DISTRICT-WIDE MATTERS

SUB – Subdivision

All Zones

One of *Council*'s functions under *the Act* is control of subdivision. The purpose of this is to limit any adverse *effect*s of subdivision on the environment and to sustainably manage resources, particularly the land and soil resources.

The definition of subdivision includes cross-leases, company leases and unit titles. This means that such subdivisions are subject to exactly the same rules and potential consent conditions as "ordinary" fee simple subdivisions. Any leases of parts of a block of land for longer than 20 years also qualify as subdivisions. Partitions of *Māori land* do not, however, need subdivision consent if the new land parcels are to be held by members of the same hapu.

*Effect*s Of Subdivision

Subdivision is regarded as an "activity" under *the Act*, much the same as land use activities like *building* a factory. Subdivision only permits a new allotment to be held in separate permanent ownership as opposed to short-term rent or lease. There are relatively few direct effects which arise from separate ownership. Examples include the need for new separate accesses to the *road* and separate utility services.

The indirect *effect*s of subdivision can however be important. The new owner will usually (but not always) expect to build a *residential unit* or *building*s on the new section. These new *building*s will have their own *effect*s upon the landscape, upon neighbours and upon effluent disposal in the locality. Subdivision of residential sections is the first step in urban growth, and the *effect*s of that growth must therefore be taken into account at the subdivision stage. This plan will therefore require the *effect*s of future residential units on the new lots to be considered when a subdivision is applied for. Similarly *Council* will need to be satisfied that General Industrial, Commercial, Mixed Use or Town Centre *zone* allotments can be reasonably used for *permitted activities*.

The cumulative *effect*s of subdivision must also be taken into account. Subdivision of one residential allotment along a main traffic route would have little impact, but ribbon development of several sections and vehicle crossings may well be of concern.

Subdivision policies affect land values. If there is a shortage of particular types of blocks, inflated prices may result. A property's potential for subdivision may also raise its value (and rates) thereby influencing the owner to subdivide it. One way to minimise value anomalies is to give all

landowners an equal opportunity to subdivide. This is not possible, however, if the Plan is to meet *the Act*'s aims. Varying opportunities will for example result from this Plan's policy of treating subdivision of versatile land differently to other land.

Subdivision can sometimes have significant benefits. As much individual freedom as possible should be permitted, within *the Act*'s duties to manage adverse *effect*s and to consider sustainability of the land resource. The potential adverse impacts are addressed by the objectives below.

Maewa (Growth Precinct 4)

Subdivision and subsequent land development often involves land disturbance, vegetation removal, and changes to the natural and physical environment. Subdivision is a process that enables future land use activities to establish that may not otherwise be allowed in some areas, such as additional *residential unit*s in urban or rural areas. Once subdivision has occurred, certain expectations for the use and development of that land often become apparent.

The *effect*s of subdivision include:

1. Changing ground levels that alter run-off patterns and natural hazards
2. *Effect*s on existing natural hazards
3. Additional demands on capacity of *essential infrastructure* (network infrastructure), existing private services and physical construction
4. *Effect*s on natural character, natural resources, water quality
5. *Effect*s on cultural and heritage *site*s, Tangata Whenua values
6. *Effect*s on existing character and *amenity values*
7. Loss of productive land
8. *Effect*s on the safe and efficient functioning of the roading network, including additional vehicle accesses, traffic flows and patterns, *road* safety and the efficient movement of traffic.

Section 11 of *the Act* was amended in 2017 so that subdivision is now permitted unless expressly restricted by rules in the District Plan or a national environmental standard. This is consistent with the presumption that land use is permitted, unless restricted under Section 9 of *the Act*.

This chapter should be read along with the relevant zoning provisions in Infrastructure, Transport, Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings, Boarding Kennels, and the provisions in the GRZ – General Residential Zone.

The *Council*'s Engineering Standards should also be referred to when considering subdivision of land within the District.

The rules in this subdivision chapter are divided into two main sections:

- Subdivision and development provisions for zones other than *Maewa* (*Growth Precinct 4)*, and
- Subdivision and development provisions for *Maewa* (*Growth Precinct 4)*.

Objectives

Objectives - All Zones Except Maewa (Growth Precinct 4)

SUB-O1	**Impact upon rural soils** To protect the life-supporting capacity of the District's rural soils, particularly the versatile land, and to maintain the opportunity for them to be used for a wide range of options in the future. (Refer also: GRUZ-O1)
SUB-O2	**Rural separation distances** To have rural allotments which allow satisfactory separation between *residential units* and neighbouring activities. (Refer also: GRUZ-O3, GRUZ-O4).
SUB-O3	**Landscape appearance and character** To maintain a distinct difference in landscape appearance and character between urban and rural areas. (Refer also: GRUZ-O2, GRZ-O1, SETZ-O2)
SUB-O4	**Water supply, stormwater, and farm drainage** To avoid the potential *effect*s of unserviced subdivision upon the District's residents by ensuring that water supply, stormwater disposal and farm drainage needs are taken into account. (Refer also: FIN-O1, EWA-O3)
SUB-O5	**Domestic effluent disposal** To ensure that domestic effluent from new allotments can be adequately disposed of without creating water quality or odour and health problems. (Refer also: EWA-O3).
SUB-O6	**Natural Hazards** To ensure that the potential risk to future *building*s from natural hazards is considered for each new allotment. (Refer also: NH-O1, NH-O2).

SUB-O7	**Traffic safety and efficiency** To ensure that new driveways or roads resulting from subdivision do not unduly detract from traffic safety and efficiency. (Refer also: SUB-O8).	
SUB-O8	**Urban growth** To provide for urban growth that adjoins existing *urban area*s and manage that growth to avoid, remedy or mitigate adverse *effect*s through the design of safe, integrated infrastructure networks and the efficient use and development of land. (Refer also: GRUZ-O1, SUB-O1, NH-O1, NH-O2, INF-O1, INF-O2).	
SUB-O9	**Urban Neighbourhoods** To develop useful, attractive and sustainable urban neighbourhoods where (Refer also HH-O1, GRUZ-O1, GRZ-O2, EWA-O5, INF-O1, INF-O2):	
	SUB-O9.1	A range of lot sizes and housing types can be developed, in accordance with the existing character and context of each area.
	SUB-O9.2	People have maximum accessibility to each other using vehicular and non-vehicular (pedestrian and cycling) transport networks to neighbourhood centres and reserves which provide for their needs.
	SUB-O9.3	Public health and safety is promoted through good design of local streets, neighbourhood centres and reserves to ensure easy access and connectivity.
	SUB-O9.4	Development is not achieved at the expense of significant adverse *effect*s on rural character that is the backdrop to the Feilding township, the *National Grid*, natural topography, open space and gully systems.
	SUB-O9.5	New *urban area*s establish an identity that is based on positive elements of Feilding's established urban character and amenity, and recognise and maintain the ecological, cultural and historic heritage values of the *site* and surrounding area.
	SUB-O9.6	Urban land is developed and used effectively ensuring larger residential lots retain the potential for planned and well-designed intensification.

	SUB-O9.7	Utility services are strategically developed to ensure a sustainable, efficient and cost effective network is built to meet the needs of current and future development.
	SUB-O9.8	Public safety is maintained through good subdivision design that avoids or mitigates identified natural hazards.
SUB-O10	**Urban Allotments** To create urban lots that have a size and shape that enables urban use.	
SUB-O11	**Fragmentation Of Natural Areas and River Channels** To avoid adverse *effect*s on the natural values of streams, lakes, wetlands, the coastal area and *indigenous forest* areas arising from fragmentation of land ownership. (Refer also: HH-O1, HH-O5, ER-O4, EWA-O3)	

Objectives – Maewa (Growth Precinct 4)

SUB-MAE-O1	The following urban design outcomes are achieved for *Growth Precinct 4*:	
	SUB-MAE-O1.1	A well-integrated and coordinated development that creates strong connectivity between new and existing development.
	SUB-MAE-O1.2	Connectivity with existing infrastructure and transportation networks is achieved.
	SUB-MAE-O1.3	Subdivision design that recognises and responds to the topographical and physical features of the land, including waterbodies.
	SUB-MAE-O1.4	A range of residential densities.
	SUB-MAE-O1.5	Efficient utility services are provided including roading, reticulated wastewater, water supply, stormwater networks and power and *telecommunication* networks.
	SUB-MAE-O1.6	Neighbourhood focal points which provide meeting points within the precinct.
	SUB-MAE-O1.7	Open space networks that comprise stormwater attenuation networks, a range of recreation opportunities and stream side esplanade reserves all designed in consultation with tangata

		whenua so that ancestral connections to that water body and its margins are appropriately recognised and provided for.
	SUB-MAE-O1.8	Areas identified as high risk for flooding hazards and stormwater inundation hazards are avoided or managed to minimise the risk of damage to property or human life.
SUB-MAE-O2	An attractive and sustainable urban neighbourhood is achieved for *Maewa* (*Growth Precinct 4)*.	
SUB-MAE-O3	In the development of *Maewa* (*Growth Precinct 4)* the potential risk to people and *building*s from natural hazards and stormwater inundation is managed.	
SUB-MAE-O4	A comprehensive spatial layout and an efficient and well integrated infrastructure network is delivered for *Maewa* (*Growth Precinct 4)*.	

Policies

Policies - All Zones Except Maewa (Growth Precinct 4)

Impact upon rural soils	
SUB-P1	To ensure that the life-supporting capacity of the District's rural soils, and future options for the use of that soil, are not compromised by the *effect*s of subdivision and subsequent development, including soil compaction, contamination and removal, and fragmentation of ownership.
SUB-P2	To minimise the amount of versatile land which is converted to urban use. (Refer also: SUB-P24)
Rural separation distances	
SUB-P3	To establish separation distances which are sufficient to mitigate any adverse environmental *effect*s of rural and domestic activities and rural industries (such as noise, dust or odour nuisances) upon nearby *residential activities*.

SUB-P4	To seek a realistic level of amenity for rural residents, given the potential for adverse environmental *effect*s from the types of activities that are found in the *zone*. (Refer: GRUZ-O2, GRUZ-P6 to GRUZ-P10, GRUZ-O3, GRUZ-O4, and GRUZ-P11 to GRUZ-P17)

Landscape appearance and character

SUB-P5	To ensure that any adverse *effect*s of rural subdivision upon the existing character and amenities of the General Rural *zone*s are avoided, remedied or mitigated.
SUB-P6	To enable some small-lot subdivision (i.e. down to around 4000 m^2 in area), in identified rural and peri-urban localities which already have the character of a settlement and where such subdivision would be compatible with the amenities of the area.

Water supply, stormwater, and farm drainage

SUB-P7	To require available water and stormwater connections for new residential allotments to be paid for as a condition of subdivision approval.	
SUB-P8	To require rural subdividers to demonstrate:	
	SUB-P8.1	What provision if any has been made for farm drainage for new allotments.
	SUB-P8.2	That provision has been made for water supply to new allotments.
SUB-P9	To preserve legal access for drainage from new allotments where appropriate, as well as practical access for drain clearance. (Refer also: ER-P12)	
SUB-P10	To advise subdividers in rural water supply scheme areas that access to water will be at the discretion of the supply authority.	
SUB-P11	To advise rural water supply authorities about subdivision proposals in their areas.	
SUB-P12	To require appropriate stormwater disposal if a subdivision is for an activity which would involve large areas of impervious surfaces.	

Domestic effluent disposal	
SUB-P13	To ensure that all new allotments in sewered areas are connected to the sewerage system.
SUB-P14	To require that all effluent in unsewered areas be satisfactorily disposed of within the allotment concerned, or via an approved communal effluent disposal system.
SUB-P15	To require that any proposed communal disposal includes permanent arrangements for future maintenance, operation and *replacement* of that system.
Natural Hazards	
SUB-P16	To require that each proposed allotment has at least one *building site* (including effluent disposal area and suitable vehicular access) which is not prone to natural hazards, unless *Council* is satisfied that no *residential unit* will be required on the allotment.
Traffic safety and efficiency	
SUB-P17	To ensure that all new allotments have an available entrance point with satisfactory visibility.
SUB-P18	To implement controls which meet the need to maintain the safety and efficiency of arterial traffic routes, including the use of shared entranceways wherever possible.
SUB-P19	To ensure that vehicle crossings resulting from subdivisions are combined wherever possible.
SUB-P20	To require formation of joint driveways and entranceways to certain standards at the subdivision stage.
SUB-P21	To require other entranceways to be formed at the *building* consent stage.

SUB-P22	To ensure that legal streets are created instead of rights-of-way if warranted by the potential traffic.	
SUB-P23	To discourage ribbon development along arterial routes.	

Urban growth

SUB-P24	Ensuring that any proposal for extension of the General Residential or Settlement zoning of the District's existing townships takes into account:	
	SUB-P24.1	Any increased risk to people and property from natural hazards, including the possibility of sea level rise in the case of Himatangi Beach and Tangimoana.
	SUB-P24.2	The potential impact of urban growth on the natural character, qualities and features of the coastal *environment*.
	SUB-P24.3	Any significant and permanent adverse impact upon the life-supporting capacity of the District's soil resource, or upon options for its future use, which would arise from converting the land concerned to urban use.
	SUB-P24.4	The need for new growth areas around existing townships to be provided with utility services, at the developers expense, so that water supply and effluent and stormwater disposal issues and energy networks are addressed. (Refer Also: FIN-Financial Contributions chapter (Utilities section), and FIN-P8 to FIN-P13)
	SUB-P24.5	The efficient use and development of *natural and physical resources*, such as land, energy and the transport network, including the degree to which *infill* development is possible in the existing General Residential or Settlement *zone*.
	SUB-P24.6	The neighbourhood amenities and level of access to facilities which are likely to be available to residents in the new urban growth areas.

