

## 5 RESIDENTIAL ZONE

### 5.1 Introduction

The Wairarapa contains a variety of residential areas, including those within the main urban communities of Masterton, Carterton, Featherston, Martinborough and Greytown, and as well as smaller coastal and rural settlements. While each community is distinctive in size, setting and character, the fundamental elements of the residential areas are similar enough to be managed under a single environmental zone:

- A degree of consistency in the density, size and scale of buildings with a reasonable amount of private open space;
- A adequate ratio of private to public open space and accessibility to such open space;
- Attractive streetscapes;
- A adequate degree of privacy; access to sunlight; low levels of noise, vibration, odour, and dust; and
- A safe and functional road network for traffic and pedestrians.

Residents seek to maintain and enjoy this widely recognised residential amenity.

The residential environment can accommodate a range of appropriate 'non-residential' activities without any significant loss of amenity, including schools, small-scale retail and professional services, and home occupations.

However, while many of these supporting activities are generally acceptable within the residential environment, they can create adverse effects if their scale and intensity of use create more than minor adverse effects on amenity values and residential character of neighbourhoods and settlements.

Conversely, even residential development can adversely effect the residential environment if it is of an inappropriate scale or density.

Residential character and amenity will change over time, so as to meet a wide range of urban residential lifestyles. A growing aged population, and a demand for lower maintenance properties has resulted in infill and higher density housing in some areas of the Wairarapa, such as inner parts of the Masterton. Retirement villages and housing complexes for the elderly are also more popular. These more intensive forms of residential development need good design to ensure they fit well with the residential character.

In other parts of the Wairarapa, holiday and weekend homes represent an increasing proportion of residential areas: indeed, in Martinborough large developments of such uses have been established or proposed: again, good design is required to ensure they maintain the character of the towns. Also, the southern end of Carterton has a lower density residential character and some historical land uses associated with this character.

### 5.2 Significant Resource Management Issues

1. Higher density residential development, and inappropriate building design, scale, bulk and site layout may conflict with the local residential

- character and amenity values, particularly in areas with historic heritage values and/or a strong cohesive sense of character.
2. New structures can have adverse effects on the amenity values of adjoining residential properties, particularly with regard to openness, sunlight access and overshadowing.
  3. Relocated buildings can create ongoing adverse visual effects on a neighbourhood without adequate screening, landscaping or finishing.
  4. The need to provide for a wide range of residential lifestyle choices, including more intensive forms of residential development, in a way that protects the amenity values and character of the residential neighbourhoods.
  5. The design and layout of new comprehensive residential development may not provide an appropriate basis for an evolving sense of coherent character and amenity values, including appropriate connections for pedestrian, cycle and car modes of transport, and access to commuter rail services (where they exist) to the existing urban area.
  6. Non-residential activities that are necessary to support and service residential neighbourhoods may generate adverse effects, out of keeping with the accepted amenity values and character of the residential environment.
  7. Non-residential activities that are not generally an accepted part of the residential environment may create adverse effects, including a cumulative change in character and land use.
  8. Development of infrastructure servicing urban development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (for example water bodies).

### 5.3 Objective, Policies and Methods

#### 5.3.1 Objective Res1 – Residential Amenity Values and Character

To maintain and enhance the character and amenity values of Wairarapa's residential areas, having due regard to the particular characteristics of each neighbourhood, and the need to provide for a diversity of residential lifestyles and non-residential services and activities.

#### 5.3.2 Res1 Policies

*Implemented through Method  
5.3.4(a), 5.3.4(b) and 5.3.4(c)*

- (a) Manage the Wairarapa's residential area under a single overall framework to provide for a wide range of lifestyles in a manner that is consistent with maintaining and enhancing an acceptable level of residential character and amenity values.
- (b) To provide residents with an acceptable level of certainty through environmental controls imposed on development and land use in the Residential Zone.
- (c) Apply specific management requirements as necessary to maintain and enhance the special character and amenity values of those residential areas with differing characters.

