

Part 12

Subdivision

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Annotations key

[DRx] indicates where the content is affected by decision report x

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indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.



indicates where the content is part of plan modification x, which is

subject to appeal.

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12.1 Introduction

The significant ecological and landscape values of the islands, as recognised in regional planning documents, require that subdivision should only occur on sites where there is adequate physical capacity and capability to integrate development impacts. Subdivision must relate to the unique physical and environmental values present in the islands and maintain those elements, patterns and features of the landscape that comprise each land unit or settlement area.

In this part, there are a number of references to the role of elements, patterns and features in the landscape. Elements are those parts which make up the visual landscape such as open pasture, indigenous vegetation, water systems and rock forms. The patterns of a landscape comprise the arrangement of those elements within the landscape. For example, the pattern of indigenous vegetation within the landscape may be irregular, or have a repetitive form. The features of the landscape are distinctive characteristics which often attract attention such as ridgelines, mountains, rivers and rock outcrops. Each landscape will comprise elements and patterns (and may also have features) that contribute to the landscape character and visual amenity values of each land unit. It is this character and these values which need to be maintained and protected through subdivision.

The physical and natural environment in the islands creates major constraints on subdivision. In particular, there is a need to preserve the natural environment, visual character, amenity, and heritage values and to have regard to drainage capability. The Plan also recognises the potential for adverse effects arising from subdivision within and associated with the coastal environment. The Plan's objectives, policies and rules give particular emphasis to ensuring a proper assessment of such effects when subdivision applications are evaluated.

In the past, subdivision rules within residential areas resulted in small site sizes that were appropriate to a village scale. However, the historic pattern of subdivision that occurred in the islands did not relate to specific natural characteristics of the land and the need to accommodate on-site effluent disposal systems. Accordingly, historical subdivision patterns on the islands (and on Waiheke, Rakino and Great Barrier in particular), are not necessarily consistent with the objectives of securing appropriate management of resources and sustainable land use development.

The subdivision of land may not directly create adverse effects on the environment. However it does provide opportunities and expectations for future development which may cause adverse effects. This section of the Plan recognises the relationship between subdivision and the effects on landscape character from associated land use activities by establishing:

- Minimum area standards for sites.
- Assessment criteria for considering subdivision proposals. This includes criteria relating to site design and layout, utility services, access to the site(s), public access to open spaces, coasts, rivers and lakes as well as criteria relating to the protection and enhancement of the natural environment.

The opportunities for subdivision of land are limited by:

- The physical and natural environment including natural character and landscape values.
- The objectives, policies and rules in the Plan.

12.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to identify:
 - The constraints of the natural coastal environment (eg wetlands, indigenous vegetation, topography, natural hazards, drainage and access difficulties) and to limit subdivision accordingly.

- Natural landscape character, visual amenity, heritage values and amenity that need to be protected by the subdivision design.
 - Whether the natural and physical environment has adequate physical capacity and capability to integrate development impacts associated with subdivision.
2. How to protect the natural character of the coastal environment, rivers, lakes and their margins from inappropriate subdivision.
 3. How to protect outstanding natural features and landscapes from inappropriate subdivision.
 4. How to ensure that new subdivisions provide for the maintenance and enhancement of public access to and along the coastline, lakes and rivers.
 5. How to ensure that subdivisions secure reserves and protect significant environmental features.
 6. How to provide for subdivision in a manner which is consistent with the objectives, policies and rules for particular islands, land units and settlement areas.
 7. How to avoid or manage the risks associated with subdivision in areas which may be subject to natural hazards.
 8. How to avoid or remedy the risks associated with subdivision in areas which may be subject to contamination.
 9. How to ensure that the subdivision rules are consistent with maintaining and enhancing the village character of the residential areas of Waiheke and Great Barrier.
 10. How to ensure that subdivision occurs in a manner which maintains water quality through adequate wastewater and effluent treatment and disposal, and stormwater disposal and dispersion.
 11. How to ensure that subdivision provides appropriate public roading and site access that reflect the character of the area.
 12. How to ensure that subdivision provides for safe pedestrian and cycle movement along public roads and linkages to other public places.
 13. How to ensure that subdivision occurs in a manner that avoids or mitigates soil erosion and reduces sediment discharges into water systems.
 14. How to ensure that subdivision does not generate adverse effects on amenity and landscape character from earthworks.
 15. How to ensure that subdivision provides for financial contributions that reflect the demands on public services, provide for open space and recreation and mitigate specific adverse effects.
 16. How to ensure that utility services required in conjunction with subdivision are located and designed to avoid, remedy or mitigate any adverse effect on the natural environment and visual amenity.
 17. How to provide for subdivision in a manner which protects and enhances significant indigenous vegetation and significant habitats of indigenous fauna.
 18. How to ensure that subdivision does not lead to adverse effects on landscape character from associated land use activities and development.
 19. How to ensure that subdivision provides for ecological restoration and enhancement where appropriate.
 20. How to ensure that subdivision avoids, remedies or mitigates the potential for cross-boundary conflicts with regard to land use activities.
 21. How to ensure that the disposal of stormwater and wastewater from subdivision and possible future development do not adversely affect natural water systems.

12.3 Objectives and policies

12.3.1 Objective - natural character and landscape values

To preserve natural character, protect outstanding natural features and landscapes, and to maintain and enhance the amenity values of each of the islands by avoiding inappropriate subdivision and associated development.

Policies

1. By setting minimum sizes for new sites in all land units and settlement areas at a level appropriate with the need to maintain elements, patterns and features that contribute to the visual amenity, natural landscape character and amenity value of each land unit or settlement area.
2. By concentrating subdivision and development in settlement areas, villages or where built form has already modified the natural character and the effect of further development can be mitigated.
3. By avoiding subdivision and development in the coastal environment where it would result in sprawling or sporadic development.
4. By limiting subdivision and associated development in areas with outstanding landscape value within the coastal environment so that natural character and landscape values are not adversely affected.
5. By limiting subdivision so that the natural features and character of the landscape are not adversely affected through inappropriate land use activities. This includes but is not limited to ridgelines, headlands, dunes and wetlands.

12.3.2 Objective - protection of significant environmental features

To provide for subdivision which leads to the protection of areas of high environmental and historic heritage value.

Policies

1. By establishing subdivision rules that provide for the creation of sites which protect, and enhance historic heritage and the natural environment including indigenous vegetation, wetlands, headlands, heritage features and other landscape features.
2. By ensuring that the elements, patterns and features that contribute to the significant environmental features are preserved.
3. By ensuring that the creation of sites which protect and enhance historic heritage and the natural environment do not adversely affect the landscape character and amenity value of a site and the wider visual catchment.

12.3.3 Objective - public access to and along the coastline

To ensure that subdivisions facilitate access to and along the coastline while not adversely affecting the natural character of the coastal environment.

Policies

1. By taking esplanade reserves or esplanade strips at the time of subdivision.
2. By requiring, at the time of subdivision, pedestrian links to and along the coastline from public places.
3. By facilitating, through subdivision, public access to the foreshore except where restrictions are necessary because of safety, security, damage to vegetation and wildlife, protection of traditional Maori sites, or other exceptional circumstances.
4. By using various measures including esplanade areas or financial contributions, or both, to achieve public access to the coast, rivers and lakes.

12.3.4 Objective - access roads and tracks

To ensure that access provided as part of subdivision is designed and located to avoid adverse effects on natural character, landscape values and amenity values.

Policies

1. By requiring access arrangements to integrate with the natural landform wherever possible and minimise adverse ecological and visual effects.
2. By requiring the design and location of access to be defined at the time of subdivision to preserve natural character and landscape values.
3. By managing vehicle access to buildings to avoid, remedy or mitigate potential adverse effects on natural character and landscape values.

12.3.5 Objective - natural hazards

To ensure that subdivisions are designed so that the risks generated from natural hazards are avoided, remedied or mitigated, and to minimise danger and damage should those hazards occur.

Policies

1. By avoiding subdivision in areas subject to natural hazards unless appropriate steps are taken to adequately avoid, remedy or mitigate any risks. This includes, but is not limited to appropriate location of building platforms to avoid unstable land, flood plains, overland flow paths and other natural hazards.
2. By ensuring that activities arising from subdivision in the coastal environment avoid interfering with natural coastal processes and using hard engineering structures such as sea walls as coastal hazard protection measures.
3. By ensuring that subdivision does not compromise or adversely affect any existing natural defences to the hazard. Natural defences may include riparian vegetation or vegetation on coastal cliffs and slopes, sand dunes and mangroves in coastal areas.

12.3.6 Objective - contaminated land

To ensure that subdivision avoids or mitigates the risk of adverse effects created by the potential use, redevelopment or remediation of contaminated and potentially contaminated land on human health and the environment.

Policies

1. By minimising and controlling the adverse effects arising from contaminated land.
2. By ensuring remediation of contaminated land is carried out to a level that is appropriate for the likely future use of the land.

12.3.7 Objective - earthworks

To ensure that subdivisions are designed in a manner that reduces or minimises earthworks.

Policies

1. By encouraging low impact design in accordance with accepted practices.
2. By requiring appropriate measures to remedy or mitigate adverse effects on receiving environments from soil erosion and the generation of sediments.
3. By avoiding earthworks where the effect on instability, amenity or other landscape qualities cannot be remedied or mitigated.

12.3.8 Objective - network utility services

To design subdivisions so that network utility services are installed in a manner that avoids, remedies or mitigates any adverse effects on the environment, including visual amenity, noise, earthworks, dust, spill lighting, electromagnetic field emissions and radiofrequency fields.

Policies

1. By providing, where appropriate, at the time of subdivision, for the undergrounding of electricity and telecommunication services.
2. By ensuring that any adverse effect on landscape and amenity values as a result of the installation of utility services is adequately avoided, remedied or mitigated.

12.3.9 Objective - the character of the inner islands

To ensure that subdivision in island residential 1 and island residential 2 provides for and enhances the character of these areas.

Policies

1. By setting minimum site sizes of 2000m² (island residential 2) and 1500m² (island residential 1) for subdivision which is consistent with achieving low residential densities that preserve spaciousness, the natural landscape and amenity and for island residential 2, ecological values.
2. By ensuring subdivision recognises the open character as the desired pattern, irrespective of existing site sizes and landscape patterns.
3. By requiring building areas and vehicle accessways on new sites to be located in a manner which maintains visual amenity.

12.4 Resource management strategy

In accordance with the requirements of the RMA, the New Zealand Coastal Policy Statement 1994, the regional policy statement and plans and the Hauraki Gulf Marine Park Act 2000, the resource management strategy seeks to control subdivision so as to preserve the natural character, landscape values, heritage and amenity values of the islands. The strategy also seeks to preserve the natural character of the coastal environment of the islands and to provide protection from inappropriate subdivision.

Rules are contained within [clauses 12.6 to 12.9](#) that clearly identify minimum site areas for particular land units and settlement areas. These minimum areas are based upon the physical characteristics of the land and its capacity to integrate development impacts as well as consideration of natural character, visual character and amenity values. Objectives, policies and rules also seek to protect, and enhance the natural environment including indigenous vegetation, wetlands, ridgelines, headlands, heritage features and outstanding landscape features. Furthermore, subdivision is provided for land uses that have particular site size requirements, eg network utility services and reserves.

The Plan includes criteria for assessing subdivision layout and design and to ensure that development resulting from subdivision can adequately dispose of stormwater and onsite wastewater without adversely affecting the natural environment. The criteria also seeks to ensure that the risks generated from natural hazards and contaminated land are avoided, remedied or mitigated and that each proposed site provides for utility services, access and public access to open spaces, coasts, rivers and lakes where necessary.