	SUB-P24.7	The need to avoid ribbon development along arterial routes for traffic safety and efficiency reasons.
	SUB-P24.8	Any significant adverse impacts upon the rural area, including its character and amenity, any significant habitats of indigenous fauna, and its intrinsic, ecological, or heritage values or cultural significance.
	SUB-P24.9	The presence of any existing land uses which may not be compatible with a new residential neighbourhood.
SUB-P25	Identifying land suitable for new urban development, and where existing infrastructure requires upgrading to provide for new urban development, defer and stage this development until the required upgrading of infrastructure has occurred.	
SUB-P26	Providing for subdivision and development in the *Growth Precinct*s in Feilding in accordance with Structure Plans and the Subdivision Design Guide to achieve the following outcomes:	
	SUB-P26.1	Development is well integrated and coordinated
	SUB-P26.2	Development recognises and responds to the topographical and physical features of the land
	SUB-P26.3	Short and anticipated long term growth demands are met
	SUB-P26.4	Good connections are made with existing infrastructure and transportation networks, taking account of the capacity limitations of these networks and any potential requirements for upgrading capacity to meet future demands
	SUB-P26.5	Certainty is provided on the location and pattern of development, including key roading linkages and infrastructure to meet future requirements
	SUB-P26.6	A range of residential densities are provided, including larger lots which can be intensified in the longer term

	SUB-P26.7	A logical roading network delivers strategic *Collector Road*s between existing and future *urban area*s and a street network of *Local Road*s that provide accessible residential areas	
	SUB-P26.8	Efficient utility services are provided including reticulated waste water, water supply, stormwater networks and energy networks, that are in accordance with identified growth demands	
	SUB-P26.9	Neighbourhood focal points (such as local parks, shops or *community facilities*) provide meeting points and centres for individual neighbourhoods within a precinct;	
	SUB-P26.10	Open space networks that comprise stormwater attenuation networks, a range of recreation opportunities, stream side esplanade reserves, and where appropriate, environmental protection corridors	
	SUB-P26.11	Areas identified as high risk for flooding and potential seismic hazards are avoided	
	SUB-P26.12	Subdivision and development is designed and located to avoid adverse *effect*s on, and from, the operation, access, maintenance or upgrade of the *National Grid*.	
SUB-P27	Preventing urban greenfield development in the rural environment outside of the identified *Growth Precinct*s around Feilding, and subdivision and development not in accordance with the desired outcomes of the Structure Plans.		
Urban neighbourhoods			
SUB-P28	Requiring subdivision designs and layouts which provide for the following:		
	SUB-P28.1	New development that is integrated with the existing environment by:	
		SUB-P28.1.a	Recognising the character and *amenity values* of any surrounding residential, rural and industrial areas.

		SUB-P28.1.b	Defining the urban boundary and avoiding, remedying and mitigating adverse *reverse sensitivity effect*s on adjoining General Rural *Zone* properties through buffer areas.
		SUB-P28.1.c	Identifying natural features, open space (local purpose reserves, esplanade reserves, environmental protection areas) and land too steep for development and integrating development around these areas.
		SUB-P28.1.d	Residential densities that reflect a range of residential opportunities, and are positioned so there is a logical extension from existing *urban area*s, as well as responding to the topography and physical features of the *site*.
		SUB-P28.1.e	Designs which foster neighbourhood identity, using positive characteristics from established *urban area*s and also reflecting the cultural, heritage and natural values of the *site* and surrounding area.
		SUB-P28.1.f	Identifying nationally and regionally significant infrastructure and avoiding adverse *effect*s on and from that infrastructure.
	SUB-P28.2	Flood hazard and potential seismic hazard areas are identified and the subdivision is managed so that areas of high risk are avoided, and all residual risk is mitigated through design of the subdivision and future development.	
	SUB-P28.3	Effective roading connections between existing, new and future development, to maximise accessibility between different *urban area*s.	
	SUB-P28.4	A network of local streets for each *urban area* which allows convenient vehicle access to individual properties, to local shops, reserves and coordinates with the *Collector Road*s to move traffic between the housing areas and town centre.	
	SUB-P28.5	*Road* design reflects the function and use of the *road* type, including provision for vehicular and non-vehicular	

		(pedestrian and cycling) transport modes and provides an appropriate level of amenity.
	SUB-P28.6	Through roads and streets are required rather than the use of cul-de-sacs, in order to maintain a high level of accessibility in the local street network, while recognising some topographical features may lead to the use of cul-de-sacs or accessways.
	SUB-P28.7	Block layouts that ensure individual lots have *road* frontage, where larger residential lots have sufficient width of frontage to ensure future intensification can occur and future lots will continue to have *road* frontage.
	SUB-P28.8	Lots are positioned to allow efficient resource use, where the access to heat and energy from solar energy is maximised, on-*site* stormwater collection, attenuation and discharge is provided, including, room for water tanks.
	SUB-P28.9	Access to open space and recreation areas is provided in a way that is strategically connected to adjoining *urban area*s.
	SUB-P28.10	Pedestrian and cycle access is provided as a network of on-*road* and offroad cycle and walk ways which contribute to the amenity and connectivity within the wider *urban area*.
	SUB-P28.11	Ensure each neighbourhood has a focal point that provides a place for *community facilities* local reserves and local shops.
SUB-P29	Encouraging *infill* subdivisions, within servicing constraints, with reference to suitability of the contour of the land, and where the shape and size of the subject lot enables good quality living environments to result as described in the Subdivision Design Guide.	
SUB-P30	For subdivisions in any of the Structure Plan *Growth Precinct*s, to require subdivision designs and layouts which implement the relevant Structure Plan, the roading hierarchy and *road* type in TR - APP1 and incorporate the guiding principles of the SUB-APP5 – Subdivision Design Guide.	

Urban Allotments

SUB-P31	Requiring subdividers to prove that small urban allotments (i.e. under 500m^2 in area) have sufficient useable room to be developed under the Plan for a permitted land use, having regard to the *building* regulations and the Plan's performance standards.
SUB-P32	Encouraging flexibility for future intensification of new large residential allotments (i.e. 2,000m^2 in area, and greater), so they can be effectively developed in the future to a standard residential density (800m^2) and with a good quality of urban environment resulting, including *road* frontage.
Fragmentation of Natural Areas and River Channels	
SUB-P33	To ensure that the natural values of *indigenous forest* areas, lakes, the coastal area, and significant *wetland*s, including significant habitats of indigenous fauna, are not adversely affected by fragmentation of ownership arising from subdivision.
SUB-P34	To recognise the potential *effect* of subdivision of riverside land upon the management and natural values of the waterway concerned.

Policies – Maewa (Growth Precinct 4)

SUB-MAE-P1	Subdivision and development within *Maewa* (*Growth Precinct 4)* is directed by a structure plan that identifies:	
	SUB-MAE-P1.1	Key transportation connections.
	SUB-MAE-P1.2	Open Space and recreational opportunities.
	SUB-MAE-P1.3	Shared pathways, including cycleways and walkways.
	SUB-MAE-P1.4	Hazard areas.
	SUB-MAE-P1.5	Stormwater detention areas following overland flow paths.

SUB-MAE-P2	To ensure all proposed lots are designed to achieve good urban design outcomes with connected outdoor living spaces, sunlight to *habitable room*s, and on*site* privacy.
SUB-MAE-P3	To control intensive residential subdivision and development of land.
SUB-MAE-P4	To avoid fragmented patterns of subdivision and development that is inconsistent with the integrated *planned development* shown in SUB - APP1 *Maewa* (*Growth Precinct 4)* Structure Plan.
SUB-MAE-P5	To ensure that any staged subdivision and development enables overall connectivity within and beyond *Maewa* (*Growth Precinct 4)* in accordance with SUB - APP1 *Maewa* (*Growth Precinct 4)* Structure Plan.
SUB-MAE-P6	To ensure subdivision design implements the *Maewa* (*Growth Precinct 4)* Structure Plan in SUB - APP1.
SUB-MAE-P7	To require the integration of new development with the surrounding environment, whereby lots including those to vest as roads, are positioned to create a logical extension of existing *urban area*s.
SUB-MAE-P8	To require that all development is undertaken in a comprehensive manner consistent with a Comprehensive Development Plan where stages are clearly identified and connectivity is shown.
SUB-MAE-P9	To ensure block layouts within the subdivision proposal have *road* frontage and rear lots are discouraged.
SUB-MAE-P10	To discourage the use of cul-de-sacs to enable a high level of accessibility and connectivity in the local street network.
SUB-MAE-P11	To encourage subdivision designs which create a neighbourhood identity using positive characteristics of established areas reflecting cultural, heritage and natural values of the *site* and surrounding areas. **Guidance Note:** Refer also to EI-P3 which encourages all new cables and lines, including electricity distribution lines to be installed underground.
SUB-MAE-P12	To manage natural hazard risk by requiring setbacks.

SUB-MAE-P13	To require the mitigation of risk of stormwater inundation outside of Flood Channel *Zone* areas through subdivision design layout.	
SUB-MAE-P14	To manage stormwater inundation by:	
	SUB-MAE-P14.1	Ensuring adequate pervious surface is available for every residential lot in the subdivision, taking into consideration built and hard surfaces.
	SUB-MAE-P14.2	Requiring *building* platforms and minimum floor levels for *building*s to protect against flooding and stormwater inundation from a 0.5% Annual Exceedance Probability (AEP) (1:200 year) flood event other than as a result of the failure of the Reids Line Floodway.
	SUB-MAE-P14.3	Requiring an integrated approach to stormwater management that recognises and utilises the capacity of existing systems and existing overland flow paths within *Maewa* (*Growth Precinct 4)* as identified in SUB - APP2 – Precinct 4 Overland Flow Paths.
SUB-MAE-P15	To ensure that any stormwater management measures and *earthworks* are in place and approved to *Council*'s engineering standards at the time of subdivision, with ongoing controls to protect the integrity of stormwater management measures of adjoining landowners.	
SUB-MAE-P16	To ensure that the water supply within *Maewa* (*Growth Precinct 4)* has sufficient capacity and pressure to meet the needs of all development including New Zealand Fire and Emergency New Zealand requirements. **Guidance Note:** Refer also to the New Zealand Fire Service firefighting water supplied code of practice SNZ PAS 4509:2008. This code identifies what is required for the Fire and Emergency New Zealand to have access to sufficient water during emergencies.	
SUB-MAE-P17	To require an integrated Stormwater Management Plan to be lodged at the time of subdivision that demonstrates:	
	SUB-MAE-P17.1	How stormwater collection, attenuation and discharge is managed on*site* to achieve *stormwater neutrality* for the proposed development at subdivision stage; and

	SUB-MAE-P17.2	Low impact design practices to reduce stormwater runoff volumes and peak flow rates, and improve the quality of stormwater runoff is achieved; and
	SUB-MAE-P17.3	How stormwater detention areas are maintained and managed.
SUB-MAE-P18	To require consent notices on titles outlining measures required to implement recommendations from any technical reports to achieve water sensitive stormwater designs within *Maewa* (*Growth Precinct 4)*, including requirements to maintain all measures.	
SUB-MAE-P19	To ensure the integration of *essential infrastructure* into the existing Feilding network creating an efficient and orderly development within *urban area*s.	
SUB-MAE-P20	To ensure that infrastructure and services to *Maewa* (*Growth Precinct 4)* are provided in a way that enables or facilitates future development opportunities while recognising the capacity of existing systems.	
SUB-MAE-P21	To ensure subdivision and development contributes to and does not undermine the integrated and comprehensive spatial layout for *Maewa* (*Growth Precinct 4)* as identified in the Structure Plan in SUB-APP1.	
SUB-MAE-P22	To restrict subdivision and development within *Maewa* (*Growth Precinct 4)* where *Council*'s *essential infrastructure* is not in place and of sufficient capacity to service the subdivision.	
SUB-MAE-P23	To ensure all *road* design is consistent with form, function and amenity of roads, including provision for vehicles, walking and cycling, consistent with requirements in the TR – Transport chapter.	

Guidance Note:

Any development must also consider the requirements of the *Council* Engineering Standards when preparing the Comprehensive Development Plan.

Rules - All Zones Except *Maewa (Growth Precinct 4)*

Controlled Activities (CON) – All Zones Except *Maewa (Growth Precinct 4)*	
Specifications of Activities:	
SUB-R1	Any subdivision to adjust the position of titles or boundaries, which will not increase the number of titles concerned or the number of permitted *residential units*, and which will not result in the subdivision of any "base portion" of an allotment under SUB-ST17.
SUB-R2	Any subdivision for utilities such as substations, transformers or pumping stations, provided that the balance of the *site* continues to comply with the provisions of this Plan, and that access to the utility is independent of the residual *site*.
SUB-R3	Any General Residential *zone*, Settlement *zone*, Town Centre *zone*, Mixed Use Zone, Commercial Zone, General Industrial *zone* or Open Space *zone* subdivision which meets the relevant standards SUB-ST1 to SUB-ST16, and SUB-ST28 to SUB-ST35.
SUB-R4	Any General Rural *zone* or Flood Channel *Zone* subdivision which meets the relevant standards set out in SUB-ST17 to SUB-ST35, and which does not involve land wholly or partly within the coastal area as shown on the Planning Maps.
SUB-R5	Any General Industrial *Zone* subdivision which meets the relevant standards SUB-ST1 to SUB-ST16, and GIZ - APP2.
Reservation of Control (RC): The matters in respect of which *Council* has reserved its control over controlled activity subdivisions are set out in SUB-RC1 to SUB-RC18.	
SUB-RC1	Provision of water supply and disposal of water, wastewater and stormwater, where the design and capacity of any reticulated system reflects the new and anticipated future demand and requirements.

