BEFORE THE INDEPENDENT HEARINGS PANEL FOR HUTT CITY COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Hutt City Council Proposed District Plan

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REPLY STATEMENT OF HAMISH WESNEY

ON BEHALF OF HUTT CITY COUNCIL

Hearing 7 – Subdivision and Financial Contributions

12 November 2026

1.0 INTRODUCTION

1.1 My name is Hamish Wesney, and I am a Planner and Partner at Boffa Miskell Limited.

1.2 This Reply Statement responds to the questions and matters raised by the Hearings Panel through Minute 22, dated 29 October 2026, together with other questions raised by the Panel during the hearing that are relevant to my section 42A reporting responsibilities.

1.3 This Reply Statement also incorporates the outcomes of expert conferencing undertaken in response to the directions in Minute 22 between the planning experts for Survey and Spatial NZ, Tiaki Wai and Hutt City Council.

1.4 Except as expressly identified in this statement, the findings and recommendations in my original section 42A report and rebuttal evidence remain unchanged.

1.5 I note there were no matters in contention at the hearing relating to the submission points addressed by Mr Geard on the Subdivision and Financial Contributions Chapters. Therefore, Mr Geard has not prepared a separate right of reply relating to these chapters.

2.0 QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

2.1 My qualifications and experience are set out in paragraphs 5 – 7 of my Section 42A Reports for Hearing 7. I repeat the confirmation given in that report that I have read and agree to comply with the Code of Conduct for Expert Witnesses.

3.0 RESPONSE TO MINUTE 22

3.1 This section responds to the questions and matters raised by the Hearings Panel in Minute 22, in particular matters raised in paragraphs 16 – 17 and 26 - 28. Appendix 1 sets out my revised and updated recommended amendments to the Proposed District

Plan. Amendments recommended in my Section 42A Report are shown in red underlined or ~~strike through,~~ further amendments recommended in rebuttal evidence are shown in blue underline or ~~strike through~~[1], and amendments recommended in this Reply Statement are shown in green underlined or ~~strike through~~. The green amendments also incorporate the provisions agreed by the planning experts through expert conferencing.

3.2 The planning JWS includes an evaluation under section 32AA of the RMA of the amendments recommended through expert conferencing. I adopt that evaluation and, for the reasons set out in the JWS, consider the recommended amendments to be the most appropriate way to achieve the relevant objectives of the Proposed District Plan.

Financial Contributions

FC-Table 2 Financial Contribution Amount and Nature of Reserves

3.3 The Hearings Panel has asked whether the term 'nature' in the heading of FC-Table 2 could be clarified. This term reflects the terminology used in the RMA, particularly sections 77E and 108, which require a plan to specify the purpose, level and circumstances in which financial contributions may be required and recognise that financial contributions may take the form of money, land or a combination of both. The function of FC-Table 2 is to assist in determining both the amount of a reserves contribution and whether that contribution should be provided as land, cash or a combination of land and cash. To improve clarity for plan users, I recommend replacing "nature" with "form", which more directly describes the matters addressed by the table. I also recommend consequential amendments throughout the Financial Contribution Chapter to ensure consistent terminology is used. As no submission sought this change, I consider the amendment can be made under

[1] All amendments recommended in my rebuttal evidence for the Subdivision Chapter have been superseded by the recommendations contained in this Reply Statement. As a result, the only amendments shown in blue underline or strikethrough in Appendix 1 are from the rebuttal evidence of Mr Geard.

Clause 16, Schedule 1 of the RMA, as it is minor in nature and has a neutral substantive effect.

3.4 Accordingly, I recommend that the Proposed District Plan be amended as shown in Appendix 1 and shown below:

> Heading***: FC-Table 2 — Financial Contribution Amount and ~~Nature~~ Form for Reserves***
>
> Second Column Head in FC-Table 2: ***Matters for consideration in determining amount and/or ~~nature~~ form of financial contribution***
>
> FC-R1 (1)(a)(ii) requirement: *FC-S2 ~~Nature~~ Form and timing of financial contributions*
>
> FC-R2 (1)(a)(ii) requirement: *FC-S2 ~~Nature~~ Form and timing of financial contributions*
>
> FC-S2 heading***: ~~Nature~~ Form and timing of financial contributions***
>
> FC-S3 Note: *Council may reduce the amount of a financial contribution that is required under this standard. FC-Table 2 lists the assessment matters for reducing the amount of financial contributions for reserves and determining the ~~nature~~ form of the contribution, including whether land, cash, or a combination of land and cash will be required as the reserve contribution.*
>
> Third Column Head in FC-Table 1: ***Matters for consideration in determining amount and/or ~~nature~~ form of financial contribution***

FC-S3 (Amount of financial contributions – Reserves) - Maximum Reserve Contribution for Rural Allotments

3.5 Mr Jackson spoke to his submission opposing the proposed increase in the maximum reserve contribution for rural allotments

from $5,000 to $7,500. He submitted that rural subdivision places less demand on parks and reserves than residential subdivision and therefore should not be subject to the same increase in contribution rates. He considered that, if the contribution were to increase, it should be limited to an increase broadly consistent with the increase proposed for residential development.

3.6 I acknowledge Mr Jackson's concerns regarding the level of reserve contributions payable for rural subdivision. However, I do not consider that the evidence presented demonstrates that the proposed maximum contribution for rural allotments is inappropriate or that the contribution should be reduced. As set out in my Section 42A Report, reserve contributions are intended to ensure that growth contributes towards the costs of providing and upgrading reserves and open space infrastructure, consistent with Council's "growth pays for growth" approach. Residents of rural allotments continue to benefit from and have access to the district-wide network of parks, reserves, sports fields, walkways and open spaces, and it is therefore appropriate that rural development contributes towards the costs of maintaining and enhancing that network.

3.7 I also note that the proposed provisions already recognise that rural development generally places a lower demand on reserve infrastructure than urban development. This is reflected in FC-S3 through the lower maximum reserve contribution of $7,500 per additional allotment in Rural Zones, compared with $12,500 per additional allotment or residential unit in urban zones. The notified provisions further provide flexibility through Council's discretion to reduce reserve contributions where justified by the circumstances of a particular development.

3.8 While Mr Jackson considers that a lower contribution would be more appropriate, no evidence was presented to demonstrate that the proposed contribution level is excessive, inequitable, or disproportionate to the demand generated by rural growth. In my view, the notified contribution appropriately balances the generally lower demand generated by rural development while ensuring that

growth contributes towards reserve provision and reducing the extent to which these costs are borne by existing ratepayers. Accordingly, I remain of the view that FC-S3 should be retained as notified and do not recommend any amendments in response to this submission.

Subdivision

Natural Hazards Joint Witness Statement

3.9 The Hearings Panel has requested that I consider the outcomes of the expert conferencing on natural hazards and confirm whether any consequential amendments are required to the Subdivision Chapter, within the scope of submissions. At the time of preparing this reply statement, the Joint Witness Statement on natural hazards has not yet been finalised. Accordingly, I am not currently in a position to determine whether consequential amendments to the Subdivision Chapter are required. I will provide a supplementary officer right of reply on this matter on receipt of the Joint Witness Statement and the right of reply of the Council's natural hazards reporting officer.

References to Regional Standard for Water Services

3.10 The Hearings Panel has requested that Mr Gibson, Mr Blucher, Ms Bennett and I prepare a joint memorandum on the necessity and appropriateness of amending the subdivision rules and standards to refer to a potential new appendix that may replace references to the Regional Standard for Water Services 2021. This joint memorandum in the form of a Joint Witness Statement has been published on the Hearing Stream #7 webpage.

3.11 We reached agreement through expert conferencing on amendments to the Subdivision Chapter addressing references to the Tiaki Wai Regional Standard for Water Services 2024. The agreed amendments introduce a new Appendix SUB-APP1 and

consequential amendments to Policy SUB-P7 and Standards SUB-S4, SUB-S5 and SUB-S6, which I support and consider to be the most appropriate method of achieving the objectives of the Subdivision Chapter.

Esplanade Reserve Provisions

3.12 During the hearing, the Hearing Panel raised questions regarding the proposed withdrawal of the esplanade reserve provisions from the Subdivision Chapter and how those matters would continue to be addressed through the integrated district plan framework. The esplanade reserve provisions are recommended to be withdrawn because they principally implement the public access topic, which falls outside the scope of the Council's plan stop exemption and is to be withdrawn from the Proposed District Plan. This includes Objective SUB-O4, Policy SUB-P8 and Standard SUB-S9.

3.13 As discussed in my section 42A report, I consider consequential amendments are required to ensure subdivision applications continue to be assessed against the relevant operative district plan esplanade provisions. The intent is not to remove esplanade reserve requirements from the district plan framework, but rather to maintain the operative provisions for these matters until such time as they can be reviewed through an appropriate statutory process.

3.14 In my view, integration of the operative and proposed plan provisions should be relatively straightforward. The operative district plan contains a discrete set of esplanade reserve provisions that address substantially the same matters as the withdrawn PDP provisions, including the requirement for esplanade reserves or strips and circumstances where reductions or waivers may be considered. I therefore anticipate the operative provisions can be incorporated into the integrated district plan alongside the remaining subdivision provisions without creating a policy or assessment gap. The detailed integration exercise will be undertaken as part of

Council's work to combine the retained operative provisions with the decisions version of the Proposed District Plan.

Rural Lifestyle Zone Minimum Lot Size

3.15 At the outset of the hearing, the Hearing Panel raised questions regarding the reduction in the minimum allotment size in the Rural Lifestyle Zone from 2 ha in the Operative District Plan to 1 ha in the Proposed District Plan. The proposed standard is consistent with the strategic direction of the Urban Growth Strategy 2014, which identified opportunities for additional rural-residential development in areas including Normandale and Moores Valley and specifically contemplated allowing one-hectare allotments across the city's rural residential areas. As Council officers noted during the hearing, the Proposed District Plan is the first opportunity to comprehensively implement this aspect of the strategy through the district plan framework.

3.16 I have further considered the evidence presented at the hearing and submissions received on this matter. Mr Earl supported the reduction, noting that a 1 ha minimum lot size makes more efficient use of land, reflects the practical subdivision patterns that occur in the Rural Lifestyle Zone where lot sizes are often influenced by topography and site constraints, can accommodate on-site servicing solutions, and is consistent with approaches adopted in comparable district plans. In contrast, Mr Craig Innes, on behalf of the Wainuiomata Rural Community Association, opposed the reduction due to concerns regarding the cumulative development potential arising from both the reduced minimum lot size and the additional land proposed to be zoned Rural Lifestyle Zone, particularly in the Moores Valley Road area. Concerns were also raised regarding wastewater disposal, infrastructure capacity and the adequacy of investigations undertaken before rezoning.

3.17 Having considered these matters, I remain satisfied that the proposed 1 ha minimum allotment size is appropriate. The Rural

Lifestyle Zone is intended to provide for rural-residential living rather than primary production activities, and the proposed standard appropriately gives effect to the growth direction established by the Urban Growth Strategy. The evidence before the hearing indicates that lot size outcomes in practice are influenced by topography, servicing constraints and site-specific characteristics, meaning the theoretical subdivision yield will not necessarily be achievable on all sites. In addition, any subdivision must continue to satisfy the relevant requirements relating to servicing, wastewater disposal, access, natural hazards and other district and regional plan provisions.

3.18 For these reasons, I do not consider the matters raised at the hearing provide a sufficient basis to retain the operative 2 ha minimum lot size. Accordingly, I continue to support the notified 1 ha minimum allotment size in the Rural Lifestyle Zone.

General Rural Zone Minimum Lot Size

3.19 Mr Jackson spoke to his submission requesting the minimum allotment size for the General Rural Zone be reduced from 15 hectares to 7 hectares. He highlighted his experience with rural subdivisions and the impracticality of the survey and boundary lines, and that they needed to follow the natural lay of the land to avoid surveyed blocks being long and narrow, making large areas of the property unusable and also making boundary fences almost impossible to establish.

3.20 I acknowledge the challenges of designing lot layouts and locating boundaries on rural properties, particularly where topography is steep and irregular. While a reduced minimum allotment size may provide greater flexibility to align boundaries with natural landforms in some circumstances, I do not consider this outweighs the broader planning reasons for retaining the notified 15ha standard.

3.21 As set out in my Section 42A, the purpose of the 15ha minimum allotment size is to maintain the predominantly open and spacious

character of the General Rural Zone, limit the fragmentation of rural landholdings, and support the ongoing use of land for rural production activities, and reduce the potential of reverse sensitivity effects arising from rural-residential development. Reducing the minimum allotment size to 7ha would increase the potential for a greater number of rural allotments and associated residential development, which would undermine these outcomes over time. I therefore remain of the view that the notified 15ha minimum allotment size is the most appropriate method of implementing the objectives and policies of the General Rural Zone and should be retained.

Shaftsbury Grove Development Precinct

3.22 During the hearing, the Hearings Panel queried whether consequential amendments to the planning maps are required to give effect to my recommended Shaftesbury Grove Development Precinct provisions. I agree that a corresponding planning map amendment is required. While my section 42A report recommended the insertion of precinct-specific subdivision provisions to implement the outcomes of Plan Change 58, it did not include a recommendation to amend the planning maps to identify the Shaftesbury Grove Development Precinct. This was an inadvertent omission.

3.23 The recommended policy, rule and appendix provisions rely on the precinct being spatially identified on the planning maps. Consistent with the operative outcomes of Plan Change 58 and the recommendations in my section 42A report, I therefore recommend that the planning maps be amended to apply the Shaftesbury Grove Development Precinct to 12 Shaftesbury Grove, including the Development Sub-area and Non-development Sub-area as shown in the operative provisions. This amendment is consequential to the recommendations already set out in my section 42A report and is necessary to ensure the precinct provisions can be implemented as intended.

Recommendation

3.24 Amend the planning maps to identify the Shaftesbury Grove Development Precinct at 12 Shaftesbury Grove, including the Development Sub-area and Non-development Sub-area, consistent with the operative provisions introduced through Plan Change 58 and the precinct provisions recommended in my section 42A report.

SUB-S8 Telecommunications

3.25 Mr Anderson has provided further comments in response to the Hearings Panel's questions regarding the amendments sought to SUB-S8. He advises that the purpose of the requested amendments is not to require a resource consent where a mobile network operator does not confirm coverage or capacity, but rather to ensure that mobile network operators are made aware of proposed subdivisions and can determine whether network upgrades may be required to service future development. To address this concern, Mr Anderson has revised the relief sought to require applicants to consult mobile network operators regarding whether a proposed subdivision creates demand for additional mobile network infrastructure, with the requirement deemed satisfied where no response is received within 20 working days.

3.26 I acknowledge the benefits of early engagement between developers and network operators where telecommunications capacity constraints may arise. However, I remain of the view expressed in my rebuttal evidence that SUB-S8 should focus on the servicing outcome to be achieved rather than prescribe a specific consultation process or evidential pathway in all cases. The notified standard already requires sufficient telecommunications capacity to service new allotments, and applicants may use a range of information to demonstrate compliance, including information from telecommunications providers where appropriate. Requiring consultation with mobile network operators for every subdivision

would introduce an additional procedural requirement regardless of the scale, location or circumstances of the subdivision.

3.27 I also note that mandatory consultation with mobile network operators is not appear to be a common feature of comparable district plan subdivision provisions. District plans generally address telecommunications through requirements to provide telecommunications connections or demonstrate that telecommunications services can be supplied to new allotments, rather than requiring consultation with network operators regarding future infrastructure upgrades. In my view, decisions regarding whether network upgrades are required are more appropriately addressed by network operators through their normal asset planning and service connection processes than through a subdivision standard in the District Plan. Accordingly, I continue to recommend that submission point 311.92 be rejected and that SUB-S8 be retained as recommended in my Section 42A Report and rebuttal evidence.

Stormwater Management and Hydraulic Neutrality

3.28 Mr Engel spoke to his submission expressing concerns about the effects of subdivision and development on stormwater management, flooding, and downstream properties. In particular, he questioned whether hydraulic neutrality can be effectively achieved, demonstrated and enforced in practice, and expressed concern that the proposed framework allows discretion where compliance with hydraulic neutrality is not achieved. He also raised concerns regarding the establishment of appropriate baseline conditions for assessing hydraulic neutrality and the potential cumulative effects of development on stormwater networks and downstream flood risk.

3.29 The submitter's concern is understandable, but I do not consider it identifies a deficiency in the proposed subdivision framework that warrants the amendments sought. The focus of the PDP is to ensure that subdivision and development appropriately manage

stormwater effects, including effects on downstream properties and infrastructure, rather than to prohibit all subdivision where hydraulic neutrality cannot be demonstrated through a particular design solution. The notified framework achieves this through a combination of SUB-S6 Stormwater management, which requires subdivisions and stormwater systems to be designed to achieve hydraulic neutrality, and the associated matters of discretion under SUB-R4 and SUB-S6, which enable assessment of the adequacy of stormwater management measures, flooding effects on other properties, and effects on the effective functioning of publicly owned stormwater networks.

3.30 I acknowledge Mr Engel's concerns that hydraulic neutrality should be measurable, enforceable, and take account of cumulative effects and downstream flooding risks. However, I consider these matters are already appropriately addressed through the proposed definition of hydraulic neutrality, the hydraulic neutrality requirement within SUB-S6.1, the technical requirements of the Regional Standard for Water Services, and the broader stormwater and natural hazards framework of the PDP. The proposed provisions require stormwater effects to be assessed at the time of subdivision and development, while retaining discretion to consider site constraints, the performance of proposed stormwater management systems, and effects on downstream properties and infrastructure. In my view, retaining a restricted discretionary consent pathway where compliance with stormwater standards is not achieved is appropriate, as it enables Council to consider site-specific circumstances and determine whether adverse effects can be appropriately avoided, remedied, or mitigated. A prohibited activity status, as sought by the submitter, would be unduly restrictive and inconsistent with the risk-based approach adopted throughout the PDP, including the natural hazards framework.