12.5 Content and structure

The remainder of this part is organised as follows:

- [Table 12.4](#) Activity table for all types of subdivision.

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- [Clauses 12.6 to 12.9](#) cover general rules applying to all subdivisions and specific rules, standards and terms for particular land units and settlement areas.
- [Clause 12.9](#) and [12.10](#) contain assessment criteria for subdivision applications.
- [Clause 12.11](#) contains controls for esplanade reserves and esplanade strips.

Table 12.4: Activity table for all types of subdivision

Land units and settlement areas	L1-7	IR1, IR2	C1-5	C6	C7	M	OS1-4, Cn	Ru1	Ru2	Ru3	Pk	Rt	SA 1-8
Amendments to cross leases, unit titles, company lease plans to show additions and alterations to buildings and exclusive use areas by owner or owners.	P	P	P	P	P	P	P	P	P	P	P	P	P
Leases, including renewals, for less than 35 years for sites which have complying or approved activities.	P	P	P	P	P	P	P	P	P	P	P	P	P
Unit titles, company leases.	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD
Additional stage to an approved subdivision consent where the staging is in general accordance with the scope and terms of the original consent.	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD
Leases, including renewals, for longer than 35 years for sites which have complying or approved activities.	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD
Boundary relocations where the site sizes stay the same and no additional non-compliances in terms of the permitted activity standards result.	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD
Creation of rights of way including those which do not meet the general rule in clause 12.6.1(1) .	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD
Subdivisions including cross leases in L1-7, IR1, IR2 and Ru1 where the proposed site complies with table 12.1 and the general rules in clause 12.6 .	RD	RD	n/a	n/a	n/a	n/a	n/a	RD	n/a	n/a	n/a	n/a	n/a
Boundary relocations where the site sizes do not stay the same and/or additional non-compliances in terms of the permitted activity standards result.	D	D	D	D	D	D	D	D	D	D	D	D	D
Subdivisions including cross leases in L1-7, IR1, IR2 and Ru1 where the area of the proposed site complies with table 12.1 but does not meet the general rules in clause 12.6 .	D	D	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a
Special purpose sites.	D	D	D	D	D	D	D	D	D	D	D	D	D
Subdivision to protect a significant environmental feature which meets the general rules in clause 12.6 and the standards and terms in clause 12.8.2.3 .	D (n/a in L1)	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a

Land units and settlement areas	L1-7	IR1, IR2	C1-5	C6	C7	M	OS1-4, Cn	Ru1	Ru2	Ru3	Pk	Rt	SA 1-8
Subdivision to protect a significant environmental feature which does not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	D (n/a in L1)	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a
Cluster subdivision which meets the general rules in clause 12.6 and the standards and terms in clauses 12.8.2.3 and 12.8.3.3.	D (n/a in L1)	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a
Cluster subdivision which does not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	D (n/a in L1)	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a
C1-5 subdivisions which meet the general rules in clause 12.6 and the standards and terms in clause 12.8.4.3.	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
C1-5 subdivisions which do not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
OS1-4, Cn subdivisions which meet the general rules in clause 12.6 and the standards and terms in clause 12.8.5.3.	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a	n/a
OS1-4, Cn subdivisions which do not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a	n/a
Ru2 subdivisions at Thompsons Point within Area 2B (as shown on Figure 12.1) which meet the general rules in clause 12.6.1(1), 12.6.2-12.6.6 and the standards and terms in clause 12.8.6.3(3).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	RD	n/a	n/a	n/a	n/a
Ru2 subdivisions and/or multiple dwellings at Thompsons Point within Area 2C (as shown on Figure 12.1) which meet the general rules in clause 12.6.1(1), 12.6.2-12.6.6 and the standards and terms in clause 12.8.6.3(3) and where a Landscape Management Plan has been approved in accordance with clause 12.8.6.1(6).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	RD	n/a	n/a	n/a	n/a
Ru2 subdivisions and/or multiple dwellings at Thompsons Point within Area 2C (as shown on Figure 12.1) which meet the general rules in clause 12.6.1(1), 12.6.2-12.6.6 and the standards and terms in clause 12.8.6.3(3) but where no Landscape Management Plan has been approved for this area in accordance with clause 12.8.6.1(6).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	NC	n/a	n/a	n/a	n/a

Land units and settlement areas	L1-7	IR1, IR2	C1-5	C6	C7	M	OS1-4, Cn	Ru1	Ru2	Ru3	Pk	Rt	SA 1-8
Ru2 subdivisions at Thompsons Point within Areas 2B and 2C (as shown on Figure 12.1) which meet the standards and terms in clause 12.8.6.3(3) but not the general rules in clause 12.6.1(1) and for Areas 2B and 2C where a Landscape Management Plan has been approved in accordance with clause 12.8.6.1(5 or 6).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	RD	n/a	n/a	n/a	n/a
Ru2 subdivisions at Thompsons Point within Area 2B and Ru2 subdivisions and/or multiple dwellings within Area 2C (as shown on Figure 12.1) which do not meet the standards and terms in clause 12.8.6.3(3).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	NC	n/a	n/a	n/a	n/a
Ru2 subdivisions other than at Thompsons Point in Areas 2B and 2C (as shown on Figure 12.1) which meet the general rules in clause 12.6 and the standards and terms in clause 12.8.6.3(1) or 12.8.6.3(2).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a
Ru2 subdivisions (including comprehensive development) which do not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a
Ru3 subdivisions which meet the general rules in clause 12.6 and the standards and terms in clause 12.8.7.3.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a
Ru3 subdivisions which do not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a
Pk Subdivision creating no more than 5 sites in the Residential Area B1 and in proximity to the tourist complex area, that meets the general rules in 12.6 and the standards and terms in clause 12.7.2.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	RD	n/a	n/a
Pk Subdivision creating between 6 and 20 sites in the Residential Area that meets the general rules in 12.6.1(1)(a) with respect to height, building coverage and footprint and coastal protection yards, 12.6.2-12.6.5, the standards and terms in 12.7.2.3, and accompanied or preceded by a Master Plan for the entire Residential Area that addresses the matters in 12.7.2.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	RD	n/a	n/a

Land units and settlement areas	L1-7	IR1, IR2	C1-5	C6	C7	M	OS1-4, Cn	Ru1	Ru2	Ru3	Pk	Rt	SA 1-8
Pk Subdivision creating between 21-30 sites in the Residential Area that meets the general rules in 12.6.2-12.6.5, the standards and terms in clause 12.7.2.3 and accompanied or preceded by a Master Plan for the entire Residential Area that addresses the matters in 12.7.2.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a
Pk Subdivision creating more than 30 sites in the Residential Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	NC	n/a	n/a
Pk Subdivision between 6 and 20 sites in Areas B1 and B2 which does not meet the general rules in clause 12.6.1(1)(a) with respect to height, building coverage and footprint and coastal protection yards, but does not meet clause 12.6.2-12.6.5, the standards and terms in 12.7.2.3, and accompanied or preceded by a Master Plan for the entire Residential Area that addresses the matters in 12.7.2.4.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a
M comprehensive development which meets the general rules in clause 12.6 and the standards and terms in clause 12.8.9.3.	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a	n/a	n/a
M comprehensive development which does not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	n/a	n/a	n/a	n/a	n/a	D	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Subdivisions in SA 1-8 which meet the general rules in clause 12.6 and the standards and terms in clause 12.8.10.3.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D ¹
Subdivisions in SA 1-8 which do not meet clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2).	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	D ¹
Subdivision in accordance with clause 12.6.6(2) which meet the general rules in clause 12.6.	D	D	D	D	D	D	D	D	D	D	D	D	D
Subdivision in accordance with clause 12.6.6(2) which does not meet the clause 12.6.1. Note: applications which do not comply with clause 12.6.1(1) may be subject to clause 12.6.1(2)	D	D	D	D	D	D	D	D	D	D	D	D	D
Any subdivision including cross leases which does not comply with the minimum site sizes in tables 12.1, 12.2 and 12.3.	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Any proposed subdivision in C6, C7, Rt.	n/a	n/a	n/a	NC	NC	n/a	n/a	n/a	n/a	n/a	n/a	NC	n/a

Land units and settlement areas	L1-7	IR1, IR2	C1-5	C6	C7	M	OS1-4, Cn	Ru1	Ru2	Ru3	Pk	Rt	SA 1-8
Any subdivision within C1-C5, M, OS1-4, Cn, Ru2, Ru3, Pk and SA 1-8 which does not meet the general rules in clause 12.6.2 to 12.6.6 and/or the specific standards and terms in clauses 12.8.2.3, 12.8.3.3, 12.8.4.3, 12.8.5.3, 12.8.6.3, 12.8.7.3, 12.8.8.3, 12.8.9.3 and 12.8.10.3.	n/a	n/a	NC	n/a	n/a	NC	NC	n/a	NC	NC	NC	n/a	NC
Company leases and unit titles in all land units that do not meet the general rules in clause 12.6.3.	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Additional stages to an approved subdivision consent, where the staging is not in general accordance with the scope and terms of the original consent.	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Any subdivision which is not specifically provided for as a permitted, restricted discretionary or discretionary activity.	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Any subdivision in accordance with 12.6.6(2) which does not meet the general rules in clause 12.6.2-12.6.6.	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Any freehold subdivision in the Matiatia land unit of any site previously created as a result of a comprehensive development under clause 12.8.9.1.	n/a	n/a	n/a	n/a	n/a	NC	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Notes:

1. As identified in table 12.3, subdivision is a non-complying activity in some parts of settlement areas.
2. Any subdivision which is not a permitted, restricted discretionary or discretionary activity in the rules is a non-complying activity.

Legend:

- | | |
|--|--|
| n/a - not applicable | OS1 - Open space 1 (ecology and landscape) |
| P - Permitted | OS2 - Open space 2 (recreation and community facilities) |
| RD - Restricted discretionary | OS3 - Open space 3 (Rangihoua Park) |
| D - Discretionary | OS4 - Open space 4 (marae) |
| NC - Non-complying | Cn - Conservation |
| | Ru1- Rural 1 (landscape amenity) |
| | Ru2- Rural 2 (western landscape) |
| | Ru3- Rural 3 (Rakino) |
| | Pk - Pakatōa |
| | Rt - Rotorua |
| | SA1- Tryphena settlement area |
| | SA2- Medlands settlement area |
| | SA3- Claris settlement area |
| | SA4- Okupu settlement area |
| | SA5- Whangaparāpara settlement area |
| | SA6- Awana settlement area |
| | SA7- Okiwi settlement area |
| | SA8- Port Fitzroy settlement area |
| L1 - Landform 1 (coastal cliffs) | |
| L2 - Landform 2 (dune systems and sand flats) | |
| L3 - Landform 3 (alluvial flats) | |
| L4 - Landform 4 (wetland systems) | |
| L5 - Landform 5 (productive land) | |
| L6 - Landform 6 (regenerating slopes) | |
| L7 - Landform 7 (forest and bush) | |
| IR1 - Island residential 1 (traditional residential) | |
| IR2 - Island residential 2 (bush residential) | |
| C1 - Commercial 1 (local shops) | |
| C2 - Commercial 2 (Ostend village) | |
| C3 - Commercial 3 (local shops) | |
| C4 - Commercial 4 (visitor facilities) | |
| C5 - Commercial 5 (Industrial) | |
| C6 - Commercial 6 (quarry) | |
| C7 - Commercial 7 (wharf) | |
| M - Matiatia (gateway) | |

12.6 General rules

The following rules apply to all applications for subdivision consent.

