

SUB-WORK - Subdivision in Working Zones

This section contains subdivision requirements which apply in the Centres, Mixed Use, Industrial, and Airport Zones. Additional subdivision requirements may also apply in the District Wide Subdivision Matters chapter.

The Primary Objectives that this chapter implements are:

- DO-O1 - Tāngata Whenua;
- DO-O3 - Development Management;
- DO-O20 - Well-functioning Urban Environments;
- DO-O4 - Coastal Environment;
- DO-O5 - Natural Hazards;
- DO-O9 - Landscapes, Features and Landforms;
- DO-O10 - Contaminated Land;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O13 - Infrastructure;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality;
- DO-O16 - Centres;
- DO-O17 - Open Spaces / Active Communities;
- DO-O18 - Renewable Energy, Energy Efficiency and Conservation; and
- DO-O19 - Housing Bottom Lines

DO-O1 Tāngata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3 Development Management

Amended 01
Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
 - a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
 - b. that are well serviced by existing or planned public or active transport; or
 - c. where there is high demand for housing or for business land relative to other areas within

the urban environment;

while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O20 Well-functioning Urban Environments

**Added 01
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A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O4 Coastal Environment

To have a coastal environment where:

1. areas of outstanding *natural character* and high *natural character*, *outstanding natural features and landscapes*, areas of *significant indigenous vegetation*, and *significant habitats of indigenous fauna* are identified and protected;
2. areas of outstanding *natural character* and high *natural character* are restored where degraded;
3. the *effects* of inappropriate *subdivision*, use and *development* are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate *vehicle access*; and
5. Inappropriate *development* does not result in further loss of coastal dunes in the area mapped as the coastal environment.

DO-O5 Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of *risk* from *natural hazards*, while recognising the importance of natural processes and systems.

DO-O9 Landscapes, Features and Landforms

To protect the District's identified *outstanding natural features and landscapes* from inappropriate *subdivision*, use and *development*; and

1. maintain or enhance the landscape values of *special amenity landscapes* and identified significant landforms; and

2. avoid, remedy or mitigate adverse *effects* of *earthworks* on natural features and landforms.

DO-O10 Contaminated Land

To prevent or mitigate any adverse *environmental effects*, including *risks* to human health and the *environment*, arising from past, present or future activities involving *contaminated land*.

DO-O11 Character and *Amenity Values*

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To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects*.

DO-O12 Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of *households* in suitable urban and rural locations;
2. is affordable and adequate for lower income *households*; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of *environmental* sustainability, in particular resource, *water* and energy efficiency.

DO-O13 Infrastructure

To recognise the importance and national, regional and local benefits of *infrastructure* and ensure the efficient *development*, maintenance and operation of an adequate level of social and physical *infrastructure* and services throughout the District that:

1. meets the needs of the community and the region; and
2. builds stronger community resilience, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-O14 Access and Transport

To ensure that the transport system in the District:

1. integrates with *land* use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act

- sustainably as well as improving the resilience and health of communities;
- 3. contributes to a strong economy;
- 4. avoids, remedies or mitigates adverse *effects* on *land* uses;
- 5. does not have its function and operation unreasonably compromised by other activities;
- 6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
- 7. provides for the integrated movement of people, goods and services.

DO-O15 Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

1.
 - a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effects* of their operation;
 - b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
 - c. enabling opportunities to make the economy more resilient and diverse;
 - d. providing opportunities for the growth of a low carbon economy, including clean technology;
 - e. minimising *reverse sensitivity effects* on *business activities*, including *primary production activities*; and
 - f. enhancing the amenity of *working zones*;

while:

2.
 - a. ensuring that economic growth and *development* is able to be efficiently serviced by *infrastructure*;
 - b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu sub-regional centre* and *town centres*; and
 - c. managing contamination, pollution, odour, noise and glare, associated with *business activities*, including *primary production* activities.

