

30.1 SUBDIVISION AND LAND DEVELOPMENT

30.1.1 INTRODUCTION

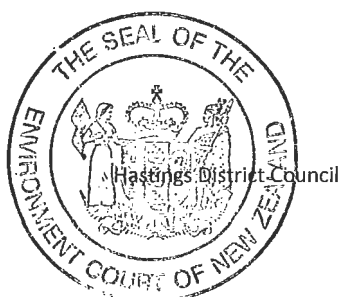
Subdivision is the legal mechanism for changing the boundaries, shape, and area, of parcels of land. The definition of the subdivision of land under Section 218 of the Resource Management Act 1991 includes cross-leases, company lease and unit title developments, and long term leases (35 years or more). The Act distinguishes subdivision as a category of activity distinct from land use activities.

While the process of subdivision itself does not directly affect the environment, it establishes the legal framework within which land use occurs and thereby has an indirect but causal link with the adverse effects of resource use and development. Much of the potential for adverse effects, therefore, can be addressed at the subdivision stage. Subdivision is also usually the immediate precursor to further land development, and providing for adequate works and services can be achieved through conditions of subdivision consent.

The Council intends to ensure, at the time of subdivision, that the land involved is suitable for the range of activities allowed by the rules of the District Plan.

Activities, including the development and subsequent use of land, can have positive effects and a range of adverse effects on the environment. Adverse effects which the Plan seeks to manage, include:

- Damaging or destroying the natural environment and/or the quality of natural resources
- Degrading those amenity values of an area which people enjoy
- Increasing the risks posed by natural hazards
- Creating an inefficient use of finite resources
- Limiting the ability of people (including future generations) to have access to and/or make use of natural and physical resources
- Damaging or destroying the heritage values of natural and physical resources
- Adversely affecting people's health and safety
- Degrading the natural character of the coastal environment, wetlands, lakes and rivers and their margins
- Diminishing the value of outstanding natural features and landscapes
- Degrading the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga
- Adversely affecting the integrated, safe, responsive, and sustainable operation of the roading network including the State Highway network.
- Reverse sensitivity, where new sensitive land uses could potentially lead to constraints on the carrying out of existing uses



30.1.2 ANTICIPATED OUTCOMES

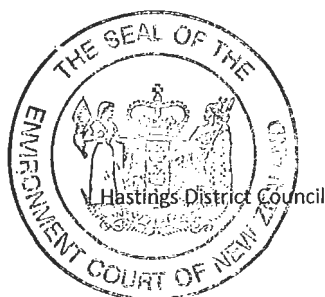
It is anticipated that the following Outcomes will be achieved:

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|----------------|--|
| SLDAO1 | Achievement of the Objectives and Policies of the various SMA, Zones, and District Wide Activity provisions. |
| SLDAO2 | The provision of sites which are of a sufficient size and shape to be able to accommodate the variety of activities allowed by the SMA, Zones, and District Wide Activity rules. |
| SLDAO3 | The provision of sites which are of a size and shape that enable the maintenance or enhancement of the character or amenity values of the environment including landscape values, and avoid any potential reverse sensitivity issues in the area of which they are located |
| SLDAO4 | Sites which are capable of being serviced (access, water supply, waste water, stormwater). |
| SLDAO5 | Avoidance of subdivision on land that remains subject to natural hazards or potential natural hazards. |
| SLDAO6 | Avoidance of subdivision where it could accelerate or worsen the risk of natural hazards. |
| SLDAO7 | Creation of sites of a size and shape suitable for current and future requirements of public works, network utilities, renewable electricity generation, or other special purposes. |
| SLDAO8 | Maintenance or enhancement of public health and safety. |
| SLDAO9 | Achieve flexibility in the size of sites that can be created and the means of achieving the servicing of sites. |
| SLDAO10 | Provision of a water supply of suitable quality and quantity to meet the needs of likely or potential land uses on the sites, including water for fire control and suppression. |
| SLDAO11 | Provision of facilities for wastewater disposal and stormwater disposal for new sites. |
| SLDAO12 | Safe and efficient management of vehicular traffic to and from new sites |
| SLDAO13 | Provision of access to new sites for pedestrians, cyclists and other non-motorised road users where there is an identified need. |
| SLDAO14 | Creation of Esplanade Reserves and Strips along and providing access to the District's significant waterbodies. |



30.1.3 OBJECTIVES AND POLICIES

OBJECTIVE SLDO1 <i>Relates to Outcome SLDAO1</i>	To enable subdivision of land that is consistent with each of the Objectives and Policies for the various SMA, Zones, Precincts, or District Wide Activities in the District Plan.
ALL DISTRICT PLAN OBJECTIVES AND POLICIES	Relates to objectives and policies across all the other sections of the District Plan.
OBJECTIVE SLDO2 <i>Relates to Outcomes SLDAO2, SLDAO7 and SLDAO9</i>	To ensure that sites created by subdivision are physically suitable for a range of land use activities allowed by the relevant Section Rules of the District Plan.
POLICY SLDP1 <i>Relates to Objective SLDO2</i>	That standards for minimum and maximum site sizes be established for each SMA/Zone in the District <u>Explanation</u> The subdivision of land should create sites which are of an appropriate size to achieve the scale, density and type of development which is provided for by the Objectives, Policies and Methods for each SMA/Zone. The District Plan establishes minimum site size standards (and in some cases average or maximum site size standards), which ensure that the Objectives, Policies and Methods for the respective Zones can be achieved, while still providing certainty for landowners and sufficient flexibility for them to create sites to suit their particular needs
POLICY SLDP2 <i>Relates to Objective SLDO2</i>	<i>Provide for the subdivision of land to create Conservation Lots for the protection of native bush and other significant natural areas; or cultural features or buildings of recognised heritage significance.</i> <u>Explanation</u> Subdivision Rules are included to provide for the creation of a separate title of a site containing a recognised heritage item, or significant areas of indigenous vegetation and/or wildlife habitat (including wetlands), and an associated house site in return for the legal and physical protection in perpetuity of the nominated vegetation or other significant feature. These rules are included in order to achieve the Objectives and Policies of the District Wide Activity; Indigenous Vegetation and Habitats of Indigenous Fauna contained in Section 20.1 of the District Plan, and to achieve the Objectives and Policies outlined in Section 18.1 of the District Plan on Heritage Items and Notable Trees.
POLICY SLDP3 <i>Relates to Objective SLDO2</i>	<i>Allow the creation of sites of various sizes and dimensions for special purpose allotments.</i> <u>Explanation</u> Subdivision to create sites for special purposes, including public works or network utility operations or renewable electricity generation activities, should be undertaken in a manner which is flexible and reflects the likely public needs associated with them. It is therefore impractical to specify what size or dimension these sites should be because of the highly variable nature of circumstances associated with the purpose of their creation. Applications for subdivisions to create sites for special purposes will therefore be assessed to determine whether the sites will be of sufficient area and dimensions to facilitate their intended use, balanced against the inefficiency of including too much land in a special purpose site.



POLICY SLDP4

Facilitate the creation of sites around existing dwellings within Stage 2 of Area A, Area B and C of the Brookvale Structure Plan (Appendix 13B, Figure 1) area to create balance areas for these future stages where land efficiencies result.

Explanation

These areas have been identified as suitable for future residential growth in the Heretaunga Plains Urban Development Strategy (HPUDS) and identified as a future urban growth area in the District Plan. These areas have deferred residential zonings, the uplift for which are aligned with servicing funding provision in the Long Term Plan. It has been identified that the efficient subdivision around existing dwellings and their accessory buildings might be appropriate in certain circumstances. It is impractical to specify what size or dimension these sites should be because of the highly variable nature of circumstances associated with the purpose of their creation. However any subdivisions created for this purpose should not result in an impediment to the implementation of the Brookvale Structure Plan (Appendix 13B, Figure 1), should be readily provided with infrastructure services and should not result in land being incorporated for this need, should result in tight boundaries around existing dwellings and curtilage, and balance areas should be amalgamated to create large balance areas consistent with the staging.

**OBJECTIVE
SLDO3**

*Relates to Outcomes
SLDAO5 and SLDAO6*

Avoid subdivision in localities where there is a significant risk from natural hazards

POLICY SLDP4

*Relates to
Objective SLDO3*

Ensure that land being subdivided, including any potential structure on that land, is not subject to material damage by the effects of natural hazards.

Explanation

Some areas within the Hastings District are unsuitable for development, or require specific measures to be undertaken to avoid the effects of natural hazards, these can include flooding, inundation, erosion, subsidence or slippage and earthquake faults (see Section 15.1 of the District Plan on Natural Hazards). Section 106 of the Resource Management Act requires that Council may refuse consent to any subdivision in these areas, or any adjacent or nearby areas that maybe affected by the activities that could take place once the subdivision has been approved, unless adequate measures are available to overcome or reduce the risk of the hazard.

POLICY SLDP5

*Relates to Objective
SLDO3*

Ensure that any measures used to manage the risks of natural hazards do not have significant adverse effects on the environment.

Explanation

In using measures to avoid, remedy or mitigate the risks of natural hazards, it is also necessary to consider the effects of the mitigation measures themselves, which can also have significant adverse environmental effects. An example of this is the filling of land which may interfere with the functioning of natural flood plains and ponding areas

**OBJECTIVE
SLDO4**

Relates to Outcomes

*SLDAO3, SLDAO4,
SLDAO8, SLDAO10*

To ensure that land which is subdivided is, or can be, appropriately serviced to provide for the likely or anticipated use of the land, so as to ensure the health and safety of people and communities, and the maintenance or enhancement of amenity values.



*SLDAO11, SLDAO12,
and SLDAO13*

POLICY SLDP6

*Relates to
Objective SLDO4*

Require applicants for subdivision consents for sites within the Rural Residential SMA/Zone or Plains SMA/Zone (where they are located on land comprising Outstanding Natural Features and Landscapes or Significant Amenity Landscapes) and in the Rural SMA/Zone (where they are located on land comprising Outstanding Natural Features and Landscapes), and for subdivision consent applications for sites in the Te Mata or Tuki Tuki Special Character Zone, to demonstrate that the subdivision will have no significant adverse visual or landscape effects.

Explanation

In assessing subdivision consent applications for sites within:

- (i) The Rural Residential SMA/Zone or Plains SMA/Zone where they are located on land comprising Outstanding Natural Features and Landscapes or Significant Amenity Landscapes (Section 17.1 of the District Plan); or
- (ii) The Rural SMA/Zone (where they are located on land comprising Outstanding Natural Features and Landscape Areas (Section 17.1 of the District Plan); or
- (iii) The Te Mata Special Character (Section 8.4) and Tuki Tuki Special Character (Section 5.4) Zones,

The Council will require the subdivider to demonstrate that, in terms of the location of any building platforms, roads and accessways, earthworks, landscaping and planting, the development has been designed to ensure that it will not have any significant adverse visual and landscape effects.

POLICY SLDP7

*Relates to Objective
SLDO4*

Recognise the role of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide and Engineering Code of Practice design standards as a means of compliance for the servicing of sites.

Explanation

As a means of achieving compliance with the Rules of the District Plan for subdivision and land development, the Council may refer to the design standards contained in the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide and/or Engineering Code of Practice and may apply them as conditions of subdivision consent.

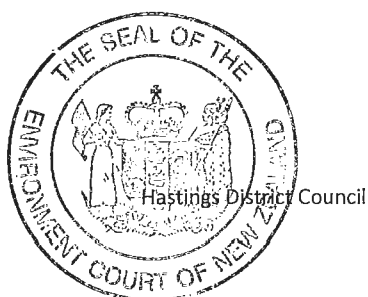
POLICY SLDP8

*Relates to Objective
SLDO4*

Ensure provision of onsite services for water supply, wastewater disposal and stormwater disposal for sites outside of the reticulated urban areas unless the provision of reticulated services is identified as an appropriate work to mitigate adverse effects on the environment.

Explanation

The subdivision of land, particularly for rural residential and lifestyle residential purposes, could lead to environmental effects which create demand for the Council to provide sites with reticulated services for water supply, wastewater disposal and stormwater disposal. However, unless the provision of such services are proposed and identified as works in the Council's Long Term Plan or Annual Plan, and are necessary to protect the environment, the Council will not provide them to the sites in these



areas. Subdividers will be required to ensure that independent provision can be made for an on-site water supply, and for the disposal of wastewater and stormwater on the site

POLICY SLDP9

*Relates to Objective
SLDO4*

Ensure that where sites are not connected to a public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each site for an alternative water supply or method of wastewater disposal or stormwater disposal, which can protect the health and safety of residents and can avoid any significant adverse effects on the environment.

Explanation

Where a method, other than connection to a public reticulated system will be used to provide new sites with a water supply, or a means of disposing of wastewater or stormwater from sites, subdividers will be required to demonstrate how the method can achieve the protection of the health and safety of residents and avoid any significant adverse effects on the environment

POLICY SLDP10

*Relates to Objective
SLDO4*

Require the provision of safe and practicable access for pedestrians and vehicular traffic from a public road to each site.

Explanation

High vehicular ownership and use requires the consideration of vehicular access to newly created sites. Pedestrian access is also just as important to physically access new sites. This may require the upgrading of existing roads or the provision of new roads within the subdivision site to connect the subdivision to the District roading network. Vehicular and pedestrian access to sites must be practicable, safe and convenient for users, and should avoid adverse effects on the environment.

POLICY SLDP11

*Relates to Objective
SLDO4*

Ensure that roads provided within subdivision sites are suitable for the activities likely to establish on them and are compatible with the design and construction standards of roads in the District Transport Network which the site is required to be connected to.

