

## 71 Subdivision Rules - Living 1, 2 And 3 Environments

### 71.1 Introduction

This chapter contains subdivision rules for the Living 1, 2 and 3 Environments. Additional subdivision rules are also contained in the Esplanade Priority Areas rules (Chapter 61) and Financial Contributions (Chapter 80).

All rules apply to subdivision in the Living 1, 2 and 3 Environments, unless otherwise stated.

### 71.2 Application of Rules

Unless otherwise stated, the rules in the rule table do not apply to allotments that are intended exclusively for utility, road, reserve or access purposes. The following rules apply to all allotments, including those used for utility, road, reserve or access purposes:

- Property access
- Stormwater
- Existing buildings
- Earthworks
- Stone walls
- Sites of Significance to Maori
- Outstanding Natural Features, including Geological Sites.

#### 71.2.1 ~~Prohibited Activities~~ (Deleted – refer to Noise and Vibration Chapter)

### 71.3 Rule Table - Subdivision in Living 1, 2 and 3 Environments

#### 71.3.1 Allotment Area

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) In the Living 1 Environment, every allotment connected to a reticulated sewerage system has a net site area of at least 500.0m<sup>2</sup>; or</p> <p>b) In the Living 2 Environment, every allotment connected to a reticulated sewerage system has a net site area of at least 350.0m<sup>2</sup>; or</p> <p>c) In the Living 3 Environment every allotment has a net site area of at least 2000.0m<sup>2</sup>; or</p> <p>d) Every allotment in a Living Environment not connected to a reticulated sewerage system has a net site area of at least 2000m<sup>2</sup> ; and</p> <p>e) Within the Air Noise margin of the Whangarei Airport, every allotment has</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>discretionary</b> activity.</p> <p>Any activity that does not comply with the standard in 71.3.1 e), shall be subject to the additional assessment criteria listed in Section 71.3.2.</p>
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<p>a net site area of at least 1000m<sup>2</sup>.</p> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. The likely location of future buildings and their potential effect on the amenity of the locality;</li> <li>ii. The efficient provision of services to the land being subdivided and to nearby land that might be subdivided in future;</li> <li>iii. The additional matters listed in Chapter 70.3.</li> </ul>	
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**71.3.2 Assessment of Discretionary Activities in the Air Noise Margin for Whangarei Airport.**

The matters the Council shall consider in the exercise of its discretion include, but are not limited to;

- Consideration of the proposed location of the subdivision and/or building area, in relation to airport activities.
- The effect of topographical characteristics of the land, in relation to shielding of airport noise.
- Relevant objectives and policies, as they relate to the protection of a regionally significant transportation resource.
- Whether there are more appropriate locations, elsewhere for the type of activity envisaged by the subdivision application.
- Consideration of the type and intensity of activity envisaged by the subdivision, and whether it would contribute to reverse sensitivity effects.
- Whether the subdivision will promote an unnecessary demand for intensive development near the airport.
- Any remedial measures to avoid, remedy or mitigate potential conflict with the safe and efficient operation of the airport.
- Whether there has been adequate and meaningful consultation with the Airport Authority with respect to the current or potential effects associated with the operation of the airport resource, any issues have been resolved and any mitigation measures that have been proposed.

**Note:**

**Notification**

Council has identified reverse sensitivity effects that new noise-sensitive activities may have on the safe and efficient operation of the Whangarei Airport. It has also identified potential adverse effects of the Airport on noise-sensitive activities. Therefore, applications for subdivision or resource consent may require the written approval of the Whangarei Airport, as an affected party, if such applications are to be considered on a non-notified basis.

**71.3.3 Allotment Shape**

<p>Subdivision is a <b>controlled</b> activity if:</p> <ul style="list-style-type: none"> <li>a) Every allotment is capable of containing, within its net site area, a circle with a diameter of 16.0m, or a square at least 14.0m by 14.0m.</li> </ul> <p><b>Control is reserved over:</b></p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>discretionary</b> activity.</p>
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<ul style="list-style-type: none"> <li>i. The ability to site a building permitted under this Plan;</li> <li>ii. Provision for safe and practical vehicular access to allotments;</li> <li>iii. Amenity values of the locality;</li> <li>iv. The additional matters listed in Chapter 70.3.</li> </ul>	
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#### 71.3.4 Building Area