DO-O16 Centres

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To have vibrant, safe and economically sustainable *centres* that function as key employment and economic nodes and as a focus for social and community life, as public transport and local service hubs, and as places for living, entertainment and recreation that:

1. provide the primary focus for *commercial* (excluding *industrial*), *retail* and community activities within the District;
2. support community cohesion and a sense of place;
3. reinforce a compact, well designed and sustainable District and regional form, through promoting and reinforcing a close proximity and good accessibility between living, business and employment areas;
4. encourage economic opportunities and *business activities* in a manner which promotes:
 - a. the *Paraparaumu Sub-Regional Centre* as the principal commercial, retail, cultural, civic and tourist centre for the District, to be developed in a manner that:
 - i. achieves an integrated and compact *Metropolitan Centre Zone*, linking all Precincts through a well-connected pedestrian and *transport networks* offering a choice of efficient routes and a quality built environment;

- ii. provides for a broad range of mutually compatible activities that are integrated with pedestrian and public transport;
 - iii. is supported by opportunities for higher density residential living;
 - iv. consolidates community activities within Precinct B; and
 - v. provides for *commercial* (excluding *industrial*) and *retail activities* in Precincts A1, A2 and C, with some restrictions on the scale and nature of *retail activities* in Precinct C
- b. the District's *town centres* at a scale and form that provides the urban focus for the commercial (excluding *industrial*), tourism, education, entertainment, community and civic activities as well as opportunities for higher density residential living, where these meet the needs of the surrounding township community; and
- c. District's *local centres* to provide for *commercial activities* (excluding *industrial activities*), within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.
5. provide for higher density urban built character and high-quality *development*, including:
- a. *buildings* up to 15-storeys within the *Metropolitan Centre Zone*;
 - b. *buildings* up to 6-storeys within:
 - i. the *Town Centre Zone*;
 - ii. the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone;
 - iii. the *Local Centre Zone* at Paekākāriki; and
 - c. *buildings* up to 4-storeys within the *Local Centre Zone*.

DO-017 Open Spaces / Active Communities

To have a rich and diverse network of *open space* areas that:

1. is developed, used and maintained in a manner that does not give rise to significant adverse *effects* on the natural and physical *environment*;
2. protects the District's cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
3. supports the identity, health, cohesion and resilience of the District's communities; and
4. ensures that the present and future recreational and *open space* needs of the District are met.

DO-018 Renewable Energy, Energy Efficiency and Conservation

Increase the development and use of energy from renewable sources, including on-site systems, and efficiency and conservation of energy use while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-019 Housing Bottom Lines

To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:

1. 5,477 additional *residential units* over the short-medium term (2021—2031); and
2. 8,411 additional *residential units* over the long term (2031—2051).

Provisions in other chapters of the Plan may also be relevant.

Refer to the relevant Centre, Mixed Use, Industrial or Airport Zone chapter for the strategic context of the *subject site zone*. These chapters also contain policies and rules which may be relevant to *subdivision* and associated *development* of the *subject site*.

Rules

SUB-WORK-R33	<p><i>Boundary adjustments and subdivisions</i> where no additional <i>allotments</i> (other than reserves or legal road to be vested in Council) are created, in the <i>metropolitan centre zone</i>.</p> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p>Cross lease updates are excluded from this rule.</p>	Amended 01 Sep 23 PC2
Controlled Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring). 3. Public roads, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 4. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards. 5. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 6. The relevant standards under Rule SUB-WORK-R39 must be complied with. 7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i> and <i>outstanding natural features and landscapes</i>. 6. <i>Natural hazard</i> management. 7. <i>Council's Land Development Minimum Requirements</i>. 8. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter. 9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 10. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA. 11. Within Precinct A2, the alignment of <i>road</i> reserves so that views (including glimpses) of Kāpiti Island are maintained from at least three points along Rimu Road.

	<p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> 1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of existing <i>allotments</i>. 	
<p>SUB-WORK-R34</p>	<p><i>Boundary adjustments and subdivisions</i> where no additional <i>allotments</i> (other than reserves or legal road to be vested in Council) are created in the Mixed Use Zone.</p> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p><i>Cross lease</i> updates are excluded from this rule.</p>	<p>Amended 01 Sep 23 PC2</p>
<p>Controlled Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring). 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the <i>subdivision</i>. 4. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards. 5. The relevant standards under SUB-WORK-R41 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the zone standards and standards attached as notations differ, the notations shall take precedence. 6. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>. 3. Visual, character and <i>amenity effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature</i> and <i>outstanding natural features and landscapes</i>. 6. <i>Natural hazard</i> management. 7. <i>Council's Land Development Minimum Requirements</i>. 8. The imposition of financial contributions in accordance with the Financial Contributions chapter. 9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 10. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.