*Implemented through Method  
5.3.4(a), 5.3.4(b), 5.3.4(c) and  
5.3.4(h)*

*Implemented through Method  
5.3.4(a), 5.3.4(b), 5.3.4(c) and  
5.3.4(e)*

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| (d) | <b>Require comprehensive residential developments to be designed and developed to a high environmental standard through a specific management framework.</b>  | <i>Implemented through Method 5.3.4(d)</i>                                  |
| (e) | <b>Promote variety and innovation in residential development to meet the diverse needs of current and future generations, including opportunities to use renewable energy in housing design and siting.</b>                                 | <i>Implemented through Method 5.3.4(a), 5.3.4(b), 5.3.4(c) and 5.3.4(f)</i> |
| (f) | <b>Enable a wide range of residential based business and activities in keeping with the relative amenity values and character of residential neighbourhoods.</b>  | <i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i>           |
| (g) | <b>Protect the character and amenity of the Residential Zone from the potential adverse effects of relocated buildings.</b>   | <i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i>           |
| (h) | <b>Provide for existing local shopping areas and other supporting services such as schools, and ensure any change or expansion in these areas do not adversely affect the qualities of the residential environment.</b>                     | <i>Implemented through Method 5.3.4(b) and 5.3.4(c)</i>                     |
| (i) | <b>Manage non-residential activities that are not generally accepted within a residential area to avoid, remedy or mitigate adverse effects on residential character and amenity values.</b>  | <i>Implemented through Method 5.3.4(b) and 5.3.4(c)</i>                     |
| (j) | <b>Provide for low density residential and primary production activities in the Carterton Low Density Residential Character Area subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.</b> | <i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i>           |

### 5.3.3 Explanation

The focus of the management of the Wairarapa's residential environments is to provide for the ongoing use and development of residential areas in a way that will maintain a generally acceptable level of amenity values and to protect the residential character of each neighbourhood. This can be achieved under a single management framework (the Residential Zone) that recognises and provides for the common environmental elements of Wairarapa's residential neighbourhoods – for example, building scale, sunlight access, streetscape views, and noise levels.

To maintain and enhance an acceptable level of residential amenity values and character, minimum environmental standards specifying requirements for site development and land use can provide a consistent approach throughout the Wairarapa, with such variations as necessary to recognise important differences in environmental characteristics and qualities. Such standards should not prevent innovation and diversity in design or lifestyles, provided the external effects are acceptable within the residential context.

The management framework should also seek to afford residents with a strong level of certainty about the nature of land uses that can occur within the residential environment, by limiting permitted activities to residential uses, as well as those activities that are commonly associated with residential neighbourhoods and that provide important economic, social and cultural services – for example, parks and reserves, local shops, and home occupations.

The Zone should also set some standards to ensure the scale and intensity of these supporting activities is appropriate and is likely to be no more than

minor – for example, if a residential business grows to such a level and intensity of use that it adversely affects the local amenity values and character. If an activity cannot meet one or more of the minimum environmental standards, its potential effects may be more than minor.

Threats to the character and amenity of the residential environment include incompatible activities, and buildings and structures of an inappropriate scale, location or density. Controls are also necessary to maintain enough daylight and privacy in dwellings, with their outlooks not unduly dominated by bulky buildings, with adequate setbacks from neighbours and streets, and with an acceptable provision of open space (private and public). The effects of vehicle access, movement and manoeuvrability, noise emissions, artificial light levels and signage may also need to be controlled to address potential effects on safety and residential amenity.

Initiatives to promote more sustainable residential development and building design would have significant cumulative benefits for the Wairarapa and the nation as a whole. While aspects are outside the district plan to pursue, Plan policies should not limit and preferably encourage opportunities to use more renewable sources of energy, such as through solar access in the layout, siting and design of houses.

The visual effects of relocatable buildings can potentially degrade the amenity values of localities, particularly if the condition of relocated buildings and the site are not promptly brought back into acceptable standard. It therefore may be appropriate to impose basic requirements so the building does not detract from an area's visual amenity.

Comprehensive residential developments, such as retirement villages and special tourist accommodation complexes, should be managed in a way that provides for separate yet compatible character with existing residential neighbourhoods – this may require specific area definition and subdivision/development controls to provide certainty.

Large-scale greenfield residential developments may also need specific treatment to ensure that any cumulative effects are addressed comprehensively, that any outstanding attributes are protected and that the development connects with existing urban areas in a coherent manner.