Explanation

Where new roads are required to connect a subdivision site to the District Transport Network, it is important that they are designed and constructed to be compatible with the roads they are connecting to. This is to ensure that the transport network is sustained at a level which provides safe, practicable and convenient travel for those using it, and which mitigates any potential significant adverse effects of the road and its use on the environment, including effects on adjoining activities. Subdividers will generally be required to provide roads within the subdivision site. Standards for the design and construction of the different types of roads in the Transport Hierarchy are provided in Section E of the Hastings District Council's Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (Best Practice Design Guide) and Schedule C of the Engineering Code of Practice. Subdividers are able to use these standards as a guide to comply with the Rules of the District Plan when constructing roads within subdivision sites.

POLICY SLDP12

*Relates to Objective
SLDO4*

To ensure that subdividers and developers accommodate within the design and layout of any subdivision or development, any Structure Road or Structure Utilities identified on an approved Structure Plan within any Urban Development Area, or other areas subject to a Structure Plan (such as the Irongate and Omahu North Industrial Areas).

Explanation



In order to ensure the orderly and efficient development of the Urban Development Areas, or other areas (such as the Irongate and Omaha North Industrial Areas) the Council will identify, where necessary, key Structure Roads and Structure Utilities. The general route and construction standards may be identified on an approved Structure Plan and subdivisions or developments will be required to make provision for them.

POLICY SLDP13
Relates to Objective
SLDO4

Utilise existing unformed Legal Roads as part of subdivisions, where appropriate.

Explanation

The District contains a large number of legal unformed roads. The formation of these as part of the subdivision process will be required where subdividers utilise these to provide physical or legal access to sites.

POLICY SLDP14
Relates to Objective
SLDO4

Ensure that earthworks associated with providing vehicle access, building platforms or services on land being subdivided will neither detract from the visual amenities of the area, nor have adverse environmental impacts, such as dust, or result in the destruction of heritage sites (include archaeological sites), cause natural hazards, or increase the risk of natural hazards occurring.

Explanation

Earthworks associated with providing access or services on the land being subdivided (e.g. cutting of roads or the provision of building platforms) may potentially have an adverse effect on the visual amenities of the area where the subdivision is located. They may cause adverse environmental impacts such as dust, may result in the disturbance or destruction of archaeological or other heritage sites, may accelerate or worsen the risk of natural hazards in the area, or may even exacerbate the effects of natural hazards. The Council may impose conditions on subdivision consents regarding the design, location, construction and extent of the earthworks associated with the subdivision or development of the land.

POLICY SLDP15
Relates to Objective
SLDO4

Ensure that subdivision or developments do not result in adverse effects on the environment by requiring upon subdivision or development a means of connection to a water supply and services for the disposal of wastewater and stormwater.

Explanation

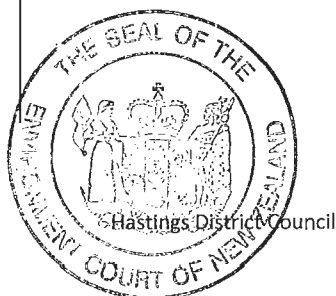
Subdivisions and developments need to be provided with adequate means of connection to a water supply and services for the disposal of wastewater and stormwater. In the urban area subdividers or developers will generally be required to connect to the Hastings District Council reticulation network and meet the requirements of the Engineering Code of Practice and, in terms of low impact design solutions for stormwater, the Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.

POLICY SLDP16

Require the establishment of the Crombie Drainage Reserve and stormwater detention area (identified in Appendix 13B, Figure 1 as a Stormwater Management Areas) when land is subdivided, to support the implementation of a stormwater solution for the Brookvale Structure Plan Area.

Explanation

A Drainage Reserve will be required when land is subdivided adjoining the Crombie Drainage Reserve in the Brookvale Structure Plan area (Appendix 13B, Figure 1). This will ensure that a continuous reserve is provided for stormwater management purposes. The final width of the Drainage Reserve will be determined by the approved Stormwater Management Plan (SMP). Land required for this purpose will



be vested in Council at no cost. When land is subdivided within the following parent lots; Lot 20 DP 2141, Lot 21 1785 BLK IX Te Mata SD and/or Lot 2 DP 28880 Blk IV TE Mata SD then land shall be set aside for stormwater management purposes in accordance with the approved SMP. Land required for stormwater management and detention purposes and which is not part of the Crombie Drainage Reserve shall be acquired by Council by agreement or in accordance with the Public Works Act 1981.

OBJECTIVE SLDO5

To ensure that reverse sensitivity effects are avoided where practicable, or mitigated where avoidance is not practicable.

POLICY SLDP16

Relates to Objective SLDO5

To ensure that, when assessing the subdivision of existing sites, potential reverse sensitivity effects are considered and avoided where practicable or otherwise mitigated.

Explanation

Inappropriately designed or located subdivision has potential to create reverse sensitivity effects, particularly when residential and lifestyle development encroach on ongoing rural production, horticultural or industrial activities and existing public works, network utility and renewable electricity generation sites. Such effects can severely impact on the ability of existing activities to continue their day to day operations. Recognising and preventing reverse sensitivity effects when planning for land use will provide for the continued efficient, affordable, secure and reliable operation and capacity of existing adjoining land uses.

POLICY SLDP17

Relates to Objective SLDO4

To promote the design of subdivision and land use development or redevelopment in a manner that enables the efficient use of land within identified National Grid Corridors without introducing sensitive activities or structures that would inhibit the operation, access, maintenance or upgrade of National Grid lines and support structures.

OBJECTIVE SLDO6

Relates to Outcomes SLDAO1 and SLDAO14

To create, link, maintain, and enhance, public access to and along the margins of the District's identified significant waterbodies in a manner that is compatible with the preservation of conservation values and adjoining land uses.

POLICY SLDP18

Relates to Objective SLDO5

Require the establishment of Esplanade Reserves when land is subdivided in the Residential, Commercial and Industrial SMA/Zones of the District.

Explanation

An esplanade reserve with a width of 20 metres will be taken on the creation of any site of less than 4 hectares which is created when land is subdivided in the Residential, Commercial or Industrial SMA/Zones, and where it abuts the margin of any lake over 8 hectares, any river greater than 3 metres in width, or the sea. This will ensure that, where subdivision occurs, a continuous reserve alongside waterbodies or the coast is provided. Any waiver sought will be considered on a case-by-case basis, and will be assessed in accordance with Specific Assessment Criteria.

POLICY SLDP19

Relates to Objective SLDO5

Provide for the creation of esplanade areas (esplanade reserves or esplanade strips) in the Rural, Plains Production, Te Mata Special Character, and Rural Residential Zones where subdivisions adjoin the District's identified significant waterbodies.

Explanation

Subdivision of land provides the opportunity for the Council to acquire an esplanade area where desirable, particularly to provide for the conservation of, access to and



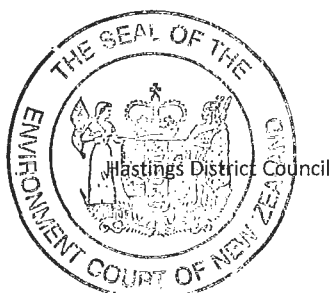
recreation opportunities afforded by, waterbodies. The Council has identified in Section 19.1, riparian areas in the Rural, Te Mata Special Character, Rural Residential and Plains SMA/Zones identified as being of natural, recreational and cultural significance. Access strips (RMA 1991 Section 23 7B) will also be established where appropriate to enable public access to the esplanade areas.

POLICY SLDP20
Relates to Objective
SLDO5

Facilitate the provision of public access to existing esplanade reserves/strips in the District which are currently landlocked or isolated from other esplanade reserves.

Explanation

There are a number of existing esplanade reserves/strips in the District that are landlocked and have no legal access. The Council will endeavour to facilitate access to them, where appropriate. This may include the addition of a condition on subdivision consents for the provision of access strips (RMA 1991 Section 23 7B) in order to provide access to existing esplanade reserves/strips.



30.1.4 METHODS

The Anticipated Outcomes set out in Section 30.1.2 will be achieved and the Objectives and Policies set out in Section 30.1.3 will be implemented through the following methods:

HASTINGS DISTRICT PLAN

Transportation Strategy (Section 2.5):

Appendix 69 identifies the Council's District Roading Hierarchy which identifies the status of each existing road and proposed road in the District. Subdividers will need to comply with Design and Access Standards established for each type of road in the hierarchy.

Where a Structure Plan provides for a site specific design approach for a new urban development area, and these have been designed in accordance with the subdivision and infrastructure development best practice design guide and the Engineering Code of Practice, then these design standards will take precedence subject to overall approval by Council of the subdivision.

Section 3.1 Tangata Whenua with Mana Whenua:

The principles identified within this section, 'Mana Whenua with Tangata Whenua' should be considered with regards to any subdivision development in the District.

Natural Features and Landscapes DWA (Section 17.1):

Identifies the sites in the District that are listed as Outstanding Natural Features and Landscapes or Significant Amenity Landscapes.

Wāhi Taonga DWA (Section 16.1):

Identifies the Wāhi Tapu sites that are listed. Such sites could be adversely affected by development enabled, and earthworks resulting from subdivision.

Heritage Items and Notable Trees DWA (Section 18.1):

Identifies heritage items for which a Conservation Lot Subdivision may be sought and identifies the Heritage Items that are listed. Such sites could be adversely affected by development that is enabled by, and earthworks resulting from subdivision.

Earthworks, Mineral, Aggregate and Hydrocarbon Extraction DWA (Section 27.1):

Identifies the Policies, Rules and Standards that must be complied with as part of any subdivision that involves the establishment of access, or building platforms that require earthworks to be carried out.

Riparian Land Management and Public Access DWA (Section 19.1) and Indigenous Vegetation and Habitats of Indigenous Fauna DWA (Section 20.1):

These Sections identify those sites of natural, biological or scientific significance and for which Conservation Lots may be sought, and those areas of the District where the Council has identified the opportunity to provide Esplanade Reserves. Any decisions about the provision of esplanade areas in the Rural, Rural Residential, Te Mata Special Character, and Plains SMA/Zones may be made following Hastings District Council consulting with Hawke's Bay Regional Council.

Transport and Parking DWA (Section 26.1):

Provides Policies and Rules relating to the provision of access to and from sites. Subdividers will be required to comply with these Standards in order to obtain subdivision consents.

The Hastings District Council has an Engineering Code of Practice which is updated and consulted on as part of the Annual Plan process, as and when significant changes occur to warrant an update. The Engineering Code of Practice establishes Standards for the design and construction of roading and service infrastructure, which can be used as a



means of compliance with the Objectives, Policies and Rules of the District Plan

**HERETAUNGA
STREET-HAVELOCK
Road CORRIDOR
MANAGEMENT
PLAN 2011**

The Heretaunga Street-Havelock Road CMP takes a long-term strategic vision for the corridor. The CMP outlines how the corridor is to be progressively developed to accommodate vehicles, public transport, bicycles, and pedestrians; and provides guidance on the development of adjacent land use and in particular traffic entry and egress to the corridor including its effect on cycling, walking and public transport facilities.

**CODE OF PRACTICE
SNZ PAS 4509:2008**

The New Zealand Fire Service Fire-Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 applies to all a new subdivision and development in all areas, for both reticulated and non-reticulated water supplies.

**SUBDIVISION AND
INFRASTRUCTURE
DEVELOPMENT IN
HASTINGS: BEST
PRACTICE DESIGN
GUIDE (BPDG)**

This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The Guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers meet the assessment criteria for land development and subdivision and rules associated with property access outlined in the District Plan.

**THE GUIDE: GOOD
PRACTICE
LANDSCAPE
GUIDELINES FOR
Subdivision AND
DEVELOPMENT IN
THE HASTINGS
DISTRICT (2005)**

This document guides and encourages development design that protects and enhances the qualities of the rural landscapes within the Hastings District

**HERETAUNGA
PLAINS URBAN
DEVELOPMENT
STRATEGY (HPUDS)**

This Strategy sets out the direction for the development of the Heretaunga Plains sub-region for the period 2015-2045. The Strategy provides for limited greenfield consolidation development in identified urban locations in the District over the period 2015-2045, and encourages intensification where appropriate in existing urban areas

**RESOURCE
MANAGEMENT
(NATIONAL POLICY
STATEMENT ON
ELECTRICITY
TRANSMISSION)
2010**

This Policy Statement was promulgated in response to the need to operate, maintain, develop and upgrade the electricity transmission network being considered a matter of national significance.

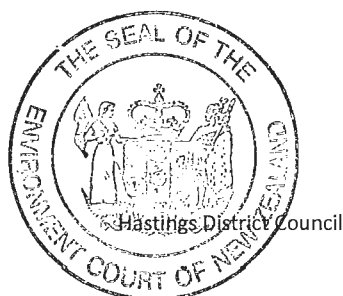
The policy guidance has been designed so local authorities can adapt rather than adopt the examples provided to suit the particular format and structure of their planning instruments, or as part of addressing the specific resource management issues of their region or district in giving effect to the NPS.

**RESOURCE
MANAGEMENT
(NATIONAL
ENVIRONMENTAL
STANDARD FOR
ASSESSING AND
MANAGING
CONTAMINANTS IN
SOIL TO PROTECT
HUMAN HEALTH)
REGULATIONS 2012**

These Regulations provide a nationally consistent set of planning controls and soil contaminant values, and ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary the land is remediated or the contaminants contained to make the land safe for human use.



