

Note:

This section introduced through Plan Change 27 is subject to changes proposed through Stage 4 of the District Plan Review.

Changes proposed through Stage 4 as notified are shown using ~~strikethrough~~ and underlining, changes proposed in s42A reports are shown using ~~double strikethrough~~ and double underlining, and are shaded as follows to indicate which variation proposes the deletion or amendment.

Further or different amendments made by the Hearing Panel are shown in red font as ~~strike-out~~ and underlining.

Changes are shaded as follows to indicate which variation proposes the deletion or amendment:

Variation 1 – associated with Plan Change 28

Variation 3 – associated with Plan Change 30

Subdivision

Introduction

Subdivision is the process of dividing a site into one or more additional lots or units or changing an existing boundary location. Subdivision plays an important role in determining the location and density of development and its effect on the character of rural and urban environments. 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 it also impacts on adjacent sites and the future use of the land.

There are a number of guidance documents that assist developers when preparing applications for subdivision consent and understanding the required level of service for matters relating to their development and whether these are acceptable to the Council. These documents are not incorporated by reference into the District Plan, but where conditions are placed on subdivision consents, such conditions may reference documents, including the following:

1. Mackenzie District Council Engineering Code of Practice.
2. SNZ PAS 4509:2008 NSUB New Zealand Fire Service Firefighting Water Supplies Code of Practice.

Other district-wide chapters may also contain provisions that are relevant to subdivision, for example, the Transport chapter contains standards in relation to roading and access, and the Public Access chapter contains objectives, policies, and standards related to esplanade requirements at the time of subdivision. The underlying zone chapters may also contain provisions that are relevant to subdivision.

Objectives and Policies

Objectives	
SUB-O1	Subdivision Design
Subdivision is designed to: 1. align with the purpose and character of the zone in which it occurs; 2. maintain the values of any overlays within which it is located; 3. <u>for the hazards and risks overlays, support the purpose of any overlays within which it is located;¹</u> 4. achieve integration and connectivity with surrounding neighbourhoods; 5. provide servicing infrastructure that is appropriate for its intended use and which is integrated with existing infrastructure; 6. avoid reverse sensitivity effects on renewable electricity generation activities and electricity transmission activities; and 7. minimise conflict between incompatible activities.	
Policies	
SUB-P1	Subdivision Design
Require subdivision design to accord with the purpose and character of the applicable zone <u>and overlays²</u> and, where practicable, to follow natural and physical features such as landscape, topography, and established vegetation of the site.	
SUB-P3	National Grid Subdivision Corridor
Only allow subdivision within the National Grid subdivision corridor where it can be demonstrated that any adverse effects on and from the National Grid, including effects on public health and safety, will be appropriately managed and the operation, maintenance, repair, upgrading and development of the National Grid will not be compromised.	
SUB-P4	Natural and Cultural Values
Only allow subdivision within areas that have important landscape, natural character, ecosystems and indigenous biodiversity, and cultural values where it will not compromise the identified values.	
SUB-P5	Safe Access
Ensure subdivision results in safe and efficient access for motorists, pedestrians, and cyclists.	
SUB-P6	Public Open Space

¹ CRC (PC28.50.48)

² CRC (PC28.50.49)

Require the provision of public open spaces and connections at the time of subdivision for urban zones.	
SUB-P7	Provision of Infrastructure
Require the provision of infrastructure with adequate capacity to service the scale and intended use of the development, in an integrated manner.	
SUB-P8	Te Manahuna / Mackenzie Basin Outstanding Natural Landscape
In order to minimise its adverse effects, subdivision in the Te Manahuna / Mackenzie Basin ONL will not be encouraged except: a. in Farm Base Areas: b. where subdivision is for the purposes of enabling the recognition of and provision for the Ngāi Tahu relationship with Te Manahuna/the Mackenzie Basin; Further subdivision of Lakeside Protection Areas, Scenic Viewing Areas and Scenic Grasslands, Sites of Natural Significance, and areas above 900 masl should be avoided; All subdivision shall address the need to remove exotic wildings from the land being subdivided; All subdivision should have regard to topographical and ecological constraints.	
SUB-P9	Protection of Community Drinking Water Supplies
Protect community drinking water supplies from subdivision which has the potential to adversely affect water quality.	
SUB-P10	Reverse Sensitivity
Avoid reverse sensitivity effects of subdivision, including on renewable electricity generation assets, infrastructure, and primary production activities.	