<p>Subdivision is a <b>controlled</b> activity if:</p> <ul style="list-style-type: none"> <li>a) Every allotment in the subdivision contains an identified building area of at least 100.0m<sup>2</sup> on which a residential unit can be built so that there is compliance as a permitted activity with the rules in this Plan.</li> </ul> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. The need for earthworks;</li> <li>ii. Provision for parking, loading manoeuvring and access;</li> <li>iii. Effects of natural hazards;</li> <li>iv. Bulk, height, location, foundations, and floor level of any structures on allotments;</li> <li>v. Protection of land from natural hazards;</li> <li>vi. Protection of residential units from road noise;</li> <li>vii. The additional matters listed in Chapter 70.3.</li> </ul>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>discretionary</b> activity.</p>
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#### 71.3.5 Existing Buildings

<p>Subdivision is a <b>controlled</b> activity if:</p> <ul style="list-style-type: none"> <li>a) The boundaries of all allotments are drawn relative to existing buildings so that there is compliance as a permitted activity with the rules in Chapter 47 (Road Transport) and any other rules relating to parking, loading, manoeuvring and access; and</li> <li>b) The boundaries of all allotments are drawn relative to existing buildings, so that the building complies as a permitted activity with the rules in this Plan relating to site coverage, setbacks, daylight angles and outdoor living space, except to the extent of any non-compliance that existed lawfully prior to subdivision.</li> </ul> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. Effects on amenities, both on-site and on neighbouring properties, including other allotments in the subdivision;</li> <li>ii. Opportunities to reduce the extent of any existing non-compliance with the</li> </ul>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <ul style="list-style-type: none"> <li>i. The matters over which control is reserved;</li> <li>ii. Provision for on-site parking, loading, manoeuvring and access;</li> <li>iii. The matters referred to in any land use rules that are not complied with;</li> <li>iv. Effects on health and safety.</li> </ul>
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<p>rules in this Plan;</p> <p>iii. The additional matters listed in Chapter 70.3.</p>	
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**71.3.6 Sites of Significance to Maori**

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) The boundaries of all allotments are drawn relative to a Site of Significance to Maori shown on the Planning Maps, to ensure that the whole Site of Significance is entirely within one of the allotments produced by the subdivision.</p> <p><b>Control is reserved over:</b></p> <p>i. Effects of allotment boundaries on cultural values;</p> <p>ii. The provision of mechanisms to achieve the permanent protection, where appropriate, of the Site of Significance;</p> <p>iii. The additional matters listed in Chapter 70.3.</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>discretionary</b> activity.</p>
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**71.3.7 Stone Walls** *(Deleted – refer to Historic Heritage Chapter)*

**71.3.8 Property Access**

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) Every allotment is capable of having vehicular access to a road; and</p> <p>b) Access shall be provided where it is shared by 2 or more allotments; and</p> <p>c) The access complies, in all respects, with the relevant standards in Whangarei District Council's Environmental Engineering Standards 2010 and the relevant provisions in Appendix 9; and</p> <p>d) No more than 8 allotments, or 8 residential units, are served by a shared access.</p> <p><b>Control is reserved over:</b></p> <p>i. The relevant provisions of the Whangarei District Council's Environmental Engineering Standards 2010;</p> <p>ii. The adequacy of the access for the anticipated use;</p> <p>iii. The ability of the access to contain required services;</p> <p>iv. Traffic safety and visibility;</p> <p>v. The need for acceleration and deceleration lanes;</p> <p>vi. Type, frequency and timing of traffic;</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <p>i. The matters over which control is reserved;</p> <p>ii. The need for access to the allotment;</p> <p>iii. The safe and efficient movement of people, vehicles and goods;</p> <p>iv. The ability of the road structure to withstand anticipated loads;</p> <p>v. The effects of water runoff.</p>
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<ul style="list-style-type: none"> <li>vii. Access design, number and location of vehicle crossings;</li> <li>viii. Efficiency and safety of roads;</li> <li>ix. Need for forming or upgrading of roads in the vicinity of the site;</li> <li>x. Need for traffic control, including signs, signals and traffic islands;</li> <li>xi. The additional matters listed in Chapter 70.3.</li> </ul>	
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### 71.3.9 Road and Cycleway Layout and Formation

