

11 Subdivision

Introduction

Subdivision is a process which enables title to be transferred. Nevertheless, it does impose constraints on the future use and development of land. In addition the engineering work often required to make land suitable for development must be managed as there can be adverse effects on the environment. It is therefore important these effects are addressed and managed in the Plan.

Except for boundary adjustments and the leasing of retail space within existing buildings in appropriate activity areas, all subdivisions require a resource consent as it may be necessary to impose engineering conditions, design allotment standards and financial contributions to ensure that adverse effects are managed and mitigated.

The provisions of this Chapter apply to all activity areas. Activities must also be assessed in terms of the requirements of each activity area, and the requirements of Chapters 12, 13 and 15, to determine whether or not a resource consent is required.

11.1 Issues, Objectives and Policies

11.1.1 Allotment Standards

Issue

Subdivision of land can impose a constraint on the future use or development of land. It is necessary to ensure land which is subdivided can be used for the proposed use or purpose.

Objective

To ensure that land which is subdivided can be used for the proposed use or development.

Policy

- (a) To ensure that allotments have minimum design standards such as, minimum size, shape and frontage, which are suitable for the proposed use or development.

Explanation and Reasons

While it is recognised that subdivision of land is essentially a process for enabling title of land to be transferred, it nevertheless imposes constraints on the future use and development of land by establishing boundaries of particular allotments. There is a need to ensure that land which is subdivided is suitable for the proposed use and development. Failure to do so can result in the future use or development being unable to comply with the required performance standards for the activity area.

Such non-compliance with specified performance standards can have adverse effects on the environment. In considering whether land which is subdivided is suitable for the proposed use or development such matters as design, size, building platform and shape of allotments are important matters that need to be considered by Council. The objectives, policies and rules of the activity areas need to be taken into account.

11.1.2 Engineering Standards

Issue

Subdivisions need to be serviced in a manner that adverse effects are avoided, remedied or mitigated and that adverse effects on the health, safety and wellbeing of residents are no more than minor.

Objective

To ensure that utilities provided to service the subdivision protect the environment and that there are no adverse effects on the health and safety of residents and occupiers.

Policy

- (a) To ensure that utilities provided comply with specified performance standards relating to such matters as access, street lighting, stormwater, water supply, wastewater, gas, telephone, electricity and earthworks.

Explanation And Reasons

Utility services provided by the subdivider must be in accordance with specified engineering performance standards to ensure that the environment is protected and there are no adverse effects on the health, safety and wellbeing of residents and occupiers. Incompatible and inappropriate services can have adverse effects on the proper functioning of existing services and also lead to additional maintenance costs.

11.1.3 Natural Hazards

Issue

Subdivision of land subject to natural hazards can lead to allotments which are inappropriate if the adverse effects cannot be avoided, remedied or mitigated. There is a need to ensure that subdivision of land subject to natural hazards is managed and controlled.

Objective

To ensure that land subject to natural hazards is subdivided in a manner that the adverse effects are avoided, remedied or mitigated.

Policies

- (a) Subdivision of land within the Wellington Fault Special Study Area should be managed to ensure that the allotments are of sufficient size and shape so that buildings and structures are not sited within twenty metres of a faultline.
- (b) Subdivision of land subject to flooding is discouraged as this can lead to greater intensity of use and development and have adverse effects on the environment.
- (c) Subdivision of land should be managed to ensure that within each allotment there is a suitable building platform so that buildings and associated structures will not be adversely affected by slope instability, including the deposition of debris.

Explanation and Reasons

Subdivision of land subject to natural hazards may lead to allotments which are inappropriate as the adverse effects cannot be controlled or mitigated. It is important that the subdivision is designed in a manner that the natural hazard can be avoided or mitigated. In this respect, it is important that allotments are of sufficient size and are of an appropriate shape so that the proposed use or development can be sited to avoid the natural hazard, or the necessary mitigation measures can be implemented, without affecting detrimentally the viability of the use or development.

11.1.4 Special Areas

Issue

Subdivision of land in the coastal environment and in areas of ecological value can have adverse effects that need to be controlled.

Objective

To ensure that land in the coastal environment, areas adjoining lakes and rivers and other environmentally sensitive areas are protected from inappropriate subdivision.

Policy

- (a) To ensure that land in the coastal environment, areas adjoining rivers and lakes and other environmentally sensitive areas are not subdivided to an extent or manner where amenity values, ecological, social, cultural and recreational conditions are adversely affected.

Explanation and Reasons

The Act, the New Zealand Coastal Policy Statement and the Regional Policy Statement require the Plan to ensure that inappropriate subdivision of land does not occur in the coastal environment.

The Regional Policy Statement recognises that wetlands, lakes and rivers are important as they provide a habitat for a rich flora and fauna. These areas also have high social, cultural and recreational values. It is therefore important that lands adjoining such areas are managed and controlled to avoid and mitigate adverse effects.

11.1.5 General Rural And Rural Residential Activity Areas

Issue

Inappropriate subdivision of lands in the General Rural and Rural Residential Activity Area which leads to the use of lands for more intense urban purposes such as residential development, can have adverse effects on amenity values and to an inefficient land use pattern.

Objective

To ensure that the amenity values and the efficient use of land in General Rural and Rural Residential Activity Areas are maintained by restricting subdivision of lands which could lead to greater intensity of use and development for urban related purposes, such as more intense residential development.

Policy

- (a) The minimum size of allotments should be large so as to ensure that rural amenity values and an efficient land use pattern are maintained.

Explanation and Reasons

Large sized allotments are required in General Rural and Rural Residential areas to maintain amenity values. It is therefore necessary to prevent the close subdivision of land in the General Rural and Rural Residential Activity Areas.

As there is adequate supply of urban land in the City it is an inefficient use of a valuable resource to allow rural and rural residential land to be subdivided into urban sized allotments.

11.1.6 Retail Leasing

Issue

The leasing of retail space within existing buildings, such as shopping centers, can give rise to a technical subdivision under the Resource Management Act 1991. Such subdivisions do not have effects warranting subdivision control under the provisions of the Plan. The imposition of unnecessary controls will result in inappropriate costs and barriers to the tailoring of retail spaces to the requirements of tenants. Unnecessary controls can therefore contribute to the number of vacant retail spaces which detract from the vitality and viability of commercial centres.

Objective

Ensure that the leasing of retail space within existing buildings and appropriate activity areas can proceed without the need for subdivision consent.

Policy

- (a) Resource consent will not be required for subdivisions resulting from the leasing of retail space within existing buildings and in appropriate activity areas.