Rules

SUB-R1	Boundary Adjustment	
All zones (outside the Te Manahuna / Mackenzie Basin ONL)	Activity Status: RDIS Where the activity complies with the following standards: - SUB-S1 Allotment Size and Dimensions - SUB-S2 Property Access - SUB-S3 Water Supply - SUB-S4 Wastewater Disposal - SUB-S6 Corner Splays	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

	SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal Matters of discretion are restricted to: SUB-MD1 Design SUB-MD2 Infrastructure SUB-MD3 Water Supply SUB-MD4 Stormwater Disposal SUB-MD5 Transportation Networks SUB-MD6 Easements SUB-MD7 Reverse Sensitivity SUB-MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM	
SUB-R2	Subdivision Not Otherwise Listed	
RESZ CMUZ GIZ GRUZ RLZ	Activity Status: RDIS Where the activity complies with the following standards: SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water Supply SUB-S4 Wastewater Disposal SUB-S5 Walkable Blocks SUB-S6 Corner Splays SUB-S7 Electricity Supply and Telecommunications SUB-S9 Screen Planting SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements Matters of discretion are restricted to: SUB-MD1 Design SUB-MD2 Infrastructure SUB-MD3 Water Supply SUB-MD4 Stormwater Disposal SUB-MD5 Transportation Networks	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

	SUB-MD6 Easements SUB-MD7 Reverse Sensitivity SUB-MD8 Public Access SUB-MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM	
All other zones	Activity status: DIS	
SUB-R3	Subdivision to Create Access, Reserve, or Infrastructure Sites	
All Zones	Activity Status: RDIS Where: - The subdivision is to create: - An allotment to be used to provide legal access (including roads). - A reserve that will vest in a local authority or the Crown. - An allotment to be used solely to house infrastructure. - And any balance allotment complies with the requirements set out in the SUB – Standards relevant to the allotment so that no new non-compliance with the standards is created by the subdivision. Advice Note: <i>Where SUB-R3.1 does not apply to the subdivision, the other rules in the SUB Chapter apply.</i> And the activity complies with the following standards: SUB-S2 Property Access SUB-S10 Stormwater Disposal	Activity status when compliance with R3.2 or the standard(s) is not achieved: Refer to relevant standard(s).

	Matters of discretion are restricted to: a. Whether the allotment needs to be supplied with infrastructure or services, and if so: - SUB-MD2 Infrastructure - SUB-MD3 Water Supply - SUB-MD4 Stormwater Disposal - SUB-MD6 Easements - SUB-MD9 Wastewater Disposal b. SUB-MD7 Reverse Sensitivity. c. Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM; and d. The positive effects or benefits of the subdivision.	
SUB-R4	Subdivision within a Farm Base Area within the Te Manahuna / Mackenzie Basin ONL	
Te Manahuna / Mackenzie Basin ONL	Activity Status: RDIS Where the activity complies with the following standards: - SUB-S1 Allotment Size and Dimensions - SUB-S2 Property Access - SUB-S3 Water Supply - SUB-S4 Wastewater Disposal - SUB-S7 Electricity Supply and Telecommunications - PA-S1 Esplanade Requirements Matters of discretion are restricted to: a. SUB-MD1 Design - SUB-MD2 Infrastructure - SUB-MD3 Water Supply - SUB-MD4 Stormwater Disposal - SUB-MD6 Easements - SUB-MD7 Reverse Sensitivity	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

	SUB-MD8 Public Access SUB-MD9 Wastewater Disposal b. The effect on the landscape of the subdivision and any associated earthworks, buildings, and curtilage. c. Whether the subdivision will provide for the relationship of Ngāi Tahu with their ancestral lands, waters, wāhi tapu or wāhi taoka.	
SUB-R5	Subdivision within the National Grid Subdivision Corridor	
All Zones	Activity Status: RDIS Where: 1. The subdivision plan demonstrates that each lot is capable of accommodating a building platform located outside of the National Grid Yard. And the activity complies with the following standards: SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water Supply SUB-S4 Wastewater Disposal SUB-S6 Corner Splays SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements Matters of discretion are restricted to: a. SUB-MD1 Design SUB-MD2 Infrastructure SUB-MD3 Water Supply SUB-MD4 Stormwater Disposal	Activity status when compliance with SUB-R5.1 not achieved: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

	SUB–MD5 Transportation Networks SUB–MD6 Easements SUB–MD7 Reverse Sensitivity SUB–MD8 Public Access SUB–MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM–MD1 Activities in a SASM b. The extent to which the subdivision allows for earthworks, buildings, and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electrical Code of Practice for Electrical Safe Distances. c. The provision for the ongoing efficient operation, maintenance, development, and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading. d. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid, including the ability 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.	
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	e. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. f. The outcome of any consultation with Transpower New Zealand Limited.	
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SUB-R6	Subdivision within the Ōhau River Precinct (PREC4)	
Ōhau River Precinct (PREC4)	Activity Status: RDIS Where the activity complies with the following standards: SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water supply SUB-S4 Wastewater Disposal SUB-S7 Electricity Supply and Telecommunications SUB-S8 Ōhau River Precinct (PREC4) SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements Matters of discretion are restricted to: - SUB-MD1 Design SUB-MD2 Infrastructure SUB-MD3 Water Supply SUB-MD4 Stormwater Disposal SUB-MD5 Transportation Networks SUB-MD6 Easements SUB-MD7 Reverse Sensitivity SUB-MD8 Public Access SUB-MD9 Wastewater Disposal - Location of residential building platforms, including design controls. - Restrictions on fencing. - The adequacy of any proposed Vegetation Management Plan. - Measures to protect Black-fronted Tern on Tern Island and Lakes skink on the Ōhau River margin.	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