12.6.1 Bulk, location and access controls for buildings

1. Each site must demonstrate where a building, access and parking can be constructed which complies with:
 - a. All of the following development controls applying to the site under [part 10a - Land units: objectives, policies and activity tables](#), [part 10b - Settlement areas: objectives, policies and activity tables](#), or [part 10c - Development controls for land units and settlement areas](#): height, building in relation to boundary, yards (including coastal protection, wetland and water body yards), building coverage, ridgeline control, impervious surface area, earthworks and vegetation clearance.
 - b. [Part 5 - Network utilities](#).
 - c. [Part 7 - Heritage](#).
 - d. [Part 8 - Natural hazards](#).
 - e. [Part 9 - Hazardous facilities and contaminated land](#).
 - f. [Part 13 - Transport](#).
2. Where any subdivision does not meet the requirements of (1) above the council may, in accordance with section 91 of the RMA, defer considering the subdivision application and request the applicant to lodge a land use consent. This is for the purposes of better understanding the nature of the proposal, achieving integrated resource management outcomes and assessing the actual and potential effects of the proposed development. The council will also pursue an integrated approach to applications where consents from other agencies, such as the Auckland Regional Council, are required.

12.6.2 Shared wastewater treatment and disposal facilities

Any subdivision involving the use of a shared wastewater treatment and disposal facility must demonstrate that:

1. The facility will operate to the appropriate standard for the life of all buildings.
2. All costs associated with the facility, including maintenance, monitoring and operation, rehabilitation and renewal will be shared between the users of the system in a legally enforceable manner. The council may impose consent notices to secure these outcomes.
3. The facility provides for low impact design that avoids, remedies and mitigates adverse effects on the environment. The Hauraki Gulf Islands Development Code may be used as a guideline for achieving this outcome.

12.6.3 Company leases and unit titles

Any building or buildings subject to a company lease or unit title application must:

1. Have existing use rights; or
2. Comply with the provisions of the Plan; or
3. Have a valid resource consent.

12.6.4 Staging

1. Where a subdivision (except for a company lease or unit title) is to be carried out in stages, the applicant must include detail of the staging and the expected time period for completion of the subdivision as part of the consent application.
2. The council will grant approvals under sections 223 and 224 of the RMA for each stage subject to the requirements of those sections, and will issue completion certificates under section 224 of the RMA, when the conditions applying to each stage have been met.

12.6.5 Survey plans

The council will approve a survey plan under sections 223 and 224 of the RMA when:

1. A subdivision consent has been obtained for the subdivision to which the survey plan relates.
2. The survey plan is in accordance with that consent and the conditions of consent have been complied with.
3. Financial contributions and requirements for reserve formation have occurred in accordance with consent conditions.
4. In the case of applications for company leases or unit titles, the council is satisfied that the buildings subject to the leases or titles, have been constructed in accordance with their building consent and if necessary, their resource consent.
5. With regard to company leases and unit title applications, the building is completely framed up to and including the roof level. Furthermore, the council must be satisfied that the building complies with the Plan or any resource consent granted. The council may require confirmation by a registered surveyor of the height and location of any building(s) on the site.

12.6.6 Sites that are split between settlement areas or land units

1. A subdivision application may propose to create a new site which is affected by two or more land unit classifications. Where this occurs, the proposed site is required to meet the subdivision rules for the land unit which covers the greatest part of the proposed site.
2. Where part of any site falls into a settlement area, that part of the site which is located in the settlement area may be subdivided out as one site even if the site does not comply with the minimum area for the settlement area in [table 12.3](#). In addition, that part of the site that is not located in the settlement area is not subject to the minimum site size for the relevant land unit(s).

Such forms of subdivision are discretionary activities subject to meeting the general rules contained in [clause 12.6](#) (refer to [clause 12.8](#) - Discretionary activities).

12.7 Restricted discretionary activities

12.7.1 Matters of discretion and assessment criteria

1. For restricted discretionary activities shown in [table 12.4](#) other than for i) subdivision at Thompsons Point within Areas 2B and 2C, as shown on [figure 12.1](#) and ii) a Revegetation Landscape Management Plan for Area 2C, the council has restricted its discretion to considering the following matters:
 - a. Site design.
 - b. Vehicle access to sites.
 - c. Stormwater treatment and disposal.

- d. Sewage treatment and disposal.
 - e. Network utility services.
 - f. Bulk and location of buildings.
 - g. Financial contributions.
 - h. Heritage
2. The council's assessment of an application for a restricted discretionary activity, other than for subdivision at Thompsons Point within Areas 2B and 2C, as shown on [figure 12.1](#) (under [rule 12.8.6.1\(3\)](#)), will consider the matters contained in the following [clauses](#): [12.9.2](#) (low impact design), [12.9.5](#) (site design and layout), [12.9.6](#) (access to sites), [12.9.9](#) (stormwater disposal), [12.9.10](#) (sewage treatment and disposal), [12.9.11](#) (network utility services), [12.9.12](#) (open space, recreation and financial contributions) and [12.9.14](#) (preserving and enhancing heritage features).
 3. For subdivision as a restricted discretionary activity within Area 2B and subdivision and/or multiple dwellings within Area 2C at Thompsons Point (as shown on [figure 12.1](#)), the council has restricted its discretion to the following matters:
 - a. Natural character of the coastal environment
 - b. Landscape values
 - c. Revegetation with native planting
 - d. Visual effects
 - e. Site design
 - f. Vehicular access to sites
 - g. Stormwater treatment and disposal
 - h. Sewage treatment and disposal
 - i. Network utility services
 - j. Bulk, height and location of buildings
 - k. Financial contributions
 - l. Heritage
 - m. Connectivity of existing and proposed pedestrian access.
 4. The Council's assessment of an application for Revegetation Planting in accordance with a Landscape Management Plan at Thompsons Point is restricted:

For Area 2B to:

 - a. Ensuring that the Landscape Management Plan provides for successful implementation of an indigenous revegetation programme in accordance with [figure 12.1](#) including a revegetation management plan incorporating:
 - i. Details of the plant sizes at the time of planting and intended species;
 - ii. Detailed methods to achieve weed and pest control; and
 - iii. Detailed methods for monitoring maintenance and enhancement of existing and proposed indigenous vegetation;
 - iv. Details of any legal protection measures;
 - v. Detail of the proposed planting programme so as to ensure compliance with [rule 12.8.6.3.3.d \(iii\)](#).

For Area 2C to;

 - b. Ensuring that the Landscape Management Plan provides for successful implementation of an indigenous revegetation programme in accordance with [figure 12.1](#) including a revegetation management plan incorporating:

- i. Detailed methods to achieve complete indigenous species cover of the revegetated area, within 10 years of the Landscape Management Plan being approved, including a staging programme for primary and secondary planting;
- ii. Details of the plant sizes at the time of planting and intended species;
- iii. Detailed methods to achieve weed and pest control; and
- iv. Detailed methods for monitoring maintenance and enhancement of existing and proposed indigenous vegetation;
- v. Details of any legal protection measures
- vi. Details of proposals for a staged implementation within 10 years of approval of the Landscape Management Plan for the proposed revegetation and secondary plantings shown on [figure 12.1](#) including:
 - timeframes over which the weed management and plantings will occur to ensure that the landscape management plan is progressively implemented in order to achieve substantial progress of established vegetation, leading to complete indigenous species cover of the revegetated area, within the 10 year period;
 - monitoring on a yearly basis; and
 - how revegetation is programmed to be carried out in the earlier parts of the overall 10 year timeframe.

Note:

The area within Area 2C and notated as 'Pine Forest' on [figure 12.1](#) need not be revegetated until the existing pine trees have been harvested.

- c. Ensuring that the first stage of any revegetation:
 - i. commences within the planting season following the Council's approval of the Landscape Management Plan; and
 - ii. provides for the revegetation of the area located immediately to the north of the boundary between Areas 2B and 2C as Stage 1 revegetation.
- d. Ensuring, where there is any variation to the location (but not overall extent) of the revegetation areas as shown on [figure 12.1](#), that the intent of [figure 12.1](#) is still achieved and the proposed planting satisfactorily addresses future building sites and built form.

Note:

Refer to parts [12.8.6.2\(2\)](#) and [12.10.4.2](#) for the assessment matters for subdivision at Thompsons Point within Area 2B and subdivision and/or multiple dwellings within Area 2C (as shown on [figure 12.1](#)) as a restricted discretionary activity

12.7.2 Pakatoa

12.7.2.1 Provision

Subdivision is enabled in the Residential Areas B1 and B2 of the Pakatoa land unit as a restricted discretionary activity for up to five sites. Subdivision between 6 and 20 sites is also a restricted discretionary activity but is subject to a Master Plan to be prepared and submitted for approval with (or preceding) any application for any development beyond the first five sites. The Master Plan requirement is intended to facilitate integrated assessment of land use and subdivision in the Residential Areas. Subdivision between 21 and 30 sites is a discretionary activity but is also subject to a Master Plan to be prepared and submitted with (or preceding) any application.

Subdivision and/or development in accordance with the Master Plan may be staged with up to a maximum of four stages.

12.7.2.2 Assessment matters

The council's assessment of an application for subdivision in the Pakatoa land unit will include consideration of the matters set out in clause 12.7 as well as the specific criteria contained in clause 12.7.2.5.

12.7.2.3 Standards and terms

The following standards and terms apply:

1. The Tourist Complex Area may be subdivided into one fee simple title. Any further subdivision is limited to unit title subdivision under the Unit Titles Act 2010 or company leases (refer table 12.4).
2. The maximum number of sites in the Residential Areas B1 and B2 (combined) shall be as follows:
 - a. Up to 20 as a restricted discretionary activity;
 - b. Between 21 and 30 as a discretionary activity
 - c. Any further sites shall be a non-complying activity.
3. For the avoidance of doubt, there is no minimum lot size or maximum density for the Tourist Complex Area.

12.7.2.4 Master Plan

The first resource consent application for development and/or subdivision on Pakatoa, other than for the first five sites/dwellings/units shall be accompanied by a Master Plan for the entire Residential Area which shall address the following matters. Non-compliance with Clause 12.7.2.4 is a non-complying activity.

1. The Master Plan shall show the general arrangement for all proposed sites and building platforms, and include information about the intended layout and staging of future development within the Residential Area. Without limitation, it must address:
 - a. all relevant services (water supply, electricity, telecommunications, wastewater reticulation and treatment);
 - b. Roading and access to service all intended sites;
 - c. An outline of building bulk and location for each site (illustrated in a manner enabling provisional assessment against the relevant criteria of Rule 11.5.3.9);
 - d. Landscaping (including both within the Residential Area, and for the Landscape Protection Area); and
 - e. Weed and pest control.
2. The Council may, taking into account the matters in Clause 12.7.2.5, approve the Master Plan as part of the first application when submitted in accordance with this rule. For the avoidance of doubt, it may also approve any variation to it in support of an application for a future stage of subdivision or development.

12.7.2.5 Specific assessment criteria for subdivision of up to 20 sites on Pakatoa

The council's assessment of an application for a restricted discretionary activity under clause 12.7.2 will include consideration of clause 12.7.1 and the following matters:

For Residential B1

1. The extent to which the proposal provides for development that will be visually integrated with the landscape. This assessment must consider the effects of the development in relation to the landscape character and amenity value of the island

and wider visual catchment and this may include the visual effects of earthworks and excavation, building platform design and location and landscape mitigation planting.