3.31 I also do not support the requested amendments to the definition of hydraulic neutrality, the requirement to record approved baselines on property records, or the proposed amendments to SUB-P22 and NH-P9. These matters are either more appropriately addressed

through engineering assessment and implementation processes at the time of resource consent, or are already adequately provided for through the existing policy and assessment framework, which requires consideration of flooding effects beyond the subject site, including effects on downstream properties and infrastructure. I therefore remain of the view that the notified provisions provide an appropriate and effective framework for managing the stormwater and flooding effects of subdivision and development, and recommend that no amendments be made in response to Mr Engel's.

Hamish Wesney

Hearing 7 – Subdivision and Financial Contributions

Boffa Miskell Limited (on behalf of Hutt City Council)

12 November 2026

APPENDIX 1: RECOMMENDED AMENDMENTS TO PROVISIONS (UPDATED ATTACHMENT 1 OF THE SECTION 42A REPORT)

This section has rules that have legal effect.

SUB - Subdivision

The purpose of the Subdivision chapter is to assist the Council to carry out its functions under the Resource Management Act relating to the control of subdivision.

Subdivision involves the division of an allotment or building into multiple allotments, or the alteration of existing boundaries. Subdivision often results in a change in land ownership arrangements and is a factor that often determines future development potential for newly created allotments.

The way a site is subdivided, can influence the future use and development of the land, which in turn can influence the values and character of a site and have an impact on adjacent sites. Subdivision can also affect the natural and physical environment and introduce long-term development patterns.

Poorly designed subdivisions can limit neighbourhood connectivity and cohesion, entailing longer travel times, greater reliance on private vehicle transport and associated increases in greenhouse gas emissions. In contrast, well-connected subdivisions can promote greater uptake of active and public transport modes.

Where buildings and activities are lawfully established prior to subdivision, the subdivision process may be little more than a formalisation of new property or unit boundaries to provide for separate ownership. Where subdivision and related residential development are assessed concurrently, a comprehensive understanding of the resulting pattern, scale, and density of development is enabled. Therefore, the District Plan provides a more enabling framework for combined subdivision and land use applications.

Where subdivision precedes land use, the new sites need to be designed to ensure that they are of a size, shape and orientation that are fit-for-purpose and that existing and future activities can be accessed and adequately serviced, either by reticulated services or on-site services including water supply, wastewater disposal, stormwater management, telecommunications and power supply.

Subdivisions adjoining rivers, lakes, and the coastal marine area will generally require the establishment of esplanade reserves or esplanade strips to provide opportunities for public access to these features. Esplanade reserves and esplanade strips also help to maintain or enhance a range of values, including conservation values associated with ecological characteristics of surface water and the coast, and can assist with natural hazard mitigation.

The partitioning of Māori land is exempt from the subdivision provisions of the Resource Management Act, and is primarily controlled by the Te Ture Whenua Māori Act 1993 and administered by the Māori Land Court.

How this chapter works

This chapter includes objectives, policies, and rules that relate to subdivision generally as well as policies and rules that relate to specific types of subdivision and subdivision in specific zones, overlays, and other planning notations.

The general subdivision policies (SUB-P1 to SUB-P9) and rules (SUB-R1 to SUB-R5) apply to all subdivision applications, including those that affect land subject to overlays and other planning notations. The zone-specific and topic-specific policies (SUB-P10 to SUB-P27) and related rules

(SUB-R6 to SUB-R25) apply to subdivisions of land subject to the applicable overlay. They apply *in addition to* the general subdivision provisions.

For the avoidance of doubt, subdivision of land subject to an overlay or other planning notation must comply with the relevant general rules as well as the overlay/planning notation specific rules. Where multiple rules apply, the activity status for the subdivision is the more onerous activity status.

The Financial Contributions chapter contains a subdivision rule that relates to and triggers the need for financial contribution where subdivision creates any vacant allotments.

The National Environmental Standards for Electricity Network Activities 2026 includes regulations that apply to subdivision in the National Grid Subdivision Corridor (mapped as an Information layer on the District Plan maps).

Commented [HW1]: Transpower New Zealand Ltd (504.58)

Objectives

SUB-O1	Subdivision
Subdivision results in a well-functioning environment that enables all people and communities to provide for their social, economic, and cultural wellbeing while safeguarding the life-supporting capacity of the environment.	
SUB-O2	**Subdivision design**
Subdivision results in development patterns and allotments that: 1. Maintain or enhance Lower Hutt's compact urban form, 2. Are compatible with the purpose, scale, and intensity anticipated for the underlying zone, 3. Enable appropriate future use and development of land and buildings, 4. ~~Provide for and protect identified natural environment, historical and cultural values,~~ and 5. Manages the risk from natural hazards.	
SUB-O3	**Servicing of allotments**
Development enabled through subdivision is adequately serviced and supported by infrastructure and the transport network.	
~~**SUB-O4**~~	~~**Esplanades**~~
~~Lower Hutt's network of esplanade reserves and esplanade strips is progressively increased and contributes to the maintenance, enhancement and protection of public access, ecological values, amenity values, and recreational values.~~	

Commented [HW2]: To be withdrawn: Relates to natural environment, cultural and historic heritage topics.

Commented [HW3]: To be withdrawn: Relates to public access.

Policies

General subdivision

SUB-P1	Benefits of subdivision
Recognise the benefits of subdivision in providing sufficient residential and business development capacity, facilitating a variety of development forms and activities, and contributing to housing affordability.	
SUB-P2	**Boundary adjustment**
Control boundary adjustments to ensure that: 1. The boundary adjustment will enhance the efficient use of land, 2. The size, design, and layout of the resulting allotments is sufficient to accommodate existing activities and buildings on the site or proposed development of the site, and	

3. The nature and scale of resulting development potential is compatible with the planned purpose and character of the underlying zone.

SUB-P3	Update of cross-lease titles and unit titles

Control the update of cross-lease titles and unit titles to ensure that:
1. The size, design, and layout of covenant areas are sufficient to accommodate existing activities and buildings on the site and proposed development of the site.

SUB-P4	Subdivision design and layout

Provide for subdivision and the creation of new allotments where:
1. The subdivision reflects the intended pattern of development of the underlying zone,
2. The subdivision is consistent with the anticipated purpose, character, and density of development of the underlying zone,
3. The allotments are of a size and dimension that is sufficient to accommodate the intended activities and development forms for the underlying zone, ~~and~~
4. The design and layout encourage the efficient use of renewable electricity and other natural and physical resources and deliver well-connected, resilient communities through development patterns and sustainable designs; and
5. The design and layout maintains or enhances neighbourhood connectivity and pedestrian permeability.

Commented [HW4]: Wellington Regional Council (452.124)

SUB-P5	Integration of subdivision and development

Provide for the efficient integration of subdivision and associated use and development by encouraging joint applications for subdivision and land use.

SUB-P6	Transport network

Provide for subdivision where:
1. The safe and efficient functioning of the transport network is maintained, taking into account the capacity and safety of the network,
2. It provides for a variety of travel modes that reflect the planned purpose, character, and amenity values of the zone, and
3. It encourages walking, cycling, and public transport opportunities and enhances neighbourhood and network connectivity and safety.

SUB-P7	Servicing and access

Require all allotments created by any subdivision to be adequately serviced as follows:
1. Require new infrastructure and upgrades to existing infrastructure to meet the relevant Council engineering standards.
2. Require sufficient infrastructure capacity to accommodate development in accordance with the planned purpose of the zone.
3. Where upgrades to existing infrastructure or new infrastructure are required ensure that the upgraded or new infrastructure have sufficient capacity to accommodate future development and densities anticipated by the underlying zone.
4. Require new roads and new vehicle access to sites to meet minimum design standards to:
    a. Allow for safe and efficient traffic movements,
    b. Provide for the safety and amenity pedestrians and other road users ~~amenity~~, and
    c. Safely accommodate the intended number of users.
5. Require suitable access and connections to reticulated water supply, wastewater, and stormwater networks in urban areas that meet the requirements of the ~~Wellington Water~~ Tiaki Wai Ltd Regional Standard for Water Services v3.1, December 202~~1~~4, or for allotments containing existing buildings with existing connections to public reticulated water supply, wastewater and stormwater management networks, the connections are functional.

Commented [HW5]: Wellington Regional Council (452.125)

Commented [HW6]: Consequential Amendment: Survey and Spatial New Zealand, Wellington Branch (466.4, 466.5 and 366.6)

6. Where reticulated services are not available require allotments to be of sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, stormwater and water supply infrastructure, including water supply for fire-fighting purposes.
7. Require the provision of suitable connections to telecommunications and electricity.

~~SUB-P8~~	~~Esplanade requirements~~

~~1. Require the provision of esplanade reserves and esplanade strips for subdivisions adjacent to the coastal marine area, rivers, and lakes to maintain and enhance:~~
~~a. Public access to and along the coastal marine area, rivers, and lakes,~~
~~b. Ecological, amenity, and recreational values, and~~
~~c. Natural hazard resilience.~~
~~2. Only allow for the reduction or waiver of any esplanade reserve or esplanade strip requirements, where it can be demonstrated that:~~
~~a. Safe public access to and along the coastal marine area, rivers, and lakes and recreational use is already possible and can be maintained for the future,~~
~~b. The ecological values and landscape features of the land adjoining the coastal marine area, river, or lake will not be adversely affected,~~
~~c. Any scheduled historic heritage places and sites and areas of significance to Māori will not be adversely affected,~~
~~d. The reduced width of the esplanade reserve or strip is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change,~~
~~e. A full-width esplanade reserve or esplanade strip is not required to maintain the natural character and amenity of the coastal environment, and~~
~~f. A reduced width in certain locations is offset by an increase in width in other locations which would result in a positive public benefit.~~

SUB-P9	Subdivision for infrastructure

Control the creation of allotments for the purposes of infrastructure to ensure that:
1. Any allotments are of a sufficient size, design, and layout to accommodate its required use,
2. There is adequate access to any proposed allotments, and
3. Infrastructure with sufficient capacity is provided to service any proposed allotment.

Subdivision - Zones

SUB-P10	Subdivision in residential zones

Provide for subdivision in residential zones where:
1. The subdivision enables flexibility, innovation, and choice for future development, and
2. Allotments are of a size, shape, and orientation that is compatible with the nature, scale, and intensity anticipated for the underlying zone.

SUB-P11	Subdivision in rural zones

Provide for subdivision in rural zones where the resulting allotments are of a size, shape, and orientation that:
1. Preserves the predominant open character of the rural zones and contributes to a compact urban form,
~~2. Does not result in the fragmentation of highly productive land in a way that diminishes the productive capacity of the land,~~
3. Can accommodate a residential unit in a position that manages effects on the privacy and amenity of residential units on neighbouring allotments, having regard to the permitted activity standards for new buildings and land use for the zone, and
4. Does not increase the risk of reverse sensitivity ~~effects~~ arising on existing lawfully established activities.

Commented [HW7]: To be withdrawn: Relates to public access.

Commented [HW8]: To be withdrawn: Relates to highly productive land.

Commented [CN9]: HS1 Minor Correction
Policy Planning team of Hutt City Council (440.3)

SUB-P12	Subdivision in commercial and mixed use zones
1. Manage subdivision in commercial and mixed use zones to ensure that it: a. Enables flexibility for future development, b. Uses service lanes where available, and c. Can be serviced without adverse effects on pedestrian amenity on identified Active Street Frontage Overlay A, Active Street Frontage Overlay B, and Active Street Frontage Overlay C frontages. 2. Manage subdivision in the City Centre Zone — Riverbank Precinct to ensure that it enables development that supports and has direct access to the stop bank promenade.	

SUB-P13	Subdivision in industrial zones
Manage subdivision in industrial zones to ensure that the resulting allotments are of a size and shape that can accommodate industrial activities provided for by the underlying zone provisions and protect the business development capacity of the zone for industrial purposes in future.	

SUB-P14	Subdivision in open space and recreation zones
Provide for subdivision in open space and recreation zones where the resulting allotments are of a size and shape that allows for the activities anticipated by the underlying zone.	

Subdivision - Overlays and other specified locations

~~SUB-P15~~	~~Subdivision of land containing a Site or Area of Significance to Māori~~
~~Provide for the subdivision of land containing a Site or Area of Significance to Māori where:~~ ~~1. Consultation has been undertaken with Mana Whenua,~~ ~~2. The values identified in SCHED6 - Sites and Areas of Significance to Māori are maintained and protected,~~ ~~3. Alternative methods, locations, or designs that would avoid or reduce the impact on the values identified in SCHED6 - Sites and Areas of Significance to Māori have been considered, and~~ ~~4. Practical mechanisms are incorporated to maintain or enhance the ability of Mana Whenua to access and use the site or area of significance.~~	

Commented [HW10]: To be withdrawn: Relates to sites and areas of significance to Māori.

~~SUB-P16~~	~~Subdivision of land containing Heritage Buildings or Heritage Structures~~
~~Provide for the subdivision of land containing Heritage Buildings or Heritage Structures where:~~ ~~1. Significant historic heritage values are protected,~~ ~~2. The site associated with the Heritage Building or Heritage Structure is of sufficient size to retain an appropriate setting for the Heritage Building or Heritage Structure after subdivision, and~~ ~~3. The obstruction of views of the Heritage Building or Heritage Structure from adjoining public spaces resulting from any future land use or development is minimised.~~	

Commented [HW11]: To be withdrawn: Relates to historic heritage topic

~~SUB-P17~~	~~Subdivision of land within Heritage Areas~~
~~Provide for the subdivision of land within Heritage Areas where:~~ ~~1. The significant historic heritage values of the Heritage Area are protected, and~~ ~~2. The subdivision and any anticipated development will not detract from the significant historic heritage values associated with Heritage Buildings, Heritage Structures, or contributing buildings within the Heritage Area.~~	

Commented [HW12]: To be withdrawn: Relates to historic heritage topic

SUB-P18	Subdivision of land containing a Notable Tree
Provide for the subdivision of land containing Notable Trees where: 1. The maintenance of tree health is supported and the potential for interference is minimised, having regard to:	

a. The extent to which the location of new boundaries relative to the Notable Tree and any anticipated development may compromise the health of the tree or increase the risk of interference, and
b. Whether site access and new utilities can be located outside of the root protection area of the Notable Tree.

~~SUB-P19~~	~~Subdivision of Land within Outstanding Natural Features and Landscapes~~

~~Subdivision of land within identified Outstanding Natural Features and Landscapes is managed as follows:~~

1. ~~Provide for the subdivision of land within identified Outstanding Natural Features and Landscapes located outside of the coastal environment where the subdivision:~~
   a. ~~Is compatible with the values identified in SCHED4 - Outstanding Natural Features and Landscapes,~~
   b. ~~Avoids, remedies, or mitigates significant adverse effects on the values and characteristics identified in SCHED4 - Outstanding Natural Features and Landscapes, and~~
   c. ~~Is designed to protect the values and characteristics identified in SCHED4 - Outstanding Natural Features and Landscapes.~~
2. ~~Only allow for the subdivision of land within identified Outstanding Natural Features and Landscapes within the coastal environment, where:~~
   a. ~~Any adverse effects of future use and development enabled by the subdivision on the values identified in SCHED4 - Outstanding Natural Features and Landscapes are avoided.~~

Commented [HW13]: To be withdrawn: Relates to outstanding natural features and landscapes.

~~SUB-P20~~	~~Subdivision of land containing coastal margins or riparian margins~~

~~Subdivision of land containing coastal margins or riparian margins is managed as follows:~~

1. ~~Provide for subdivision of land containing coastal margins and riparian margins where the subdivision is designed to minimise the adverse effects of future use and development enabled by the subdivision on the natural character of coastal margins and riparian margins.~~
2. ~~Only allow for any other subdivision within coastal margins and riparian margins where:~~
   a. ~~It can be demonstrated that:~~
      i. ~~There is a functional need or operational need for the subdivision to locate within the coastal margin or riparian margin, and~~
      ii. ~~There are no reasonably practical alternative locations that are outside of coastal margins or riparian margins or are less vulnerable to change, and~~
   b. ~~Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate adverse effects on the natural character of coastal margins and riparian margins where appropriate.~~

Commented [HW14]: To be withdrawn: Relates to natural character - coastal and riparian margins.

~~SUB-P21~~	~~Subdivision of land within the coastal environment~~

~~Subdivision of land within the coastal environment is managed as follows:~~

1. ~~Provide for subdivision of land located within the coastal environment but outside the High, Very High or Outstanding Coastal Natural Character Areas where it:~~
   a. ~~Consolidates existing urban areas, and~~
   b. ~~Does not establish new urban sprawl along the coastline.~~
2. ~~Provide for subdivision of land located within the coastal environment and partly within High or Very High Coastal Natural Character Areas where any anticipated development can be located outside High or Very High Coastal Natural Character Areas.~~
3. ~~Only allow for any other subdivision of land located within the coastal environment and within High or Very High Coastal Natural Character Areas where:~~
   a. ~~Any significant adverse effects on the values identified in SCHED5 - Coastal Natural Character Areas are avoided and any other adverse effects on the values identified in SCHED5 - Coastal Natural Character Areas are avoided, remedied, or mitigated, and~~
   b. ~~It can be demonstrated that:~~

Commented [HW15]: To be withdrawn: Relates to natural character - areas of high, very high and outstanding coastal natural character.

i. The values and characteristics of the areas of high coastal natural character areas as identified in SCHED5 - Coastal Natural Character Areas are protected from inappropriate subdivision, considering the extent to which the values and characteristics of the area are vulnerable to change, including the effects of climate change and other natural processes,
ii. The duration and nature of adverse effects are limited,
iii. There is a functional need or operational need for the subdivision to locate in the area,
iv. There are no reasonably practical alternative locations that are outside of the coastal environment or are less vulnerable to change, and
v. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate adverse effects on the values identified in SCHED5 - Coastal Natural Character Areas.