NATURAL HAZARD INFORMATION	Use of information, such as the Council's natural hazard database on the GIS system, and the natural hazards historical database and ongoing consultation and information sharing with the Hawke's Bay Regional Council.
STRUCTURE PLANS	Urban Development Areas (Section 2.4 Urban Strategy) or other areas such as the Irongate and Omahu North Industrial Areas may have Structure Plans developed for them. These will identify the preferred location and outcomes for key infrastructural elements required. Subdividers and Developers will need to have regard to these, and their outcomes, in the design and placement of roads and services which will be required to be constructed to approved standards. Any approved Structure Plan shall be included as an Appendix of the District Plan.
COVENANTS AND CONSENT NOTICES	Issued under Section 221 of the Resource Management Act 1991, and registered on Certificates of Title.
COMPLETION CERTIFICATES	Issued under Section 222 of the Resource Management Act 1991, for the completion of works e.g. works to provide or upgrade service facilities.
HERITAGE NEW ZEALAND POUHERE TAONGA ACT 2014	This Act makes it an offence to destroy or modify an archaeological site without first obtaining an 'archaeological authority'. This applies to both recorded and unrecorded archaeological sites. It is important that the planning for any planned building or development takes this issue into account and an archaeological assessment maybe required. The applicant is advised to contact Heritage New Zealand Pouhere Taonga if any activity such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site. An archaeological site is defined in Section 33.1 of this District Plan.
HAWKE'S BAY REGIONAL POLICY STATEMENT AND PLANS	The Hawke's Bay Regional Policy Statement (which is incorporated within the Hawke's Bay Regional Resource Management Plan) gives clear direction on the need to protect the versatile soils of the Heretaunga Plains and to have sustainable urban form, it also outlines where future greenfield development is appropriate and inappropriate. Other Regional Plans such as the Hawke's Bay Coastal Environment Plan are also relevant to consider for subdivision and development in the coastal environment.



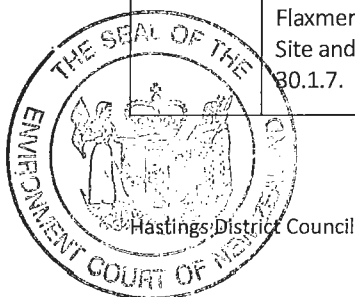
30.1.5 RULES

The following table sets out the status of activities involving subdivision; if a subdivision (or related land use) activity is covered by more than one activity status, the stricter status applies (Controlled being the least strict, Non-Complying being the strictest in the below table):

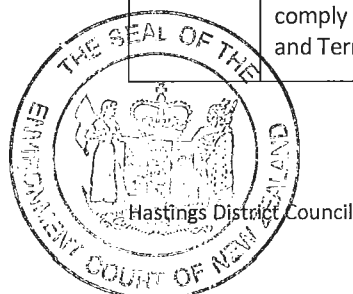
RULE TABLE 30.1.5 -SUBDIVISION AND LAND USE		
RULE	ACTIVITY	ACTIVITY STATUS
SLD1	All SMA and Zones Subdivisions which comply with the relevant zone Subdivision Site Standards and Terms in section 30.1.6 and all relevant General Site Performance Standards and Terms specified in section 30.1.7 (except for those subdivisions specifically listed under Rule SLD8, through to and including Rule SD24 below).	C
SLD2	Special purposes: Public Works, Network Utility Operations, Renewable Electricity Generation or Reserves Subdivisions to create sites of any size for the following Special Purposes: public works, network utility operations, renewable electricity generation or reserves and access, which comply with all relevant General Site Performance Standards and Terms specified in section 30.1.7.	C
SLD3	Farm Parks: Rural Residential and Lifestyle Area Te Mata Special Character Zone Subdivisions to create residential farm parks in the Rural Residential SMA and in the lifestyle area of the Te Mata Special Character Zone which comply with all relevant Subdivision Site Standards and Terms in 30.1.6, and all relevant General Site Performance Standards and Terms specified in 30.1.7.	C
SLD4	Rural lifestyle site (around existing dwelling) Subdivisions to create a lifestyle site based around an existing dwelling in the Rural SMA (outside of the coastal environment), which complies with all relevant Subdivision Site Standards and Terms in 30.1.6, and all relevant General Site Performance Standards and Terms specified in 30.1.7.	C
SLD5	Conservation Lots: Natural areas and Heritage items Subdivisions to create conservation lots in association with the protection of natural areas (see RAP list Appendix 56), or the protection of Heritage Items (see appendices 47 and 48), which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	C
SLD6	Cross Lease to Freehold Subdivisions Subdivisions in Residential Zones to create freehold titles from existing Cross Lease titles, shall not have to comply with the requirements Minimum Site Size Requirements in section 30.1.6 or the General Site Performance Standards and Terms in 30.1.7.	C
SLD7	Subdivision around existing dwellings in residential zones (not including Cross Lease to Freehold Subdivisions) not meeting the minimum site size Subdivisions in all Residential Zones to create separate titles for existing dwellings (not including supplementary dwellings), which comply with all relevant General Site Performance Standards and Terms specified in 30.1.7., but do not meet the minimum site requirements in 30.1.6A specifically 1A, 1B, 2A, 2B, and 3A.	C



SLD8	Rural lifestyle site (not containing an existing dwelling) Lifestyle Subdivisions within the Rural SMA/Zone and not containing existing dwellings, and outside the coastal environment, which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD9	Lifestyle sites in the 'lifestyle area' of the Tuki Tuki and Te Mata Special Character Zones Subdivisions to create lifestyle lots in the 'lifestyle area' of the Tuki Tuki Special Character Zone and in the 'lifestyle area' of the Te Mata Special Character Zone which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD10	Eco-Residential Lifestyle Sites in the Nature Preservation Zone: Cape Kidnappers Development Node Areas Subdivisions to create eco-residential lifestyle sites within the Cape Kidnappers Building and Infrastructure Development Node areas shown on Appendix 23: Figure 1 which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD12	Flaxmere Village Centre: Flaxmere Commercial Zone, Flaxmere Commercial Service Zone, Flaxmere Community Residential Zone Subdivisions within the Flaxmere Village Centre Zone which comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD13	Havelock North Village Centre Zone: Mixed Use Zone and Retail Zone Subdivisions within the Mixed Use and Retail Zones of the Havelock North Village Centre, to create separate titles for existing buildings that comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD14	Hastings and Havelock North Comprehensive Residential Development Subdivision of a Comprehensive Residential Development in Hastings SMA General Residential, and Havelock North SMA General Residential that complies with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a current, land use Resource Consent for comprehensive residential development.	RDNN
SLD14A	The Bull Hill Neighbourhood of the Iona Special Character Zone Subdivision for a Comprehensive Residential Development that complies with all relevant Subdivision Site and General Site performance standards and terms specified in 30.1.6 and 30.1.7, and is applied for concurrently with, or following the approval of a land use resource consent for comprehensive residential development.	RDNN
SLD15	Residential Character Areas, City Living Zone, Flaxmere Area 1 Subdivisions within any of the Hastings SMA Residential Character Areas, City Living Zone, Havelock North Character Residential, Toop Street Special Character Area, the Bull Hill or Iona Terraces Neighbourhoods of the Iona Special Character Zone, or the Flaxmere Residential Development Area, that comply with all relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN



SLD16	Te Awanga Lifestyle Overlay Area Subdivisions to create sites in the Te Awanga Lifestyle Overlay area (as identified in Planning Maps and Appendix 25A) which comply with all relevant Subdivision Site and General Performance Standards and Terms specified in 30.1.6 and 30.1.7.	RDNN
SLD17	Subdivision in all Zones (except within the Iona Plateau Neighbourhood, Iona Special Character Zone refer SLD27, but not meeting General Site standards and terms in 30.1.7 Subdivisions which comply with the relevant Subdivision Site Standards in 30.1.6, but do not comply with one or more General Site Performance Standards and Terms in 30.1.7.	RD
SLD17A	The Bull Hill Neighbourhood of the Iona Special Character Zone Subdivision for a Comprehensive Residential Development that does not comply with all relevant Subdivision Site and General Site performance standards and terms specified in 30.1.7, and is applied for concurrently with, or following the approval of a current land use resource consent for Comprehensive Residential Development.	RD
SLD18	Rural Subdivision Subdivisions within the Rural Zone, but outside the Coastal Environment (as shown indicatively in appendix 67), subject to Table 30.1.6A(8) and Table 30.1.6B (Rural - Lifestyle Sites), which comply with all relevant subdivision site standards and terms in 30.1.6 and all General Site Performance Standards and Terms in section 30.1.7.	RD
<u>SLD19</u>	<u>Subdivision around existing dwellings in the Brookvale Structure Plan Area (Appendix 13B, Figure 1)</u> <u>Subdivision to create separate titles and a balance area which comply with all relevant General Site Performance Standards and Terms specified in 30.1.7 (except standard 30.1.7Y) but do not meet the staging requirements of the Structure Plan (Appendix 13B, Figure 1)</u>	<u>RD</u>
SLD2019	Special Purposes sites not meeting General Site standards and terms in 30.1.7 Subdivisions to create sites for the following special purposes; public works, network utility operations, reserves and access, which do not comply with one or more of the General Site Performance Standards and Terms in section 30.1.7.	RD
SLD2019A	The Bull Hill Neighbourhood of the Iona Special Character Zone Subdivision of a Comprehensive Residential Development that does not comply with all relevant Subdivision site performance standards in 30.1.6 and is applied for concurrently with or following the approval of a current land use resource consent for Comprehensive Residential Development.	D
SLD210	Rural Lifestyle sites in ONFL5, ONFL6, SAL6, SAL7, SAL8 and/or the Coastal Environment Subdivisions of lifestyle sites (that is, subdivisions in accordance with standard 30.1.6B) in the Rural SMA/Zone, where located on land comprising ONFL5, ONFL6, SAL6, SAL7 or SAL8 (refer Appendices 43 and 44) and subdivision in the Rural or Nature Preservation Zone where: all or part of a site is located within the coastal environment (as shown on the Hastings District Planning Maps) and where that subdivision creates any additional development rights on that part of the site located within the coastal environment (as shown indicatively in appendix 67), and which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	D



SLD221	Farm Parks: Rural Subdivision to create Residential Farm Parks in the Rural Zone which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	D
SLD232	Wāhi Taonga and Heritage Items Subdivisions of sites involving listed wāhi taonga and heritage items where a proposed boundary line bisects or separates an identified wāhi taonga (listed in Appendix 50) or heritage item (see appendix 47 and 48) into two or more different titles which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7.	D
SLD243	Plains lifestyle site and amalgamation requirements Plains lifestyle site subdivisions that do not meet one or more of the following: (i) The maximum area requirement in section 30.1.6B, and (ii) The requirement in section 30.1.6B for the amalgamated balance area to exceed 12ha, and (iii) The requirement in section 30.1.6B for the sites being amalgamated to be adjoining.	D
SLD254	Natural Area Conservation Lots not in the RAP list Appendix 20.1 Subdivisions to create conservation lots in association with the protection of natural areas that are within a contiguous area which has an actual or emerging predominance of indigenous tree species and is either; (i) over 1 Ha and with an average canopy height over 6 metres; or (ii) over 5 Ha of any height; which comply with all the relevant Subdivision Site and General Site Performance Standards and Terms specified in 30.1.6 and 30.1.7. (Excluding that the natural area is not listed as a RAP site).	D
SLD26	<u>Subdivision within the Brookvale Structure Plan Area (Appendix 13B, Figure 1) that does not comply with 30.1.7Z(4) to (7) inclusive</u>	<u>D</u>
SLD275	Non-Complying Subdivision Any subdivision (unless specifically provided for under Rules SLD1 through to and including SLD24 above) which is unable to comply with one or more of the relevant Subdivision Site Standards and Terms in section 30.1.6, including any unzoned land.	NC
SLD286	ONFL1 Te Mata Peak Any subdivision within ONFL1, within the Prohibited Building Area (Above and including the 240m contour line as shown on the Planning Maps).	NC
SLD297	Iona Plateau Neighbourhood Subdivision within the Iona Special Character Zone (Iona Plateau Neighbourhood) which is unable to comply with one or more of the relevant subdivision site standards and terms in Section 30.1.6 and 30.1.7.	NC



30.1.6 Subdivision Site Standards and Terms

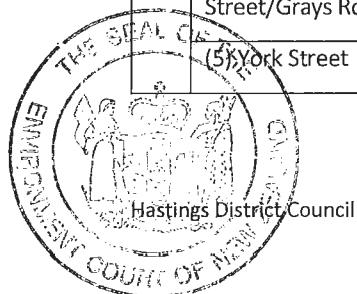
Note: Development Contributions are charged under the Local Government Act for subdivisions that create additional development rights; refer to Council's Development Contributions Policy: <http://www.hastingsdc.govt.nz/development-contributions>

The minimum net site area specified below in 30.1.6A and 30.1.6B shall be exclusive of all legal access strips to or over the site

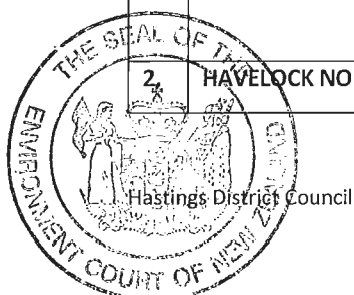
30.1.6A GENERAL SITE STANDARDS (EXCEPT LIFESTYLE, FARM PARK AND CONSERVATION LOT SUBDIVISION)

Sites created by subdivision shall comply with the Standards specified for each SMA/Zone in Table 30.1.6A.