2. The extent to which the subdivision is likely to lead to buildings which are visually integrated within the coastal landscape without significant adverse effects on the natural character and amenity value of the coastal environment and wider visual catchment including having regard to the number of buildings and their location, colour and materials.
3. The extent to which protection and enhancement of landscape values and habitats of ecological value is proposed as part of the subdivision application and the nature and extent of the protective legal instruments.
4. Proposals for exotic weed and plant removal, along with restoration through planting of native species, within the Landscape Protection Area in accordance with the Master Plan approved by Council.
5. The appropriateness and content of the Master Plan required under Rule 12.7.2.4 (for the first application for any subdivision beyond the initial 5 sites provided for under that Rule) to achieve the objectives and policies of the Land Unit, and thereafter (for any future application) the extent to which any subdivision proposal is consistent with, and gives effect to, an approved Master Plan.

For Residential B2

6. The assessment criteria for Residential B1
7. Consideration of any intrusion by structures above existing ridgelines into the skyline and the resulting adverse visual effects from the coastal marine area or other islands.
8. The extent to which the visual effect of building on the skyline can be avoided, remedied or mitigated through:
 - Limitations on building bulk (height and length)
 - Landscape planting
 - Control of earthworks
 - Location of building platform
 - Building form, colour and materials

12.8 Discretionary activities

For discretionary activities shown in [table 12.4](#), the council's assessment of a discretionary application will include consideration of the matters set out in [clause 12.9](#) as well as any criteria specified for the activity in [clause 12.10](#).

12.8.1 Special purpose sites

12.8.1.1 Provision

Despite any other standard or rule set out in [part 12 - Subdivision](#), a site may be approved by the council where it is appropriate for any of the following special purposes:

1. A public utility or public work.
2. An access denial strip.
3. Access from or between public places.
4. Reserves or other land protected in perpetuity.
5. A utility or work of a network utility operator.
6. Jointly owned access sites.

12.8.1.2 Standards and terms

The following standards and terms apply:

1. No minimum site area is set for special purpose sites, however any site size must be no greater than is required for the purposes of the site.
2. Where a special purpose site is no longer required or used for the purpose for which it was subdivided, the land must be re-amalgamated with the land from which it was originally subdivided. This requirement will be secured through a consent notice or other suitable legal instrument that is registered on the title of the land concerned.

12.8.2 Protection of significant environmental feature(s)

12.8.2.1 Provision

In landform 2-7, and rural 1 only, and subject to the general rules in [clause 12.6](#) and the specific standards and terms in [rule 12.8.2.3](#), the council may consent to the subdivision of land as a discretionary activity to create sites which will protect any significant environmental feature(s) from development and any adverse effects of land use activities.

12.8.2.2 Assessment matters

The council's assessment of an application for subdivision for the protection of significant environmental feature(s) will include consideration of the matters set out in [clause 12.9](#) as well as the specific criteria contained in [clause 12.10.1](#).

12.8.2.3 Standards and terms

The following standards and terms apply:

1. The area of each proposed site must meet the standards for minimum and average site areas specified in [table 12.2: Minimum site areas for protecting significant environmental features](#).
2. An appropriately qualified, independent person must prepare a report certifying that:
 - a. Any existing indigenous vegetation is of a quality and maturity that is self-sustaining and worthy of preservation. The criteria contained in [appendix 4 - Criteria for scheduling heritage items](#), must be used in determining whether these features are significant and therefore eligible for protection.
 - b. Any natural feature that is deemed a significant environmental feature and which is used for the purposes for active farming, must retire this activity as part of the protection and enhancement of the significant environmental feature. The natural feature or area must be managed in a way that preserves and enhances its existing ecological, heritage and/or landscape value. For the avoidance of doubt, whether or not the SEF comprises or falls within an ONL (in whole or in part) on the Thunb Point Waiheke Island property, active farming need only be retired in any areas that are proposed by the applicant as the SEF.
 - c. Any feature of archaeological, historical or cultural significance is of such significance to the community as to warrant its preservation in the public interest. The criteria contained in [appendix 4 - Criteria for scheduling heritage items](#), must be used in determining whether these features are significant and therefore eligible for protection.
 - d. Any significant environmental feature will not be adversely affected by the impact of development associated with the subdivision.
3. Any area to be covenanted that is already scheduled in the Plan as a site of ecological significance (SES) or sensitive area (SA) or identified as an outstanding natural landscape (ONL) in a regional policy statement must be accurately surveyed to determine its true location on any proposed site. The council will also require

certification of the SES, SA or ONL recommended for protection in accordance with [rule 12.8.2.3\(2\)](#) above. For the avoidance of doubt, whether or not the SEF comprises or falls within an ONL (in whole or in part) on the Thunb Point Waiheke Island property the only areas that need to be covenanted are the areas of ONL that are within what is proposed by the applicant as an SEF.

4. The application must detail the attributes of the feature(s) recommended for protection. This must include an on-going management programme that details any protection and enhancement.
5. Legal protection of the feature(s) must be secured through a consent notice or another suitable legal instrument that is registered on the title of the land concerned. Legal protection may also be achieved through a QEII National Trust Covenant, a covenant with council, a conservation covenant under section 77 of the Reserves Act or by vesting in a public authority or the crown as a public reserve. At the discretion of the council, legal protection may also be achieved by vesting in a charitable trust or public organisation which specialises in the ongoing management and enhancement of natural features. All costs associated with meeting this requirement must be met by the applicant
6. Significant environmental features may only be used under these rules where those features have not already been legally protected as a condition of a resource consent or a subdivision consent. However, allowances can be made for voluntary covenanting.
7. Accessways and building platforms must be located and designed to avoid any disturbance to the protected feature(s).

12.8.3 Cluster subdivision associated with the protection of significant environmental features

12.8.3.1 Provision

Where a site may be created in accordance with [clause 12.8.2](#) above, sites may also be created as a cluster or a group of clusters subject to the general rules in [clause 12.6](#) and the standards and terms in [rules 12.8.2.3](#) and [12.8.3.3](#).

12.8.3.2 Assessment matters

The council's assessment of an application for cluster subdivision associated with the protection of a significant environmental feature or features will include consideration of the matters set out in [clause 12.9](#) as well as the specific criteria contained in [clause 12.10.2](#).

12.8.3.3 Standards and terms

The following standards and terms apply:

1. The site sizes must be between 3000m² and 5000m².
2. The number of sites subject to the cluster(s) will be limited to the number that would be allowed for a subdivision under [rule 12.8.2.3](#) above and [table 12.2: Minimum site areas for protecting significant environmental features](#).
3. One further site (additional to the sites provided for in (2) above) must be created that will comprise the balance of the land subject to the subdivision and contain most of the significant environmental feature. Each site created under (2) must hold an equal undivided share in that site.
4. The sites created must be clustered in one or more groups and must share a common vehicle accessway.
5. Future development of the sites must be limited to a maximum building coverage of 200m² per site. This must be secured through a consent notice or another suitable legal instrument that is registered on the title of the land concerned.

6. Any existing areas that were covenanted as a requirement of a previous consent condition(s) must not be affected by any proposal under this clause (12.8.3). Allowances may be made for amalgamating existing covenanted areas into the balance area, provided that the amalgamation will continue to protect and where necessary enhance the existing covenanted area.

12.8.4 Commercial 1-5

12.8.4.1 Provision

Subdivision in commercial 1-5 is a discretionary activity subject to compliance with the general rules set out in [clause 12.6](#) and the standards and terms contained in [rule 12.8.4.3](#).

12.8.4.2 Assessment matters

The council's assessment of an application for subdivision in commercial 1-5 will include consideration of the matters set out in [c lause 12.9](#) as well as the specific criteria contained in [clause 12.10.3](#).

12.8.4.3 Standards and terms

The following standards and terms apply:

1. Subdivisions must meet the standards for minimum areas specified in [table 12.1: Minimum site areas for land units](#).
2. Each site must have the capacity to provide for effective onsite treatment and disposal of wastewater and stormwater in accordance with any regional standard, or be able to be connected to shared wastewater treatment and disposal facilities, or to the Owhanake wastewater treatment plant as it applies to commercial 1.

12.8.5 Open space 1-4 and the conservation land unit

12.8.5.1 Provision

Subdivision in open space 1-4 and the conservation land unit is a discretionary activity subject to compliance with the general rules in [clause 12.6](#) and the standards and terms in [rule 12.8.5.3](#).

12.8.5.2 Assessment matters

The council's assessment of an application for subdivision in open space 1-4 and the conservation land unit will include consideration of the matters set out in [clause 12.9](#).

12.8.5.3 Standards and terms

The following standards and terms apply:

1. In the conservation land unit, subdivision must be in accordance with the provisions of any operative or proposed Conservation Management Strategy under the Conservation Act 1987; or
2. In open space 1-4, subdivision must be in accordance with any operative or proposed reserve management plan under the Reserves Act 1977.

12.8.6 Rural 2

12.8.6.1 Provisions

The following are discretionary activities in rural 2:

1. Subdivision outside of Thompsons Point which complies with the general rules in [clause 12.6](#) and the standards and terms in [rule 12.8.6.3\(1\)](#); or

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2. Subdivision at Thompsons Point within Area 2A (as shown on [figure 12.1](#)) subject to compliance with the general rules in [clause 12.6](#) and the standards and terms in [rule 12.8.6.3\(2\)](#).

The following are restricted discretionary activities in rural 2:

3. Subdivision at Thompsons Point within Area 2B (as shown in [figure 12.1](#)) subject to compliance with the general rules in [rule 12.6.1\(1\)](#) and [rules 12.6.2 to 12.6.6](#) and the standards and terms in [rule 12.8.6.3\(3\)](#) and is consistent with a Landscape Management Plan which:
 - a. has been approved by the Council for this area under [rule 12.8.6.1\(5\)](#); and
 - b. has been or is being given effect to in accordance with [rule 12.8.6.1\(5\)\(a\)](#) and (b); and
 - c. ensures the full implementation of the Landscape Management Plan required in [rule 12.8.6.1\(3\)\(a\)](#).
4. Subdivision and/or multiple dwellings at Thompsons Point within Area 2C (as shown on [figure 12.1](#)) subject to compliance with the general rules in [rule 12.6.1\(1\)](#), [12.6.2-12.6.6](#) and the standards and terms in [rule 12.8.6.3\(3\)](#) and where a Landscape Management Plan:
 - a. has been approved by the Council for this area; and
 - b. has been or is being given effect to in accordance with [rule 12.8.6.1\(6\)\(a\)](#), (b) and (c); and
 - c. the subdivision and/or multiple dwelling proposal is consistent with the Landscape Management Plan approved under [rule 12.8.6.1\(6\)](#) and ensures the full implementation of the Landscape Management Plan.
5. Revegetation Planting in accordance with a Landscape Management Plan (to be prepared by a suitably qualified person), at Thompsons Point for Area 2B (as shown on [figure 12.1](#)), subject to compliance with the following:
 - a. all of the revegetation shown on [figure 12.1](#) for Area 2B (and approved through the Landscape Management Plan) is completed within 2 years from the date of obtaining any consent for subdivision; and
 - b. the criteria in [clause 12.7.1\(4\)](#).
6. Revegetation Planting in accordance with a Landscape Management Plan (to be prepared by a suitably qualified person), at Thompsons Point for Area 2C (as shown on [figure 12.1](#)), subject to compliance with the following:
 - a. all of the revegetation shown on [figure 12.1](#) for Area 2C (and approved through the Landscape Management Plan) is completed within 10 years from the date at which the Landscape Management Plan is approved; and
 - b. details of a staged implementation of the proposed revegetation, including timeframes over which the weed management and plantings will occur in order to achieve complete indigenous species cover of the revegetated area within the 10 year period, are provided as part of any application; and
 - c. the criteria in [clause 12.7.1\(4\)](#).