<p>Subdivision is a <b>controlled</b> activity if:</p> <ul style="list-style-type: none"> <li>a) Any new road or cycleway laid out or formed in a subdivision complies in all respects, with the relevant standards in Whangarei District Council's Environmental Engineering Standards 2010 and the relevant provisions in Appendix 9; and</li> <li>b) New roads and cycleways are formed along the general alignment of any indicative road or cycleway shown on the Planning Maps.</li> </ul> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. The layout and formation of the proposed road;</li> <li>ii. The need for forming or upgrading roads in the vicinity due to increased traffic from the subdivision;</li> <li>iii. The need for traffic control measures on roads due to increased traffic from the subdivision;</li> <li>iv. The need for footpaths, kerb and channel on roads in the vicinity;</li> <li>v. The additional matters listed in Chapter 70.3.</li> </ul>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>discretionary</b> activity.</p>
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### 71.3.10 Street Lighting

<p>Subdivision is a <b>controlled</b> activity if:</p> <ul style="list-style-type: none"> <li>a) Street lighting is provided on all new roads created by the subdivision, and complies with the relevant standards in Whangarei District Council's Environmental Engineering Standards 2010 and the relevant provisions in Appendix 9.</li> </ul> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. The safety of vehicle occupants and pedestrians;</li> <li>ii. Road safety and efficiency;</li> <li>iii. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010;</li> <li>iv. The additional matters listed in</li> </ul>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <ul style="list-style-type: none"> <li>i. The matters over which control is reserved;</li> <li>ii. The necessity for street lights;</li> <li>iii. The spacing of the lights;</li> <li>iv. The height of the lights.</li> </ul>
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**71.3.11 Provision for Extension of Services**

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) The design and layout of the subdivision provides for, and takes into account, the efficient future extension of water supply, stormwater, sewerage and roads to any adjoining land.</p> <p><b>Control is reserved over:</b></p> <p>i. Financial Contributions under Chapter 80;</p> <p>ii. The efficient provision of services to the land being subdivided, and to nearby land that might be subdivided in future;</p> <p>iii. Without limiting Chapter 70.3: land required to be set aside; i.e. by way of easements, bonds, covenants, consent notices, or segregation strips;</p> <p>iv. The relevant provisions of Appendix 9 and the Whangarei District Council’s Environmental Engineering Standards 2010;</p> <p>v. The additional matters listed in Chapter 70.3.</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>discretionary</b> activity.</p>
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**71.3.12 Water Supply**

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) All allotments are provided, within their net site area with a connection to a Council-maintained water supply, where available; and</p> <p>b) The water supply is constructed to comply in all respects with the relevant standards in Whangarei District Council’s Environmental Engineering Standards 2010 and the relevant provisions in Appendix 9; or</p> <p>c) Where no Council system is available, all allotments can be provided with a safe potable water supply.</p> <p><b>Control is reserved over:</b></p> <p>i. The availability of sufficient water to each allotment for the likely land use;</p> <p>ii. Supplies of water for fire fighting purposes;</p> <p>iii. Water infrastructure within the subdivision, and linkage with existing supply systems outside the subdivision;</p> <p>iv. Where there is no Council-reticulated water supply, the safety and reliability of any proposed water supply;</p> <p>v. The need for land to be set aside and vested in the council as a site for any</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <p>i. The matters over which control is reserved;</p> <p>ii. The need for a connection to a water supply for the allotment;</p> <p>iii. The proposed system’s ability to ensure an adequate supply of potable water and the ability to meet fire fighting requirements;</p> <p>iv. The proposed system’s ability to accommodate anticipated flows, and withstand pressures and loads.</p>
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<p>public water supply;</p> <p>vi. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010;</p> <p>vii. The additional matters listed in Chapter 70.3.</p>	
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### 71.3.13 Stormwater