SUB-R7	Subdivision wholly or partly within a Community Drinking Water Supply Protection Area	
All Zones	Activity Status: RDIS Where the activity complies with the following standards: SUB-S1 Allotment Size and Dimensions SUB-S2 Property Access SUB-S3 Water supply SUB-S4 Wastewater Disposal SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal PA-S1 Esplanade Requirements Matters of discretion are restricted to: - Any impact on the safety of drinking water supplies for human consumption, and measures to avoid or mitigate these effects. SUB–MD1 Design SUB–MD2 Infrastructure SUB–MD3 Water Supply SUB–MD4 Stormwater Disposal SUB–MD5 Transportation Networks SUB–MD6 Easements SUB–MD7 Reverse Sensitivity SUB-MD8 Public Access SUB-MD9 Wastewater Disposal Where all or part of the site is within a SASM: SASM-MD1 Activities in a SASM	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

SUB-R7A	Subdivision where any part of any proposed allotment is within the Fault Hazard (Subdivision) <u>Assessment</u>³ Overlay	
Fault Hazard (Subdivision) <u>Assessment</u>⁴ Overlay	Activity Status: RDIS Where: 1. <u>A map of the zone of deformation associated with surface fault rupture at a scale of 1:25,000⁵ or better is provided by a suitably qualified and experienced professional that identifies any zone of deformation; and</u> 2. <u>Building platforms or structures are located at least 20m from any identified zone of deformation.</u> And the activity complies with the following standards: <u>SUB-S1 Allotment Size and Dimensions</u> <u>SUB-S2 Property Access</u> <u>SUB-S3 Water supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S5 Walkable Blocks</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S10 Stormwater Disposal</u> <u>PA-S1 Esplanade Requirements</u> Matters of discretion are restricted to: a. <u>SUB-MD1 Design</u> <u>SUB-MD2 Infrastructure</u> <u>SUB-MD3 Water Supply</u> <u>SUB-MD4 Stormwater Disposal</u> <u>SUB-MD5 Transportation Networks</u> <u>SUB-MD6 Easements</u> <u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD8 Public Access</u>	Activity status when compliance is not achieved with R7A.1-R7A.2: DIS Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

³ Clause 16(2)

⁴ Clause 16(2)

⁵ CRC (PC28.50.50)

	<u>SUB-MD9 Wastewater Disposal</u> b. <u>The extent to which the siting and layout of the development, including roads, driveways, reticulated services, will reduce the effects of surface fault rupture and ground deformation on people and their property.</u> c. <u>The location of building platforms, roads and services and whether or not an allotment should be restricted from development on parts of the site.</u> d. <u>The extent to which geotechnical and engineering reports show that risks to buildings and the safety of occupiers and neighbours can be appropriately managed or reduced to an acceptable level.</u>	
<u>SUB-R7B</u>	<u>Subdivision where any part of any proposed allotment is within the Flood Hazard Assessment Overlay</u>	
<u>Flood Hazard Assessment Overlay</u>	<u>Activity Status: RDIS</u> <u>Where:</u> <u>A Flood Hazard Assessment for each proposed allotment is issued in accordance with NH-S1 and is provided to Council; and</u> <u>For each proposed allotment, a building platform is located outside of a High Flood Hazard Area as stated in a Flood Hazard Assessment issued in accordance with NH-S1.</u> <u>And the activity complies with the following standards:</u> <u>SUB-S1 Allotment Size and Dimensions</u> <u>SUB-S2 Property Access</u>	<u>Activity status when compliance is not achieved with R7B.1-R7B.2: DIS</u> <u>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</u>