Note:

Where Revegetation Planting in accordance with a Landscape Management Plan for Area 2B or 2C Thompsons Point has not been approved by the Council all subdivision/multiple dwellings will require consent as a non-complying activity.

12.8.6.2 Assessment matters

1. The council's assessment of an application for subdivision in rural 2 excluding Areas 2B and 2C within Thompsons Point (as defined on [figure 12.1](#)) will include

consideration of the matters set out in [clause 12.9](#) as well as the specific criteria in [clause 12.10.4.1](#).

2. The council's assessment of an application for a restricted discretionary subdivision and/or multiple dwelling proposal within Areas 2B and/or 2C at Thompsons Point (as defined on [figure 12.1](#)) complying with [clauses 12.8.6.1](#), [12.7.1](#) and [table 12.4](#), will consider the matters contained in [clause 12.10.4.2](#).
3. The council's assessment of an application for a restricted discretionary activity consent for Revegetation Planting in accordance with a Landscape Management Plan as provided for in [rule 12.8.6.1](#) is restricted to the matters set out in [clause 12.7.1\(4\)](#).

12.8.6.3 Standards and terms

The following standards and terms apply:

1. Subdivisions outside of Thompsons Point:
 - a. The subdivision must meet the standards for minimum areas specified in [table 12.1: Minimum site areas for land units](#); and
 - b. The application must detail revegetation on each proposed site. This must include an ongoing management programme that specifies any protection and enhancement.
2. Subdivision at Thompsons Point within area 2A (see [figure 12.1](#)):
 - a. The subdivision must provide for sites at an average of one site per 7.5ha of gross site area; and
 - b. All sites created must have a minimum area of 4.0ha, other than those sites created for the purpose of reserves, public accessways or jointly owned access site; and
 - c. The application must detail revegetation on each proposed site. This must include an ongoing management programme that specifies any protection and enhancement.
3. Subdivision at Thompsons Point within Areas 2B and 2C (see [figure 12.1](#)):

Density

- a. the subdivision of land within Areas 2B and 2C combined must not exceed 35 sites (excluding any access or reserve lots) and is subject to the requirements in [rules 12.8.6.3\(3\)\(b\)-\(f\)](#) below.

Area 2B

- b. i. There shall be no more than 25 sites (excluding any access lots or reserve lots) within Area 2B as shown on [figure 12.1](#) and comprising;
 - 12 sites with a minimum lot size of 1ha where located on the southern spur buildable areas, and
 - 13 sites with a minimum lot size of 3000m² where located on the southern slope buildable areas

And
- ii. Any proposal for subdivision must be done on a comprehensive basis showing:
 - The proposed subdivision layout for Area 2B in its entirety notwithstanding that implementation of the proposal may be staged.
- iii. Any nominated building platform within the Southern Slopes Buildable Areas as shown on [figure 12.1](#) must be no closer than 20m from the southern property boundary of Area 2B.

Area 2C

- c. i. The total number of sites (excluding any access lots or reserve lots) and/or multiple dwellings within Area 2C must not exceed 10. The minimum average gross site area/density is 7.5ha (this includes provision for future sites in the case of multiple dwellings); and
- ii. All sites must have a minimum area of 4.0ha (other than those sites created for the purpose of reserves, public accessways or jointly owned access lots); and
- iii. Only one site/dwelling shall be accommodated within the area delineated as an outstanding natural landscape (as shown on [figure 12.1](#)).

Revegetation and planting

- d. i. The subdivision of Area 2B and subdivision and/or multiple dwelling development within Area 2C must provide for revegetation with indigenous vegetation in general accordance with the areas to be revegetated shown on [figure 12.1](#); and
- ii. All such revegetation shall be in accordance with a Landscape Management Plan approved by the Council;
- iii. In Area 2B such revegetation shall be fully implemented within two years of the granting of consent for any subdivision within this area;

Building platforms, buildings and site development

- e. i. All building platforms/buildings must be located within the buildable areas identified on [figure 12.1](#) and shall be located no closer than 40m from MHWS.
- ii. Within the area delineated in Area 2C as an outstanding natural landscape (as shown on [figure 12.1](#)), one building platform only shall be accommodated.
- iii. A landscaping plan must be provided as part of any resource consent application for buildings and shall address the following matters:
 - Whether the landscaping is provided in a manner that enhances the visual appearance of the activity, including around parking areas, service areas, and at the site boundaries.
 - Whether on-site landscaping adjoining the road enhances the character of the streetscape.
 - The extent to which landscaping has been used to soften large facades, where relevant, and visually integrate the development with surrounding residential or open space land units.
 - Whether existing trees and mature landscaping are to be retained.
- iv. Reference shall be made to the matters set out at [11.5.3.6](#) as a basis for establishing design guidelines that support comprehensive subdivision and/or development and which can be incorporated into appropriate conditions of consent.

Archaeology

- f. Any application for subdivision and/or multiple dwellings within Area 2B or 2C must include a detailed archaeological/cultural heritage assessment.

Figure 12.1 - Thompsons Point Development Framework



12.8.7 Rural 3

12.8.7.1 Provision

Subdivision in rural 3 is a discretionary activity subject to compliance with the general rules in [clause 12.6](#) and the standards and terms in [rule 12.8.7.3](#).

12.8.7.2 Assessment matters

The council's assessment of an application for subdivision in rural 3 will include consideration of the matters set out in [clause 12.9](#) as well as the specific criteria contained in [clause 12.10.5](#).

12.8.7.3 Standards and terms

A. For subdivisions creating sites no less than 3ha site area only:

The following standards and terms apply:

1. The relevant standards for site sizes as set out in [table 12.1: Minimum site areas for land units](#) must be met; and
2. The subdivision must implement an indigenous revegetation programme which provides for a minimum of revegetation of 30 per cent of each proposed site.

B. For subdivisions creating sites no less than 2ha site area only:

The following standards and terms apply:

1. The relevant standards for site sizes as set out in [table 12.1: Minimum site areas for land units](#) must be met; and
2. The subdivision must implement an indigenous revegetation programme which provides for a minimum of revegetation of 50 per cent of each proposed site.
3. Building coverage is limited to 300m² per site. This must be secured through a consent notice or another suitable legal instrument that is registered on the title of the land concerned.

Note: the percentage of revegetation on each proposed site (under A and B above) can include areas which already consist of indigenous vegetation.

12.8.8 Pakatoa

12.8.8.1 Provision

Subdivision to create between 21 and 30 sites in the Pakatoa land unit is a discretionary activity subject to compliance with the general rules in [clause 12.6](#) and the standards and terms in [rule 12.8.8.3](#).

12.8.8.2 Assessment matters

The council's assessment of an application for subdivision in the Pakatoa land unit will include consideration of the matters set out in [clause 12.9](#) as well as the specific criteria contained in [clause 12.7.2.5](#).

12.8.8.3 Standards and terms

The following standards and terms apply:

1. The existing tourist facility may be subdivided into one title.
2. Residential Areas B1 and B2 may be subdivided to create between 21 and 30 sites and shall be accompanied (or preceded) by a Master Plan which addresses the matters set out in [Rule 12.7.2.4](#).

12.8.8.4 Specific assessment criteria for subdivision of between 21-30 sites on Pakatoa

The criteria set out in Rule 12.7.2 shall apply.

12.8.9 Matiatia**12.8.9.1 Provision**

Comprehensive development in the Matiatia land unit is a discretionary activity subject to compliance with the general rules in [clause 12.6](#) and the standards and terms in [rule 12.8.9.3](#).

12.8.9.2 Assessment matters

The council's assessment of an application for comprehensive development in the Matiatia land unit will include consideration of the matters set out in [clause 12.9](#) as well as the specific criteria contained in [clause 12.10.7](#).

12.8.9.3 Standards and terms

The comprehensive development must provide a minimum site area of 2000m² for a maximum of six sites.

12.8.10 Tryphena, Medlands, Claris, Whangaparapara, Okupu, Awana, Okiwi and Port Fitzroy settlement areas**12.8.10.1 Provision**

Subdivision in the Tryphena, Medlands, Claris, Whangaparapara, Okupu, Awana, Okiwi and Port Fitzroy settlement areas is a discretionary activity subject to compliance with the general rules in [clause 12.6](#) and the standards and terms in [rule 12.8.10.3](#).

12.8.10.2 Assessment matters

The council's assessment of an application for subdivision in these settlement areas will include consideration of the matters set out in [clause 12.9](#) as well as the specific criteria contained in [clause 12.10.8](#).

12.8.10.3 Standards and terms

1. The subdivision must meet the standards for minimum areas specified in [table 12.3: Minimum site areas for settlement areas](#).
2. For subdivision of any area within the Claris (dune and wetland conservation area), an encumbrance instrument in favour of the Auckland Council must be registered against any affected title(s) that includes a covenant from the owner (which will be binding on its invitees and successors in title) that ensures:
 - a. at least 80% of the total dune and wetland conservation area will be maintained without buildings or development in perpetuity.
3. Subdivision in the Claris (dune and wetland conservation area) that creates more than three sites in total is a non-complying activity.

12.9 General assessment criteria for discretionary applications

Conditions may be imposed with regard to any of the matters set out below and may include bonds, consent notices, covenants, or similar measures to avoid remedy and/or mitigate any adverse effects.

The council's assessment of an application for a discretionary activity will include consideration of the following matters:

12.9.1 Objectives and policies

The extent to which the proposal is consistent with the objectives and policies in:

- [part 3 - Strategic management areas](#)
- the relevant land unit, or settlement area
- [part 12 - Subdivision](#)
- [part 13 - Transport](#)

12.9.2 Low impact design

The extent to which the subdivision provides for low impact design that avoids, remedies and mitigates adverse effects on the environment. The Hauraki Gulf Islands Development Code may be used as a guide for achieving this outcome.

12.9.3 Reverse sensitivity

The extent to which the proposed subdivision minimises any potential for cross-boundary conflicts with regard to the land use activities proposed for the site(s).

12.9.4 Land suitable for rural production

The extent to which the site sizes and design of a proposed site containing land for rural production retains as much of this land around the building platform as practicable.

12.9.5 Site design and layout

The extent to which the subdivision addresses site design and layout by:

1. Locating site boundaries so that associated development protects and preserves elements, patterns and features that contribute to the natural landscape character, visual amenity and amenity value of each land unit or settlement area.
2. Locating site boundaries so that associated development can be visually integrated within the coastal landscape without adversely affecting the natural character and amenity value of the coastal environment and wider visual catchment.
3. Locating site boundaries so that they integrate with the topography and the usability of the site(s).
4. Locating proposed site boundaries so that they integrate and locate the building platforms in relation to existing buildings and adjoining sites.
5. Locating proposed site boundaries so that they identify the likely location of buildings and accessways in order to minimise potential visual impacts.
6. Avoiding adverse effects on landscape and visual amenity values within the wider visual catchment.
7. Avoiding any non-compliance with the rules associated with existing buildings. This includes considering the extent to which subdivision is designed so that any level of non-compliance that already exists is not increased.
8. Ensuring that the layout of reserves and accessways provides for adequate public access.

12.9.6 Access to sites

1. The extent to which the location and design of any proposed pedestrian and vehicle accessways on the proposed site(s) avoid or minimise any adverse effects on soil stability, natural character, visual amenity and vegetation.
2. The extent to which the proposed sites are located and designed so that each site

has either:

- a. A minimum frontage that provides for practical, legal and safe access from a formed public road, that is suitable for both normal road going vehicles and construction traffic; or
- b. Legal foot access. This may be approved where it is considered that legal vehicular access to a site is:
 - i. Unnecessary; or
 - ii. Because of topographical features, it is impracticable; or
 - iii. Where the site abuts the sea and the council is satisfied that there is practicable access from the sea.