SUB-RC2	The number, location and formation of vehicle crossings.
SUB-RC3	Provision of a connected street network, with appropriate use of street hierarchy and design type, including the width, length, drainage and formation of access.
SUB-RC4	The matters specified in Section 220 of *the Act*.
SUB-RC5	The size, shape and arrangement of allotments, in relation to *road* frontages, and location of proposed boundaries.
SUB-RC6	The creation of appropriate easements.
SUB-RC7	Payment of financial contributions including reserves contribution.
SUB-RC8	Providing, forming, naming and signposting new roads.
SUB-RC9	Preservation of existing vegetation.
SUB-RC10	Provision of open space including the retirement of steep land, gully systems, connections/links with other areas, esplanade reserves and strips, and local reserves.
SUB-RC11	Suitability of proposed allotments for subsequent *building*s and future use, including the separation of proposed *building site*s from high voltage electricity transmission lines.
SUB-RC12	Impact of subdivision upon future management of *natural area*s, heritage places and items listed in HH-SCHED1, HH-SCHED2 and TREE-SCHED1. [PCH(a), PCH(b)]
SUB-RC13	Requiring a consent notice to be placed on the titles of newly-subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact.
SUB-RC14	Accordance with any relevant Structure Plan and adherence to the principles set out in the Subdivision Design Guide (SUB-APP5).
SUB-RC15	Provision of a network of cycleways and walkways to the extent that these service the subdivision and connect with the surrounding environment.

SUB-RC16	Provision of buffers or other measure to delineate the boundary between urban and rural environments and provide separation between potentially incompatible activities.
SUB-RC17	The extent to which connections to electricity, gas and *telecommunication* networks are available to service the needs of the development and/or subdivision.
SUB-RC18	Avoidance or mitigation of flood hazards, including the assessment of the level of flood hazard risk from the waterbody and what mitigation measures are required, such as setback distances, minimum floor levels or specified *building* platforms.

Restricted Discretionary Activities (RDIS) - All Zones Except *Maewa (Growth Precinct 4)*

Specification of Activities:

SUB-R6	Any General Rural *Zone* or Flood Channel *Zone* subdivision which does not meet SUB-ST24 by virtue of a failure to comply with GRUZ-ST4, but which does not involve a greater number of allotments than would be permitted by the latter rule and the average lot size controls in SUB-ST17 to SUB-ST19.
SUB-R7	Any other General Rural *zone* or Flood Channel *Zone* subdivision which meets the average lot size controls in SUB-ST17 to SUB-ST19, but which does not meet one or more of the other standards in SUB-ST20 to SUB-ST27.
SUB-R8	Any subdivision to provide separate titles for two or more *residential units* which existed on a single title on 1 August 1998, if none of the *residential units* concerned were built for dependent relatives or as granny flats under any previous District Plan.
SUB-R9	Any subdivision of land which provides a *building site* within 20m either side of the centre point of a high voltage (110kV or higher) transmission line, except that this rule will not apply to any subdivision where SUB-R12 applies.
SUB-R10	Any subdivision within a *Growth Precinct* (SUB-APP3 or GIZ - APP2) that does not comply with the *stormwater neutrality* standard in SUB-ST5 or SUB-ST16.

SUB-R11	Any subdivision within a *Growth Precinct* (SUB-APP3 or GIZ - APP2) that does not comply with the wastewater disposal standard in SUB-ST7 or SUB-ST31.	
SUB-R12	Any subdivision of land within the *National Grid Corridor* that is also within *Growth Precinct* 1 (SUB-APP3) and that complies with the standard in SUB-ST6.	
Matters of Discretion (MD): *Restricted discretionary activities* shall be assessed in terms of the matters in SUB-MD1 to SUB-MD5.		
SUB-MD1	In assessing applications for *restricted discretionary activities* Council has reserved its control over matters related to the *effect* of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the *effect*s of non-compliance.	
SUB-MD2	In assessing applications which have become *restricted discretionary activities* due to non-compliance with the Plan's performance standards, but which otherwise would have been *controlled activities*, *Council* has also reserved its control over the matters in SUB-RC1 to SUB-RC18 which relate to that type of *controlled activity*.	
SUB-MD3	In relation to subdivisions to provide separate titles for two or more rural *residential units* which existed on a single title on 1 August 1998 (SUB-R9 to SUB-R15) the degree to which the subdivision will produce individual house *site*s which:	
	SUB-MD3.1	Have an adequate separation distance from each other and from nearby rural activities, and
	SUB-MD3.2	Can provide for adequate disposal of domestic effluent and stormwater.
SUB-MD4	Where it is proposed to subdivide land to create new allotments within the *National Grid Corridor* or within an area measured 20 metres either side of the centre point of a high voltage (110kV or higher) transmission line, the subdivision design should have particular regard to the following matters:	
	SUB-MD4.1	The extent to which the subdivision design mitigates the *effect*s of the lines through the location of roads and reserves under the route of the line: and

	SUB-MD4.2	The ability for continued maintenance and inspections of transmission lines; and
	SUB-MD4.3	The minimisation of risk or injury and/or property damage from such lines; and
	SUB-MD4.4	The extent to which potential adverse visual *effect*s are mitigated through the location of *building* platforms; and
	SUB-MD4.5	The outcome of any consultation with the affected utility operator; and
	SUB-MD4.6	The extent to which any *earthworks* and the construction of any subsequent *building*s will comply with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001); and
	SUB-MD4.7	The nature and location of any proposed vegetation to be planted in the vicinity of transmission lines
SUB-MD5	In assessing applications for subdivisions within any of the *Growth Precinct*s or the Kawakawa Road Industrial Park Growth Area that do not comply with the stormwater neutrality standard (SUB-ST5 or SUB-ST16) Council has restricted its discretion to:	
	SUB-MD5.1	The extent of post development run-off generated by the development;
	SUB-MD5.2	The measures used to avoid, remedy and mitigate stormwater runoff from entering the overall Feilding stormwater network;
	SUB-MD5.3	The availability of stormwater detention areas or conveyance opportunities on surrounding land.

Discretionary Activities (DIS) - All Zones Except *Maewa (Growth Precinct 4)*

Specifications of Activities:

SUB-R13	Any otherwise non-complying subdivision in the General Rural *zone* or Flood Channel *Zone*, if as a result of the subdivision an area of *indigenous forest* or a substantial archaeological *site* is to be protected by covenant or other legal means (Refer HH-APP3).
SUB-R14	Any General Rural *zone* or Flood Channel *Zone* subdivision which does not meet the controls in SUB-ST17 to SUB-ST27, on land within a *nodal area*, but only if the allotments being created do not have frontage to an arterial route (TR-APP1).
SUB-R15	Any subdivision of General Rural *zone* or Flood Channel *Zone* land wholly or partly within the coastal area as shown on the Planning Maps.
SUB-R16	Any subdivision within the Stadium *Zone*.
SUB-R17	Any subdivision within the Special Development *Zone*.
SUB-R18	Any subdivision within a *Growth Precinct* (SUB-APP3) that does not comply with the minimum lot sizes and/or minimum lot frontage standard in SUB-ST1.
SUB-R19	Any subdivision within a *Growth Precinct* that is not in accordance with the requirements specified in a relevant Structure Plan (SUB-APP3 and GIZ - APP2).
SUB-R20	Any subdivision within a *Growth Precinct* (SUB-APP3) that does not comply with the flood hazard standards in SUB-ST8.

Non-complying Activities (NC) - All Zones Except *Maewa (Growth Precinct 4)*

The following subdivisions shall be non-complying activities:

SUB-R21	Any subdivision of land within the *National Grid Corridor* that is also within *Growth Precinct* 1 (SUB-APP3) that does not comply with the standard in SUB-ST6.

SUB-R22	Any activity which is not categorised by this chapter as being a *permitted*, *controlled, restricted discretionary*, *discretionary,* or prohibited activity shall be a *non-complying activity*.

Guidance Note:

Power to decline subdivisions

Even if a subdivision complies with the above rules, *Council* may decline consent under Section 106 of *the Act*. (Refer SUB-O6 and SUB-P16).

Standards – All Zones Except *Maewa (Growth Precinct 4)*

Standards – General Residential Zone

Greenfields subdivisions

SUB-ST1

Any subdivision shall comply with the relevant minimum lot size and frontage widths as set out in Table 3 below for the existing General Residential *Zone* and areas shown within the *Growth Precincts*:

Area	**Minimum Lot Size (*Net Site Area*)**	**Minimum Footage Width for each lot**
Existing Residential	500m^2	-
Growth Precinct – Density 1	2000m^2	40.0m
Growth Precinct – Density 2	800m^2	25.0m

Table 3 Minimum Lot Size and Frontage

SUB-ST2

Access and roading design and construction shall comply with the standards contained within NZS 4404:2010 Land Development. Where common access

	to six or more allotments is to be provided, this access must be a new legal *road*, to be formed to *Council* standards.	
SUB-ST3	Shape factor - each *site* shall be capable of containing an 18m diameter circle.	
SUB-ST4	Any subdivision proposals shall be designed in accordance with the requirements specified in the relevant Structure Plan (SUB-APP3).	
SUB-ST5	Any subdivision shall include a stormwater system design that achieves *stormwater neutrality* at the following scales:	
	SUB-ST5.1	Over the area of land that is the subject of the subdivision proposal.
	SUB-ST5.2	Over the *Growth Precinct* in which the subdivision proposal is located.
SUB-ST6	Any subdivision of land within the *National Grid Corridor* shall identify a *building* platform to be located outside the *National Grid Yard*.	
SUB-ST7	Any subdivision that includes a lot smaller than 5,000m^2 must be connected to reticulated wastewater services.	
SUB-ST8	Any subdivision containing a waterbody shall include:	
	SUB-ST8.1	Consideration and assessment of flood hazard *effect*s; and
	SUB-ST8.2	Measures to ensure that *effect*s of flooding from the waterbody area avoided or mitigated.

Infill subdivision

NB:

1. An application for land use consent will be needed for development of *site*s under 350m^2 (Refer GRZ-R14 to GRZ-R19).

2. Overall development plans of the proposed new and any existing development must accompany *infill* subdivision proposals. (Refer: Subdivision Consent Applications in the GEN-General Approach chapter).

SUB-ST9	*Infill* subdivision proposals which do not comply with the minimum lot size, or shape factor rules above shall demonstrate that:

	SUB-ST9.1	The *site* can accommodate the proposed new and any existing development in compliance with the standards in GRZ-ST1 to GRZ-ST35.
	SUB-ST9.2	The proposed *site*s can be satisfactorily serviced.
SUB-ST10	*Infill* subdivision proposals shall comply with SUB-ST2 above.	

Standards – Settlement Zone

Refer SUB-O3 to SUB-O11, and SUB-P5 to SUB-P34

SUB-ST11	**Minimum *site* area**	
	SUB-ST11.1	Sewered: 500m^2 *net site area*
	SUB-ST11.2	Unsewered: 800m^2 *net site area*
	SUB-ST11.3	Rongotea South Development Area A: 500m^2
	SUB-ST11.4	Rongotea South Development Area B: 750 – 1000m^2
	SUB-ST11.5	Rongotea South Development Area C: 1500m^2
SUB-ST12	Any *entrance strip* which provides legal access to a rear *site* shall have a minimum width of:	
	SUB-ST12.1	3m where the number of *site*s is not greater than four. If visibility is restricted along the *entrance strip*, spaces visible from one to another shall be provided to enable vehicles to pass.
	SUB-ST12.2	6m where the number of *site*s is greater than four. This width may be reduced to 3m if the *entrance strip* includes space for vehicles to pass, such spaces being visible from one to another.

SUB-ST13	Where common access to eight or more residential allotments is to be provided, this access must be a new legal *road*, to be formed to *Council*'s standards.

Standards – Town Centre, Mixed Use, Commercial, General Industrial, Open Space, Stadium and Special Development Zones

Refer SUB-O3 to SUB-O11, and SUB-P5 to SUB-P34

SUB-ST14	**Suitability Of Lots** The applicant must demonstrate that all new allotments can be used for a permitted activity in a manner that conforms to this Plan. Development plans for the land being subdivided may be required, to prove compliance with the Plan's standards.	
SUB-ST15	**Access To Rear *Site*s** Any *entrance strip*s to rear *site*s shall be wide enough for heavy vehicle access.	
SUB-ST16	***Stormwater Neutrality* (General Industrial *Zone* only)** Every subdivision must include a stormwater system designed to achieve *stormwater neutrality*, appropriate for the activities, use and development of the *site*, including any connection to *Council* network infrastructure, at the following scales:	
	SUB-ST16.1	Over the area of land that is the subject of the subdivision proposal; and
	SUB-ST16.2	Over the *Growth Precinct* in which the subdivision proposal is located.

