

PART 2 – DISTRICT-WIDE MATTERS / SUBDIVISION / Subdivision

Subdivision

Overview

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

Subdivisions should be designed in an integrated way that contributes to a sense of place, supports connectivity and provides well-designed, accessible and safe spaces. It should not result in reverse sensitivity effects that cause land to be sterilised and result in the inability to undertake the activities enabled in the relevant zone. The subdivision process also provides the opportunity to create esplanade reserves or strips adjacent to the coast and rivers to enable public access and recreation, or to manage conservation values.

Te Ture Whenua Māori Act 1993 exempts hapū partitions and combined partitions from the subdivision provisions of the Act and these are administrated by the Māori Land Court. However, full partitions are subject to the subdivision provisions.

Subdivision of land that contains an identified feature or resource overlay may be subject to additional provisions. Regard should be given to the relevant chapter managing that feature/ resource, including its objectives and policies. Zone rules may also have a bearing on subdivision applications. For example, a subdivision may result in an existing land use activity failing to comply with rules in the Plan due to the change in allotment size. Other sections of the Plan will be relevant for land use activities, which may be associated with and/or required to implement the subdivision e.g. earthworks or the formation of roads.

Consent for subdivision or land use may also be required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), unless it can be demonstrated that the NESCS does not apply to the application site.

Council has a responsibility under the RMA, NPS-HPL and the Northland Regional Policy Statement to ensure that there is sufficient land available to meet the future demands of the district, that development is in the right location, and manage the rural land resource to protect highly productive land from inappropriate subdivision and provide for the economic, social and cultural well-being of people and communities while managing adverse effects on natural and physical, historic heritage and cultural values, natural features and landscapes or indigenous biodiversity.

Objectives	
SUB-01	Subdivision results in the efficient use of land, which: <ol style="list-style-type: none"> achieves the objectives of each relevant zone, <u>precinct, development area, overlays and the</u> district wide provisions; contributes to the <u>existing or planned</u> local character and sense of place; avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and manages adverse effects on the environment.
SUB-02	Subdivision <u>recognises and</u> provides for the: <ol style="list-style-type: none"> Protection of highly productive land; and Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas areas of significant indigenous vegetation and significant habitats of indigenous fauna, Sites and Areas of Significance to Māori, and Historic Heritage.
SUB-03	Infrastructure is planned to service the proposed subdivision and development where: <ol style="list-style-type: none"> there is existing infrastructure connection, infrastructure shouldis provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and where no existing connection is available infrastructure should beis planned and consideration be given to connections <u>made</u> with the wider infrastructure network.
SUB-04	Subdivision is accessible, connected, and integrated with the surrounding environment <u>including by and</u> providing for: <ol style="list-style-type: none"> <u>safe transport connections including active modes of public transport where practicable;</u>

	<ul style="list-style-type: none"> b. <u>new, and connection to existing</u> public open spaces; c. esplanade where land adjoins the coastal marine area; and d. esplanade where land adjoins other qualifying waterbodies.
SUB-OX	<u>Subdivision protects the long-term availability and productive capacity of highly productive land by avoiding inappropriate subdivision that would compromise its use for farming and forestry activities.</u>
SUB-OY	<u>Subdivision occurs in a sequenced and coherent manner in locations and at a rate that enables growth and development to be supported by additional infrastructure.</u>
Policies	
SUB-P1	<p>Enable boundary adjustments that:</p> <ul style="list-style-type: none"> a. do not alter: <ul style="list-style-type: none"> i. the degree of non compliance with District Plan rules and standards; ii. the number and location of any access; and iii. the number of certificates of title.; and b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.
SUB-P2	Enable subdivision for the purpose of public works, infrastructure, reserves or access.
SUB-P3	<p>Provide for subdivision where it results in allotments that:</p> <ul style="list-style-type: none"> a. are consistent with the <u>planned environment</u> purpose, characteristics and qualities of the zone <u>or precinct</u>; b. comply with the minimum allotment sizes for each zone <u>or precinct</u>; c. have an adequate size and appropriate shape to contain a building platform; and d. have legal and physical access.
SUB-P4	Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan
SUB-P5	<p>Manage subdivision design and layout in the General Residential, Mixed Use, <u>Medium Density Residential, Town Centre</u> and Settlement zone to provide for safe, connected and accessible environments by:</p> <ul style="list-style-type: none"> a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections; c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; d. contributing to a well connected transport network that safeguards future roading connections; and e. maximising accessibility, <u>(including for emergency response) and</u> connectivity by creating walkways, cycleways and an interconnected transport network; and f. <u>providing additional infrastructure where required.</u>
SUB-P6	<p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> a. demonstrating that the subdivision will be appropriately serviced <u>(including telecommunications)</u> and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided is in accordance <u>with the planned environment</u> purpose, characteristics and qualities of the zone.
SUB-P7	Require the vesting of esplanade reserves <u>or esplanade strips</u> when subdividing <u>to specific allotment sizes</u> land adjoining the coast or other qualifying waterbodies.
SUB-P8	<p>Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:</p> <ul style="list-style-type: none"> a. will protect <u>areas of significant indigenous vegetation, or significant habitats of indigenous fauna or natural inland wetlands</u> a qualifying SNA in perpetuity as required in SUB-R6 and result in the SNA being added to the District Plan SNA schedule; and b. achieves the environmental outcomes required in SUB-R7; Provides a management plan which results in superior environmental outcomes, including through, where relevant: <ul style="list-style-type: none"> i. <u>the protection of natural character, landscape, amenity, heritage or cultural values; and/or</u> ii. <u>the restoration, enhancement and legal protection of indigenous biodiversity; or</u> c. <u>is around an existing residential unit, as provided for by SUB-R3;</u> d. will not result in the loss of versatile soils for primary production activities.