4. Avoid subdivision of land located within the coastal environment and within Outstanding Coastal Natural Character Areas unless:
   a. Any adverse effects of future use and development enabled by the subdivision on the values identified in SCHED5 - Coastal Natural Character Areas are avoided.

SUB-P22	Subdivision of land in natural hazard risk areas

1. Take a risk-based approach to the management of subdivision of land affected by natural hazards identified in the District Plan based on:
   a. The sensitivity of activities to the impacts of natural hazards, and
   b. The hazard posed to people's lives and wellbeing and property by considering the likelihood and consequences of differing natural hazard events.

SUB-Pxxx	Subdivision in the Slope Assessment Overlay

Provide for subdivision that creates additional building platforms in the Slope Assessment Overlay where:

1. A geotechnical assessment confirms that the site is suitable for subdivision, use and development, and that the risk from slope instability can be avoided, remedied or mitigated.
2. The subdivision does not cause land instability on the site or adjoining properties.

Commented [SD16]: Notified NH-P12, moved from Natural Hazards chapter to Subdivision chapter (clause 16A), per HS5

SUB-P23	Subdivision of highly productive land

Provide for the subdivision of land within the Highly Productive Land Overlay where:

1. The subdivision and enabled land use do not compromise the productive capacity of highly productive land, and
2. The subdivision does not result in the fragmentation of highly productive land in a way that diminishes the productive capacity of the land.

Commented [HW17]: To be withdrawn: Relates to highly productive land.

SUB-P24	Subdivision of land with access from highly constrained roads

Only allow subdivision of land in the Highly Constrained Road Overlay with access from a highly constrained road where:

1. The additional transport demand created by the subdivision and enabled use and development can be safely and efficiently accommodated, and subdivision will not enable an increase in motor vehicle trips on the highly constrained roads, or
2. Any necessary improvements or upgrades to the roads are implemented prior to any additional use or development. It can be demonstrated that additional motor vehicle trips which are enabled by the subdivision will not worsen the safe operation of the road, or
3. Improvements are made to the highly constrained road to ensure additional trips which are enabled by the subdivision are accommodated safely and efficiently, and an equitable financial contribution is made for these improvements.

Commented [HW18]: Policy Planning Team of Hutt City Council (440.41a)

SUB-P25	Subdivision of land within the National Grid Subdivision Corridor

Only allow for subdivision within the National Grid Subdivision Corridor where:

1. The National Grid will not be compromised, and
2. Any reverse sensitivity ~~effects~~ are avoided and any other adverse effects on and from the National Grid Subdivision Corridor, including public health and safety effects, are avoided, remedied or mitigated, taking into account:
    a. The impact of subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid including the ability for continued reasonable access to existing transmission assets for maintenance, inspections, and upgrading,
    b. The ability of any potential future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electrical Safe Distances,
    c. The extent to which the design and layout of the subdivision demonstrates that suitable building platforms for dwellings can be provided outside of the National Grid Yard for each new lot,
    d. The risk to the structural integrity of the National Grid Subdivision Corridor, and
    e. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets.
    f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; and
    g. Any technical advice provided by Transpower.

Commented [CN19]: HS1 Minor Correction Policy Planning team of Hutt City Council (440.3)

Commented [HW20]: Transpower NZ (504.59)

SUB-P26	Subdivision of land within the Gas Transmission Pipeline Corridor

Only allow for subdivision within the Gas Transmission Pipeline Corridor where:

1. Any adverse effects on and from the Gas Transmission Pipeline Corridor, including public health and safety, are avoided, remedied, or mitigated, taking into account:
    a. The impact of subdivision layout and design on the operation and maintenance, and potential upgrade and development of the Gas Transmission Pipeline Corridor,
    b. The extent to which the design and layout of the subdivision demonstrates that suitable building platforms for dwellings can be provided outside the Gas Transmission Pipeline Corridor for each new lot,
    c. The risk to the structural integrity of the Gas Transmission Pipeline Corridor, and
    d. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the Gas Transmission Pipeline Corridor.

SUB-Pxxx	Subdivision of land within the Shaftesbury Grove Development Precinct

Enable urban development through the subdivision of land in the Shaftesbury Grove Development Precinct in a manner that protects the land's significant ecological values by:

1. Providing for the subdivision of land within the Development Sub-area of the Precinct; and
2. Only allowing for the subdivision of land in the Non-development Sub-area of the Precinct where the subdivision is required to support or enable development within the Development Sub-area, and the land's significant ecological values are maintained or enhanced.

Commented [HW21]: Policy Planning Team of Hutt City Council (440.114, 440.115 and 440.116)

Rules

General subdivision

SUB-R1	Boundary adjustments

All Zones	1. **Activity status:** Controlled Where: a. Compliance is achieved with: i. SUB-S1: Allotment size, ii. SUB-S2: Legal and physical access, iii. SUB-S3: Roads, iv. SUB-S4: Water supply, v. SUB-S5: Wastewater disposal, vi. SUB-S6: Stormwater management, vii. SUB-S7: Power supply, viii. SUB-S8: Telecommunications, and ix. ~~SUB-S9: Esplanade reserves and esplanade strips,~~ and b. The boundary adjustment will not lead to, or increase the degree of, non-compliance with land use standards of the zone. **Matters of control are limited to:** 1. The matters in: a. SUB-P2: Boundary adjustment, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, d. SUB-P7: Servicing and access, and ~~e. SUB-P8: Esplanade requirements.~~ **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SUB-R1.1. **Matters of discretion are restricted to:** 1. The assessment criteria of any infringed standard. 2. The matters in: a. SUB-P2: Boundary adjustment, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, d. SUB-P7: Servicing and access, and ~~e. SUB-P8: Esplanade requirements.~~ **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
SUB-R2	**Updating of an existing cross-lease title**
All Zones	1. **Activity status:** Controlled Where: a. Compliance is achieved with: i. SUB-S4: Water supply, ii. SUB-S5: Wastewater disposal, and iii. SUB-S6: Stormwater management. **Matters of control are limited to:** 1. The matters in: a. SUB-P3: Update of cross-lease titles and unit titles, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, and

Commented [HW22]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

Commented [HW23]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

Commented [HW24]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

	d. SUB-P7: Servicing and access. **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SUB-R2.1. **Matters of discretion are restricted to:** 1. The assessment criteria of any infringed standard. 2. The matters in: a. SUB-P3: Update of cross-lease titles and unit titles, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, and d. SUB-P7: Servicing and access. **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
SUB-R3	**Unit title subdivision and subdivision that does not result in the creation of any new vacant allotments:** • **Around existing lawfully established buildings, or** • **Where land use consent has been granted, or** • **Where the subdivision application is accompanied by a land use application.**
All Zones	1. **Activity status:** Controlled Where: a. Compliance is achieved or any existing or previously approved non-compliance is not increased with: i. SUB-S2: Legal and physical access, ii. SUB-S3: Roads, iii. SUB-S4: Water supply, iv. SUB-S5: Wastewater disposal, v. SUB-S6: Stormwater management, vi. SUB-S7: Power supply, vii. SUB-S8: Telecommunications, and ~~viii. SUB-S9: Esplanade reserves and esplanade strips.~~ **Matters of control are limited to:** 1. The matters in: a. SUB-P1: Benefits of subdivision, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, d. SUB-P6: Transport network, e. SUB-P7: Servicing and access, and ~~f. SUB-P8: Esplanade requirements.~~ **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SUB-R3.1.

Commented [HW25]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

Commented [HW26]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

	Matters of discretion are restricted to: 1. The assessment criteria of any infringed standard. 2. The matters in: a. SUB-P1: Benefits of subdivision, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, d. SUB-P6: Transport network, e. SUB-P7: Servicing and access, and ~~f. SUB-P8: Esplanade requirements.~~ **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
SUB-R4	**Subdivision that creates any vacant allotments (other than allotments solely for infrastructure)**
All Zones	1. **Activity status:** Controlled Where: a. Compliance is achieved with: i. SUB-S1: Allotment size, ii. SUB-S2: Legal and physical access, iii. SUB-S3: Roads, iv. SUB-S4: Water supply, v. SUB-S5: Wastewater disposal, vi. SUB-S6: Stormwater management, vii. SUB-S7: Power supply, viii. SUB-S8: Telecommunications, and ~~ix. SUB-S9: Esplanade reserves and esplanade strips.~~ **Matters of control are limited to:** 1. The matters in: a. SUB-P1: Benefits of subdivision, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, d. SUB-P6: Transport network, e. SUB-P7: Servicing and access, and ~~f. SUB-P8: Esplanade requirements.~~ **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with: i. SUB-S2: Legal and physical access, ii. SUB-S3: Roads, iii. SUB-S4: Water supply, iv. SUB-S5: Wastewater disposal, v. SUB-S6: Stormwater management, vi. SUB-S7: Power supply, vii. SUB-S8: Telecommunications, and ~~viii. SUB-S9: Esplanade reserves and esplanade strips.~~ **Matters of discretion are restricted to:** 1. The assessment criteria of any infringed standard. 2. The matters in:

Commented [HW27]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

Commented [HW28]: Policy Planning Team of Hutt City Council (440.42)

Commented [HW29]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

Commented [HW30]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

Commented [HW31]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

	a. SUB-P1: Benefits of subdivision, b. SUB-P4: Subdivision design and layout, c. SUB-P5: Integration of subdivision and development, d. SUB-P6: Transport network, e. SUB-P7: Servicing and access, and ~~f. SUB-P8: Esplanade requirements.~~ **Notification provisions:** Public notification and limited notification are precluded for applications under this rule where the subdivision application is applied for concurrently with an application for the construction and use of residential units in the Medium Density Residential Zone or High Density Residential Zone. All other applications under this rule are precluded from being publicly notified.
Medium Density Residential Zone High Density Residential Zone	3. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SUB-S1: Allotment size. **Matters of discretion are restricted to:** 1. The assessment criteria of SUB-S1: Allotment size. 2. The matters in: a. SUB-P1: Benefits of subdivision, b. SUB-P4: Subdivision design and layout, and c. SUB-P5: Integration of subdivision and development. **Notification provisions:** Public notification and limited notification are precluded for applications under this rule where the subdivision application is applied for concurrently with an application for the construction and use of residential units in the Medium Density Residential Zone or High Density Residential Zone. All other applications under this rule are precluded from being publicly notified.
All Zones except: Medium Density Residential Zone High Density Residential Zone	4. **Activity status:** Discretionary Where: a. Compliance is not achieved with SUB-S1: Allotment size.
SUB-R5	**Subdivision that creates ~~a new allotment~~ vacant allotments solely for infrastructure**
All Zones	1. **Activity status:** Controlled Where: a. Any new allotment for infrastructure complies with SUB-S2: Access, and b. Any new allotment not for infrastructure complies with: i. SUB-S1: Allotment size, and ii. SUB-S2: Access.

Commented [HW32]: To be withdrawn: Relates to public access. To be replaced with reference to Operative District Plan esplanade requirements as part of integration of the Proposed District Plan and Operative District Plan.

Commented [HW33]: Policy Planning Team of Hutt City Council (440.43)

	Matters of control are limited to: 1. The matters in SUB-P9: Subdivision for infrastructure. **Notification provisions:** Public notification and limited notification are precluded for applications under this rule.
All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SUB-R5.1. **Matters of discretion are restricted to:** 1. The assessment criteria of any infringed standard. 2. The matters in SUB-P9: Subdivision for infrastructure. **Notification provisions:** Public notification is precluded for applications under this rule.

~~**Subdivision in Historical and Cultural Values Overlays**~~

~~**SUB-R6**~~	~~**Subdivision of land containing a Category 1 or 2 Site or Area of Significance to Māori**~~
~~All Zones~~	~~1. **Activity status:** Restricted discretionary~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters in SUB-P15: Subdivision of land containing a Site or Area of Significance to Māori.~~

Commented [HW34]: To be withdrawn: Relates to sites and areas of significance to Māori.

~~**SUB-R7**~~	~~**Subdivision of land containing Heritage Buildings or Heritage Structures or land within a Heritage Area**~~
~~All Zones~~	~~1. **Activity status:** Restricted discretionary~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters in:~~ ~~a. SUB-P16: Subdivision of land containing Heritage Buildings or Heritage Structures, and~~ ~~b. SUB-P17: Subdivision of land within Heritage Areas.~~

Commented [HW35]: To be withdrawn: Relates to historic heritage.

SUB-R8	**Subdivision of land containing a Notable Tree**
All Zones	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. The matters in SUB-P18: Subdivision of land containing a Notable Tree.

Subdivision in Natural Environment Overlays and Coastal Natural Character Overlays

~~**SUB-R9**~~	~~**Subdivision of land within Outstanding Natural Features and Outstanding Natural Landscapes**~~
~~All Zones~~	~~1. **Activity status:** Controlled~~ ~~Where:~~ ~~a. For each proposed allotment that can accommodate a building, the proposed building platform and related access are identified and are located entirely outside of the Outstanding Natural Feature or Outstanding Natural Landscape.~~ ~~**Matters of control are limited to:**~~ ~~1. The matters in:~~

Commented [HW36]: To be withdrawn: Relates to outstanding natural features and landscapes.

		a. SUB-P19: Subdivision of land within Outstanding Natural Features and Outstanding Natural Landscapes, b. PA-P1: Appropriate activities within coastal margins and riparian margins, c. PA-P2: Maintenance and enhancement of public access, and d. PA-P3: Restriction of public access.
-	All Zones	2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with SUB-R9.1, and b. The subdivision is located outside the coastal environment. **Matters of discretion are restricted to:** 1. The matters in: a. SUB-P19: Subdivision of land within Outstanding Natural Features and Outstanding Natural Landscapes, b. PA-P1: Appropriate activities within coastal margins and riparian margins, c. PA-P2: Maintenance and enhancement of public access, and d. PA-P3: Restriction of public access.
-	All Zones	3. **Activity status:** Discretionary Where: a. Compliance is not achieved with SUB-R9.1, and b. The subdivision is located within the coastal environment.
SUB-R10		**Subdivision of land in coastal margins or riparian margins**
-	All Zones	1. **Activity status:** Controlled Where: a. For each proposed allotment that can accommodate a building, the proposed building platform and related access are identified and are located entirely outside of the coastal margin or riparian margin. **Matters of control are limited to:** 1. The effects on the coastal margin or riparian margin. 2. Any measures proposed to protect, maintain or enhance the natural character values of the coastal margin or riparian margin. 3. The matters in: a. SUB-P20: Subdivision of land containing coastal margins or riparian margins, b. SUB-P15: Subdivision of land containing a site or area of significance to Māori, c. PA-P1: Appropriate activities within coastal margins and riparian margins, d. PA-P2: Maintenance and enhancement of public access, and e. PA-P3: Restriction of public access.
-	All Zones	2. **Activity status:** Discretionary Where: a. Compliance is not achieved with SUB-R10.1.

Commented [HW37]: To be withdrawn: relates to natural character - coastal and riparian margins.

~~SUB-R11~~	~~Subdivision of land within the coastal environment~~
~~All Zones~~	~~1. **Activity status:** Controlled~~ ~~Where:~~ ~~a. The subdivision is outside of High, Very High, or Outstanding Coastal Natural Character Areas.~~ ~~**Matters of control are limited to:**~~ ~~1. The matters in SUB-P21: Subdivision of land within the coastal environment.~~
~~All Zones~~	~~2. **Activity status:** Controlled~~ ~~Where:~~ ~~a. The subdivision is within a High or Very High Coastal Natural Character Area, and~~ ~~b. For each proposed allotment that can accommodate a building, the proposed building platform and related access are identified and are located entirely outside of the High or Very High Coastal Natural Character Area.~~ ~~**Matters of control are limited to:**~~ ~~1. The effects on the identified values of the High or Very High Coastal Natural Character Area.~~ ~~2. Any measures proposed to protect, maintain or enhance the identified values of the High or Very High Coastal Natural Character Area.~~ ~~3. The matters in:~~ ~~a. SUB-P21: Subdivision of land within the coastal environment,~~ ~~b. PA-P1: Appropriate activities within coastal margins and riparian margins,~~ ~~c. PA-P2: Maintenance and improvement of public access, and~~ ~~d. PA-P3: Restriction of public access.~~
~~All Zones~~	~~3. **Activity status:** Discretionary~~ ~~Where:~~ ~~a. The subdivision is within a High or Very High Coastal Natural Character Area, and~~ ~~b. Compliance is not achieved with SUB-R11.2.~~
~~All Zones~~	~~4. **Activity status:** Non-complying~~ ~~Where:~~ ~~a. The subdivision is within an Outstanding Coastal Natural Character Area.~~

Commented [HW38]: To be withdrawn: Relates to natural character - areas of high, very high and outstanding coastal natural character

Subdivision in Natural Hazard Overlays and Coastal Hazard Overlays

SUB-R12	Subdivision within the Fault Location Area
All Zones	1. **Activity status:** Controlled Where: a. The subdivision will result in building platforms for activities least sensitive to natural hazards located within the Fault Location Area.