Standards – General Rural Zones and Flood Channel Zones

(Refer SUB-O1 to SUB-O7, SUB-O11, SUB-P1 to SUB-P23, SUB-P33, SUB-P34

SUB-ST17	**Average lot size rule - General**	
	SUB-ST17.1	The maximum number of additional allotments which may be created by subdivision of any title shall not exceed the subdivision entitlement (SE) or remaining entitlement (RE) calculated in accordance with SUB-ST18 to SUB-ST19.
	SUB-ST17.2	If the subdivision entitlement (SE) or remaining entitlement (RE) calculated for any title is less than one, no subdivision of that title shall be permitted. Fractions shall be disregarded.
	SUB-ST17.3	Any land which comprises the "base portion" of the title concerned, as determined under SUB-ST18.2 below, shall not at any time be subdivided further.
	SUB-ST17.4	If the land being subdivided includes more than one title, or involves a title which is zoned partly General Rural *Zone* – Specific Control Area and partly General Rural *Zone*, the subdivision entitlement or remaining entitlement for that land shall be calculated by adding together the entitlements of the individual titles or parcels of land concerned.
SUB-ST18	**Average Lot Size Rule – Parent Titles.**	

	SUB-ST18.1	Titles which existed on 1 August 1998 shall be termed "parent titles." The subdivision entitlement (SE) of such titles shall be calculated by taking the total area of the title (A) and dividing it by: General Rural *Zone* – Specific Control Area, with or without Flood Channel *Zone* land- 8 (GRUZSCA) General Rural *Zone*, with or without Flood Channel *Zone* land- 4 (GRUZ) Flood Channel *Zone* land without General Rural *Zone* – Specific Control Area or General Rural *Zone* land- 8 (FC) And then subtracting 1.0 from the resulting number, ie: $$SE = \left(\frac{A}{GRUZSCA \text{ or } GRUZ \text{ or } FC} \right) - 1.0$$
	SUB-ST18.2	An area comprising one half of the parent title or an area comprising 20 hectares, whichever is a smaller area of land, shall be identified within each subdivision of a parent title as a "base portion". This area of land must be wholly retained within one of the new allotments being created. ***Example:*** *Farmer Brown has a title which is zoned partly General Rural Zone* – Specific Control Area *and partly Flood Channel 1. It is 92.7ha in area and has existed since 1967. To find out its subdivision potential he divides 92.7ha by 8 (GRUZSCA from above).* *His calculator gives an answer of 11.58, and he then subtracts one to give an answer of 10.58. The fraction of .58 is disregarded.* *The property can therefore be divided to produce a maximum of ten extra lots plus a balance area (SE = 10).* *Farmer Brown then calculates his "base portion", which is half of the original title (i.e. 46.35ha, or 20ha, whichever is smaller). The answer he finds is therefore 20ha.*

		The 10 extra allotments plus balance area can be of any size the farmer chooses, as long as the base portion (i.e. at least 20ha) remains in one piece and the Plan's other rules (e.g. 0.8ha minimum size) are met.
	SUB-ST18.3	When a parent title is subdivided, the entitlement to subdivide shall be recalculated and distributed among the resulting titles as follows: The number of additional allotments (N) which have been subdivided from the parent title shall be subtracted from the maximum number of additional allotments which could have been subdivided from the parent title (SE from above), to give the total remaining entitlement (tRE), i.e. tRE = (SE - N) ***Example:*** *Farmer Brown subdivided the 92.7ha property into three pieces, i.e. created two extra lots (N = 2). It was however allowed to be subdivided to provide up to 10 extra lots (SE = 10). The total remaining entitlement (tRE) is therefore either extra allotments. This entitlement is then divided amongst the three pieces of land (the resulting titles) as described below. (**NB** If Farmer Brown's subdivision has already created the maximum of ten additional allotments from his property, no further subdivision would be allowed.)*
	SUB-ST18.4	The total remaining entitlement (tRE), if any, shall be apportioned amongst the resulting titles (RT) by dividing the area of each resulting title by the area of the parent title (PT), and then multiplying the result by the total remaining entitlement (tRE). For this calculation the area of the base portion (BP) shall be excluded from the parent title and from any resulting title within which it is located. $$\text{RE for each Resulting Title} = \text{tRE} \times \left(\frac{\text{RT Area - BP}}{\text{PT Area - BP}} \right)$$ ***Example:*** *The three titles created from Farmer Brown's 92.7ha property had areas of 50ha, 18ha, and 24.7ha. The 50ha Lot 1*

		contains the 20ha base potion. This 20ha is subtracted from the parent title, and from Lot 1. The three new titles (with Lot 1 now being a net area of 30ha) are each divided by the net area of the parent title (72.7ha), and then multiplied by the total remaining entitlement of 8, as follows: *Lot 1 is 30ha/72.7ha = 0.412 then 0.412 x 8 = 3.30* *Lot 2 is 18ha/72.7ha = 0.248 then 0.248 x 8 = 1.98* *Lot 3 is 24.7ha/72.7ha = 0.340 then 0.340 x 8 = 2.72* *Lot 1 can therefore have three additional lots (i.e. can be subdivided into up to four pieces). Lot 2 can have one additional lot, and Lot 3 can have two additional lots*
SUB-ST19	**Average Lot Size Rule – Resulting Titles and Subsequent Subdivisions**	
	SUB-ST19.1	In any subdivision of "resulting titles", and in any subdivisions thereafter, the subdivision entitlement shall be recalculated for each new title. This recalculation shall be done in the manner described in SUB-ST18, except that the "parent title" shall be deemed to be the title being subdivided rather than that which existed on 1 August 1998. ***Example:*** *Farmer MacDonald buys one of Farmer Brown's three resulting titles, namely Lot 1 of 50ha. She knows that it can be potentially subdivided to provide three additional lots, and cuts it into two blocks of 12ha and 38ha. The subdivision potential of the two pieces is then recalculated. The potential of her block was three additional lots, and she has subdivided to provide only one. The total remaining entitlement is therefore two.* *This total remaining entitlement then needs to be apportioned between the two new pieces of land which Farmer MacDonald has created. The 38ha block contains the 20ha base portion, which needs to be subtracted from the area of both that allotment and the 50ha Lot 1.* *To do this the net areas of both allotments (12 and 18ha) are each divided by the net area of the title from which they came (30ha), and then multiplied by the total remaining entitlement of the whole 50ha block (2 new lots), as follows:* *Lot 1 is 12ha/30ha = 0.40 then 0.40 x 2 = 0.80*

		Lot 2 is 18ha net/30ha = 0.60 then 0.60 x 2 = 1.20 *Lot 2 can therefore be subdivided to provide one additional allotment, i.e. cut into two pieces. Lot 1 cannot be subdivided since its entitlement is less that one additional lot.* **NB:** *Council* will place a consent notice on the titles of newly-subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact (Refer SUB-RC13)
SUB-ST20	**Minimum Lot size** – All allotments shall be at least 0.8ha in area.	
SUB-ST21	**Separation factor for potential houses** – All allotments shall be capable of containing a notional *residential unit site* which is at least 35 metres from all boundaries of that allotment. The notional *residential unit site* shall consist of a 20 metre diameter circle, and shall meet the requirements of SUB-ST24 below as a suitable *building site*.	
SUB-ST22	**Effluent Disposal**	
	SUB-ST22.1	All allotments being created shall have a demonstrated suitability for the disposal of effluent from a *residential unit* on the land.
	SUB-ST22.2	Effluent shall be disposed of either within the *site* or into a *Council*- approved collective disposal system. Sewage drainage easements into neighbouring properties will not be permitted.
SUB-ST23	**Access to land drainage and water**	
	SUB-ST23.1	All allotments shall be demonstrated to have direct or legal access to natural or practical land drainage.
	SUB-ST23.2	All allotments being created for other than purely residential purposes shall have an adequate piped supply of water for stock watering purposes. This water supply may be by means of a supply easement from another property, or by means of a piped supply from a fenced farm dam.
	SUB-ST23.3	Allotments being created for a purpose which involves large areas of parking, *building*s or other impervious surfaces shall make appropriate provision for stormwater disposal.

SUB-ST24	**Suitable building site** All allotments shall have at least one suitable *site* where a *residential unit* could be erected, together with associated effluent and stormwater disposal systems. For the purposes of this rule a suitable *residential unit site* is one which complies with this Plan's performance standards, is not within the Air Noise Area, (Refer NOISE-APP1), and has been demonstrated to be free of land stability hazards.		
SUB-ST25	**Access to Allotments**		
	SUB-ST25.1	All allotments shall have at least one place for a vehicular access point which meets the sight distance requirements in TR-APP3. This access point may be shared with other property, provided that any necessary legal arrangements are entered into.	
	SUB-ST25.2	Any *entrance strip* which provides legal access to a *site*, shall have a minimum width of:	
		SUB-ST25.2.a	8m where the number of *site*s is two or less,
		SUB-ST25.2.b	10m where the number of *site*s is three or four.
		SUB-ST25.2.c	12m where the number of *site*s is five or more.
	SUB-ST25.3	Any vehicle crossings proposed by a subdivision and located less than 50 metres apart shall be combined to create a joint crossing place, if located on the same side of the *road* concerned.	
	SUB-ST25.4	Where common access to eight or more allotments is to be provided, this access must be a new legal *road*, to be formed to the *Council*'s standards. **NB:** Where a new vehicle crossing is proposed to, or near, an arterial route, land use consent may be required if the relevant standards are not met. (Refer Rules GRUZ-ST15 and NH-ST5).	
SUB-ST26	**Fragmentation of Natural Areas –** No subdivision shall result in:		

	SUB-ST26.1	Any new boundary within any area of *indigenous forest*, or within any *wetland* listed in HH-APP1, or
	SUB-ST26.2	The fringes or bed of a lake being comprised in a greater number of titles than is currently the case, unless that area is to be protected by a *legal covenant*.
SUB-ST27	**New Intersections** – Spacing and visibility guidelines – Refer TR-APP3.	

Further Standards Applying in All Zones, Except *Maewa (Growth Precinct 4)*

SUB-ST28	**Exception to frontage requirements** – *Council* may approve allotments without *road* frontage where it is satisfied with alternative access. (Section 321(3) Local Government Act 1974).	
SUB-ST29	**Concept plans** – In respect of any land capable of providing more than 50 housing allotments, *Council* may require an overall concept plan to be submitted, prior to any application for subdivision consent being considered.	
SUB-ST30	**Party walls** – Where a subdivision creates a party wall, that wall must comply with the Building Act's fire rating and structural requirements.	
SUB-ST31	**Services In General Residential, Settlement, Town Centre, Mixed Use, Commercial, General Industrial, Stadium and Special Development *Zone*s:**	
	SUB-ST31.1	*Site*s in these zones shall be connected to reticulated services, and shall not cause existing services to be overloaded.
	SUB-ST31.2	All cables, including for power, telephone, and street lighting, shall be placed underground, except where existing services are above ground or where in *Council*'s opinion, underground services are economically unjustifiable due to problems associated with such issues as topography, geology, land stability or operational requirements.
	SUB-ST31.3	Where rear *site*s are being created, or a multi-unit development is being subdivided, easements shall be created over all underground services.
SUB-ST32	**Separation from boundaries –** All proposed boundaries shall be *site*d at a sufficient distance from *building*s to comply with the *yard* and *height* requirements of this Plan, and to meet the fire rating requirements of the Building Act 1991.	
SUB-ST33	**High-Voltage Electricity Transmission Lines** – Where land being subdivided contains high voltage (110kV or higher) transmission lines the subdivision design shall provide for *building site*s no closer than 20m either side of the centre point of the transmission line.	

SUB-ST34	**Access to sites within the Stadium Zone** – Any vehicle crossings proposed along Kawakawa *Road* must be located 50m apart. Any crossings within this distance must be joined to form one access	
SUB-ST35	**Access to sites within the Special Development Zone**	
	SUB-ST35.1	Access to *site*s from South Street must be accommodated by a service lane adjacent to South Street.
	SUB-ST35.2	Any vehicle crossings proposed along Kawakawa *Road* must be located 50m apart. Any crossings within this distance must be joined to form one access.

Rules – *Maewa (Growth Precinct 4)*

Rules in this chapter need to be read in conjunction with the rules in chapters Energy and Infrastructure, Transport, Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings, Boarding, Breeding and Training Kennels, and the relevant *zone* provisions.

Restricted Discretionary Activities (RDIS) – *Maewa (Growth Precinct 4)*

SUB-MAE-R1	Any subdivision of land within the area shown within SUB-APP1 – *Maewa (Growth Precinct 4)* Structure Plan.	
	Matters of Discretion (MD) For this activity, the Council has restricted its discretion to considering the following matters:	
	SUB-MAE-MD1	The size, shape and arrangement of lots.
	SUB-MAE-MD2	Provision of water supply and disposal of water, wastewater and stormwater.
	SUB-MAE-MD3	The number, location and formation of vehicle crossings.

SUB-MAE-MD4	Safe and efficient operation of the roading network, including walking and cycling.
SUB-MAE-MD5	Suitability of proposed lots for subsequent *building*s and future use.
SUB-MAE-MD6	Avoidance or mitigation of flood hazard and stormwater inundation.
SUB-MAE-MD7	The provision of open space networks.
SUB-MAE-MD8	Availability of *Council* infrastructure.
SUB-MAE-MD9	Consistency with *Council*'s Engineering Standards.
Assessment Criteria (AC) In determining whether to grant a resource consent and what conditions to impose, the *Council* will, in addition to the objectives and policies of the Subdivision and General Residential Chapters, assess any application within *Maewa (Growth Precinct 4)* in terms of the following assessment criteria:	
SUB-MAE-AC1	Whether the subdivision design and layout compliments the diverse character and *amenity values* of Feilding's residential area.
SUB-MAE-AC2	The extent to which the subdivision is designed to provide for the future development of adjoining sites, in accordance with SUB-APP1 – *Maewa (Growth Precinct 4)* Structure Plan.
SUB-MAE-AC3	How the proposed development and subdivision relates and connects to adjoining sites and areas and whether it enables future staged development and or subdivision of adjoining lots by giving *effect* to with the SUB-APP1 – *Maewa (Growth Precinct 4)* Structure Plan.
SUB-MAE-AC4	The extent to which the proposed layout takes into consideration the shape, orientation and aspects of lots, to create building sites and outdoor amenity areas which have a northward orientation and ability for passive solar gain.

	SUB-MAE-AC5	The extent to which the lot layout will allow new buildings to retain reasonable visual privacy and sunlight.
	SUB-MAE-AC6	The extent to which all lots within the subdivision have safe and adequate vehicle access, taking into account the requirements of the access performance standards of TR-R2, and TR-ST1.
	SUB-MAE-AC7	The extent to which natural hazards are avoided or mitigated.
	SUB-MAE-AC8	The degree to which the subdivision design avoids or mitigates any likely increases in peak stormwater run-off and peak stormwater flow to achieve *stormwater neutrality*.
	SUB-MAE-AC9	The consistency of the proposed subdivision with relevant subdivision engineering requirements.
	SUB-MAE-AC10	The extent to which stormwater inundation *effect*s are managed, including overland flow paths.
	SUB-MAE-AC11	The extent to which minimum floor levels are assessed and provided for.
	SUB-MAE-AC12	The extent to which subdivision design and layout gives *effect* to SUB-APP1 – *Maewa (Growth Precinct 4)* Structure Plan.
	SUB-MAE-AC13	The degree to which the subdivision provides for the integration of essential infrastructure.
	SUB-MAE-AC14	The extent to which Council has the ability to maintain and access infrastructure and services in the future.