SUB-PX	<p><u>Avoid subdivision that:</u></p> <ul style="list-style-type: none"> a. <u>Within the Horticulture Precinct, is not provided for in PREC1-P5;</u> b. <u>In all other parts of the Rural Production Zone:</u> <ul style="list-style-type: none"> i. <u>results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;</u> ii. <u>cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term;</u> iii. <u>fragments land into parcel sizes that are no longer able to support farming or forestry activities in accordance with RPROZ-P6(c);</u> iv. <u>Results in rural lifestyle subdivision unless provided for in SUB-P8.</u>
SUB-P9	<p>Avoid subdivision rural lifestyle subdivision in the Rural Production zone and <u>Restrict rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule SUB-R7- provides a management plan which results in superior environmental outcomes, including through, where relevant:</u></p> <ul style="list-style-type: none"> i. <u>The protection of natural character, landscape, amenity, heritage, or cultural values; and/or</u> ii. <u>The restoration, enhancement and legal protection of indigenous biodiversity.</u>
SUB-P10	<p>To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.</p>
SUB-P11	<p>Consider the following matters where relevant when assessing and managing the effects of subdivision: Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. <u>the potential for reverse sensitivity effects that would prevent or adversely affect activities already established on land from continuing to operate;</u> b. consistency with the scale, density, design and character of the environment and purpose of the zone; c. the location, scale and design of buildings and structures; d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. managing natural hazards; f. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and g. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
Rules	

Notes:

1. There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. Subdivision of land within the Treaty Settlement Overlay is subject to the subdivision rules and standards for the underlying zone
3. Where a site has a split zoning the more restrictive rules relating to minimum allotment sizes will apply.
4. Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion including an assessment of whether the site includes an area of land susceptible to instability.
5. A boundary adjustment or subdivision that occurs wholly outside the Natural Open Space Zone and does not create or alter a boundary within land zoned Natural Open Space, shall be assessed under the subdivision rules of the zone(s) in which the boundary adjustment or subdivision occurs.

SUB-R1	Boundary adjustments	
All zones (except Open Space zones, Motorua Island zone, and Airport zone)	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1</p> <ul style="list-style-type: none"> 1. The boundary adjustment complies with standards: 	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. matters of any infringed standard; and

	<p>SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased; SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 <u>Telecommunications and power supply</u>; and SUB-S7 Easements for any purpose;</p> <p>CON-2</p> <p>1. the boundary adjustment does not alter:</p> <ol style="list-style-type: none"> i. <u>Alter</u> the ability of existing activities to continue to be permitted under the rules and standards in this District Plan; ii. <u>Alter</u> the degree of non compliance with zone or district wide standards; iii. <u>Alter</u> the number and location of any access; and iv. <u>Increase</u> the number of certificates of title. <p>CON-3</p> <p>1. The boundary adjustment complies with standard: SUB -S8 Esplanades.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; f. natural hazards or geotechnical constraints; g. where relevant compliance with Far North District Council Engineering Standards April 2022; and h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	<p>b. any relevant matters of control.</p> <p>Activity status where compliance not achieved with CON-2 and CON-3: Discretionary</p>
<p>Natural Open Space zone</p> <p>Open Space zone</p>	<p>Activity status: Non-complying</p>	<p>Activity status where compliance not achieved: Not applicable</p>

<p>Sport and Active Recreation zone</p> <p>Motorua Island zone</p> <p>Airport zone</p>		
<p>SUB-R2 Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure, reserves or access</p>		
<p>All zones</p>	<p>Activity status: Controlled</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> a. the size, design and layout of lots for the purpose of public works, infrastructure, reserves or access; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. the effects on cultural values; e. preservation of the natural character of the coastal environment and the margins of lakes, rivers and wetlands; f. protection of natural features/landforms, waterbodies, indigenous vegetation, indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists, historic heritage, sites of significance to tangata whenua, archaeological site or identified feature; g. natural hazards or geotechnical constraints; h. where relevant compliance with Far North District Council Engineering Standards April 2022; i. effects on notable trees within or adjoining the site; and j. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	
<p>SUB-R3 Subdivision of land to create a new allotment</p>		
<p>Rural Production zone</p> <p>Rural Lifestyle zone</p> <p>Rural Residential zone</p> <p>General Residential zone</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1</p> <ol style="list-style-type: none"> 1. The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 <u>Telecommunications and power supply;</u> 	<p>Activity status where compliance not achieved with CON- 1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. matters of any infringed standard; and b. any relevant matters of control.