Explanation and Reasons

Under the Act the leasing of retail space within existing buildings can technically be considered to be a subdivision. Such subdivisions do not have any adverse effects which warrant control under the provisions of the Plan. It is therefore appropriate that the leasing of retail spaces within existing buildings is a Permitted Activity.

11.2 Rules

11.2.1 Permitted Activity

- (a) In all activity areas, minor boundary adjustments.
- (b) In all Commercial Activity Areas, subdivision of existing retail premises by way of leasing.

11.2.1.1 Permitted Activity - Conditions

Minor boundary adjustments must comply with the following conditions:

- (a) Do not create additional building sites.
- (b) Following subdivision does not increase any non-compliance with the rules specified for the activity area.

11.2.2 Controlled Activities

All subdivisions in the following activity areas are Controlled Activities except where provided for as Permitted or Discretionary Activities:

- (a) General Residential Activity Area.
- (b) Hill Residential Activity Area.
- (c) Landscape Protection Residential Activity Area.
- (d) Special Residential Activity Area.
- (e) General Business Activity Area.
- (f) Special Business Activity Area.
- (g) Rural Residential Activity Area.
- (h) General Rural Activity Area.
- (i) Suburban Commercial Activity Area.
- (j) Central Commercial Activity Area.
- (k) Petone Commercial Activity Area 1.
- (l) Petone Commercial Activity Area 2.
- (m) Community Iwi Activity Area 1 - Marae.
- (n) Community Iwi Activity Area 3 - Kokiri Centres.
- (o) In all activity areas, where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a staged unit plan or cross lease plan lodged with the District Land Registrar and where part of the development (or a building on one site on such plan exists) has been completed prior to 5 December 1995, then in such circumstances the allotment design standards and terms shall not apply.

Compliance with other standards and terms is necessary.

- (p) In all Commercial, Business, Recreation, Community Health and Community Iwi Activity Areas the allotment design standards and terms shall not apply:
- (i) where there are existing buildings on an allotment prior to December 1995; and
 - (ii) where the subdivision of that allotment does not create a vacant allotment (i.e. with no buildings).
- Compliance with all other standards and terms is necessary.
- (q) In all Residential and Rural Activity Areas the allotment design standards and terms shall not apply:
- (i) where there are existing dwelling houses on an allotment prior to December 1995; and
 - (ii) where the subdivision of that allotment does not create an allotment with no dwelling house.
- Compliance with all other standards and terms is necessary.
- (r) Any subdivision located wholly within Avalon Business Activity Area (Sub-Area 2)

11.2.2.1 Matters in which Council Seeks to Control and Standards and Terms

(a) Allotment Design Standards and Terms

All subdivisions must take into account the matters listed below:

Performance Objectives:

- To ensure that land is subdivided in a manner that the relevant objectives, policies and rules for each activity area can be achieved.
- To ensure that allotments have sufficient area and dimensions to meet user requirements.
- To ensure that subdivisions are designed on a comprehensive basis taking into account characteristics of the area and ensuring that private and public facilities plus activities are well integrated.
- To ensure that appropriate measures are taken to mitigate the adverse effects of natural hazards.

Performance Criteria:

- Allotments to have the appropriate net site area and dimensions to enable activities, buildings or structures to be sited to comply with the specified activity area requirements.
- Subdivisions should be designed so as to give areas a strong and positive identity by taking into account characteristics of the area and ensuring that roading patterns, public open space/reserves and community facilities are well integrated.
- Account must be taken of the future development potential of adjoining or adjacent land.
- The roading pattern must take into account the future development pattern of adjacent land.
- Subdivisions should be designed in a manner which recognises and gives due regard to the natural and physical characteristics of the land and adverse effects are avoided, remedied or mitigated.
- Notwithstanding the subdivision standards for each respective activity area there shall be no specific allotment size in any activity area for allotments created solely for utilities. Where those allotments created for such purposes have a net site area of less than 200m² there shall be no minimum frontage or shape factor requirements.

Compliance Standards:

The minimum size of an allotment shall exclude rights of way and access legs to a rear site.

General Residential Activity Area

Minimum size of allotment:	400m ²
Minimum frontage:	3m to ensure that there is drive-on access to the allotment. For rear allotments the 3m frontage may be satisfied through a registered Right of Way outside the title (outside legal boundaries of the allotment).
Shape factor:	All allotments must be able to contain a rectangle measuring 10m by 15m. Such a rectangle must be clear of any yard or right of way and have a suitable building platform.
Other:	Compliance with the relevant objectives and policies of the activity area. In respect of the 12m wide exclusion zone - Mandel Mews, Lots 1 and 2 DP 83690 as shown on Appendix Subdivision 1, land can only be subdivided for the purpose of road reserve or a reserve created under the provisions of the Reserves Act 1977.

General Residential Activity Area on residential sites identified on the District Planning Maps as Higher Density Residential

Minimum size of allotment:	300m ²
Minimum frontage:	3m, to ensure that there is drive-on access to the allotment. For rear allotments the 3m frontage may be satisfied through a registered Right of Way outside the title (outside legal boundaries of the allotment).
Shape factor:	All allotments must be able to contain a rectangle measuring 9m by 14m. Such a rectangle must be clear of any yard or right of way and have a suitable building platform of 150m ² .
Other:	Compliance with the relevant objectives and policies of the activity area.

Special Residential Activity Area

Minimum size of allotment:	700m ²
Minimum frontage:	15m, except for rear allotments which must have a minimum 3m frontage. For rear allotments the 3m frontage may be satisfied through a registered Right of Way outside the title (outside legal boundaries of the allotment).

Shape factor:	As for General Residential Activity Area.
Other:	Compliance with the relevant objectives and policies of the activity area.

Hill Residential Activity Area

Minimum size of allotment:	1000m ²
Minimum frontage:	20m, except for rear sites which must have a minimum 3m frontage. For rear allotments the 3m frontage may be satisfied through a registered Right of Way outside the title (outside legal boundaries of the allotment).
Shape factor:	As for General Residential Activity Area.
Other:	Compliance with the relevant objectives and policies of the activity area.

Except

in Maungaraki Road, Pt Sec 30 and former Secs 31,32 and Pt Sec 33 Maungaraki Village, where a proposed allotment is in the area identified on Appendix Subdivision 2, the minimum subdivision requirements shall be -

Minimum size of allotment:	2000m ²
Minimum frontage:	30m

and

in Maungaraki Road, Lots 1 and 2 DP 90829 (formerly Lot 1 DP 71986 and Pt Sec 35 Maungaraki Village contained in C.T. 550/178), identified on Appendix Subdivision 2, the minimum subdivision requirements shall be -

Minimum size of allotment:	600m ²
Minimum frontage:	20m

Landscape Protection Residential Activity Area

Minimum size of allotment:	2000m ²
Minimum frontage:	20m, except for rear allotments, 3m frontage. For rear allotments the 3m frontage may be satisfied through a registered Right of Way outside the title (outside legal boundaries of the allotment).
Shape:	As for General Residential Activity Area.
Other:	Compliance with the relevant objectives and policies of the activity area.