Guidance Notes:

1. *Earthworks*, damming and diversion are also regulated by the Manawatū-Wanganui *Regional Council* and a resource consent maybe required under the rules of the One Plan.
2. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) also applies to subdivision and a consent may be required under those provisions.
3. The provisions of the National Environmental Standard for *Telecommunication*s Facilities (2008) apply and resource consent may be required under those Standards. In

the event of a conflict between them the provisions of the National Environmental Standard override the District Plan.

Discretionary Activities (DIS) – *Maewa (Growth Precinct 4)*

The following activity is a Discretionary Activity within *Maewa (Growth Precinct 4)*:

SUB-MAE-R2	Any subdivision that does not meet the performance standards in SUB-MAE-ST1 to SUB-MAE-ST8.
SUB-MAE-R3	Any subdivision not specifically provided for in this Plan.

Assessment Criteria

In determining whether to grant a resource consent and what conditions to impose, the *Council* will, in addition to the objectives and policies of the Subdivision and the General Residential *Zone* Chapters, assess any application within *Maewa (Growth Precinct 4)* in terms of the assessment criteria in SUB-MAE-AC1 to SUB-MAE-AC14.

Guidance Note:

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) also applies to subdivision and a consent may be required under those provisions.

Standards – *Maewa (Growth Precinct 4)*

SUB-MAE-ST1	**Lot Size**	
	SUB-MAE-ST1.1	Any subdivision must comply with an average lot size of 600m^2.
	SUB-MAE-ST1.2	Any subdivision must ensure lot sizes are sufficient in size to achieve *site coverage*, outdoor space and *permeable surface* area requirements for the General Residential *Zone* in GRZ-MAE-ST1 to GRZ-MAE-ST11.

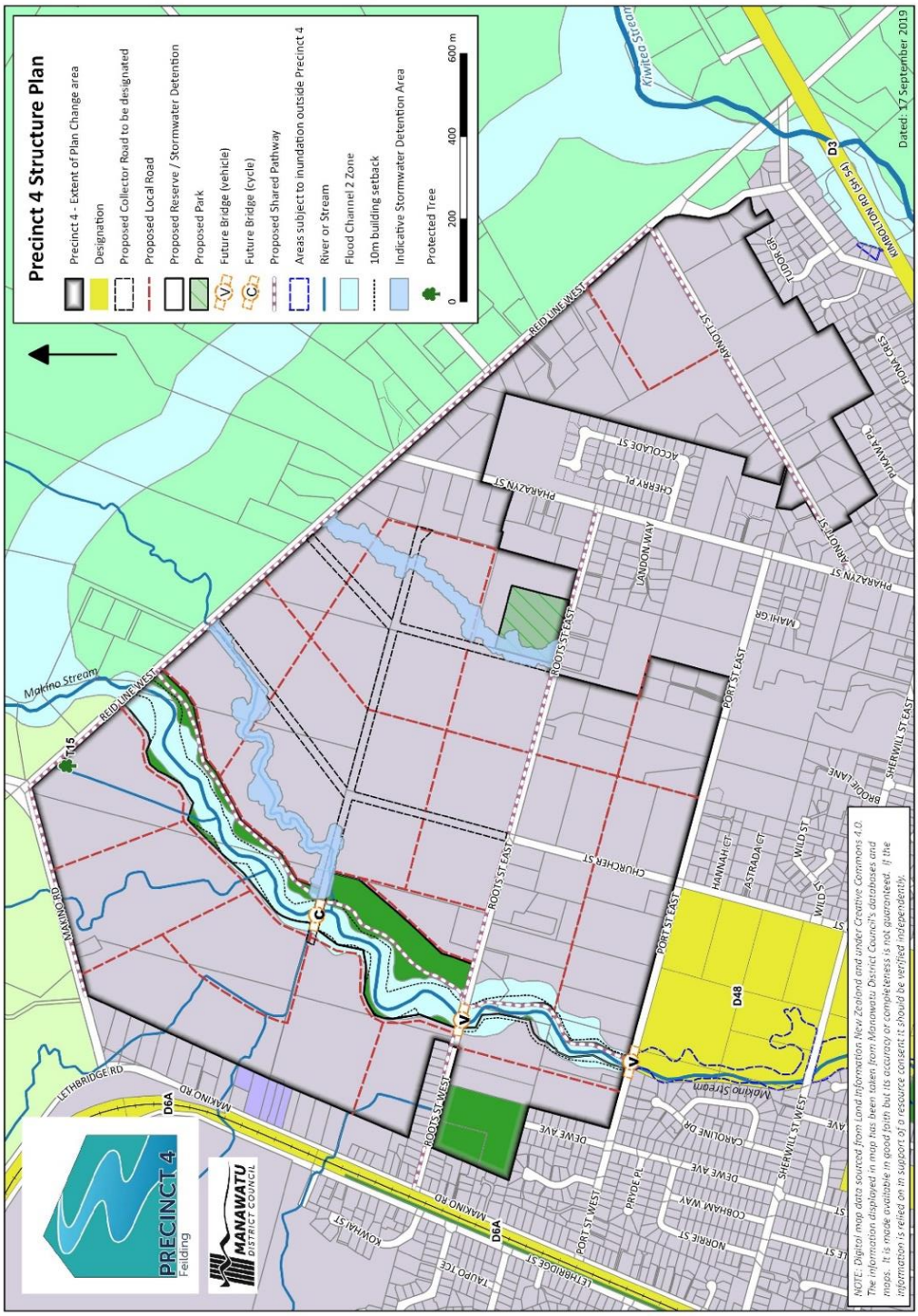
SUB-MAE-ST2	**Access and road design**	
	SUB-MAE-ST2.1	Access and *Road* Design and construction must comply with *Council* Engineering Standards. Common access to eight or more lots must be provided by *road* formed to *Council* standards.
	SUB-MAE-ST2.2	Access must comply with the provisions in TR-R2, and TR-ST1.
	SUB-MAE-ST2.3	Roads must comply with the design requirements of TR - APP2 – *Road* Cross Sections.
SUB-MAE-ST3	**Shape factor** – Each residential lot must be capable of containing an 18m diameter circle.	
SUB-MAE-ST4	**Comprehensive development plan –** Any development and subdivision must have a Comprehensive Development Plan that demonstrates how the proposal:	
	SUB-MAE-ST4.1	Demonstrates a connected internal roading network that facilitates movement demands within the area while also providing a block structure that supports a high quality urban environment.
	SUB-MAE-ST4.2	Shows the location, width and design of publicly accessible roads, laneways and accessways having regard to vehicles, public transport, pedestrians and cyclists that are intended to use them.
	SUB-MAE-ST4.3	Outlines the servicing required for the development, and ensures suitable sizing of infrastructure to service the wider *Growth Precinct*.
	SUB-MAE-ST4.4	Includes a spatial layout plan showing how the development achieves connectivity and integration to the wider area including public access along the Makino (Mangakino) Stream and its margins.
	SUB-MAE-ST4.5	Identifies the location and shape of publicly accessible open space areas, and provides indicative landscape concepts recognising the historical values of the area

	SUB-MAE-ST4.6	Identifies the location of natural watercourses and overland flow path and how these will be managed or enhanced.	
	SUB-MAE-ST4.7	Provides clear reference to:	
		SUB-MAE-ST4.7.a	The objectives and policies of the *Zone*.
		SUB-MAE-ST4.7.b	Current and anticipated future built form and uses.
		SUB-MAE-ST4.7.c	Anticipated future capacity of the Activity area.
		SUB-MAE-ST4.7.d	Relationships and connections within *Maewa (Growth Precinct 4)*.
SUB-MAE-ST5	**Earthworks:**		
	SUB-MAE-ST5.1	All subdivisions must comply with the provisions in EW-R1, EW-R2, and EW-ST1 to EW-ST9.	
	SUB-MAE-ST5.2	Existing overland flow paths as shown in SUB - APP2 are maintained and not filled in, dammed or diverted.	
	Guidance Note: *Earthworks*, damming and diversion are also regulated by the Manawatū-Wanganui *Regional Council* and a resource consent maybe required under the rules of the One Plan.		
SUB-MAE-ST6	**Building Platforms –** *Building* platforms must be identified which are at or above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event. **Guidance Notes:** 1. *Council* has a model for stormwater that can be used to predict flood levels for areas within *Maewa (Growth Precinct 4)*. Liaison with *Council*'s Land Development Manager is recommended. Refer to Manawatū Whanganui *Regional Council* for flood information on the Makino (Mangakino) Stream. 2. Calculations for this performance condition shall exclude flooding as a result of the failure of the Reids Line Floodway.		
	Infrastructure:		

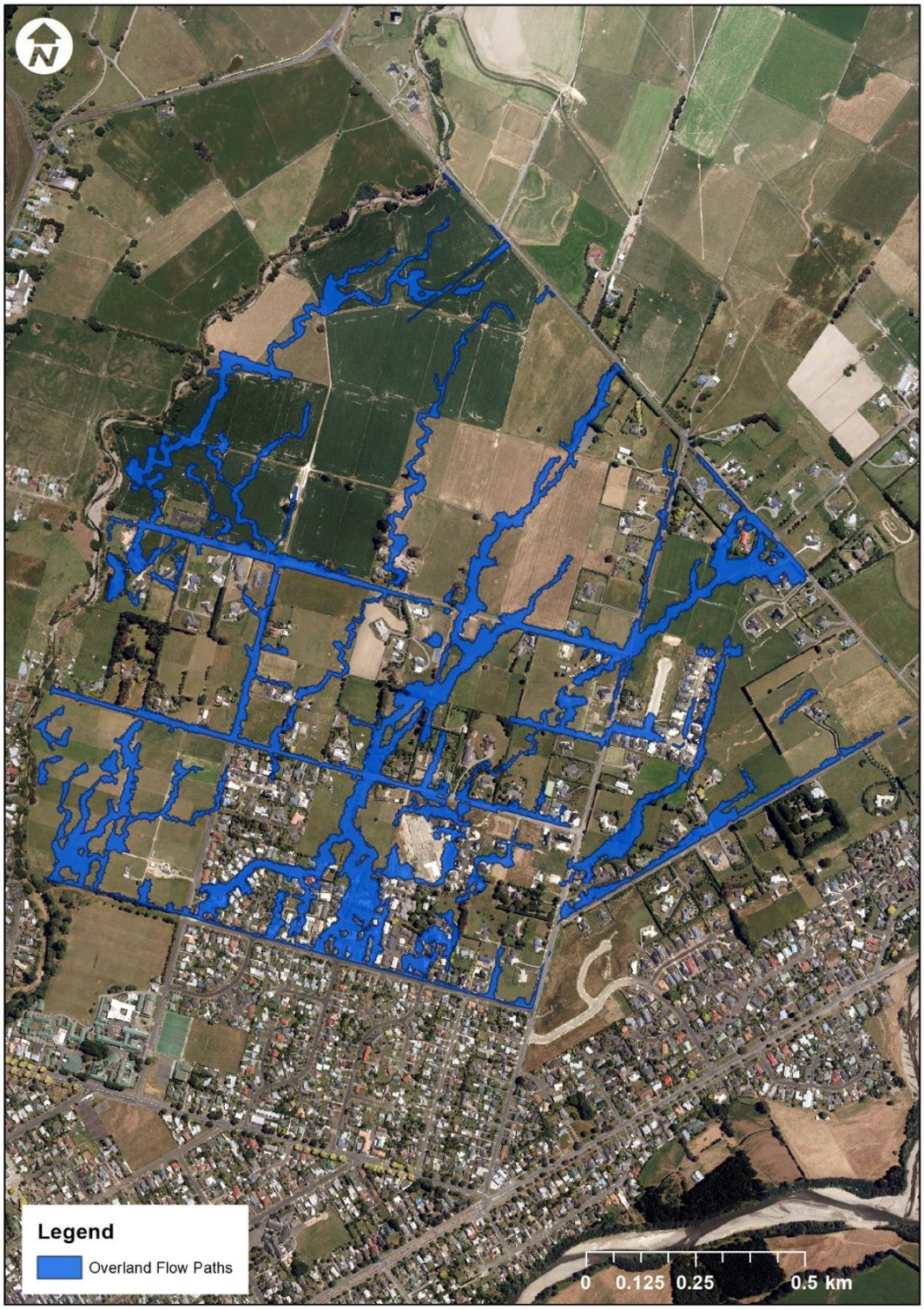
SUB-MAE-ST7	**SUB-MAE-ST7.1**	All cables and pipes, including for gas, power and telecommunications must be placed underground, except where they are required to be above ground for connection to associated infrastructure.
	SUB-MAE-ST7.2	All *Council*'s *essential infrastructure* must be available for connection within 30 metres of the nearest point of the land being subdivided.
	SUB-MAE-ST7.3	Any subdivision must be connected to reticulated services designed and constructed to comply with *Council* Engineering Standards.
	SUB-MAE-ST7.4	All *Council*'s new *essential infrastructure* proposed in a subdivision must be located within *road* reserve and vested in *Council*.
	SUB-MAE-ST7.5	Development must only occur in areas where *Council*'s *essential infrastructure* is available and of sufficient capacity for the subdivision.
	Guidance Note: In situations where development is proposed ahead of *Council* infrastructure investment, *Council* may enter into agreements with land owners as outlined in the *Council* Development Contributions Policy around the provision of *Council*'s *essential infrastructure*.	
SUB-MAE-ST8	**Stormwater Management Plan –** For *Maewa* (*Growth Precinct 4)*, a report from a Chartered Professional Stormwater Engineer identifying the potential stormwater risks to the *site* and how *stormwater neutrality* will be achieved at the following scales:	
	SUB-MAE-ST8.1	Over the area of land that is the subject of the subdivision proposal.
	SUB-MAE-ST8.2	Over the *Growth Precinct* in which the subdivision proposal is located.
	This report must cover:	
	SUB-MAE-ST8.3	A *site* specific hydrologic modelling assessment based on the proposed subdivision plan and includes assessment for how the stormwater will be collected, attenuated and managed on*site*.

