

Some provisions within this chapter are subject to appeal to the Environment Court. Provisions that are under appeal are identified by a red box around the provision and a footnote identifying the appellant. The appeal documentation, including the scope of the appeal and relief sought, is available on the Council's Appeals webpage on the Wairarapa Plan website.

SUB – Subdivision

Subdivision is the process of dividing a site or building into one or more additional sites or units or changing an existing boundary location. The way a site is subdivided, including its size and shape, is important as it can factor into the future use and development of the land, its character and quality, and any impacts on adjacent sites. Subdivision can also affect the natural and physical environment and introduce long-term development patterns that cannot be easily changed.

The subdivision process regulates the provision of services for development and activities, including infrastructure and reserves. The adverse effects of activities are generally controlled by the provisions for each zone at the time of development. However, some potential effects of those activities that may be undertaken on sites are most appropriately managed at the time of subdivision. For example, forming new connections to roads may have an impact on the amenity values of an area and the safety and efficiency of the transport network, and the most effective time and means of addressing such effects is through a subdivision consent. It is also important to ensure that new sites being created are of a size and shape that can accommodate future development and be adequately serviced, either by reticulated services or on-site services.

The subdivision of land to create new lots on undeveloped land also creates expectations and property rights. It requires consideration of the need for public open space, esplanade strips, community facilities, and servicing by and connections to infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, ensuring sufficient infrastructure capacity can also be an issue for subdivision of already developed land.

This chapter contains several policies and rules that relate to subdivision within the General Rural Zone and Rural Lifestyle Zone that give effect to Strategic Direction Objectives and align with the outcomes sought in those zones.

This chapter contains rules and standards relating to subdivision of land within District-Wide Matters chapters, such as the *Coastal Environment*, *Natural Hazards*, *Natural Environments*, and the *National Grid Subdivision Corridor*. The District-Wide Matters chapters contain the objectives and policies that also apply to any subdivision application.

Minimum lot sizes have been informed by the Councils' strategic planning documents where applicable, including the Carterton Urban Growth Strategy and the South Wairarapa Spatial Plans, which have been consulted on and adopted by each respective Council based on an assessment of areas suitable for future development.

Additional regulatory requirements, separate to the District Plan, are also relevant to subdivision:

1. The partitioning of Māori land is primarily controlled by the Te Ture Whenua Māori Act 1993 and administered by the Māori Land Court.
2. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”) controls activities on pieces of land where soil may be contaminated in such a way as to be a risk to human health, including subdivision of potentially contaminated land. District Councils are responsible for applying and enforcing the provisions of the NESCS. The NESCS does not contain any objectives or policies and those in the District Plan will apply. This chapter contains objective and policy direction for the assessment of any resource consent applications required under the NESCS in accordance with the requirements of section 104 of the RMA.
3. For detailed technical and engineering requirements and guidance, reference should be made to NZS 4404:2010 Land Development and Subdivision Engineering as well as Wellington Water’s Regional Water Standard May 2019 for SWDC, and advice should be sought from Councils’ Development Engineers.

In the case of conflict with any provision of this plan and any national environmental standard (including the NESCS), under Section 43B of the Act the provisions of the national environmental standards will prevail.

Application of rules in this chapter

This chapter includes objectives, policies and rules that relate to subdivision generally. It also includes policies and rules that implement objectives in other chapters, specifically as they relate to the management of subdivision.

Rules SUB-R1 – SUB-R5 and SUB-R10 apply in the relevant zone chapters with the most specific rule that relates to the subdivision prevailing. Rules SUB-R6 – SUB-R9 and SUB-R11 – SUB-R14 apply to relevant planning notations or overlays that exist within the parcel of land where subdivision is proposed. Those rules apply in addition to Rules SUB-R1 – SUB-R5 and SUB-R10, with any number of applicable rules triggered for a particular site (e.g. more than one rule can apply to subdivision where planning notations or overlays exist).

Note: There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

SUB-O1	Subdivision and development design
Subdivision and developments create allotments and patterns of land use and development that: a. provide for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, <i>waterbodies</i>, <i>indigenous biodiversity</i>, historic heritage, sites and areas of significance to Māori, and <i>highly productive land</i>; b. provide for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle; c. are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods; d. provide accessible and well-designed open space areas; e. protect cultural, heritage, and natural values; and f. reduce or not increase the risks and consequences of natural hazards and are resilient to climate change.	
SUB-O2¹	Servicing
Subdivision and developments are serviced to provide for the likely or anticipated use of the land while avoiding, remedying, or mitigating adverse effects on the environment by ensuring: a. subdivisions within the urban boundary connect to reticulated water, wastewater services (and reticulated stormwater services where they are available or provide for on-site stormwater disposal) and telecommunications networks and electricity networks with sufficient capacity to accommodate proposed or anticipated development; and b. subdivisions in Rural Zones are capable of being serviced via on-site water, wastewater, and stormwater measures when development occurs on the site and are capable of connecting to a telecommunication network.	
SUB-O3	Integrated future development
Subdivision and development are provided for where they integrate with the existing and planned development of land, <i>roads</i> (including public and active transport networks and services), and <i>infrastructure</i>, and avoid fragmentation or development that undermines the effective and efficient provision of <i>infrastructure</i> and <i>roads</i>.	