	<p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> 1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of <i>existing allotments</i>. 	
<p>SUB-WORK-R35</p>	<p><i>Boundary adjustments and subdivisions</i> where no additional <i>allotments</i> (other than reserves or legal road to be vested in Council) are created in the <i>Town Centre Zone</i>.</p> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p><i>Cross lease</i> updates are excluded from this rule.</p>	<p>Amended 01 Sep 23 PC2</p>
<p>Controlled Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring). 3. Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 4. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards. 5. The relevant standards under SUB-WORK-R42 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the zone standards and standards attached as notations differ, the notations shall take precedence. 6. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of <i>reserves</i> and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, and <i>outstanding natural features and landscapes</i>. 6. <i>Natural hazard</i> management. 7. <i>Council's Land Development Minimum Requirements</i>. 8. The imposition of financial contributions in accordance with the Financial Contributions chapter. 9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 10. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.

	<p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> 1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of <i>existing allotments</i>. 	
SUB-WORK-R36	<p><i>Boundary adjustments and subdivisions</i> where no additional <i>allotments</i> (other than reserves or legal road to be vested in Council) are created in the <i>Local Centre Zone</i>.</p> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p><i>Cross lease</i> updates are excluded from this rule.</p>	Amended 01 Sep 23 PC2
Controlled Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a legal road. 2. No further <i>development</i> potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further subdivided and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring). 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the <i>subdivision</i>. 4. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards. 5. The relevant standards under SUB-WORK-R43 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 6. The <i>esplanade reserve</i> and <i>esplanade strip</i> provisions of SUB-DW-Table 1 must be complied with. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto legal road including the <i>State Highway Network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature, place or area of significance to Māori, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature and outstanding natural features and landscapes</i>. 6. <i>Natural hazard</i> management. 7. The relevant matters in <i>Council's Land Development Minimum Requirements</i> and the Centres Design Guide in Appendix 25. 8. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter. 9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.

	<p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> 1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of existing <i>allotments</i>. 	
SUB-WORK-R37	<p><i>Boundary adjustments and subdivisions</i> where no additional <i>allotments</i> (other than reserves or legal road to be vested in Council) are created in the Hospital Zone.</p> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p><i>Cross lease</i> updates are excluded from this rule.</p>	Amended 01 Sep 23 PC2
Controlled Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a legal road. 2. No further <i>development</i> potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further subdivided and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring). 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the <i>subdivision</i>. 4. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards. 5. The relevant standards under Rule SUB-WORK-R44 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 6. The <i>esplanade reserve</i> and <i>esplanade strip</i> provisions of SUB-DW-Table 1 must be complied with. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto legal road including the <i>State Highway Network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature, place or area of significance to Māori, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature and outstanding natural features and landscapes</i>. 6. <i>Natural hazard</i> management. 7. The relevant matters in the <i>Council's Land Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 25. 8. The imposition of <i>financial contributions</i> in accordance with the <i>Financial Contributions</i> chapter. 9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.

	<p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> 1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of existing <i>allotments</i>. 	
<p>SUB-WORK-R38</p>	<p><i>Boundary adjustments and subdivisions</i> where no additional <i>allotments</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created in the General Industrial Zone.</p> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p>Cross lease updates are excluded from this rule.</p>	<p>Amended 01 Sep 23 PC2</p>
<p>Controlled Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. No further <i>development</i> potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring). 3. Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 4. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards. 5. The maximum <i>block length</i> of the <i>development</i> shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 6. The relevant standards under Rule SUB-WORK-R45 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i> and <i>outstanding natural features and landscapes</i>. 6. <i>Natural hazard</i> management. 7. <i>Council's Land Development Minimum Requirements</i>. 8. The imposition of financial contributions in accordance with the Financial Contributions chapter. 9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 10. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.

