

Subdivision (SUB)

Issues

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

Large-scale and greenfield subdivisions should be designed in an integrated way that contributes to sense of place, supports connectivity to the surrounding neighborhood, and provides well-designed, accessible, sunny and safe open spaces.

Subdivision of land within overlays is subject to additional subdivision rules and standards in the relevant chapter (e.g. Outstanding Natural Features and Landscapes, Historical Heritage, Coastal Environment, Natural Hazard Areas).

Provision of infrastructure and services with the subdivision of land is achieved by compliance with district-wide chapters such as Transport and Three Waters Management.

Māori land is exempt from the subdivision provisions of the Resource Management Act 1991 and must be undertaken through the Māori Land Court.

Objectives

SUB-O1 – Zone, Overlay and District-Wide Objectives

Land is subdivided to achieve the objectives of each relevant zone, overlays and district-wide provisions.

SUB-O2 – Valued Features and Resources

Subdivision provides for the protection and enhancement of the District's:

1. Highly versatile soils.
2. Outstanding Natural Features.
3. Outstanding Natural Landscapes.
4. Coastal Environment.
5. Areas of High Natural Character.
6. Outstanding Natural Character.
7. Significant Natural Areas.
8. Sites of Significance to Māori.
9. Historical Heritage.

SUB-O3 – Community Needs

Land is subdivided in a manner that provides for the changing needs of people and communities, and for future generations, while taking into account:

1. Amenity values including good quality urban design.
2. Local character and sense of place.
3. The outcomes anticipated by the relevant zone, overlay and district-wide provisions.

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SUB-O4 – Infrastructure	<u>Subdivision</u> and development provides for the efficient and orderly provision of services and <u>infrastructure</u> .
SUB-O5 –Managing Adverse Effects	<u>Subdivision</u> is designed to avoid, remedy or mitigate any adverse <u>effects</u> on the <u>environment</u> and occurs in a sequenced and coherent manner.

Policies

SUB-P1 – Zone, Overlay and District-Wide Policies	<p>To enable <u>subdivision</u> where it meets the relevant zone, overlay and district-wide policies, where <u>subdivision</u> and development is designed to:</p> <ol style="list-style-type: none"> 1. Reflect patterns of development that are compatible with the role, function, <u>amenity values</u> and predominant character of the zone. 2. Maintain the <u>integrity</u> of the zone with <u>allotment</u> sizes sufficient to accommodate intended <u>land</u> uses. 3. Respond positively to and integrate with the surrounding context. 4. Appropriately avoid, remedy or mitigate adverse <u>effects</u> on: <ol style="list-style-type: none"> a. Outstanding Natural Features. b. Outstanding Natural Landscapes. c. Coastal Environment. d. Areas of High Natural Character. e. Areas of Outstanding Natural Character. f. Sites of Significance to Māori. g. Historical Heritage. h. Significant Natural Areas. i. Highly versatile soils.
SUB-P2 – Existing Development	<p>To provide for <u>subdivision</u>:</p> <ol style="list-style-type: none"> 1. That creates <u>sites</u> to recognise existing development. 2. Where it enables the creation of <u>sites</u> for uses that are expressly allowed by a resource consent. 3. Where there is compliance with district-wide, overlay and zone rules.
SUB-P3 – Boundary Adjustment	<p>To provide for minor <u>boundary</u> adjustments which enable a more efficient and effective use of <u>land</u> where there is compliance with district-wide, overlay and zone rules.</p>
SUB-P4 – Minor Residential Unit	<p>To protect amenity and character by avoiding the <u>subdivision</u> of <u>minor residential units</u> from <u>principal residential units</u> where resultant <u>allotments</u> do not comply with minimum <u>allotment</u> size and residential density.</p>
SUB-P5 – Infrastructure	<p>To achieve efficient and effective provision of services and <u>infrastructure</u> by ensuring new <u>allotments</u> are capable of being provided with adequate services and <u>infrastructure</u>.</p>

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Note: This chapter uses unique identifiers in some of the rule tables below. Please use the following list to determine what each unique identifier is referring to.

<i>FUZ</i>	<i>Future urban Zone</i>
<i>GRZ</i>	<i>General Residential Zone</i>
<i>HIZ</i>	<i>Heavy Industrial Zone</i>
<i>LIZ</i>	<i>Light Industrial Zone</i>
<i>LLRZ</i>	<i>Large Lot Residential Zone</i>
<i>MRZ</i>	<i>Medium Density Residential Zone</i>
<i>RLZ</i>	<i>Rural Lifestyle Zone</i>
<i>RPZ</i>	<i>Rural Production Zone</i>
<i>SETZ</i>	<i>Settlement Zone</i>
<i>SUB</i>	<i>Subdivision</i>
<i>SRIZ</i>	<i>Strategic Rural Industries Zone</i>

Rules

SUB-R1	Any Subdivision
	<ol style="list-style-type: none"> 1. Is subject to all relevant Overlay, Resource Area and District-Wide subdivision and land use rules. 2. Is subject to all relevant Matters of Control and Matters of Discretion detailed in the Relationship Between Spatial Layers Chapter. 3. In the following Zones, shall refer to the relevant zone chapter for subdivision rules (except for SUB-R2 below): <ol style="list-style-type: none"> a. Ruakaka Equine Zone. b. Marsden Primary Centre. c. Port Nikau Development Area