¹ Federated Farmers

Policies

SUB-P1	Creation and design of allotments
	Allow subdivision and development that results in the efficient and productive use of land, provides for the needs of the community, and supports the policies of the District Plan for the applicable zones, where the design: a. reflects patterns of development that are consistent, compatible, and reinforce the role, function, and existing or planned character and qualities of the zone as set out by the Objectives and Policies of the applicable zone; b. maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses; c. if within the urban boundary, provides adequate public open space that is accessible, useable, and well-designed, and encourages social interaction, neighbourhood cohesion, and a sense of place; d. has legal and physical access to each allotment created by the subdivision; e. creates esplanade reserves and access where land adjoins MHWS and/or rivers whose bed has an average width of 3m or more; f. ensures that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development; and g. results in good urban design outcomes by using measures to enhance urban environments such as Crime Prevention Through Environmental Design (CPTED), energy efficiency, and transport connectivity measures.
SUB-P2 ²	Provide integrated <i>infrastructure</i> at subdivision
	Require subdivision to be located where appropriate <i>infrastructure</i> is available, or to provide <i>infrastructure</i> in an integrated and comprehensive manner by: a. ensuring appropriate <i>infrastructure</i> has the capacity to accommodate the development or anticipated future development of the land in accordance with the purpose of the zone, is in place at the time of subdivision or development, and integrates with existing and planned <i>infrastructure</i>; b. requiring connections to Council's reticulated systems within the urban boundary to meet the performance criteria of the relevant Council; c. ensure within the urban boundary new allotments can connect to a telecommunications network;

² Federated Farmers

- d. ensuring allotments outside the urban boundary:
 - i. are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, and stormwater;
 - ii. are appropriately serviced with water supply *infrastructure*;
 - iii. have sufficient water supply capacity for firefighting purposes; and
 - iv. have an ability to connect to telecommunication network;
- e. ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users and the intended functioning of the road or access;
- f. providing for transport network connections within and between communities;
- g. where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character, and amenity values of the zone, including walking, cycling, and access to and infrastructure for public transport while recognising the role that efficient transport infrastructure and connectivity plays in reducing greenhouse gas emissions; and
- h. achieving safe and efficient access onto and from state highways in accordance with the roading hierarchy and meeting the TR-Transport objectives and policies.

SUB-P3	Subdivision containing natural features or sites or items with significant values
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Manage subdivision of land containing significant natural features or other values such as landforms, *waterbodies*, *indigenous vegetation* and ecological values, historic heritage, sites of significance to Māori, or identified or otherwise known features to ensure their protection, enhancement, and community accessibility in line with the objectives and policies of the relevant chapters of this Plan.

SUB-P4	Subdivision in areas with risks from <i>natural hazards</i>
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Manage risks from *natural hazards* by avoiding subdivision that:

- a. creates new, increases the likelihood, or exacerbates existing *natural hazards* including coastal hazards, erosion, slippage, subsidence, falling debris, flooding, or liquefaction;
- b. results in adverse effects on the stability of land, *buildings*, and infrastructure;
- c. accelerates, worsens, or results in material damage to land, *buildings*, infrastructure or people from *natural hazards*; or
- d. at the time of subdivision does not provide safe and stable *building* platforms over a 100-year horizon taking into account potential effects from climate change and/or sea level rise.

SUB-P5	Rural character and amenity values of subdivision in the General Rural Zone
Provide for subdivision where it does not compromise the purpose, character, and amenity values of the General Rural Zone as directed through GRUZ-O1, GRUZ-O2 and GRUZ-P3.	
SUB-P6	Avoid inappropriate subdivision in the General Rural Zone
Avoid subdivision in the General Rural Zone that will result in sites that are of a size, scale, or location that is contrary to the anticipated purpose, character, or amenity values of the zone by: a. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented and it does not compromise the use of land for <i>primary production activities</i>; b. avoiding the cumulative effects associated with small lot subdivision on the productive use and potential within the General Rural Zone; and c. avoid cumulative effects that can arise from subdivision located fronting roads with an Interregional Collector function in accordance with the roading hierarchy.	
SUB-P7	Subdivision in the Future Urban Zone
Avoid subdivision within the Future Urban Zone that may result in one or more of the following: a. the efficient and effective operation of the planned and existing local and wider transport network being compromised; b. the need for significant upgrades, provisions, or extensions to the reticulated wastewater, reticulated water supply, stormwater networks, the transport network or other <i>infrastructure</i> in advance of planned integrated urban development; c. the efficient and effective provision of <i>infrastructure</i> being compromised; d. reverse sensitivity effects when urban development occurs; e. reverse sensitivity effects on existing rural activities or infrastructure; or f. fragmentation of sites in a manner that may compromise the appropriate form or nature of planned urban development.	
SUB-P8	Subdivision of <i>highly productive land</i>
Avoid subdivision on highly productive land except as provided for in the National Policy Statement for Highly Productive Land.	