If the council approves sites with legal foot access only, then such sites will be required to have this registered on their titles through a consent notice or another suitable legal instrument.

3. The extent to which the subdivision provides for safe and practical pedestrian paths and cycle ways (whether sealed or unsealed) and bridle paths that are located in a manner which connects, or has the potential to connect to reserves (existing or proposed); the coast; other water bodies and rural walkways.
4. The extent to which the site design minimises the impact of roading and access on the natural character and landscape values of the coastal environment.
5. The extent to which the site design recognises the safety and efficiency of the roading network and the appropriateness of the proposed roading pattern. This includes considering the effect of any new intersections or private access ways on traffic safety and efficiency, including unobstructed sight distances from intersections.
6. The extent to which the site design recognises any impact of roading and access on water bodies, ecosystems, drainage patterns and other amenities.
7. The extent to which the subdivision provides for future roads to serve surrounding land or for road links that need to pass through the subdivision.
8. The extent to which there is/are existing unformed legal road(s) contiguous with or within land subject to subdivision, that are not required for future roading use.

Such roads may be closed under the Local Government Act 1974 and consideration given to vesting them as reserve, transferring ownership to adjacent administering bodies of reserves or offering them for sale to adjacent landowners at market value. In the case of the latter, the selection of buyer(s) and the terms of sale will be managed by the council.

12.9.7 Natural water systems

1. The extent to which there is sufficient capacity and treatment to provide for the safe and efficient disposal of stormwater and wastewater from the subdivision and possible future development without adversely affecting natural water systems.
2. The extent to which the design of stormwater and wastewater disposal systems incorporate measures to reduce runoff rates where there may be damage caused to natural waterway systems.
3. The extent to which any subdivision proposal demonstrates how any natural water system on the site will be managed, protected or enhanced.

12.9.8 Water supply

1. The extent to which the subdivision provides for an adequate and reliable supply of potable water to each proposed site. The requirements of the Hauraki Gulf Islands Development Code may be used as a guide for achieving this outcome.

2. The extent to which the subdivision provides for an adequate and reliable supply of emergency water supply to each site in the event of fire.

12.9.9 Stormwater disposal

The extent to which there are adequate design measures for collecting and disposing of stormwater from impervious surfaces. The design must include measures that:

- Control any adverse effects of the proposed subdivision relating to drainage onto or from adjoining sites or proposed sites.
- Screen out water borne litter, siltation and contamination before the stormwater reaches the boundary of any site or of any proposed site or any body of water.
- Reduce runoff rates where there may be damage caused to natural waterway systems.

12.9.10 Sewage treatment and disposal

1. The extent to which the subdivision has sufficient capacity for the disposal of any effluent or other wastewater flow within the boundaries of each proposed site regardless of seasonal variations and loading (this may require an assessment of soil types, and as necessary, percolation tests).
2. Where more than one site will be created, the extent to which a shared or individual wastewater treatment and disposal system is considered the most appropriate, having regard to any existing problems within the vicinity of the site.
3. The extent to which easements and consent notices may be applied to protect the integrity of wastewater disposal systems.

12.9.11 Network utility services

1. The extent to which access easements provide for lines, including electric lines, telecommunication lines and other lines, where such lines or cables are or may be located within any private property and serve other properties or sites.
2. The extent to which sites can be connected to services such as telecommunications and electricity.
3. The extent to which cables can be placed underground with minimal disturbance to the environment.
4. The extent to which the provision of utility services to any site is of an appropriate design for the potential uses and the particular characteristics of the area.
5. The extent to which the installation of utility services does not adversely affect natural landscape and amenity qualities.

12.9.12 Open space, recreation and financial contributions

1. The extent to which land and/or financial contributions provide for open space and recreation that is consistent with the objectives and policies of the Plan.
2. The extent to which adverse effects generated from the subdivision and associated development can be adequately avoided, remedied, mitigated or off-set by providing works and services on or off the site(s) and/or by paying or providing a financial contribution.
3. The extent to which the subdivision where possible, provides for public access to and alongside the coast, streams, lakes and wetlands. Suitable mechanisms for achieving public access may include easements, covenants, esplanade strips and esplanade reserves.

Notes:

- The council may require a report from an appropriately qualified independent person to assess whether any open space or recreational facilities provided as a financial contribution (eg walkways) are in accordance with the consent conditions.
- The council's parks officers will be consulted regarding the suitability and practicality of any proposed public reserves or pedestrian linkages.
- All proposed reserves must be vested and any easements created before titles are issued.

12.9.13 Protecting vegetation and landscape

1. The extent to which the natural features, patterns and character of the landscape including but not limited to ridgelines, headlands, dunes and wetlands are adversely affected.
2. The extent to which the size and shape of sites maximise the protection of indigenous vegetation.
3. The extent to which the proposed subdivision maximises the use of areas that are already cleared for vehicle access and building sites.
4. The extent to which the subdivision provides for ecological restoration and enhancement where appropriate. Ecological enhancement may include enhancement of existing indigenous vegetation, replanting and weed and pest control.

12.9.14 Preserving and enhancing heritage features

1. The extent to which the subdivision and subsequent land use on the proposed site(s) adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.
2. The extent to which the subdivision design and layout preserves and enhances areas of archaeological, cultural or spiritual significance.
3. The extent to which the landscape integrity of the heritage feature(s) is maintained and enhanced.

12.9.15 Earthworks and land disturbance

1. The extent to which the earthworks can be undertaken in a manner which mitigates and remedies adverse effects from soil erosion and the generation of sediments into receiving environments.
2. The extent to which the earthworks are likely to have adverse effects on visual or other landscape qualities which cannot be avoided, remedied or mitigated.

12.9.16 Natural hazards

1. The extent to which subdivision will increase the risks associated with the natural hazard.
2. The extent to which the subdivision avoids, remedies or mitigates any hazard prone area.
3. The extent to which the subdivision modifies any natural defences against the hazard present.
4. Where land adjoins the coastline, the extent to which the following matters have been assessed:
 - a. Coastal erosion.
 - b. The identification of building platforms that are located and designed to avoid

interference with natural coastal processes.

- c. The need for any coastal protection works and methods to protect the subject land from coastal erosion.

The assessment must address the above matters both in terms of effects at the time of subdivision and within a 50 year and 100 year time period.

12.9.17 Contaminated land

1. The extent to which contaminated or potentially contaminated soil or ground water is able to be treated or disposed of.
2. The extent to which remediation measures and methodologies can be employed to avoid, remedy or mitigate any adverse effects on human health, water quality, and to the downstream receiving environment.
3. The extent to which the land is suitable for its intended use.
4. The extent to which consent notices or other protective instruments are applied to ensure that remediation measures and methodologies are implemented at the time of development.

Note: The council may require a land use consent under to [rule 12.6.1\(2\)](#) and [rule 9.6.3\(1\)](#) so that remediation of land is undertaken prior to the issuing of the titles.

12.10 Specific assessment criteria for discretionary activities

12.10.1 Specific assessment criteria for subdivisions to protect significant environmental features

The council's assessment of an application for a discretionary activity under [clause 12.8.2](#) will include consideration of the following matters:

1. The extent to which the proposed sites provide for buildings that will be visually integrated with the landscape. This assessment must consider the likely effects of development in relation to the landscape character and amenity value of the site and wider visual catchment. Particular regard must be made to the spatial extent of the significant environmental feature(s), the pattern of regenerating indigenous vegetation, low impact design, and placement of buildings within the natural landscape.
2. The extent to which access to the new sites is taken from any existing access or provided as a common access in order to reduce visual and environmental effects, including minimising earthworks and vegetation removal.
3. The extent to which the elements, patterns and features that contribute to the natural character of any outstanding natural landscape(s) are preserved.
4. The extent to which the site(s) retains and enhances the feature(s) in its landscape context.
5. The extent to which the feature(s) determine the proposed site boundaries.
6. The extent to which the feature(s) determine the extent of legal protection.

12.10.2 Specific assessment criteria for cluster subdivisions

The council's assessment of an application for a discretionary activity under [clause 12.8.3](#) will include consideration of the following matters:

1. The extent to which the sites created avoid a linear form or repetitive patterns of buildings and infrastructure.
2. The extent to which the proposed sites provide for buildings that will be visually

integrated with the landscape. This assessment must consider the likely effects of development in relation to the landscape character and amenity value of the site and wider visual catchment. Particular regard must be made to the spatial extent of the significant environmental feature(s), the pattern of regenerating indigenous vegetation, low impact design, and placement of buildings within the natural landscape.

3. The extent to which the elements, patterns and features that contribute to the natural character of the outstanding landscape(s) are preserved.
4. The extent to which the subdivision provides for appropriate on-site wastewater disposal and water supply for each site. The provision of shared infrastructure servicing more than one property is preferred in order to minimise environmental effects.
5. The extent to which access to the new sites is taken from any existing access or provided as a common access in order to reduce visual and environmental effects, including minimising earthworks and vegetation removal.
6. As far as practicable, the extent to which the proposed subdivision minimises the impact on any existing or potential productive activities on the parent site.
7. The extent to which proposed planting may be used to mitigate potential visual effects. Such planting may be subject to bonds and consent notices should consent be granted.
8. The extent to which the amalgamation of an existing covenanted area(s) into the balance area provides effective management of the existing covenant area and does not compromise the protection of the existing covenanted area(s) and the conditions within the covenant agreement.

12.10.3 Specific assessment criteria for subdivisions in commercial 1-5

The council's assessment of an application for a discretionary activity under [clause 12.8.4](#) will include consideration of the following matters:

1. The extent to which vehicle access to each site is designed to:
 - a. Avoid or mitigate traffic and associated noise impacts upon any surrounding residential and recreational uses; and
 - b. Take advantage of any existing vehicle access where this is practicable.
2. The extent to which the subdivision pattern encourages a vibrant and varied retail environment within the Oneroa and Ostend villages.

12.10.4

12.10.4.1 Specific assessment criteria for subdivisions within Area 2A at Thompsons Point (Rural 2) as shown on [figure 12.1](#)

The council's assessment of an application for a discretionary activity under [clause 12.8.6](#) will include consideration of the following matters:

1. The extent to which the subdivision and associated development preserves natural character and amenity values of the land unit as supported by a report from a landscape architect. Particular regard must be made to the pattern of indigenous vegetation, productive rural land, low impact design, and placement of buildings within the environment.
2. The extent to which the subdivision is likely to lead to buildings which are visually integrated within the coastal landscape without adversely affecting the natural character and amenity value of the coastal environment and wider visual catchment.
3. The extent to which the natural features, patterns and character of the landscape including but not limited to ridgelines, headlands, dunes and wetlands are adversely

affected through inappropriate subdivision.

4. The extent to which the proposed subdivision facilitates the protection of productive soils and whether it is likely to lead to cumulative impacts, adversely affecting such potential productivity.
5. The extent to which the proposed subdivision provides for a successful indigenous revegetation programme as supported by a report by a landscape advisor. The programme must include:
 - a. A detailed landscape plan, including an implementation and maintenance programme.
 - b. Details of the plant sizes at the time of planting and intended species.
6. The extent to which legal protection of landscape values (including revegetation) is proposed as part of the subdivision application and the nature and extent of the protective legal instruments.