<p>Kororāreka Russell Township zone</p> <p>Settlement zone</p> <p>Mixed Use zone</p> <p>Light Industrial zone</p> <p>Heavy Industrial zone</p> <p>Horticulture zone</p> <p>Horticulture Processing zone</p> <p>Hospital zone</p> <p>Medium Density Residential zone</p>	<p>and SUB-S7 Easements for any purpose.</p> <p>CON-2 1. The subdivision complies with standards: SUB-S1 Minimum allotment sizes (<u>except subdivision under SUB-R3 CON-3 below</u>); and SUB-S8 Esplanades.</p> <p>CON-3 1. <u>Except where there is a Precinct or Development Area overlay sSubdivision around an existing residential unit in the Rural Production zone where:</u> a. <u>The residential unit has been legally established or building consent granted on or before the [DATE OF CL10 DECISIONS ON PDP];</u> b. <u>one rural lifestyle allotment is created;</u> c. <u>allotment size is between 2000m2-2ha; and</u> d. <u>Balance allotment is a minimum of 40ha in size.</u></p>	<p>Activity status where compliance not achieved with CON-2: Discretionary</p> <p>Where:</p> <p>DIS-1 1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved</p>
		<p>Activity status where compliance not achieved with DIS-1:Non-complying</p>
		<p>Activity status where compliance not achieved with CON-3,d. : Discretionary</p> <p>Where:</p> <p>DIS-2 1. <u>The balance allotment is greater than 8ha in size</u></p>
<p>Town Centre zone</p>	<p>Matters of control are limited to:</p> <ol style="list-style-type: none"> the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; the provision of easements or registration of an instrument for the purpose of public access and reserves; the effects of development phase works on the surrounding area; extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; natural hazards or geotechnical constraints; where relevant compliance with Far North District Council Engineering Standards April 2022; and adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray; <u>and</u> <u>where relevant, measures to provide for active transport, protected cycleways and for walking.</u> <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	<p>Activity status where compliance not achieved with CON -3 a,b,c or DIS-2: Non-complying</p>

<p>Orongo Bay zone</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1:</p> <p>1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 <u>Telecommunications and</u> power supply; and SUB-S7 Easements for any purpose.</p> <p>CON-2</p> <p>1. The subdivision complies with standard: SUB-S8 Esplanades.</p> <p>CON- 3</p> <p>1. The subdivision complies with the following table:</p> <table border="1" data-bbox="338 701 922 1137"> <tr> <td data-bbox="338 701 587 1137">Orongo Bay zone</td> <td data-bbox="587 701 922 1137"> <p>1. the minimum lot sizes are:</p> <ul style="list-style-type: none"> • 3,000m2 (onsite sewerage disposal); • 1,000m2 (reticulated sewerage disposal); <p>2. the subdivision is part of an approved Comprehensive Development Plan; and</p> <p>3. Maximum number of separate titles created shall not exceed seven.</p> </td> </tr> </table> <p>Matters of control are limited to:</p> <p>a. Matters on control in SUB-R3.</p>	Orongo Bay zone	<p>1. the minimum lot sizes are:</p> <ul style="list-style-type: none"> • 3,000m2 (onsite sewerage disposal); • 1,000m2 (reticulated sewerage disposal); <p>2. the subdivision is part of an approved Comprehensive Development Plan; and</p> <p>3. Maximum number of separate titles created shall not exceed seven.</p>	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3.</p> <hr/> <p>Activity status where compliance not achieved with CON-2: Discretionary</p> <hr/> <p>Activity status where compliance not achieved with CON-3: Non-complying</p>
Orongo Bay zone	<p>1. the minimum lot sizes are:</p> <ul style="list-style-type: none"> • 3,000m2 (onsite sewerage disposal); • 1,000m2 (reticulated sewerage disposal); <p>2. the subdivision is part of an approved Comprehensive Development Plan; and</p> <p>3. Maximum number of separate titles created shall not exceed seven.</p>			
<p>Carrington Estate zone</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1:</p> <p>1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 <u>Telecommunications and</u> power supply; and SUB-S7 Easements for any purpose.</p> <p>CON-2</p> <p>1. The subdivision complies with standard: SUB-S8 Esplanades.</p> <p>CON-3:</p> <p>1. The subdivision is a Unit title subdivision of the accommodation units and lodge/golf club complex, as identified in the Carrington Estate Development Plan.</p> <p>Matters of control are limited to:</p> <p>a. Matters on control in SUB-R3</p>	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3.</p> <hr/> <p>Activity status where compliance not achieved with CON-2: Discretionary</p> <hr/> <p>Activity status where compliance not achieved with CON-3: Non-complying</p>		
<p><u>Māori Purpose zone</u></p>	<p>Activity Status: Controlled</p> <p>Where:</p>	<p><u>Activity status where compliance not achieved with CON-1 or CON-2: Discretionary</u></p>		

<p>Tapuaetahi Precinct</p>	<p>CON-1 1. <u>The subdivision complies with standards:</u> <u>SUB-S3 Water supply;</u> <u>SUB-S4 Stormwater management;</u> <u>SUB-S5 Wastewater disposal;</u> <u>SUB-S6 Telecommunications and power supply;</u> <u>and</u> <u>SUB-S7 Easements for any purpose.</u></p> <p>CON-2 1. <u>The subdivision complies with standards:</u> <u>SUB-S1 Minimum allotment sizes.</u></p> <p>Matters of control are limited to: a. <u>Matters of control in SUB-R3.</u></p>	
<p>Kauri Cliffs zone</p>	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1: 1. <u>The subdivision complies with standards:</u> <u>SUB-S3 Water supply;</u> <u>SUB-S4 Stormwater management;</u> <u>SUB-S5 Wastewater disposal;</u> <u>SUB-S6 Telecommunications and power supply;</u> <u>SUB-S7 Easements for any purpose; and</u> <u>SUB-S8 Esplanades.</u></p> <p>RDIS-2: 1. <u>The subdivision is within the Golf Living subzone and:</u> a. <u>no greater than of up to 60 new lots for residential (golf living) purposes, are created; provided that:</u> b. <u>no lot is less than 4,0500m² in area;</u> c. <u>on-site treatment and disposal of wastewater is provided for; and</u> d. <u>defined the building platforms footprints, identified through a professional landscape assessment, are specified; and on an approved plan of subdivision.</u> e. <u>a landscape planning and management plan is provided with the application with a the main purpose of the plan to integrate development into the surrounding property and wider landscape context.</u></p> <p>Matters of discretion are restricted to: a. <u>matters of control in SUB-R3;</u> b. <u>the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone;</u> c. <u>the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated; and</u> d. <u>the effect on adjoining activities;</u> e. <u>the measures proposed for the implementation and ongoing management of planting within the subdivision;</u> f. <u>the matters in CE-P10;</u> g. <u>the stability of land, buildings and infrastructure;</u> h. <u>servicing and infrastructure requirements; and</u> i. <u>design of the lot layout and building selection to reduce adverse visual effects, including by</u></p>	<p>Activity status where compliance not achieved with RDIS-1 or RDIS-2: Discretionary</p> <p>Activity status where compliance not achieved with RDIS-2: Discretionary</p>