SUB-P9	Managing the effects of subdivision on freshwater
Subdivision of land is managed in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effects, on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.	

Rules

SUB-R1	<i>Boundary adjustment</i>
Residential Zone Settlement Zone Rural Lifestyle Zone Commercial and Mixed Use Zones General Industrial Zone Open Space and Recreation Zones Future Urban Zone	1. Activity status: Controlled Where: - The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with: - SUB-S1; - SUB-S2; - SUB-S3; - SUB-S4; - SUB-S5; - SUB-S6; - SUB-S7; - SUB-S8; - SUB-S9; and - SUB-S10; and - The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone. Matters of control: - The matters set out in Policies SUB-P1, SUB-P2 and SUB-P9. - The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout. - Legal and physical access to and from lots affected by the <i>boundary adjustment</i>. - Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites.

	5. Any change to the effects on the transport network or three waters infrastructure. 6. Where relevant, compliance with Council's engineering standards. 7. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 8. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	2. Activity status: Controlled Where: a. The minimum lot size of any lot created by <i>the boundary adjustment</i> is 0.5ha; and b. The <i>boundary adjustment</i> complies with, or does not increase any existing or previously approved non-compliance with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; and ix. SUB-S10; and c. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P7, and SUB-P9. 2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout. 3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>. 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites.

	5. Any change to the effects on the transport network or three waters <i>infrastructure</i>. 6. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 7. Where relevant, compliance with Council's engineering standards. 8. The matters referred to in sections 108 and 220 of the Act.
Residential Zone Settlement Zone Rural Lifestyle Zone Commercial and Mixed Use Zones General Industrial Zone Open Space and Recreation Zones Future Urban Zone	3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R1(1)(b); or b. Compliance is not achieved with standard(s): i. SUB-S2, ii. SUB-S3, iii. SUB-S4, iv. SUB-S5, v. SUB-S6, vi. SUB-S7, vii. SUB-S8, viii. SUB-S9, or ix. SUB-S10. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2 and SUB-P9. 2. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R1(2)(b) or (c). Matters of discretion: 1. The matters set out in policies SUB-P1, SUB-P2 and SUB-P9. 2. The effects of non-compliance with any relevant subdivision or zone standard that is not met, and the matters of discretion of any standard is not met. 3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional

		permitted activity development potential resulting from the reconfigured layout.
	All Zones	5. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-R1(1) and SUB-R1(3); or b. Compliance is not achieved with SUB-R1(2)(a).

SUB-R2	<i>Subdivision of land to create additional allotment(s)</i>
Residential Zone Settlement Zone Commercial and Mixed Use Zones General Industrial Zone Māori Purpose Zone PREC1 – The Orchards Retirement Village Precinct PREC2 – Greytown Development Precinct	1. Activity status: Controlled Where: a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. For subdivision of land within Riversdale Terraces Precinct Areas 'B' and 'C', the application includes an assessment of effects on landscape values prepared by a suitably qualified and experienced landscape architect; and c. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10. d. For PREC1 – The Orchards Retirement Village Precinct and PREC2 – Greytown Development Precinct- subdivision and development is in accordance with the relevant Structure or Outline Plan for the precinct. e. Subdivision within the Waingawa Industrial Area is in accordance with the Waingawa Industrial Area Structure Plan in Appendix GIZ-1.

	Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. 5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>surface waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 7. The subdivision design and layout, and the design and location of <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 8. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards or network utility operator requirements where they are applicable. 9. Separation distances, barriers, acoustic treatment, and orientation of buildings. 10. Fire rating of party/common walls. 11. Energy efficiency and the ability for lots to use renewable energy. 12. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4. 13. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, <i>earthworks</i>, and erosion and sediment control. 14. The staging of development and timing of works. 15. Management of potential <i>reverse sensitivity</i> effects on existing land uses such as noise, odour, dust, and visual effects,
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	including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>. 16. Financial contributions. 17. Bonds and other payments and guarantees.³ 18. The matters referred to in sections 108 and 220 of the Act. 19. Within the Riversdale Terraces Precinct Areas 'B' and 'C', limits on building height, building form and the provision of mitigation planting where necessary to maintain coastal character and residential amenity values as viewed from the settlement east of the Riversdale Terraces Precinct.
Rural Zones	2. Activity status: Controlled Where: a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10; and c. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. d. The property is not located within the Martinborough Soils Overlay. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, SUB-P6, SUB-P8 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.