	Matters of control are limited to: 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. NH-P7: Subdivision, use and development within the Fault Location Area.
All Zones	2. **Activity status:** Discretionary Where: a. The subdivision will result in building platforms for activities potentially sensitive to natural hazards located within the Fault Location Area.
All Zones	3. **Activity status:** Non-complying Where: a. The subdivision will result in building platforms for activities most sensitive to natural hazards located within the Fault Location Area.
SUB-R13	**Subdivision within the Liquefaction Hazard Overlay**
All Zones	1. **Activity status:** Controlled Where a. The subdivision will result in building platforms for activities most sensitive to natural hazards located within the Liquefaction Hazard Overlay. **Matters of control are limited to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. NH-P11: Subdivision, Use and Development in the Liquefaction Hazard Overlay.
SUB-R14	**Subdivision within the Low Flood Hazard Overlay**
All Zones	1. **Activity status:** Controlled Where: a. The subdivision will result in building platforms for activities least sensitive to natural hazards or activities potentially sensitive to natural hazards located within the Low Flood Hazard Overlay. **Matters of control are limited to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. NH-P9.
All Zones	2. **Activity status:** Restricted discretionary Where: a. The subdivision will result in building platforms for activities most sensitive to natural hazards located within the Low Flood Hazard Overlay. **Matters of discretion are restricted to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and

	b. NH-P9: Subdivision, use and development in the Flood Hazard Overlay.
SUB-R15	**Subdivision within the Medium Flood Hazard Overlay**
All Zones	1. **Activity status:** Restricted discretionary Where: a. The subdivision will result in building platforms ~~for activities least sensitive to natural hazards~~ located within the Medium Flood Hazard Overlay. **Matters of discretion are restricted to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. ~~NH-P9~~ NH-Pddd: Subdivision, use and development in the Medium Flood Hazard Overlay.
~~All Zones~~	~~2. **Activity status:** Discretionary~~ ~~Where:~~ ~~a. The subdivision will result in building platforms for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards located within the Medium Flood Hazard Overlay.~~
SUB-R16	**Subdivision within the High Flood Hazard Overlay**
All Zones	1. **Activity status:** Non-complying Where: a. The subdivision will result in building platforms for activities least sensitive to natural hazards, activities potentially sensitive to natural hazards or activities most sensitive to natural hazards located within the High Flood Hazard Overlay.
SUB-R17	**Subdivision within the Low Tsunami Hazard Overlay**
All Zones	1. **Activity status:** Controlled Where: a. The subdivision will result in building platforms for activities least sensitive to natural hazards or activities potentially sensitive to natural hazards located within the Low Tsunami Hazard Overlay. **Matters of control are limited to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. CE-P15: Subdivision, use and development within the Low Hazard ~~Coastal~~ Hazard Overlays.
All Zones	2. **Activity status:** Restricted discretionary Where: a. The subdivision will result in building platforms for activities most sensitive to natural hazards located within the Low Tsunami Hazard Overlay.

Commented [HW39]: Natural Hazards Commission (327.69) and M Rachlin (232.27)

Commented [HW40]: Consequential Amendment from Natural Hazards s42A Report

	Matters of discretion are restricted to: 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. CE-P15: Subdivision, use and development within the Low Hazard ~~Coastal~~ Hazard Overlays.
SUB-R18	**Subdivision within the Medium Coastal Inundation Hazard Overlay and Medium Tsunami Hazard Overlay**
All Zones	1. **Activity status:** Controlled Where: a. The subdivision will result in building platforms for activities least sensitive to natural hazards located within the Medium Coastal Inundation Hazard Overlay or Medium Tsunami Hazard Overlay. **Matters of control are limited to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. ~~CE-P15~~ CE-Pccc: Subdivision, use and development within the Medium Coastal Hazard Overlays.
~~General Industrial Zone in Seaview~~ - ~~Heavy Industrial Zone in Seaview~~ - ~~Metropolitan Centre Zone in Petone~~ - ~~Seaview Marina Zone~~ Regionally Significant Coastal Business Areas Overlay	2. **Activity status:** Restricted discretionary Where: a. The subdivision will result in building platforms for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards located within the Medium Coastal Inundation Hazard Overlay or Medium Tsunami Hazard Overlay. **Matters of discretion are restricted to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. ~~CE-P15~~ CE-Pccc: Subdivision, use and development within the Medium Coastal Hazard Overlays.
All Zones except within: ~~General Industrial Zone in Seaview~~ - ~~Heavy Industrial Zone in Seaview~~ - ~~Metropolitan Centre Zone in Petone~~	3. **Activity status:** Restricted discretionary Where: a. The subdivision will result in building platforms for activities potentially sensitive to natural hazards located within the Medium Coastal Inundation Hazard Overlay or Medium Tsunami Hazard Overlay. **Matters of discretion are restricted to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. ~~CE-P15~~ CE-Pccc: Subdivision, use and development within the Medium Coastal Hazard Overlays.

Commented [HW41]: Consequential Amendment from Natural Hazards s42A Report

Commented [HW42]: Natural Hazard Commission (327.72) and consequential amendment from Natural Hazards s42A Report.

Commented [HW44]: Natural Hazard Commission (327.72) and consequential amendment from Natural Hazards s42A Report.

Commented [HW43]: Policy Planning Team of Hutt City Council (440.48e)

Commented [HW46]: Natural Hazard Commission (327.72) and consequential amendment from Natural Hazards s42A Report.

~~-~~ ~~Seaview Marina Zone~~ Regionally Significant Coastal Business Areas Overlay	
All Zones except within: ~~General Industrial Zone in Seaview~~ ~~-~~ ~~Heavy Industrial Zone in Seaview~~ ~~-~~ ~~Seaview Marina Zone~~ Regionally Significant Coastal Business Areas Overlay	4. **Activity status:** Discretionary Where: a. The subdivision will result in building platforms for activities most sensitive to natural hazards located within the Medium Coastal Inundation Hazard Overlay or Medium Tsunami Hazard Overlay.
SUB-R19	**Subdivision within the High Coastal Inundation Hazard Overlay or High Tsunami Hazard Overlay**
All Zones	1. **Activity status:** Controlled Where: a. The subdivision will result in building platforms for activities least sensitive to natural hazards located within the High Coastal Inundation Hazard Overlay or High Tsunami Hazard Overlay. **Matters of control are limited to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and b. ~~CE-P15~~ CE-Pddd: Subdivision, use and development within the High Coastal Hazard Overlays.
~~General Industrial Zone in Seaview~~ ~~-~~ ~~Heavy Industrial Zone in Seaview~~ ~~-~~ ~~Metropolitan Centre Zone in Petone~~ ~~-~~	2. **Activity status:** Restricted discretionary Where: a. The subdivision will result in building platforms for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards located within the High Coastal Inundation Hazard Overlay or High Tsunami Hazard Overlay. **Matters of discretion are restricted to:** 1. The matters in: a. SUB-P22: Subdivision of land in natural hazard risk areas, and

Commented [HW45]: Policy Planning Team of Hutt City Council (440.48e)

Commented [HW47]: Policy Planning Team of Hutt City Council (440.48e)

Commented [HW48]: Natural Hazard Commission (327.73) and consequential amendment from Natural Hazards s42A Report.

~~Seaview Marina Zone~~ Regionally Significant Coastal Business Areas Overlay	b. ~~CE-P15~~ CE-Pddd: Subdivision, use and development within the High Coastal Hazard Overlays.
All Zones except within: ~~General Industrial Zone in Seaview~~ - ~~Heavy Industrial Zone in Seaview~~ - ~~Metropolitan Centre Zone in Petone~~ - ~~Seaview Marina Zone~~ Regionally Significant Coastal Business Areas Overlay	3. **Activity status:** Non-complying Where: a. The subdivision will result in building platforms for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards located within the High Coastal Inundation Hazard Overlay or High Tsunami Hazard Overlay.
SUB-R20	**Subdivision within the Slope Assessment Overlay**
All Zones	1. Activity status: Restricted discretionary Where: a. The subdivision will result in building platforms for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards located within the Slope Assessment Overlay. **Matters of discretion are restricted to:** 1. The relevant matters in: a. SUB-22: Subdivision of land in natural hazard risk areas, and b. NH-P12: Subdivision in the Slope Assessment Overlay.

Subdivision in other overlays and precincts

SUB-21	**Subdivision of land in the Riverbank Precinct of the City Centre Zone**
City Centre Zone — Riverbank Precinct	1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** 1. The matters in SUB-P12: Subdivision in commercial and mixed use zones.
~~SUB-R22~~	~~Subdivision of land within the Highly Productive Land Overlay~~

Commented [HW50]: Natural Hazard Commission (327.73) and consequential amendment from Natural Hazards s42A Report.

Commented [HW49]: Policy Planning Team of Hutt City Council (440.48e)

Commented [HW51]: Policy Planning Team of Hutt City Council (440.48e)

Commented [HW52]: To be withdrawn: Relates to highly productive land.

~~General Rural Zone~~	~~1. **Activity status:** Restricted discretionary~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The confirmation of the presence of Highly Productive Land.~~ ~~2. The matters in:~~ ~~a. SUB-P11: Subdivision in rural zones, and~~ ~~b. SUB-P23: Subdivision of highly productive land.~~
SUB-R23	**Subdivision of land in the Highly Constrained Roads Overlay**
All Zones	1. **Activity status:** ~~Discretionary~~ Non-Complying
~~**SUB-R24**~~	~~**Subdivision of land within the National Grid Subdivision Corridor Overlay**~~
~~All Zones~~	~~1. **Activity status:** Restricted discretionary~~ ~~Where:~~ ~~a. All resulting allotments, other than allotments for roads, accessways, or network utilities, can accommodate building platforms for sensitive activities that are located entirely outside of the National Grid Yard, and~~ ~~b. Physical access to any National Grid support structures located on the allotments is maintained.~~ ~~**Matters of discretion are restricted to:**~~ ~~1. The matters in SUB-P25: Subdivision of land within the National Grid Subdivision Corridor.~~ ~~**Notification provisions:**~~ ~~Public notification is precluded for applications under this rule.~~ ~~Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited.~~
~~All Zones~~	~~2. **Activity status:** Non-complying~~ ~~Where:~~ ~~a. Compliance is not achieved with SUB-R25.1.~~
SUB-R25	**Subdivision of land within the Gas Transmission Pipeline Corridor**
All Zones	1. **Activity status:** Restricted discretionary Where: a. For each proposed allotment that can accommodate a building, other than allotments for access or infrastructure, a proposed building platform and related access are identified which are located entirely outside the Gas Transmission Pipeline Corridor. **Matters of discretion are restricted to:** 1. The matters in SUB-P26: Subdivision of land within the Gas Transmission Pipeline Corridor. **Notification provisions:** Public notification is precluded for applications under this rule. When deciding whether any person is affected in relation to this rule, the Council will give specific consideration to any adverse effects on the owner and operator of the gas transmission network.

Commented [HW53]: Policy Planning Team of Hutt City Council (440.41b)

Commented [HW54]: Deleted under Section 44A RMA to remove duplication with the NES-ENA. Refer paragraph 16 of Nathan Geard's rebuttal evidence for Hearing 7.

All Zones	2. **Activity status:** Non-complying Where: a. Compliance is not achieved with ~~SUB-R26.1~~ SUB-R25.1
SUB-Rxxx	**Subdivision of land within the Shaftsbury Grove Development Precinct**
Medium Density Residential Zone	1. **Activity status:** Restricted discretionary Where: a. All earthworks, building platforms, roads, private accesses, and utility structures are identified and located within the Development Sub-area of the Precinct. **Matters of discretion are restricted to:** 1. The matters in Appendix SUB-APPxxx. **Information requirements:** 1. Applications made under this rule must include the information required by Appendix SUB-APPxxx.
Medium Density Residential Zone	2. **Activity status:** Discretionary Where: a. Compliance is not achieved with SUB-Rxxx.1. **Information requirements:** 1. Applications made under this rule must include the information required by Appendix SUB-APPxxx.
SUB-Ryyy	**Subdivision of land within the Stratton Street Development Precinct**
Medium Density Residential Zone	1. **Activity status:** Controlled Where: a. All allotments, building platforms, roads, private accesses, utility structures and sewage disposal fields comply with the requirements in Appendix SUB-APPyyy. **Matters of control are limited to:** 1. Subdivision design and layout 2. Effects on significant ecological values and identified no-development areas 3. Access and transportation effects 4. Infrastructure servicing.
Medium Density Residential Zone	2. **Activity status:** Discretionary Where: a. Compliance is not achieved with any of the following standards in Appendix SUB-APPyyy: i. Minimum Size of Allotment ii. Minimum Frontage iii. Shape Factor iv. Number of Allotments v. Access vi. Other Requirements except for No-development Areas.

Commented [HW55]: Clarus (474.63)

Commented [HW56]: Policy Planning Team of Hutt City Council (440.114, 440.115 and 440.116) and M & J Walsh Partnership Ltd (256.2).

Commented [HW57]: Peter and Pam Guest (451.2)

Medium Density Residential Zone	3. **Activity status:** Non-Complying Where: a. Compliance is not achieved with the following standard in Appendix SUB-APPyyy: i. Allotment design relating to No-development Areas.

Standards

SUB-S1	Allotment size	
The following minimum allotment sizes must be complied with:		
Zone	**Minimum allotment size**	
Residential Zones		
1.	Large Lot Residential	1,000m^2
2.	Medium Density Residential	None • It must be practicable to construct a residential unit on the allotment that complies with the relevant density standards of the zone, or • Land use consent has been granted for the proposed use of the site (including built development), or • The subdivision application must be accompanied by a land use application for the proposed use of the site that will be determined concurrently with the subdivision application.
3.	High Density Residential	
Rural Zones		
4.	General Rural	15ha
5.	Rural Lifestyle	1ha
Industrial Zones		
6.	General Industrial	500m^2
7.	Heavy Industrial	1,000m^2
All other zones		
8.	All other zones	No minimum allotment size

Matters of discretion if the standard is breached:

1. The extent to which anticipated and enabled development is compatible with the planned purpose and character of the underlying zone.
2. Whether the size, shape and other physical characteristics of resulting allotments will enable feasible future development of a nature and scale that is generally anticipated by the relevant Zone provisions.
3. For Residential Zones, the extent to which any adverse effects on privacy or sunlight access for neighbours can be managed by allotment size, shape, orientation and topography or by landscaping, restrictions on future buildings or other mitigation.

4. For Rural Zones, the extent to which clustering of smaller allotments and associated buildings is appropriate to retain the local rural character and the overall maintenance of spaciousness, compared to a more dispersed development pattern.
5. For Industrial Zones, the extent to which the resulting allotments are suitable for future industrial use and the effects of the subdivision on industrial development capacity.

SUB-S2	Legal and physical access

1. Every allotment must have practical, legal and physical access to a formed legal road either directly or by way of a registered right-of-way.
2. Legal and physical access to a formed legal road must be in accordance with the rules and standards of the Transport chapter.
3. In Commercial and Mixed Use Zones:
    a. Where access to a service lane is available, every allotment must have legal access to that service lane, and
    b. Where the Active Street Frontage Overlay A or Active Street Frontage Overlay B applies any vehicle access must be achieved through existing vehicle crossings or new vehicle crossings outside the Active Street Frontage A and Active Street Frontage B frontages.

Matters of discretion if the standard is breached:

1. The matters in TR-P3: Potentially incompatible activities and transport facilities.
2. Additional matters for Commercial and Mixed Use Zones:
    a. The impact on pedestrian amenity and streetscape, and
    b. The matters in TR-P4: Incompatible transport facilities.

SUB-S3	Roads

1. All new roads and intersections must comply with the rules and standards of the Infrastructure chapter.

Matters of discretion if the standard is breached:

1. The matters in INF-P7: Upgrading and developing the transport network.

SUB-S4	Water supply

1. Where a connection to a publicly owned reticulated water supply systems is available, all new allotments must:
    a. For new vacant allotments, or new allotments without a connection to the publicly owned reticulated water supply system, ~~B~~be provided with a water supply connection ~~at the allotment boundary~~ to the public main, that meets the requirements ~~of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 6, Tables 6.1 and 6.2),~~ in the Water Supply section of Appendix SUB-APP1 ~~and~~
    b. For new allotments around an existing building with an existing water supply, each allotment must have a connection to the publicly owned reticulated water supply system that:
        i. can be independently isolated for each allotment and residential unit using an individual water service valve (toby);
        ii. has no leak or overflows from the privately owned section of the connection;
    c. Comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
2. Where a connection to a publicly owned reticulated water supply systems is not available, all allotments must:
    a. Be provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L, and
    b. Comply with the water supply requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Matters of discretion if the standard is breached:

Commented [HW58]: Survey and Spatial New Zealand, Wellington Branch (466.4)

1. The extent to which the proposed water supply is sufficient for the development or activity it serves.
2. The suitability of the proposed water supply for fire-fighting purposes, including effects on people's health and safety, and on property.
3. Where a publicly owned reticulated water supply system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
4. Whether any site constraints make compliance impracticable.
5. Any resulting changes to the level of service provided to other properties in that part of the network.