Central Commercial Activity Area, Suburban Commercial Activity Area and Petone Commercial Activity Area 1.

Minimum size of allotment:	200m ²
Minimum frontage:	6m
Other:	Compliance with the relevant objectives and policies of the activity area.

Petone Commercial Activity Area 2

Minimum size of allotment:	1000m ²
Minimum frontage:	20m
Other:	Compliance with the relevant objectives and policies of the activity area.

General and Special Business Activity Area

Minimum size of allotment:	200m ²
Minimum frontage:	6m to enable drive on vehicular access to each allotment.
Other:	Compliance with the relevant objectives and policies of the Activity Area. In respect of the 300mm wide Buffer Zone - Mandel Mews as shown in Appendix Subdivision 3, this land shall remain in one certificate of title and no further subdivision is to be permitted.

Avalon Business Activity Area (Sub-Area 2)

Minimum size of allotment:	400m ²
Minimum frontage:	3m to enable drive on access to the allotment.
Other:	Compliance with the relevant objectives and policies of the activity area.

Rural Residential Activity Area - Titiro Moana Road, Part Section 34 Maungaraki Village and Lots 6,7,& 8 DP 81789 (formerly Pt Sec 35 Maungaraki Village) as shown in Appendix Subdivision 4.

- There shall be no allotment of lesser area than 8,000m².
- The average area of all allotments shall not be less than 1.5 ha.
- That the boundaries of allotments are chosen in relation to optimum house sites.
- The location of any proposed works for water storage purposes including any weir, piping and storage tanks, be shown.
- Areas of regenerating bush be identified and preserved.

Other Rural Residential Activity Areas

Minimum size of allotment:	2 ha
Minimum Frontage:	100m for front allotments. 6m for rear allotments.
Other:	Compliance with the relevant objectives and polices of the activity area.

General Rural Activity Area

Minimum size of allotment:	15ha.
Minimum frontage:	150m for front allotments. 6m for rear allotments.
Other:	Compliance with the relevant objectives and policies of the activity area. Subdivision in Hebden Cres/Liverton Road, Pt Lot 2 DP 578 in accordance with Drawing No. 469SCH4 ^c by Lucas Surveys shown in Appendix Subdivision 5 and subject to an encumbrance being lodged against each new title as shown in Appendix Subdivision 6 regarding the neighbouring quarrying activities.

Community Iwi Activity Area 1 - Marae

Waiwhetu (Puketapu Grove), Te Mangungu (Rata Street), Koranui (Stokes Valley), Te Kakano O Te Aroha (Moera) and Pukeatua (Wainuiomata) - Minimum size of allotment and frontage the same as the General Residential Activity Area.

Te Tahau O Te Po (Puke Ariki, Hutt Road) - Minimum size of allotment and frontage the same as the General Business Activity Area.

Community Iwi Activity Area 3 - Kokiri Centres

Pukeatua (Wainuiomata) - Minimum size of allotment and frontage the same as the General Business Activity Area.

Ngau-matau (Seaview) - Minimum size of allotment and frontage same as the Special Business Activity Area.

(b) Engineering Design Standards and Terms

All subdivisions must take into account the matters listed below. Where possible detailed standards are provided to assist applicants to determine whether they comply with the specified performance standards.

(i) Access

Performance Objective:

The overall roading system shall provide for the safe and convenient movement of motor vehicles, bicycles and pedestrians.

Performance Criteria:

To achieve the above performance objective the following matters need to be taken into account:

- The legal road must be of sufficient width to cater for all functions the road is expected to fulfil, including the safe and efficient movement of all users, provision for parked vehicles, the provision of public utilities, landscaping and public transport facilities.
- The carriageway width should allow vehicles to proceed safely at the operating speed intended for that type of road in the network, with acceptable minor delays in the peak period.

- The carriageway should be designed to discourage motorists from travelling above the intended speed by reflecting the functions of the road in the network. In particular, the width, the horizontal and vertical alignments and superelevation should not be conducive to excessive speed.
- Intersections or junctions should be designed to allow all desired movements to occur safely without undue delay. Projected traffic volumes should be used in designing all intersections or junctions on traffic routes.
- Footpaths shall be provided on both sides of roads and shall be designed and located taking into account pedestrian amenity and likely use patterns. Footpaths may be reduced to only one side where:
 - there is no development fronting that part or side of the road,
 - topography or vegetation precludes provision, or
 - vehicle volumes and speeds are low and use of the carriageway is considered to be safe and comfortable for pedestrian use, and
 - pedestrian use will not be deterred by the lack of a footpath.
- Materials used in the construction of roads must be durable, maintainable, cost effective and compatible with Council's engineering standards.
- Allotments must have drive on access. In cases where it can be shown that it is physically not possible to provide drive on access, alternative arrangement for off-street parking must be provided.
- Where appropriate, when designing the roading network, account must be given to the provision of public transport facilities and the provision for safe, convenient and efficient access for cyclists and pedestrians.

The performance criteria listed above do not apply to a site created solely for utilities where the net site area is less than 200m².

Compliance Standards:

The provision of Chapter 14A - Transport in this Plan and Section 302 NZS 4404 1981 (Code of Practice for Urban Land Subdivision) must be taken into account.

In rural areas "Guide to Geometric Standards for Rural Roads" (National Roads Board 1985) must be taken into account.

(ii) Service Lanes, Private Ways, Pedestrian Accessways and Walkways

Performance Objectives:

- To ensure, where necessary, service lanes are provided to serve commercial or business allotments.
- To ensure that private ways provide suitable, convenient and safe all-weather access to allotments.
- To ensure where appropriate, walkways are provided to link public areas.
- To take into account existing access, and to provide for improved public access to public areas where this is appropriate and necessary.

Performance Criteria:

- Service lanes must be of sufficient width and of appropriate design to cater for vehicular traffic which services the allotments.
- All private ways and pedestrian accessways must be of sufficient width and of appropriate design for the use of land they serve.

- Walkways must be taken into account the existing topography, link open space network with community facilities and public services.

Compliance Standards:

The provision of 302 NZS 4404 1981 Code of Practice for Urban Land Subdivision) and Chapter 14A - Transport of the Plan must be taken into account.

The following table detailing privateways formation requirements replaces the privateway standards detailed in NZS 4404.