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) All allotments are provided, within their net site area, with a means for the disposal of collected stormwater from the rooves of all potential or existing buildings, and from all impervious surfaces; and</p> <p>b) The disposal is by way of:</p> <p>i) In the Living 1 and 2 Environments, a connection to a Council-maintained stormwater system where available; or</p> <p>ii) In the Living 3 Environment, the capability of a connection to a council maintained stormwater system, where available; and</p> <p>c) The stormwater disposal system is constructed to comply in all respects with Whangarei District Council's Environmental Engineering Standards 2010 and the relevant provisions in Appendix 9.</p> <p><b>Control is reserved over:</b></p> <p>i. Control of water-borne contaminants entering water bodies;</p> <p>ii. The capacity of the council's stormwater system to cater for increased runoff from the proposed allotments;</p> <p>iii. Effects of the proposed subdivision on surface runoff and drainage to, or from, adjoining properties and mitigation measures;</p> <p>iv. Stormwater infrastructure within the subdivision and linkage with existing supply systems outside the subdivision;</p> <p>v. The need for land to be set aside and vested in the Council as a site for any public utility;</p> <p>vi. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010;</p> <p>vii. The additional matters listed in Chapter 70.3.</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <p>i. The matters over which control is reserved;</p> <p>ii. The need for a connection to a stormwater disposal system for the allotment;</p> <p>iii. The proposed system's ability to protect property and the environment from the adverse effects of surface water;</p> <p>iv. The proposed system's ability to accommodate the anticipated flows and withstand the anticipated loads.</p>
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### 71.3.14 Sewage

<p>Subdivision is a <b>controlled</b> activity if:</p>	<p>Any activity that does not comply with a standard for a controlled activity is a</p>
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<p>a) All allotments are provided, within their net site area, with a connection to a Council-maintained sewerage system, where available; or</p> <p>b) Where no Council system is available, all allotments are capable of being provided with a safe and effective means for the disposal of sewage within the net site area; and</p> <p>c) The connection and sewage disposal system is constructed to comply, in all respects, with the relevant standards in Whangarei District Council's Environmental Engineering Standards 2010, and the relevant provisions in Appendix 9.</p> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. The effectiveness and efficiency of the proposed system;</li> <li>ii. The effects of the disposal system on health, safety and amenities;</li> <li>iii. Effects of the proposed system on adjoining properties;</li> <li>iv. Control and monitoring of contaminants discharged to land or water;</li> <li>v. Where a council system is not available, the effects of temporary systems pending availability of the Council system;</li> <li>vi. The need for land to be set aside and vested in the Council as a site for any public sewage utility;</li> <li>vii. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010;</li> <li>viii. The additional matters listed in Chapter 70.3.</li> </ul>	<p><b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <ul style="list-style-type: none"> <li>i. The matters over which control is reserved;</li> <li>ii. The need for a connection to a sewage disposal system for the allotment;</li> <li>iii. The capacity, availability and accessibility of any Council system to serve the proposed subdivision;</li> <li>iv. The proposed system's ability to treat sewage;</li> <li>v. The proposed system's ability to accommodate anticipated flows and withstand the anticipated loads.</li> </ul>
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### 71.3.15 Other Significant Features

<p>Subdivision is a <b>controlled</b> activity if:</p> <ul style="list-style-type: none"> <li>a) The boundaries of all allotments are drawn relative to a significant or notable feature identified in Appendices 2 and 3 and Schedule LAN.8, to ensure that the whole feature is entirely within one of the allotments produced by the subdivision; and</li> <li>b) Any identified building areas avoid the significant feature;</li> <li>c) Permanent protection of the significant feature is achieved;</li> </ul> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. Effects on allotment boundaries and/or identified building areas on the integrity</li> </ul>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <ul style="list-style-type: none"> <li>i. The matters over which control is reserved;</li> <li>ii. Alternative location of allotment boundaries;</li> <li>iii. Alternative location of identified building areas;</li> <li>iv. Alternatives to the permanent protection of the significant feature.</li> </ul>
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<p>of the significant features;</p> <p>ii. Methods of permanent protection of significant features;</p> <p>iii. The additional matters listed in Chapter 70.3.</p>	
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### 71.3.16 Electricity

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) All allotments are provided with a connection to a reticulated electrical supply system at the boundary of the net site area; and</p> <p>b) The electrical supply is underground.</p> <p><b>Control is reserved over:</b></p> <p>i. The capacity of the proposed electrical supply system;</p> <p>ii. The effect of the proposed systems upon landscape and ecological values;</p> <p>iii. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010;</p> <p>iv. The additional matters listed in Chapter 70.3.</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <p>i. The matters over which control is reserved;</p> <p>ii. The need for an electrical supply system on the allotment.</p>
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### 71.3.17 Telecommunications