	<p>Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</p> <p>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p><i>Boundary adjustment qualifying criteria:</i></p> <p>1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of <i>existing allotments</i>.</p>	
<p>SUB-WORK-R39</p>	<p>Except as provided for under Rule SUB-WORK-R33, the <i>subdivision of land</i> within the <i>Metropolitan Centre Zone structure plan</i> area that is consistent with the <i>structure plan</i> in Appendix 19.</p>	<p>Amended 01 Sep 23 PC2</p>
<p>Controlled Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i>, including any balance area must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards in Rule MCZ-R7. 3. Each <i>allotment</i> must have a flood free <i>building area</i> above the estimated <i>1% Annual Exceedence Probability</i> flood event. 4. Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 5. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided. 6. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 7. For <i>sites</i> adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening. 8. The <i>Esplanade Reserve</i> and 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>, including proposed link roads and desired connector roads shown in the <i>Metropolitan Centre Structure Plan</i> in Appendix 19. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, notable tree, <i>ecological site</i>, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>. 6. <i>Natural hazard</i> management. 7. The relevant matters in the <i>Council's Land Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 25. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. The imposition of financial

	<p><i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>9. Compliance with FC-Table 1.</p>	<p>contributions in accordance with the Financial Contributions chapter.</p> <p>10. The provision of walkways, cycleways and bridleways.</p> <p>11. Within Precinct A2, the alignment of <i>road</i> reserves so that views (including glimpses) of Kāpiti Island are maintained from at least three points along Rimu Road.</p>
SUB-WORK-R40	Any subdivision of land in the Metropolitan Centre Zone which is not a controlled activity under SUB-WORK-R33 or SUB-WORK-R39.	Amended 01 Sep 23 PC2
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards in MCZ-R7 (except for standard 1), and the <i>restricted discretionary activity</i> standard for <i>height</i> under Rule MCZ-R13. Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and landscaping must be provided. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> Design and layout of the <i>subdivision</i> and <i>earthworks</i>. <i>Vehicle access</i> points onto legal road including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. Visual, character and amenity <i>effects</i>. Design, size, shape and location of <i>reserves</i> and <i>esplanade reserves</i>. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>. <i>Natural hazard</i> management. The relevant matters in the <i>Council's Land Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 25. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. The imposition of financial contributions in accordance with the Financial Contributions chapter. The provision of walking, cycle pathways and bridleways.
SUB-WORK-R41	Any subdivision of land in the Mixed Use Zone which is not a controlled activity under SUB-WORK-R34.	Amended 01 Sep 23 PC2
Restricted	Standards	Matters of Discretion

Discretionary Activity	<ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards except within the Ihakara Street West, Ihakara Street East and Kapiti Road Precincts, each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards under Rule MUZ-R6 (except standard 1) and the <i>restricted discretionary activity</i> standard for <i>height</i> under Rule MUZ-R13. 3. Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided. 5. For <i>sites</i> adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening. 6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 8. In the <i>Paraparaumu North Gateway Precinct</i>, <i>allotments</i> must have a minimum area of 1000m² and a minimum average for the <i>subdivision</i> of 2500 m². 9. Compliance with FC-Table 1. 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>. 6. <i>Natural hazard</i> management. 7. The relevant matters in the <i>Council's Land Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 25.. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter. 10. The provision of walkways, cycleways and bridleways.
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SUB-WORK-R42	Any subdivision of land in the Town Centre Zone which is not a controlled activity under SUB-WORK-R35.		Amended 01 Sep 23 PC2
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards (except for standard 1 under Rule TCZ-R6), and the <i>restricted discretionary activity</i> standard for <i>height</i> under Rule TCZ-R11. 3. Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 4. The maximum <i>block length</i> of the <i>development</i> shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 5. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided. 6. For <i>sites</i> adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening. 7. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 9. Compliance with FC-Table 1. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle</i> access points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building</i> area(s) relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>. 6. <i>Natural hazard</i> management. 7. The relevant matters in the <i>Council's Land Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 25. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter. 10. The provision of walking, cycle pathways and <i>bridleways</i>. 	
SUB-WORK-R43	Any subdivision of land in the Local Centre Zone which is not a controlled activity under SUB-WORK-R36.		Amended 01 Sep 23 PC2
Restricted Discretionary	Standards	Matters of Discretion	

<p>Activity</p>	<ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards in Rules LCZ-R1 to LCZ-R9 (excluding standard 1 in Rule LCZ-R6), and the <i>restricted discretionary activity</i> standards for <i>height</i> in Rule LCZ-R12. 3. Public roads, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided. 5. For <i>sites</i> which adjoin <i>Residential Zones</i>, <i>development</i> must meet the <i>Permitted Activity</i> Standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening. 6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 8. Compliance with FC-Table 1. 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle</i> access points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated building area(s) relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>. 6. <i>Natural hazard</i> management. 7. The relevant matters in the <i>Council's Land Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 25. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter. 10. The provision of walkways, cycleways and bridleways.
<p>SUB-WORK-R44</p>	<p>Any <i>subdivision of land</i> in the Hospital Zone which is not a <i>controlled activity</i> under SUB-WORK-R37.</p>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards (except for standard 1 in Rule HOSZ-R6), and the <i>restricted</i> 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle</i> access points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>.