	SUB-MAE-ST8.4	Scoping of all internal stormwater infrastructure and how it will interact with the existing drainage system including connection to the existing stormwater network.
	SUB-MAE-ST8.5	Treatment of all stormwater runoff prior to discharge to the primary network.
	SUB-MAE-ST8.6	Protection of treatment devices and treatment runoff during all phases of construction.
	SUB-MAE-ST8.7	Outline how the development will hydraulically relate to its surrounding environs, including assessment of overland flow paths and potential flood impacts of proposed and existing development.
	SUB-MAE-ST8.8	Outline how the proposed stormwater management system will provide attenuation on*site* to minimise runoff from the *site*.
	SUB-MAE-ST8.9	Outline how the proposed stormwater management system is consistent with *Council*'s Engineering Standards and NZS 4404:2010 Land Development and Subdivision Infrastructure.
	SUB-MAE-ST8.10	How the proposed stormwater management approach recognises the Makino (Mangakino) Stream and its margins as a sensitive receiving environment where natural, public access and tangata whenua values must be recognised and provided for by identifying and enhancing those values.
	This report must also contain recommendations as to the location, design and construction of stormwater infrastructure that are appropriate to mitigate any characteristic or feature identified. Ongoing maintenance of the stormwater infrastructure recommended in the Report must also be outlined. A copy of any *site* calculations must accompany the report.	

SUB-MAE-APP1 – *Maewa (Growth Precinct 4)* Structure Plan



SUB-MAE-APP2 – *Maewa (Growth Precinct 4)* Overland Flow Paths



SUB-APP3 – Structure Plan Growth Precincts 1-3

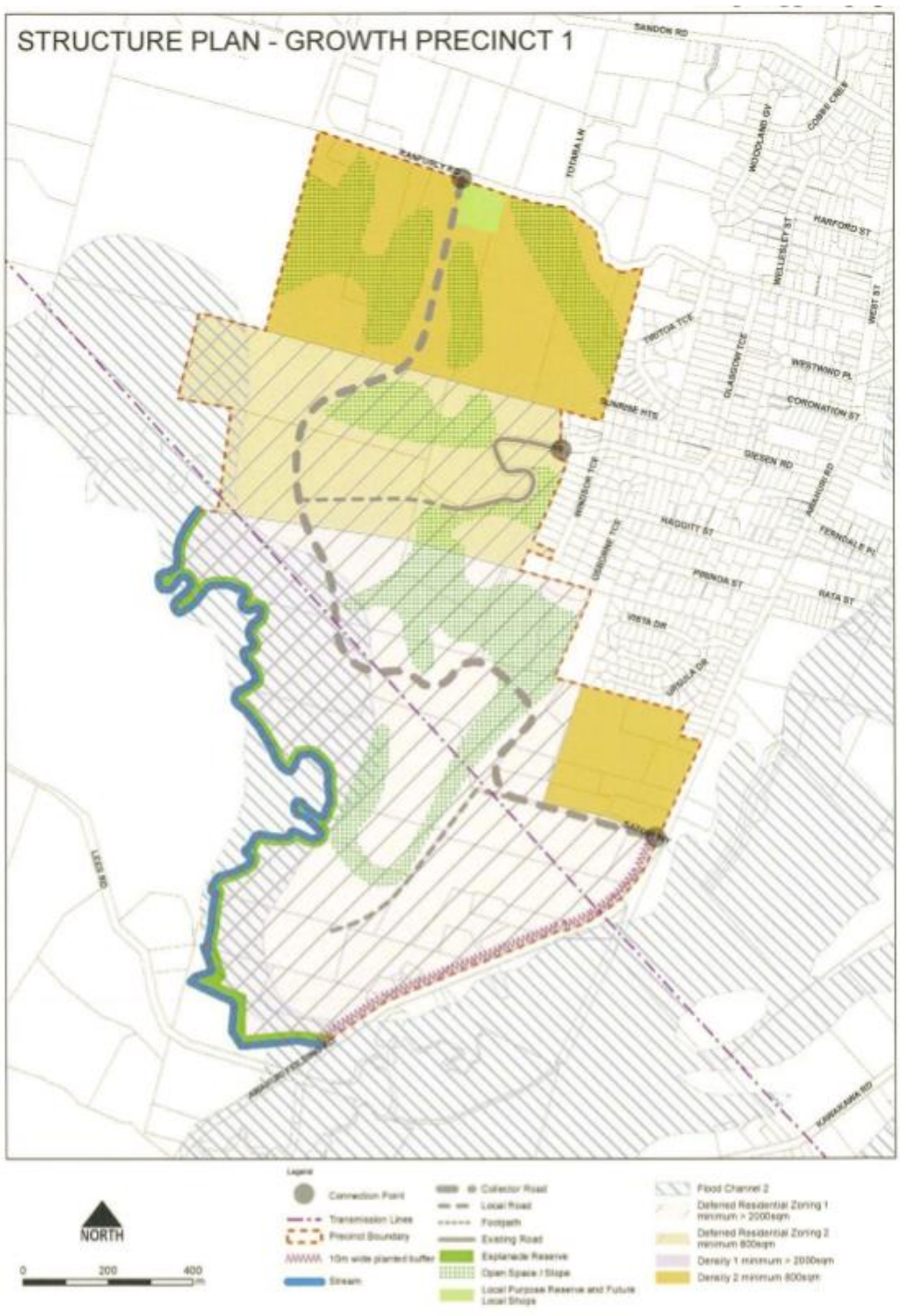


Figure 18 – Structure Plan Growth Precinct 1

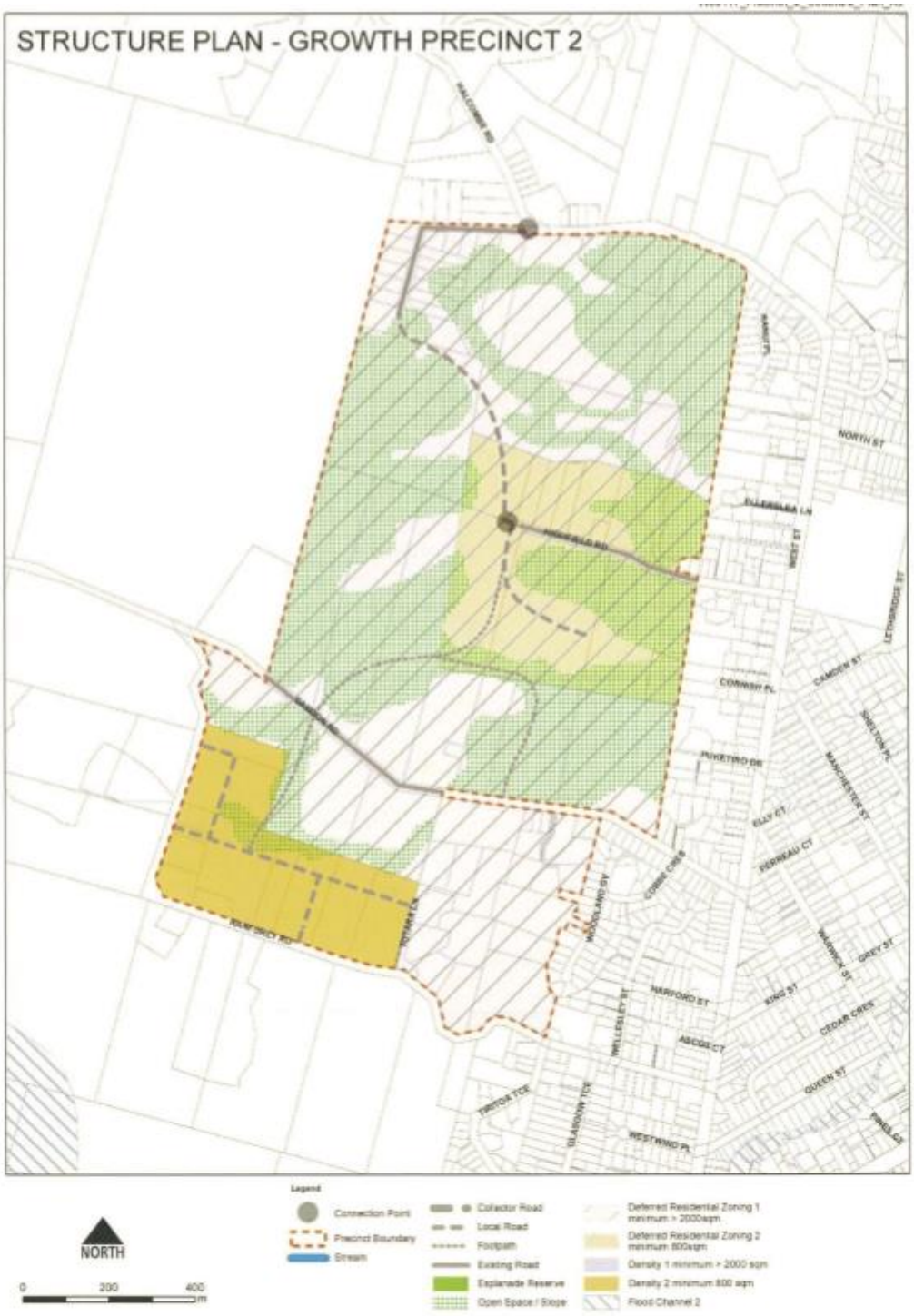


Figure 19 – Structure Plan Growth Precinct 2

Figure 20 – Structure Plan Growth Precinct 3

SUB-APP4 – Rural Subdivision Nodes

Figure 21 - Feilding locality (Refer SUB-R16 to SUB-R23)

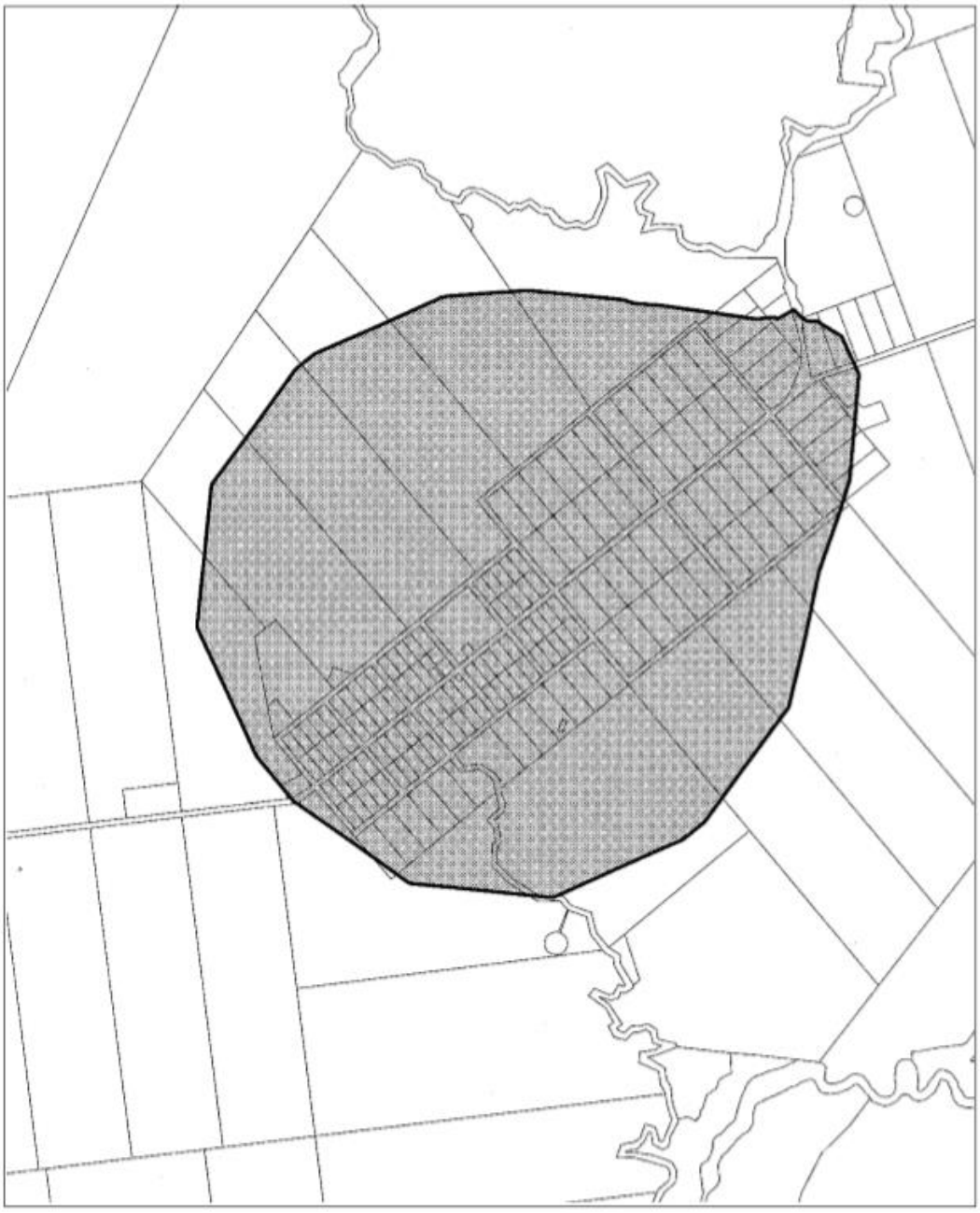


Figure 22 – Rangiwahia Locality (Refer SUB-R16 to SUB-R23)

Figure 23 – Hiwinui Locality (Refer SUB-R16 to SUB-R23)

SUB-APP5 – Subdivision Design Guide

Feilding Precincts 1-3

Subdivision Design Guide
Feilding - Precincts 1-3

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01 Introduction

The introduction to the Subdivision Design Guide provides an explanation as to its purpose, relationship to the District Plan and design process.