	<p><u>clustering development and being setback from high points and major ridges.</u></p> <p>NOTE: Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained.</p>	
<p>Haruru Development Area</p>	<p>Activity status: Restricted Discretionary</p> <p>Where: RDIS-1 <u>The subdivision complies with standards:</u> SUB-S3 Water supply SUB-S4 Stormwater management SUB-S5 Wastewater disposal SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose</p> <p>RDIS-2 <u>Where subdivision is in accordance with the approved Haruru development plan submitted with the first application for the site in accordance with DEV1-S2 1.</u></p> <p>RDIS-3 <u>Where the subdivision complies with standard: DEV1-S2 Special Information requirements.</u></p> <p>RDIS-4 <u>There is no more than 5 allotments within the Haruru development area.</u></p> <p>RDIS-5 <u>The allotments are outside the High Natural character area overlay.</u></p>	<p>Activity status where compliance not achieved with RDIS-1: Discretionary</p> <p>Activity status where compliance not achieved with RDIS- 2, RDIS-3, RDIS-4, RDIS-5: Non complying</p>
<p>Māori Purpose zones</p> <p>Ngawha Innovation and Enterprise Park zone</p> <p><u>Waitangi Estate Special Purpose Zone</u></p>	<p>Activity status: Discretionary</p>	<p>Activity status where compliance not achieved: Not applicable</p>
<p>Open space zones</p> <p>Motorua Island zone</p> <p>Quail Ridge zone</p> <p>Airport zone</p>	<p>Activity status: Non-complying</p>	<p>Activity status where compliance not achieved: Not applicable</p>
<p>SUB-R4</p>	<p>Subdivision that creates a private accessway</p>	

<p>All zones</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 1. A private accessway serves a maximum of 8 sites allotments.</p> <p>CON-2 1. Where a subdivision serves 9 or more allotments sites, access shall be by public road.</p>	<p>Activity status where compliance not achieved with CON-1 and CON-2: Discretionary</p> <p><u>Note: the transport chapter may apply and needs to be addressed.</u></p>
<p>SUB-R5 Subdivision around an approved multi-unit residential development</p>		
<p>General Residential zone</p> <p><u>Medium Density Residential zone</u></p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 1. Subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 <u>Telecommunications and</u> power supply; and SUB-S7 Easements for any purpose.</p> <p>CON-2 1. Subdivision complies with standard SUB-S1 Minimum allotment sizes – Controlled activity; and SUB-S8 Esplanades</p> <p>CON-3 1. The multi-unit residential development (excluding minor residential units) has already been constructed or the subdivision is proposed around a multi-unit residential development that has been approved by way of resource consent.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; the provision of easements or registration of an instrument for the purpose of public access and reserves; the effects of development phase works on the surrounding area; extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; natural hazards or geotechnical constraints; where relevant compliance with Far North District Council Engineering Standards 2022; and 	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> matters of any infringed standard; and any relevant matters of control in SUB-R45. <p>Activity status where compliance not achieved with CON-2: Discretionary</p> <p>Activity status where compliance not achieved with CON-3: Non-complying</p>

h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray.

NOTE:
 If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.

SUB-R6 Environmental benefit subdivision

Rural Production zone	Activity status: Restricted Discretionary	Activity status where compliance not achieved with RDIS-1, RDIS-2, <u>RDIS-3</u>, RDIS-4, RDIS-5 and RDIS-6 is not achieved: Discretionary																
	<p>Where:</p> <p>RDIS-1</p> <p>1. Subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 <u>Telecommunications and</u> power supply; SUB-S7 Easements for any purpose; and SUB-S8 Esplanades.</p> <p>RDIS-2</p> <p>The Environmental benefit subdivision complies with either Table 1 or Table 2 as follows:</p> <p>Table 1.</p> <table border="1"> <thead> <tr> <th>Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title</th> <th>Maximum Number of additional lots that can be created on an individual Record of Title</th> </tr> </thead> <tbody> <tr> <td>Greater than 4ha — less than 10ha</td> <td>1</td> </tr> <tr> <td>Greater than 10ha — less than 20ha</td> <td>2</td> </tr> <tr> <td>Greater than 20ha</td> <td>3</td> </tr> </tbody> </table> <p>Table 2.</p> <table border="1"> <thead> <tr> <th>Total area of natural inland wetland to be legally protected on an individual Record of Title</th> <th>Maximum Number of additional lots that can be created on an individual Record of Title</th> </tr> </thead> <tbody> <tr> <td>Greater than 0.5ha (5,000m²) — less than 1ha</td> <td>1</td> </tr> <tr> <td>Greater than 1ha — less than 2ha</td> <td>2</td> </tr> <tr> <td>Greater than 2ha</td> <td>3</td> </tr> </tbody> </table> <p>RDIS-3</p> <p>Each separate area of significant indigenous vegetation, significant indigenous habitat or natural inland wetland included in the proposal must be assessed by a suitably qualified and experienced ecologist as satisfying at least one criteria in Appendix</p>	Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title	Greater than 4ha — less than 10ha	1	Greater than 10ha — less than 20ha	2	Greater than 20ha	3	Total area of natural inland wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title	Greater than 0.5ha (5,000m ²) — less than 1ha	1	Greater than 1ha — less than 2ha	2	Greater than 2ha	3	<p>Activity status where compliance not achieved with RDIS-7, 2.: Discretionary</p> <p>Where:</p> <p>DIS-1</p> <p>1. <u>The balance allotment is greater than 8ha in size</u></p>
	Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title																
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Greater than 0.5ha (5,000m ²) — less than 1ha	1																	
Greater than 1ha — less than 2ha	2																	
Greater than 2ha	3																	
		<p>Activity status where compliance not achieved with RDIS-7, 1, DIS-1 or RDIS-8 and RDIS-8 is not achieved: Non-complying</p>																