SUB-S5	Wastewater disposal

1. Where a connection to a publicly owned reticulated wastewater systems is available, all new allotments must:
   a. For new vacant allotments, or new allotments without a connection to the publicly owned reticulated wastewater system, ~~B~~be provided with a connection to the public main ~~at the allotment boundary~~ that meets the requirements ~~of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 5, section 5.2.3)~~ in the Wastewater section of Appendix SUB-APP1.
   b. For new allotments around an existing building with an existing connection to the publicly owned wastewater system, each allotment and all buildings with internal plumbing have a functional connection to the publicly owned reticulated wastewater system that has no wastewater leak, overflows from the privately owned section of the connection or incorrect connections to other networks.
2. Where a connection to a publicly owned reticulated wastewater systems is not available, all allotments must ~~be provided with on-site wastewater systems or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with the Wellington Water Regional Standard for Water Services December 2021 (Section 5.2.6)~~ have an area identified within the allotment for wastewater treatment and disposal sufficient to meet Wellington Regional Plan standards for on-site domestic wastewater; and.
3. ~~Where a connection to a publicly owned reticulated wastewater systems is not available and sewage is to be disposed to ground, that~~ An area identified in 2. above must not be subject to instability or inundation or used for the disposal of stormwater.

Matters of discretion if the standard is breached:

1. The extent to which the proposed wastewater disposal solution is sufficient for the development or activity it serves.
2. The extent to which the proposed wastewater disposal solution will result in adverse effects on public health and safety.
3. Whether the proposed wastewater disposal ~~solution~~ connection or on-site area may result in contamination of water, groundwater or stormwater, including as a result of wet weather overflows.
4. Whether non-reticulated wastewater, or wastewater reticulated through a localised network, can be treated and disposed safely in accordance with Wellington Regional Plan standards;
5. Design and effectiveness of any alternative solution;
6. Operational responsibility, legal management arrangements, and ongoing maintenance accountability for any alternative solution;
7. Where a publicly owned reticulated wastewater system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
8. Whether any site constraints make compliance impracticable.

SUB-S6	Stormwater management

1. All subdivisions and stormwater systems must be designed to achieve hydraulic neutrality.
2. Where ~~a connection to a~~ stormwater flows into the publicly owned stormwater management systems ~~is available~~ (including to a public road via a kerb and channel outlet), all new

Commented [HW59]: Consequential amendment: Survey and Spatial New Zealand, Wellington Branch (466.4)

Commented [HW60]: Survey and Spatial New Zealand, Wellington Branch (466.5)

Commented [HW61]: Survey and Spatial New Zealand, Wellington Branch (466.5)

allotments without an existing connection must be provided with a ~~connection at the allotment boundary,~~ that meets the requirements ~~of the Wellington Water Regional Standard for Water Services December 2021 (Chapter 4 Stormwater, Tables 4.1, 4.2 and 4.3)~~ in the Stormwater section of Appendix SUB-APP1.

3. Where stormwater flows into the publicly owned stormwater management system from a new allotment that has an existing connection (including to a public road via a kerb and channel outlet) to the publicly owned stormwater management system, the stormwater must not:
    a. Flow into a wastewater network
    b. Contain wastewater
    c. Create or worsen instability or inundation on a different allotment.
4. Where ~~a connection to a publicly owned stormwater systems is not available and the means of~~ on-site stormwater does not flow into the publicly owned stormwater management system:
    a. Any area where stormwater disposaled ~~is~~ to ground~~, that area~~ must not be:
        i. subject to instability; ~~or~~
        ii. subject to inundation in a 10% AEP flood event; or
        iii. be used for the disposal of wastewater.
    b. It must not cause an increase in inundation on land outside the subdivision; and
    c. The stormwater discharge to land or to water is allowed by a national environmental standard or other regulations, a regional plan rule, or a regional plan resource consent.

Matters of discretion if the standard is breached:

1. The extent to which the proposed stormwater management solution is sufficient for the development or activity it serves.
2. The extent to which the proposed stormwater management solution results in adverse effects on public health and safety.
3. Whether the proposed stormwater management solution ~~results in adverse flooding effects on other property, including on the~~ including any existing inundation area used for stormwater disposal, does not have a more than minor increase in natural hazard risk to people and property, and does not reduce effective function of ~~a~~ the publicly owned reticulated stormwater management system ~~network~~.
4. Where a publicly owned reticulated stormwater management system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems.
5. Whether any site constraints make compliance impracticable.

Commented [HW62]: Survey and Spatial New Zealand, Wellington Branch (466.6)

SUB-S7	Power supply

1. All new allotments must have provision for electricity connections to the legal boundary of the allotments.

Matters of discretion if the standard is breached:

1. The extent to which the proposed power supply is sufficient for the development or activity it serves.
2. Where any reticulated power supply system is not immediately available but is likely to be in the near future, the appropriateness of temporary supply solutions.
3. Any site constraints that make compliance impracticable.

SUB-S8	Telecommunications

1. Open access telecommunication connections with sufficient capacity must be provided to service each new allotment.
2. All new allotments must have provision for suitable telecommunication connections as follows:
    a. Where a connection to a fixed telecommunication line (fibre broadband) is available, all new allotments must be provided with a connection at the allotment boundary.
    b. Where no connection to a fixed telecommunication line (fibre broadband) is available, sufficient wireless network capacity must be available to serve all new allotments.

Matters of discretion if the standard is breached:

1. The extent to which the proposed telecommunications supply is sufficient for the development or activity it serves.

2. Alternative provision of telecommunications services.
3. Any site constraints that make compliance impracticable.

~~SUB-S9~~	~~Esplanade reserves and esplanade strips~~

~~1. Any subdivision involving the creation of an allotment that is partially or entirely adjoining the line of the Mean High Water Springs must provide an esplanade reserve or esplanade strip with a minimum width of 20m (in accordance with section 230 of the Resource Management Act).~~
~~2. Any subdivision involving the creation of an allotment that is partially or entirely adjoining or containing a river whose bed has an average width of 3m or more must provide an esplanade reserve or esplanade strip with a minimum width of 20m (in accordance with section 230 of the Resource Management Act).~~
~~3. Any subdivision involving the creation of an allotment that is partially or entirely adjoining Lake Kohangapiripiri or Lake Kohangatera must provide an esplanade reserve or esplanade strip with a minimum width of 20m (in accordance with section 230 of the Resource Management Act).~~

~~**Matters of discretion if the standard is breached:**~~

~~1. Whether safe public access, recreational use, and natural hazard management:~~
~~a. Are already available and can be maintained for the future, or~~
~~b. Are unable to be achieved irrespective of any reserve or strip being provided due to functional needs, operational needs, physical characteristics of the land, or other practical constraints.~~
~~2. Whether any reduction in width is offset by an increase in width in other locations which would result in a net positive public benefit, in terms of public access, recreation, or natural hazard management.~~
~~3. The extent to which the land will maintain or enhance the ecological values and natural character, landscape, historic heritage and natural function of the adjacent surface waterbody or area of coast.~~

Commented [HW63]: To be withdrawn: Relates to public access.

Appendices

SUB-APP1	Three Waters Connections

Commented [HW64]: Consequential Amendment: Survey and Spatial New Zealand, Wellington Branch (466.4, 466.5 and 366.6)

1. *Stormwater*

1.1 Connections

1.1.1 Lateral connections to the existing public stormwater network

The following applies to lateral connections to public mains:
a. Private connections must be a minimum size of 100 mm nominal diameter.
b. A vacant lot must be serviced by a separate connection to the public network.
c. Each proposed residential unit on a lot must be serviced by a separate connection to the public system, except that:
   i. Unit-titled developments are exempt from this criterion and may be serviced by a single, suitably-sized connection.
d. Each connection must be capable, as a minimum, of conveying the design level of service.
e. Industrial and commercial lots must have a minimum nominal diameter of 150 mm and must connect to a public stormwater pipe.
f. Connections provided to lots must be at sufficient depth so that they can be extended to the building platform in a manner compliant with the New Zealand Building Code (NZBC).
g. Where the connection is to an empty lot, the terminal connection must be:

i. Laid at least 1 m inside and within the boundary of the property.
ii. End in a method that can accept an approved spigot.
iii. Pipe colour-coded green, ensuring that if paint is used any rubber ring gap is taped over to protect it from the paint.
iv. Be blanked off or sealed with a removable cap colour-coded green.
v. Be marked with a securely embedded H4 treated timber post, with at least 600 mm protruding above ground, and the top 100 mm painted green.

h. Connections larger than 150 mm must be connected to the public system via a manhole only. Connections must be made at angles 90 degrees or less to the direction of the flow.
i. Connections 150 mm or less can be made directly to a stormwater main.
j. Connections must not be made to a public pipe deeper than 3.5 m to the crown
k. Connections must not be connected to the wastewater network.
l. A private connection cannot cross an adjacent property without the permission of the adjacent property owner. Where permission is obtained, in writing, an easement must be obtained in favour of the connection's lot.

1.1.2 Lateral connections that require extensions/upgrades to the public stormwater network

In addition to the lateral requirements under 1.1.1, where a private connection to the public stormwater network requires an extension to, or upgrade of, the public stormwater network, the design requirements of 1.2 are also to be complied with.

1.1.3 On-site soakage stormwater disposal

Where an on site soakage system is proposed (i.e. no connection to the public network) the design requirements under section 1.2 are to be complied with.

1.2 Design Requirements for 1.1.2 and 1. 1 .3

1.2.1 Climate change

All systems must be designed to accommodate the predicted impacts of climate change in terms of hydrology (refer to the Tiaki Wai Ltd Reference Guide for Design Storm Hydrology, which is available on the Tiaki Wai Ltd website) and design sea levels allowing for climate change and predicted land subsidence to 2130 as in Table 1 below.

Table 1 - Design sea levels allowing for climate change

Mean high water springs (NZVD2016) (m)	0.537m
+ Projected sea level rise (m)	1.23m
+ Land subsidence (m)	0.47 m (York Bay)
+ Barometric allowance (m)	0.25
= **Design sea level (NZVD2016) (m)**	**2.49**

1.2.2 Primary system level of service

The primary system typically comprises piped drainage systems, formed drainage channels and soakage systems. Each system is to be designed:

a. To accommodate the design storm to a set level of service as defined by the annual exceedance probabilities (AEPs) listed in Table 2.
b. To the General Catchment Level of Service, and then demonstrate that the roads, sections and other considerations internal to the catchment are not inundated when the general catchment is subjected to the assigned internal event for each consideration.
c. The catchment is the entire drainage area above the design point of concentration.

Table 2 – Primary level of service (AEP)

General catchment level of service	

Residential	10%
Commercial/industrial	10%
Rural/rural residential	10%
Internal level of service for roads	
Primary arterial	5%
Secondary arterial	5%
Local/minor	10%
Bridges	2%
Internal level of service for sections	
Open space/reserve	50%
Private yards	20%
Car parks	20%
Internal level of service for others	
Where no secondary path is available	1%
Key public facilities, hospitals, substations, etc	1%
Wastewater disposal fields	5%

1.2.3 Secondary system level of service

The secondary system comprises secondary flow paths typically overland and along carriageway surfaces. The secondary systems must:

a. Follow the required level of service for secondary systems as outlined in **Table 3**.
b. Follow the maximum stormwater flow depths and velocities for access roads as outlined in **Table 4**.

Table 3 – Secondary system level of service

Building floors	***Design Storm Event (AEP)***
Housing and communal residential and communal non-residential	1%
Commercial	1%
Industrial	1%
Rural residential	1%
Roads	
Primary arterial*	2%
Secondary arterial*	2%
Local/minor	5%
Bridges and major culverts	1%

* Flooding is allowed at these levels of service, but the road must be passable by light vehicles. The table below indicates acceptable depths and flow velocities as measured at the road centreline.

Table 4 – Maximum stormwater flow depths and velocities for access roads

	Max depth	*Max velocity*
Primary/secondary arterial road	0.1m	2 m/s
Local/minor road	0.2m	2 m/s
Steep local/minor roads	0.1m	3 m/s
Walkways only	0.4m	1 m/s

1.2.4 Secondary flow path

A secondary flow path is the path the stormwater would take if the primary drain was rendered inoperable or is overwhelmed by a flow exceeding the drain's design capacity. The secondary flow path must:

a. Be shown on the submitted design and subsequent as-built plans, including demonstrating that existing and proposed residential units are not affected by the secondary flow during the design secondary storm event.
b. Include a secondary inlet (if required by Tiaki Wai Ltd) where the primary drain's capacity is large and the consequence of overflow is great (primary flow is greater than secondary flow path capacity).
c Convey the secondary system level of service event, less the design capacity of the primary system, regardless of secondary intakes.

2. Wastewater

2.1 Connections

2.1.1 Lateral connections to the existing wastewater network

The following applies to lateral connections to the wastewater network:

a. A minimum nominal diameter for a lateral connection must be 100 mm.
b. A vacant lot must be serviced by a separate connection to the public network
c. Each proposed residential unit on a lot must be serviced by a separate connection to the public main, except that:
    i. Unit titled developments are exempt from this criterion and may be serviced by a single, suitably sized connection.
d. Connections provided to the lot boundary must be at sufficient depth that they can be extended to the building platform in a manner compliant with the New Zealand Building Code.
e. Minimum grades for private connections up to the property boundary must be as outlined in Clause G13 of the New Zealand Building Code, but with a minimum grade of 1 :60.
f. Laterals must be no deeper than 600 mm below ground level at the boundary.
g. An inspection eye must be installed at the property boundary (on the public side of the boundary with the lot), comprised of either:
    i. Proprietary inspection chamber with minimum 150 mm riser and screwcap fitting within:
        1. Manifold box with red lid marked 'SS' in non-trafficable areas, or
        2. Ductile iron lamp-hole frame and cover on a concrete footing

    Or:

    ii. On steep property frontages with an exposed lateral pipe, the inspection eye may be replaced with a sealed inspection junction point.
h. Connections must be made at a manhole in the following situations:
    i. Where the lateral connection is 225 mm or greater.
    ii. Where the public main is identified as a trunk main, either on existing GIS network plans or as required by Council.
i. Connections must not be made to a public sewer pipe deeper than 3.5 m to the crown.

j. Where the connection is to a vacant lot, the terminal connection must be:
   i. Laid at least 1 m inside and within the boundary of the property.
   ii. End in a method that can accept an approved spigot.
   iii. Pipe colour-coded red, ensuring that if paint is used any rubber ring gap is taped over to protect it from the paint.
   iv. Be blanked off or sealed with a proprietary removable cap colour-coded red.
   v. Be marked with a securely embedded treated timber post, with at least 600 mm protruding above ground, and the top 100mm painted red.
k. Allow for Gully traps to be installed at a level that:
   i. prevents unwanted wastewater discharge by being a minimum of 150 mm above the nearest opening (e.g. manhole) in the wastewater network; and
   ii. prevents stormwater inflow by being above the 1% AEP flood event level, or at the minimum clearance allowable by the New Zealand Building Code based on the overflow level of the lowest plumbing fixture.
l. A private connection cannot cross an adjacent property without the permission of the adjacent property owner. Where permission is obtained, in writing, an easement must be obtained in favour of the connection's lot.
m. The public wastewater network must:
   i. be of capacity suitable for carrying peak flows anticipated during the lifetime, without surcharge and with due allowance for ground and surface water infiltration and inflow; and
   ii. adequately convey wastewater to an approved discharge point.

2.1.2 Lateral connections that require extensions/upgrades to the public wastewater network

In addition to the lateral requirements under 2.1.1, where a private connection to the public wastewater network requires an extension to, or upgrade of, the public wastewater network, the design requirements of 2.2. are also to be complied with.

2.2 Design Requirements for 2.1.2

2.2.1 Level of service

The wastewater network must:
a. Consist of an underground piped reticulation system where an adjacent public reticulation is available.
b. Be of capacity suitable for carrying peak flows anticipated during the lifetime, without surcharge and with due allowance for ground and surface water infiltration and inflow.
c. Be designed to minimise blockage and sediment deposition.
d. Adequately convey wastewater to an approved discharge point.
e. Not be connected to the stormwater network. Wastewater systems must be designed and constructed to minimise the risk and extent of stormwater inflow and infiltration.
f. Be designed to prevent floodwaters entering the network where the wastewater network is within a flood plain, or secondary flow path.
g Allow for gully traps to be installed at a level that:
   i. prevents unwanted wastewater discharge by being a minimum of 150 mm above the nearest opening (e.g. manhole) in the wastewater network; and
   ii. prevents stormwater inflow by being above the 1 % AEP flood event level, or at the minimum clearance allowable by the New Zealand Building Code based on the overflow level of the lowest plumbing fixture.

2.2.2 Population

The following applies to the population for wastewater design:
a. The population to be used for wastewater design in typical residential developments must be based on a people per residential unit basis.
b. Where the proposed number of residential units cannot be determined, the minimum density per hectare (ha), outlined in **Table 6**, must be adopted.

Table 6 – Residential development population density

	Population per residential unit	***Minimum density people per ha****
HCC	3.5	60

* Gross area including streets but excluding reserves.

2.2.3 Industrial / commercial design flows

The flow factors in **Table 7** apply to industrial or commercial design flows:

Table 7 – Industrial and commercial design flows

		ADWF (L/ha/s)	***PDWF (L/ha/s)***	***PWWF (L/ha/s)***
HCC	Industrial/commercial	0.52	1.56	60

3. Water Supply

3.1 Connections

3.1.1. Residential Service Connections

The following applies to residential service connections:

a. Each residential unit or vacant lot in a residential zone must be provided with a separate, single potable service connection from the public main up to and including the agreed point of supply.
    i. Unit titled developments are exempt from this requirement in a) and may be serviced by a single suitably sized service connection.
b. Front sections (or residential units with individual street frontage) must have the point of supply located adjacent to the street boundary.
c. For properties supplied from a public main in a right-of-way or private land, the service valves must be located in a shared property.
d. Service valves (or meters) must not be located in driveways or on-site vehicle parking and manoeuvring areas.