Local shopping areas occur within many parts of the Residential Zone. These facilities provide a valuable function to the community, servicing the needs of local residents, but any further expansion needs to be controlled to ensure any adverse effects are avoided or mitigated. Other small-scale residential businesses and services also support the functioning of the Wairarapa's residential neighbourhoods, including schools, medical centres, home businesses and child care facilities. Environmental standards can be applied as thresholds to indicate the scale, intensity and character beyond which may not be acceptable within a residential context.

Non-residential activities that may not be generally acceptable within the residential area need rigorous control to determine whether the adverse effects can be satisfactorily avoided, remedied or mitigated.

At the southern end of the Carterton urban area, parts of the residential area is valued for its relatively low density character and amenity values. The low density provides a more spacious and open areas around dwellings, and allows for small scale primary production activities that reflect the size and nature of development in this area. Specific minimum standards apply to this area to maintain the low density character, with graduated minimum lot sizes

reflecting a transition from the standard residential density in the main urban area through to a slightly lower density in the middle of the southern area, through to a low residential density in the outer parts.

#### 5.3.4 Methods to Implement Residential Zone Policies

- (a) Specifically identify permitted land uses within the Residential Zone, supported by such environmental standards as necessary to protect the character, amenity values and function of the Zone.
- (b) The resource consent process to assess potential adverse environmental effects of activities that are not permitted, either because of non-compliance with environmental standards or because of the nature of the non-residential land uses.
- (c) Use of conditions on resource consents to control the effects of activities to acceptable levels.
- (d) Identify areas of comprehensive residential developments and provide a management framework through specific rules designed to maintain and enhance the residential character and amenity values in the development area and the adjoining area.
- (e) For large-scale greenfields development, use a structure plan approach to identifying appropriate roading and infrastructure connections, the management of environmental attributes (for example, streams) and connectivity with existing urban areas.
- (f) Education, guidance and information about environmental standards and sustainable residential design.
- (g) Financial contributions for the provision and upgrading of roads, infrastructure and reserves.
- (h) Compliance with New Zealand Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure and development, except where other forms of development can achieve environmentally satisfactory outcomes.
- (i) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for projects or initiatives to support the policies.
- (j) The use of powers and functions under other legislation, including Council bylaws, as necessary to support or supplement Res1 policies.

#### 5.3.5 Principal Reasons for Adoption

People living in the Residential Zone expect the amenity values and the character of development in their neighbourhoods to be appropriate for residential living. They also expect a certain level of certainty in the nature and character of the area in which they live. Therefore, a specified list of permitted activities have been set, supported by appropriate environmental standards, which establish a baseline for protecting these expectations, while also enabling a range of activities and building forms to occur without undue impediment. The minimum standards apply to both residential and non-residential activities.

Activities that cannot meet these standards, or which are the types of non-residential activities not generally found in residential neighbourhoods, would require resource consent, which provides a process for assessing the environmental effects of the proposal, and whether there are measures that can be applied to avoid, remedy or mitigate any adverse effects.

Variations in the environmental standards for the Wairarapa's Residential Zone apply in those areas that have a specific residential character that is either being developed or protected.

For new large-scale residential developments, structure planning is an effective way of requiring comprehensive planning of roading, infrastructure, layout and connectivity, as well as addressing the environmental attributes of sites, such as streams, remnant bush, topographical features and natural hazards.

There is a range of non-RMA methods available to promote a good standard of residential design and development, particularly through the use of Codes and Guidelines, and through council funded initiatives for community and residential amenities. Financial contributions from residential development will be used in the upgrading and expansion of the Districts' roads, reserves and other civic amenities and facilities.