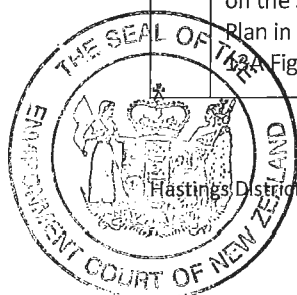
TABLE 30.1.6A MINIMUM SITE SIZES AND DIMENSIONS		
SMA/ZONE		MINIMUM NET SITE AREA
1.	HASTINGS	
A	General Residential	350m ²
	i. Comprehensive Residential Development (on land identified in Appendices 27)	250m ² minimum site size, 350m ² maximum site size
B	General Residential (Urban Development Areas)	400m ² with a minimum average site size of 700m ²
C	Deferred General Residential	12 hectares
D	Residential Character Area (Character Area No. in brackets):	
	(1) Beresford Street	600m ²
	(2) Railway Cottages, Southampton Street	350m ²
	(3) Fitzroy Avenue	800m ²
	i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum site size, an average site size of 350m ² , and 800m ² maximum site size
	(4) Duke Street/Grays Road	800m ²
	(5) York Street	800m ²



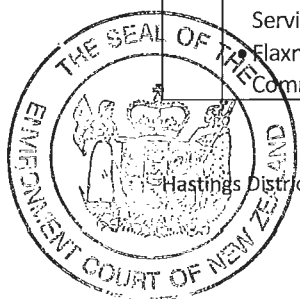
	(6) Tomoana Road	800m ²
	i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 800m ² maximum site size
	(7) Cornwall Road	700m ²
	i. Comprehensive Residential Development (on land identified in Appendix 27)	250m ² minimum average site size, an average site size of 350m ² , and 700m ² maximum site size
	(8) Nelson Street North	700m ²
	(9) Prospect Road / Knight Street	800m ²
	(10) Market Street South	800m ²
	(11) Heathcote Avenue	600m ²
	(12) Charlotte & Duchess Crescent, Caroline Road and Frederick Street	1000m ²
	(13) Willowpark Road, Railway Cottages	500m ²
E	City Living	250m ² average minimum with a maximum site size of 350m ²
F	Central Residential / Commercial	350m ²
	Commercial	No Minimum as long as provision can be made for all on-site servicing, parking, access and loading requirements of the District Plan.
	Suburban Commercial	No Minimum as long as provision can be made for all on-site servicing, parking, access and loading requirements of the District Plan.
	Commercial Service	No Minimum as long as provision can be made for all on-site servicing, parking, access and loading requirements of the District Plan.
	Large Format Retail	No Minimum as long as provision can be made for all on-site servicing, parking, access and loading requirements of the District Plan.
G	Light Industrial	Front sites: 500m ² Corner sites: 700m ² Rear sites: 1000m ²
	2. HAVELOCK NORTH	



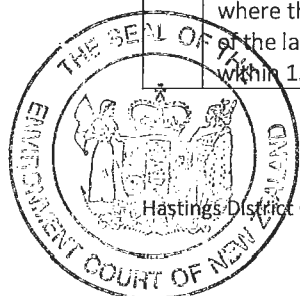
A	General Residential	350m ²
	i. Comprehensive Residential Development	250m ² minimum site size, 350m ² maximum site size
B	General Residential (Urban Development Areas)	400m ² with a minimum average site size of 700m ²
		700m ² minimum for sites with access from Goddard Lane
Bi	Brookvale Urban Development Area (Appendix 13B, Figure 1)	Deferred Residential Zone – 12 hectares General Residential Zone - 400m² with a minimum average net site area of 600m² (except opposite the Plains Zone on Thompson Road and where comprehensive residential development) Sites created opposite the Plains Production Zone on Thompson Road – 1000m² Comprehensive Residential Development – Parent Sites 500m² - Child sites: 250m²
C	Havelock North Character Residential	700m ²
D	Toop Street Special Character Area and	1000m ²
	Breadalbane Avenue Special Character Area	1000m ²
E	Te Mata Special Character Outside the Lifestyle Area of the Zone as identified on the Planning Maps	6 hectares
F	Havelock North Village Centre: <ul style="list-style-type: none"> • Mixed Use Zone • Retail Zone • Havelock North Industrial Zone • Business Zone, and • Scheduled Sites 13, 14, 15, 16, and 17 in Appendix 26. 	No Minimum as long as provision can be made for all on-site servicing, parking, access, loading and outdoor living requirements of the District Plan. <i>Note: Refer to Restricted Discretionary Activity rule (30.1.5 SLD13) for subdivision of sites containing existing Comprehensive Developments in the Mixed Use Zone and Retail Zone.</i>
G	Iona Special Character Zone (specific areas identified are shown on the Structure Plan in Appendix 24 Figure 2):	



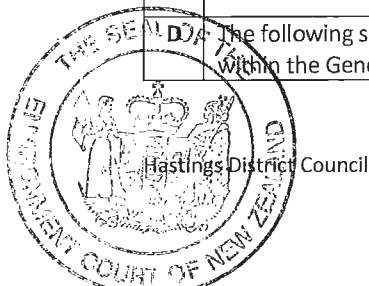
	i. Bull Hill Neighbourhood	Refer to Standard 30.1.6E for the minimum total section yield required. 700m ² where sites front Middle Road or adjoin or are located opposite the Havelock North Rural Residential Zone.
	Commercial Node within the Bull Hill Neighbourhood	Either: <ul style="list-style-type: none"> • The creation of one site of 400m² maximum site area on one of the commercial node locations; or • The creation of one site of 250m² maximum site area on both commercial node locations. <p><i>Note: Commercial node locations are identified in Appendix 13 A Figure 2 Iona Structure Plan</i></p>
	Comprehensive Residential Development within the Bull Hill Neighbourhood	Parent Sites: A minimum net site area of 500m ² Child Sites: A minimum net site area of 250m ²
	ii. Iona Terraces Neighbourhood	
	Area A	600m ² with an 700m ² average site size except that a maximum of three sites may be created that have a net site area of between 350m ² – 500m ² .
	Area B	600m ² with an 700m ² average site size except that a maximum of five sites may be created that have a net site area of between 350m ² – 500m ² .
	Area C	600m ² with an 700m ² average site size except that a maximum of five sites may be created that have a net site area of between 350m ² – 500m ² .
	Area D	1000m ²
	iii. Iona Plateau Neighbourhood	Refer to Standard 30.1.6D
3.	FLAXMERE	
A	General Residential	500m ²
B	Flaxmere Residential Development Area - North of Village Centre (fronting Chatham Road)	500m ² , and must meet standard 9.2.5Q (road layout requirement)
C	Scheduled sites 1 and 2 in Appendix 26 Flaxmere Village Centre: <ul style="list-style-type: none"> • Flaxmere Commercial Zone, • Flaxmere Commercial Service Zone, and • Flaxmere Community Facility 	No Minimum as long as provision can be made for all on-site servicing, parking, access, loading and outdoor living requirements of the District Plan.



	sites in the Flaxmere Community Residential Zone	
D	Flaxmere Village Centre: (i) Residential sites in the Flaxmere Community Residential Zone in between Caernarvon Drive and the indicative road alignment passing through the Flaxmere Community Residential Zone (as delineated in Appendix 33).	500m ²
	(ii) Sites approved and established for elderly housing in the Flaxmere Community Residential Zone, and Flaxmere Commercial Service Zone (may apply for subdivision and land-use jointly, but not subdivision before land-use consent).	333m ²
4.	CLIVE/WHAKATU	
A	Residential	1000m ²
B	Suburban Commercial	No Minimum as long as provision can be made for all on-site servicing, parking, access and loading requirements of the District Plan.
5.	COASTAL SETTLEMENTS	
A	In areas with public reticulated sewerage	500m ²
B	Tangoio - sites with connection to an approved reticulated wastewater system, where the majority of the land area is within 150m of	400m ²



	Mean High Water Springs Mark	
	Tangoio - sites with connection to an approved reticulated wastewater system, where the majority of the land area falls further than 150m of Mean High Water Springs Mark	600m ²
C	In areas without public reticulated sewerage Suburban Commercial	1000m ² <i>Note: The Waimarama, Tangoio and Whirinaki residential and suburban commercial areas are presently not serviced by reticulated sewage disposal. Resource Consent may be required from the Hawke's Bay Regional Council for new or existing on-site effluent disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and shall remain free of permanent structures.</i>
6.	HAUMOANA - TE AWANGA	
A	1) Haumoana - Te Awanga Residential	1000m ²
	2) Suburban Commercial	1000m ²
	3) Deferred Residential	12 hectares
	4) Te Awanga Lifestyle Overlay area as identified in Planning Maps	2000 m ² but limited to no more than 7 residential lots in total in accordance with Appendix 25A 'Te Awanga Lifestyle Overlay Concept and Landscape Plan'.
		<i>Note: The Haumoana and Te Awanga residential and suburban commercial areas are presently not serviced by reticulated sewage disposal. Resource Consent may be required from the Hawke's Bay Regional Council for new or existing on-site effluent disposal and treatment systems. Any proposed on-site drainage fields and reserve areas will need to be identified on a site plan prior to any building consent being issued and shall remain free of permanent structures.</i>
7.	INDUSTRIAL	
A	Light Industrial	Front sites: 500m ² Corner sites: 700m ² Rear sites: 1000m ²
B	General Industrial	Front and corner sites: 1000m ² Rear sites: 2000m ²
C	General Industrial Irongate Area	5000m ² with a minimum average site size of 1 hectare
	The following sites within the General	5000m ²



	Industrial Irongate Area: - Lot 2 DP 12192 Blk XV Heretaunga SD - Lot 1 DP 24887 - Lot 2 DP 4144 - Lot 2 DP 19426 Int in R/W - Section 8 SO 438108	
E	Whirinaki Industrial	1000m ²
F	Tomoana Food Industry	5000m ²
8.	RURAL	
	Rural, and Nature Preservation Zone	20 hectares
9.	RURAL RESIDENTIAL	
	Rural residential	0.8 hectare with a 1 hectare average site area
10.	PLAINS PRODUCTION	
A	Plains Production	12 hectares
B	Plains Settlement in areas with reticulated sewerage	500m ²
C	Plains Settlement in areas without reticulated sewerage (Omahu)	800m ²
	Plains Settlement in areas without reticulated sewerage (All other areas)	1000m ²
D	Scheduled Sites S24, S25, S26 (Maraekakaho Road)	3 hectares
11.	TUKI TUKI SPECIAL CHARACTER	
	Tuki Tuki Special Character Zone	3 hectares



30.1.6B

LIFESTYLE LOTS

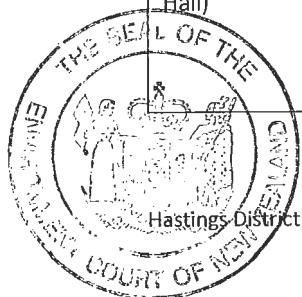
Sites created by subdivision for lifestyle lots, conservation lots or residential farm parks shall

comply with the Standards specified for each SMA/Zone in Table 30.1.6B.

TABLE 30.1.6B STANDARDS FOR LIFESTYLE SITES					
SMA/Zone	Minimum Area	Maximum Area	Minimum Balance Area	Number of Additional Sites that can be created	Application must comply with the following:
Natural Area Conservation Lots in any SMA/Zone	2,500m ² exclusive of the area being protected	5,000m ² exclusive of the area being protected	If more than 1 balance site proposed must comply with the minimum site size requirements of the SMA/zone located in, under Table 30.1.6A.	One, and where the total area of the feature to be protected is 9.0 hectares or more a 2nd additional Lifestyle Lot may be created.	On RAP sites listed in Appendix 56: i. An area of at least 0.5 hectares shall be nominated for protection ii. The whole of the feature shall be physically and legally protected in perpetuity
Heritage Item Conservation Lots in any SMA/Zone	2500m ² for sites without reticulated wastewater disposal 400m ² for sites with reticulated wastewater connection	5000m ² in the Plains SMA, 2.5ha in the Rural SMA, otherwise no maximum	If more than 1 balance site proposed must comply with the minimum site size requirements of the SMA/zone located in, under Table 30.1.6.A	One only	On Heritage item sites listed in Appendices 47 and 48: i. Where the protected heritage item cannot, or is not intended for residential activity, a single nominated residential dwelling location shall be provided on the same site exclusive of the heritage item feature. ii. The whole of the heritage item shall be physically and legally protected in perpetuity
Te Mata Special Character Areas inside the Lifestyle Area as identified on the Planning Maps	3ha	None	3ha	One or more	



Residential farm parks in the Te Mata Special Character Areas inside the Lifestyle Area as identified on the Planning Maps	2500m ²	None	92% of parent site or amalgamated sites	One or more	Farm Park standards
Plains Production	2500m ²	5000m ²	12ha	None (amalgamation is required)	Lifestyle subdivision shall only be applicable for an existing site smaller than 12ha. The site(s) being amalgamated with does not have to be less than 12 hectares, but does have to be adjoining. Any newly created balance site shall not contain more than one dwelling.
3 year Rural lifestyle	4000m ² (net site)	2.5ha (net site)	20ha (net site)	One only	A site shall only be eligible to be subdivided to create a Lifestyle site under this rule once every three years, and at least three years shall have lapsed from the date the subject title was created.
Rural	4000m ² (net site)	2.5ha (net site)	6ha (net site)	None (amalgamation is required)	The subdivision shall involve the amalgamation of two or more existing sites. A maximum of one title exceeding 20 hectares in size may be involved.
Rural: (Residential Farm Parks)	2500m ²	None	92% of parent site or amalgamated sites	One or more	Farm Park standards
Rural (within the 1km radius of the Maraekakaho Hall)	0.8ha minimum with a 1ha average within the 1km radius (net site)	2.5ha (net site)	1.0ha (1 balance site only) (net site)	One or more	Where a property straddles the 1km radius from the Maraekakaho Hall, any lifestyle site created in accordance with this rule must be physically located at least 50%



					entirely within the 1km radius.
Eco-Residential lifestyle sites in the Cape Kidnappers Building and Infrastructure Development Node areas shown on Appendix 23: Figure 1.	1.5ha minimum (net site) with a 3.0ha (net site) average	5.0ha (net site)	90% of parent site or amalgamated sites	One or more	Farm Park/Eco-Residential Lifestyle standards
Rural Residential: (Residential Farm Parks)	2500m ²	None	75% of parent site or amalgamated sites	One or more	Farm Park standards

30.1.6C EXEMPTION TO MINIMUM SITE PROVISIONS

1. General

Notwithstanding the provisions of Sections 30.1.6A and 30.1.6B, there shall be no minimum site size in any zone for the following:

- (i) Subdivisions which effect a boundary adjustment.
- (ii) Subdivisions to increase the area of existing non-complying sites, provided that no existing complying site is rendered non-complying. That is, the subdivision of land off an existing complying site to amalgamate with a non-complying site(s).