Subdivision Design Guide Purpose

The purpose of this guide is to give developers and subdivision designers a design process and guidelines on best practice subdivision and infrastructure design.

This guide sets out best practice design principles and illustrates their application in subdivision and infrastructure planning and design within the Feilding Growth areas known as Precincts 1-3 (refer Diagram 1).

The Design Guide provides a set of outcomes and guidelines to inform landowners, developers, potentially affected people and the wider community about subdivision expectations within the Feilding Growth areas.

District Plan Relationship

The Design Guide works in conjunction with the rules and standards in the Manawatu District Plan including the Structure Plans that provide a spatial plan for each of the Growth Precincts.

How it Should be Used

The Design Guide should be used by subdivision designers (be that landowners, surveyors, planners, engineers or others) from the earliest stages of the design process. It will be used by the Council in its assessment and decision making on applications under the District Plan for resource consents for subdivisions.

The Design Guide does not seek to impose rules on new development, or prescribe specific design solutions. Rather, it offers a flexible framework within which developers and surveyors can work. The Design Guide identifies key subdivision design principles to assist the integration of new subdivision development into the surrounding area and to enhance the character of the area.

Developers are encouraged to look beyond the minimum standards and consent requirements of the District Plan and engineering requirements and to explore opportunities that will enhance and create a better urban environment, for now and which will last well into the future.

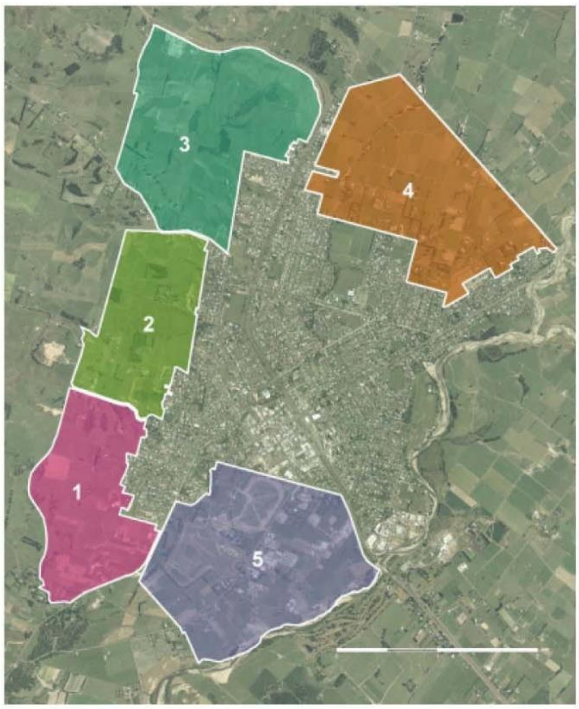


Diagram 1 showing locations and extent of Precincts 1-5

Design Process

To achieve the best outcomes in terms of design effectiveness and process efficiencies, the applicant and or/their advisers should consider the process described in Diagram 2.

Diagram 2 illustrates the best approach to addressing design effectiveness and process efficiencies. Applicants and their advisers should consider this process when considering development.

Each of the process steps is described below as actions – these are not intended to be prescriptive, but are common to best practice subdivision design processes.

1. Research

- Be familiar with your site of interest and collect as much information as you can – aerial photos, cadastral plans, titles, any historical information about buildings, previous land uses, hazards such as flooding or slips, large trees, underground or overhead services etc.
- Read the Design Guide to understand what the Council is considering are important in subdivision design. This includes all outcomes, guidelines and landscape advisory notes.
- Look at the District Plan to see what the resource consent requirements are for both subdivision and land uses.
- In the District Plan there is a Structure Plan map. Look at this and locate your property of interest and see what the context is. Also look at any connections that need to be made, slope or open space areas, or buffers for example.
- Consider the professional assistance (eg surveyor, engineer, planner) you may need – each of these have professional institutes and have lists of people in our area to contact.

2. Communicate

- Meet with a Council officer to discuss your ideas. It may be that several different officers (eg to help with infrastructure enquiries, or roading) will need to assist. It may also be beneficial to have an initial meeting and then follow-up meetings as ideas evolve.
- Consider your neighbours' interests. Do you know them and what their plans are? There may be mutual benefits to you and your neighbours if there are road connections to be made for example.
- Council may need to process your subdivision application through a publicly notified process. It is usually good practice to at least know your neighbours' interests prior to that process as often there can be ways of adjusting subdivisions to reduce or eliminate any issues.

Diagram 2.

3. Assess

- There may be areas of the site that are constrained in some way eg by slope, proximity to incompatible uses, flooding hazard. Assess the site with a view to mapping and addressing these constraints.
- Assess the site and map for opportunities in the same way. There may be good views, flatter land, good connection points for streets or paths and proximity to a natural feature like a river for example.
- Overlay these constraints and opportunities on a map to see where the best locations for development areas are.
- If you are using a professional like a surveyor or planner they should do this with/for you. It is very useful to have this as background to support your subdivision application.

4. Design Options

- The position of streets and paths will be influential to the layout for lots and these will also be the likely position for infrastructure. An engineer or surveyor will usually need to be involved in this process.
- It would be advisable to see the Council again with a few options and get officers advice and comments. They will have some thoughts on how well the options satisfy the Design Guide intentions and District Plan rules and Structure Plans.

5. Document

- There are specific requirements that need to be satisfied when applying for a resource consent. Council will advise you of their information needs at your first meeting. It is important to follow this advice as Council will continue to ask for further information until it is satisfied that everything is complete. This will take more time and may add to processing costs for your application.
- Include in the documentation the information and research gathered, including photographs.
- The process of documentation is usually undertaken by a professional as they know the Council requirements and can provide an appropriate level of assessment.
- Submit the documentation to Council.

Outcomes

The outcomes sought by the application of the Design Guide for subdivision in the growth areas around Feilding are set out below. The subdivision and development outcomes sought are benefits in the form of:

1. An efficient design and consenting process which derives from early Council engagement and the clarity of Council's expectations as expressed by the guidelines.
2. Subdivision design that is responsive to existing on site constraints and opportunities.
3. Responsive house lot layouts which recognise the context of the area, or other potential development in the area which could generate conflicts between activities.
4. Developments which express the town's rural character and therefore have an identity and character which is unique to Feilding.
5. Efficient and cost effective infrastructure provision from clearer 'structure planning' for roads and other services that tie into Council's asset planning.
6. Good 'connectivity' within and between new development areas and the existing Feilding township which makes it easy and cost effective for people to move around by driving as well as walking and cycling.
7. Streets which are sized to suit the traffic use as well as encouraging walking and cycling. This will result in infrastructure which is cost effective and more attractive to live with and use than large wide unused roads.
8. Attractive entrances to the town of Feilding that derive from buffer planting on key entry roads.
9. Residential areas where houses all have a street frontage to encourage a healthy and safe community. Also areas where there are multiple opportunities for people to interact and passive surveillance of and from people using the street.
10. Safe and good quality open spaces which result from their careful siting, sizing, planting and the passive surveillance gained from adjoining land uses.
11. Amenity value of recreation and movement derived from parks, rivers and other open spaces connected as a network.
12. Cost effective and sustainable stormwater management through the provision of open stormwater swales in road design and on-site detention of peak flows.
13. Future proofing for the needs of future generations through the design of subdivisions to enable increased numbers of houses if required and small local commercial centres when the catchment is sufficient to support them.
14. Reduced risk of effects from natural hazards through designing carefully for sloping land areas or areas with flood potential.

Content

The guidelines for Precincts 1-3 focus on the provision of residential land uses.

The guide as it applies to Precincts 1-3 has sections which address:

- Context
- Street and Path Connections
- Density and Lot Layout
- Open Space and Natural Features
- Natural Hazards and Resilience
- Stormwater Management
- Utility Services Networks

For each of those sections there are up to 10 guidance points. The nature of subdivision design is that all of the points across all of the sections are interrelated and need to be considered together. The guidelines are illustrated with photographs and diagrams which are intended to be indicative only.

The Feilding Framework Plan

As background to these Design Guidelines and the District Plan provisions as they apply to the growth areas in Precincts 1-3, Council prepared a Feilding Framework Plan. This Framework Plan examined different forms of existing urban development in the town to understand what forms are most effective for the living environments. The Framework Plan also considered future growth projections and set out key principles of good urban design. An intended outcome from these guidelines is the achievement of those principles.

The Framework Plan also provided long term spatial plans for each of the Precincts that give indicative concepts for how the development could ultimately be provided for over time. The Framework Plan provides an indicative concept for testing infrastructure feasibility, potential yield of lot numbers, residential amenity opportunities, suitability of areas for development and for the purposes of costing of infrastructure.

Development Contributions

In terms of the costs of enabling the development within the Precincts through the provision of infrastructure, Council has determined that this infrastructure will be provided for as part of the Development Contributions Policy. The Structure Plans identify as 'deferred' those parts of the growth areas not considered necessary to meet projected demand over the long term. Services will not be provided to the deferred areas, but Council may consider subdivision applications within those deferred areas if the subdivider makes provision for those services independently of Council.

02
Context

The characteristics of the area around the land to be subdivided will vary from place to place. In order for the subdivision to integrate, connect and take advantage of those characteristics and mitigate any potential adverse effects that may arise from development, the design should be consistent with the following guidelines:

C1	Consider the long-term future of the area around the subdivision and respond in design layout.
C2	Consider the external and internal opportunities and constraints for the subdivision area as a deliberate part of the subdivision design process.
C3	Ensure that at the rural interface, the subdivision design recognises the potential for adverse effects from incompatibility between residential amenity or activities and rural activities. For example, by positioning lots to enable an open space and/or planted buffer to be incorporated.
C4	Consider that Feilding has a rural-town character and the subdivision design can take advantage of this distinctive attribute in the design of roads, or placement of building sites or open spaces. For example, it may be possible to direct roads to gain views towards rural land or house sites to get a rural aspect.
C5	Consider the natural landforms in the wider landscape in the subdivision design. For example gaining long views out to hills or gaining the benefits of visual and open space amenity of the two rivers.
C6	Ensure that subdivision design responds to the local climatic conditions. For example, organise lots so that buildings and outside areas can be positioned to have good sunlight access and shelter (be that from trees or building design) from prevailing winds.
C7	Ensure that connection points for vehicles and walking/cycling and the adjacent areas (existing or zoned for growth) are provided for with the aim of enabling direct movement to local amenities. For example, the town centre.

Example of Framework Plan

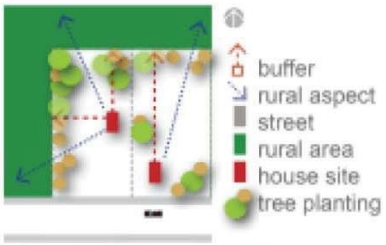


Diagram showing buffer and view opportunities

Example of rural aspect

Example of amenity of rivers

03
Street and Path Connections

The streets and path connections within the growth precincts of Feilding are important for moving people and goods between local destinations, and as public spaces that contribute to the visual and social amenity of the place. The Structure Plans identify the main streets (collectors and some local roads) which are intended to ensure connectivity between land in different ownerships. A more detailed street network (with frequent connections) is required to produce well connected residential subdivisions and the neighbourhoods these form. In order for these connections from subdivision to deliver on both function and amenity, the design should be consistent with the following guidelines:

SP1	Ensure the street network shown on the Structure Plans is provided for in the first instance. Build on this connectivity, making sure street connections are integrated with the existing residential areas and can be extended to deferred zones in the future.
SP2	Ensure the street type reflects the future anticipated role in the district network and as indicated on the Structure Plans. For example, only part of a street may need to be formed in the initial subdivision, but it may need to be added to in the future.
SP3	Ensure that streets and paths are sized for the volume of their vehicle or pedestrian use, including vehicle type. Roads and streets that are too wide are an inefficient use of land, which generate larger stormwater runoff drainage needs, uncomfortably proportioned spaces and higher traffic speeds. For example, the collector and local road cross sections provide a generic guide.

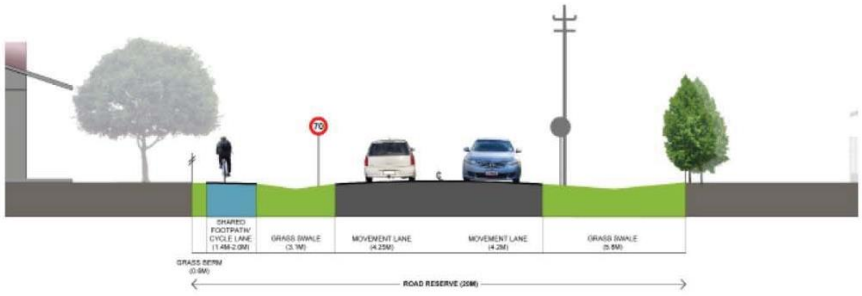
good

poor

The residential good example has the same road reserve width as the poor example. The good example has more amenity - grassed berm and street trees which give it a friendly scale. The poor example is very hard and the road area is over sized for the level of use by vehicles.