#### **5.4 Anticipated Environmental Outcomes**

- (a) A diversity of residential environments, providing for the living needs of Wairarapa's residents.**
- (b) Residential neighbourhoods supported by a good range of services, facilities and amenities that enhance their character and environmental quality.**
- (c) Residential environments where the scale, character and amenity of new development is appropriate for the particular neighbourhood.**
- (d) Comprehensive residential developments that have a high standard of character and amenity values.**
- (e) Protection of residential amenity values from environmental pollutants such as excessive dust and noise.**
- (f) Greater use of renewable energy sources, particularly through passive solar design.**

## 5.5 Residential Zone – Rules & Standards

### 5.5.1 Permitted Activities

The following are Permitted Activities:

- (a) Residential buildings and activities;
- (b) Homestays;
- (c) Papakainga housing;
- (d) The following non-residential activities:
  - (i) Residential business;
  - (ii) Reserves and recreational activities;
  - (iii) Healthcare activities;
  - (iv) Community amenity facilities;
  - (v) Education and child care facilities;
  - (vi) Temporary Activities that comply with the standards under Rule [21.1.14](#);
  - (vii) Primary production activities (excluding forestry), aviaries, and apiaries, in the Carterton Low Density Residential Character Area.
- (e) Any activity listed as a District Wide Permitted Activity in the rules in Section 21.1, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 5.5 or 21.1;

*Policy 5.3.2(f)*

### 5.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Residential Zone:

- (a) **Maximum Building Height**
  - (i) 10 metres.
  - (ii) 7 metres for coastal settlements (Castlepoint, Riversdale, Lake Ferry, Whangaimoana, Whatarangi, Ngawi, Mangatoetoe).
- (b) **Maximum Height to Boundary**
  - (i) 3 metres height at the boundary with a 45-degree recession plane.
- (c) **Minimum Building Setback**
  - (i) 5 metres from the front boundary.
  - (ii) For front sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.
  - (iii) For rear sites, 1.5 metres from all other boundaries, except that there shall be two setbacks of at least 3 metres from any side and/or rear boundary.

*Policy 5.3.2(b) and 5.3.2(e)*

*Policy 5.3.2(b) and 5.3.2(e)*

*Policy 5.3.2(b) and 5.3.2(e)*

- (iv) 0 metres for common wall boundaries.
- (v) Within the Carterton South Structure Plan Area, 5 metres from any proposed road shown on the Carterton South Structure Plan in Appendix 13.

*Note: For the purpose of the above rule –*

*Front site: means a site with a legal road frontage of not less than 10 metres;*

*Rear site: means a site with a legal road frontage less than 10 metres.*

Exceptions:

- (i) An accessory building may be located within any part of the above building setbacks for side and rear boundaries, provided:
  - (1) The building does not cover more than 25% of the total yard requirements along any one boundary; and
  - (2) The building is not located between an existing building and the front boundary; and
  - (3) The building does not encroach the minimum front yard setback.
- (ii) 5 metres from any waterbody.
- (iii) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).
- (iv) Eaves, porches, balconies and decks or other minor features may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.

*Policy 5.3.2(b) and 5.3.2(e)*

**(d) Maximum Fence Height**

- (i) 1.8 metres for fences, walls and screens, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5).

*Policy 5.3.2(b) and 5.3.2(e)*

**(e) Number of Dwellings**

- (i) The total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site (Rule 0).

*Policy 5.3.2(b)*

**(f) Noise Limits**

- (i) The sound level from activities within any site in the Residential Zone, shall not exceed the following limits within any measurement time interval in the stated time-frames when assessed at any point within the boundary of any site in the Residential Zone:



<b>Daytime</b>	7.00am – 7.00pm	55dBA L10
<b>Nighttime</b>	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA Lmax

- (ii) All sound levels shall be measured in accordance with NZS 6801:1999 “*Acoustics - Measurement of Environmental Sound*”, and assessed in accordance with NZS 6802:1991 “*Assessment of Environmental Sound*”.

**(g) Signs**

Policy 5.3.2(b)

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
- (1) One sign per site, with a total face area of no more than 0.5m<sup>2</sup>.
  - (2) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
  - (3) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
  - (4) All signs must comply with the sight distance requirements in [Appendix 5](#).
  - (5) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
  - (6) No sign shall use reflective materials, or be illuminated, flashing or moving.
  - (7) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (ii) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).

**(h) Roads, Access, Parking and Loading Areas**

Policy 5.3.2(b)

- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).
- (ii) One vehicle access point per frontage.
- (iii) No contiguous carparking area containing five or more parking spaces, including access and manoeuvring areas.