<p>Subdivision is a <b>controlled</b> activity if:</p> <p>a) All allotments are provided with a connection to a telecommunications system at the boundary of the net site area, provided that</p> <p>b) Where:</p> <p>i. There are no existing telecommunications lines and service leads/lines/connections; or</p> <p>ii. The existing telecommunications and service leads / lines / connections are underground or wireless; or</p> <p>iii. The subdivision is within any Outstanding Landscape Areas as depicted on the resource areas on the Planning Maps; all new lines including service services leads/ lines/ connections shall be underground or wireless.</p> <p><b>Control is reserved over:</b></p> <p>i. The capacity of the proposed telecommunication system;</p> <p>ii. The effect of the proposed systems upon landscape and ecological values;</p> <p>iii. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010;</p> <p>iv. The additional matters listed in</p>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>restricted discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <p>i. The matters over which control is reserved;</p> <p>ii. The need for a telecommunications system on the allotment</p>
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### 71.3.18 Earthworks

<p>Subdivision is a <b>controlled</b> activity if:</p> <ul style="list-style-type: none"> <li>a) All earthworks comply with the relevant standards in Whangarei District Council's Environmental Engineering Standards 2010 and the relevant provisions in Appendix 9; and</li> <li>b) There are no changes to the natural range of water levels or the natural eco-system of flora and fauna in any indigenous wetland, as a result of the earthworks.</li> <li>c) No earthworks occur within a Site of Significance to Maori or within 10.0m of any archaeological site; and</li> <li>d) No earthworks occur within an Outstanding Natural Landscape Area in excess of those permitted by Rule LAN.3.1.3.1.</li> <li>e) No earthworks occur within an Outstanding Natural Feature in excess of those permitted under Rule LAN.5 Tables 1 and 2.</li> </ul> <p><b>Control is reserved over:</b></p> <ul style="list-style-type: none"> <li>i. Machinery to be used and hours of operation;</li> <li>ii. Effects on the locality;</li> <li>iii. Effects on ecological, heritage and landscape values;</li> <li>iv. Effects on water bodies, including indigenous wetlands;</li> <li>v. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010;</li> <li>vi. The additional matters listed in Chapter 70.3.</li> </ul>	<p>Any activity that does not comply with a standard for a controlled activity is a <b>discretionary</b> activity.</p> <p><b>Discretion is restricted to:</b></p> <ul style="list-style-type: none"> <li>i. The matters over which control is reserved;</li> <li>ii. Machinery to be used and hours of operation;</li> <li>iii. Effects on the locality;</li> <li>iv. Effects on ecological, heritage and landscape values;</li> <li>v. Effects on water bodies, including indigenous wetlands;</li> <li>vi. The relevant provisions of Appendix 9 and the Whangarei District Council's Environmental Engineering Standards 2010.</li> </ul>
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### 71.3.19 Mineral Extraction Area

	Subdivision is a <b>discretionary</b> activity, within a Mineral Extraction Area, as depicted on the Resource Area Planning Maps.
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## 71.4 Principal Reasons for Rules / Explanations

### General

The rules are based on the premise that there is a strong interrelationship between subdivision and future land use. Subdivision of land can have marked effects on land use expectations. Adequate provision of access, water, sewerage, open space and other requirements is essential to ensure, development following subdivision does not have adverse impacts on the environment. The financial contributions provisions also contribute to these outcomes.

### Allotment Area

The minimum net site area protects the amenity values of each Environment, and ensures that there is adequate area available for the operation of a septic tank, where reticulated sewerage systems are not available.

Subdivision is a prohibited activity within the Air Noise boundary, due to effects of high aircraft noise levels on new developments of noise-sensitive activities. Objectives and policies in this Plan identify incompatibility between noise-sensitive activities inside the Air Noise boundary, and at the airport.

Controls on the establishment of new noise-sensitive activities and subdivision for that purpose are considered necessary within the Air Noise Margin for the management and mitigation of airport noise effects and preservation of public health and amenity within the Living 1 environment. A minimum lot size of 1000m<sup>2</sup> reflects the average low density environment around the airport. Any subdivision which may be incompatible with airport operations will be identified through the application of rigorous assessment criteria for resource consent applications. This enables the airport to operate to the level planned for without undue interference from or adversely affecting, additional noise-sensitive activities which otherwise might locate in this area.