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SUB-R2	Any Subdivision	
All Zones	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> The <u>land</u> contains a Site of Significance to Māori, or an area of <u>historic heritage</u> and the proposed <u>boundaries</u> are located to ensure that the whole Site of Significance to Māori or area of <u>historic heritage</u> is entirely within one of the <u>allotments</u> produced by the <u>subdivision</u>. The <u>land</u> contains existing <u>buildings</u> or <u>major structures</u> and the <u>boundaries</u> of the proposed <u>allotments</u> result in compliance with the relevant zone permitted activity <u>building</u> and <u>major structure setback</u>, <u>building coverage</u>, <u>impervious areas</u>, <u>outdoor living court</u>, and <u>height in relation to boundary</u> rules. 	<p>Activity Status when compliance not achieved with SUB-R2.2: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity status of the infringement with the zone <u>building</u> and <u>major structure setback</u>, <u>building coverage</u>, <u>impervious areas</u>, <u>outdoor living court</u>, and <u>height in relation to boundary</u> rules is Restricted Discretionary.
All Zones other than SRIZ, HIZ, LIZ, FUZ, RLZ, RPZ, SETZ Centre and Industry Sub-Zones,	<ol style="list-style-type: none"> Every <u>allotment</u> is provided with: <ol style="list-style-type: none"> An underground connection or easements to secure connection to a <u>reticulated</u> electrical supply system at the <u>boundary</u> of the <u>allotment</u>. A connection, or the ability to connect to a wireless, above ground, or underground <u>telecommunications</u> system. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> The <u>effect</u> of the design and layout of the <u>allotments</u> and whether it enables the efficient use of <u>land</u>.
FUZ	<ol style="list-style-type: none"> Every <u>allotment</u> is provided with: <ol style="list-style-type: none"> A connection, or easements to secure connection, to a <u>reticulated</u> electrical supply system at the <u>boundary</u> of the <u>net site area</u> of the <u>allotment</u>. A connection, or the ability to connect to a wireless, above ground, or underground <u>telecommunications</u> system. 	<ol style="list-style-type: none"> The effects of <u>infrastructure</u> and servicing. The matters of discretion of the relevant zone <u>land</u> use rule that is infringed.
RPZ and RLZ	<ol style="list-style-type: none"> Every <u>allotment</u> is provided with: <ol style="list-style-type: none"> The ability to connect, or easements to secure the ability to connect, to an electrical supply system at the <u>boundary</u> of the <u>allotment</u>. A connection, or the ability to connect to a wireless, above ground, or underground <u>telecommunications</u> system. 	<ol style="list-style-type: none"> Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9. <p>Activity Status when compliance is not achieved with any rule other than SUB-R2.2 or the</p>

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SRIZ, HIZ, LIZ, SETZ - Centre and Industry Sub-Zones	<p>6. Every <u>allotment</u> is provided with:</p> <ol style="list-style-type: none"> A connection to a <u>reticulated</u> electrical supply system at the <u>boundary</u> of the <u>allotment</u>; and the electrical supply is underground where new <u>roads</u> are to be formed within the <u>subdivision</u> or the existing electrical supply is underground. A connection, or the ability to connect to a wireless, above ground, or underground <u>telecommunications</u> system.
All Zones	<p>7. An underground electrical supply system is provided where the <u>subdivision</u> is within an Outstanding Landscape Area or Outstanding Natural Character Area.</p>
All Zones	<p>8. The most efficient route for electrical supply to any <u>allotments</u> is across other <u>allotments</u> or other <u>land</u> owned by the subdivider, and easements are provided to secure the route.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9.

subdivision is not a Controlled or Restricted Discretionary activity: Discretionary.

SUB-R3	Subdivision in the Large Lot Residential Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> 50% of the total <u>allotment</u> area (excluding public <u>road</u>, <u>access</u> ways and <u>impervious areas</u>) shall be retained indefinitely: <ol style="list-style-type: none"> By legal protection such as covenant, consent notice or encumbrance that precludes <u>building principal residential units</u> and <u>minor residential units</u>. As a contiguous area. The maximum <u>allotment</u> size does not exceed 2,500m², except that: <ol style="list-style-type: none"> 1 <u>allotment</u> may be larger. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	<p>b. Any <u>allotment</u> may be larger where that <u>allotment</u> in its entirety is subject to a conservation covenant, Reserve Act covenant or similar restriction.</p> <p>3. Every <u>allotment</u> connected to a <u>reticulated sewerage</u> system has a minimum <u>net site area</u> of at least 500m².</p> <p>4. The yield of a <u>subdivision</u> shall not exceed 1 <u>allotment</u> per 5,000m² of <u>net site area</u>.</p> <p>5. Every <u>allotment</u> shall identify a <u>building area</u> within 50m of an existing <u>building</u> or proposed <u>building area</u> within the Large Lot Residential Zone.</p> <p>6. Every <u>allotment</u> contains an identified <u>building area</u> of at least 100m² within which a <u>residential unit</u> can be built so that there is compliance as a permitted activity with the zone rules.</p> <p>7. Every <u>allotment</u> can contain a circle with a diameter of 16m, or a square of at least 14m by 14m.</p> <p>Matters of control:</p> <p>1. Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9.</p>
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SUB-R4	Subdivision in the Low Density Residential Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <p>1. Every allotment:</p> <p>a. Where the <u>allotment</u> is vacant contains an identified <u>building area</u> of at least 100m² within which a <u>residential unit</u> can be built so that there is compliance as a permitted activity with the Low Density Residential Zone rules.</p> <p>b. Has a <u>net site area</u> of at least 2,000m².</p> <p>c. Can contain a circle with a diameter of 16m, or a square of at least 14m by 14m.</p> <p>Matters of control:</p> <p>1. Matters listed in the Relationship Between Spatial layers Chapter, HPW-R9.</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

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SUB-R5	Subdivision in the General Residential Zone and Neighbourhood Centre Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every vacant allotment: <ol style="list-style-type: none"> a. For subdivisions involving parent sites of less than 1ha, has a net site area of at least 400m²; or b. For subdivisions involving parent sites equal to or greater than 1ha: <ol style="list-style-type: none"> i. Has a net site area of at least 320m²; and ii. The average net site area of all proposed allotments is at least 400m². 2. Every allotment can contain a rectangle of at least 8m by 15m; and 3. Every allotment has a minimum frontage width of 14m in the Neighbourhood Centre Zone. 4. The allotment is in the General Residential Zone and is vacant, contains an identified building area of at least 100m² within which a residential unit can be built so there is compliance: <ol style="list-style-type: none"> a. As a permitted activity with the General Residential Zone. b. As a controlled activity with NAV.6.6. <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Matters listed in the Relation Between Spatial Layers Chapter, HPW-R9. 2. The ability of future buildings and access to comply with the relevant district-wide and zone rules. 3. The location and design of allotments to enable efficient use of land. <p><i>Compliance Standard:</i></p> <ol style="list-style-type: none"> 1. For the purposes of SUB-R5.1 and R5.4, “vacant” means an allotment that does not contain an existing residential unit. 	<p>Activity Status when compliance not achieved: Discretionary</p>
SUB-R6	Subdivision in the Medium Density Residential Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