2. Irongate Industrial Area

Where:

- (a) A subdivision creates a site within the General Industrial Zone (Irongate Area) which complies with 30.1.6A and a balance site in the Plains Zone there shall be no minimum site size for the balance site.

3. Omahu North Industrial Area

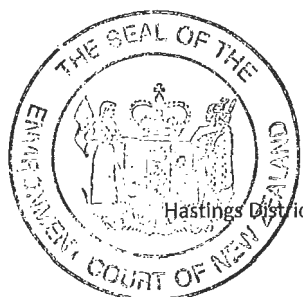
Where:

- (a) A subdivision creates a site or sites within the General Industrial Zone (Omahu North) which complies with 30.1.7R and a single site within the Plains Production Zone there shall be no minimum site size for the Plains Zone site¹.

Note^[4]: New Residential Activities and Visitor Accommodation are defined as a Non-Complying activity where they are located within 30m of the General Industrial Zone (Omahu North). Refer to Rule PP40 (Section 6.2).

4. Residential Farm Parks in the Rural Zone and Eco-Residential lifestyle subdivision in the Cape Kidnappers Building and Infrastructure Development Node Areas of the Nature Preservation Zone (see Appendix 23: Figure 1); Rural Residential Zone and Lifestyle area of the Te Mata Special Character Zone

- (a) The minimum area of a parent site or combination of sites to be subdivided shall be no less than 60 hectares in the Rural SMA/Zone (including the Nature Preservation Zone).
- (b) The minimum area of a parent site or combination of sites to be subdivided



shall be no less than 20 hectares in the Rural Residential Zone and Lifestyle area of the Te Mata Special Character Zone.

- (c) The area of the parent site shall be contained within one continuous perimeter boundary.
- (d) There shall be one common accessway or road to a single access point with a public road.
- (e) A Residential Farm Park subdivision or Eco-Residential lifestyle subdivision in the Cape Kidnappers Building and Infrastructure Development Node Areas of the Nature Preservation Zone as shown in Appendix 23: Figure 1, will be considered as a single proposal. No further subdivision of Residential sites or eco-residential sites or balance farm or common areas will be permitted. This requirement shall be recorded on all titles within a residential eco-residential farm park and the balance lot(s) by consent notice under Section 221 of the Resource Management Act 1991.

5. Te Awanga Downs Urban Development Area

(i) Where:

A subdivision creates a site within the Haumoana - Te Awanga Residential Zone part of the Te Awanga Downs Urban Development Area that complies with 30.1.6A and a balance site in the Haumoana - Te Awanga Deferred Residential Zone Areas A or B:

- (a) There shall be no minimum site size for the balance site

30.1.6D CREATION OF LOTS WITHIN THE IONA PLATEAU NEIGHBOURHOOD OF THE IONA SPECIAL CHARACTER ZONE

The minimum lot sizes created shall be in accordance with those identified in Appendix 13A Figure 3 'Iona Plateau Masterplan'.

30.1.6E CREATION OF LOTS WITHIN THE BULL HILL NEIGHBOURHOOD OF THE IONA SPECIAL CHARACTER ZONE

- a. The first subdivision application within each of the Bull Hill Neighbourhood Blocks 1 and 2 (shown on the Iona Structure Plan Appendix 13A Figure 2) shall provide an overall subdivision concept plan for the entire area, either Block 1 or 2 as relevant.

This plan shall demonstrate how the overall development of the area will achieve the required housing density of 19 dwellings per hectare of total net land area, while also achieving variability in site size both within individual streets and over the area as a whole. The following minimum site size percentages shall be achieved:

- A minimum of 15% of the total number of sites within the Bull Hill Neighbourhood shall be for Comprehensive Residential Development (note: parent sites of a minimum of 500m² showing indicative lot yields shall be provided to demonstrate achievement of the minimum 15% of the total number of sites);
- A minimum of 15% of the total number of sites within the Bull Hill Neighbourhood shall range between 400m² – 599m²;
- A minimum of 15% of the total number of sites within the Bull Hill Neighbourhood shall range between 600m² – 999m²;

The subdivision concept plan shall show section and road layout, section sizes, including the location of any Comprehensive Residential Development sites (identifying the parent site and the nominal anticipated housing yield from it), and the staging of the subdivision.

- b. An assessment by a qualified urban design specialist shall be provided with any application for subdivision required in (a) above. This assessment shall demonstrate how the proposed subdivision design or comprehensive residential development meets general urban design principles including the 7C's of the New Zealand Urban Design



Protocol:

1. Context
 2. Character
 3. Choice
 4. Connections
 5. Creativity
 6. Custodianship
 7. Collaboration
- c. Over the total net land area of the Bull Hill Neighbourhood a minimum yield of 19 residential sections per hectare shall apply.
- d. At the time of subdivision of the commercial node sites, if the option of 1 x 250sqm sites in each of the commercial node locations (shown on the Structure Plan Appendix 13A Figure 2) are created, the balance of land associated with the node adjacent to the Bull Hill Reserve shall be returned to this reserve and shall be zoned Open Space Zone.



30.1.7 GENERAL SITE PERFORMANCE STANDARDS AND TERMS

30.1.7A

BUILDING PLATFORMS

Each lot in the Rural, Plains Production, Nature Preservation, Te Mata and Tuki Tuki Special Character, and Rural Residential SMA/Zones, which is capable of containing a residential dwelling, shall identify at least one stable building platform of 30 metres by 30 metres which is capable of (but is not limited to) containing a dwelling, a vehicle manoeuvring area and any accessory buildings, in compliance with the Performance Standards and Performance Criteria for the Zone where it is located (Including dwelling setbacks as applicable to that Zone). No part of a building platform shall be located within the National Grid Corridor. Where National Grid Corridor traverses the site, the proposed vehicular accessway to the building platform shall also be identified on the subdivision plan.

Outcome

Lots, that are appropriate for Residential Activity in the Rural, Plains, Te Mata and Tuki Tuki Special Character, and Rural Residential Zones, will be capable of providing at least one stable Building platform, and a safe Distance clear of the National Grid Corridor, so as to avoid significant adverse Effects.

30.1.7B

WATER SUPPLY

Sites for any activity that will require water shall be connected to public reticulated water supply, where such a supply is available.

Where the new site will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the subdivider shall demonstrate how an alternative and satisfactory water supply can be provided to each site.

Note: It is important to note that performance standard 30.1.7B does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding.

Outcome

A water supply will be available to each lot, which can meet the potential needs of activities on the lot, while protecting the health and safety of residents and avoiding significant adverse Effects on the Environment and without adversely affecting any lawfully established efficient water take.

30.1.7C

WASTEWATER DISPOSAL

Sites for any activity that will create wastewater shall be connected to a public reticulated wastewater disposal system, where one is available.

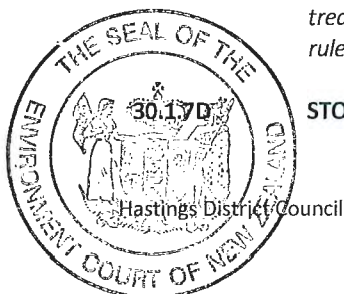
Where the new site will not be connected to a public reticulated sewerage system, or where an additional level of service is required that exceeds the level of service provided by the reticulated systems, the subdivider shall demonstrate how an alternative and satisfactory method of wastewater disposal can be provided for each site.

Note: It is important to note that performance standard 30.1.7C does not replace Regional rules which control the collection, treatment and disposal of wastewater to land or water. These rules must be complied with prior to the activity proceeding.

Outcome

A means of Wastewater disposal will be available which is of satisfactory capacity and design to protect the health and safety of residents and to avoid significant adverse Effects on the Environment (e.g. water quality).

STORMWATER DISPOSAL



Sites for any activity that will create stormwater shall be connected to a public stormwater disposal system, where one is available, except where an additional level of service is required that exceeds the level of service available from public reticulated stormwater systems, this shall be provided by the subdivider.

Where the new site will not be connected to a public reticulated stormwater disposal system, the subdivider shall demonstrate how an alternative and satisfactory method of disposal for each site can be provided.

Note: Stormwater attenuation standards apply to land use in each of the Residential and Commercial SMA/Zones.

Note: It is important to note that performance standard 30.1.7D does not replace regional rules which control collection, treatment and disposal of stormwater to land or water. These rules must be complied with prior to the activity proceeding.

Outcome

The collection and disposal of stormwater from each lot will be provided for in a manner that avoids significant adverse Effects on the Environment, including the Inundation of the land being subdivided and adjoining land, as well as the contamination of water resources.

30.1.7E

PROPERTY ACCESS

1. Activities shall comply with the provisions of Section 26.1 Transport and Parking, except for eco-residential lifestyle sites in the Nature Preservation Zone: Cape Kidnappers Building and Infrastructure Development Nodes shown on Appendix 23: Figure 1 where appropriate Transport and Parking requirements will be assessed and defined through Site Performance Standard 30.1.7S and the specific assessment criteria process set out in Rule 30.1.8.2(18).
2. Access to property in General Industrial Irongate Area except where the Engineering Code of Practice driver sightline requirements are greater:
 - a. The minimum separation distance between vehicle accesses shall be: 15m
 - b. No vehicle access located on Maraekakaho Road shall be located closer than 100m to an intersection.
 - c. No vehicle access located on a Local Road or District Collector Road shall be closer than 30m to Maraekakaho Road.

Outcome

The safe operation of Maraekakaho Road and where it intersects with Longlands, Irongate and York Roads.

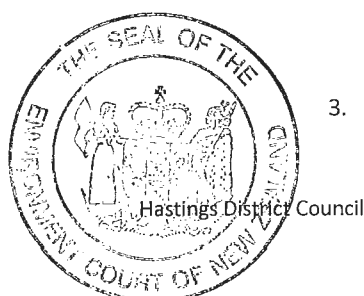
All other vehicle crossings shall be located in accordance with the dimensions shown in Appendix 73.

Note: Maraekakaho Road is a Limited Access Road which has certain restrictions on the number and location of access. In addition to compliance with these performance standards, landowners will also require the approval of the council in accordance with the Local Government Act 1974 in relation to any proposal new or amended access to the Limited Access Road.

- (b) No vehicle crossing located on Maraekakaho Road shall be closer than 100m to an intersection.

3. Access to property in the General Industrial Zone (Omahu

Outcome



North Area):

- All accessways to a property or properties located within the General Industrial zone (Omahu North) shall comply with Drawing Number C38 "Pedestrian Visibility Splay" in Appendix 73

Safe access will be provided for vehicular traffic entering and exiting Sites

4. No part of a vehicle access to an identified building platform, will cross any part of the National Grid Corridor.

30.1.7F OUTDOOR LIVING SPACE

Any application for a General Residential Zone subdivision under Table 30.1.6A in Hastings 1 A and B, Havelock North 2 A or B, and Flaxmere 3 A shall meet the outdoor living space standards in sections 7.2, 8.2 and 9.2 respectively, for any existing dwellings involved with the subdivision.

30.1.7G ELECTRICITY

In all Residential, Industrial, and Commercial Zones, sites for any activity that will require electricity shall be connected to the electricity network.

Exception:

For residential sites in the Te Awanga Downs Structure Plan Area alternative electricity solution/s shall be demonstrated sufficient to provide for the needs of residential sites - individually or collectively.

30.1.7H ESPLANADE RESERVES AND STRIPS

All Residential, Commercial and Industrial Zones

Creation of Sites less than 4 hectares

Where a site of less than 4 hectares is created on the subdivision of land which adjoin rivers over 3 metres in width, lakes over 8 hectares in area, or the sea, an esplanade reserve of 20 metres in width shall be set aside, except where:

- The subdivision involves only a minor boundary adjustment and no additional building sites will be created; and
- The proposed subdivision activity arises solely due to land being acquired for any road designation or a site is to be created only for a network utility.