	<u>SUB-S3 Water supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S5 Walkable Blocks</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S9 Screen Planting</u> <u>SUB-S10 Stormwater Disposal</u> <u>PA-S1 Esplanade Requirements</u> <u>Matters of discretion are restricted to:</u> <u>SUB-MD1 Design</u> <u>SUB-MD2 Infrastructure</u> <u>SUB-MD3 Water Supply</u> <u>SUB-MD4 Stormwater Disposal</u> <u>SUB-MD5 Transportation Networks</u> <u>SUB-MD6 Easements</u> <u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD8 Public Access</u> <u>SUB-MD9 Wastewater Disposal</u>	
<u>SUB-R7C</u>	<u>Subdivision where any part of any proposed allotment is within the Liquefaction <u>Assessment</u>⁶ Overlay</u>	
<u>Liquefaction Assessment⁷ Overlay</u>	<u>Activity Status: RDIS</u> <u>Where:</u> 1. <u>A site-specific subsurface liquefaction assessment has been completed to at least a Level B assessment – 2017 MBIE/MFE Liquefaction Guidance.</u> <u>And the activity complies with the following standards:</u> <u>SUB-S1 Allotment Size and Dimensions</u> <u>SUB-S2 Property Access</u> <u>SUB-S3 Water supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S5 Walkable Blocks</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S9 Screen Planting</u> <u>SUB-S10 Stormwater Disposal</u> <u>PA-S1 Esplanade Requirements</u>	<u>Activity status when compliance is not achieved with R7C.1: RDIS</u> <u>Matters of discretion are restricted to:</u> a. <u>The potential effects of liquefaction on the buildings and structures.</u> b. <u>The effectiveness of methods proposed to manage the potential effects of liquefaction on buildings and structures.</u> <u>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</u>

⁶ Clause 16(2)

⁷ Clause 16(2)

	<u>Matters of discretion are restricted to:</u> <u>SUB-MD1 Design</u> <u>SUB-MD2 Infrastructure</u> <u>SUB-MD3 Water Supply</u> <u>SUB-MD4 Stormwater Disposal</u> <u>SUB-MD5 Transportation Networks</u> <u>SUB-MD6 Easements</u> <u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD8 Public Access</u> <u>SUB-MD9 Wastewater Disposal</u>	
<u>SUB-R7D</u>	<u>Subdivision where any part of any proposed allotment is within the Ostler Fault Hazard Area Overlay</u>	
<u>Ostler Fault Hazard Area Overlay</u>	<u>Activity Status: DIS</u>	
<u>SUB-R7E</u>	<u>Subdivision where any part of any proposed allotment is within the Hydro Inundation Hazard Overlay</u>	
<u>General Rural Zone within the Hydro Inundation Hazard Overlay</u>	<u>Activity Status: RDIS</u> <u>Matters of discretion are restricted to:</u> a. The potential effects of hydro inundation on people, buildings and structures.⁸ <u>And Where the activity complies with the following standards:</u> <u>SUB-S1 Allotment Size and Dimensions</u> <u>SUB-S2 Property Access</u> <u>SUB-S3 Water supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S5 Walkable Blocks</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S10 Stormwater Disposal</u> <u>PA-S1 Esplanade Requirements</u> <u>Matters of discretion are restricted to:</u> a. <u>The potential effects of hydro inundation on people, buildings and structures</u>	<u>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</u>

⁸ Meridian (39.23)

	b. <u>The potential for the subdivision to result in reverse sensitivity effects that may affect the operation of the Waitaki Power Scheme⁹</u> <u>AND</u> <u>SUB-MD1 Design</u> <u>SUB-MD2 Infrastructure</u> <u>SUB-MD3 Water Supply</u> <u>SUB-MD4 Stormwater Disposal</u> <u>SUB-MD5 Transportation Networks</u> <u>SUB-MD6 Easements</u> <u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD8 Public Access</u> <u>SUB-MD9 Wastewater Disposal</u>	
<u>Rural Lifestyle Zone within the Hydro Inundation Hazard Overlay</u>	<u>Activity Status: NC</u>	
SUB-R8	Subdivision outside of a Farm Base Area in the Te Manahuna / Mackenzie Basin ONL	
Te Manahuna / Mackenzie ONL	Activity Status: DIS	
SUB-R9	Subdivision of a Site Containing a <u>Historic Heritage Site, Building, Structure or Item Listed included¹⁰ in HH-SCHED2 the Heritage Items Schedule</u>	
All Zones	Activity Status: DIS	
SUB-R10	Subdivision Wholly or Partly Within any Open Space and Recreation Zone <u>or Accommodation Special Purpose Zone</u>	
Open Space and Recreation Zones <u>Accommodation Special Purpose Zone</u>	Activity Status: DIS	
SUB-R11	Subdivision Within the <u>PDSPZ Pūkaki Downs Tourist Zone</u>	
<u>Pūkaki Downs Tourist Zone</u>	Activity Status: <u>RDIS</u>	Activity status when compliance with R11.1.a. - c. is not achieved: NC

⁹ Genesis (PC28.46.27)

¹⁰ HNZPT (PC28.27.40)

