

SUB-RES - Subdivision in Residential Zones

This section contains *subdivision* requirements which apply in the General Residential Zone. Additional *subdivision* requirements may also apply in the District Wide Subdivision Matters chapter.

The Primary Objectives that this chapter implements are:

- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O20 - Well-functioning Urban Environments;
- DO-O21 - Housing in *Relevant Residential Zones*;
- DO-O22 - Higher Density Housing in *Residential Zones*;
- 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-O17 - Open Spaces / Active Communities;
- DO-O18 - Renewable Energy, Energy Efficiency and Conservation; and
- DO-O19 - Housing Bottom Lines.

DO-O1 Tangata 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
Sep 23 PC2

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-O21 Housing in *Relevant Residential Zones*

Added 01
Sep 23 PC2

Relevant residential zones provide for a variety of housing types and sizes that respond to:

1. Housing needs and demand; and
2. The neighbourhood's planned urban built character, including 3-storey *buildings*.

DO-O22 Higher Density Housing in *Residential Zones*

Added 01
Sep 23 PC2

Relevant residential zones provide for higher density housing types and sizes that respond to:

1. Housing needs and demand;
2. The proximity of the area to the *Metropolitan Centre Zone*, *Town Centre Zone* or *Local Centre Zone*;
3. Accessibility to and from the area by active or public transport; and
4. The neighbourhood's planned urban built character, including:
 - a. *buildings* up to 6-storeys within the High Density Residential Zone (with *buildings* up to 10-storeys being enabled in areas adjacent to the *Metropolitan Centre Zone*); and
 - b. *buildings* up to 4-storeys in parts of the General Residential Zone adjacent to the *Town Centre Zone* and *Local Centre Zone*.

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-05 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-09 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-010 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-011 Character and *Amenity Values*

Amended 01
Sep 23 PC2

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-012 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*

<i>activities, including primary production activities.</i>	
DO-017	Open Spaces / Active Communities
To have a rich and diverse network of <i>open space</i> areas that:	
<ol style="list-style-type: none"> 1. is developed, used and maintained in a manner that does not give rise to significant adverse <i>effects</i> on the natural and physical <i>environment</i>; 2. protects the District’s cultural, ecological and <i>amenity values</i>, while allowing for the enhancement of the quality of <i>open space</i> areas; 3. supports the identity, health, cohesion and resilience of the District’s communities; and 4. ensures that the present and future recreational and <i>open space</i> 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 <i>effects</i> on the <i>environment</i> .	
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:	
<ol style="list-style-type: none"> 1. 5,477 additional <i>residential units</i> over the short-medium term (2021—2031); and 2. 8,411 additional <i>residential units</i> over the long term (2031—2051). 	

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

Refer to the General Residential Zone chapter for the strategic context of this zone. The General Residential Zone chapter also contains policies and rules which may be relevant to subdivision and associated *development* within the General Residential Zone.

Policies

SUB-RES-P1	[Deleted]	Deleted 01 Sep 23 PC2
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Rules

SUB-RES-R25	<p>The following <i>subdivisions</i>:</p> <ul style="list-style-type: none"> • <i>Boundary adjustments</i> • <i>Subdivision of land</i> where no additional <i>allotments</i> are created. <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	Standards	Matters of Control

	<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 systems, sanitary drainage systems and surface <i>water</i> drainage systems must be available to serve the <i>subdivision</i>. 4. The relevant <i>subdivision</i> standards under Rules SUB-RES-R26, SUB-RES-R33, SUB-RES-R27 and SUB-RES-R28 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. <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>. 	<ol style="list-style-type: none"> 1. Design and layout, including any associated <i>earthworks</i>. 2. <i>Vehicle</i> access points onto <i>legal road</i> including the <i>State Highway</i> network, and any transport <i>effects</i>. 3. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>. 4. The location of any associated <i>building</i> area 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>, <i>outstanding natural feature and landscape</i> or <i>area of high natural character</i>. 5. The imposition of <i>conditions</i> in accordance with <i>Council's Land Development Minimum Requirements</i>. 6. The imposition of financial contributions in accordance with the Financial Contributions chapter. <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <ol style="list-style-type: none"> 7. The design, size, shape and location of reserves and <i>esplanade reserves</i>.
<p>SUB-RES-R26</p>	<p>Except as provided for under Rule SUB-RES-R25, <i>subdivision of land</i> within the Coastal Qualifying Matter Precinct.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • <i>Subdivision of land</i> in the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka, Te Horo Beach and Ōtaki Beach; • <i>Subdivision of land</i> in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Raumati and Waikanae Beach. 	<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> must have a flood free <i>building</i> area above the estimated <i>1% Annual Exceedance Probability</i> flood event. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>. 2. The imposition of <i>conditions</i> to manage character and amenity <i>effects</i>.