No. of Potential Dwellings	Legal Width	Formation Width
1	3m	No specific requirements
2	3m	No Specific requirements
3	4m	3m carriageway
4 - 6	6m	5m carriageway
7 - 10	7m	5m carriageway plus 1m footpath

(iii) Street Lighting

Performance Objective:

To provide public lighting to ensure safety of pedestrians, cyclists and vehicles.

Performance Criteria:

Public lighting to be provided to roads, footpaths, pedestrian accessways and to major pedestrian and bicycle links likely to be used at night to provide safe passage for pedestrians, cyclists and vehicles.

Compliance Standard:

The provision of NZS 6701 1983 (Code of Practice for Road Lighting) must be taken into account.

(iv) Stormwater

Performance Objective:

- To minimise stormwater damage to property.
- To minimise damage to the environment.
- To control local flooding and enable access to allotments.
- To minimise the degradation of the built environment downstream of the proposed subdivision.
- To minimise the environmental degradation of receiving waters.
- To reduce the occurrence of traffic accidents and disruptions during and after major storm events.

Performance Criteria:

To achieve the above objectives the following matters need to be taken into account:

- The stormwater system to provide a level of protection defined in terms of Average Recurrence Interval (ARI) based on the type and intensity of development.

- The environment downstream of the proposed subdivision is not degraded by drainage flows or floodwaters.
- The roading system retains access to allotments and minimises the occurrence of traffic accidents during and after storm events.
- The stormwater system is designed to ensure that the land form of watercourses is stabilised and that erosion is minimised.
- Floodways and ponding areas to be restricted to areas where there is no damage to property, and to discharge or contain all gap flow (gap flow being the difference between the pipe flow and the total flow, i.e. the amount flowing on the surface for any given ARI).
- Materials used in stormwater systems to be durable, maintainable, cost-effective and compatible with Council's engineering performance standards.

Compliance Standards:

The following standards must be taken into account.

Levels of Stormwater Protection to be provided by Services in New Areas

Minimum Standard				Subsidiary Standards			
	Primary System ARI	Total System ARI	Freeboard (mm)	1.	Max.Depth and speed on roads and footpaths	Max Depth	Max. Speed
Parks & Reserves	2	5	-		Arterial Roads	0.1m	2.0m/s
Recreational Buildings	10	50	200		Local Roads	0.2m	2.0m/s
Non-Habitable Buildings	5	10	200		Hill Roads	0.1m	3.0m/s
Residential Houses	10	100	500		Walkways only	0.4m	1.0m/s
Commercial	20	100	100	2.	Depth Speed Product	< 0.4mm/s	
Industrial	10	50	100	3.	Channel/Pond Side Slopes	Maximum 1:5 Vertical : Horizontal	
Public Utilities	10	100	500	4.	Channel/Pond Free board	> 0.5 metre	
Culverts	20	100	-	5.	Detention Pond	< 1.2 metres depth of water unless access restricted	
Bridges	50	100	-	6.	Kerb Opening	< 150mm high unless screened	
Car Parks	5	10	-	7.	Pipe Diameter	> = 300mm for mains > = 225mm for sump leads	
Arterial Roads	20	50	-	8.	Watercourses	No scour or deposition in events < 5yrs ARI	
Local Roads	10	20	-				
Hill Roads (gradient >3%)	10	20	-				

Levels of Stormwater Protection to be Provided by New Drains in Existing Areas

Recommended Standard				Minimum Standard				Subsidiary Standards		
	Primary System ARI	Total System ARI	Freeboard (mm)		Primary System ARI	Total System ARI	Freeboard (mm)	1.Max. Depth & speed on roads and footpaths:	Max. Depth	Max. Speed
Parks & Reserves	2	5	-	Parks & Reserves	2	5	-	Arterial Roads Local Roads Hill Roads Walkways only	0.1m	2.0m/s
Recreational Buildings	10	50	200	Recreational Buildings	10	50	200		0.2m	2.0m/s
Non-Habitable Buildings	5	10	200	Non-Habitable Buildings	5	10	200		0.1m	2.0m/s
Residential Houses	10	100	500	Residential Houses	10	50	200		0.4m	1.0m/s
Commercial	20	100	100	Commercial	10	50	50	2.Depth Speed	< 0.4mm/s	
Industrial	10	50	100	Industrial	10	50	50	3.Channel/Pond Side Slopes	Maximum 1:5 Vertical : Horizontal	
Public Utilities	10	100	500	Public Utilities	10	50	200	4.Channel/Pond Freeboard	> 0.5 metre	
Culverts	20	100	-	Culverts	20	100	-	5.Detention Pond	< 1.2 metres depth of water unless access restricted	
Bridges	50	100	-	Bridges	50	100	-	6.Kerb Opening	< 150mm high unless screened	
Car parks	5	10	-	Car Parks	5	10	-	7.Pipe Diameter	≥ 300mm for mains ≥ 225mm for sump leads.	
Arterial Roads	20	50	-	Arterial Roads	10	20	-	8.Watercourses	No scour or deposition in events < 5yrs ARI	
Local Roads	10	20	-	Local Roads	10	20	-			
Hill Roads (gradient >3%)	10	20	-	Hill Roads (gradient >3%)	10	20	-			

(v) Wastewater

Performance Objective:

To ensure that the wastewater system is capable of serving the subdivision so that public health is maintained and that adverse effects on the environment are minimised.

Performance Criteria:

To achieve the above objective the matters listed below must be taken into account:

- The wastewater system is adequate for the maintenance of public health and the disposal of effluent in an environmentally appropriate manner.
- All wastewater systems shall be designed so that they have sufficient capacity for the ultimate design flow.
- All wastewater systems shall be designed so that they are self cleansing with the current or expected peak dry weather flow.
- Materials used in the wastewater system must be durable, maintainable, cost efficient and compatible with Council's engineering performance standards.
- Connection to a community sewerage system where one is available, and has the capacity to accept the additional sewerage load that the occupancy of the subdivision will create; or the installation of a sewerage system and

community treatment plant when there is no community sewerage system available and the number of residential allotments and the soil/groundwater conditions indicate that the cumulative effects of the sewerage effluents have the potential to adversely affect public health.

Compliance Standards:

The following standards specified below must be taken into account:

Residential Areas

ADWF	(Average Dry Weather Flow)	270 l/h/d
PDWF	(Peak Dry Weather Flow)	540 l/h/d
MWWF	(Maximum Wet Weather Flow)	1080 l/h/d

where l/h/d = litres/head/day

Business Areas

Where the industrial domestic waste and trade waste flows are known, these shall be used as the basis for sewer design. When the above information is not available the following may be used as the design basis.