3.1.2. Commercial Service Connections

Each commercial property or vacant lot must:

a. be provided with a separate, single suitably sized potable service connection from the public main up to and including the agreed point of supply.
b. Include backflow prevention.

3.2. General Requirements

The following applies to all new private connections.

3.2.1. Functionality

The functionality of the water supply system must achieve the following:

a. The network must provide firefighting flows and pressures in compliance with SNZ PAS 4509, and during firefighting scenarios, the pipeline pressure in elevated areas of water distribution zone must remain positive.
b. Private connections must not be directly to a trunk main.
c. Pressure to the points of supply, in a reticulated network, must be provided by gravity from a public storage reservoir.

3.2.2. Levels of service

3.2.2.1. Network pressure

Network pressure at the connection point must comply with the following clauses:

a. The maximum pressure in any part of the water supply network must not exceed 90 m head of pressure.
b. The minimum pressure available at the downstream outlet of the point of supply must not be less than 25m head of pressure measured from the bottom water level of the reservoir.
c. The water pressure must not be less than 10rn head of water at the final level on the building platform.

3.2.2.2. Reservoir volume

The water supply reservoir must have sufficient storage capacity to achieve the storage volume outlined in **Table 8**.

Table 8 – Mandated levels of service for storage volumes

Method	***Storage (L/person)***	***Scenario***
1	700	Where actual consumption is not known such as new developments
2	2 x Average Day Demand	Used when demand statistics are available from Tiaki Wai Ltd. The designer to target the greater of the volume determined be each method. Consult with Tiaki Wai Ltd to determine critical users and their consumption
3	Maximum Day Demand + 20% + SNZ PAS 4509:2008 firefighting requirement	
4	(20L/person/day for 23 days + critical users allowance) x 1.43	

SUB-APPxxx	**Shaftsbury Grove Development Precinct**

For applications under rule SUB-Rxxx.1, matters of discretion are restricted to:

1. Amenity Values
   a. The extent to which any earthworks proposal will affect adversely the visual amenity values of the area, and the extent to which replanting, rehabilitation works or retaining structures are included as part of the proposal to mitigate adverse effects. Earthworks should not result in the permanent exposure of excavated areas or visually dominant retaining structures when viewed from adjoining properties or public areas, including roads.
   b. Any measures proposed to mitigate potential adverse landscape and visual effects in accordance with the Landscape Management Plan for the site.

2. Existing Natural Features and Topography
   a. The extent to which the proposed earthworks reflect natural landforms and are sympathetic to the natural topography.
   b. Any measures proposed to mitigate potential adverse landscape and visual effects in accordance with the Landscape Management Plan for the site.

3. Historical or Cultural Significance

Commented [HW65]: Policy Planning Team of Hutt City Council (440.114, 440.115 and 440.116) and M & J Walsh Partnership Ltd (256.2)

a. The extent to which the proposed earthworks will affect adversely land and features which have historical and cultural significance.

4. Construction Effects
   a. The management of construction effects, including traffic movements and hours of operation.
   b. The extent to which proposed earthworks have adverse short term and temporary effects on the local environment.

5. Engineering Requirements
   a. The extent of compliance with NZS 4431:2022 (Engineered Fill Construction for Lightweight Structures).
   b. The extent of compliance with NZS 4404:2010 (Land Development and Subdivision Infrastructure).

6. Erosion and Sediment Management
   a. The extent of compliance with the "Erosion and Sediment Control Guidelines for the Wellington Region 2002" and "Small Earthworks – Erosion and Sediment Control for small sites" by Greater Wellington Regional Council.

7. Design and Layout
   a. The design and layout of the subdivision, including the size, shape and position of any lot, any roads or the diversion or alteration to any existing roads, access, passing bays, parking and manoeuvring standards, and any necessary easements.
   b. Any measures proposed to mitigate potential adverse effects of subdivision, earthworks and development upon the steeper hillsides, gullies, and streams outside the identified Development Area.

8. Utilities Servicing
   a. The provision of utilities servicing, including street lighting, telecommunications, gas and electricity.

9. Transport
   a. The provision of vehicular, pedestrian and cycle access via public roads, footpaths and cycleways and the provision of private accesses. In addition, for subdivisions that exceed the high trip generator thresholds specified in Table 8 of the Transport chapter, the matters of discretion in rule TR-R3.2.

10. Stormwater Management
    a. The provision of stormwater control and disposal and any measures proposed to manage and treat stormwater in accordance with the Stormwater Management Plan for the site.
    b. The extent of compliance with the Wellington Water Regional Standard for Water Services December 2021.

11. Wastewater
    a. The provision of wastewater systems and any measures proposed to utilise off-peak network capacity through on-site storage and timed wastewater release.
    b. The extent of compliance with the Wellington Water Regional Standard for Water Services December 2021.

12. Water Supply
    a. The provision of a reticulated water supply network and any measures proposed to achieve an adequate domestic and fire-fighting water supply.

b. The extent of compliance with the Wellington Water Regional Standard for Water Services December 2021.

13. Natural Hazards
    a. The avoidance or mitigation of natural hazard risks.

14. Regionally Significant Network Utilities
    a. The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of and access to regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.
    b. The outcome of consultation with the owner and operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

15. Geotechnical
    a. Any measures proposed to provide appropriate foundations for future buildings within the subdivision and to manage the risk from geohazards on the site and on adjoining properties from any earthworks or site development works, in accordance with the Geotechnical Assessment for the site.

16. Ecology
    a. Any measures proposed to avoid or manage adverse effects on indigenous biodiversity on the site.

17. Other Matters
    a. Those matters described in ss 108 and 220 of the Resource Management Act 1991.

Applications under rule SUB-Rxxx must include the following information for the first subdivision of the site (Lot 1 DP 507600) to achieve an integrated design response, which is also applicable to any future stages and subsequent subdivision applications:

1. Stormwater
   A Stormwater Management Plan prepared by a suitably qualified person covering the following:
    a. Existing site evaluation
        i. Topography
        ii. Geotechnical and soil conditions
        iii. Existing stormwater network
        iv. Existing hydrological features
        v. Stream and river locations
        vi. Flooding and flow paths locations
        vii. Ecological and environmental areas
    b. Development summary and planning context
    c. Proposed development including:
        i. Location and area
        ii. Site layout and urban form
        iii. Location and extent of earthworks
    d. Stormwater management, including:
        i. Principles of stormwater management
        ii. Proposed site-specific stormwater management and treatment
        iii. Hydraulic connectivity and downstream impacts
        iv. Asset ownership
        v. Ongoing maintenance requirements
        vi. Implementation of stormwater network
2. Geotechnical
   A Geotechnical Assessment prepared by a suitably qualified person confirming that:

a. The resulting allotments can accommodate the intended use and development
b. The risk from any geohazards can be avoided, remedied, or mitigated
c. The subdivision will not increase or accelerate the risk from geohazards on the site or adjoining properties

3. Ecology
A full ecological assessment of the Precinct that:
   a. Identifies indigenous biodiversity values in the Precinct
   b. Identifies the appropriate level of management or avoidance depending on the significance of the indigenous biodiversity
   c. Provides management plans addressing at least the following:
      i. Orchid Management
         1. Identify the location of threatened orchids within the Development Sub-area
         2. Set out requirements for the management of threatened orchids identified on the site
      ii. Lizard Management
         1. Identify areas that require a pre-vegetation clearance monitoring survey of lizards
         2. Document any pre-vegetation clearance monitoring of lizards
         3. Identify suitable lizard relocation areas
         4. Set out requirements for any lizard relocation
      iii. Manuka Management
         1. Review the significance and threat status of Manuka Forest on the site
         2. Identify areas of significant Manuka Forest on the site
      iv. Vegetation Management
         1. Identify vegetation protection measure in the Non-development Sub-area of the Precinct.
         2. Provide details for weed and pest management on the site.
         3. Identify ongoing monitoring and maintenance requirements.
      v. Falcon Survey
         1. The requirements for an on-site survey for nesting NZ falcons prior to the start of works if any vegetation clearance or earthworks are scheduled to be undertaken during the falcon nesting season.

4. Landscape and Visual
A Landscape Management Plan prepared by a suitably qualified person taking into consideration the findings and recommendations of the ecological assessment and management plans required under C. Ecology and providing the following landscaping details:

   a. Street trees and amenity planting
   b. Fencing and planting treatments at the boundary with Fenchurch Grove sites
   c. Planting to mitigate earthworks and retaining structures
   d. Reserve and open space design including recreation tracks
   e. Roads, pedestrian, and cycle linkages within the Precinct and to the wider access network
   f. Stormwater design and associated planting

5. Transport
For any subdivision that exceeds the high trip generator thresholds specified in Table 8 of the Transport chapter, the information required by rule TR-R3.2.
   a. For subsequent subdivisions that deviate from the management plans and information previously provided for the first subdivision, appropriate revisions, addendums, or further information to the initial management plans and information must be provided.

APPENDIX SUBDIVISION 10



Development Area at
12 Shaftesbury Grove, Stokes Valley

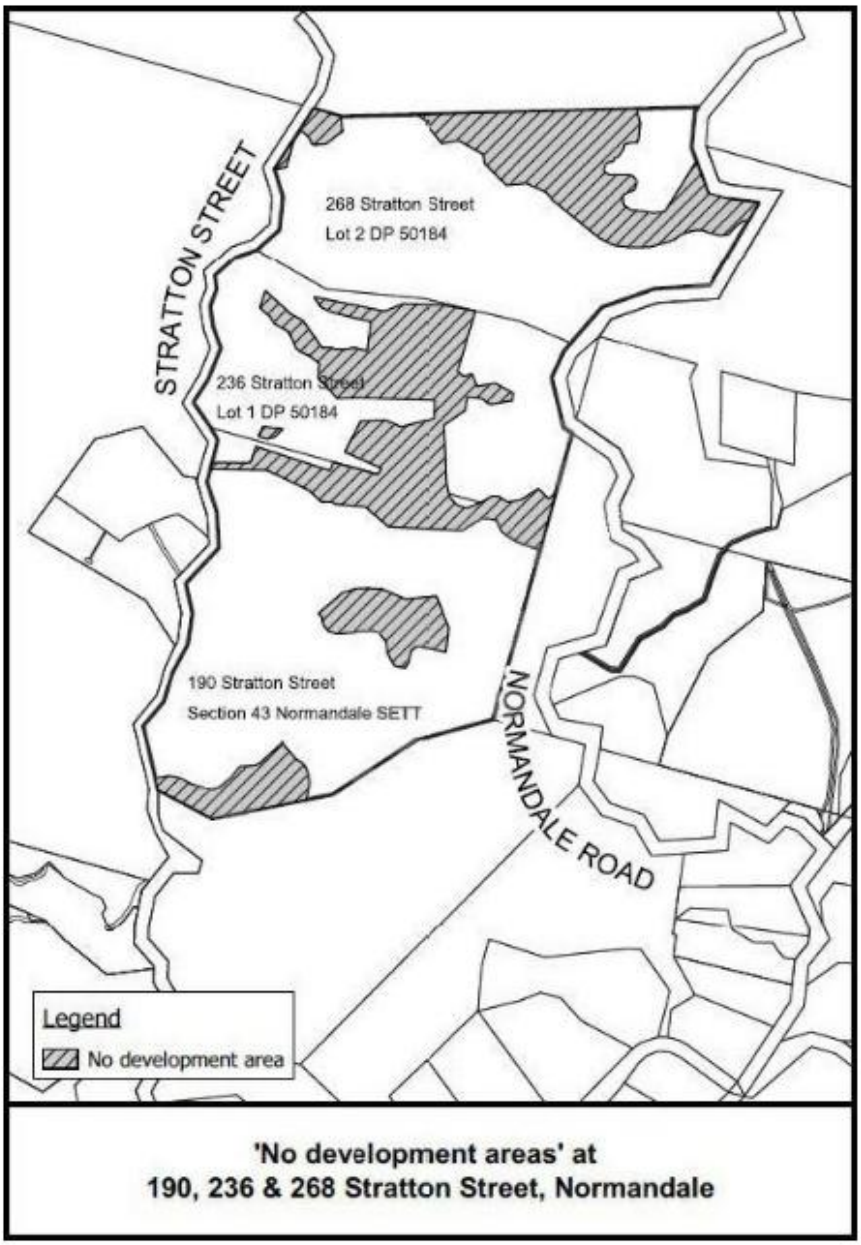
SUB-APPyyy	Stratton Street Development Precinct

For applications under rule SUB-Ryyy.1, the following standards apply:

1. Minimum allotment size: 2 ha
2. Minimum frontage: 100m for front allotments, 6m for rear allotments
3. Shape factor: All allotments must be able to contain a rectangle measuring 30m by 20m. Such a rectangle must be clear of any yard or right of way and have a suitable building platform.
4. Maximum number of allotments per site after subdivision:
    a. 190 Stratton Street (SEC 43 Normandale Sett Blk VII D3/922) - no more than 6 rural residential allotments
    b. 236 Stratton Street (LOT 1 DP 50184 20B/82) - no more than 3 rural residential allotments
    c. 268 Stratton Street (LOT 2 DP 50184 20B/83) - no more than 4 rural residential allotments
5. Access: Motor vehicle access to all new allotments must be from Stratton Street.
6. No Development Areas: All new building platforms for buildings and structures, new access ways and vehicle tracks, new utility structures and sewage disposal fields must be located outside the no-development areas identified in Appendix Stratton Street Development Precinct. At the time of subdivision, measures for the ongoing protection of areas of significant indigenous biodiversity within the no-development areas from inappropriate use and development must be registered on the certificate of title by way of consent notice.
7. Other: Compliance with the permitted activity standards of the zone.

Commented [HW66]: Peter and Pam Guest (451.2)

Appendix Subdivision 9



'No development areas' at
190, 236 & 268 Stratton Street, Normandale

FC — Financial Contributions

Financial contributions in the District Plan and development contributions in the Council's Development and Financial Contributions Policy are separate tools that Council uses to fund growth related infrastructure and services.

Financial contributions can be required under the RMA in line with provisions in the District Plan. For example, financial contributions are required under this Chapter for reserves and where individual developments give rise to capital expenditure that is not planned and recovered via development contributions. In these cases, Council may impose a financial contribution for a permitted activity or through a resource consent.

Development contributions are used to help fund planned and budgeted capital expenditure related to growth for the activities and assets listed in the development contributions schedule of assets in the Development and Financial Contributions Policy.

The Council takes development contributions to fund growth-related infrastructure and services in most circumstances rather than financial contributions. The exception is financial contributions for reserves which are always required through the District Plan.

Outside reserves contributions, other financial contributions will generally only be required where the Development and Financial Contributions Policy does not apply or where the Development and Financial Contributions Policy does not address the type of adverse effects generated by the development or activity.

A financial contribution may also be required when an applicant proposes to off-set or provide compensation for any adverse effects generated by the development or activity.

This Chapter sets out where financial contributions may be required by Council, as well as how they are to be calculated and collected.

Objectives

FC-O1	Financial contributions
Subdivision, use and development contributes equitably towards the costs of upgrading or providing services, reserves, and infrastructure, as well as avoiding, remedying, mitigating, offsetting, and compensating for any adverse environmental effects.	

Policies

FC-P1	Fairness and equity
Apply financial contributions in a fair and equitable manner that: 1. Complements Council's other financial management policies, including development contributions, 2. Recognises that different types of development may place different demands on services, reserves, and infrastructure, 3. Is proportionate to the actual demand of a development on those services, reserves, or infrastructure, including accounting for cumulative effects from other developments, and 4. Is in the form of money, or land, or a combination of both.	
FC-P2	**Providing sufficient services and infrastructure**

Require financial contributions where necessary to avoid, remedy, mitigate, offset, or compensate for the adverse effects of subdivision or development, including:

1. The full and actual costs of upgrading or providing new services or infrastructure where required solely to serve the new subdivision or development,
2. A contribution towards upgrading or providing new services and infrastructure that is proportionate to the demand created by the new development or subdivision,
3. A contribution towards existing services and infrastructure that is proportionate to its demand created by the new subdivision or development, accounting for cumulative effects from other developments, or
4. A contribution towards costs associated with maintaining and improving residential amenity.

FC-P3	Reserves contributions

Require financial contributions for reserves for subdivision, residential development, commercial development, industrial development and other non-residential development that lead to an increase in demand or need for reserves and open space.

FC-P4	Reserves contributions in form of land

Ensure that land within a subdivision which is proposed as a reserve contribution is located, sized, and designed to provide a quality contribution to the open space network and is consistent with the Council's reserve and open space acquisition and investment policy and strategy.

FC-P5	Retirement villages and kaumātua housing

Recognise that the demand for services, reserves, and infrastructure associated with retirement villages and kaumātua housing are expected to be less than those from typical residential development on a per unit basis due to the age and mobility of older residents, on-site amenities, and operational efficiencies.