12.10.4.2 Specific assessment criteria for subdivisions within Thompsons Point Area 2B and subdivision and/or multiple dwellings within Area 2C as shown on figure 12.1 Thompsons Point Development Framework

The council's assessment of an application for subdivision within Area 2B and subdivision and/or multiple dwellings within Area 2C as a restricted discretionary activity under rules 12.8.6.1(3) and/or (4) will include consideration of the following matters:

1. The consistency of any subdivision or multiple dwelling proposals with figure 12.1.
2. How the proposal:
 - a. Preserves natural character, landscape character, heritage and amenity values of the site. Particular regard must be had to: the preservation of existing indigenous vegetation, placement of buildings, fences and vehicle access in order to address adverse visual and amenity effects on the surrounding landscape, including residential areas.
 - b. Protects the ONL identified in figure 12.1 and the landscape values of Thompsons Point. The subdivision design ensures that:
 - i. new buildings and vehicle access will be subservient to the features and patterns of the landscape;
 - ii. new buildings and vehicle access will be visually integrated so as to not adversely affect the natural character and amenity values of the coastal environment and the wider visual catchment;
 - iii. buildings are set back a minimum of 40m from MHWS.

Techniques used to achieve that outcome include site specific building form, identifying the specific location of building platforms, and general design parameters controlled through conditions of consent.
 - c. Maintains, protects and/or enhances the natural features, patterns and character of the landscape including ridgelines, headlands and wetlands.
 - d. Ensures that building platforms are located so that buildings comply with the ridgeline controls in rule 10c.4.7, and that building heights within the Southern Slopes Buildable Areas do not adversely affect the visual amenity of the Open Space 1 (ecology and landscape) and reserve land to the south particularly in relation to coastal and seaward views to the north.
 - e. Ensures that each site and/or location for multiple dwellings contains a suitable building area that can be safely accessed and adequately serviced.
 - f. Ensures that vehicular access to buildings along the southern boundary of 2B is designed to minimise any adverse effects on amenity values for View Road and Crescent Road residents.

- g. Ensures that there is no through road connection for vehicular traffic between the access points of Crescent Road East and 306 Seaview Road Driveway.
 - h. Promotes 306 Seaview Road Driveway serving as the principal vehicle access between Areas 2B and 2C and the local road network.
 - i. Ensures the legal access at 306 Seaview Road provides a public pedestrian link between Seaview Road and the existing walkway and reserve land along the site's southern boundary.
 - j. Uses a low impact design approach consistent with a rural residential environment and particularly in regard to roading design, layout and formation standards. (Accordingly the HGI Development Code shall not apply). Generally, the use of swales shall be preferred over traditional kerb and channel design for the conveyance of stormwater.
 - k. Provides for successful implementation of an indigenous revegetation programme in accordance with rule [12.8.6.3\(3\)\(d\)](#). The programme must include a revegetation and landscape management plan incorporating:
 - i. Detailed methods to achieve complete indigenous vegetation cover of the revegetation area, including a staging programme for primary and secondary planting;
 - ii. Details of the plant sizes at the time of planting and intended species;
 - iii. Detailed methods to achieve weed and pest control; and
 - iv. Detailed methods for monitoring, maintenance and enhancement of existing and proposed indigenous vegetation;
 - v. Details of any legal protection measures.
 - vi. Details of any variations to the location of revegetation shown on [figure 12.1](#) and the reasons for that.
 - l. Ensures that where an existing area of pine trees is harvested, that area will be revegetated with indigenous vegetation. A condition of subdivision consent may be imposed to achieve this outcome (secured via a consent notice).
 - m. Ensures that the areas to be revegetated between the buildable areas along the southern boundary of Area 2B, as shown on [figure 12.1](#), are planted with appropriate indigenous species and are of an appropriate mature growth height and form so as to provide visual breaks between the buildable areas and future built form, while ensuring public views of the sea are still available particularly from the public walkway and reserve to the south.
 - n. Ensures that any site development works and/or buildings (in the case of multiple dwellings) do not adversely affect any archaeological and/or cultural site or feature.
3. Assessment criteria [12.9.2](#) (low impact design), [12.9.7](#) (natural water systems), [12.9.8](#) (water supply), [12.11.9](#) (stormwater disposal), [12.9.10](#) (sewage treatment and disposal), [12.9.11](#) (network utility services), [12.9.12](#) (open space, and recreation), [12.9.13](#) (protecting vegetation and landscape), [12.9.14](#) (preserving and enhancing heritage features), [12.9.15](#) (earthworks and land disturbance), [12.9.16](#) (natural hazards) and [12.9.17](#) (contaminated land) shall also be considered as part of the assessment of any subdivision proposal.

12.10.5 Specific assessment criteria for subdivisions in rural 3

The council's assessment of an application for a discretionary activity under [clause 12.8.7](#) will include consideration of the following matters:

Part 12 - Subdivision

1. The extent to which the subdivision and associated development preserves visual amenity and the landscape character of the land unit. Particular regard must be made to the pattern of regenerating indigenous vegetation, building design, and placement within the coastal environment.
2. The extent to which the proposed subdivision provides for a successful indigenous revegetation programme as supported by a report prepared by an appropriately qualified landscape advisor. The programme must include:
 - a. A detailed landscape plan, including an implementation and maintenance programme.
 - b. Details of the plant sizes at the time of planting and intended species.
3. The extent to which any conditions, covenant, bonds or similar measures have been proposed or are needed to facilitate revegetation.

In addition to 1-3 above for subdivisions creating sites no less than 2ha site area only:

4. To ensure [12.10.5\(1\)](#) above, the extent to which conditions and consent notices (or similar legal instruments) are required to:
 - Locate revegetation to mitigate adverse effects of buildings on ridgelines as seen from the sea and public places on Rakino Island.
 - Locate revegetation to enhance the natural character of the coastal environment.
 - Identify a designated building platform for each site.
 - Limit the height of buildings on each site.
 - Limit the cumulative effects of buildings (e.g. by requiring a single building or closely grouped buildings).

12.10.6 Deleted through the decision on appeal reference ENV-2009-AKL-000334

12.10.7 Specific assessment criteria for comprehensive development at Matiatia

The council's assessment of an application for a discretionary activity under [clause 12.8.9](#) will include consideration of the following matters:

1. The extent to which the site design promotes a coherent and integrated layout that reflects the character and identity of the harbour.
2. The extent to which the site design provides for the safe and efficient circulation of vehicular traffic that is integrated with the internal road network, adjoining open spaces and associated development.
3. The extent to which the site design provides for safe and convenient pedestrian linkages and other pedestrian amenities.
4. The extent to which car parking areas adversely affect the streetscape and/or open areas, particularly along the coastal edge.
5. The extent to which the site design provides for open space that is accessible to the public and maintains and enhances views.
6. The extent to which the site design maintains and enhances views of the harbour and to other natural landscape features.

12.10.8 Specific assessment criteria for subdivisions in settlement areas

The council's assessment of an application for a discretionary activity under [clause 12.8.10](#) will include consideration of the following matters:

1. The extent to which any covenants or similar measures have been proposed or are needed to facilitate revegetation and protect any significant environmental, historic or archaeological features.
2. The extent to which the proposed site design reflects natural landforms, retains bush areas, open space areas and protects riparian areas.
3. The extent to which the subdivision provides sufficient means to mitigate adverse effects that arise from earthworks, vegetation removal, and disposal of wastewater.
4. The extent to which the use of a shared wastewater disposal system has been investigated.
5. The extent to which proposed site boundaries recognise the relationship and orientation of existing sites so that an attractive edge between developments in adjoining land units and settlement areas is fostered.
6. The extent to which the subdivision layout maintains and protects the conservation and ecological values of adjoining or peripheral land that is either within the conservation land unit or land identified as being a site of ecological significance or sensitive area.
7. The extent to which additional controls (by way of covenant or similar measures) are adopted to protect the ecological values that may exist on land adjoining settlement areas from predatory animals.
8. For subdivision in the Claris (dune and wetland conservation area), whether the encumbrance instrument (required under 12.8.10.3.2) is adequate to ensure that 80% of the total Claris (dune and wetland conservation area) is protected from future development and buildings in perpetuity.
9. For subdivision in the Claris (dune and wetland conservation area), whether the encumbrance instrument (required under 12.8.10.3.2) adequately protects the natural features of the Claris (dune and wetland conservation area).

12.11 Esplanade reserves

12.11.1 Requirement for an esplanade reserve or esplanade strip

Where any site of less than 4ha is created when land is subdivided, the RMA requires an esplanade reserve 20m in width to be set aside from that site along the mark of mean high water springs of the sea, and along the bank of any river whose bed has an average width of 3m or more, or along the margin of any lake whose bed has an area of 8ha or more.

Esplanade reserves are subdivided with fixed boundaries and are owned by the council. Esplanade strips are created by instruments on the title of the land, remain in private ownership and have boundaries that move with any changes resulting from erosion or accretion. An esplanade reserve or esplanade strip will generally be 20m wide.

The RMA provides for rules to be included in a Plan providing for the width of an esplanade reserve or esplanade strip to be increased or decreased or cancelled under certain circumstances (section 77 of the RMA). The nature of the coastline and rivers of the islands is such that it is desirable that the provisions of the RMA are used to their fullest extent. However, it is recognised that there may be circumstances where an increase, reduction or cancellation of the esplanade requirements could be justified.

The council may require a width greater than 20m to be vested as an esplanade reserve or esplanade strip, where there are significant conservation or recreational benefits, or to mitigate natural hazards, or to improve public access. When an esplanade reserve or esplanade strip greater than 20m is required the council will compensate for the extra land in accordance with the requirements of the RMA.

Where a site of 4ha or more is to be formed through subdivision, an esplanade reserve or esplanade strip will be required where the land concerned is demonstrably significant for the protection of conservation values, recreational use, public access, or for the mitigation

of natural hazards, and its width will be determined accordingly. In such a case, the council may compensate for the esplanade reserve or esplanade strip in accordance with the requirements of the RMA.

The decision on the most appropriate method of achieving the Plan's objectives, and policies, either by setting aside esplanade reserves or by creating esplanade strips upon subdivision will depend on the circumstances and the purpose for which the land is required.

Esplanade strips are appropriate to protect areas with the following characteristics:

- land instability
- moderate or low conservation values
- where public access should be restricted
- land can be left in private ownership without detriment to the natural coastal environment or watercourses.

The council will make use of the provisions of section 237B of the RMA to enable access to be obtained to present and future esplanade reserves and esplanade strips.

The council may require an esplanade reserve or esplanade strip as part of a land use consent which does not involve any form of subdivision. Such a requirement is subject to [part 6 - Financial contributions](#).

12.11.2 Rules

1. Where any site of less than 4ha is created, an esplanade reserve 20m in width must be set aside from that site along the mark of mean high water springs of the sea, and along the bank of any river whose bed has an average width of 3m or more, or along the margin of any lake whose bed has an area of 8ha or more, except that:
 - a. The requirement for an esplanade reserve may be met by the creation of an esplanade strip (in accordance with section 232 of the RMA).

An application seeking to provide an esplanade strip rather than an esplanade reserve must be made by way of an application for a restricted discretionary activity that must be submitted together with any subdivision application. The council has restricted its discretion to considering the matters listed in [clause 12.11.3](#).
 - b. An application can be made to reduce, vary or cancel the requirement for an esplanade reserve or esplanade strip by way of an application for a discretionary activity that must be submitted together with any subdivision application. The council's assessment of an application for a discretionary activity to reduce, vary or cancel an esplanade reserve or esplanade strip will include consideration of the matters contained in [clause 12.11.4](#).
2. Where a site of 4ha or more is to be created, an esplanade reserve or esplanade strip will be required only when the land concerned is demonstrably important for the protection of conservation values, recreation or public access or for the mitigation of natural hazards. The council's assessment as to whether such an esplanade reserve or esplanade strip should be required will include consideration of the matters contained in [clause 12.11.5](#).
3. An esplanade reserve or esplanade strip can be increased to a width greater than 20m to satisfy the purposes of section 229 of the RMA. The council's assessment as to whether the width should be increased will include consideration of the matters contained in [clause 12.11.6](#).
4. All applications for subdivision of land along the mark of mean high water springs of the sea, and along the bank of any river whose bed has an average width of 3m or more, or along the margin of any lake whose bed has an area of 8ha or more must clearly indicate the location and extent of the esplanade reserve.
5. Any building located within an area to be vested as esplanade reserve may be required to be vested in the council or removed at the owner's expense prior to

vesting.