PDSPZ	Where: 1. The subdivision: a. Creates new allotments within Built Development Areas 1-5 identified in the Pūkaki Downs PDSPZ Structure Plan; and b. Retains all land outside Built Development Areas identified in the Land Management Area of the Pūkaki Downs PDSPZ Structure Plan as a single balance allotment; and c. Is applied for simultaneously with the Comprehensive Land Management Outline Development Plan consent for the relevant Land Management Area. And the activity complies with the following standards: <u>SUB-S2 Property Access</u> <u>SUB-S3 Water Supply</u> <u>SUB-S4 Wastewater Disposal</u> <u>SUB-S6 Corner Splays</u> <u>SUB-S7 Electricity Supply and Telecommunications</u> <u>SUB-S10 Stormwater Disposal</u> Matters of discretion are restricted to: <u>SUB-MD1 Design</u> <u>SUB-MD2 Infrastructure</u> <u>SUB-MD3 Water Supply</u> <u>SUB-MD4 Stormwater Disposal</u> <u>SUB-MD5 Transportation Networks</u> <u>SUB-MD6 Easements</u> <u>SUB-MD7 Reverse Sensitivity</u> <u>SUB-MD8 Public Access</u> <u>SUB-MD9 Wastewater Disposal</u>	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
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	<u>PDSPZ-MD1 Scale, Location and Design</u>	
SUB-R11A	Subdivision Within the PVSPZ	
PVSPZ LMA 1-3	Activity Status: RDIS Where: The subdivision creates new allotments within Land Management Areas 1-3 and is applied for simultaneously with the Outline Development Plan consent application for the relevant Land Management Area(s). And the activity complies with the following standards: SUB-S2 Property Access SUB-S3 Water Supply SUB-S4 Wastewater Disposal SUB-S6 Corner Splays SUB-S7 Electricity Supply and Telecommunications SUB-S10 Stormwater Disposal Matters of discretion are restricted to: SUB-MD1 Design SUB-MD2 Infrastructure SUB-MD3 Water Supply SUB-MD4 Stormwater Disposal SUB-MD5 Transportation Networks SUB-MD6 Easements SUB-MD7 Reverse Sensitivity SUB-MD8 Public Access SUB-MD9 Wastewater Disposal PV¹¹SPZ-MD1 Scale, Location and Design	Activity status where compliance not achieved with R11A.1: NC Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
PVSPZ LMA 4	Activity Status: NC	

¹¹ PTHL and PVHL (PC30.01.22)

SUB-R12	Subdivision Wholly or Partly within SASM-SCHED2 Silent File or SASM-SCHED3 Māori Rock Art Protection Area	
All Zones	Activity Status: DIS	
SUB-R13	Subdivision wholly or partly within a Lakeside Protection Area, Scenic Viewing Area, or Scenic Grassland	
All Zones	Activity Status: NC	
SUB-R14	Subdivision wholly or partly within Specific Control Area 12 – Lyford Lane	
Specific Control Area 12 – Lyford Lane	Activity Status: NC	

Standards

SUB-S1	Allotment Size and Dimensions	Activity status when compliance not achieved:
All Zones (excluding GRUZ and MRZ)	1. Every allotment created shall comply with Table SUB-1. 2. Every allotment created shall contain a building square not less than 15m x 15m. This requirement shall not apply to any allotment created solely for access, reserves, or network utility operations.	DIS
MRZ	3. The minimum allotment area is no less than 400m²; or 4. The minimum allotment area is no less than 200m² where: a. a land use consent under MRZ-S1 has been granted, or is applied for concurrently with the subdivision consent; or b. The subdivision does not create any vacant allotments. 5. Every allotment created shall contain a building square not less	DIS

	than 12m x 12m. This requirement shall not apply to any allotment created solely for access, reserves, or network utility operations.	
GRUZ Specific Control Area 13 - Eastern Plains	6. The minimum allotment area is no less than 20ha.	DIS
	7. The minimum allotment area is no less than 4ha.	NC
GRUZ	8. The minimum allotment area is no less than 100ha.	NC
GRUZ within Outstanding Natural Landscape (except Te Manahuna / Mackenzie Basin ONL)	9. The minimum allotment area is no less than 200ha.	NC
GRUZ within Te Manahuna / Mackenzie Basin ONL	10. Where the minimum allotment area is less than 200ha.	NC
GRUZ within Farm Base Area	11. A maximum of 10 allotments in the Farm Base Area, each having a net area of no more than 1ha. 12. Where the minimum allotment area is less than 4ha except as provided for by SUB-S1.11.	NC