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1. Every unit title allotment created under the Unit Titles Act 2010 has a net site area of at least 50m².
2. Every vacant allotment:
 - a. For subdivisions involving parent sites of less than 1ha, has a net site area of at least 300m²; or
 - b. For subdivisions involving parent sites equal to or greater than 1ha, has a net site area of at least 240m².
3. Every allotment can contain a rectangle of at least 8m by 15m.
4. Where the allotment is vacant, contains an identified building area of at least 100m² within which a residential unit can be built so there is compliance as a permitted activity with the Medium Density Residential Zone rules.

Matters of control:

1. Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9.
2. The ability of future buildings and access to comply with the relevant district-wide and zone rules.
3. The location and design of allotments to enable efficient use of land.

Compliance Standard:

1. For the purposes of SUB-R6.2 and R6.4, “vacant” means an allotment that does not contain an existing residential unit.

SUB-R7	Subdivision in the City Centre, Mixed Use, Waterfront or Local Centre Zones	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Every unit title <u>allotment</u> created under the Unit Titles Act 2010 has a <u>net site area</u> of at least 50m². 2. Every <u>allotment</u> has a: <ol style="list-style-type: none"> a. <u>Net site area</u> not less than 100m². b. <u>Frontage</u> no less than 6m, or 12m in the case of a corner <u>allotment</u>. c. <u>Frontage</u> no greater than 30m, or 60m in the case of a corner <u>allotment</u>. <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Matters listed in the Relationship between Spatial Layers Chapter, HPW-R9. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The <u>effect</u> of the design and layout of the <u>allotments</u> and whether it enables the efficient use of <u>land</u>. 2. The <u>effects</u> of <u>infrastructure</u> and servicing. 3. Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9.

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	2. Physical and visual linkages provided between <u>allotments</u> and surrounding <u>public places</u> .	
SUB-R8	Subdivision in the Commercial Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every unit title <u>allotment</u> created under the Unit Titles Act 2010 has a <u>net site area</u> of at least 50m². Every <u>allotment</u> has a: <ol style="list-style-type: none"> <u>Net site area</u> not less than 300m². <u>Frontage</u> no less than 15m, or 30m in the case of a corner allotment. <p>Matters of control:</p> <ol style="list-style-type: none"> Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The <u>effect</u> of the design and layout of the <u>allotments</u> and whether it enables the efficient use of <u>land</u>. The <u>effects</u> of <u>infrastructure</u> and servicing. Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9.
SUB-R9	Subdivision in the Light Industrial Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every <u>allotment</u> has a <u>net site area</u> greater than 500m². <p>Matters of control:</p> <ol style="list-style-type: none"> Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9. The location and design of <u>allotments</u> to ensure that they are suitable for future <u>industrial activities</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
SUB-R10	Subdivision in the Heavy Industrial Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every <u>allotment</u> has a <u>net site area</u> greater than 8,000m². <p>Matters of control:</p> <ol style="list-style-type: none"> Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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	2. The location and design of allotments to ensure that they are suitable for future industrial activities .	
SUB-R11	Subdivision in the Rural Lifestyle Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> The proposed allotments are created from an allotment that existed on 12 December 2018. The proposed allotments have an average size of at least 2ha and a minimum size of 4,000m². Every proposed allotment can accommodate a minimum 100m² building area on which a sensitive activity can be built so that there is compliance as a permitted activity with the relevant rules in this Plan. 	Activity Status when compliance not achieved with SUB-R11.1 – 3: Discretionary
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> A minimum 100m² building area is located within 500m of a Strategic Rural Industries Zone or a Mining Area of a Quarrying Resource Area; or The average allotment size is less than 1ha; or Any allotment is less than 2,000m². 	
	<p>Activity Status: Prohibited</p> <p>Where:</p> <ol style="list-style-type: none"> A minor residential unit is subdivided from a principal residential unit. 	
SUB-R12	Subdivision in the Settlement Zone	
SETZ-Residential Sub-Zone	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every allotment connected to a public reticulated wastewater system has a net site area of at least 500m². Every allotment not connected to a public reticulated wastewater system has a net site area of at least 2,000m². Every allotment contains an identified building area of at least 100m² on which a residential unit can be built so that there is compliance as a permitted activity with the relevant rules in this Plan. 	Activity Status when compliance not achieved: Discretionary

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	<p><i>Note:</i></p> <ol style="list-style-type: none"> Any application for subdivision within Lot 1 DP 559393 (Mahanga Road) shall comply with information requirement SUB-REQ1. 	
SETZ-Centre Sub-Zone	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every <u>allotment</u> connected to a public <u>reticulated wastewater</u> system has a minimum <u>net site area</u> of at least 100m². Every <u>allotment</u> not connected to a public <u>reticulated wastewater</u> system has a minimum <u>net site area</u> of at least 2,000m². 	
SETZ-Industry Sub-Zone	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every <u>allotment</u> has a <u>net site area</u> of at least 1,000m². Every <u>allotment</u> is provided with connections to Council maintained services (<u>water</u>, <u>wastewater</u>, <u>stormwater</u>, roading) within the <u>net site area</u>. 	
All SETZ	<p>Activity Status: Prohibited</p> <p>Where:</p> <ol style="list-style-type: none"> A <u>minor residential unit</u> is subdivided from a <u>principal residential unit</u> that is not serviced by a public reticulated wastewater system. 	
SUB-R13	<p>Subdivision in the Future Urban Zone</p> <ol style="list-style-type: none"> <u>Subdivision</u> where the proposed <u>allotments</u> will be connected to Council <u>reticulated water</u>, <u>wastewater</u> and <u>stormwater</u> services and have a <u>net site area</u> of at least 500m² shall be: <ol style="list-style-type: none"> Addressed using the objectives, policies and rules that apply to the serviced <u>allotments</u> in the General Residential Zone. 	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every proposed <u>allotment</u> contains an identified <u>building area</u> of at least 100m² within which a <u>residential unit</u> can be built so that there is compliance as a permitted activity with the relevant rules in this Plan. Every proposed <u>allotment</u> has a <u>net site area</u> of at least 1ha. 	<p>Activity Status when compliance not achieved with SUB-R13.2: Discretionary</p> <p>Activity Status when compliance not achieved with SUB-R13.3 – 5: Non-Complying</p>