Policy 5.3.2(b), 5.3.2(i) and  
5.3.2(j)

**(i) Non-Residential Activities**

In addition to the other standards for permitted activities in the Residential Zone, permitted non-residential activities shall comply with the following standards:

- (i) Any area containing more than four parking spaces shall be screened by fencing, planting or other treatment so it will not be visible from any public road, public open space, or dwelling on an adjoining property.
- (ii) No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity.
- (iii) No outdoor storage of goods and materials.
- (iv) No accessory building and enclosures for the housing and keeping of animals in confinement shall be located within 20m from the boundary of the site.

Policy 5.3.2(b), 5.3.2(c) and  
5.3.2(d)

**(j) Greytown Villas Character Area**

- (i) All buildings within the Greytown Villas Character Area shall comply with all Residential Zone and District-wide permitted activity standards, except where the following applies:
  - (1) The total number of buildings (including stand-alone and duplex units, and advanced residential care facilities) shall not exceed 100 structures. Advanced residential care facilities shall be constructed only within Stage 4 of the Indicative Concept Plan for Greytown Villas (Refer [Appendix 9](#)).
  - (2) Buildings within the Greytown Villas Character Area shall be subject to the following standards:
    - (a) Minimum building setback to West Street is 6.0 metres.
    - (b) Minimum building setback at the boundary of the Greytown Villas Character Area is 3.0 metres.
    - (c) Minimum separation distances between buildings is 3.0 metres.
    - (d) No new building shall exceed 10 metres in height above ground level, and no building shall exceed a height of 3.0 metres plus three quarters of the shortest horizontal distance between that part of the building and the nearest site boundary.
  - (3) No outdoor fence, wall or screen shall exceed 1.8 metres in height.
  - (4) The overall building coverage shall not exceed 35% except in Stage 4, which shall not exceed 40%.
  - (5) Each residential unit (except for advanced residential care facilities) shall have an exclusive outdoor living court of at least 30m<sup>2</sup>.
  - (6) Buildings requiring wastewater disposal shall be connected to the reticulated sewerage system.

- (7) Stormwater from buildings and hard surfaces shall be disposed of within the Greytown Villas Character Area or piped to an approved outfall without affecting adjoining properties.
- (ii) All private roads within the Greytown Villas Character Area shall comply with the following standards:
  - (1) Minimum width of formation
    - (a) 6.0 metres for main internal roads
    - (b) 5.0 metres for small cul-de-sacs
  - (2) Shall be located as generally shown in the Indicative Concept Plan in [Appendix 9](#).
- (iii) All screening and landscape treatment within the Greytown Villas Character Area shall comply with the following standards:
  - (1) Any commercial storage, parking, loading, manoeuvring or service area adjoining and visible from any site zoned Residential or any public place shall be screened from that area. The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
  - (2) The Character Area shall be landscaped as follows:
    - (a) Not less than 20% of the space between the road frontage boundary and the front of the principal building shall be planted; and
    - (b) Not less than 10% of the space between the boundary of any adjoining site zoned Residential and the principal building shall be planted; and
    - (c) Not less than 20% of the site, or the part of the site directly associated with the use or development shall be laid out in lawn and garden.
  - (3) Roads and buildings shall not encroach within 10 metres (the assumed maximum tree root area) of the protected matai and totara trees within the Greytown Villas Character Area, except no more than 50% of the assumed root area of any individual tree and no more than 20% of the overall assumed root area of all the protected matai and totara trees shall be affected.

**(k) Jellicoe Residential Character Area**

- (i) All buildings within the Jellicoe Residential Character Area shall comply with all Residential Zone and District-wide permitted activity standards, except where the following applies:
  - (1) Buildings within the Jellicoe Residential Character Area shall be subject to the following standards:
    - (a) The location of buildings and ancillary facilities shall be generally as set out in the Structure Plan in [Appendix 10](#).

