or State Highway network.

Commentary should explain how *subdivision* design and lot layout has achieved the safe and efficient operation of the *road* network, how access layout has avoided adverse *effects* associated with lineal development of lots along *road* frontages, and how the consolidation of *accessways* has been integrated into the overall development.

(d) Building Platform

- (i) It shall be demonstrated that a *building* area of at least 160m² exclusive of all *building* setbacks required by RLZ-R6(1) and R6(2) can be provided on each *site* for one habitable *building*
- (ii) All such habitable *building sites* shall be at least 0.5m above the 1% design flood level
- (iii) The *building* platform shall not occupy *land* steeper than 25 degrees unless a regional consent is held

(e) Services

- (i) Public Services provided to all proposed *sites* shall be in accordance with the *WRITS* adopted by Council in July 2018
- (ii) Stormwater Disposal
- Each proposed new *site* created shall be completely self-contained in respect of *stormwater* disposal or shall be served by a system approved by Council
 - The subdivider shall also provide for drainage of upstream catchments and mitigate the effects of the *development* on downstream *land* or properties owned or occupied by other persons
- (iii) Sewerage
- Each proposed new *site* created shall be completely self-contained in respect of sanitary drainage or shall be served by a system approved by Council

PART 2 - District Wide Matters

11-SUB SUBDIVISION

SUB- ANTICIPATED ENVIRONMENTAL RESULTS



- Despite (i) above, *sites* shall have individual sewerage connections to Council's reticulated system, if available
 - Effluent disposal fields shall not be located within 30 metres of the margins of a *lake, river* or stream. The term "Effluent disposal field" is defined to be the system used to apply effluent from a *wastewater* treatment unit into or onto the soil for further in-soil treatment and absorption or evaporation.
- (iv) Water Supply
- Each proposed new lot created shall be provided with an adequate supply of potable water
 - If the *land* being subdivided is within an area served by a Council water supply, then adequate water reticulation shall be provided to each *site*
 - Firefighting capability shall be demonstrated for each new *site* in accordance with NZ Standard SNZ PAS 4509:2008

(f) Access

- (i) Lots shall have physical and legal access to a formed legal *road*
- (ii) A formed *vehicle crossing* shall be provided to each *site* created
- (iii) Minimum sight distances between new *accessways* shall comply with the sight distances in Table 10
- (iv) Access lots and rights-of-way shall be sealed
- (v) Any *entrance strip* which provides legal access to a rear *site* shall have a minimum width of:
 - 3.5m where the number of *sites* is not greater than two
 - 4.5m where the number of *sites* is three or more
- (vi) Where common access to seven or more residential allotments is to be provided, this access must be a new legal *road*, to be formed to Council's standards
- (vii) Formation of *vehicle crossings, entrance strips* and *roads* shall be in accordance with the *WRITS* adopted by Council in July 2018.

(g) Power and Telecommunication Services

Each proposed new *site* created shall be provided with underground electric power, at the lot boundary unless a connection to the lot can be made directly to existing overhead infrastructure. Any new telecom lines that are installed shall be underground.

Where access is to be via an *entrance strip*, services shall be laid to the end of the *entrance strip* furthest from the road.

(h) Sediment from Earthworks

Sediment discharge associated with earthworks shall comply with regional rules unless a regional resource consent is held.



(i) Building Sites/Natural Hazards

Where a *site* adjoins the Waikato River and/or hydro-electric power operating easements, a geotechnical assessment shall be provided to assess potential erosion and instability threats for those identified *building sites*.

(j) Separation Distances

New *residential unit sites* for *subdivisions* shall be at least 300m from effluent treatment ponds and the boundary of any *sites* used for *intensive farming activities*

R5(5) Further Standards Applying in All Zones

(a) Building Act and Setback Requirements

- (i) Where a *subdivision* creates a party wall, that wall must comply with the Building Act's fire rating and structural requirements
- (ii) All proposed boundaries shall be sited at a sufficient distance from *buildings* to comply with the setback and *height* requirements of this plan, and to meet the fire rating requirements of the Building Act 2004

(b) Services in GRZ, RLZ, SETZ, COMZ, NCZ and GIZ

All cables, including for power, telephone, and street lighting (if applicable), shall be placed underground, except where existing services are above ground or where in Council's opinion, underground services are economically unjustifiable due to problems associated with such issues as topography, geology, *land* stability or operational requirements.