Indicative street cross section - Urban Collector Street

Indicative street cross section - Local Street



Indicative street cross section - Semi-Rural

Indicative street cross sections - typical widths - carriageway of 7m width, parking where required 2.5m, 2m berm with street trees at 10m centres, 1.5m footpath or shared 3m footpath and cycleway, a berm/landscape area for swale 4m

SP4 Ensure that there is good connections between streets. This enables a network that promotes efficient vehicle, walking and cycling movements.

SP5 Ensure that 'dead end streets' or cul-de-sacs are only used where the topography limits the ability to connect streets to others – in Precincts 1-3 there may be these situations. If these dead end streets are proposed for residential areas they should be no longer than 120m in length and preferably have a walking/ cycle path connection from the end to another street.

SP6 Where a public street is not being provided (such as for a small number of lots) and private Right of Way access is being proposed ensure that all private way access is designed to have the same amenity considerations as a street including sufficient width for a path and trees.

SP7 Ensure that streets are designed to include cycling and walking paths with street tree planting in a grassed berm between the road and path. This provides visual amenity and a comfortable separation between activities. For example, the collector and local road cross sections provide a generic guide.

SP8 Ensure that where topographical constraints limit vehicle street connections, that a network of walking and cycle paths of a safe and comfortable size are provided. For example, between hill development areas or from hill development areas down to existing areas below.

Street network diagram - good connectivity and poor connectivity

Example shows path separated from road but still visible to provide passive surveillance

Example shows path connection that can connect between two topographically steep areas

04
Density and Lot Layout

The design of subdivisions, including the placement of streets (which forms the shape of blocks) and lots, is highly influential on the resultant quality of development once houses and other buildings are located there. Street layouts are described in Street and Path Connections above. To ensure the resultant density and layout of the development from subdivision delivers a quality place to live, the design should be consistent with the following guidelines:

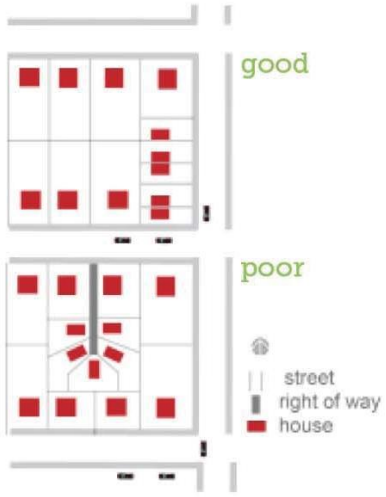
DL1 Ensure that all lots have frontage to a street (or a private way) with a width that is sufficient to enable the house to 'front' the street (or private way). No rear lots should be created.

DL2 Ensure that for a cul-de-sac street, there is a maximum length of 120m and no more than 20 houses accessed from it. This will ensure that long lengths of disconnected 'dead end' streets are not prevalent in the subdivision design.

DL3 Ensure that lots that have a boundary to an off road path, open space, river, or park are designed for the house to 'front' to that path, open space, stream or park with windows to a main living space. For example, orientating the local street alongside the path, open space, or stream to encourage house orientation towards it.

DL4 Consider the provision of a range of lot sizes within the subdivision to provide for diversity in the house types and sizes to recognise the range of housing needs within Feilding.

DL5 Ensure that larger (ie 2000m² or larger) lot layouts enable a future house to be positioned on that lot (or a further subdivision of that lot). For example, ensure a wide enough street frontage for a new house in the future.



Lot layout diagram - good example shows frontages for all and a two sizes of lots. poor example shows no frontage to small lots at rear.

Example shows frontage of residential properties to a park opposite - the street between the park and residential lots allows the good frontage.

DL6 Ensure that the slope of the land, including those areas identified on the Structure Plans as Open Space/Slope Areas, is considered in the lot configuration. It is noted that the identified areas are indicative only (ie there maybe other areas outside those shown) and are typically for areas with a slope of greater than 12 degrees. Development on land with a slope of up to 30 degrees may be possible, but erosion potential increases with slope. The guideline is to provide a house site and access that does not require large scale earthworks in the form of large height cuts. For example, buildings may have pile foundations or lots are provided at larger sizes so houses can avoid being built on steeper sloping land (refer also to the Horizons One Plan provisions).

DL7 Consider the natural land forms in Precincts 1-3 in the positioning of lot boundaries and roads to avoid straight-line boundary fences or roads that cut unnaturally across the landscape. For example, arrange to follow contours or along gullies.

DL8 Ensure that Open Space/Slope Areas shown on the Structure Plan are considered as part of the subdivision stormwater management network. For example, providing for short term detention of water, overland flow paths or conveyance to watercourses, or soakage.

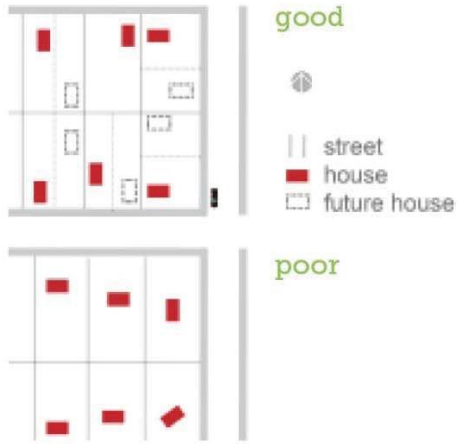


Diagram shows good arrangement of lots and house sites for the larger lot areas to enable later additional density. The poor example shows house sites not well located in terms of providing for future houses.

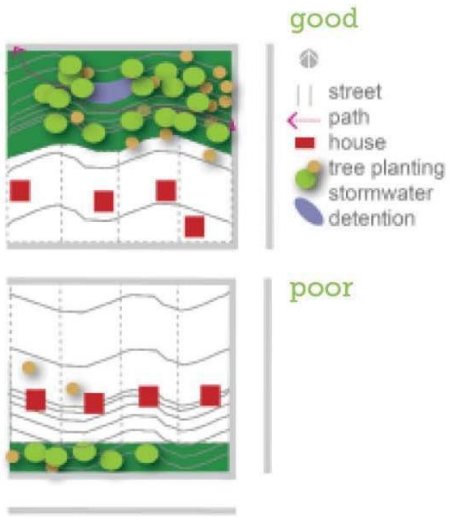


Diagram shows good arrangement of lots away from steeper land, less potential for fence lines cutting across contour, maintenance of vegetated slopes, ability to detain stormwater flow and a walking path link. The poor layout will require significant earthworks to create house locations and access, removes vegetation and will increase stormwater runoff.

05
Open Space and Natural Features

Precincts 1-3 include hillside land which is steep sloping and/or has existing vegetation which contributes to the visual amenity backdrop of Feilding. These hillside areas also contribute to the District's ecological values, as well as stormwater runoff and erosion mitigation.

With the transition of currently rural land to residential uses in the Growth Precincts, there is also a need to consider the range of both formal and informal recreational and social needs of the people that will become resident and work there. In order for the resultant development from subdivision to benefit from the open space and natural features, as well as deliver a quality place to live, the subdivision design should be consistent with the following guidelines:

ON1 Ensure that public open space is provided for within the growth areas that will provide a local purpose reserve area for residents of the area. The Structure Plans have nominated a location for these in each of the higher density Precincts as required. Other public open space areas may be provided – for example smaller 'pocket parks' can add to the amenity of a new residential area provided these parks are well positioned, sized and shaped.

ON2 Ensure that public open space is located where it will have surveillance from houses, work places, passing vehicles or walkers/cyclists and is designed to be visually permeable from those streets and paths. For example, ensure that no fences are built, clear stemmed trees are used to form edges to the space to allow people to see out of and into the park, from surrounding streets.

ON3 Ensure that within the nominated locations for open spaces on the Structure Plans, that the subdivision layout provides for future local centre business (typically small local shops). Also ensure future development does not obscure the open space behind. For example, by the placement of roads to gain shop frontages and allowing for parking on the street.

Good example has small street between open space and house front - this allows for low/no fences, provide passive surveillance. The poor example has park at back of house - this leads to fences being built


Structure Plans show locations for larger open spaces and locations for local shops in the future.

ON4 Ensure that open space is provided for in association with river corridors, gullies, and sloping land for conservation purposes, and as appropriate, for public access and recreation purposes. In some circumstances it is recognised that open space will be private.

ON5 Ensure that public open spaces, such as those associated with the river corridors, gullies or on steeper slopes, are formed as a network of spaces that allow for active modes of movement (such as walking, cycling, jogging)

ON6 Ensure that the provision and planting of buffer areas, shown on the Structure Plans, are designed to reflect their role as entry areas to the town and are comprised of large sized street trees that are either underplanted or able to be mown beneath.

ON7 Ensure that the Crime Prevention through Environmental Design (CPTED) principles are provided for in the subdivision design of open spaces. These can be found on Council's website.

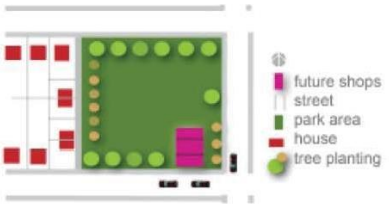


Diagram shows a new neighbourhood park with provision in future for shops. Note the small street at the park edge and smaller lots for houses to face the park

Example shows pathway beside waterbody in natural open space setting [photo Simon Devitt]

Example shows buffer planting of large street trees and underplanting of lower shrubs

06
Natural Hazards and Resilience

The growth areas of Feilding are located both on sloping and flat land where two watercourses (Makino Stream and Oroua River) flow. The natural hazards identified include flooding, liquefaction and erosion on the sloping areas. In order for the resultant development from subdivision to respond to these hazards and generate a resilient urban form, the subdivision design should be consistent with the following guidelines:

NR1 Ensure that the Open Space/Slope Areas, as shown on the Structure Plans, are recognised and provided for in the layout of the subdivision to maintain some sloping land as open space (refer to Open Space and Natural Features Guidelines). This helps to reduce erosion from runoff and peak flows into water courses in flood.

NR2 Ensure that stormwater runoff from roads, driveways and building roofs is managed (refer to Stormwater Guidelines) to minimise discharge peak flows. For example, the use of detention capacity in open spaces, rainwater tanks for each house lot, and swales in streets (refer to Streets and Path Connections Guidelines).

NR3 Ensure appropriate consideration is given to Horizons Regional Council flood hazard mapping, Building Act 2004, and any other relevant Regulations and Codes. Additional site investigations in the Precincts may be required to address these matters.

NR4 Ensure that infrastructure resilience is considered in subdivision design. For example, by interconnected street access, alternative service (eg water or power) provision, and non-mechanised infrastructure systems.

The Structure Plan identify approximately the sloping areas - these are face or gullies. The photograph show a gully which runs out towards the floodplain from the hill Precincts

The Feilding town sits on a flood plain. It is important to plan new development to recognise hazards and to minimise the extent to which new development may exacerbate them

07
Stormwater Management

Feilding has known stormwater management and flooding issues. Additional urbanisation can exacerbate this issue. The provision of extensive stormwater infrastructure adds to the cost of development. The use of "low impact" design techniques for stormwater management has the potential to be cost effective and minimise stormwater discharges. The subdivision design should be consistent with the following guidelines:

SM1 Ensure that subdivision design for stormwater run-off from the subdivision area is considered in the context of the whole Precinct and considered as a network – for example shared detention systems or network linkages with adjacent areas.

SM2 Ensure that stormwater neutrality is achieved in the subdivision. For example, through provision of a combination of open space areas, detention areas, swales, and other on-site management techniques.

If the following stormwater management techniques are utilised stormwater neutrality may be achieved within a subdivision:

i) Providing 16m3 of property level on-site stormwater tank storage which discharges via orifice control to 10m of 'french' drain or soakway drain within each property; and

ii) Roadside open drains to collect road runoff, directed to detention ponds located at subcatchment level to attenuate flows; and

iii) Providing detention ponds with sufficient capacity to retain the road stormwater runoff.

Alternatively, the developer will need to apply a robust alternative method of stormwater management which limits any increases in flows to the Makino Stream and Oroua River to:

i) A maximum impermeable area of less than 100m2 per subdivision (including cumulative stages of the subdivision) contributing to the Makino Stream without mitigation; and

ii) Pre-development levels in the 1% annual exceedance probability (AEP) plus climate change flood to 2090 to the Oroua River.

SM3 Ensure that stormwater networks being provided for as part of street design are incorporated into the subdivision design. For example, the collector and local road cross- sections provide a generic guide.

SM4 Consider the benefit to stream water quality from stormwater management by minimising hard surface areas (such as parking, driveways, roads etc) and the use of swales and detention areas that gives runoff some settlement and filtering time prior to discharge

SM5 Consider the management of roof rainwater and its potential for collection and use for garden watering.

Examples show the network process - collection of stormwater at source - to rainwater tanks from roofs and to swales from roads, the direction of that runoff to a filtering area and then its discharge finally through a re-vegetated local stream to the receiving water course.

08
Utility Services Networks

The Feilding growth precincts are intended to be more urban than rural in character. Being adjacent to the existing urban area the precincts can readily be connected with utility service extensions for waste water, water supply, stormwater and power, telephone and other utilities. Council plans the supply of its utility assets and any upgrading of capacity according to estimated demand and where this occurs in the network. In order for the design of utilities to be efficient and cost effective, the subdivision design should be consistent with the following guidelines:

US1	Ensure that the utility provision as part of subdivision design coordinates with Council's wider network design provision.
US2	Ensure the utility provision is planned for on a Precinct wide basis to provide for maximum efficiencies in the cost of implementation. This planning may include larger capacity infrastructure to provide for future connections.
US3	Ensure that utility provision is for reticulated services including for waste water unless residential lots are larger than 5000m² in which case these may be able to be serviced on site (refer to Horizons One Plan).
US4	Ensure provision of utilities by the subdivider/ developer where growth precincts are proposed to be advanced ahead of Council's asset planning and in the deferred areas of development as shown in Structure Plans.