Rules

FC-R1	Subdivision that creates any additional allotments
All zones	1. **Activity status:** Permitted Where: a. A financial contribution is provided in compliance with: i. FC-S1: Purpose of financial contributions, ii. FC-S2: ~~Nature~~ Form and timing of financial contributions, iii. FC-S3: Amount of financial contributions — Reserves, and iv. FC-S4: Amount of financial contributions — Services and infrastructure, and offsetting and compensation. No financial contribution is required for the following: 1. An additional allotment solely for a network utility where the allotment is unoccupied and has no water or sewerage connection. 2. An additional allotment containing land set aside for ecological, historic heritage or cultural protection in perpetuity. 3. Except for a financial contribution for reserves, where a development contribution has been paid under the relevant Development Contribution Policy for planned infrastructure projects that includes a special assessment under the Development Contribution Policy for unplanned infrastructure projects. 4. The conversion of an existing residential unit development into unit titles, where this does not create any additional residential units that did not exist on the date of public notification of the Proposed

	District Plan.
All zones	2. **Activity status:** Discretionary Where: a. FC-R1.1 is not complied with.
FC-R2	**Any land use activity**
All zones	1. **Activity status:** Permitted Where: a. A financial contribution is provided in compliance with: i. FC-S1: Purpose of financial contributions, ii. FC-S2: ~~Nature~~ Form and timing of financial contributions, iii. FC-S3: Amount of financial contributions — Reserves, and iv. FC-S4: Amount of financial contributions — Services and infrastructure, and offsetting and compensation. No financial contribution is required for the following: 1. Non-residential activity for which a building consent is required and that either is less than $20,000 exclusive of GST in value or has a GFA of less than 10m^2, unless the building consent is for a change of use. 2. In relation to any residential unit, the replacement, development, repair or renovation work generates no additional demand for reserves or infrastructure. 3. Where a contribution for the same purpose has already been made at the time of subdivision creating that lot. 4. Except for a financial contribution for reserves, where a development contribution has been paid under the relevant Development Contribution Policy for planned infrastructure projects that includes a special assessment under the Development Contribution Policy for unplanned infrastructure projects. 5. Where a development agreement between the applicant and Council provides that no financial contribution is required. 6. Where the land use activity is for the purpose of constructing, operating, or maintaining a network utility or part of the transport network
All zones	2. **Activity status:** Discretionary Where: a. FC-R2.1 is not complied with.

Standards

FC-S1	**Purpose of financial contributions**
All zones	A financial contribution may be required for the following purposes: 1. Providing and/or upgrading services and infrastructure. 2. Providing and/or upgrading reserves. 3. Ensuring positive effects on the environment to offset or compensate any adverse effects that cannot otherwise be avoided, remedied or mitigated.
FC-S2	**~~Nature~~ Form and timing of financial contributions**

All zones	1. Financial contributions must be paid to Council by the following due dates: a. For permitted activities where there is no resource consent, either: i. Prior to issue of the code compliance certificate under the Building Act 2004, or ii. At issue of the certificate of acceptance under the Building Act 2004. b. For resource consent for subdivision, prior to release of the certificate under section 224(c) of the RMA for each stage. c. For resource consent for land use, as and when required by any condition of that consent. d. For service connection, at issue of the connection approval. 2. Financial contributions will be in the form of money, land, works or a combination of land, money and works, calculated in accordance with FC-S3 unless otherwise stated in a resource consent condition.
FC-S3	**Amount of financial contributions - Reserves**
All zones	1. For residential development or subdivision, the financial contribution for reserves shall be the lesser of: a. A contribution of an equivalent value equal to 7.5% of the total value of each additional allotment (plus GST). Value of the land is to be established on the basis of a registered valuer's report. Registered valuer's reports are to be produced at the applicant's cost and be no older than 3 months at the time the contribution is determined. b. A contribution amount of $12,500 (plus GST) per additional allotment or residential unit. 2. For non-residential development or subdivision, the financial contribution for reserves shall be the lesser of: a. A contribution of money equivalent to 0.5% of the value of the development (plus GST) in excess of $200,000. b. A contribution amount of $12,500 (plus GST) per additional allotment created in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones and Special Purpose Zones, or $7,500 (plus GST) per additional allotment created in Rural Zones. **Note:** Council may reduce the amount of a financial contribution that is required under this standard. FC-Table 2 lists the assessment matters for reducing the amount of financial contributions for reserves and determining the ~~nature~~ form of the contribution, including whether land, cash, or a combination of land and cash will be required as the reserve contribution.
FC-S4	**Amount of financial contributions — Services and infrastructure, and offsetting and compensation**
All zones	1. The amount of contribution shall be up to 100% of the actual or estimated costs, or land necessary to provide for the "Reasons for Financial Contribution" specified in FC-Table 1. 2. The estimated or actual cost of financial contributions, whether provided or constructed by the Council or otherwise shall be calculated in accordance with the matters for consideration set out in FC-Table 1. 3. The amount of financial contribution shall include any associated costs including but not limited to: a. The reimbursement of legal costs incurred by Council in providing easements, encumbrances, covenants and the like. b. The reimbursement of fees charged to Council by Government

	departments, local authorities and the suppliers of public utilities and infrastructure. c. Survey work. d. Any fees incurred by an adjoining local authority or network operator in processing the application. e. Goods and Services Tax (GST).

FC-Table 1 — Financial Contribution Amount for Services and Infrastructure

Purpose of financial contribution	**Reasons for financial contribution**	**Matters for consideration in determining amount and/or ~~nature~~ form of financial contribution**
Water supply	• Where an existing Council supply is available, the cost of connection with the existing system. • Where an existing Council water supply is available, but the capacity and pressure of the system is inadequate to meet the additional generated demand by the proposed subdivision or development, the costs of connection and capacity upgrading of the existing system to meet the additional generated demand. • Where an existing Council supply is not available, the cost of providing for the supply of water.	• Whether the new infrastructure/ upgrade/extension is already contained in the Development Contributions Policy. • Whether other funding sources apply. • The quality and quantity of the supply or disposal. • The effect any additional connections may have on the existing system, its users, and/or on the quality and quantity of the supply or disposal. • The age and value of the existing infrastructure.
Stormwater disposal services	• Where the existing Council stormwater infrastructure is available, the cost of connection with the existing stormwater system. • Where the existing Council stormwater infrastructure is available, but the capacity of the system is inadequate to meet the additional generated demand by the proposed development or subdivision, the cost of connecting and capacity upgrading of the stormwater system to meet additional generated demand. • Where the existing Council stormwater infrastructure is not available, the cost of providing a stormwater system.	
Wastewater disposal services	• Where an existing Council wastewater system is available, the cost of connection to it. • Where an existing Council wastewater system is available, but its capacity is inadequate to meet the additional generated demand by the	

	proposed development or subdivision, the cost of connecting and capacity upgrading to meet additional generated demand. • Where an existing Council wastewater system is not available, the cost of providing it.	
Transport network infrastructure	• The costs of specific works needed to service the use, subdivision or development and/or mitigate the effects on safety, efficiency and function of the transport network.	• Whether the new infrastructure/ upgrade/extension is already contained in the Development Contributions Policy. • Whether other funding sources apply. • The current standard and estimated carrying capacity of the transport network the subdivision, development or land use will connect to. • The current number of users of the transport network and the estimated increase in number of users as a result of the subdivision, development or land use. • The sensitivity and location of activities adjoining the transport network adjacent to the subject site. • Sight distances and the presence of blind spots within the adjacent transport network and the standard and adequacy of intersections. • The need to improve the transport network to accommodate additional traffic generated (taking into account both type and numbers of traffic generated) by the subdivision, development and/or land use. • The benefit to the subdivision or land use arising from the improvement to the transport network relative to the benefit to existing users and other members of the public. • The estimated number of future users of the transport network, assuming degrees of development and growth anticipated by the standards in the District Plan. • The likely route from the site to key locations in the City.
Offsetting and compensation of adverse effects	• The amount of money or land or both needed to offset or compensate for any adverse environmental effects that cannot otherwise be avoided, remedied or mitigated.	

FC-Table 2 — Financial Contribution Amount and ~~Nature~~ Form for

Reserves

Purpose of financial contribution	Matters for consideration in determining amount and/or ~~nature~~ form of financial contribution
Reserve contributions	1. In determining whether the amount of the financial contribution for reserves should be reduced the following matters will be taken into account: a. Whether there will be an increase in intensity of use of land which will lead to an increase in demand or need for reserves and open space. b. Whether the development generates lower levels of demand or need for reserves and open space per residential unit than the average (e.g. retirement villages and kaumātua housing). c. Whether there will be changes to the nature and character of the use of land which will have adverse effects on the environment. d. The nature, type and suitability of recreation and open space provisions provided by the development. e. The amount, type and distribution of open/recreation space and whether they are adequately meeting community needs and requirements. f. The nature of the topography, natural features, vegetation, landscape and visual amenity values of the land being developed to meet community open space and recreational requirements and/or to ensure protection of amenity values. g. The amount of reserve contribution paid on the land in the last ten years. h. The amount and nature of planting or improvements made to new and existing reserves and open space areas. 2. In Council determining whether land, cash, or a combination of cash and land will be required as the reserve contribution, the following matters will be taken into account: a. The size and nature of the proposed open/recreation space. b. The ability of the open/recreation space to be used for the proposed purpose. c. The distance and accessibility of the proposed open/recreation space to users. d. The cost of maintaining the proposed open/recreation space. e. The topography of the proposed open/recreation space. f. The ability to link the proposed open/recreation space to an existing or future network of open/recreation space and/or community facilities. g. For commercial and industrial activities, the amount of floor area to be used exclusively for public recreation activities.

APPENDIX 2: RECOMMENDED DECISIONS ON SUBMISSIONS ON SUBDIVISION AND FINANCIAL CONTRIBUTIONS CHAPTERS (UPDATED ATTACHMENT 2 OF THE SECTION 42A REPORT)

Appendix 2 – Subdivision – Right of Reply Recommended Decisions on Submissions

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
R Swain and K Weber-Swain	317	2e	Oppose in part	Seeks that there is "permitted use subdivision and earthworks pathway" (refer to original submission)	Reject
Andrew Robinson and Robyn Robinson	380	2e	Oppose in part	Seeks that there is "permitted use subdivision and earthworks pathway" (refer to original submission)	Reject
Kris Connel	F3	6	Support	Allow	Reject
Sensible Solutions for Eastbourne	383	2e	Oppose in part	Seeks that there is "permitted use subdivision and earthworks pathway" (refer to original submission)	Reject
Dieter Engel	475	4	Other/Not stated	Seeks that subdivisions and new building should be judged based on their "load factor" on the Stormwater infrastructure as well as on properties down stream	Reject
Claudia and John Riley	230	1b	Oppose in part	Seeks that subdivision and building of dwellings [on properties on Crowther Road proposed to be in the General Rural Zone - inferred] are enabled in a way comparable to other properties on Crowther Road and with smaller properties in Wainuiomata	Reject
Go Architecture Ltd	331	10	Support in part	Seeks amendments so that references in provisions to external documents, include the following: ", or in accordance with any approved methods that may be added in subsequent revisions of these documents."	Reject

Wellington Regional Council	452	70	Support in part	Seeks to insert a new row for subdivision as follows: the subdivision of land which under this Plan has the capacity to accommodate 20 residential units. Greater Wellington seeks to work with the council on the implementation of the policy and supports other options for relief that address this potential gap.	Reject
Te Karearea Ltd	F40	11	Oppose	Disallow	Accept
Transpower New Zealand Limited	504	58	Amend	Amend introduction as follows: "How this chapter works … The general subdivision policies (SUB-P1 to SUB-P9) and rules (SUB-R1 to SUB-R5) apply to all subdivision applications, including those that affect land subject to overlays and other planning notations. The zone-specific and topic-specific policies (SUB-P10 to SUB-P27) and related rules (SUB-R6 to SUB-R25) apply to subdivisions of land subject to the applicable overlay. They apply in addition to the general subdivision provisions. Policies and rules relating to subdivision within the National Grid Subdivision Corridor are contained in this chapter. ..."	Accept in part
Heritage New Zealand Pouhere Taonga	248	52	Supports	Retain objective as notified	No recommendation – withdrawn provision

Wellington Tenths Trust and the Palmerston North Māori Reserve Trust	F30	1	Support	Allow	No recommendation – withdrawn provision
Petone Historical Society Inc	496	36	Multiple	Retain as notified, or "enhance the wording" of SUB-O2.4	No recommendation – withdrawn provision
Michael Rachlin	232	25	Oppose	Delete objective	Reject
Natural Hazards Commission Toka Tū Ake	327	061	Amend	Amend "Subdivision results in development patterns and allotments that: … 5. ~~Manages~~ Avoids or mitigates the risk from natural hazards to as low as reasonably practicable.	Reject
Michael Rachlin	F4	1	Oppose	Disallow	Accept
Connexa, Chorus, FortySouth and Spark	311	85	Support	Retain objective as notified	Accept
Fire and Emergency New Zealand	374	47	Support	Retain as notified	Accept
NZ Transport Agency Waka Kotahi	385	59	Support	Retain objective as notified	Accept

Enviro NZ	323	038	Support in part	Amend "Development enabled through subdivision is adequately serviced and supported by infrastructure (including additional infrastructure) and the transport network."	Reject
Wellington Regional Council	452	121	Support in part	Amend as follows: Development enabled through subdivision is adequately serviced and supported by infrastructure, prioritising the use of green infrastructure where practicable. and the transport network.	Reject
Natural Hazards Commission	F15	47	Support	Allow	Reject
Wellington Regional Council	452	124	Support in part	Amend as follows … 5. The design and layout maintains or enhances neighbourhood connectivity and pedestrian permeability.	Accept
Fire and Emergency New Zealand	374	48	Support	Retain as notified	Accept
NZ Transport Agency Waka Kotahi	385	60	Support in part	Amend the notified policy as follows: "Provide for subdivision where: 1. The safe and efficient functioning of the transport network is maintained, taking into account the existing capacity and safety of the network.."	Reject

Fire and Emergency New Zealand	374	49	Support	Retain as notified	Accept in part
Connexa, Chorus, FortySouth and Spark	311	86	Support in part	Amend policy as follows: "1. Require new infrastructure and upgrades to existing infrastructure to meet the relevant Council engineering standards or Network Utility Standards, as relevant. … 8. In discussion with the network utility providers, provide allotments for infrastructure service providers as necessary."	Reject
Enviro NZ	323	039	Support in part	Amend as follows: "... 4. Require new roads and new vehicle access to sites to meet minimum design standards to: a. Allow for safe and efficient traffic movements, b. Provide for pedestrian amenity, and c. Safely accommodate the intended number of users. d. Accommodate solid waste management collection. ..."	Reject
NZ Transport Agency Waka Kotahi	385	61	Support in part	Amend the notified policy as follows: “Require all allotments created by any subdivision to be adequately serviced as follows: … 4. b. Provide for pedestrian amenity, ~~and~~ c. Safely accommodate the intended number of users~~.~~ , and	Reject

				d. Avoid effects being generated on the operation of the existing road network.”	
Kāinga Ora - Homes and Communities	F26	59	Oppose	Disallow	Accept
Wellington Regional Council	452	125	Support in part	Amend clause 4.c. as follows: ~~Safely accommodate the intended number of users~~ Provide for pedestrian safety and the safe and efficient movement of vehicles and other road users.	Accept in part
Connexa, Chorus, FortySouth and Spark	311	87	Support	Retain as notified	Accept
Powerco Limited	414	53	Support	Retain policy as notified	Accept
Clarus	474	61	Support	Retain policy as notified	Accept
Natural Hazards Commission Toka Tū Ake	327	062	Amend	Amend "Control the creation of allotments for the purposes of infrastructure to ensure that: … 4. Infrastructure is resilient to natural hazards and climate change."	Reject
Natural Hazards Commission Toka Tū Ake	327	063	Amend	Amend "Provide for subdivision in residential zones where: 1. The subdivision enables flexibility, innovation, and choice for future development, and 2. Allotments are of a size, shape, and orientation that is compatible with the nature, scale, and intensity anticipated for the underlying zone,	Reject

				and 3. Subdivisions are resilient to natural hazards and climate change."	
DMAC Homes Limited trading as Friday Homes	29	8	Oppose	Amend policy to delete clause (2)	No recommendation – withdrawn provision
Zara Willis and Jacob Seneti-Davey	52	8	Oppose	Amend policy to delete clause (2)	No recommendation – withdrawn provision
Natural Hazards Commission Toka Tū Ake	327	064	Support	Retain as notified	Accept
Natural Hazards Commission Toka Tū Ake	327	065	Other/not stated	Seeks that "guidance is developed to ascertain what likelihood and consequence is deemed to require a more restrictive risk-based approach. This will aid the implementation of the policy and rules for both the Council and applicants."	Accept in part
Wellington Regional Council	452	126	Support	Retain as notified	Accept
Natural Hazards Commission Toka Tū Ake	F15	48	Support	Allow	Accept
Michael Rachlin	232	26	Oppose in part	Delete policy	Reject

NZ Transport Agency Waka Kotahi	385	62	Support in part	Amend the notified policy as follows: "SUB-P24 Subdivision of land with access from highly constrained roads or a Limited Access Road Only allow subdivision of land in the Highly Constrained Road Overlay with access from a highly constrained road or a Limited Access Road where: 1. The additional transport demand created by the subdivision and enabled use and development can be safely and efficiently accommodated, and 2. Any necessary improvements or upgrades to the roads are implemented prior to any additional use or development. For any subdivision resource consent application made that is accessed from a Limited Access Road, NZTA will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is not provided.	Reject
Policy Planning team of the Hutt City Council	440	41a	Oppose in part	Amend SUB-P24 as follows: "Only allow subdivision of land in the Highly Constrained Roads Overlay with access from a highly constrained road where: 1. ~~The additional transport demand created by the subdivision and enabled use and development can be safely and efficiently accommodated, and~~ subdivision will not enable an increase in motor vehicle trips on the highly constrained roads, or 2. ~~Any necessary improvements or upgrades to the roads are~~	Accept