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<p>4. Every proposed <u>allotment</u> contains an identified <u>building area</u> that is located further than 500m from all <u>Strategic Rural Industries</u> Zones and all <u>Mining Areas</u> of a Quarrying <u>Resource Area</u>.</p> <p>5. Except in ToeToe Road and Whau Valley Road, the <u>subdivision</u> design and layout sets aside (by way of easements, bonds, covenants, consent notices or segregation strips) <u>land</u> for the future provision or extension of <u>reticulated water</u>, <u>wastewater</u> and <u>stormwater</u> and of <u>roads</u>, within the <u>site</u> and to adjoining <u>sites</u> to urban standards.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Matters listed in Relationship Between Spatial Layers Chapter. 2. The extent to which the <u>allotments</u> appropriately address <u>effects</u> on the transportation network, including through: <ol style="list-style-type: none"> a. The current or future provision of a well-connected street and transport network. b. Facilitation of walking, cycling and public transport. c. Methods to manage significant localised traffic effects. <p>Note:</p> <ol style="list-style-type: none"> 1. The Council will use SUB-REQ2 for assessing compliance with SUB-R13.5.
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SUB-R14	Boundary Relocation Subdivision in the Rural Production Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>Sites</u> which are existing at 12 December 2018 result in: <ol style="list-style-type: none"> a. The <u>boundaries</u> of all <u>allotments</u> being drawn relative to existing <u>buildings</u> and <u>major structures</u> so that there is compliance as a permitted activity with any relevant zone, overlay or district-wide rules. b. No additional vehicle <u>accesses</u>. c. Every proposed <u>allotment</u> being able to accommodate a minimum 100m² <u>building area</u> on which a <u>residential unit</u> can be built so that 	<p>Activity Status when compliance not achieved with SUB-R14.1(a) – (d): Discretionary</p> <p>Activity Status when compliance not achieved with SUB-R14.1(e): Non-Complying</p>

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	<p>there is compliance as a permitted activity with the relevant rules in the District Plan.</p> <p>d. A minimum <u>net site area</u> of at least 2,000m².</p> <p>e. No additional capacity for <u>residential units</u> permitted on the proposed <u>allotments</u> beyond the overall number of <u>residential units</u> permitted on the parent <u>sites</u> in accordance with rule RPZ-R7 and R8.1.</p>	
SUB-R15	Subdivision in the Rural Production Zone	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> Every <u>allotment</u> has a minimum <u>net site area</u> of 20ha. Every <u>allotment</u> can accommodate an identified <u>building area</u> of at least 100m² on which a <u>residential unit</u> can be built so that there is compliance as a permitted activity with the relevant rules in the District Plan. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The <u>subdivision</u> is of existing lawfully established <u>residential units</u>: <ol style="list-style-type: none"> With a <u>net site area</u> of 2,000m² or less that are able to accommodate on-<u>site</u> servicing of <u>wastewater</u> disposal. Resulting in no more than one additional title from the parent title within any 10 year period. Providing a balance <u>allotment</u> equal to or greater than 80ha in <u>net site area</u>. <p>OR</p> The <u>subdivision</u> is of a <u>site</u> greater than 20ha that existed on 12 December 2018: <ol style="list-style-type: none"> For categories A and C, that are outside areas of Outstanding Natural Landscape, Outstanding Natural Feature, Outstanding Natural Character or High Natural Character Resource Area and do not contain a Heritage <u>Building</u> or Site of Significance to Māori. 	<p>Activity Status when compliance not achieved: Non-Complying</p> <p>Note:</p> <ol style="list-style-type: none"> <i>Any non-complying subdivision that proposes environmental protection and on-going management of an area or feature shall comply with SUB-REQ3.6 – 7.</i>