ADWF	(Average Dry Weather Flow)	0.52 l/ha/sec
PDWF	(Peak Dry Weather Flow)	1.56 l/ha/sec
MWWF	(Maximum Wet Weather Flow)	1.56 l/ha/sec

where l/ha/sec = litres/hectare/second

The design of sewage disposal systems for industries with very heavy water usage is to be based on the specific requirements for that industry.

Retail and Suburban Commercial Areas

ADWF	(Average Dry Weather Flow)	0.25 l/ha/sec
PDWF	(Peak Dry Weather Flow)	0.44 l/ha/sec
MWWF	(Maximum Wet Weather Flow)	0.44 l/ha/sec

where l/ha/sec = litres/hectare/second

Associated Compliance Standards

pipe diameter	> 150mm for mains
pipe velocity	>0.6 metres/sec
minimum standby pump capacity	100% for 2 pump installation 50% for 3 pump installation
minimum storage in pumped system	4 hours ADWF (Average Dry Weather Flow)

(vi) Water Supply

Performance Objective:

To provide an adequate, reliable, safe and efficient supply of potable water.

Performance Criteria:

To achieve the above objective the matters listed below must be taken into account:

- In urban areas reticulated water supply must be provided to each allotment for domestic, commercial or industrial consumption and provision for fire fighting purposes.

- Materials used in the water supply system must be durable, maintainable, cost-effective and compatible with Council's engineering performance standards.
- Reservoir storage, pumping and pipeflow capacity shall meet required volume, flow and pressure criteria according to Council's engineering performance standards.
- The provision and protection of access for maintenance of components of water supply system.
- All water supply mains shall be designed so they have sufficient capacity for the ultimate design flow.
- Adequate and suitable water supply shall be provided in the General Rural and Rural Residential Activity Areas.
- In all areas, the provision of a reticulated drinking water supply to all residential allotments if it is practicable to do so.

Compliance Standards:

The following standards specified below must be taken onto account:

- New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies 1992.
- New Zealand Standard 9201: Chapter 7:1994 Model General Bylaw Water Supply Part 3 Model Performance Standards.
- New Zealand Standard 4404:1981 Code of Practice for Urban Land Subdivision

subject to the following criteria and guideline values:

Criteria	Guideline Values
Minimum available flow at Point of Supply	15 litres per minute
Pressure at Point of Supply (static)	
Minimum (for highest level sites - nearing the supply reservoir elevation)	10 metres head
Minimum (for the majority of a supply zone)	30 metres head
Maximum	90 metres head
Minimum covered reservoir storage capacity	the greater of the Fire Service Code of Practice or the following: under 1,000 population - 700 litres per person 1,000 - 2,000 population - 650 litres per person over 2,000 population - 600 litres per person
Minimum system flow capability	The system shall provide flows equivalent to the Fire Service Code of Practice flow requirements plus two thirds of the peak daily consumption flow; whichever is greater. Peak daily consumption flows shall be as follows:

- (i) Over 2,000 population - 1,400 litres per person per day
- (ii) Under 2,000 population - as in table below.

Minimum pumping capacity without using a standby unit

Deliver total maximum day demand in 15 hours.

Minimum pumping standby capacity

100% 2 pump installation

Peak Flow on Maximum Days

No. of Dwellings	Litres per second	No. of Dwellings	Litres per second	No. of Dwellings	Litres per second
1	0.6	16	3.2	90	8.8
2	0.9	18	3.4	100	9.3
3	1.2	20	3.6	120	10.4
4	1.4	25	4.1	140	11.4
5	1.6	30	4.6	160	12.4
6	1.8	35	5.1	180	13.4
7	1.9	40	5.5	200	14.1
8	2.1	45	5.9	250	16.1
9	2.2	50	6.2	300	18.0
10	2.4	60	6.9	350	19.8
11	2.7	70	7.6	400	21.3
12	2.9	80	8.2	500	24.2

(vii) Gas, Telephone and Electricity

Performance Objective:

- To ensure that electricity is provided to all allotments.
- To ensure that in all allotments allowance is made for telephone and gas (where available or likely to be available) connection in urban areas. In rural areas where possible similar provisions should be made.

Performance Criteria:

To achieve the above performance objectives the matters listed below must be taken into account:

- Electricity supply must be provided to each allotment. The Council may exempt subdivisions or particular allotments from this requirement in appropriate circumstances but may require that provision, such as the registration of easements, be made for the provision of electricity supply in the future. In urban areas where practicable this should be by means of an underground system.
- Provision should be made to ensure that gas (where available or likely to be available) and telephone connections can be made to each allotment. In urban areas where practicable, such provision should be made by means of an underground system.

Compliance Standard:

A complying certificate from the relevant network utility operator maybe required by the Council.

(viii) Earthworks**Performance Objectives:**

- To ensure that soil erosion, surface runoff and siltation are controlled and managed.
- To ensure that all building allotments and adjacent land are safe.
- To ensure that earthworks are designed to take into account the existing topography, any significant natural, cultural and archaeological resources, and the objectives and policies of that activity area.
- To ensure earthworks do not affect adversely visual amenity values.
- To ensure that topsoil is not removed to the extent that future landscaping and planting is compromised.

Performance Criteria:

- Before any earthworks are carried out a thorough investigation be undertaken to determine the suitability of the land. Particular attention must be given to drainage, slope and foundation stability matters, topography, significant existing natural, cultural and archaeological resources, post construction settlement, shrinkage and expansion of material plus compaction.
- Appropriate design and construction methods must be used to control and manage soil erosion, surface runoff and siltation.

Compliance Standard:

The provision of NZS 4431 1989 (Code of Practice for Earth Fill for Residential Development) must be taken into account.

Part 2 NZS 4404 1981 (Code of Practice for Urban Land Subdivision).

Wherever practicable silt control measures are to be designed on the basis of retaining particle sizes greater than 20 microns during a 2 year 1 hour storm.

(c) Contamination Standards and Terms**Performance Objectives:**

- To prevent adverse effects on the occupants of the site, the community and the environment of contaminated sites.
- To ensure that contaminated sites used are remedied to an acceptable standard.

Performance Criteria:

Where a site for subdivision has been identified as a potential or confirmed contaminated site the applicant shall undertake an assessment of the site, which shall include:

- The nature of contamination and the extent to which the occupants of the site, the immediate neighbours, the wider community and the surrounding environment will be exposed to the contaminants.
- Any potential long-term or cumulative effects of discharges from the site.

- Any remedial action planned or required in relation to the site, and the potential adverse effects of any remedial action on the matters listed in the two matters above, whether at the site or at another location.
- Proposed validation to demonstrate that remediation has been carried out to an acceptable standard.
- The management of the decontamination risk and any risk due to residual contamination remaining on the site (eg. risks involved are maintenance of underground services, risks associated with earth working and soil disturbance, and compliance with management regimes).