Rural, Plains Production, Nature Preservation, Tuki Tuki Special Character, Te Mata Special Character and Rural Residential Zones.
An esplanade reserve or strip with a maximum width of 20 metres will be required as a condition of consent under Section 220 of the Act where the land adjoins the coast or adjoins or contains a waterbody of natural, cultural or recreational significance as identified in Appendix 54 Link

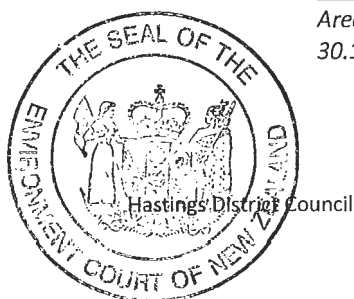
Note: There is provision for consideration of waiver of Esplanade Areas having regard to the matters in Specific Assessment Criteria 30.1.8.2. (8)

Outcome

Public access, natural, cultural or recreational values of Waterbodies in the Residential, Commercial and Industrial Zones will be protected where intensive Subdivision occurs.

Outcome

Esplanade Areas will be created on Subdivision in the Rural, Plains, Te Mata Special Character, and Rural Residential SMA/Zones where land adjoins riparian areas identified as being of natural, recreational or cultural



significance.

30.1.7I GENERAL RESIDENTIAL ZONE - BROOKVALE/ARATAKI

Where any portion of the Arataki Urban Development Area is subdivided, the relevant Assessment Criteria in Section 30.1.8, and the outcomes and Performance Standards included in the Structure Plan in Appendix 13 shall apply.

Outcome
The efficient and effective development of the Arataki Urban Development Area shall occur.

30.1.7J BALANCE LOTS

Balance lots may be created by subdivisions that lie in different zones provided the balance lot complies with the minimum net site area for the zone in which it is located (subject to noted exceptions in 30.1.6C).

Outcome
Balance lots resulting from Subdivision of Sites with split zoning will be compatible with the zone in which they are located.

30.1.7K GENERAL RESIDENTIAL ZONE (TOMOANA ROAD, PAKOWHAI ROAD AND WILLIAMS STREET, HASTINGS)

(a) The location of new roads for providing access to sites created by subdivision in the area, shall be such that no new road intersections are located on Pakowhai Road or the location of the North Eastern Connector (previously proposed as the Northern Arterial Route) as shown in Appendix 14 Figure 2.

Outcome
Direct access to the North Eastern Connector will be Controlled and its safer and efficient Use protected.

(b) Where a site is created on subdivision of land that adjoins the western boundary of the North Eastern Connector location and the site is within 50 metres of the North Eastern Connector location boundary (Refer Appendix 14 - Figure 2), an acoustic barrier, at a minimum height of 1.8 metres, shall be erected along the entire length of that boundary, to achieve a design noise level of 55 dB LAeq (24 hours) when assessed at a point, 12m from the boundary and 1.2m above ground level, and shall be erected prior to the Section 224 Certificate being issued.

Outcome
The Effects of higher background noise generated by traffic on the North Eastern Connector on adjoining Residential Activities will be reduced.

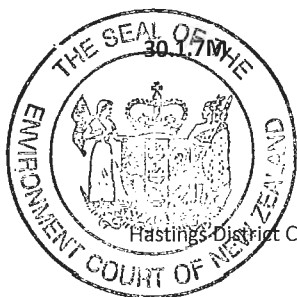
30.1.7L GENERAL RESIDENTIAL ZONE - LYNDBURST

(a) Where any portion of the Lyndhurst Urban Development Area is subdivided or developed for any activity other than a Permitted activity, the relevant Assessment Criteria in Section 30.1.8, and the outcomes and performance standards included in the Structure Plan in Appendix 11 shall apply.

(b) Where subdivision occurs on a site that creates a balance lot that lies in the Deferred General Residential Zone, the balance lot need not comply with the minimum net area for the Deferred General Residential Zone.

SCHEDULED ACTIVITY S36 ADA STREET RETIREMENT VILLAGE

(a) Where any portion of the General Residential Zone at 1242 to 1248 Ada Street is subdivided and/or developed,



all development shall be in general accordance with the Concept Plan in Appendix 26 Figures 2 and 3.

- (b) Any sites created by subdivision and located within 30m of any Plains Zoned site, are required to have a restrictive covenant registered against their certificates of title(s) acknowledging the productive nature of the adjacent land and requiring the owner/occupier and subsequent owners/occupiers not to bring any proceedings or damages, negligence nuisance trespass or interference arising from the reasonable and responsible use of Plains zoned land so long as those practices are carried out in accordance with the relevant District Plan provisions or those of any replacement Plan.
- (c) No new buildings shall be erected within the buffer area identified as Area A on the Map in Appendix 26 Figures 2 and 3.
- (d) Before the issue of a Section 224 Certificate under the Resource Management Act 1991 for any sites created by subdivision of Lot 2DP 346234, a restrictive covenant shall be registered against the certificate of title of Lot 5 DP 402003 establishing the buffer area identified as "Area B" on the Map in Appendix 26 Figures 2 and 3 which shall prevent the owner and any subsequent owners from utilising that buffer area for Land Based Primary Production Activities. The covenant shall be prepared by a solicitor at the applicant's expense.

30.1.7N

RURAL RESIDENTIAL ZONE (RAYMOND ROAD/PARKHILL ROAD, HAUMOANA)

Where any portion of the Raymond Road/Parkhill Road Rural Residential SMA/Zone is subdivided and/or developed the relevant Assessment Criteria in Section 30.1.8 shall apply, and all development shall be in general accordance with the Concept Plan in Appendix 22. In particular:

- (a) No more than 35 sites capable of being utilised for residential purposes shall be established.
- (b) Any sites created by subdivision within the Raymond & Parkhill Road Rural Residential Zone are required to have a restrictive covenant registered against the certificate of title(s) acknowledging the operation of agriculture, horticulture and viticulture on land in the vicinity and requiring the owner and subsequent owners, not to bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the reasonable and responsible use of lands in the vicinity for such operations, so long as those operations are carried out in accordance with relevant District Plan provisions, or those of any replacement Plan

Outcome

To provide for rural residential development on Sites in close proximity to productive land Use activities without reducing the ability of legitimate productive land Use activities to operate unhindered.

RURAL RESIDENTIAL ZONE - KOPAKI BAY

Where any portion of the Kopaki Bay Rural Residential Area as identified on Figure 1 Appendix 18 is subdivided or developed for any activity other than a permitted activity, the relevant

Outcome

The efficient and effective development



Assessment Criteria in Section 30.1.8, and the Performance Standards and Outcomes included in the Structure Plan in Appendix 18 shall apply.

of the Kopaki Bay Rural Residential Area will occur.

30.1.7P

COASTAL RESIDENTIAL ZONE - TANGOIO

- (a) Where any portion of this particular zoning is subdivided or developed as any activity other than a Permitted activity, the relevant Assessment Criteria in Section 30.1.8 and compliance with the Structure Plan in Appendix 19 shall apply.

Outcomes
The efficient and effective development of the Tangoio Coastal Residential Zone will occur in a manner which has regard to its coastal landscape context.

- (b) All building platforms and site accesses on any portion of this particular zone shall not be permitted at ground level of less than RL 15.2 (5.2m above mean sea level).

- (c) New residential sites created shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991 stating that floor levels of any habitable rooms on that site shall be a minimum height of RL 15.7RL (5.7m above mean sea level).

That the Tangoio Coastal Residential Zone will be developed in a manner that ensures the flood hazard from the Te Ngaru Stream is mitigated.

30.1.7Q

GENERAL INDUSTRIAL IRONGATE AREA

- (a) Each site shall be provided with an on-site stormwater disposal system to service the site. A stormwater management plan shall be provided at the time of subdivision based on a conceptual development scenario for each lot, to demonstrate that a feasible stormwater disposal system can be achieved.

Note: All on-site stormwater discharges are regulated by the Hawke's Bay Regional Resource Management Plan and require treatment in accordance with the HBRC Waterway Design Guidelines.

Outcome
The collection and disposal of stormwater from each Site will be provided for in a manner that avoids significant adverse Effects on the Environment, including the Inundation of the land being subdivided and adjoining land.

- (b) Where any portion of the General Industrial Irongate Area is subdivided and/or developed the relevant Assessment Criteria in Section 30.1.8 shall apply, and all development shall be undertaken in general accordance with the Structure Plan in Appendix 16.

- (c) All sites within the Irongate Area shall demonstrate how legal and physical access can connect to the existing roading network for both the subject site and adjacent sites, in accordance with the Engineering Code of Practice Standards (for public roads).

Outcome
All Sites within the Irongate Area shall be protected from being landlocked or restricted from undertaking



Note: Maraekakaho Road is a Limited Access Road which has certain restrictions on the number and location of access.

Subdivision by neighbouring developments.

- (d) No new site created from Section 14 SO Plan 438108, or part thereof, shall be provided with vehicular access to Maraekakaho Road.

- (e) No new site created from Lots 1 & 2 DP 367052, or part thereof, shall be provided with vehicular access to Maraekakaho Road.

*Outcome
The efficient Use of the infrastructure provided in the Irongate Industrial Area*

- (f) All new sites created from the following parent lots shall be served by a single vehicular access to Maraekakaho Road per parent lot:

- Lot 2 DP 12192 Blk XV Heretaunga SD
- Lot 1 DP 24887
- Lot 2 DP 4144
- Lot 2 DP19426 Int in R/W
- Section 8 SO 438108

30.1.7R

GENERAL INDUSTRIAL ZONE (OMAHU NORTH AREA)

1. The subdivision shall be in general accordance with the Structure Plan in Appendix 17.

*Outcomes
To provide for efficient Use of infrastructure provided in the Omahu North Industrial Area*

2. Each site shall be connected to the Council's reticulated water and wastewater networks.

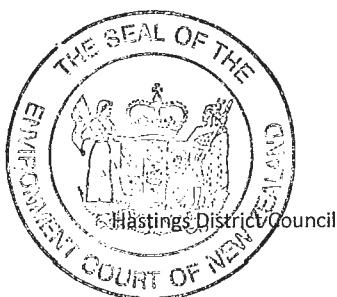
Subdivision will occur in a manner that enables the efficient and effective servicing of the entire Omahu North Industrial Area.

3. a. The subdivision design shall ensure that stormwater from each site created can be conveyed to the stormwater infiltration basin within the designated service corridor D161 located on the northern boundary of the Zone.

That the potential needs of activities on the Sites created are met in a manner that avoids significant adverse Effects on the Environment.

- b. A stormwater infiltration basin shall be constructed in accordance with the specifications set out in Appendix 17, Figure 2 within the designated service corridor D161. The area of the infiltration basin to be constructed shall be determined in accordance with the Appendix 17, Figure 3. For the avoidance of doubt:

- the area of stormwater infiltration basin stated in Column 4 has been determined for each of the 'Parent Sites' listed in Column 3
- the area of stormwater infiltration basin required for a



new site shall be proportionate to its total area relative to the Parent Site(s) from which it has been created.

For example: A property at Omaha Road north is to be subdivided into 3 lots:

Parent Site (P01) is 13743m ² Column 3	Total S/W basin (S04) = 1151m ² Column 4
New Lot 1 = 4000m ²	Required S/W basin = 335m ²
New Lot 2 = 4000m ²	Required S/W basin = 335m ²
New Lot 3 = 5743m ²	Required S/W basin = 481m ²

The above clauses 3 (a) and (b) shall not apply to:

- those properties identified within the Omaha Road Structure Plan area in Appendix 17, Figure 1 that require an alternative stormwater disposal method to the designated stormwater infiltration basin. For the avoidance of doubt, these properties are subject to the requirements of standard 14.1.6A.6 as it applies to 'All Other Areas' below.

30.1.7S

HAUMOANA - TE AWANGA RESIDENTIAL ZONE

1. EAST ROAD - HAUMOANA (URBAN DEVELOPMENT AREA)

- The subdivision of land within the East Road Urban Development Area shall be substantially in accordance with the Structure Plan in Appendix 15; in particular:
- Each site shall be connected to Council's reticulated water network when this network becomes available:
- Where subdivision occurs in advance of the Council's reticulated water becoming available:
 - A suitable legal mechanism shall be implemented to ensure that this occurs.
 - The subdivider shall demonstrate that a satisfactory water supply is available to service each site in advance of Council's reticulated system being available.
- Each site shall provide suitable onsite wastewater and stormwater servicing.
- An overall site stormwater design shall be designed in accordance with the East Road Structure Plan.
- Roading and Transport connections shall be designed in accordance with the East Road Structure Plan
- Landscaping shall be designed in accordance with the East Road Structure Plan.

Outcome

The efficient and effective development of the East Road Urban Development Area will occur.

Subdivision will occur in a manner that enables the efficient and effective servicing of the East Road Urban Development Area.

That the potential needs of activities on the Sites created are met in a manner that avoids significant adverse Effects on the Environment.



8. Where any portion of the East Road Urban Development Area is subdivided or developed for any activity other than a Permitted activity, the relevant Assessment Criteria in Section 30.1.8, and the outcomes and performance standards included in the Structure Plan in Appendix 15 shall apply.

2. TE AWANGA LIFESTYLE OVERLAY AREA

- (a) The subdivision of land within the Te Awanga Lifestyle Overlay shall be undertaken in accordance with the Concept Plan in Appendix 25A; in particular:

- i. No more than 7 lots shall be created for residential purposes;
- ii. The new lots shall be located substantially in accordance with the layout shown on the Landscape/Concept Plan including the location of the roadway to the rear of Lots 1-6;
- iii. Only one vehicle entrance shall be provided to Clifton Road in general accordance with the location shown in the Concept Plan;
- iv. Development shall be restricted to the building platforms identified in the Concept Plan via conditions subject to consent notice;
- v. The stormwater disposal shall be comprehensively designed for the subdivision and shall accommodate overland flow from the adjacent properties and shall be stormwater neutral;
- vi. There shall be no further subdivision to create any additional lots beyond those shown in the Concept Plan, this shall be secured by conditions subject to consent notice;
- vii. The land identified in Appendix 25A 'Te Awanga Lifestyle Overlay Concept & Landscape Plan' as Areas A - H shall be common use areas secured by easement in favour of Lots 1- 6;
- viii. The development shall occur in substantial accordance with the landscape details shown in the Landscape/Concept Plan. This shall be secured by conditions subject to consent notice to ensure that future plantings proceed;
- ix. land survey shall be undertaken to establish existing RL levels within the identified building envelopes (refer Appendix 25A, Figure 2 'Te Awanga Lifestyle Overlay Concept & Landscape Plan') prior to any earthworks occurring. This shall be secured by condition/s of subdivision consent; and

Outcomes

The efficient and effective development of the Te Awanga Lifestyle Overlay Area will occur in a manner that avoids and mitigates adverse Effects on neighbours.