	<p>Parent allotment area</p> <p>3. The <i>land</i> to be <i>subdivided</i> shall be less than 3,000m² in area.</p> <p>Note: <i>Subdivision of land</i> greater than 3,000m² is provided for under SUB-RES-R27.</p> <p>Minimum allotment size and shape factor</p> <p>4. Compliance with SUB-RES-Table 1.</p> <p>Infrastructure, access and services</p> <p>5. Access, <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> drainage systems, and underground power and telecommunications must be provided in accordance with the <i>Council's Land Development Minimum Requirements</i>.</p> <p>6. The maximum number of <i>allotments</i> gaining legal and physical <i>vehicle access</i> by rights of way shall be 6.</p> <p>7. Access to all <i>allotments</i> must comply with the standards in the Transport chapter.</p> <p>Esplanades</p> <p>8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial Contributions</p> <p>9. Compliance with FC-Table 1.</p>	<p>3. The design, size, shape and location of reserves and <i>esplanade reserves</i>.</p> <p>4. The imposition of <i>conditions</i> in accordance with <i>Council's Land Development Minimum Requirements</i>.</p> <p>5. The imposition of <i>financial contributions</i> in accordance the Financial Contributions chapter.</p> <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network and any transport <i>effects</i>.</p> <p>7. Any legal mechanisms required for legal access.</p> <p>8. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <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 feature</i> and <i>landscape</i> or <i>area of high natural character</i>.</p> <p>Note: Where consent is required under other rules in the Plan which are associated with an activity considered under this rule, additional matters of control may also apply. Other rules in the Plan may also affect the activity status of <i>subdivision</i> under this rule.</p>
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Note: the *subdivision of land* within:

- the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka, Te Horo Beach and Ōtaki Beach; and
- the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Raumati and Waikanae Beach;

are provided for under Rule SUB-RES-R27.

SUB-RES-	Except as provided for under Rule SUB-RES-R25, <i>subdivision of</i>	Added 01
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<p>R33</p>	<p><i>land</i> within the General Residential Zone or High Density Residential Zone.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • <i>Subdivision</i> of land in the Coastal Qualifying Matter Precinct. <p>Notification Public and limited notification of an application for <i>resource consent</i> under this rule is precluded.</p>	
<p>Controlled Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Where the parent <i>allotment</i> contains an existing <i>residential unit</i>: <ol style="list-style-type: none"> a. the <i>subdivision</i> must not increase the degree of any non-compliance with Rules GRZ-R33, GRZ-R34, HRZ-R6 or HRZ-R7; or b. the <i>subdivision</i> must comply with an approved land use <i>resource consent</i>. 2. Where the parent <i>allotment</i> does not contain an existing <i>residential unit</i>: <ol style="list-style-type: none"> a. it must be demonstrated that it is practicable to construct <i>residential units</i> on the parent <i>allotment</i> that comply with Rules GRZ-R33, GRZ-R34, HRZ-R6 or HRZ-R7; or b. the <i>subdivision</i> must comply with an approved land use <i>resource consent</i>. 3. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 4. Each vacant <i>allotment</i> must have a flood free <i>building area</i> above the estimated 1% Annual Exceedance Probability flood event. <p>Minimum allotment size and shape factor</p> <ol style="list-style-type: none"> 5. Compliance with SUB-RES-Table 1. <p>Infrastructure, access and services</p>	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. The design and layout of the <i>subdivision</i> (excluding allotment size, shape, or other size-related subdivision requirements) and any associated <i>earthworks</i>. 2. The imposition of <i>conditions</i> to manage character and amenity <i>effects</i>. 3. The design and location of reserves and <i>esplanade reserves</i>. 4. The imposition of <i>conditions</i> in accordance with <i>Council's Land Development Minimum Requirements</i>. 5. The imposition of <i>financial contributions</i> in accordance the Financial Contributions chapter. <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <ol style="list-style-type: none"> 6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network and any transport <i>effects</i>. 7. Any legal mechanisms required for legal access. 8. 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 feature</i> and <i>landscape</i> or <i>area of high natural character</i>.