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	4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. 5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 7. The subdivision design and layout, and the design and location of building platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 8. Provision of on-site <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards. 9. Separation distances, barriers, acoustic treatment, and orientation of <i>buildings</i>. 10. Fire rating of party/common walls. 11. Energy efficiency and the ability for lots to use renewable energy. 12. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and SUB-P4. 13. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 14. The staging of development and timing of works. 15. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production</i>, <i>network utilities</i> and <i>significant hazardous facilities</i>. 16. Financial contributions. 17. Bonds and other payments and guarantees.⁴ 18. The matters referred to in sections 108 and 220 of the Act.
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Future Urban Zone	3. Activity status: Controlled Where: a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; x. SUB-S10; and c. One additional allotment is created from the parent title, with a minimum balance lot size of 20ha. d. Where there is no direct access to or from a State Highway. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P7 and SUB-P9. 2. The extent to which the site layout and design and location of a building platform will affect the ability to comprehensively develop and use the Future Urban Zone in future for urban growth purposes. 3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Financial contributions. 6. Bonds, and other payments and guarantees.⁵ 7. Areas identified as required for <i>infrastructure</i>, transport, or other purposes as identified in any strategic documents adopted by the relevant Council.
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	8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters set out in SUB-P4. 9. The matters referred to in section 108 and 220 of the Act.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. The property is located over the Martinborough Soils Overlay. b. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10; and c. The Application provides a legal mechanism (for instance a consent notice) that provides for <i>land based primary production</i> in perpetuity and ensures no additional <i>residential units</i> are established. Matters of discretion: 1. The matters set out in policies SUB-P5, SUB-P6, SUB-P9 GRUZ-P7, and GRUZ-P8. 2. The future land use and ensuring that it remains in use for <i>land based primary production</i>. 3. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 4. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 5. Provision of on-site infrastructure and services and their design and location, including water supply (including

	firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards. 6. Separation distances, barriers, acoustic treatment, and orientation of buildings. 7. Energy efficiency and the ability for lots to use renewable energy. 8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and SUB-P4. 9. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 10. Management of potential reverse sensitivity effects on existing lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to primary production, network utilities and significant hazardous facilities. 11. Financial contributions. 12. Bonds and other payments and guarantees.⁶ Notification: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
General Residential Zone Commercial and Mixed Use Zones General Industrial Zone Open Space and Recreation Zones	5. Activity status: Restricted discretionary Where: a. Compliance is not achieved with: i. SUB-R2(1)(a); ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; or x. SUB-S10. Matters of discretion: 1. The matters set out in policies SUB-P1, SUB-P2, SUB-P3, SUB-P4 and SUB-P9. 2. Whether the subdivision is located in a designated growth area.

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	3. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 4. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 5. Roading layout. 6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>. 7. The matters referred to in sections 108 and 220 of the Act.
Settlement Zone	6. Activity status: Restricted discretionary Where: a. Compliance is not achieved with: i. SUB-R2(1)(a); ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; or x. SUB-S10. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, and SUB-P9. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.

	8. The matters referred to in sections 108 and 220 of the Act.
Rural Zones	7. Activity status: Restricted discretionary Where: a. Compliance is not achieved with: - SUB-S2; - SUB-S3; - SUB-S4; - SUB-S5; - SUB-S6; - SUB-S7; - SUB-S8; - SUB-S9; or - SUB-S10. Matters of discretion: - The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P8 and SUB-P9. - The ability to achieve on-site servicing in compliance with Council's engineering standards. - Integration with the character and amenity of the existing township. - The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. - Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. - Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>primary production, network utilities, and significant hazardous facilities</i>. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. - The matters referred to in sections 108 and 220 of the Act.
Rural Zones	8. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R2(2)(c). Matters of discretion: The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6, SUB-P8 and SUB-P9.

		2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.
	PREC3 – Cashmere Oaks Development Precinct	9. Activity status: Discretionary Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.
	Commercial and Mixed Use Zones General Industrial Zone	10. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-R2(1)(a), (b) or (d).
	Open Space and Recreation Zones	11. Activity status: Discretionary
	General Rural Zone	12. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-S1 or SUB-R2(4); b. The subdivision is directly related to land based <i>primary production</i> ; and c. Where the subdivision is located on <i>highly productive land</i> , evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.
	PREC1 – The Orchards Retirement Village Precinct PREC2 – Greytown Development Precinct	13. Activity status: Discretionary Where: d. Compliance is not achieved with SUB-R2(1)(c).