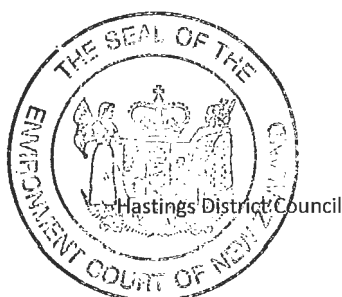
Subdivision will occur in a manner that is sympathetic to the coastal and peri urban landscape of the area.



- x. The maximum height of all buildings shall be 8 metres measured from existing ground level as at 28 April 2017. This shall be secured by conditions subject to consent notice.

3. TE AWANGA DOWNS URBAN DEVELOPMENT AREA

- i. The subdivision of land within the Te Awanga Downs Urban Development Area shall be generally in accordance with the Structure Plan in Appendix 15A Figure 1 and the design criteria in Appendix 15A(i).
- ii. An overall site stormwater management plan shall be designed generally in accordance with the Te Awanga Downs Structure Plan and Engineering Code of Practice and submitted with any application for subdivision within this area.
- iii. Roading and Transport connections shall be designed in general accordance with the Te Awanga Downs Structure Plan as part of any application for subdivision.
- iv. Open space and buffer areas shall be provided in accordance with the Te Awanga Downs Structure Plan, including specifically that:
 - a. a minimum 30 metre wide open space buffer area shall be provided for the length of the interface between the existing residential area and stage 2 of the new development area as shown in Appendix 15A Figure 1;
 - b. a minimum 27.5m wide open space buffer shall be provided for the length of the interface between stage 3 of the new development area and the Plains Production Zone as shown in Appendix 15A Figure 1.
- v. Wastewater services shall be provided to each lot as outlined in the Structure Plan (Appendix 15A and 15A(i)). A legal mechanism shall be implemented on the title of each lot to ensure that wastewater services are provided for in the manner stated.
- vi. Each site shall be connected to Council's reticulated water supply network when this becomes available.
- vii. Where subdivision occurs in advance of the Council's reticulated water supply system becoming available:
 - a. A legal mechanism shall be implemented on each title to ensure that each site shall be connected when the Council system becomes available;
 - b. The subdivider shall demonstrate that a satisfactory water supply is available to service each site in advance of Council's reticulated



system being available.

- viii. Applications for subdivision within stage 1 of the Te Awanga Downs Urban Development Area as shown on the structure plan shall provide a report from a suitably qualified coastal engineer that demonstrates how the impacts of the coastal hazard Zone 3 can be avoided or mitigated and provides a professional opinion that any adverse effects of coastal inundation on new residential properties in this area would be minimal.
- ix. The maximum height of any buildings with common boundaries with Lot 12 DP 13296 Blk V Clive SD (9 Tirimoana Place), Flat 2 DP 19708 on Lot 13 DP 12838 (24B Gordon Road) and Lot 27 DP 12838 (30 Gordon Road) or any subsequent titles shall be 4 metres. This shall be secured by conditions subject to consent notice.
- x. The maximum building height for the single lot to be positioned between the ends of Open Space 7 and the entry point to Deferred Residential Zone A shall be 4 metres.

30.1.7T

NATURE PRESERVATION ZONE - ECO-RESIDENTIAL LIFESTYLE SUBDIVISION IN THE CAPE KIDNAPPERS BUILDING AND INFRASTRUCTURE DEVELOPMENT NODE AREAS

1. A Development Plan shall be supplied with any eco-residential lifestyle subdivision application for the Cape Kidnappers Building and Infrastructure Development Node areas shown on Appendix 23: Figure 1, that covers the following elements:
 - (a) Lot boundaries;
 - (b) Location and size of individual building platforms;
 - (c) Road alignment and design;
 - (d) Contouring (e.g. for geotechnical and aesthetic reasons);
 - (e) Services and utilities;
 - (f) An overall landscape plan reflecting a cohesive landscape design and ecological framework, and including a comprehensive revegetation plan; and
 - (g) Architectural and landscape guidelines.
2. A full archaeological survey undertaken by a suitably qualified independent archaeologist shall be supplied with any subdivision application, which confirms that subdivision and development associated with the proposed eco-residential lots will avoid archaeological sites.

Outcomes

That Eco-residential lifestyle Subdivision on Cape Kidnappers will be developed in a manner that ensures adverse Effects on the natural landscape and cultural landscape are avoided or mitigated.

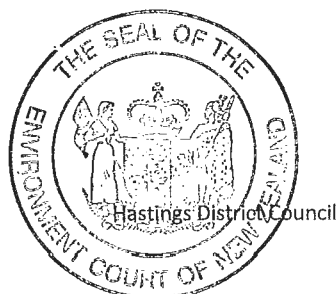
30.1.7U

SUBDIVISION WITHIN THE IONA SPECIAL CHARACTER ZONE

1. Any application for subdivision shall include a Stormwater Management Plan (SMP) which demonstrates how the proposed subdivision will achieve stormwater neutrality over the Iona Special Character Zone (ISCZ) as a whole. The SMP shall address and/or have regard to:

Outcome

The potential stormwater Effects of any proposed Subdivision will be mitigated to the



- a. any Stormwater Management Areas required (including wetlands, detention ponds and conveyance systems identified in the Stormwater Management Plan and those identified on the Iona Structure Plan contained in Appendix 13A, Figure 2) for each pre and post development catchment draining into the Outlets shown on the Structure Plan to achieve stormwater neutrality, and define the extent to which those Stormwater Management Areas are needed as a result of development within the Iona Special Character Zone;
- b. the timing and construction details of any stormwater management infrastructure; and
- c. the details of all previous stormwater flood assessment reports including those prepared by Tonkin + Taylor, Middle and Iona Road Proposed Development Havelock North, Stormwater Flood Effects Assessment, October 2017, Figures 12, 14 and 19 and Figure 1 Addendum Report to Stormwater Flood Effects Assessment, March 2018 and peer reviews and modelling work undertaken by Christensen Consulting.

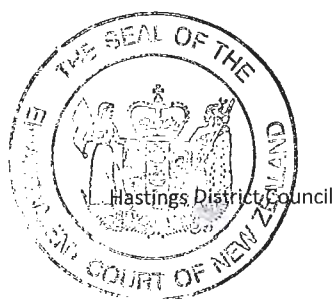
extent that stormwater neutrality will be achieved.

For the purposes of this rule:

- a) Stormwater neutrality means no increase in peak discharge in response to 2-year and 10-year ARI rainfall events as a result of the development, and peak discharge in response to a 100-year rainfall event of no more than 80% of the pre-development peak discharge, as predicted at each outlet from the development area to the receiving environment. For outlets E, I and G this is to be achieved in terms of the full catchment area(s) draining to the respective outlet. For outlet D, stormwater neutrality must be achieved on a sub-catchment basis for the 2-year and 10-year ARI rainfall events and on a full catchment basis for the 100-year ARI event.

Stormwater neutrality is to be primarily achieved by stormwater management infrastructure located within the Stormwater Management Areas (SMAs) identified in the structure plan as well as in the storage (detention) area identified upstream of the spine road. The size of the SMAs in the structure plan is indicative and the actual areas required should be confirmed in the detailed design phase through the subdivision consenting process.

- b) the pre and post development catchment areas are defined as those shown on Tonkin + Taylor, Middle and Iona Road Proposed Development, Havelock North, Stormwater Flood Effects Assessment, October 2017; Figures 12,14 and 19 and Figure 1 Addendum Report to Stormwater Flood Effects



Assessment, March 2018.

2. Once the first Stormwater Management Plan for the entire Iona Special Character Zone is provided and approved by Council, no further assessments will be required, but subsequent subdivisions need to demonstrate compliance with the original Stormwater Management Plan.
3. Council upon approving any subdivision shall assess the extent of land within the Stormwater Management Areas required to meet the above standard of stormwater neutrality. The areas occupied by any ponds or wetlands within those Stormwater Management Areas shall be set aside, constructed and operational before being vested in the Council, prior to them being required for stormwater management purposes.
4. Land within the Stormwater Management Areas has underlying zonings which will only apply from the date a resource consent application for a subdivision or development is approved, provided that hydrological and other evidence submitted with the application shows that the subject land is no longer required for the purposes of stormwater management, including access for maintenance and appropriate provision for public safety, to the extent determined on subdivision under 2 above.
5. A cultural effects assessment of the entire Iona Special Character Zone shall be provided with any subdivision application within the Zone where the land area exceeds 2.5ha. Once this assessment is provided, no further assessments will be required. Where a subdivision application is made prior to a cultural effects assessment of the entire Zone being provided, and

Outcome
Subdivision proposals will acknowledge the values and relationship of mana whenua with the land

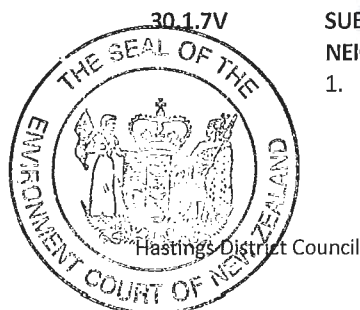
where the land subject to the application involves an area of 2.5ha or less, the cultural effects assessment shall relate solely to the land area subject to the application. This assessment shall cover the following matters:

- Information on the relevant cultural values associated with the site;
- The effects on those values, and the relationship of mana whenua to them, as a result of the proposed activity; and
- Recommendations to avoid, remedy or mitigate adverse effects, including but not limited to recommended conditions of consent should the application be granted.

SUBDIVISION WITHIN THE BULL HILL AND IONA TERRACES NEIGHBOURHOODS OF THE IONA SPECIAL CHARACTER ZONE

1. The subdivision of land within the Bull Hill and Iona Terraces Neighbourhoods of the Iona Special Character Zone shall be generally in accordance with the Iona Structure Plan in

Outcome
To ensure that Subdivision and

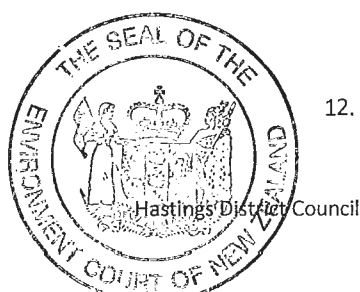


Appendix 13A Figure 2.

2. Access to properties on the south-eastern side of Middle Road between the intersections with Gilpin Road and the realigned Iona Road identified on the Structure Plan in Appendix 13A Figure 2 shall be made available through an internal road network off the realigned Iona Road.
3. Subdivision proposals shall retain the avenue of trees through the site from Middle Road to Iona Road as shown on the Structure Plan in Appendix 13A Figure 2.
4. Subdivision proposals shall not locate proposed streets, roads or private accessways adjacent to the boundaries of sites within the existing Stapleford Park development.
5. Subdivision proposals that include the construction of the Reynolds Road extension shall provide a plan showing the design and construction of the extension to Reynolds Road as shown on the structure plan Appendix 13A Figure 2. The plan shall include the continued planting of prunus species street trees in an avenue style. Tree planting shall be carried out to meet the HDC Engineering Code of Practice.
6. All street lighting shall be deflected downwards towards the road and footpaths.
7. That within the Iona Terraces Neighbourhood the street lighting shall be of a rural standard with lights located at the end of each cul de sac only.
8. That the main spine road (which links to Iona Road and provides access to the Iona Terraces and Iona Plateau Neighbourhoods) is to be of a rural character with no kerbs, and a footpath on one side only. Berms are to be sloping and the spine road shall be planted with an avenue of deciduous exotic trees or informal groups of deciduous exotic trees.
9. In the Iona Terraces Neighbourhood, all points of access are to link with the main spine road identified on the structure plan with no new access provided to the neighbourhood from Lane Road.
10. The design and construction of the spine road adjoining the boundary of Lot 3 DP28810 shall be in accordance with the plan in Appendix 13A Figure 4.
11. Any application for subdivision for Comprehensive Residential Development (except the initial subdivision and identification of parent sites) shall include:
 - a) an overall landscape plan for the comprehensive residential development; and
 - b) an urban design assessment of the proposed comprehensive residential development.
12. That the indicative road within the Bull Hill

development within the Iona Special Character Zone occurs in a manner that protects and maintains the special Character features and outcomes sought for each particular neighbourhood, and that overall development seeks to create a unique setting that contributes positively to the residential Amenity of the Zone and surrounding area.

Outcome
The Iona Terraces Neighbourhood will be developed with recognition given to the adjacent rural residential Character by ensuring that the Road formation and the street lighting are based on the rural standards and not the normal residential standards



Neighbourhood and shown on the Iona Structure Plan (Appendix 13A Figure 2) as a no-exit road can be extended or moved during detailed subdivision design but cannot allow vehicular access into Iona Road.