6. Access, *water* supply, *wastewater* and *stormwater* drainage systems, and underground power and telecommunications must be provided in accordance with the *Council's Land Development Minimum Requirements*.
7. The maximum number of *allotments* gaining legal and physical *vehicle access* by rights of way shall be 6.
8. Access to all *allotments* must comply with the standards in the Transport chapter.
9. Within the General Residential Zone at Te Horo Beach, a firefighting *water* supply must be provided which complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Advice Note: Applicants should consult with Fire and Emergency New Zealand on a specific method of complying with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, as part of preparing an application.

Wastewater disposal — non-sewered allotments

10. Any *subdivision* occurring on *land* that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic *wastewater* disposal is suitable for each *allotment* in accordance with AS/NZS 1547:2012 "On-site Domestic Wastewater Management."

Note: attention is drawn to the requirements for on-site domestic wastewater disposal enforced by the Regional Council.

County Road Ōtaki Precinct

Note: Where consent is required under other rules in the Plan which are associated with an activity considered under this rule, additional matters of control may also apply. Other rules in the Plan may also affect the activity status of *subdivision* under this rule.

	<p>11. For <i>land</i> in the County Road Ōtaki Precinct:</p> <ul style="list-style-type: none"> a. the protection of <i>ecological site</i> (K212) shall be secured via an encumbrance on the new <i>allotments</i> within which K212 is located; and b. an integrated traffic assessment must be undertaken for all <i>subdivisions</i> creating more than six <i>allotments</i> with vehicle access only onto County Road. <p>Esplanades</p> <p>12. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial Contributions</p> <p>13. Compliance with FC-Table 1.</p>	
<p>SUB-RES-R27</p>	<p><i>Subdivision of land</i> in the Coastal Qualifying Matter Precinct which is not a <i>controlled activity</i> under SUB-RES-R25, or SUB-RES-R26.</p> <p>Criteria for notification</p> <p>With respect to <i>subdivisions</i> which do not meet one or more of the standards under Rule SUB-RES-R25 the written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	<p>Amended 01 Sep 23 PC2</p>
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <ul style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. <p>Minimum allotment size and shape factor</p> <ul style="list-style-type: none"> 2. Compliance with SUB-RES-Table 1. <p>Firefighting water supply at Te Horo Beach</p> <ul style="list-style-type: none"> 3. Within the General Residential Zone at Te Horo Beach, a firefighting <i>water</i> supply must be provided which complies with the 	<p>Matters of Discretion</p> <ul style="list-style-type: none"> 1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>. 2. The imposition of conditions to manage character and amenity <i>effects</i>. 3. The design, size, shape and location of reserves and esplanades. 4. The imposition of conditions in accordance with <i>Council's Land Development Minimum Requirements</i>. 5. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.

	<p>New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p> <p>Advice Note: Applicants should consult with Fire and Emergency New Zealand on a specific method of complying with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, as part of preparing an application.</p> <p>Wastewater disposal — non-sewered allotments</p> <p>4. Any <i>subdivision</i> occurring on land that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic <i>wastewater</i> disposal is suitable for each <i>allotment</i> in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management.”</p> <p>Note: attention is drawn to the requirements for on-site domestic <i>wastewater</i> disposal enforced by the Regional Council.</p> <p>Block length</p> <p>5. The maximum <i>block length</i> for any <i>subdivision</i> where the <i>land</i> to be subdivided is less than 3,000m² in area shall be 100 metres.</p> <p>Esplanades</p> <p>6. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial contributions</p> <p>7. Compliance with FC-Table 1.</p>	<p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network and any transport <i>effects</i>.</p> <p>7. Any legal mechanisms required for legal access.</p> <p>8. 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 landscape</i> and <i>area of high natural character</i>.</p> <p>Note: Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of discretion may also apply.</p>
<p>SUB-RES-R28</p>	<p>[Deleted]</p>	<p>Deleted 01 Sep 23 PC2</p>