6. On the stopping of any road, adjacent to the mark of mean high water springs of the sea, under the Local Government Act 1974, the stopped road will become a local purpose (esplanade) reserve; provided that the council may reduce the width of such a reserve to not less than 20m at any one point.
7. Land vested as an esplanade reserve or set aside as an esplanade strip will be considered as part of the gross site area for the purposes of assessing site size for subdivision, and for applying the building coverage and impervious surface controls.
8. The yard requirements of the Plan will continue to apply unless those yards have been reduced by means of a resource consent.
9. Any boundary of a esplanade reserve or esplanade strip reduced in accordance with the criteria will not necessarily be limited to a consistent or uniform distance from the mark of mean high water springs of the sea, river, or lake but may be varied to include features of importance for achieving the purposes of esplanade reserves or esplanade strips.
10. The council may, in cancelling the requirement for an esplanade reserve require an esplanade strip to be provided.
11. To enable access to be obtained to present and future esplanade reserves and esplanade strips the council will make use of the provisions of section 237B of the RMA
12. For Pakatoa Island, an esplanade strip may be provided in place of an esplanade reserve where the following apply:
 - a. The esplanade strip should be a maximum width of 20 metres within the Tourist Complex Area.
 - b. The esplanade strip must be applied to the full extent of the Landscape Protection Area when any subdivision involves land within the Residential Areas B1 and B2.
 - c. Provision of an esplanade strip, where subdivision involves land in the Residential Areas B1 and B2, shall also meet the following requirements in addition to the requirements of schedule 10 of RMA:
 - i. The full esplanade strip shall be formed upon the creation of any further title within the Residential Area;
 - ii. Prior to the issuing of a s.224(c) certificate for any further title, landscaping shall be undertaken in accordance with any Master Plan approved pursuant to clause 12.7.2.4;
 - iii. Registration of consent notices on all further titles recording these obligations;
 - iv. To the maximum extent practicable, public rights of access throughout the esplanade strip on areas above the mean high water mark, to enable continuous public access around the island.
 - v. Creation of an access strip to allow rights of public walking access from the wharf and Tourist Complex Area across the Island to the north-eastern beaches.

12.11.3 Matters of discretion for considering an esplanade strip rather than an esplanade reserve

Where an application seeks to provide an esplanade strip rather than an esplanade reserve, the council has restricted its discretion to the following matters:

1. The extent to which the proposed esplanade strip includes land which is subject to instability, flooding, or coastal erosion.

2. The extent to which the proposed esplanade strip includes land which has moderate or low conservation values.
3. The extent to which it is appropriate to restrict public access to the land subject to proposed esplanade strip.
4. The extent to which the proposed esplanade strip includes land which can be left in private ownership without detriment to the natural coastal environment and watercourses.
5. The extent to which the proposed esplanade strip provides for the continued use of lawfully established buildings and activities without compromising the purposes for which the strip has been taken in accordance with section 229 of the RMA.
6. With regard to Pakatoa Island, clause 12.11.2(12) applies.

12.11.4 Specific assessment criteria for reducing, varying or cancelling an esplanade area

The council's assessment of an application for a discretionary activity to reduce, vary or cancel an esplanade reserve or esplanade strip will include consideration of the following matters:

1. The extent to which the proposed reduction in the width, variation or cancellation of the esplanade reserve or esplanade strip meets the objectives and policies of the Plan in respect of the conservation and enhancement of the coastal environment and, in particular:
 - a. The protection and/or enhancement of the natural functioning of the adjacent sea, river or lake.
 - b. The protection and/or enhancement of terrestrial or aquatic habitats.
 - c. The mitigation of any actual or potential natural hazard.
 - d. The protection of natural values associated with the water body, including protection of flora and fauna, wildlife habitats and natural landscape amenity values.
2. The extent to which there are significant ecological characteristics of the land that contribute to the protection and enhancement of the natural functioning of the adjacent sea, river or lake and the terrestrial and aquatic habitats that are present in the proposed esplanade reserve or esplanade strip.
3. The extent to which any areas of actual or potential natural hazards are included in the proposed esplanade reserve or esplanade strip in order to mitigate against natural hazards.
4. The extent to which public access to and along the sea or river or waterway is enabled or diminished particularly, if access is to be located on steep topography.
5. The extent to which public safety or security is improved.
6. The extent to which the recreational use of the proposed esplanade reserve or esplanade strip and adjacent water area is enabled or diminished.
7. The extent to which the proposed esplanade reserve or esplanade strip is compatible with the physical characteristics of the land.
8. The extent to which the natural character and visual quality of the coastline, river or lake will be preserved within the proposed esplanade reserve or esplanade strip.
9. The extent to which the use of conservation covenants or other suitable alternative means would achieve the objectives and policies of the Plan.
10. The extent to which there are any natural values associated with the proposed esplanade reserve or esplanade strip of significance to the tangata whenua.
11. The extent to which there are any significant archaeological or historical sites

associated with the proposed esplanade reserve or esplanade strip.

12. The extent to which any existing permanent building should be excluded from the proposed esplanade reserve or esplanade strip or be removed or relocated prior to vesting of the esplanade reserve or setting aside the esplanade strip.
13. The extent to which the application is for a minor boundary adjustment that will not create further building sites.
14. The extent to which other unusual or unique circumstances exist such that it would not be appropriate to require a esplanade reserve or esplanade strip.
15. The extent to which the purposes of the esplanade reserve or esplanade strip specified in section 229 of the RMA are not significantly diminished.
16. The extent to which any existing or future buildings dominate or shadow the proposed esplanade reserve or esplanade strip.

12.11.5 Guidelines for requiring an esplanade area for sites of 4ha or more

The council will use the following guidelines when considering whether to require an esplanade reserve or esplanade strip for sites of 4ha or more:

1. The extent to which the esplanade reserve or esplanade strip would have demonstrable significance for the protection of conservation values, in particular:
 - a. The protection or enhancement of the natural functioning of the adjacent sea, river or lake.
 - b. The protection or enhancement of terrestrial habitats.
 - c. The mitigation of any actual or potential natural hazards.
 - d. The protection of natural values associated with the water body, including protection of flora and fauna, wildlife habitats and natural landscape amenity values.
2. The extent to which recreational use of the esplanade reserve or esplanade strip and adjacent water area would be enabled or enhanced.
3. The extent to which public access to and along the sea, river or lake is enabled or enhanced.
4. The extent to which there are significant archaeological or historical sites within the proposed esplanade reserve or esplanade strip.
5. The extent to which there are natural values of significance to the tangata whenua associated with the esplanade reserve or esplanade strip.

The provisions of section 237F of the RMA outline matters of compensation. Alternatively, any esplanade area that requires compensation in accordance with section 237E(2) of the RMA can be used as part of the financial contribution required by [part 6 - Financial contributions](#).

12.11.6 Guidelines for increasing the width of an esplanade area

The council will use the following guidelines when considering whether an esplanade area width should be increased above 20m:

1. The extent to which there is a demand for recreational use of the land over and above what can be achieved with a 20m wide esplanade reserve or esplanade strip.
2. The extent to which access to an existing or possible future esplanade reserve or esplanade strip can be enhanced.
3. The extent to which there are outstanding conservation values that warrant

recognition by way of a wider esplanade reserve or esplanade strip.

4. The extent to which the land is located within a known natural hazard area.

An esplanade reserve or esplanade strip greater than 20m requires the council to purchase the extra land in accordance with section 237E(2) of the RMA. Alternatively, any esplanade area that requires compensation in accordance with section 237E(2) of the RMA can be used as part of the financial contribution required by [part 6 - Financial contributions](#).

Table 12.1: Minimum site areas for land units

Land units	Minimum site area
Landform 1 and 2	25ha
Landform 3	3.5ha
Landform 4-7	25ha
Island residential 1	1500m ²
Island residential 2	2000m ²
Commercial 1-5	1500m ² and special rules apply, see clause 12.8.4
Commercial 6-7	NC
Matiatia	Special rules apply, see clause 12.8.9
Open space 1-4, conservation	Special rules apply, see clause 12.8.5
Rural 1 (Onetangi Road)	5ha
Rural 1 (other areas)	3.5ha
Rural 1 (for the site located at 73 Onetangi Road, Onetangi being Section 1 Survey Office Plan 65859 and Part Lot 17-18 and Part Lot 31 DP 11657)	3.5ha average and 2ha minimum. Note: For staged subdivision, the average site area must be calculated with reference to the parent site as it existed on 22 July 2011.
Rural 2 (outside of Thompsons Point)	5ha and special rules apply, see clause 12.8.6
Rural 2 (Thompsons Point)	Special rules apply, see clause 12.8.6
Rural 3	3ha special rules apply, see rule 12.8.7.3A ; or 2ha special rules apply see rule 12.8.7.3B
Pakatoa	Special rules apply, see clause 12.8.8
Rotoroa	NC

Legend

NC= Non-complying. Subdivision is not provided for in this land unit.

Note:

1. All site areas are net site areas.

Table 12.2: Minimum site areas for protecting significant environmental features

Land units	Minimum site area	Minimum average site area
Landform 2	4ha	7.5ha
Landform 3	1.5ha	2ha
Landform 4-7	4ha	7.5ha
Rural 1	1.5ha	2ha

Notes:

1. All site areas are net site areas.
2. Subdivision for protecting significant environmental features is provided for only in the land units listed in table 12.2.

Table 12.3: Minimum sites areas for settlement areas - Great Barrier (refer clause 12.8.10)

Settlement area	Minimum site area	Minimum average site area
Tryphena (local retailing area)	1500m ²	1500m ²
Tryphena (headland protection area)	3000m ²	7000m ²
Tryphena (residential amenity area)	2000m ²	n/a
Tryphena (Mulberry Grove School area)	NC	NC
Medlands (residential amenity area)	2000m ²	2000m ²
Medlands (dune and wetland conservation areas)	NC	NC
Claris (local retailing area)	1500m ²	1500m ²
Claris (residential amenity area)	1500m ²	n/a
Claris (light industry area)	2000m ²	2000m ²
Claris (airport)	NC	NC
Claris (dune and wetland conservation area) ²	1 ha	2.5 ha
Okupu (residential amenity area)	2000m ²	2000m ²
Whangaparapara (residential amenity area)	2000m ²	n/a
Awana (residential amenity area)	2000m ²	2000m ²
Okiwi (local retailing area)	1500m ²	1500m ²
Okiwi (residential amenity area)	2000m ²	4000m ²
Okiwi (Okiwi school area)	NC	NC
Port Fitzroy (residential amenity area)	5000m ²	7000m ²
Port Fitzroy (local retailing area)	1500m ²	1500m ²

Legend

NC= Non-complying. Subdivision is not provided for in this area.

n/a= Not applicable

Notes:

1. All site areas are net site areas.
2. See rule 12.8.10.3 Standards and Terms for subdivision in the Claris (dune and wetland conservation area)