PREC3 – Cashmere Oaks Development Precinct	
Riversdale Terraces Precinct	14. Activity status: Discretionary Where: 1. Compliance is not achieved with SUB-R2(1).
Residential Zones	15. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-S1.
Rural Lifestyle Zone⁷	
General Rural Zone⁸	16. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-S1 and is not otherwise provided for by SUB-R2(12).
Future Urban Zone	17. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R2(3).

SUB-R3	<i>Subdivision of land to create allotment for public works, network utilities, reserves, or access purposes only</i>
All zones	1. Activity status: Controlled Where: a. The creation of any lot does not limit or interfere with any existing allotment's physical and/or legal access to a road or services. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 and SUB-P9. 2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i> , reserves, or access.

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	3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Where relevant, compliance with Council's engineering standards. 6. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards, and the matters in SUB-P4. 7. The matters referred to in sections 108 and 220 of the Act.
All zones	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R3(1). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 and SUB-P9. 2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i>, reserves, or access. 3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Where relevant, compliance with the Council's engineering standards. 6. The matters referred to in sections 108 and 220 of the Act.

SUB-R4	<i>Subdivision of existing small allotments in the General Rural Zone</i>
General Rural Zone	1. Activity status: Controlled Where: a. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay; b. The allotment subject to subdivision is less than 4ha in area as at 11 October 2023; c. No provision is used more than once and no retention of rights occurs; d. Either:

	i. one additional allotment is created and the balance area remaining from the record of title subject to subdivision is no less than 1.5ha; or ii. two additional allotments are created and the balance area remaining from the record of title subject to subdivision is no less than 2.5ha; e. The additional allotment is no less than 0.5ha. f. Compliance is achieved with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 5. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 6. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform. 7. Provision of appropriate infrastructure and services and their design and location, including water supply (including
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	firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. 8. Separation distances, barriers, acoustic treatment, and orientation of buildings. 9. Energy efficiency and the ability for lots to use renewable energy. 10. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4. 11. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 12. The staging of development and timing of works. 13. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production, network utilities</i> and <i>significant hazardous facilities</i>. 14. Financial contributions. 15. Bonds and other payments and guarantees.⁹ 16. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	2. Activity status: Restricted discretionary Where: a. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay; b. The allotment subject to subdivision is less than 6 ha in area as at 11 October 2023; c. No provision is used more than once and no retention of rights occurs; d. No more than two additional allotments are created; e. Any additional allotment is no less than 0.5 ha; f. Compliance is achieved with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6;

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	vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 4. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 5. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform. 6. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. 7. Separation distances, barriers, acoustic treatment, and orientation of buildings. 8. Energy efficiency and the ability for lots to use renewable energy. 9. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4. 10. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 11. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual
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	effects, including reverse sensitivity effects relating to <i>primary production</i>, network utilities and significant hazardous facilities. 12. Financial contributions. 13. Bonds and other payments and guarantees.¹⁰ 14. The matters referred to in sections 108 and 220 of the Act. Notification: An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.
General Rural Zone	3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R4(1)(f). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P8 and SUB-P9. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production</i>, <i>network utilities</i>, and <i>significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R4(1)(g). Matters of discretion:

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	1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P9. 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment. Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway, or KiwiRail if it relates to access across the Wairarapa Railway, will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.
General Rural Zone	5. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-R4(1)(a), SUB-R4(1)(d), SUB-R4(2)(a), SUB-R4(2)(f), or SUB-R4(2)(g); and b. Where the subdivision is located on <i>highly productive land</i>, evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.
General Rural Zone	6. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R4(1)(b), (c), or (e); or b. Compliance is not achieved with SUB-R4(1)(a) or SUB-R4(2)(a) and is not otherwise provided for by SUB-R4(5); or c. Compliance is not achieved with SUB-R4(2)(b), (c), (d), or (e).

SUB-R5 ¹¹	<i>Subdivision of a surplus residential unit</i>
General Rural Zone	1. Activity status: Controlled Where: a. There is no more than one additional allotment created; b. The subdivision is of land around an existing lawfully established <i>residential unit</i>; c. The additional allotment is no less than 0.5ha;

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	d. The balance area remaining from the record of title subject to subdivision is no less than 40ha; e. No allotment vacant of a residential unit is created following the <i>subdivision</i>; f. Compliance is achieved with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; h. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 SUB-P5, SUB-P6, SUB-P8, SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 5. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 6. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.
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	7. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. 8. Separation distances, barriers, acoustic treatment, and orientation of buildings. 9. Energy efficiency and the ability for lots to use renewable energy. 10. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters in SUB-P4. 11. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 12. The staging of development and timing of works. 13. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production, network utilities</i> and <i>significant hazardous facilities</i>. 14. Financial contributions. 15. Bonds and other payments and guarantees.¹² 16. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(f) or (g). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, SUB-P6, SUB-P9. 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.
General Rural Zone	3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(h). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P5, SUB-P6 and SUB-P9.