	<p><i>discretionary activity</i> standard for <i>height</i> in Rule HOSZ-R8).</p> <ol style="list-style-type: none"> 3. Public roads, public water supply wastewater and stormwater systems must be available to serve the subdivision. 4. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 5. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided. 6. For sites adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>Permitted Activity</i> Standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening. 7. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 9. Compliance with FC-Table 1. 	<ol style="list-style-type: none"> 5. The location of any associated building area(s) relative to any identified <i>natural hazards</i>, natural wetland, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>. 6. <i>Natural hazard</i> management. 7. The relevant matters in the <i>Council's Land Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 25. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter. 10. The provision of walkways, cycleways and bridleways.
<p>SUB-WORK-R45</p>	<p>Any <i>subdivision of land</i> in the General Industrial Zone, except in the Ōtaki South Precinct, which is not a <i>controlled activity</i> under SUB-WORK-R38.</p>	<p>Amended 01 Sep 23 PC2</p>
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have inalienable legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards in GIZ-R5. 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>historic</i>

	<p><i>subdivision.</i></p> <ol style="list-style-type: none"> 4. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided. 5. For <i>sites</i> adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>Permitted Activity Standards</i> of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening. 6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with. 	<p><i>heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</i></p> <ol style="list-style-type: none"> 6. <i>Natural hazard</i> management. 7. <i>Council's Land Development Minimum Requirements.</i> 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision.</i> 9. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter. 10. The provision of walkways, cycleways and bridleways.
<p>SUB-WORK-R46</p>	<p>Any <i>subdivision of land</i> within the Ōtaki South Precinct of the General Industrial Zone which does not comply with any one or more of the <i>controlled activity</i> standards under SUB-WORK-R38.</p>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have inalienable legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards in PREC16-R1. 3. <i>Public roads</i>, <i>public water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided. 5. For <i>sites</i> adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening. 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto legal road including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</i> 6. <i>Natural hazard</i> management. 7. <i>Council's Land Development Minimum Requirements.</i> 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision.</i>

	<p>6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</p> <p>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p>	<p>9. The imposition of financial contributions in accordance with the Financial Contributions chapter.</p> <p>10. The provision of walking walkways, cycleways and bridleways.</p> <p>11. Design, size, shape and location of reserves and <i>esplanade reserves</i>.</p> <p>12. Adequacy of <i>stormwater</i> mitigation.</p> <p>13. <i>Water</i> demand management.</p> <p>14. Utility and reticulated service provision.</p> <p>15. Location of <i>roads</i> and the design of the <i>road</i> environment, including <i>tree</i> planting and provision of public access to the <i>river</i>.</p> <p>16. The extent of consistency with the Ōtaki South Structure Plan in Appendix 23.</p>	
SUB-WORK-R47	<i>Subdivision</i> within the Airport Zone.		Amended 01 Sep 23 PC2
Restricted Discretionary Activity	<p>Standards</p> <p>1. A development plan showing proposed <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided.</p> <p>2. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p>	<p>Matters of Discretion</p> <p>1. The design and layout of the <i>subdivision</i>, including <i>earthworks</i>.</p> <p>2. The imposition of financial contributions in accordance with the Financial Contributions chapter.</p> <p>3. The provision of walkways, cycleways and access for public transport.</p> <p>4. The installation of <i>water saving devices</i> and energy efficient technologies.</p> <p>5. Compliance with <i>the Council's Land Development Minimum Requirements</i>.</p> <p>6. Design, size, shape and location of reserves and <i>esplanade reserves</i>.</p> <p>7. Measures to avoid or mitigate potential <i>reverse sensitivity effects</i>.</p>	
SUB-WORK-R48	Any activity which is listed as a <i>restricted discretionary activity</i> and does not comply with one or more of the associated standards, unless otherwise specifically stated.		
Discretionary Activity			
SUB-WORK-R49	<i>Subdivision</i> in the Hospital Zone that does not comply with one or more of the <i>restricted discretionary activity</i> standards.		
Non-			

Complying Activity	
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