5 of the Northland RPS (Criteria for determining significance of indigenous biodiversity).

RDIS-4

All of an area of indigenous vegetation, indigenous habitat or natural inland wetland assessed as significant under RDIS-2 contained within the individual Record of Title is protected.

~~The significant indigenous vegetation, significant indigenous habitat or natural wetland must be added to the list of scheduled Significant Natural Areas in the District Plan, which will be incorporated into the District Plan as part of the next plan update plan change.~~

RDIS-5

The subdivision proposes to protect all areas of indigenous vegetation, indigenous habitat or natural inland wetland by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977.

RDIS-6

An ecological management plan is prepared to address the ongoing management of the covenanted area to ensure that the values are maintained and the plan includes:

1. Fencing requirements for the covenant area;
2. Monitoring and reporting measures;
3. Ongoing pest plant and animal control; and
4. Any enhancement or edge planting required within the covenant area

RDIS-7

All proposed new environmental allotments are to be:

1. ~~a~~A minimum size of ~~2~~1ha in area; and
2. ~~t~~The balance lot must be greater than 40ha.

RDIS-8

This rule has not been used previously to gain an additional subdivision entitlement.

RDIS-8

~~Where the land to be subdivided contains versatile soil (as determined by a property scale site specific Land Use Capability Classification prepared by a suitably qualified person), the proposed new allotments created by the new environmental benefit lot subdivision, exclusive of the balance area, must not individually contain more than 15% versatile soils within the allotment.~~

Matters of discretion are restricted to:

- a. subdivision design and layout and proximity to the significant indigenous vegetation, significant indigenous habitat or natural inland wetland being protected;
- b. the ecological benefits that will result from the subdivision and level of protection and enhancement proposed;
- c. matters contained in the ecological management plan for the covenant area;
- d. effects of the subdivision on rural character and amenity values;
- e. the extent of earthworks including earthworks for the location of building platforms and access ways;
- f. ~~effects on rural productivity and the availability and productivity capacity of versatile soils;~~

	<p>g. potential for reverse sensitivity effects;</p> <p>h. how the subdivision layout and design may impact on the operation, maintenance, upgrading and development of existing infrastructure assets; and</p> <p>i. any relevant matters of control in SUB -R3.</p> <p>j. the extent to which any relevant objectives and policies in the Ecosystems and Indigenous Biodiversity Chapter are met.</p> <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	
SUB-R7	Management plan subdivision	
<p>Rural Production zone</p> <p>Rural Lifestyle zone</p>	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1</p> <ol style="list-style-type: none"> the average size of all lots in the management plan subdivision, excluding lots used solely for access, utilities, roads and reserves is no less than 2<u>4</u>ha in the Rural Production zone and 5,000m² in the Rural Lifestyle zone; This is the only management plan subdivision for the specified portion of a site; The portion of a site that is not subject to the management plan shall be no less than 8ha in the Rural Production and 2<u>1</u>ha Rural Lifestyle zone; and The application contains the information listed in APP3- Subdivision management plan criteria. 	<p>Activity status where compliance not achieved with DIS-1: Non-complying</p>
<p>Note: Rules SUB-R8 — SUB-R210 are specific rules relating to subdivision of land in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan and apply in addition to SUB-R1 — SUB-R7.</p>		
SUB-R8	Subdivision of a site containing land susceptible to land instability	
All zones	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The proposed development area, including the building platform and any area that is required for access and services, is located wholly outside of any area on the site that is identified as being land susceptible to instability.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> the location of lots, building platforms, access and services; the management of the land instability hazard to enable the intended use of the land and protect other property; and the feasibility and integrity of any physical mitigation measures required so that land instability hazard risk to the subject site or other property is not increased. 	<p>Activity status where compliance not achieved with CON-1: Discretionary</p>
SUB-R9	Subdivision of a site within the National Grid <u>Subdivision</u> Corridor	

All zones	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS- 1 Proposed building platforms are identified for each allotment and located wholly outside of the National Grid Yard (except where the allotments are for roads, esplanades, accessways and infrastructure).</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the National Grid, including the ability for continued reasonable access for inspections, maintenance and upgrading; b. the location of any future building platform as it relates to the National Grid Yard; c. the extent to which the subdivision design allows for any future sensitive activity and associated buildings to be setback from the National Grid; d. the nature and location of any vegetation to be planted in the vicinity of the National Grid; e. the ability of future development to comply with NZECP 34: 2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; f. the risk of electrical hazards affecting public or individual safety, and the risk of public and private property damage; and g. the outcome of any consultation with the owner and operator of the National Grid. a. <u>The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001);</u> b. <u>The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for physical vehicle access to existing transmission lines and support structures for maintenance, inspections and upgrading;</u> c. <u>The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms.</u> d. <u>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;</u> e. <u>The nature and location of any proposed vegetation to be planted within the National Grid Yard;</u> f. <u>The outcome of any consultation with, and technical advice from, Transpower; and</u> g. <u>The extent to which the subdivision plan clearly identified the National Grid and proposed building platforms.</u> 	<p>Activity status where compliance not achieved with RDIS-1: Not applicable Non-complying</p>
SUB-R10	Subdivision of site within 32m of the centre line of a Critical Electricity Line <u>Overlay</u>	