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	2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>primary production</i>, <i>network utilities</i>, and <i>significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act. Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway, or KiwiRail if it relates to access across the Wairarapa Railway, will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(e). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6 and SUB-P9. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.

		6. Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities. 7. Any effects to primary production and productive capacity, including any loss of highly productive land. 8. Infrastructure capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 9. The matters referred to in sections 108 and 220 of the Act.
	General Rural Zone	5. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R5(1)(a), (b), (c) or (d).

SUB-R6		<i>Subdivision of land within or partially within hazard areas</i>
	All zones	1. Activity status: Restricted Discretionary Where: a. A building platform is located in a <i>low hazard area</i> . Matters of control: 1. The matters set out in Policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 2. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 3. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i>. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. Legal and physical access to and from lots. 6. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 7. The staging of development and timing of works. 8. Management of potential reverse sensitivity effects on existing land uses. 9. Financial contributions.

		10. Bonds and other payments and guarantees.¹³ 11. Where relevant, compliance with Council's engineering standards. 12. The matters referred to in sections 108 and 220 of the Act.
	All zones	2. Activity status: Discretionary Where: a. A building platform is located in a <i>moderate hazard area</i>.
	All zones	3. Activity status: Non-complying Where: a. A building platform is located in a <i>high hazard area</i>.

SUB-R7	Subdivision of land within or partially within <i>Significant Natural Areas</i>
All zones	1. Activity status: Restricted Discretionary Where: a. A Conservation Lot is created that complies with the following: - the subdivision results in the whole of the area listed in SCHED5 Schedule of Significant Natural Areas being physically and legally protected in perpetuity. An agreement regarding an encumbrance, bond, consent notice, or covenant must be entered into before the issue of the Section 224 Certificate. Such an instrument is to be registered on the Record(s) of Title of the relevant lots. The covenant or encumbrance is to be prepared by a solicitor at the applicant's expense; - the covenant is to incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security; - the application is to include sufficient detail for the Council to ascertain the ecological values of the area; and - the conservation lot does not need to meet the relevant minimum lot area requirements. Matters of control: - The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, and SUB-P6 and ECO-P6. - The significance and values of the vegetation and habitat. - The extent that the subdivision provides for the protection of the Significant Natural Area, including consideration of the lot

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	size, configuration and layout and the location of potential building platforms. 4. The measures to avoid or minimise the loss, damage, or disruption to ecological processes, functions, and integrity of the vegetation and habitat. 5. The effects of the subdivision on the significance and values of the vegetation and habitat, including potential cumulative effects. 6. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 7. Legal and physical access to and from lots. 8. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 9. The staging of development and timing of works. 10. Management of potential reverse sensitivity effects on existing land uses. 11. Financial contributions. 12. Bonds and other payments and guarantees.¹⁴ 13. Where relevant, compliance with Council's engineering standards. 14. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters in SUB-P4. 15. The matters referred to in sections 108 and 220 of the Act.
All zones	2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R7(1).

SUB-R8	Subdivision of land containing a scheduled heritage building or item, or of land within a scheduled heritage precinct
All zones	1. Activity status: Restricted discretionary Matters of discretion: 1. The matters set out in Policy HH-P11, HH-P12, SUB-P1, SUB-P2, and SUB-P3. 2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous

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	vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.¹⁵ 12. Where relevant, compliance Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
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SUB-R9	Subdivision of land containing a notable tree
All zones	1. Activity status: Restricted discretionary Matters of discretion: 1. The matters set out in Policies TREE-P4, SUB-P1, and SUB-P2. 2. Protection, maintenance, or enhancement of natural features, landforms, notable trees, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any notable trees on the land being subdivided. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance.

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	5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.¹⁶ 12. Where relevant, compliance Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
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SUB-R10	<i>Subdivision of land creating new vested roads</i>
All Zones	1. Activity status: Restricted discretionary Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2 and SUB-P9. 2. The road reserve width is sufficient to enable a road to be formed in accordance with the relevant standards set out in TR – Transport. 3. The effect of non-compliance with any relevant Subdivision or Transport standard that is not met, and the matters of discretion of any standard that is not met. 4. Legal and physical access to and from lots. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. The staging of development and timing of works. 7. Management of potential reverse sensitivity effects on existing land uses. 8. Financial contributions. 9. Bonds and other payments and guarantees.¹⁷ 10. Where relevant, compliance with Council's engineering standards. 11. The matters referred to in sections 108 and 220 of the Act.