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- (b) A residential building on a “Cottage Lot” and a “Large Lot” shall be setback at least 4 metres from three of the boundaries of the lot in which it is located, provided that this shall not apply to the one bedroom units as identified on the Structure Plan in [Appendix 10](#).
    - (c) No building shall be sited within 10 metres of any boundary of the Jellicoe Residential Character Area.
    - (d) The maximum height to boundary requirement (Rule (b)) does not apply to the shared boundary of a “one-bedroom unit” on any of the “Townhouse Lots” as shown on the Structure Plan in [Appendix 10](#).
    - (e) The overall building coverage shall not exceed 25%, and within individual dwelling unit sites on “Cottage Lots” and “Large Lots” shall not exceed 35%, and within individual dwelling unit sites on “Townhouse Lots” shall not exceed 80%.
  - (ii) All private roads within the Jellicoe Residential Character Area shall comply with the following standards:
    - (1) Minimum width of formation
      - (a) 6.0 metres for main internal roads
      - (b) 5.0 metres for small cul-de-sacs
    - (2) Shall be located as generally shown in the Indicative Concept Plan in [Appendix 10](#).
  - (iii) All screening and landscape treatment within the Jellicoe Residential Character Area shall comply with the following standards:
    - (1) Any commercial storage, parking, loading, manoeuvring or service area adjoining and visible from any site zoned Residential or any public place shall be screened from that area. The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
    - (2) The Character Area shall be landscaped as follows:
      - (a) Not less than 20% of the space between the road frontage boundary and the front of the principal building shall be planted; and
      - (b) Not less than 10% of the space between the boundary of any adjoining site zoned Residential and the principal building shall be planted; and
      - (c) Not less than 20% of the site, or the part of the site directly associated with the use or development shall be laid out in lawn and garden.
  - (iv) The developer shall provide to the Council advice from a suitably experienced acoustic consultant acceptable to the Council, either confirming that the present proposals of the

developer are adequate to prevent noise from the adjoining agricultural contracting and engineering business significantly affecting the residents of the development, or recommending what further steps are required by the developer to achieve that level of protection. If required by the Council, the developer shall take all steps necessary to give effect to such recommendations.

### 5.5.3 Controlled Activities

The following are Controlled Activities:

- (a) **Any activity involving relocating a dwelling or other building over 10m<sup>2</sup>.**

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition.
- (ii) Screening and landscape treatment.
- (iii) Bonds.
- (iv) Transportation route.

- (b) **Within the Greytown Villas Character Area, any retirement villas, relocated buildings, buildings and land for advanced residential health care, recreational facilities, grounds maintenance and ancillary activities.**

*Policy 5.3.2(b), 5.3.2(c) and 5.3.2(d)*

The matters over which control is reserved are:

- (i) The design and appearance of relocated buildings and for buildings for advanced residential health care and/or recreational facilities.
- (ii) The location of buildings with respect to site boundaries and each other.
- (iii) The provision of outdoor living courts, service courts, access and parking.
- (iv) Landscaping and site development.
- (v) The timeframe for the work to be completed.
- (vi) Staging of development.
- (vii) Financial contributions.

- (c) **Within the Jellicoe Residential Character Area, any private clubrooms, grounds maintenance, recreational facilities and a conference venue.**

*Policy 5.3.2(b), 5.3.2(c) and 5.3.2(d)*

The matters over which control is reserved are:

- (i) Standard and location of access.
- (ii) Parking.
- (iii) Design and appearance of new buildings.

**Assessment Criteria**

Controlled activities will to be assessed against the relevant assessment criteria set out in Section 0.

**Notification and Service of Applications**

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

*Note:*

*All the standards for permitted activities in Rule 5.5.2 must be met.*

**5.5.4 Restricted Discretionary Activities**

The following are Restricted Discretionary Activities:

*Policy 5.3.2(b) and 5.3.2(i)*

- (a) **Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.**

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s), that is not met.

**Assessment Criteria**

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 0.

**5.5.5 Discretionary Activities**

The following are Discretionary Activities:

*Policy 5.3.2(b) and 5.3.2(i)*

- (a) **Any other activity including any commercial and retail activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a discretionary activity.**

**Assessment Criteria**

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 0.

**5.5.6 Non-Complying Activities**

The following are Non-Complying Activities:

*Policy 5.3.2(b) and 5.3.2(i)*

- (a) **Any activity listed in the Schedule of Primary Industry ([Appendix 4](#)).**

**Assessment Criteria**

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 0.