The site assessment, proposed remediation, validation and future site management shall be to the satisfaction of the Hutt City Council, Wellington Regional Council, and the Medical Officer of Health.

Compliance Standards:

Ministry for the Environment Documents:

- Guidelines for assessing and managing Petroleum Hydrocarbon contaminated sites in New Zealand.
- Guidelines for assessing and managing Contaminated Gasworks sites in New Zealand.
- Health and Environmental Guidelines for selected Timber Treatment Chemicals.
- The ANZECC Guidelines for the Assessment and Management of Contaminated Sites.
- Any other relevant national or international guidelines or standards.

11.2.3 Discretionary Activities

- (a) Avalon Business Activity Area.
- (b) Special Commercial Activity Areas 1 and 2.
- (c) Rural Residential Activity Area - all subdivisions with direct access off Liverton Road.
- (d) Historic Residential Activity Area.
- (e) General, Special, River and Passive Recreation Activity Areas.
- (f) Extraction Activity Area.
- (g) Community Health Activity Area.
- (h) Any subdivision within the identified coastal environment as shown in Map Appendices 2A, 2B, and 2C.
- (i) Any subdivision which is not a Permitted or Controlled Activity.
- (j) Any subdivision located wholly or partially within Avalon Business Activity Area (Sub-Area 1)

11.2.3.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in sections 104 and 105, and in Part II of the Act shall apply.
- (b) Compliance with the engineering design standards.
- (c) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.

11.2.4 Esplanade Reserves, Strips and Access Strips

- (a) In all activity areas esplanade reserves or strips are not required for the following subdivision activities:
 - (i) Boundary adjustments in all activity areas.
 - (ii) A minor adjustment to an existing cross lease or unit title due to the increase in the size of allotment by alterations to the building outline or the addition of an accessory building.
 - (iii) A subdivision where the allotment is created solely for utilities and that allotment has a net site area of less than 200m² and is not within 20m of any river or lake.
- (b) In all activity areas, in respect of lots less than 4 hectares, an esplanade reserve up to a maximum width of 20m shall be set aside for such lots along the bank of any river whose bed has an average width of 3m or more where the river flows through or adjoins the lot concerned.
- (c) In respect of lots with areas of 4 hectares or greater, an esplanade reserve or strip up to a maximum width of 20m shall be set aside for such lots along the banks of the following rivers and lakes:
 - (i) Hutt River,
 - (ii) Wainuiomata River,
 - (iii) Orongorongo River,
 - (iv) Waiwhetu Stream,
 - (v) Lake Kohangatera,
 - (vi) Lake Kohangapiripiri.
- (d) In respect of lots with areas 4 hectares or greater, an esplanade reserve or strip up to a maximum width of 20m shall be set aside for lots adjoining the mean high water springs of the sea.

For the avoidance of doubt, non-compliance with the provisions (b) to (d) shall be considered as a Discretionary Activity and assessed in terms of sections 104 and 105, and Part II of the Act.

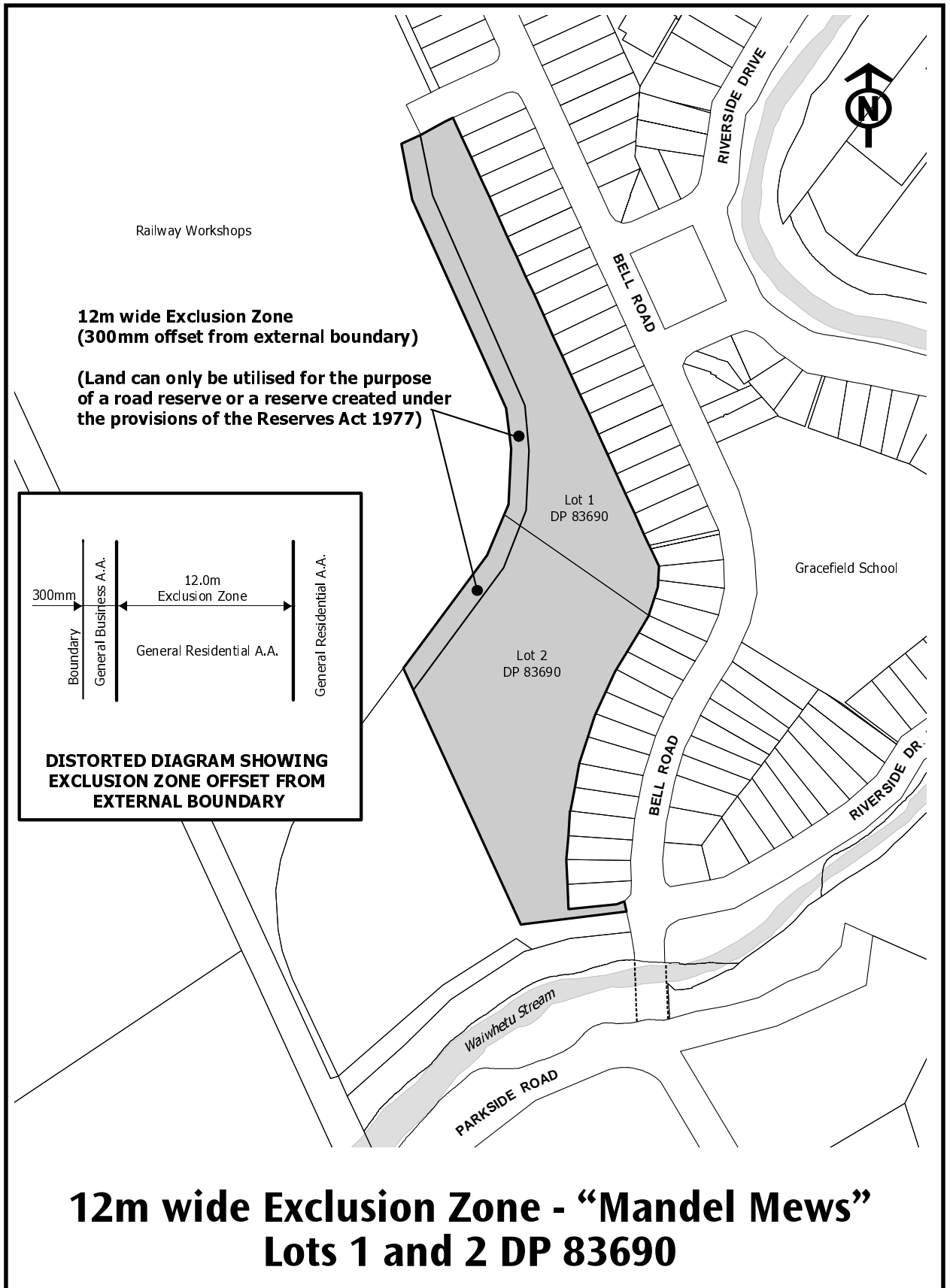
11.2.5 Other Provisions

- (a) Financial Contributions - See Chapter 12.
- (b) General Rules - See Chapter 14.