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SUB-R11	Subdivision of land in the <i>National Grid Subdivision Corridor</i>
All zones	1. Activity status: Restricted discretionary Where: a. All resulting allotments, except allotments for access or a public work, demonstrate that they are capable of locating a <i>building</i> platform for the principal building and any <i>residential unit</i> or <i>sensitive activity</i> outside of the <i>National Grid yard</i>; and b. Vehicle access to <i>National Grid</i> assets is maintained. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, and the relevant policies in the NU - Network Utilities chapter. 2. The extent to which the subdivision allows for <i>earthworks</i>, <i>buildings</i>, and <i>structures</i> to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001). 3. The provision for the on-going efficient operation, maintenance, development, and upgrade of the <i>National Grid</i>, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections, and upgrading. 4. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of <i>building</i> platforms. 5. The extent to which the design and construction of the subdivision allows for activities to be setback from the <i>National Grid</i> to ensure adverse effects on, and from, the <i>National Grid</i> and on public safety and property are appropriately avoided, remedied, or mitigated, for example, through the location of roads and reserves under the transmission lines. 6. The nature and location of any proposed vegetation to be planted in the vicinity of the <i>National Grid</i>. 7. The outcome of any consultation with Transpower. 8. The extent to which the subdivision plan clearly identifies the <i>National Grid</i> and proposed <i>building</i> platforms. 9. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 10. Legal and physical access to and from lots.

	11. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 12. The staging of development and timing of works. 13. Financial contributions. 14. Bonds and other payments and guarantees.¹⁸ 15. Where relevant, compliance with Council's engineering standards. 16. The matters referred to in sections 108 and 220 of the Act.
All zones	2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R11(1). Notification: An application for resource consent under this rule is precluded from public notification. Limited notification must at least include notice of the application to Transpower.

SUB-R12	<i>Subdivision within the Coastal Environment</i>
Settlement Zone	1. Activity status: Controlled Where: a. A proposed <i>building</i> platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the Settlement Zone; and b. A building platform is not located in an area of Outstanding Natural Character, Very High and High Natural Character, or Foreshore Protection Area. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P6, SUB-P8, and the policies of the CE - Coastal Environment chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.

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	4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions 11. Bonds and other payments and guarantees.¹⁹ 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone Māori Purpose Zone Natural Open Space Zone Open Space and Recreation Zones	2. Activity status: Restricted discretionary Where: a. A proposed <i>building</i> platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the underlying zone; and b. A building platform is not located in an area of <i>Outstanding Natural Character</i>, <i>Very High and High Natural Character</i>, or <i>Foreshore Protection Area</i> Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P6, SUB-P8, and the policies of the CE - Coastal Environment chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, historic heritage, waterbodies, indigenous vegetation and biodiversity, natural character, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to

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	minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.²⁰ 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
All zones	3. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R12(1) or (2).

SUB-R13	<i>Subdivision within Outstanding Natural Feature and Landscape</i>
All Zones	1. Activity status: Restricted discretionary Where: a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the General Rural Zone; and b. Any allotments created has a minimum allotment size of 40ha. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, and the policies of the NFL - Natural Features and Landscapes chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, indigenous vegetation and biodiversity, historic heritage, sites and areas of significance to Māori, or archaeological sites.

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	3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.²¹ 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
All Zones	2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R13(1).

SUB-R14	Subdivision of land containing a site or area of significance to Māori listed in SCHED4 Sites and Areas of Significance to Māori
All zones	1. Activity status: Discretionary

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Standards

SUB-S1 ²²	Minimum <i>allotment</i> size
All zones 1. All allotments created must comply with the minimum allotment size set out in SUB - Table 1: Minimum allotment size.	Matters of discretion: Not applicable.
SUB-S2	<i>Building platforms</i>
Residential Zones, Rural Zones, Commercial and Mixed Use Zones, General Industrial Zone 1. All allotments created shall contain a <i>building</i> platform that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant performance standards of the underlying zone.	Matters of discretion: 1. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with. 2. Whether a smaller <i>building</i> platform is practicably feasible, which should be shown via detailed design of the proposed <i>residential unit</i>.
SUB-S3	Drinking water supply
General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone 1. All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary, which shall be in accordance with Council's engineering standards. Settlement Zone 2. Where a connection to the Council's reticulated water supply system is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. 3. Where a connection to the Council's reticulated water supply system is unavailable, all new allotments must be provided with	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.

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access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards. Rural Zones 4. Where a connection to Council's reticulated water systems is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards.	
SUB-S4	Wastewater disposal
General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone 1. All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary, which shall be in accordance with Council's engineering standards. Settlement Zone 2. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. 3. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system, or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council's engineering standards. 4. Where a connection to Council's reticulated wastewater systems is not	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.

available and sewage is to be disposed to ground, that area must not be subject to instability, slippage, or inundation, or used for the disposal of stormwater. Rural Zones 5. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>. 6. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with <i>Council Engineering Standards</i> in Masterton and Carterton districts, or Wellington Water Standards in South Wairarapa district.	
SUB-S5	Stormwater management
Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones 1. All allotments must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with Council's engineering standards. 2. Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.