(c) Indigenous Vegetation and Habitat Loss

- (i) The location of a *building platform*, any associated driveway, *accessway* or ancillary works on a proposed *site* shall exclude areas of recorded *indigenous vegetation* and habitats as set down in Council's Heritage and Ecological Inventory. Refer to SCHED1-HH, SCHED2-CH and SCHED3-SNA
- (ii) No *subdivision of land* shall result in any new boundary within 10 metres of any area of *indigenous vegetation*, or within 10 metres of the edge of any *wetland*, unless that area is to be protected by a legal covenant or consent notice.
- (iii) For the purpose of (ii) above 'wetland' excludes:
 - Wetted pasture and pasture with patches of rushes
 - Artificial water courses including wetlands developed primarily for effluent or stormwater treatment disposal
 - Artificial farm drains and canals
 - Artificial reservoirs for firefighting, domestic or municipal water supply

PART 2 - District Wide Matters

11-SUB SUBDIVISION

SUB- ANTICIPATED ENVIRONMENTAL RESULTS



- Temporary ponded rainfall over areas that would not otherwise be considered a wetland

(d) Heritage

The location of any *building* platform, any associated driveway, *accessway* or ancillary works on a proposed *site* shall not affect any archaeological, historic or cultural sites as recorded in SCHED1-HH- Built Heritage Inventory or SCHED2-CH- Cultural Heritage Sites

R6(1)-Matters of Control and Discretion for CON and RDIS Activities

- (a) Provision to be made for water supply, including future firefighting capability
- (b) Provision to be made for disposal of *wastewater* and *stormwater* management and sediment control
- (c) Potential impacts on the safe functioning of *roads*, with *accessways* onto *roads* consolidated wherever possible to minimise the number of crossing places and ensure safe sight separation distances
- (d) The width, length, drainage and formation of driveways and rights-of-way
- (e) The size, shape and arrangement of allotments and location of proposed boundaries
- (f) The creation of appropriate easements
- (g) Payment of *financial contributions* including reserves contribution
- (h) Providing, forming, naming and signposting new *roads*
- (i) Preservation of existing vegetation
- (j) Provision of *esplanade reserves* and *esplanade strips*
- (k) Suitability of proposed allotments for subsequent *buildings* and future use, including the separation of proposed *building sites* from electricity transmission *lines*.
- (l) Impact of *subdivision* upon future management of *indigenous vegetation*, including *Significant Natural Areas*, archaeological sites and areas, and upon heritage places and areas
- (m) Requiring a consent notice to be placed on the titles of newly subdivided allotments which contain an area of *indigenous vegetation* or a *significant natural area*, or requiring the covenanting of such areas, to ensure their ongoing protection and maintenance of that area
- (n) Fencing off streams, *rivers*, *wetlands* and *indigenous vegetation* with adequate buffer zones to permanently exclude stock, protect ecological functioning of riparian margins, vegetation and aquatic habitats.