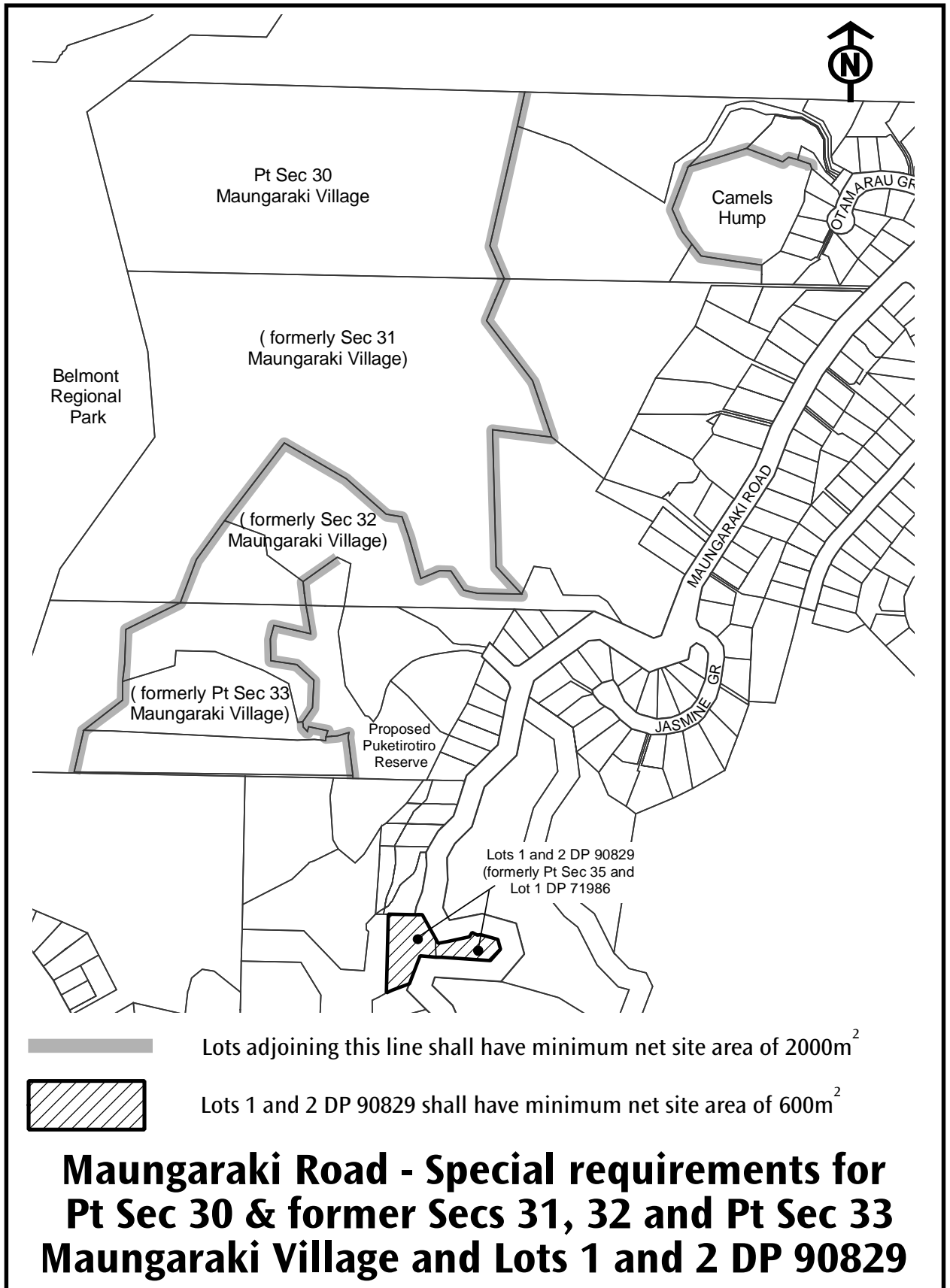
11.3 Anticipated Environmental Results

- (a) That allotments created are suitable for the proposed use.
- (b) That adverse effects arising from the subdivision of land will be managed and mitigated.
- (c) That where appropriate and necessary there be improved public access to public areas.