				~~implemented prior to any additional use or development~~ It can be demonstrated that additional motor vehicle trips which are enabled by the subdivision will not worsen the safe operation of the road, or 3. Improvements are made to the highly constrained road to ensure additional trips which are enabled by the subdivision are accommodated safely and efficiently, and an equitable financial contribution is made for these improvements.	
Transpower New Zealand Limited	504	59	Amend	Amend policy as follows: "Only allow for subdivision within the National Grid Subdivision Corridor where: … 2. Any reverse sensitivity effects are avoided and any other adverse effects on and from the National Grid Subdivision Corridor, including public health and safety effects, are avoided, remedied or mitigated, taking into account: ... d. The risk to the structural integrity of the National Grid Subdivision Corridor, ~~and~~ ... f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; and g. The outcome of any consultation with, and technical advice from, Transpower."	Accept

Federated Farmers of New Zealand	410	56	Oppose (requesting new provision)	Add new policy as follows: "Compensation will be payable for esplanades reserves and strips vested in accordance with Section 237E and 237F of the RMA, unless agreed otherwise."	No recommendation – relates to withdrawn topic
Connexa, Chorus, FortySouth and Spark	311	90	Support	Retain rule as notified	Accept in part
Policy Planning team of the Hutt City Council	440	42	Oppose in part	Amend the rule title as follows: "Subdivision that creates any vacant allotments (other than allotments solely for infrastructure)"	Accept
Connexa, Chorus, FortySouth and Spark	311	91	Support	Retain rule as notified	Accept in part
Policy Planning team of the Hutt City Council	440	43	Oppose in part	Amend the rule title as follows: "Subdivision that creates ~~a new allotment~~ vacant allotments solely for infrastructure"	Accept
Natural Hazards Commission Toka Tū Ake	327	066	Support in part	Retain as notified [conditional, see original submission]	Accept in part
Laura Skilton	314	75	Oppose in part	Amend rule as follows: "1. Activity status: Controlled	Reject

				Where: a. The subdivision will result in building platforms for ~~activities most sensitive~~ activities least sensitive to natural hazards or activities potentially sensitive to natural hazards to natural hazards located within the Liquefaction Hazard Overlay 2. Activity status: Restricted discretionary Where: a. The subdivision will result in building platforms for activities most sensitive to natural hazards located within the Liquefaction Hazard Overlay"	
Natural Hazards Commission Toka Tū Ake	327	067	Support	Retain as notified	Accept
Natural Hazards Commission Toka Tū Ake	327	068	Support in part	Retain as notified [conditional, see original submission]	Accept in part
Wellington Regional Council	452	127	Support	Retain as notified.	Accept
Natural Hazards Commission Toka Tū Ake	F15	49	Support	Allow	Accept
Wellington Regional Council	452	128	Support	Retain as notified.	Accept
Natural Hazards	F15	50	Support	Allow	Accept

Commission Toka Tū Ake					
Michael Rachlin	232	27	Oppose in part	Amend so that all subdivision within a Medium Flood Hazard Overlay is a restricted discretionary activity with the following matters of discretion: "NH-P9-5: Subdivision, use and development in the Flood Hazard Overlay"	Accept in part
Natural Hazards Commission Toka Tū Ake	327	069	Support in part	Retain as notified [conditional, see original submission]	Accept in part
Wellington Regional Council	452	129	Support	Retain as notified.	Accept
Natural Hazards Commission Toka Tū Ake	F15	51	Support	Allow	Accept
Wellington Regional Council	452	130	Support	Retain as notified.	Accept
Natural Hazards Commission Toka Tū Ake	F15	52	Support	Allow	Accept
Natural Hazards Commission Toka Tū Ake	327	070	Support	Retain as notified	Accept

Wellington Regional Council	452	131	Support	Retain as notified.	Accept
Natural Hazards Commission Toka Tū Ake	F15	53	Support	Allow	Accept
Michael Rachlin	232	28	Support	Amend to: - delete SUB-P22 from the matters of control and matters of discretion; and - add CE-15-7 to the matters of control and matters of discretion	Reject
Natural Hazards Commission Toka Tū Ake	327	071	Support in part	Retain as notified [conditional, see original submission]	Accept in part
Laura Skilton	314	76	Oppose	Amend clause (4) of rule as follows: "4. Activity status: ~~Discretionary~~ Non-complying"	Reject
Kāinga Ora - Homes and Communities	F26	40	Oppose	Disallow	Accept
Natural Hazards Commission Toka Tū Ake	327	072	Support in part	Retain as notified [conditional, see original submission]	Accept in part
Policy Planning team of the Hutt City Council	440	48e	Oppose in part	Seeks that provisions are amended where appropriate to refer to a new overlay in the plan for areas of Seaview and Petone where separate treatment for natural hazard risks applies (refer to original submission and submission point 440.48a)	Accept

Laura Skilton	314	77	Oppose	Amend clause (3) of rule as follows: "3. Activity status: ~~Non-complying~~ Prohibited"	Reject
Kāinga Ora - Homes and Communities	F26	40	Oppose	Disallow	Accept
Natural Hazards Commission Toka Tū Ake	327	073	Support	Retain as notified	Accept
Jarred Gustafson and Paula Gentle	6	4	Oppose	Delete rule	Reject
Jo-Ella Sarich	91	2a	Oppose	Remove provision	Reject
Cheow Khong Chng	104	3	Oppose	Seeks that the rule is deleted or amended to include exemptions for subdivisions not requiring earthworks	Reject
Natural Hazards Commission Toka Tū Ake	327	074	Support	Retain as notified	Accept
Laura Skilton	314	78	Oppose	Amend rule as follows: "1. Activity status: ~~Discretionary~~ Prohibited"	Reject
Kāinga Ora - Homes and Communities	F26	42	Oppose	Disallow	Accept
NZ Transport Agency Waka Kotahi	385	63	Support in part	Amend rule description as follows: "Subdivision of land in the Highly Constrained Roads Overlay or accessed from a Limited Access Road"	Reject

Policy Planning team of the Hutt City Council	440	41b	Oppose in part	Amend the activity status under SUB-R23 from "Discretionary" to "Non-Complying".	Accept
Transpower New Zealand Limited	504	60	Amend	Amend clause 1 of the rule as follows: "1. Activity status: Restricted discretionary Where: a. All resulting allotments, other than allotments for roads, accessways, or network utilities, can accommodate building platforms for the principal building or sensitive activities that are located entirely outside of the National Grid Yard, and b. Physical access to any National Grid support structures located on the allotments is maintained."	Accept
Clarus	474	63	Support in part	Amend an incorrect cross-reference in clause (2), which should refer to SUB-R25.1 rather than SUB-R26.1	Accept
Claire Jackson	319	10	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	Reject
Ken Jackson	168	10	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	Reject
Donald McCreary	196	9	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	Reject
Wainuiomata Rural Community Association Incorporated	364	4	Amend	Amend clause (4) of the standard to reduce the minimum lot size for the General Rural Zone to 7 hectares.	Reject

Steve Full and Andrea Bason	365	12	Oppose in part	Amend standard to reduce minimum lot size for the General Rural Zone to 7ha	Reject
David Surrey	427	6	Oppose in part	Seeks that the minimum lot size for the General Rural Zone is reduced to either 5 or 10 ha.	Reject
Wainuiomata Rural Community Association Incorporated	364	3a	Amend	Amend clause (5) of the standard to increase the minimum lot size for the Rural Residential Zone to 2 hectares.	Reject
Brookfield Outdoor Education Centre	F41	2	Support	Allow	Reject
Peter and Judy Campion	253	1	Oppose in part	Amend the minimum lot size for the Rural Lifestyle Zone to be 0.5 hectares or less	Reject
Fire and Emergency New Zealand	374	51	Support	Retain as notified	Accept
David and Pauline Innes	416	1a	Amend	Amend to increase the minimum lot size in the Rural Residential Zone to 2 hectares.	Reject
David Surrey	427	3	Support in part	Amend standard as follows: "5. Rural Lifestyle: ~~1ha~~ 0.5ha"	Reject
The Brookfield Board and Scouts Aotearoa	469	2	Oppose	Seeks that the 1ha minimum lot size for the Rural Lifestyle Zone is increased (inferred - refer to original submission)	Reject
Lyal Earle	12	1	Support	Retain SUB-S1.5 as notified	Accept

Fire and Emergency New Zealand	374	52	Support	Retain as notified	Accept
Laura Skilton	314	79	Neutral	Amend standard as follows: "1. Where a connection to a publicly owned reticulated water supply systems is available, all new allotments must: a. Be provided with a water supply connection at the allotment boundary, that meets the requirements of the ~~Wellington Water Regional Standard for Water Services December 2021 (Chapter 6, Tables 6.1 and 6.2),~~ relevant Water Board and..."	Reject
Fire and Emergency New Zealand	374	54	Support	Retain as notified	Accept
Survey and Spatial New Zealand, Wellington Branch	466	4	Oppose in part	Seeks that cross-references in sub-clause 1(a) to the Regional Standard for Water Services 2021 are removed, and that maximum and minimum water pressure requirements for the point of supply are specified	Accept in part
Laura Skilton	314	80	Neutral	Amend standard as follows: "1. Where a connection to a publicly owned reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary that meets the requirements of the ~~Wellington Water Regional Standard for Water Services December 2021 (Chapter 5, section 5.2.3)~~ relevant Water Board. 2. Where a connection to a publicly owned reticulated wastewater systems is not available, all allotments must be provided with on-site wastewater systems or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in	Reject

				accordance with the ~~Wellington Water Regional Standard for Water Services December 2021 (Section 5.2.6)~~ relevant Water Board...."	
Survey and Spatial New Zealand, Wellington Branch	466	5	Oppose in part	Seeks that cross-references to the Regional Standard for Water Services 2021 are removed, and that minimum requirements for a wastewater connection are specified	Accept in part
Laura Skilton	314	81	Neutral	Amend clause (2) of the standard as follows: "2. Where a connection to a publicly owned stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, that meets the requirements of the ~~Wellington Water Regional Standard for Water Services December 2021 (Chapter 4 Stormwater, Tables 4.1, 4.2 and 4.3)~~ relevant Water Board."	Reject
Survey and Spatial New Zealand, Wellington Branch	466	6	Oppose in part	Seeks that cross-references to the Regional Standard for Water Services 2021 are removed, and that minimum requirements for a stormwater connection are specified	Accept in part
Connexa, Chorus, FortySouth and Spark	311	92	Support in part	Seeks that the content of standard is replaced with the following requirements: Residential Zones, Commercial and Mixed Use Zones, Industrial Zones, Sport and Recreation Zone, Special Purpose Zones: "1. All new allotments must have provision for connections to an open access fibre network to the legal boundary of the allotments." Rural Zones, Natural Open Space Zone, Open Space Zone:	Reject

				"2. All new allotments must have provision for connection to telecommunications infrastructure. This may be achieved by either: a. Connections to an open access fibre network to the legal boundary of the allotments; or b. Provision with any subdivision consent application of written confirmation from a telecommunication network operator confirming that connection to a telecommunications network can be provided to all new allotments and describing how this can be achieved. 3. The written confirmation that connection to a telecommunications network can be achieved which is required under SUBS8.2.b must include that the connection can be achieved to: a. A broadband mobile and wireless network, including a satellite network, if connection to such a network is available; or b. A copper VDSL network as a minimum if no broadband mobile or wireless networks are available." All Zones: "4. At the time of subdivision, sufficient telecommunication network infrastructure and associated ancillary services for telecommunications must be set aside. Any subdivision consent application must include: a. Identification of the land on any subdivision scheme plans; and b. Written confirmation that the land identified is sufficient for the intended purpose from a relevant network operator or other suitably qualified and experienced professional." And, seeks that in all instances, where the standard is not met, the	

				matter of discretion should be restricted to "an alternative provision of telecommunication supply."	
Policy Planning team of the Hutt City Council	440	114	Oppose (requesting new provision)	Add a new policy after SUB-P26, as follows: "SUB-Pxxx: Subdivision of land within the Shaftesbury Grove Development Precinct Enable urban development through the subdivision of land in the Shaftesbury Grove Development Precinct in a manner that protects the land's significant ecological values by: i. Providing for the subdivision of land within the Development Sub-area of the Precinct; and ii. Only allowing for the subdivision of land in the Non-development Sub-area of the Precinct where the subdivision is required to support or enable development within the Development Sub-area, and the land's significant ecological values are maintained or enhanced."	Accept
Policy Planning team of the Hutt City Council	440	115	Oppose (requesting new provision)	Add a new rule "SUB-Rxxx: Subdivision of land within the Shaftesbury Grove Development Precinct", after SUB-R21. Refer to original submission for full details of the rule.	Accept
Policy Planning team of the Hutt City Council	440	116	Oppose (requesting new provision)	Add a new appenedix "SUB-APPxxx: Matters of discretion and information requirements for rule SUB-Rxxx", after the standards in the SUB chapter. Refer to original submission for full details of the appendix	Accept
M&J Walsh Partnership Ltd	256	2	Other/Not stated	Seeks that any consequential changes necessary to reflect the intentions and outcomes of Plan Change 58, are made to the proposed District Plan.	Accept
Peter and Pam Guest	451	2	Amend	Seeks that the PDP limit development yield as a result of specific recommendations resulting from a plan change process, in particular those specified as a result of PC53 (see original submission).	Accept

				Alternatively, would support alternative PDP provisions if they provide the same level of protection as that sought in paragraph 13 of submission.	
Clarus	474	62	Support	Retain policy as notified	Accept
Connexa, Chorus, FortySouth and Spark	311	88	Support	Retain policy as notified	Accept
Connexa, Chorus, FortySouth and Spark	311	89	Support	Retain policy as notified	Accept
Fire and Emergency New Zealand	374	50a	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	50b	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	52	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	53	Support	Retain as notified	Accept
NZ Transport Agency Waka Kotahi	385	64	Support	Retain standard as notified	Accept

Appendix 2 – Financial Contributions – Right of Reply Recommended Decisions on Submissions

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
David Surrey	427	2	FC - Financial Contributions	Reserves contributions	Reject
Bunnings Ltd	173	5	Oppose	Seeks reconsideration of Financial Contributions chapter to reduce discretion and provide clearer guidance for council and developers.	Reject
McDonald's Restaurants (NZ) Ltd	F11	3	Support	Allow	Reject
Foodstuffs North Island	F17	20	Support	Allow	Reject
Kāinga Ora	F26	1	Support	Allow	Reject
McDonald's Restaurants (NZ) Limited	174	7	Oppose	Seeks that the FC chapter is reconsidered "to reduce discretion and provide clearer guidance for council and developers." (Refer to original submission)	Reject
Foodstuffs North Island	F17	22	Support	Allow	Reject
Kāinga Ora	F26	2	Support	Allow	Reject
Bunnings Ltd	F18	3	Support	Allow	Reject
Foodstuffs North Island	239	11	Oppose	Seeks that the Financial Contributions chapter be removed, or at the least amended to reduce discretion and provide clearer guidance for council and developers.	Reject
Transpower New Zealand Limited	504	97	Amend	Amend the Introduction to delete the following text: "~~A financial contribution may also be required when an applicant proposes off-set or provide compensation for any adverse effects generated by the development or activity.~~"	Reject

Transpower New Zealand Limited	504	98	Amend	Seeks that references to offsetting and compensation are removed from the objective, or otherwise clarify (in objective or through a separate policy) in what circumstances offsetting and compensation would be required or be appropriate.	Accept in part
Te Ruunanganui O Te Atiawa	503	45	Support in part	Amend FC-P5 to provide for kaumatua Housing developments also.	Accept
NZ Transport Agency Waka Kotahi	385	67	Support in part	Amend the notified rule as follows: “No financial contribution is required for the following:.. <u>6. Where the land use activity is for the purpose of constructing, operating, or maintaining a network utility or a part of the transport network.</u>”	Accept
Wellington Water Ltd	36	403	Support	Allow	Accept
Transpower New Zealand Limited	504	99	Amend	Seeks that either the references to offsetting and compensation within FC-R2, FC-S4 and Tale FC-Table 2 are deleted, or the exemptions within FC-R2 amended to include an exemption for the National Grid	Accept in part
Kāinga Ora - Homes and Communities	386	11	Oppose in part	Amend standard as follows: "A financial contribution may be required for the following purposes: ~~1. Providing and/or upgrading services and infrastructure.~~ 2. Providing and/or upgrading reserves...."	Reject
Ken Jackson	168	13	Oppose in part	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	Reject
Donald McCreary	196	12	Oppose	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	Reject
Claire Jackson	319	13	Oppose	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	Reject
Steve Full and Andrea Bason	365	15	Oppose	Seeks that the standard is amended to exclude the General Rural Zone from reserves requirements (inferred - refer to original submission)	Reject

Kāinga Ora - Homes and Communities	386	12	Oppose	Delete standard	Reject
Kāinga Ora - Homes and Communities	386	13	FC - Financial Contributions	Table 1: (Financial Contribution Amount for Services and Infrastructure)	Reject
Laura Skilton	314	82	Oppose in part	Seeks that relief is provided in the "Reasons for financial contribution" column for "Water supply", "Stormwater disposal services" and "Wastewater disposal services", consistent with the following example relief: "~~- Where an existing Council water is available, the cost of connection with the existing system.~~ - Where an existing Council water supply is available, ~~but the capacity and pressure of the system is inadequate to meet the additionat demand by the proposed subdivision or development,~~ the costs of connection and proportion of capacity and pressure upgrading of the existing system to meet the additional generated demand - Where the existing Council supply is not available, the cost of providing for the supply of water."	Reject