- (o) The location of any proposed building platform(s) and associated works in relation to an *outstanding natural landscape, outstanding natural feature or significant amenity landscape* and associated adverse *effects* on the identified landscape values
- (p) *Subdivision* design and compatibility with any probable subsequent development of further lots on the balance of *land* zoned RLZ, as illustrated by a Development Concept Plan
- (q) In relation to *subdivision of land* within any Putaruru Growth Cell, the degree of compliance with any *Development* Concept Plan prepared for the Growth Cell concerned.
- (r) In respect of *subdivisions* which are related to the establishment of a new farming activity or *forestry* activity, Council has reserved its control to the maintenance and protection of existing *wetlands* and *waterbodies*, and including by:
 - (i) Fencing off streams, *rivers, wetlands* and *indigenous vegetation* with adequate buffer zones to permanently exclude stock and protect riparian margins and vegetation
 - (ii) Requiring a *stormwater* management plan to manage *stormwater* runoff and to design and implement sediment control measures
 - (iii) Considering the extent to which the *development* will give effect to the objectives of the Vision and Strategy for the Waikato River.
- (s) *Subdivision, development* and associated works which may affect the adjoining land, or the stability of the *land* being *subdivided*, being *land* disturbance, excavation and filling, and *land contamination*
- (t) The extent of disturbance to landforms, landscapes and vegetation cover as a result of the development of *accessways, building platforms* and *buildings* including *accessory buildings*
- (u) The adequacy of separation distances between *residential units* and established *rural-based activities* to recognise the existing and potential adverse *effects* of *primary production* activities, *rural industries* and rural based recreational activities such as boating, hunting and waterfowl shooting on the *amenity values* in the local area
- (v) *Effects* (including *reverse sensitivity effects*) on consented *hydro-electric power generation infrastructure, network utilities and infrastructure*, or the ongoing operation, maintenance and upgrading of the *National Grid*.
- (w) Extent of set back from margins and easement boundaries of the Waikato River so as not to compromise existing and new walking/cycling trails
- (x) Effects of the *development* upon the health and wellbeing of the Waikato River, considering the extent to which the *development* will give effect to the Objectives of the Vision and Strategy for the Waikato River. (The Objectives are set out in Part 1.1 of this plan)
- (y) Any impact of *subdivisional* works on the severity of *natural hazards*, and the effects of hazards on future use of the *land* being *subdivided*

PART 2 - District Wide Matters

11-SUB SUBDIVISION

SUB- ANTICIPATED ENVIRONMENTAL RESULTS

- (z) Ability to connect to an adequate electricity supply
- (aa) Impacts on the function, and safety and efficiency of the transport network
- (bb) Infrastructure provision and upgrading, operation and maintenance including works to maintain the function, safety and operation and levels of service of the *network utilities and infrastructure*.
- (cc) The results of any Integrated Transportation Assessment prepared in accordance with the Integrated Traffic Assessment Guidelines, November 2010, NZTA Research Report 422, and/or Traffic Impact Assessment
- (dd) Establishment of cycleways, walkways and public transport stops
- (ee) Timing and staging of *development*
- (ff) Cumulative effects on infrastructure
- (gg) The matters specified in Section 220 of the Act.
- (hh) For Putaruru Growth Cell 4 (COMZ) as shown on the Planning Maps, the design and location of the legal *road* providing access to Princes Street shown as Possible Future *Road* on the Planning Maps where this has not already been vested in Council.
- (ii) Additional matters of control and discretion for CON and RDIS activities refer to AA- R3(2)
- (jj) Where the *subdivision* affects *land* wholly or partly within a Putaruru Growth Cell shown on the Planning Maps:
 - (i) The extent to which the application demonstrates that a habitable *building* site meeting the requirements of NH-R1 can be provided on each residential allotment.
 - (ii) The extent to which the application demonstrates the overall compatibility of the present pattern of *subdivision* to possible longer-term *development* of the property, to ensure that *subdivision* and *development* of *land* will occur in a way that is or can be integrated with *development* of the whole of the Growth Cell for residential living or business use.
 - (iii) The extent to which future *building* sites are safeguarded and do not compromise the DCP submitted, by means of a consent notice to be placed on newly subdivided titles within the Putaruru Growth Cells.
 - (iv) The extent to which consent notices and other measures will be effective to minimise future *reverse sensitivity* concerns on the boundaries identified on the Planning Maps, between future occupants and existing adjoining land-uses. This will usually consist of no-complaints covenants, but alternatives such as construction of solid fencing at the *subdivision* stage, or greater setbacks for new habitable *buildings* than required by Rule GRZ-R5 may be considered by Council.