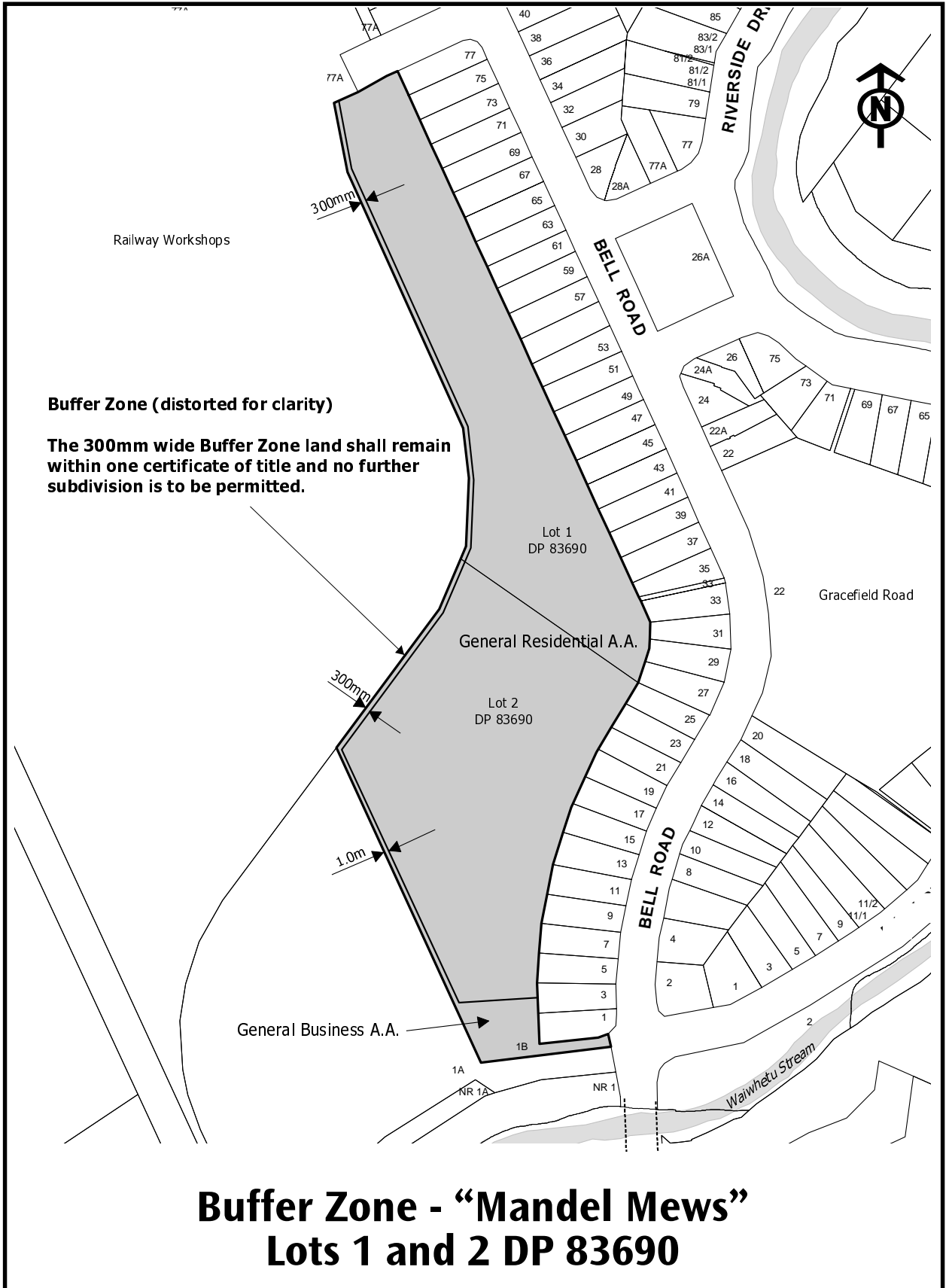
Appendix Subdivision 1



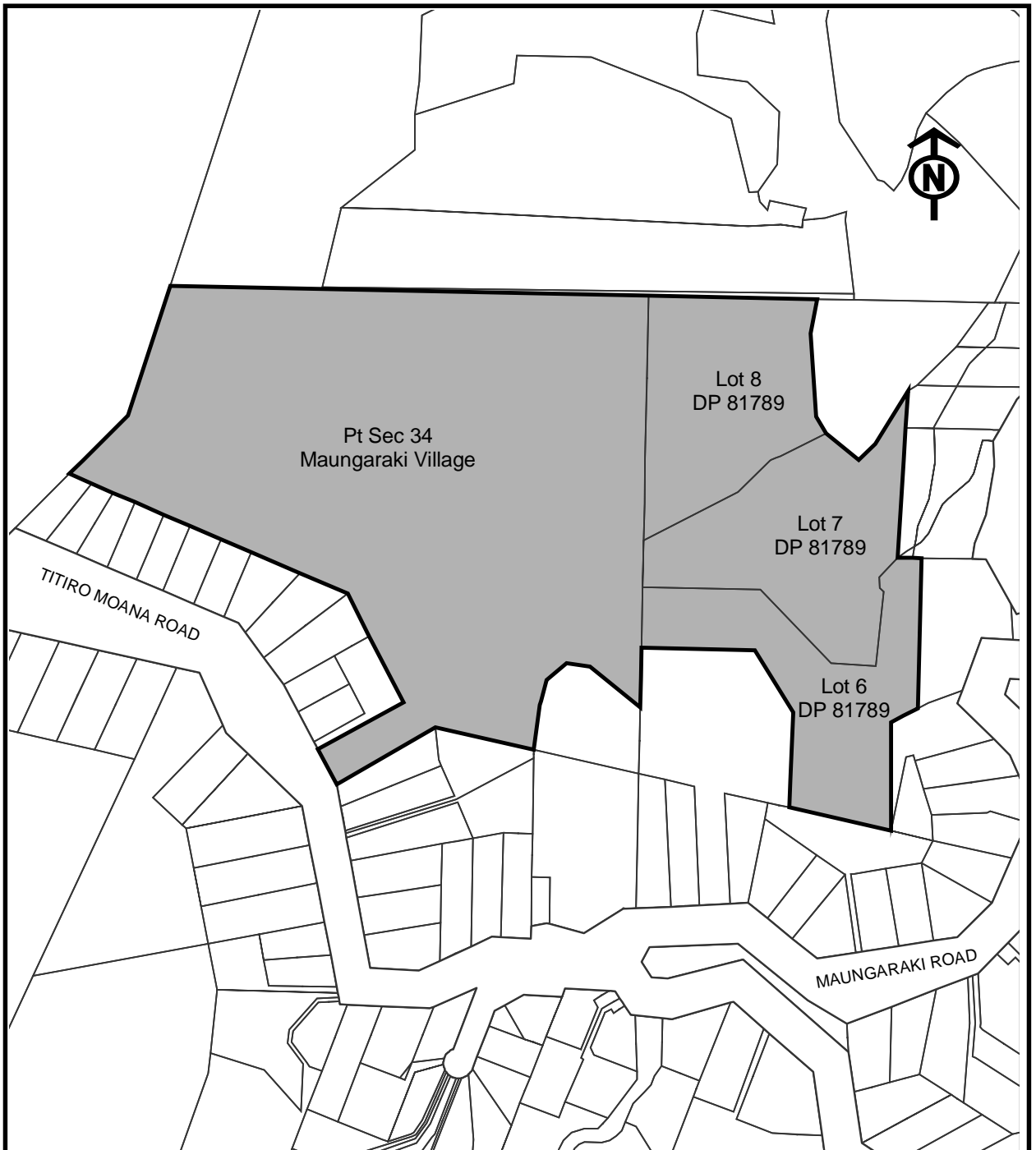
Appendix Subdivision 2



Appendix Subdivision 3



Appendix Subdivision 4



**Titiro Moana Road
Pt Section 34 Maungaraki Village and
Lots 6,7 & 8 DP 81789 (formerly Pt Sec 35
Maungaraki Village)**

Appendix Subdivision 6

Encumbrance to be lodged against each new title resulting from the subdivision of Pt Lot 2 DP 578 in accordance with Drawing No 469SCH4^C :

Easement Condition of Consent

The applicant shall grant in favour of Winstone Aggregates Limited an easement permitting the emission of noise, road dust, rock dust and vibration and allowing such emission to escape, pass over or settle on, and vibration to pass through the applicant's land, in the course of the use (in such manner as is authorised under the Resource Management Act 1991) of any quarry on the land owned or occupied by Winstone Aggregates Limited adjacent to or in the vicinity of the applicant's proposed subdivision.

The easement is to be generally in accordance with this condition or upon such other terms as the District Land Registrar shall allow, provided that the easement should not be less favourable to Winstone Aggregates Limited than the terms of this condition.