30.1.7W

SUBDIVISION WITHIN THE IONA PLATEAU NEIGHBOURHOOD OF THE IONA SPECIAL CHARACTER ZONE

1. The subdivision of land within the Iona Plateau Neighbourhood shall be in accordance with the Iona Structure Plan and Plateau Masterplan in Appendix 13A Figures 2 and 3 respectively, in particular:

- a. Subdivision within the Iona Plateau Neighbourhood is restricted to a maximum of 20 lots created for residential purposes;
- b. The new lots shall be configured (including size) and located in general accordance with the layout shown on the Structure Plan and Masterplan contained in Appendix 13A Figures 2 and 3 respectively;
- c. The portion of the Spine Road located within the Iona Plateau Neighbourhood shall be located in general accordance with the Structure Plan and Masterplan contained in Appendix 13A Figures 2 and 3 respectively;
- d. All lots are to be accessed in general accordance with the Structure Plan and Masterplan contained in Appendix 13A Figures 2 and 3 respectively with no new accesses created (including from Lane Road);
- e. The portion of the Spine Road within the Iona Plateau Neighbourhood is to be of a rural character with no kerbs or footpaths. Berms are to be sloping and the Spine Road shall be planted with an avenue of trees or informal groups of trees. Trees are to be the same species as what is planted in the remainder of the Spine Road;
- f. That no street lighting is to occur in the Iona Plateau Neighbourhood;
- g. Development shall generally be restricted to the nominal 400m² building platform identified in the Masterplan contained in Appendix 13A Figure 3. (as required by Standard 8.3.7E);
- h. Earthworks volumes are restricted to those necessary to form the upper portion of the Spine Road and the 20 residential building platforms;
- i. No buildings, structures or earthworks shall occur within the no build area identified on Lots 12, 13, 14 and 15 in Appendix 13A, Figures 2 and 3. A consent notice to this effect along with the recording of these no build areas on the survey plan and title to

Outcome

The Iona Plateau Neighbourhood will be developed in accordance with the Masterplan, which gives Effect to the sympathetic placement of Buildings on the landscape and is complementary to the adjoining Rural Residential Environment.



issue for these lots shall occur;

- j. Landscape plantings shall occur generally in accordance with the landscape areas shown in the Structure Plan and Masterplan contained in Appendix 13A, Figures 2 and 3 respectively. A consent notice shall be imposed on all titles to issue advising that these areas are to remain landscaped in perpetuity in accordance with the plan approved in (k) below; and
- k. An overall landscape plan reflecting a cohesive landscape design and ecological framework, and including a comprehensive programme for plantings and earthworks construction and revegetation plan for the planted areas identified on the Iona Plateau Masterplan contained in Appendix 13A Figure 3 shall be provided to Council for approval. The landscape plan shall show dense plantings for the areas, include a mixture of native specimen trees and shrubs including Manuka at varying heights at planting and details of irrigation to ensure any plantings have the best opportunity to establish. It should also provide details of appropriate planting within the vegetation control area between Lots 14 and 15, which is limited to ornamental native grasses a maximum height of 0.6 metres. Planting shall occur in the growing season immediately following approval of the landscaping plan.

30.1.7X

SUBDIVISION WITHIN THE BREADALBANE SPECIAL CHARACTER AREA

1. Each site shall be provided with an on-site stormwater disposal system to service the site. A stormwater management plan shall be provided at the time of subdivision based on a conceptual development scenario for each lot, to demonstrate that a feasible stormwater disposal system that achieves stormwater neutrality can be achieved. Opportunities for a collective system that provides stormwater neutrality should be considered.

Outcome

The potential stormwater Effects of any proposed Subdivision will be mitigated to the extent that stormwater neutrality will be achieved.

For the purpose of this standard, stormwater neutrality has the same meaning as in Standard 30.1.7U(1).

Note: All on-site stormwater discharges are regulated by the Hawke's Bay Regional Resource Management Plan and best practice design advice is provided in the HBRC Waterway Design Guidelines.

30.1.7Y

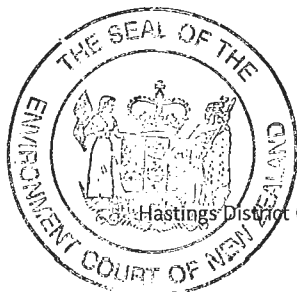
GENERAL RESIDENTIAL ZONE – HOWARD STREET URBAN DEVELOPMENT AREA

General

- a) The subdivision shall be in general accordance with the Howard Street Structure Plan in Appendix 80, Figure 2 and shall not obstruct or interfere with any infrastructure links, stormwater detention areas or public reserves.

Outcome

The efficient and effective development of the Howard Street Urban Development Area resulting in a



- b) When any portion of the Howard St Urban Development Area is to be subdivided, the performance standards and outcomes included in the Howard Street Structure Plan in Appendix 80 shall apply.

high level of residential Amenity.

30.1.7Z

SUBDIVISION WITHIN THE BROOKVALE URBAN DEVELOPMENT AREA (APPENDIX 13B, FIGURE 1)

1. The subdivision of land within the Brookvale Romanes Urban Development Area shall be in general accordance with the Brookvale Structure Plan, Appendix 13B.

Outcome

The efficient and effective development of the Brookvale Urban Development Area will occur in a manner that avoids and mitigates adverse effects on the environment and results in a high standard of residential amenity.

2. That subdivision proposals shall be in accordance with the staging of development as shown on the Brookvale Structure Plan diagram, Appendix 13B, Figure 1.

Outcome

Staging of development is aligned with the provision of services.

3. An archaeological assessment shall be provided with each subdivision application for land within the Brookvale Romanes Structure Plan area (Appendix 13B, Figure 1). Any recommendations of the assessment will be taken into consideration in setting consent conditions for the subdivision application if relevant.

Outcome

Subdivision proposals will acknowledge archaeological values associated with the area.

4. That a Drainage Reserve shall be provided in the location shown on the Brookvale Structure Plan (Appendix 13B, Figure 1). The final width and profile of the Crombie Drainage Reserve shall be determined by the approved Stormwater Management Plan required below. Land required for this purpose will be vested in Council at no cost.

Outcome

The drainage reserve is a fundamental part of the stormwater solution for the Brookvale Romanes Structure Plan area and must be provided in order to avoid significant adverse effects on the environment.

5. Any application for subdivision shall demonstrate compliance with a Stormwater Management Plan (SMP) which has been approved by Council and which establishes how the proposed subdivision will achieve stormwater neutrality over the Brookvale Structure Plan (Appendix 13B, Figure 1) area as a whole. The SMP and resultant stormwater solution is to meet 'the design principles of wetlands for stormwater attenuation and treatment' set out in the Hawkes Bay Regional Council, April 2009, *Hawkes Bay Waterway Guidelines – Low Impact Design* and achieve best practice from source

Outcome

The potential stormwater effects of any proposed Subdivision will be mitigated to the extent that stormwater neutrality will be achieved.



through to discharge at the boundary so as to mitigate the effects of urban development on stormwater quality and quantity. In particular the system is to:

- a. Be in general accordance with the Brookvale Structure Plan (Appendix 13B, Figure 1) and the Crombie Drain profile attached to this Structure Plan as part of Appendix 13B, Figure 3;
- b. Attenuate stormwater in order to achieve a discharge at the boundary of the developed area that is not greater than predevelopment flow in the 2 and 10 year Annual Recurrence Interval (ARI) event and 80% of the predevelopment flow in the 100 year ARI event. This stormwater neutrality is to be achieved through a range of measures having regard to the principles of low impact design;
- c. Be designed and constructed to mitigate the adverse effects of 1 in 50 and 1 in 100 year ARI flooding events. Council's design specifications for stormwater require up to a 1 in 5 year ARI rain event to be contained within a piped network and consideration for control of overland flow in a 1 in 50 year ARI rainfall event;
- d. Designed and constructed to comply with the HDC Engineering Code of Practice and District Plan;
- e. Identify any Stormwater Management Areas required including drains, detention ponds, wetlands and conveyance systems to achieve stormwater neutrality and define the extent to which the Stormwater Management Areas are needed as a result of development within the structure plan area;

Note: Land required for stormwater management and detention purposes and which is not part of the Crombie Drainage Reserve shall be acquired by Council by agreement or in accordance with the Public Works Act 1981.

- f. Have regard to the existing Whakatomo Place overland flowpath and existing concrete lined open swale drain which discharges to the Crombie Drain. Consideration is to be given to the height of Brookvale Road and surrounding properties to alleviate ponding. The existing concrete lined open swale drain or approved alternative is to be accommodated within the road corridor or drainage reserve and vested in Council;
- g. Consideration of the need for bulk earthworks to mitigate potential flooding effects within low lying areas of the Brookvale Structure Plan



- Area (Appendix 13B, Figure 1) and how this may impact on the conveyance of stormwater;
- h. Consideration of the need for Finished Floor Levels to mitigate potential flooding effects;
 - i. Provide timing and construction details of any stormwater management infrastructure; and
 - j. Consider and have regard to the fact this area sits within an existing floodplain and details of all previous stormwater flood assessment reports and peer reviews.

6. Council upon approving any subdivision shall assess the extent of land within the Stormwater Management Areas required to meet the above standard of stormwater neutrality. The area occupied by any drain, pond or wetland within the Stormwater Management Areas shall be set aside, constructed and operational before being vested in the Council, prior to these areas being required for stormwater management purposes.

Outcome

The stormwater management solution will be operational prior to residential development occurring.

7. Land within the Stormwater Management Area north of the Crombie Drainage Reserve has an underlying zoning which will only apply from the date a resource consent application for a subdivision or development is approved, provided that hydrological and other evidence submitted with the application shows that the subject land is no longer required for the purposes of stormwater management, including access for maintenance and appropriate provision for public safety, to the extent determined on subdivision under 5 and 6 above.

Outcome

Land efficiencies will result as land not required for stormwater management purposes can be utilised for residential growth needs.

8. That the Open Space Neighbourhood Reserves shall be generally configured (including a minimum site size of 2500m²) and provided as identified on the Brookvale Structure Plan as shown in Appendix 13B, Figure 1.

Outcome

Reserves will be provided in accordance with residential staging and need and achieve positive urban design outcomes.

9. That public roads shall be located on at least two of the edges of each of the proposed Open Space Neighbourhood Reserves shown on the Structure Plan diagram in Appendix 13B, Figure 1.

10. That all sites within the Brookvale Structure Plan area (refer to Appendix 13B, Figure 1) shall demonstrate how legal and physical access is provided to the existing roading network for both the subject site and adjacent sites, in accordance with the Engineering Code of Practice Standards (for public roads).

Outcome

All Sites within the Brookvale Romanes Structure Plan Area shall be protected from being landlocked or restricted from undertaking Subdivision by neighbouring developments.

11. That all fixed road links shown on the Brookvale Structure Plan shall be constructed in the specific alignment shown

Outcome

Development will



on the Structure Plan diagram in Appendix 13B., Figure 1.

occur in accordance with the Structure Plan and result in good block layout to encourage positive urban design outcomes.

12. Subdivision proposals that adjoin or include the construction of the Russell Robertson Drive extension and the Romanes Drive to Davidson Road Spine Connector shall provide a plan showing the design and construction of the full length of the extension from Brookvale Road through to Thompson Road and Romanes Drive to Davidson Road (including the provision of a gentle curve within the indicative alignment) as shown on the structure plan diagram in Appendix 13B, Figure 1. In the case of the Russell Robertson Drive extension, the plan shall include the continued planting of the existing street tree species in Russell Robertson Drive in an avenue style. In the case of Romanes Drive to Davidson Road the plan shall include the species proposed within the berm areas and spacing. Tree planting shall be carried out to meet the HDC Engineering Code of Practice. Once the first plan is provided for these roads, no further plans are needed but subsequent subdivisions need to demonstrate compliance with the original plan.

Outcome Development will occur in accordance with the Structure Plan and achieve positive urban design outcomes.

13. That the two roads adjoining the Crombie Drainage Reserve be constructed in the general location shown on the Brookvale Structure Plan diagram in Appendix 13B, Figure 1. Subdivision proposals that adjoin or include the construction of roads alongside the Crombie Drain shall provide a plan showing the design and construction of the full length of these roads. The plan shall take into account the width of the Drainage Reserve approved as part of the Stormwater Management Plan, include proposals for street tree planting (within a median strip) including tree species for approval by Council's Property and Parks Manager. Once the first plan is provided for these roads, no further plans are needed but subsequent subdivisions need to demonstrate compliance with the original plan.

14. All street lighting shall be deflected downwards towards the road and footpaths.

Outcome Residential properties will not be adversely affected by light or glare from adjacent activities. The safety of Roads will be maintained by preventing glare and light spill onto them.

15. Access to newly created lots along the Restricted Vehicle Access edge (Romanes Drive and Napier Road) shown on

Outcome Vehicular access shall



the Structure Plan, Appendix 13B, Figure 1 shall be made available through an internal road network.

be provided to all sites which is safe and efficient.

16. New lots created along the restricted access edge (Romanes Drive / Napier Road) shown on the Structure Plan Appendix 13B, Figure 1 shall be orientated so that their side boundaries adjoin Romanes Drive or Napier Road as appropriate.

Outcome
Dwellings will be constructed side on to facilitate good urban design outcomes.

17. Any application for subdivision for Comprehensive Residential Development shall include:

Outcome
Comprehensive Residential Development will develop in a manner that ensures adverse effects on the environment are avoided or mitigated.

- a. An overall landscape plan for the Comprehensive Residential Development; and
- b. An urban design assessment of the proposed Comprehensive Residential Development.