Table 1: Table SUB-1

Zone	Minimum Allotment Area ¹
Large Lot Residential Zone	2,000m ²

Large Lot Residential Zone-Specific Control Area 1	4,000m ²
Large Lot Residential Zone-Specific Control Area 2	1 hectare
Low Density Residential Zone in Te Kopi-o-Ōpihi / Burkes Pass, Fairlie, Takapō / Tekapo and Twizel	400m ²
Low Density Residential Zone in Albury and Kimbell	1,500m ²
Mixed Use Zone	200m ² in Tākapo / Lake Tekapo; or 400m ² in Te Kopi-o-Ōpihi / Burkes Pass; or 1,500m ² in Albury and Kimbell.
Rural Lifestyle Zone (excluding the Ōhau River Precinct and Specific Control Areas 9, 10 and 11)	4 ha
Rural Lifestyle Zone Specific Control Area 9 - Nixons Road	4ha until such time as reticulated services are available, then 1 hectare
Rural Lifestyle Zone Specific Control Area 10 - Clayton Road	4 ha until such time as reticulated services are available, then 2 ha
Rural Lifestyle Zone Specific Control Area 11 - Max Smith Drive	1ha if connected to reticulated services, otherwise 4 ha
Rural Lifestyle Zone Ōhau River Precinct – PREC4	No minimum

Note 1: The allotment areas prescribed are net areas, exclusive of areas intended to provide access to the allotment.

SUB-S2	Property Access	Activity status when compliance not achieved:
All Zones	1. Every allotment created, including any balance allotment, shall have legal access to a formed road maintained by Council.	RDIS Matters of discretion are restricted to: The standard to which the road, any accessway, and any vehicle crossing

		will be formed or maintained to serve the allotment. b. Who will be responsible for forming or maintaining the road to the required standard.
All Zones	2. Every allotment created, including any balance allotment, shall have legal access to a road that is not a State Highway.	RDIS Matters of discretion are restricted to: a. The extent of any adverse effects, including cumulative effects, on traffic safety and traffic efficiency along the State Highway, associated with the number, design and siting of any existing or proposed vehicle accessway or vehicle crossing. b. Whether access to the allotments can be obtained off another road which is not a State Highway, either directly or by an easement across other land, and whether this alternative access is appropriate.
SUB-S3	Water Supply	Activity status when compliance not achieved:
RESZ CMUZ GIZ	1. Every allotment created shall be supplied with a separate connection to a Council reticulated water supply. This requirement shall not apply to any allotment created solely for access or network utility operations; and 2. Every allotment for residential use shall demonstrate at the time of subdivision that a sufficient water supply and access to water supplies for firefighting is available via the Council's urban reticulated system in accordance with SNZ PAS 4509:2008.	NC

	3. Where a reticulated water supply compliant with SNZ PAS 4509:2008 is not available, water supply and access to water supplies for firefighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.	
All Other Zones	4. Every allotment created shall be connected to a reticulated water supply, or where no reticulated supply is available, shall: a. Be provided with a bore which can supply a minimum of 1,000 litres of drinking water per day; or b. Maintain a minimum of 30,000 litres of drinking water at all times, where the supply and / or storage of the water complies with the Building Act 2004; or c. Be provided with an adequate water supply from a rural water supply network; and d. Maintain a firefighting reserve of water of a capacity sufficient to meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), or shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.	NC

SUB-S4	Wastewater Disposal	Activity status when compliance not achieved:
RESZ CMUZ GIZ	1. Every allotment created in a township with a Council reticulated wastewater network shall be supplied with a separate connection to that network. This requirement shall not apply to any allotment created solely for access or network utility operations.	NC
RLZ Specific Control Area 12 - Lyford Lane	2. Every allotment shall be connected to a reticulated wastewater disposal network.	NC
Low Density Residential Zone in Kimbell and Albury	3. Every allotment which is not connected to a reticulated sewer network, shall be provided with an onsite wastewater treatment and disposal system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	DIS
All Other Zones	4. Where a connection to the Council's urban reticulated wastewater disposal network is not available, each allotment shall be provided with an onsite wastewater treatment and disposal system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	NC
SUB-S5	Walkable Blocks	Activity status when compliance not achieved:
RESZ CMUZ	1. Blocks shall achieve all the following maximum perimeter	RDIS Matters of discretion are restricted to:

	lengths, unless precluded by an existing pattern of development: a. Average perimeter not more than 800m. b. Maximum perimeter not more than 1000m. c. Maximum length of any one side of a block not more than 250m. Block perimeters shall be measured by the shortest distance which it is possible to walk entirely around on publicly accessible land.	a. Whether the proposal would achieve a high level of walkability through the area.
SUB-S6	Corner Splays	Activity status when compliance not achieved:
RESZ	1. The corner of any allotment at any road intersection shall be splayed with a rounded minimum radius of 3m.	RDIS Matters of discretion are restricted to: a. The extent of any adverse effects on the efficient functioning of the road. b. The extent of any adverse effects on the safety of road users. c. Whether the amenity values of the surrounding allotments would be maintained.
GRUZ RLZ	2. The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of: a. 6m x 6m for any Local Road. b. 10m x 10m for any Collector Road. c. 15m x 15m for any Arterial Road/State Highway.	
All Other Zones	3. The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of 6m.	
SUB-S7	Electricity Supply and Telecommunications	Activity status when compliance not achieved:
All Zones	1. All allotments, other than allotments for access, roads, utilities,	RDIS