SUB-RES-R29	<i>Subdivision</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.			Amended 01 Sep 23 PC2
Restricted Discretionary Activity	<p>Standards</p> <p>1. <i>Subdivision</i> under this rule must comply with all other relevant <i>subdivision</i> standards unless otherwise specified in Appendix 1.</p> <p>Note: For development which is undertaken in accordance with the Development Incentives Guidelines, see GRZ-R15.</p>	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal. 2. The design, size, shape and location of reserves and <i>esplanade reserves</i>. 3. Covenants, easements and other legal mechanisms required. 4. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>. 5. Ecological or biodiversity <i>effects</i>, and <i>effects</i> on natural character values. 6. Transport <i>effects</i>. 7. Proposed mitigation, remediation or ongoing management measures. 8. Cumulative <i>effects</i>. 9. The matters of discretion set out under SUB-RES-R27. 		
SUB-RES-R30	<p>Any <i>subdivision of land</i> in the General Residential Zone or High Density Residential Zone which is not a controlled activity under SUB-RES-R25 or SUB-RES-R33.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • <i>Subdivision</i> of land in the Coastal Qualifying Matter Precinct. <p>Notification</p> <p>Public and limited notification of an application for <i>resource consent</i> under this rule is precluded.</p>			Amended 01 Sep 23 PC2
Discretionary Activity				
SUB-RES-R31	[Deleted]			Deleted 01 Sep 23 PC2
SUB-RES-R32	Any <i>subdivision of land</i> in the Coastal Qualifying Matter Precinct which is not a controlled activity under SUB-RES-R25, or SUB-RES-R26, or a <i>restricted discretionary</i> activity under SUB-RES-R27.			Amended 01 Sep 23 PC2
Non-Complying Activity				
SUB-RES-Table 1 - Minimum allotment size	Allotment type	Minimum allotment area	Minimum average allotment area for the entire	Minimum allotment shape factor

and shape factor			<i>subdivision</i>	
<p>[Table added 01 Sep 23 PC2]</p>	<p>An <i>allotment</i> that contains a <i>residential unit</i>, or has an approved land use <i>resource consent</i> for a <i>residential unit</i>, or it can be demonstrated that it is practicable to construct <i>residential units</i> within the <i>allotment</i> that complying with Rules GRZ-R33, GRZ-R34, HRZ-R6 or HRZ-R7</p>	<p>No minimum <i>allotment</i> area</p>	<p>No minimum average <i>allotment</i> area</p>	<p>No minimum <i>allotment</i> shape factor</p>
	<p>Vacant <i>allotment</i> (excluding <i>access sites</i>)</p>	<p>420m² (inclusive of access)</p>	<p>No minimum average <i>allotment</i> area</p>	<p>Must be capable of accommodating a 13 metre diameter circle.</p>
	<p>Any <i>allotment</i> in the Coastal Qualifying Matter Precinct, except where otherwise provided for in this table</p>	<p>450m² (inclusive of access)</p>	<p>No minimum average <i>allotment</i> area</p>	<p>Must be capable of accommodating an 18 metre diameter circle.</p>
	<p>Any <i>allotment</i> in the Coastal Qualifying Matter Precinct where the parent <i>allotment</i> is greater than 3,000m² in size</p>	<p>At least 50% of all front <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 550m² and at least 25% of all front <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 700m².</p> <p>At least 50% of all rear <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 650m² (exclusive of access) and at</p>	<p>No minimum average <i>allotment</i> area.</p>	<p>Where a rear <i>allotment</i> is created, the shape factor circle for the front <i>allotment(s)</i> may extend over the <i>access leg</i> for the rear <i>allotment</i> by up to 3 metres.</p>

		least 25% of all rear <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 800m ² (exclusive of access).	
	Any <i>allotment</i> in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Waikanae Beach	550m ² (exclusive of access)	No minimum average <i>allotment</i> area
	Any <i>allotment</i> in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Raumati	450m ² (exclusive of access)	700m ² (exclusive of access)
	Any <i>allotment</i> in the Coastal Qualifying Matter Precinct at Ōtaki Beach	450m ² (exclusive of access)	600m ² (exclusive of access)
	Any <i>allotment</i> in the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka or Te Horo Beach	950m ² (inclusive of access)	No minimum average <i>allotment</i> area