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	<p>b. Where the environmental protection area is:</p> <ul style="list-style-type: none"> i. For Category A, an existing area of wetland or <u>indigenous vegetation</u> (terrestrial bush, riparian margin or coastal dune) of significant ecological value as determined by Appendix 5 of the Northland Regional Policy Statement 2016. ii. For Category B: <ul style="list-style-type: none"> a) An area of <u>land</u> identified in the District Plan <u>Resource Area</u> Maps as one or more of the following: Outstanding Natural Feature, Outstanding Natural Landscape, Outstanding Natural Character or High Natural Character; or b) A <u>Heritage Building</u> or Site of Significance to Māori; and c) To include a covenant forming a legally established buffer of 50m around any area of Outstanding Natural Landscape, Outstanding Natural Character or High Natural Character to be protected, preventing future <u>buildings</u> and <u>major structures</u> and <u>access</u>. iii. For Category C: <ul style="list-style-type: none"> a) An unvegetated area or area in pasture or non-indigenous plants to be retired and rehabilitated identified either as Highly Erodible Land or as <u>land</u> within a riparian margin of a <u>stream</u>, <u>river</u>, estuary or the coast located within Acutely or Chronically threatened <u>land environments</u> associated with Land Environments of New Zealand Level 4. b) To be planted to an average density of 1.4m centres (5,100 stems per hectare), reducing to 1m centres (10,000 stems per hectare) in kikuyu and riparian
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	<p>margins and 0.5 – 1m centres in wetland environments.</p> <p>iv. Legally unprotected at the time of application.</p> <p>v. To be:</p> <p>a) Legally protected in perpetuity in its entirety.</p> <p>b) Managed on an on-going basis in accordance with a Management Plan.</p> <p>c) Held within a single site.</p> <p>c. Where the environmental protection area shall include the entire area within the site that meets Category A, B or C (excluding any Highly Erodible Land not proposed to be retired and rehabilitated under this rule).</p> <p>d. Where every allotment shall be:</p> <p>i. Between 2,000m² and 4,000m² in net site area:</p> <p>a) Excluding one balance allotment.</p> <p>b) Provided that one allotment may contain the environmental protection area plus 2,000m² - 4,000m² net site area.</p> <p>ii. In-situ.</p> <p>iii. Able to accommodate a minimum 100m² building area.</p> <p>a) On which a residential unit can be built so that there is compliance as a permitted activity with the relevant rules within the district plan.</p> <p>b) Located no closer than 50m from the environmental protection area.</p> <p>e. Where the extent of the environmental protection area and the maximum number of additional allotments shall comply with the requirements specified in SUB-R15 - Table 1, provided that an area of land must be nominated under only one type of environmental protection area.</p>
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	<p>Notes:</p> <ol style="list-style-type: none"> Any <u>subdivision</u> under SUB-R15.4(b)(i) shall comply with SUB-REQ3.1. Any <u>subdivision</u> under SUB-R15.4(b)(iii) shall comply with SUB-REQ3.2 – 3. Any <u>subdivision</u> under SUB-R15.4 where the <u>site</u> is located in the Coastal Environment, shall comply with SUB-REQ3.3. Any <u>subdivision</u> under SUB-R15.4 resulting in 3 or less additional <u>allotments</u> (excluding one balance <u>allotment</u>) shall comply with SUB-REQ3.5 Any <u>subdivision</u> under SUB-R15.4 resulting in 4 or more additional <u>allotments</u> (excluding one balance <u>allotment</u>) shall comply with SUB-REQ3.6. Any <u>subdivision</u> under SUB-R15.4 shall comply with SUB-REQ3.7.
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> A minimum 100m² <u>building area</u> is located within 500m of a <u>Strategic Rural Industries</u> Zone or a <u>Mining Area</u> of a Quarry <u>Resource Area</u>. Any <u>subdivision</u> under SUB-R14.4, where the <u>site</u> is located in the Coastal Environment, resulting in 4 or more additional <u>allotments</u> (excluding 1 balance <u>allotment</u>).
	<p>Activity Status: Prohibited</p> <p>Where:</p> <ol style="list-style-type: none"> A <u>minor residential unit</u> is subdivided from a <u>principal residential unit</u>. <p>Note:</p> <ol style="list-style-type: none"> <u>Boundary</u> relocation under SUB-R14 is exempt from R15.

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SUB-R15 – Table 1

Type of environmental protection area(s)	Extent of environmental protection area(s) (increments)	Must be contiguous	Maximum number of additional allotments (per increment) (excluding 1 balance allotment)		
			Category A. Indigenous Vegetation	Category B. Resource Areas	Category C. Retirement & Rehabilitation
Wetland or Coastal dunes	5,000m ² – 1.99ha	No	1	Nil	Nil
	2ha – 4ha		+1		
	Every additional 2ha, beyond the first 4ha		+1		
Terrestrial indigenous vegetation (bush)	4ha – 9.99ha <i>*Where at least 4ha must be contiguous</i>	Yes*	1		
	10ha – 15ha	No	+1		
	Every additional 10ha, beyond the first 15ha	No	+1		
Riparian margins of both banks of a freshwater stream or river in Acutely or Chronically threatened land environments associated with the LENZ Level 4.	At least 2ha*	Yes	1		1
	Every additional 2ha, beyond the first 2ha* <i>*Where every 2ha has a minimum width of 15m on each side of the water body and a minimum lineal length along the water body of 300m (except for one elevated stock crossing with a maximum width of 20m).</i>	No	+1		+1
Resource Areas identified in the District Plan (High Natural Character, Outstanding Natural Character, Outstanding Natural Feature or Outstanding Natural Landscape)	All mapped Resource Area (s) on the site , where the minimum extent of Resource Area (s) on the site is 1ha.	No	Nil	1	Nil
A Heritage Building or Site of Significance to	All present on the site .	No		1	

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Māori identified in the District Plan					
Highly Erodible <u>Land</u>	At least 4ha	Yes		Nil	1
	Every additional 4ha, beyond the first 4ha	No			+1
Coastal or estuarine margins in Acutely or Chronically threatened <u>land environments</u> associated with LENZ Level 4	At least 2ha*.	Yes	1		1
	Every additional 2ha, beyond the first 2ha* <i>*Where every 2ha has a minimum width of 50m from the Coastal Marine Area and a minimum lineal length along the <u>water body</u> of 300m</i>	No	+1		+1

SUB-R16	Subdivision by way of Boundary Adjustment in the Open Space Zone, Sport and Active Recreation Zone and Natural Open Space Zone	
Activity Status: Controlled	Where:	Activity Status when compliance not achieved: Discretionary
1. No additional <u>allotments</u> are created.	Matters of control:	
1. Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9.		

SUB-R17	Subdivision of Consented Residential Units	
GRZ and MRZ	Activity Status: Restricted Discretionary	Activity Status when compliance not achieved: Discretionary
Where:	1. The <u>subdivision</u> enables the creation of <u>allotments</u> for <u>residential units</u> that have an approved <u>land</u> use consent under GRZ-R15.1, GRZ-R21, MRZ-R14.1 or MRZ-R20.	
Matters of discretion:	1. Matters listed in the Relationship Between Spatial Layers Chapter, HPW-R9.	
	2. The extent to which the design and layout of the proposed <u>allotments</u> result in new or increased non-compliance with the underlying zone or district wide rules.	