	or reserves, must be provided with connections at the boundary of the allotment to an electricity supply and telecommunication system network including open access fibre where available.	Matters of discretion are restricted to: - Whether an electricity and telecommunication supply are needed for the intended use. - The suitability of the alternative provision of telecommunication and electricity supply. - What method(s) are to be used to inform prospective purchasers of an allotment that these connections are not installed.
SUB-S8	Ōhau River Precinct (PREC4)	Activity status when compliance not achieved:
Ōhau River Precinct (PREC4)	- No more than 50 residential allotments shall be created within the Ōhau River Precinct. - All subdivision shall identify building platforms subject to the following: - Within the Ōhau River Precinct no building platforms shall be located within the No-Build Area shown on the planning maps. - No more than one building platform can be located on any allotment and the maximum total area of that building platform shall be 1000m². - No building platform shall be located within 100m of waterbodies, or hydro canals or 50m of a wetland or tarn. - No building platform shall be located within 20m of the Ostler Fault. - No building platform shall be located within 100m of the Conservation Estate or	DIS

	public walkway. f. No building platform shall be located within an area of significant indigenous vegetation and/or significant habitat of indigenous fauna as identified in a Vegetation Management Plan. 3. A Vegetation Management Plan must be approved as part of any subdivision. The purpose of the Vegetation Management Plan is to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna, manage pest plants and wilding trees and to set out how any new landscaping and arboretum will be developed and maintained, including: a. The use of covenants or consent notices to ensure all lot and residential unit owners are responsible for protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna and for pest plant management (including the removal of pest plants and wilding conifer species) within the Precinct, including over the balance allotments. b. Setting out how all landscaping and the arboretum will be managed, including specification of the implementation methods	
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	and ongoing maintenance.	
SUB-S9	Screen Planting	Activity status when compliance is not achieved:
RLZ Specific Control Area 10 - Clayton Road	1. Any subdivision of land that adjoins State Highway 79 and is opposite the General Industrial Zone shall include planting to a minimum depth of 2m with native species that will grow at least 2m in height and at a density to provide screening of views to the General Industrial Zone.	RDIS Matters of discretion are restricted to: - The extent to which the General Industrial Zone is visually screened from the subject site. - The effect of the non-compliance on the character and amenity of the Rural Lifestyle Zone. - The potential for reverse sensitivity effects on industrial activities.
SUB-S10	Stormwater Disposal	Activity status when compliance is not achieved:
All Zones	1. Every allotment shall be supplied with a means of disposing stormwater that connects to a Council reticulated system or in the absence of a reticulated system shall be provided with an on-site stormwater system, authorised by the Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	DIS

Matters of Discretion

SUB-MD1 Design

- a. The extent to which allotment boundaries reflect natural or physical boundaries.
- b. The suitability of the allotment to accommodate its intended purpose.

In addition, for subdivision in any residential zone:

- c. The extent to which the allotment area and dimensions enables activities to take place in accordance with the function, role, and character of the zone.
- d. Whether the shape and configuration of sites relate well to existing roads, public spaces, and surrounding or neighbouring residential areas.
- e. Whether the shape and configuration of sites enable:
 - i. The appropriate location of:
 - A. The primary entrance to a residential unit;
 - B. Outdoor living space;
 - C. Service areas for a residential unit;
 - D. Car parking; and
 - E. Vehicle crossings and vehicle access.
 - ii. Energy efficiency and orientation for passive solar heat;
 - iii. Privacy for residents; and
 - iv. Passive surveillance.
- f. The extent to which the subdivision integrates with its surroundings, and natural cultural features, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area and maintain amenity values.
- g. The degree to which the design and layout of roads, footpath patterns, and the layout of sites complements the design and layout of any adjoining urban areas, and provides accessibility to all users.
- h. The provision, location, design, protection, management and intended use of reserves and open space.
- i. The degree to which Crime Prevention Through Environmental Design principles have been incorporated into the subdivision design.
- j. The degree to which the design provides for access for emergency services, and escape routes in case of emergency.
- k. Whether existing mature trees can be practically retained.
- l. The degree to which the subdivision achieves good connectivity with the surrounding urban area and open space.