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- (v) Where a staged *development* is proposed, the extent to which the initial stages are located as close as possible to approved connection points with trunk water, sewer and *stormwater* services, with subsequent stages forming successive extensions to those networks.
 - (vi) Where a plan is for a subsequent stage of a *subdivision* for which a *DCP* has been submitted as part of an earlier stage, the extent to which the proposed *development* is consistent with the earlier *DCP*.
 - (vii) The extent to which any alternative solutions provide the same level of urban amenity as required in *WRITS*.
 - (viii) Where the *subdivision* affects *land* wholly or partly within Putaruru Growth Cells 1, 2 or 4 shown on the Planning Maps, requiring consent notices to be placed on the titles of newly subdivided allotments to alert prospective purchasers to the requirements of **TRAN-R6(3)-PREC1-Putaruru, INF-R5(4)(a) and (b), GRZ- PREC1-R1(1) and (2)**.
 - (ix) Means to mitigate effects of the additional demand for water supply and/or *wastewater* disposal capacity upon the relationship of Raukawa and their culture and traditions with their ancestral lands, water, sites, *wāhi tapu* and other taonga.
- (kk) For *subdivisions* locating in Putaruru Growth Cell 4 (COMZ) as shown on the Planning Maps, the design and location of the legal *road* providing access to Princes Street shown as Possible Future Road on the Planning Maps where this has not already been vested in Council.
- (ll) In assessing applications for *subdivision* within Putaruru Growth Cell 1 (Overdale) or Growth Cell 2 (Ruru) that do not comply with SUB-R5(1)(f) and (g) or GRZ-PREC1-R1(1) and (2) relating to the maximum number of HUEs to be provided for in this these Growth Cells, the matters in respect of which the Council has restricted its discretion are:
- (i) The availability of sufficient water and *wastewater* infrastructure including water supply for firefighting in accordance with the NZ Fire Fighting Water Supplies Code of Practice (SNZ PAS 4509:2008), to service future *subdivision* and/or *development* throughout Putaruru, including in the residential Growth Cells identified by this Plan.
 - (ii) The feasibility of alternative measures to achieve required public *wastewater* and or water supply capacity,
 - (iii) Whether the staging and design of *development* will align with the provision of infrastructure so that the overall capacity of the infrastructure is not exceeded.
 - (iv) Whether temporary *wastewater* or water supply capacity can be provided which does not undermine the long-term solution.
 - (v) Whether funding or other such measures have been agreed between the Council as service provider and the applicant to achieve the required public *wastewater* and or water supply capacity.
 - (vi) Means to mitigate effects of the additional demand for water supply and/or *wastewater* disposal capacity upon the relationship of Raukawa and their culture and traditions with their ancestral lands, water, sites, *wāhi tapu* and other taonga. (Also see GRZ-PREC1- R2 for land-use)

PART 2 - District Wide Matters

11-SUB SUBDIVISION

SUB- ANTICIPATED ENVIRONMENTAL RESULTS



R6(2) Matters of Discretion for DIS Activities

- (a) Refer to AA-R4(1)
- (b) The matters listed in SUB-R6(1) in relation to CON activities
- (c) In respect of *subdivisions* within 2km of Kinleith, or within 1km of the GIZ or SPZ-AIRP the extent to which the presence of any resulting extra *residential units* may compromise the efficient operation and/or future *development* of Kinleith and the other Industrial zone *sites*, or long-term improvements for increased air traffic at the Airport
- (d) For *subdivisions* in the GRZ creating *sites* less than 300m² in area, (if forming part of a multi- unit development that has been granted land use consent), the need for the *subdivision* to give effect to the land use consent, and for the units created to be provided with adequate utility services
- (e) In respect of *subdivisions* next to the river or a hydroelectric power operating easement under SUB-R3(4), the extent to which future *buildings* may compromise or interfere with the consented *hydro- electric generation infrastructure* or future provision of public access along the *river* concerned, and the hazard risks for future *building* occupants
- (f) Also, in respect of *subdivisions* next to the river or a hydroelectric power operating easement under SUB-R3(4), the effect of the activity upon the health and wellbeing of the Waikato River.
- (g) Whether the *subdivision* layout has minimised conflicts (including from *reverse sensitivity* effects) that can arise between existing activities and future inhabitants of *residential units* permitted by the *subdivision*

SUB-R7- Other Plan Matters

The following may also be relevant:

- (1) Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transportation
- (2) Section 8.1 Contaminated Land, 8.3 Natural Hazards
- (3) Section 9.1 Historic Heritage, 9.2 Sites and Areas of Significance to Māori
- (4) Section 10.1 Ecosystems and Indigenous Biodiversity, 10.2 Natural Character, 10.3 Natural Features and Landscapes, 10.4 Public Access
- (5) Section 12.1 All Activities
- (6) Section 12.2 Activities on the Surface of Water, 12.3 Air Emissions, 12.4 Earthworks, 12.5 Financial Contributions, 12.6 Light, 12.7 Noise, 12.8 Signs, 12.9 Temporary Activities
- (7) Part 3- Any relevant zone or overlay



SUB- Other Methods

SUB-M1

Standards under *WRITS*, including for urban earthworks, that promote low-impact environmental design solutions and consider climate change implications for *stormwater* networks.

SUB-M2

The "Putaruru Growth Plan 2017" developed in collaboration with the Putaruru Moving Forward group, and further such Plans yet to be developed for the District's other towns.

SUB-M3

Water efficiency requirements in Council's Water Supply and other Bylaws and the *WRITS* (July 2018).

SUB-M4

A Regional Council consent may also be required for on-site *sewage* discharges pursuant to the Waikato Regional Plan. Waikato Regional Plan requirements in this regard should be discussed with the WRC

SUB-M5

Works close to any electricity line can be dangerous. Compliance with the NZ Electrical Code of Practice 34:2001 is mandatory for all *buildings*, *earthworks* and mobile plant within close for Safe Distances proximity to all electric *lines*.

SUB-M6

Vegetation to be planted within the transmission or sub-transmission corridors should be selected and/or managed so that it does not breach the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

SUB- Principal Reasons

SUB-PR1

Fairly liberal *subdivision* provisions have been retained for all the urban areas in order to encourage re-development. An example of a targeted approach is the plan's *parking space* provisions, where no on-site requirements apply to town centre parking in Putaruru and Tirau, with more parking or cash-in-lieu required on-site in the business and industrial zones. (There are no parking requirements at all in Tokoroa and Kinleith, in order to comply with the NPS-UD)

SUB-PR2

Subdivision and *development* in the rural area will be managed to avoid unnecessarily constraining established and legitimate *primary production* activities and other *rural-based activities*. *Subdivision* for rural-lifestyle development has been directed to specific locations with the RLZ. The *subdivision* provisions for properties within the GRZ also direct new *residential units* and other sensitive land-uses away from the key industrial sites of the district where they are located in rural areas.

11-SUB SUBDIVISION

SUB- ANTICIPATED ENVIRONMENTAL RESULTS

SUB-PR3

Subdivision provisions within the GRUZ and RLZ also incentivise the covenanting of *significant natural areas* by providing for protection allotments to be created. These provisions seek to enable a landowner to *subdivide* a property, whilst also creating a statutory protection mechanism for protection of *significant natural areas*. Economic instruments, including *subdivision* incentives, are considered an effective way of encouraging landowners to retain and enhance significant habitats.

SUB-PR4

In some circumstances, the Council could enter into Private Developer Agreements to record the level of commitment between the Council and developers to provide for an efficient and integrated network of infrastructure services for each of the Growth Cells.

Private Developer Agreements are expected to:

- (a) Set out the agreed list of works (staging, timing, priority) required to support existing and new urban *development* in the selected growth cell;
- (b) Confirm the timing and cost apportionment associated with these works to serve existing and proposed new urban *development* in the growth cell; and
- (c) Set out the circumstances under which the developer can implement *development* earlier than programmed, if a greater funding contribution is available or Council is unable to confirm long term funding /budget allocations for the necessary infrastructure.

SUB- Anticipated Environmental Results

SUB-AER1

Allotments created are provided with the appropriate services, and access, *natural hazards* and impacts on the operation of existing *network utilities and infrastructure* are addressed

SUB-AER2

New lots are an appropriate size for the zone concerned and are suitable for future land-uses

SUB-AER3

Impacts of *subdivision* on the productive potential of the rural *land* resource are minimised