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<p>3. The extent to which there is appropriate provisions made for <u>infrastructure</u>.</p> <p>4. The extent to which there is appropriate creation of common areas over parts of the <u>parent allotment</u> that require <u>access</u> by more than one <u>site</u> within the <u>subdivision</u>.</p> <p><i>Compliance Standard:</i></p> <p>1. Any <u>subdivision</u> proposed under SUB-R17 is exempt from compliance with SUB-R5 and R6 but shall be assessed against all other relevant <u>subdivision</u> rules.</p>

SUB-R18	Subdivision in the Strategic Rural Industries Zone
All SRIZ Areas	Activity Status: Discretionary

SUB-R19	Subdivision in the Shopping Centre Zone, Port Zone, Airport Zone or Hospital Zone
	Activity Status: Discretionary

SUB-R20	Subdivision within Areas Subject to a 'No Residential Unit' Restriction
LLRZ	<p>Activity Status: Prohibited</p> <p>Where:</p> <p>1. Any proposed <u>allotment</u> or part of any proposed <u>allotment</u> is within an area subject to any form of covenant, consent notice or encumbrance that precludes <u>building principal residential units</u> and <u>minor residential units</u>.</p>

SUB-REQ1	Subdivision Information Requirement for Lot 1 DP 559393
SETZ-Residential Sub-Zone	<p>1. Any application for <u>subdivision</u> within Lot 1 DP 559393 (Mahanga Road) shall include a comprehensive visual and landscape assessment and design, prepared by a suitably qualified and experienced landscape architecture professional which shall be referred to Council's Parks and Landscape Officer for review. The assessment shall provide detail regarding the following matters over which control is reserved (in addition to those contained within the Relationship Between Spatial Layers Chapter):</p> <p>a. The location, <u>height</u> and appearance of future <u>buildings</u> and <u>major structures</u> and their potential <u>effect</u> on the amenity and landscape values of the locality.</p> <p>b. The visibility of future <u>buildings</u> and <u>major structures</u> from the marine <u>environment</u>.</p>

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	<ul style="list-style-type: none"> c. Effect of buildings and major structures on the appearance of skylines and ridgelines. d. Effect of access and buildings and major structures on known historic heritage sites and Sites of Significance to Māori. e. Location and finished appearance of accesses. f. The potential effect of subdivision patterns on the landscape values of the locality. g. Extent and nature of landscape planting proposed, and measures proposed to implement and maintain such plantings. h. The use of recessive colours and non-reflective finishes to minimise potential adverse effects on landscape values. <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. Refer to the Relation Between Spatial Layers Chapter HPW-R8 and HPW-R9.
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SUB-REQ2	Assessment Criteria for Subdivision in Future Urban Zone
FUZ	<ol style="list-style-type: none"> 1. When assessing whether provision SUB-R13.5 has been complied with Council will consider whether a plan has been provided that includes the following: <ul style="list-style-type: none"> a. Indication of proposed urban allotment boundaries. b. The location of future urban infrastructure that demonstrates ease of access to the infrastructure for maintenance purposes and is sensitively placed to avoid environmental damage, including reticulated water, wastewater, and stormwater, roading network, and pedestrian network. c. Consideration of how future urban infrastructure will link to adjacent land and to any existing areas set aside for future urban infrastructure. d. How areas set aside for future urban infrastructure will be protected (for example through easements, covenants, bonds, consent notices or segregation strips). e. Regard to the natural features of the site, including recognising the natural values of streams, vegetation and fauna habitat and linkages between these areas. f. Identification and protection of any heritage and natural features. g. Provision of linkages to existing open space and consideration of proposed open space. <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. Acceptable means of compliance for urban standards required under SUB-R13.4 can be found in the Whangarei District Council Engineering Standards.

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SUB-REQ3	Information Requirement for Subdivision in Rural Production Zone
	<p>1. Any application under rule SUB-R15.4.b.i (Category A) must include an ecological report prepared by a suitably qualified ecologist which shall address the following matters:</p> <ul style="list-style-type: none"> a. The ecological significance value of the indigenous vegetation or habitat within the site in terms of the standard ecological criteria - Representativeness, Rarity/Distinctiveness, Diversity and Pattern, and Ecological Context. Further details on the definitions of these criteria, and the matters that should be assessed are contained within: <ul style="list-style-type: none"> i. Appendix 5 of the Northland Regional Policy Statement 2016. ii. Department of Conservation guidelines for assessing significant ecological values 2016. b. The report shall also include at a minimum the following information: <ul style="list-style-type: none"> i. Size and extent of the environmental protection area. ii. Any other feature or area that does not meet the criteria in rule 1a that may require protection. iii. Quantitative data confirming the current wildlife habitat values, where relied upon for assigning significance values. iv. The ecological long term viability of the environmental protection area, including but not limited to: <ul style="list-style-type: none"> a) Ecosystem function. b) Structure. c) Indigenous integrity, i.e. how natural is the environmental protection area? Is it self-sustaining and resilient? d) Health, i.e. the extent to which a more modified ecosystem (e.g. condition varies due to exotics, drainage, fragmentation etc.) is still stable and resilient. e) Restoration potential. v. The underlying physical characteristics of the environmental protection area, including but not limited to: <ul style="list-style-type: none"> a) Soil type. b) Topography. c) Aspect. d) LENZ classification. e) PNAP classification. vi. The effects of the potential development on the environmental protection area, including but not limited to:

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	<ul style="list-style-type: none"> a) Location and proximity of proposed <u>allotments</u> and <u>building</u> platforms to the environmental protection area; b) Orientation of light, noise, reflective sources to minimise impact on resident fauna c) <u>Building</u> platforms; d) <u>Access</u>; e) <u>Earthworks</u>; f) Services, including: <ul style="list-style-type: none"> i. <u>Stormwater</u> to achieve hydrological neutrality; ii. <u>Reticulated</u> sewer or septic tanks, particularly <u>effects</u> on wetland fertility; iii. <u>Reticulated</u> freshwater or <u>water</u> tanks; iv. <u>Telecommunications</u> networks; v. Energy (electricity or gas) networks; g) Pets, farmed animals, weeds, garden escapes and green waste dumping. <p>2. Any application under rule SUB-R15.4(b)(iii) (Category C) where the environmental protection area is located on highly erodible <u>land</u> must include a soil assessment report prepared by a suitably qualified soil scientist or Engineer to assess the suitability of the existing conditions of the <u>site</u> and <u>land</u> to be retired and rehabilitated including the following:</p> <ul style="list-style-type: none"> a. Topography and slope analysis; b. Existing vegetation; c. Hydrology; d. Soil analysis; e. <u>Land</u> use capability; f. Any factors that will influence the successful implementation of the area to be retired and rehabilitated. <p>3. Any application under rule SUB-R15.4(b)(iii) (Category C) must include an ecological report prepared by a suitably qualified ecologist which shall address the following matters:</p> <ul style="list-style-type: none"> a. A planting plan for the proposed revegetation planting which considers and identifies: <ul style="list-style-type: none"> i. The appropriateness and practicability of the proposed replanting: <ul style="list-style-type: none"> a) To be native vegetation which is sourced from the ecological district and to be appropriate for the soil, aspect, exposure and topography;
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	<p>b) To reflect the composition of former natural vegetation likely to have occupied the <u>site</u> and include appropriate native species that will enable natural processes of succession.</p> <ul style="list-style-type: none"> ii. The ecological district of the <u>site</u>. iii. The characteristics of the soil (i.e. clay, silt, loam etc.). iv. Soil drainage. v. Topography of the area to be planted. vi. Aspect of the area to be planted. vii. Exposure of <u>site</u> to wind, frost, sunlight and salt spray. viii. Presence of plant and animal pests. ix. Any restrictions on planting, such as safety or existing <u>access</u> issues etc. x. The purpose of the planting in relation to the surrounding <u>environment</u> (including buffering, corridors, linkages). xi. The location and extent of planting. xii. <u>Site</u> preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control. xiii. <u>Site</u> planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants. xiv. Maintenance plan of planting, including releasing plants, fertiliser, plant and animal pest control and mulching and replacement of plants which do not survive, and a management plan for animal and plant pest control. xv. An assessment of the <u>effects</u> of the potential development on the environmental protection area, including but not limited to RPZ.3.5.1(b)(vi). <p>b. A plan that specifies the protection measures proposed to ensure the <u>indigenous vegetation</u> remain protected in perpetuity, that includes how all of the following matters will be implemented prior to the Council issuing section 224(c) certificate:</p> <ul style="list-style-type: none"> i. The establishment of secure stock exclusion. ii. The maintenance of plantings, which must occur until the plantings have reached 80% canopy closure. Forest diversity planting (typically at Year 4 of the project) will have occurred. The survival rate must ensure a minimum 90% of the original density and species. iii. The maintenance of plantings must ensure that all invasive plant pests are eradicated from the planting <u>site</u> both at the time of planting and on an on-going basis to ensure adequate growth.
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	<p>iv. The maintenance of <u>indigenous vegetation</u> must ensure animal and plant pest control occurs.</p> <p>4. Any <u>subdivision</u> under rule SUB-R15.4, where the <u>site</u> is located within the Coastal Environment, shall provide an assessment of environmental <u>effects</u>, which shall contain the following information:</p> <ol style="list-style-type: none"> a. Context analysis, including how development integrates with existing and possible development in adjacent properties and other Environments. b. Future <u>building</u> and <u>access</u> location and design assessment including consideration of <u>building</u> envelopes, exterior materials and colours, factors contributing to low energy sustainable design. c. Timing of development. d. Landscape and visual <u>effects</u> assessment, including natural character and rural character. e. The extent to which the proposed location of any new <u>allotments</u> utilises existing topography and/or vegetation to integrate the development into the landscape and reduce its visibility, including opportunities to locate and design development within areas where impacts on the Coastal Environment can be avoided or reduced. f. The location of future <u>building areas</u> and <u>access</u>, and the extent to which the proposal will mitigate adverse visual <u>effects</u> on the Coastal Environment, including through methods such as <u>landscaping</u>, screening, <u>building height</u>, design and/or reflectivity. <p>5. Any application under rule SUB-R15.4 resulting in 3 or less additional <u>allotments</u> (excluding one balance <u>allotment</u>) must include an assessment of <u>effects</u> from the design and layout of the <u>subdivision</u> including the following:</p> <ol style="list-style-type: none"> a. The potential for <u>reverse sensitivity</u> effects arising from the location of the proposed <u>allotments</u> in relation to any existing <u>rural production activity</u> or <u>strategic rural industry</u>. b. Adverse <u>effects</u> on the productive potential of the <u>site</u> based on the topography and characteristics of the <u>site</u>, including soil qualities. c. Where the proposed <u>allotments</u> are not arranged in a cluster to share common <u>boundaries</u>: <ol style="list-style-type: none"> vi. Adverse <u>effects</u> in relation to the fragmentation of productive <u>land</u>. vii. Adverse <u>effects</u> on the openness and extent of rural outlook arising from sporadic and/or ribbon development. viii. Adverse <u>effects</u> on natural character elements such as <u>indigenous vegetation</u>, landforms and <u>water bodies</u>. ix. Adverse <u>effects</u> on the transport network where multiple <u>accesses</u> are proposed. <p>6. Any application under rule SUB-R15.4 resulting in 4 or more additional <u>allotments</u> (excluding one balance <u>allotment</u>), or any non-complying <u>subdivision</u> that proposes</p>
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environmental protection and on-going management of an area or feature, must include the following:

- a. An Assessment of Environmental Effects, which shall contain the following information, as is relevant to the proposed development and activities and to a level of detail that is commensurate with the anticipated **effects** associated with the **subdivision** and/or development:
 - i. Context analysis, including how development integrates with existing activities and possible development in adjacent properties and other zones/Environments.
 - ii. Traffic **effects** assessment, within the **site** and on the local roading and state highway networks.
 - iii. **Building** and **major structure** design assessment including consideration of exterior materials and colours, and factors contributing to low energy sustainable design.
 - iv. Consideration of Adaptive Management Staging.
 - v. Timing of development.
 - vi. Landscape and visual **effects** assessment, including natural character and assessment of urban form.
 - vii. **Infrastructure effects** assessment.
 - viii. **Stormwater** management **effects** assessment.
 - ix. Cultural **effects** assessment by tangata whenua.
 - x. Archaeological **effects** assessment.
 - xi. Urban design assessment where development results in urban form.
 - xii. Additional management methods, such as Council bylaws, Memoranda of Encumbrance, and Memoranda of Understanding.
- b. A Subdivision Layout Plan, which shall set out how the **allotment** area is to be subdivided or developed, responding to, and compatible with, the assessment of environmental **effects** and relevant objectives and policies and must depict, as a minimum, the following (as relevant):
 - i. Location and types of proposed activities.
 - ii. **Building** envelopes (footprints, **height**, separation/**setbacks**, coverage).
 - iii. Proposed public **road** and internal **access** layout.
 - iv. Pedestrian and cycle facilities.
 - v. Proposed **landscaping**.
 - vi. Proposed fencing.
 - vii. Areas of cultural significance, including **archaeological sites**.
 - viii. **Subdivision** or development design, including number, size and shape of **allotments** or **building sites**; **infrastructure**, servicing, **access** and engineering details; **land** tenure (e.g. freehold, leasehold, cross lease,

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	<p>company leases, unit titles); and any staging/timing of <u>subdivision</u> or development.</p> <p>c. An Ecological Plan, which shall describe the values on <u>site</u> to be protected and demonstrate how the attributes and values of the environmental protection area are to be maintained or restored and protected, including means of managing potential ecological <u>effects</u> identified in the ecological <u>effects</u> assessment. The ecological plan shall:</p> <ol style="list-style-type: none"> i. Be prepared by a suitably qualified ecologist. ii. Provide a description and assessment of the existing ecological values of the <u>site</u>. It should detail the range of existing vegetation, wildlife, habitat values and special values within the application area and the surrounding area. iii. Provide an assessment of ecological <u>effects</u>. iv. Specify the range of management strategies required to avoid, remedy or mitigate adverse <u>effects</u> of development. v. Specify monitoring requirements and performance indicators to identify when successful implementation of management options has been achieved and if desired outcomes have been realised. <p>d. An Ecological Effects Assessment, which shall identify and assess actual and potential ecological <u>effects</u> arising from human disturbance and plant and animal pests associated with existing and proposed development within the application area. The Ecological Effects Assessment shall take into account:</p> <ol style="list-style-type: none"> i. The nature of development and level of intensity proposed. ii. Direct <u>effects</u> (resulting from physical development of the application area including <u>land</u> clearance, <u>earthworks</u>, construction, <u>stormwater</u>). iii. Secondary <u>effects</u> (resulting from increased activities and habitat modifications within the application area and the surrounding area, following proposed development). iv. Cumulative <u>effects</u> (resulting from future development that might occur, and additional to the <u>effects</u> that can be expected to have already occurred as a result of development of the wider area which will also increase in the future). v. Existing threats and risks including: <ol style="list-style-type: none"> a) Weed and plant pests. b) Increased people pressure. c) Threats/risks to plant communities based on existing and proposed use of <u>site</u> (e.g. fire, vehicle <u>access</u>, grazing, stock <u>access</u>, and plant pests). d) Range of animal pest species. e) Risks to wildlife from known animal pests. f) Disturbance as a result of existing <u>land</u> use and activities.
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	<ul style="list-style-type: none"> g) Threats/risks to habitats as a whole from existing <u>land</u> use (e.g. stock <u>access</u>, human activities/disturbance, <u>stormwater</u>, <u>wastewater</u>). h) Other threats/risks to special values. <p>e. Any proposed conditions of consent, which may include (but shall not be limited to) the following matters:</p> <ul style="list-style-type: none"> i. Visual amenity, car parking, traffic management. ii. <u>Building</u> and <u>major structure</u> design implementation. iii. Fencing. iv. <u>Landscaping</u>. v. Adaptive Management Staging/Timing of development (if proposed). vi. <u>Stormwater</u> management, including groundwater quality. vii. Identification, protection, and monitoring of areas of cultural significance, including <u>archaeological sites</u>. viii. Ecological requirements. ix. <u>Subdivision</u> or development design and associated Whangarei District Council engineering standards including financial and monitoring mechanisms such as bonds. x. A means by which conditions are binding such as covenants or consent notices. xi. Compliance with <u>Subdivision</u> Layout Plan. <p>f. A soil assessment report prepared by a suitably qualified soil scientist or Engineer to assess the suitability of any <u>land</u> to be retired and rehabilitated including the existing conditions on the <u>site</u> including:</p> <ul style="list-style-type: none"> i. Topography and slope analysis. ii. Existing vegetation. iii. Hydrology. iv. Soil analysis. v. Freshwater habitat. vi. <u>Land</u> use capability. vii. Any factors that will influence the successful implementation of the area to be retired and rehabilitated. <p>7. Any <u>subdivision</u> under rule SUB-R15.4 or any non-complying <u>subdivision</u> that proposes environmental protection and on-going management of an environmental protection area, must provide a Management Plan setting out (to the extent relevant to the proposal):</p> <ul style="list-style-type: none"> a. The key protection and enhancement objectives and outcomes to be met, including the qualities and characteristics of the environmental protection area that are to remain protected in perpetuity
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- b. The protection and ongoing management methods required to achieve the objectives and outcomes, including but not limited to:
 - i. Weed control.
 - ii. Pest animal control.
 - iii. Pest organism control, including kauri dieback disease and myrtle rust.
 - iv. Pet (including cat and dog) control.
 - v. Re-vegetation and restoration opportunities.
 - vi. Fencing plan.
 - vii. Fire risk management.
 - viii. Access limitations.
 - ix. Nutrient and sediment control.
 - x. Building, major structure and access location.
- c. The on-going monitoring methods to measure the success or otherwise of the implementation of the management methods, including feedback to Council and provision for review of the management plan.
- d. The mechanisms to ensure that the management plan applies to and binds future owners as responsible for the costs of implementing the management plan.

Note:

1. *Refer to the Relationship Between Spatial Layers Chapter HPW-R8.*