SUB-MD2 Infrastructure

- a. The design, siting, layout, and construction of any infrastructure or facility which is proposed to:
 - i. Vest in Mackenzie District Council as owner or manager; or
 - ii. Connect to any road, reserve or other infrastructure which is owned, managed by, or otherwise vested in Mackenzie District Council or any other road controlling authority.
- b. For other infrastructure:

- i. the method(s) by which the operation, maintenance, repairs, and any upgrades to that infrastructure shall be managed; and
 - ii. the method(s) by which prospective purchasers of sites are to be informed of any fiscal or managerial responsibilities they have for that infrastructure.
- c. The appropriateness of any proposed staging, with respect to the timing of the provision of infrastructure to service each stage.

SUB–MD3 Water Supply

- a. The suitability of the water supply for the intended activities on the site.
- b. The method by which water will be supplied to each allotment for firefighting, taking into account a risk-based assessment. The assessment shall include (but need not be limited to) the:
 - i. type of the water source;
 - ii. available water pressure;
 - iii. volume of any water storage; and
 - iv. method of accessing the water for firefighting purposes.

SUB–MD4 Stormwater Disposal

Within any residential, commercial and mixed use, or industrial zone:

- a. The method(s) for disposing of stormwater.
- b. Where stormwater disposal is not via connection to a reticulated network, the ability to treat and dispose of the stormwater on-site, including the use of low impact design principles. This may include the use of swale drains, rain gardens, rain tanks, detention tanks, and re-use systems and methods to minimise stormwater runoff such as by the use of rainwater.
- c. Capacity of the stormwater drainage network.
- d. The method(s) for retaining stormwater on-site for re-use.

SUB–MD5 Transportation Networks

- a. The layout and formation of all existing and proposed land transport infrastructure, including:
 - i. Ensuring the desired design speed is achieved with respect to the classification of roads and the surrounding environment;
 - ii. Whether the roading pattern utilises opportunities to connect streets. Cul-de-sacs, except those that are short and straight and connected with pedestrian and cycle through routes, should be avoided;
 - iii. Whether the existing and proposed land transport infrastructure is sufficient to accommodate the anticipated vehicle movements associated with the likely use of the land;
 - iv. The extent to which road designs make a positive contribution to the amenity of the neighbourhood and meet the operational requirements of the street, such as waste collection, on-street parking, and emergency services access;
 - v. Whether the subdivision layout and road network support walking, cycling, and public transport, including access to reserves, facilities, commercial areas, and public transport facilities;
 - vi. Whether service lanes, cycle ways, shared accessways, and pedestrian access ways are required or appropriate and are located and designed in a safe and efficient manner; and
 - vii. The provision of footpaths, lighting, and street furniture.

In addition, for subdivision in any residential, commercial and mixed use, or industrial zone:

- b. Any landscaping and tree planting required in the road reserve and its contribution to amenity values and the recreational and environmental attributes of the street.
- c. The degree to which pedestrian and cycle access may be enhanced through the provision of cycleways and footpaths that are located and designed to meet best practice.
- d. Where any shared accessway will access any existing or proposed road, whether the existing and proposed land transport infrastructure is sufficient to accommodate on-street parking.

SUB-MD6 Easements

- a. Whether any new or amended easement or other mechanism(s) is needed to obtain or maintain legal access to land or infrastructure.

SUB-MD7 Reverse Sensitivity

- a. Whether there is a need to provide a separation from zone boundaries, regionally significant infrastructure, lifeline utility infrastructure, transport networks, primary production activities (including intensive primary production), or other mitigation measures to avoid or minimise potential for reverse sensitivity effects.

SUB-MD8 Public Access

- a. For subdivisions which adjoin a waterway listed in PA-SCHED2, the outcome of consideration by the applicant and Council as to whether an esplanade instrument should be provided.
- b. For subdivisions of 4ha or more which adjoin a waterway listed in PA-SCHED1, the outcome of consideration by the applicant and Council as to whether an esplanade instrument should be provided.
- c. For subdivisions creating an allotment smaller than 4ha which adjoin a waterway not listed in PA-SCHED1 or PA-SCHED2, the outcome of consideration by the applicant and Council as to whether an esplanade instrument should be provided.

Note: For any subdivision creating an allotment smaller than 4ha which adjoins any surface waterbody listed in PA-SCHED1, the requirements in PA-S1 apply.

SUB-MD9 Wastewater Disposal

- a. The method(s) for the disposal and treatment of wastewater.
- b. The capacity and suitability of the wastewater disposal system for the intended activities on the site.
- c. Where wastewater disposal is to Council's urban reticulated wastewater network, the capacity of the wastewater network.
- d. Where wastewater disposal is not via a connection to a reticulated wastewater network:
 - i. The ability to treat and dispose of the wastewater on-site;
 - ii. The design and siting of wastewater treatment and disposal;
 - iii. Health, safety, and wellbeing of people; and
 - iv. Any adverse effects on natural and cultural values within sensitive environments and the degree to which they can be avoided, remedied or mitigated.
- e. Where no on-site connection or disposal is available, the suitability of alternative wastewater disposal methods.