<p>All zones</p>	<p>Activity status: <u>Restricted Discretionary Controlled</u></p> <p>Where:</p> <p><u>RDISCON-1</u> <u>Proposed building platforms are identified for each allotment can accommodate a building(s) that comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP34:2001) and located at least 10m from Critical Electricity Lines Overlay (except where the allotments are for roads, esplanades, accessways and infrastructure)</u></p> <p>Matters of discretion control are restricted limited to:</p> <ol style="list-style-type: none"> a. the safe and efficient operation and maintenance of the electricity supply network; b. the location of any future building platform and access as it relates to the critical electricity line; c. effects on access to critical electricity lines and associated infrastructure for inspections, maintenance and upgrading purposes; d. the extent to which the subdivision design allows for any future sensitive activity and associated buildings to be setback from the critical electricity line; e. the mature size, growth rate, location, and fall zone of any associated tree planting; f. including landscape planting and shelterbelts; g. compliance with NZECP 34: 2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; h. effects on public health and safety; and i. the outcome of any consultation with the owner and operator of the potentially affected infrastructure. 	<p>Activity status where compliance not achieved with <u>RDIS-CON-1</u>: <u>Not applicable Discretionary</u></p>
<p>SUB-R11</p>	<p>Subdivision of a site within flood hazard areas</p>	
<p>All zones</p>	<p>Activity status: <u>Restricted Discretionary</u></p> <p>Where:</p> <p><u>RDIS-1</u></p> <ol style="list-style-type: none"> 1. Building platforms are located wholly outside the spatial extent of the 1 in 100 year flood hazard area; 2. Newly created allotments must be located and designed to not divert flood flow onto other properties or otherwise result in any increase in flood hazard beyond the site; and 3. Any private roads, right of ways or accessways must be located where the depth of flood waters in a 1 in 100 year flood event does not exceed 200mm above ground level. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. location of suitable and stable building platforms, access and servicing, including on-site wastewater/ stormwater disposal where applicable; b. the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant 	<p>Activity status where compliance not achieved with <u>RDIS-1</u>: <u>Non-complying</u></p>

	<p>zone, and the vulnerability of the uses to flood hazard events;</p> <ul style="list-style-type: none"> c. the degree to which there may be material damage, through inundation or erosion, in a 1 in 100 year flood event; d. the provision of safe access and egress to and within the created lots during a flood event, including consideration of depth and velocity of flood water over private roads and accessways; e. effects on the functions of floodplains and overland flow paths; f. the effects of potential changes in flood depth, velocity and frequency on other properties, including upstream and downstream from the site; and g. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard. 	
SUB-R12	Subdivision of a site within coastal hazard areas	
<p>All zones</p>	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 All building platforms and associated access for each allotment are located wholly outside the spatial extent of the Coastal Hazard Area.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. location and structural integrity of the building platforms, access and services where they may be affected by inundation or erosion from coastal hazards; b. the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant zone and the vulnerability of these uses to coastal storm inundation and erosion events; c. the effects of any proposed hazard mitigation works including any earthworks on public access, landscape and other environmental values; and d. the proposed use of, necessity for and design of hard protection structures to mitigate hazards. 	<p>Activity status where compliance not achieved with RDIS-1: Non-complying</p>
SUB-R13	Subdivision of a site within a heritage area overlay	
<p>All zones</p> <p>All Heritage Area overlays</p>	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the heritage values of the Heritage Area Overlay; b. whether the allotments are of a size that will ensure sufficient land is provided around any scheduled Heritage Resource to provide a suitable heritage setting and protect associated heritage values; c. whether there are measures to minimise obstruction of views of any scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development; d. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and 	<p>Activity status where compliance not achieved: Not applicable</p>

	<p>e. provision of legal and physical access to any scheduled Heritage Resource within the subdivision if appropriate to maintain, protect, or enhance it.</p>	
SUB-R14	Subdivision of a site that contains a scheduled heritage resource	
All zones	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the particular heritage values associated with the scheduled Heritage Resource;</p> <p>b. whether sufficient land is provided around the scheduled Heritage Resource to protect its heritage values;</p> <p>c. whether the allotments are of a size that will continue to provide the scheduled Heritage Resource with a suitable setting to maintain, protect or enhance the associated heritage values;</p> <p>d. whether there are measures to minimise obstruction of views of the scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development;</p> <p>e. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and provision of legal and physical access to any scheduled Heritage Resource within the subdivision if appropriate to maintain, protect, or enhance it.</p>	<p>Activity status where compliance not achieved: Not applicable</p>
SUB- R15	Subdivision of a site containing a scheduled site and area of significance to Māori	
All zones	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the particular cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua that are associated with the site which may be affected;</p> <p>b. whether sufficient land is provided around the Site and area of significance to Māori to protect associated cultural, spiritual and/or historical values, interests or associations;</p> <p>c. consultation with and/or cultural advice provided by tangata whenua, in particular with respect to mitigation measures and/or the incorporation of mātauranga Māori principles into the design, development and/or operation of activities that may affect the site;</p> <p>d. opportunities for the relationship of tangata whenua with the site or area to be maintained or strengthened on an ongoing or long term basis, including practical mechanisms to access, use and maintain the identified site; and</p> <p>e. whether the allotments are of a size that will continue to provide the Site or Area of Significance to Māori with a suitable cultural setting to maintain, protect or enhance the associated cultural values.</p>	<p>Activity status where compliance not achieved: Not applicable</p>
SUB-R16	Subdivision of a land within site containing a the mineral extraction overlay zone	
All zones- Mineral Extraction zone	<p>Activity status: Discretionary</p> <p>Where:- - DIS-4</p>	<p>Activity status where compliance not achieved: Not applicable with DIS-4: N/A Non-complying</p>