#### **Allotment Shape**

The shape requirements are intended to maximise the range and efficiency of potential uses of the land, to allow for a range of buildings that comply with the bulk and location rules for the Environment.

#### **Building Area**

This rule protects amenity values within the Living Environments and ensures compliance with this Plan. It also provides for consideration of natural hazards.

#### **Existing Buildings**

This rule ensures that new allotment boundaries are placed so as to provide adequate on-site and off-site amenity for existing buildings. Existing lawful non-compliance with bulk and location rules can be retained, but parking and access standards required under the Plan need to be upgraded through the subdivision design.

#### **Sites of Significance to Maori**

This rule prevents the splitting up of mapped sites by subdivision. Sites must be entirely within one of the lots produced by the subdivision. This is to protect the cultural values and integrity of Sites of Significance to Maori.

#### **Property Access**

Vehicular access onto properties is an essential adjunct to residential activities and other activities in these Environments. Access for up to 8 allotments, or 8 residential units may be provided from a shared access. A road must be constructed to serve more than 8 allotments or units.

#### **Road Formation**

Where roads are to be provided, these should be of a legal width and of a formation standard sufficient to serve their intended purpose. In some instances indicative roads have been shown on the Planning Maps, and it is a requirement for proposed roads to follow the indicative alignment.

#### **Street Lighting**

Street lighting is necessary for traffic safety and efficiency, and the well-being of people and communities.

#### **Provision for Extension of Services**

Subdivision acts as the framework for subsequent land use activities and, more importantly, is often the framework for the provision of services to subsequent land uses. Subdivision presents an opportunity to provide for the efficient servicing of adjoining land.

#### **Water Supply**

In residential areas, water supply for drinking and fire fighting is essential to ensure the health and safety of communities.

#### **Stormwater and Sewerage**

These rules ensure that stormwater and sewerage services are available to all allotments. These are important to preserve health and safety, amenity values and effects of runoff on adjoining properties.

#### **Other Significant Features**

The rule ensures that when allotment boundaries and building areas are designed, they avoid significant features identified in the Plan.

#### **Electricity**

An electricity supply connection is required in the Living Environments because it is an essential adjunct to residential activities within these Environments. Under-grounding of electricity connections is desirable for amenity and traffic safety reasons.

#### **Telecommunications**

The rule requires that telecommunications be provided to all allotments and ensures that this is provided in the most efficient manner possible. In addition, it requires that easements are created where necessary. The rule requires access to telecommunications (which may include wireless connection rather than physical connection). Under-grounding of telecommunications is desirable for amenity and traffic safety reasons.

#### **Earthworks**

Earthworks must be engineered to ensure long-term land stability and suitability for the intended purpose, and also for health and safety reasons. During the period when earthworks are carried out, there may be substantial effects on the locality and on environmental values, which need to be managed.

#### **Mineral Resources**

Within defined Mineral Extraction Areas the potential for subdivision to compromise mineral extraction activities needs to be recognised. Any subdivision should only occur if it is capable of avoiding, remedying or mitigating adverse effects on mineral resource extraction activities.

**Revision and Sign-off Sheet**

<b>Date Approved</b>	<b>Editor</b>	<b>Paragraph</b>	<b>Change Reference</b>	<b>Decision Date</b>	<b>Approved By</b>
4 October 2007	FP	71.3.15d	Part of Plan Change 52 : Transfer of this rule to Chapter 49	ES 20 September 2007	PW
1 July 2008	FP	71.3.15 Bullet a) and vi –	Discretion is restricted to re Part Kopenui Block was all moved to Schedule 17.	ES 20 September 2007	PW
13 October 2008	FP	71.3.8B and 71.4	Plan Change 52 – Property Access – Withdrawn	ES 8 October 2008	PW
21 September 2010	FP	Reference to Chapter 2.3.3	Plan Change 106 consequential changes, this provision no longer exist.	Record 10/96471	PW
12 October 2011	FP	71.3.8, to 71.3.17	Approved Plan Change 76 Environmental Engineering Standards	12 October 2011 Operative Date 26 October 2011	PW
11 May 2016	TB	71.2.1	Deletion as a result of Plan Change 110 becoming operative	Operative Date 24 May 2016 TRIM 16/52692	MM
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