accordance with Council's engineering standards. 3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.	
SUB-S6	Network utility services
Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones 1. Electricity and telecommunications services shall be provided to the useable area of each new lot where electricity lines and telecommunications lines pass within 200m of any boundary of any new lot.	Matters of discretion: 1. Alternative provision of electricity supply and telecommunications.
SUB-S7	Transport, access, and connectivity
All Zones 1. All new allotments created must have legal and physical access to a road in accordance with TR-R1(1) and the relevant standards TR-S1 – TR-S28 in TR - Transport.	Matters of discretion: 1. The effect of non-compliance with any relevant Transport standard that is not met, and the matters of discretion of any standard that is not met. 2. The safe, efficient, and effective functioning of any private way, including firefighting access and the safety of pedestrians and cyclists, including road hierarchy, intersection separations, and types. 3. The safe, efficient, and effective functioning of the transport network and its connectivity, including public transport, cyclist and pedestrian network connectivity. 4. Safety of access to individual lots, including proximity of vehicle crossings to

	intersections and sight distance constraints. 5. The suitability of any alternative design options.
SUB-S8	<i>Esplanade reserves, esplanade strips, and access strips</i>
All Zones 1. Any subdivision of land less than 4ha that involves the creation of one or more sites that adjoins: a. the line of MHWS; or b. the bank of a lake or a river whose bed has an average width of 3m or more; must provide a minimum 10m wide <i>esplanade reserve</i> or <i>esplanade strip</i> in accordance with section 230 of the RMA. 2. The <i>esplanade reserve</i> or <i>esplanade strip</i> must be measured in a landward direction at 90° to the line of MHWS, or the bank of a river. 3. Any subdivision of land less than 4ha that involves the creation of one or more sites that includes, adjoins, and/or can provide improved public access to a: a. <i>Significant Waterbody</i>; b. heritage feature or site of significance to Māori; or c. significant natural area; shall provide a minimum 10m wide access strip.	Matters of discretion: 1. Whether safe public access and recreational use is already possible and can be maintained for the future. 2. Whether an <i>esplanade strip</i> would better provide for public and customary access, recreation, hazard management, stormwater management, and ecological values. 3. The extent to which ecological values and landscape features of the land adjoining the coast or other <i>surface waterbody</i> will be adversely affected. 4. The extent to which any scheduled historic heritage places and sites and areas of significance to Māori will be adversely affected. 5. Whether any reduced width of an <i>esplanade reserve</i> or <i>strip</i> is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change. 6. Whether a full-width <i>esplanade reserve</i> or <i>esplanade strip</i> is not required to maintain the natural character and amenity of the coastal environment. 7. Whether a reduced width in certain locations is offset by an increase in width in other locations or areas that would result in a positive public benefit, in terms of public and customary access, recreation, hazard

	management, stormwater management, and ecological values. 8. The extent to which the water quality of a surface waterbody will be adversely affected.
SUB-S9	Financial contributions
All Zones 1. Financial contributions must be provided in accordance with the provisions of the FC - Financial Contributions Chapter.	Matters of discretion: 1. Refer to FC-Financial Contributions Chapter.
SUB-S10	Firefighting water supply
All Zones 1. All new allotments must comply with the water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Matters of discretion: 1. Alternative means of providing an adequate water supply for firefighting purposes.

SUB - Table 1 Minimum allotment sizes

Residential Zones	
GRZ: General Residential Zone	350m ² with an average of 400m ² for subdivisions creating 3 or more lots
LDRP: Low Density Residential Precinct	400m ² with an average of 500m ² for subdivisions creating 3 or more lots
MDRP: Medium Density Residential Precinct	200m ²
SETZ: Settlement Zone	Masterton District (outside the Riversdale Terraces Precinct): 400m² Masterton District (within the Riversdale Terraces Precinct): 1000m² provided that the average allotment size in the precinct is no less than 1200m² South Wairarapa District: 1,000m²
Rural Zones	
GRUZ: General Rural Zone ²³	40ha excluding sites within the Martinborough Soils Overlay ²⁴
	6 ha on sites within the Martinborough Soils Overlay
RLZ: Rural Lifestyle Zone ²⁵	1ha ²⁶
Commercial and Mixed Use Zones	
NCZ: Neighbourhood Centre Zone	No minimum lot size
TCZ: Town Centre Zone	No minimum lot size
MUZ: Mixed Use Zone	No minimum lot size
Industrial Zones	
GIZ: General Industrial Zone	No minimum lot size
Open Space and Recreation Zones	

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NOSZ: Natural Open Space Zone	No minimum lot size
OSZ: Open Space Zone	No minimum lot size
SARZ: Sport and Active Recreation Zone	No minimum lot size
Special Purpose Zones	
MPZ: Māori Purpose Zone	No minimum lot size
FUZ: Future Urban Zone	40ha with 20ha balance lot.