	A building platform for each allotment can be setback 100m or more from the Mineral extraction overlay.	
SUB-R17	Subdivision of a site containing a scheduled SNA	
All zones	Activity status: Discretionary - Where: - DIS-1 The site is located outside the coastal environment. - DIS-2 The subdivision does not divide an SNA.	Activity status where compliance not achieved with DIS-1 and DIS-2: Non-complying
SUB-R18	Subdivision creating one or more additional allotments of a site within an Outstanding Natural Landscape and Outstanding Natural Feature	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R19	Subdivision creating one or more additional allotments of a site within wetland, lake and river margins	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R20	Subdivision creating one or more additional allotments of a site within the Coastal Environment (excluding Outstanding Natural Character Areas)	
All zones (excluding Kauri Cliffs zone, Golf Living sub-zone) and Haruru Development area	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-RXX	Subdivision of land within 100m of a Mineral Extraction Zone	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-RYY	Subdivision creating one or more additional allotments that contain highly productive land	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R21	Subdivision creating one or more additional allotments of a site within Outstanding Natural Character Areas in the Coastal Environment	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
SUB-S1	Minimum allotment sizes	
Zone/Precinct	Controlled Activity	Discretionary Activity
Rural Production	40ha	8ha
Rural Residential	4,000m ²	2,000m ²
Rural Lifestyle	4ha-2ha	2ha-1ha
General Residential	600m ²	300m ²

Mixed Use	2,000m ² onsite wastewater disposal 250m ² reticulated wastewater disposal	no minimum lot size
Light Industrial	2,000m ² onsite wastewater disposal 500m ² reticulated wastewater disposal	no minimum lot size
Heavy Industrial	2ha	5,000m ²
Horticulture Processing Facility	2ha	5,000m ²
Horticulture Precinct (<u>applies in place of Rural Production minimum allotment size</u>)	40ha <u>N/A</u>	4ha <u>8ha</u>
Settlement	3,000m ²	1,500m ²
Kororāreka Russell Township	1,000m ²	800m ²
<u>Medium Density Residential zone</u>	<u>No minimum subdivision requirements around existing dwellings where no vacant allotment is created.</u> <u>Vacant allotment 300m²</u>	<u>No minimum lot size.</u> <u>Subdivision creating allotments with a minimum net site area of 700m² or greater</u>
<u>Town Centre</u>	<u>No minimum lot size</u>	<u>No minimum lot size</u>
<u>Tapuaetahi Precinct Area A</u>	<u>600m²</u>	<u>N/A</u>
<u>Tapuaetahi Precinct Area B</u>	<u>3,000m²</u>	<u>1,000m²</u>
All other zones	N/A	N/A
All allotments created for public works, network utilities, reserves or access	No minimum lot size	no minimum lot size
SUB-S2	Requirements for building platforms for each allotment	

<p>General Residential zone</p> <p>Medium Density Residential zone</p> <p>Kororāreka Russell Township zone</p> <p>Settlement zone</p> <p>Rural Production zone</p> <p>Horticulture zone</p> <p>Rural Lifestyle zone</p> <p>Rural Residential zone</p>	<p>Allotments created must be able to accommodate a square building envelope of the minimum dimensions specified below, which does not encroach into the permitted activity boundary setbacks for the relevant zones, or into an area that does not allow a building to be located.</p> <table border="1" data-bbox="336 286 906 645"> <thead> <tr> <th>Zone</th> <th>Minimum dimensions</th> </tr> </thead> <tbody> <tr> <td>General Residential, Kororāreka Russell Township, Settlement</td> <td>14m x 14m</td> </tr> <tr> <td>Rural Production, Horticulture, Rural Lifestyle, Rural Residential</td> <td>320m x 320m</td> </tr> <tr> <td>Medium Density Residential</td> <td>8m x 15m</td> </tr> </tbody> </table>	Zone	Minimum dimensions	General Residential, Kororāreka Russell Township, Settlement	14m x 14m	Rural Production, Horticulture, Rural Lifestyle, Rural Residential	320m x 320m	Medium Density Residential	8m x 15m	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> allotment area and dimensions for intended purpose or land use, having regard to the relevant zone standards and any district wide rules for land uses; allotment sizes and dimensions are sufficient for operational and maintenance requirements; compatibility with the pattern of the surrounding subdivision, land use activities, and access arrangements (<u>including emergency response access</u>); any physical constraints; and whether a suitable alternative building platform can be provided.
Zone	Minimum dimensions									
General Residential, Kororāreka Russell Township, Settlement	14m x 14m									
Rural Production, Horticulture, Rural Lifestyle, Rural Residential	320m x 320m									
Medium Density Residential	8m x 15m									
<p>SUB-S3 Water supply</p>										
<p>All zones</p>	<ol style="list-style-type: none"> All new allotments shall have the ability to connect to a safe potable water supply with a capacity that is adequate for the anticipated potential land uses; Where a connection to Council's reticulated water supply systems is available, all allotments must connect; Where a connection to Council's reticulated water systems is not available all allotments <u>shall be provided with a means to</u> must provide a water supply system; and All new allotments must have access to sufficient water supplies for fire fighting consistent with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. <p>Note: This standard does not apply where the allotment is for a road, or for access purposes, or for a purpose or activity for which water supply is not necessary.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> adequacy of the supply of water to every allotment, and its suitability for the likely land use; adequacy of water supplies, and access for fire fighting purposes; and the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision. 								
<p>SUB-S4 Stormwater management</p>										
<p>All zones</p>	<ol style="list-style-type: none"> All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP); and All stormwater management shall be in accordance with Far North District Council Engineering Standards April 2022. <u>The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge;</u> 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> control of water-borne contaminants, litter and sediments; the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents); the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including <u>low impact design-water sensitive design</u> methods; 								

	<ol style="list-style-type: none"> 4. <u>The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property;</u> 5. <u>The stormwater system will not connect or be able to overflow to the wastewater network.</u> 6. <u>The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change.</u> 7. <u>The stormwater system is designed and constructed for an asset life of at least 50 years.</u> 	<ol style="list-style-type: none"> d. the location, scale and construction of stormwater infrastructure; and e. measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area; f. <u>adverse effects on the surrounding environment and neighbouring properties from the collection, treatment and disposal of stormwater; and</u> g. <u>The ability of the stormwater system to ensure that the peak discharge flow rates from the site are not increased beyond the levels that exist prior to the proposed subdivision and future land uses (except in circumstances where that is not appropriate).</u> <p><u>Note: Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Far North District Engineering Standards</u></p>
SUB-S5	Wastewater disposal	
All zones	<ol style="list-style-type: none"> 1. Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; <u>and</u> 2. Where connection is not available, all allotments shall be provided with a means of <u>collecting, treating and</u> disposing of wastewater within the site area of the allotment; <u>and</u> 3. <u>All wastewater disposal shall be in accordance with Far North District Council Engineering Standards April 2022.</u> <p>Note: This standard does not apply where the allotment is for a road, or for access purposes, or for a purpose or activity for which wastewater disposal is not necessary.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the method and adequacy of wastewater disposal where a Council owned reticulated system is not available; b. the capacity of, and impacts on, the existing reticulated wastewater disposal system; c. <u>feasibility of connection to and logical extension of the existing reticulated wastewater networks;</u> and d. the location, capacity and environmental effects of the proposed wastewater disposal system. <p><u>Note: Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Far North District Engineering Standards</u></p>
SUB-S6	Telecommunications and power supply	
<p>General Residential zone</p> <p>Medium Density Residential zone</p> <p>Town Centre zone</p> <p>Kororāreka Russell Township zone</p> <p>Mixed Use zone</p> <p>Light Industrial zone</p>	<p><u>Every new allotment (excluding any allotments for access, roads, network utilities or reserves) shall be provided with a connection, or easements to secure connection, to:</u></p> <ol style="list-style-type: none"> 1. <u>A reticulated electricity supply system at the boundary of the new allotment; and</u> 2. <u>Telecommunications services at the boundary of the new allotment, provided by:</u> <ol style="list-style-type: none"> i. <u>An open access fibre network, where it is available to the boundary of each new lot; or</u> ii. <u>Where connection to an open access fibre network is not available, by a mobile/wireless, which includes satellite service; and</u> iii. <u>The applicant shall provide, with any subdivision consent application written confirmation from a telecommunication network operator confirming that a suitable connection can be made; and</u> 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. alternative provision of <u>telecommunication and</u> electricity supply.

<p>Heavy Industrial zone</p> <p>Settlement zone</p> <p>Rural Residential zone-</p> <p>Horticulture Processing Facility zone</p>	<p>iv. <u>At the time of subdivision, sufficient land for telecommunications, transformers, and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, proof of consultation with the telecommunications network utility operators will be required.</u></p> <p>Connections shall be provided at the boundary of the site area of the allotment for:</p> <p>1. telecommunications</p> <p> i. Fibre where it is available; or</p> <p> ii. Copper where fibre is not available; and</p> <p>2. Electricity supply through the local electricity distribution network.</p> <p>Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.</p>	
SUB-S7	Easements for any purpose	
All zones	<p>Easements shall be provided where necessary for:</p> <ol style="list-style-type: none"> 1. public works and utility services; 2. easements in gross where a service or access is required by the Council; 3. easements in favour of nominated allotments or adjoining Certificates of Title; 4. Service easements, whether in gross or for private purposes, with sufficient width to permit maintenance, repair or replacement of services. Centre line easements shall apply when the line is privately owned; and 5. The need for easements for any of the following purposes: <ol style="list-style-type: none"> i. accessways, whether shared or not; ii. stormwater, wastewater disposal, water supply, utilities; iii. party walls and floor/ceilings; and iv. other utilities. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. whether the easement is located appropriately for its purpose and users.
SUB-S8	Esplanades	
All zones	<p>Any subdivision involving the creation of one or more allotments less than 4ha which adjoins:</p> <ol style="list-style-type: none"> 1. The line of MHWS; 2. The bank of a river whose bed has an average width of 3m or more; or 3. A lake that is larger than 8 ha in size. <p>An esplanade reserve <u>or esplanade strip</u> must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.</p>	<p>Activity status when compliance is not achieved: Discretionary</p>