## **PART B – DISTRICT-WIDE ISSUES**

## 18 SUBDIVISION, LAND DEVELOPMENT & URBAN GROWTH

### 18.1 Introduction

Subdivision is the precursor and necessary part of the land development process. This process normally involves intensifying or redeveloping activities, forming new lots with their own property rights, with servicing and access requirements.

Subdivision often establishes the future pattern of land use in an area, with individual and cumulative effects on the environment, such as changes in character, increased traffic movements on local roads, and potentially increased risks from natural hazards. The size and pattern of lots are therefore a critical influence on the overall landscape, character and amenity values of the environment, and in the long-term sustainable management of the Wairarapa's environment. Providing for innovation and flexibility in subdivision design enables good, site-responsive design principles to be used to create an attractive environment, minimising the adverse effects on the environment. Subdivision in or near an area which has indigenous flora and fauna values can adversely impact on these values if not designed and constructed carefully.

Often the restraining factor for land development is the availability of infrastructure or the ability to provide new infrastructure and essential services, such as stormwater disposal, water supply, wastewater systems, roads and reserves. These services need to be provided at a suitable level to avoid adverse effects on the environment (such as from the discharge from septic tanks) and to protect community investment in infrastructural assets.

When new activities and development connect to existing systems, demand increases, gradually reducing the systems' surplus capacity, until the maximum capacity is reached, at which time upgrades or extension of infrastructure is needed. While this process generally applies in urban areas, it also occurs in rural area, such as the demand on roads that may not have the capacity to accommodate increased traffic.

The subdivision and land development process therefore needs to ensure that the effects on infrastructure are addressed through contributions towards the costs of upgrading, connecting and providing new infrastructure. Such contributions may be sought as financial contributions under the RMA through the resource consent process or as development contributions under the Local Government Act.

The primary purpose of financial contributions is to ensure development adequately pays for the cost of the additional demand placed on community assets, including:

1. **Reserves Contributions** – Contributions towards meeting the additional demand placed on a district's reserve assets, such as sports fields, parks and open space, and biodiversity.
2. **Infrastructure Contributions** – Contributions towards meeting the additional demand placed on network infrastructure such as roading, water supply, stormwater disposal, and sewage disposal networks.



Financial contributions may also be sought to avoid, remedy or mitigate other potential effects of development, such as visual impacts through requirements for landscape treatment and planting or the protection of trees and remnant indigenous forest.

Esplanade reserves and esplanade strips are a form of contribution to avoid, remedy or mitigate adverse effects created when land is developed adjacent to waterbodies or the sea. It is obligatory to set land aside for esplanade reserves/ strips under the Act. Esplanade reserves/strips have a wide range of purposes, including natural hazards mitigation, public access, protecting natural habitats, values and character, and water quality management. Esplanade reserves are usually created along the margins of significant waterbodies, such as the coast, lakes and principal rivers, while esplanade strips are most effective in circumstances where private ownership is to be retained (for example, to ensure ongoing farming operations).

Given subdivision alters the land use framework, the management of the subdivision process is critical to the effective long-term environmental management of the Wairarapa. It provides an effective way to influence how the effects of land use can be avoided or mitigated, particularly through standards for development and through conditions of resource consent.

Managing subdivision and land development is also a key factor in the sustainable management of the Wairarapa's urban environment, both in terms of changes to the existing urban fabric – such as by residential infill – and changes to the spatial extent of towns. The permanency of such changes makes it imperative to carefully consider the likely effects of development, including the cumulative effects. While it is important for opportunities for growth to be provided throughout the Wairarapa, the potential interaction with other areas within the Wairarapa need to be fully addressed.

Another issue concerning subdivision and land development is the reverse sensitivity phenomenon, by which a new land use establishes near existing activities. The existing activity may create an adverse effect on the new activity's amenity values. In the rural parts of the Wairarapa, this usually occurs when residential land uses are developed near activities that create effects such as noise, dust, and odour. Such changes therefore can cause constraints on the ongoing operation of rural production and service activities. The need to provide such lifestyle opportunities in a manner that protects the rural character while maintaining and enabling primary production to operate without unreasonable restriction is a key challenge in the management of the rural environment.

Use and development of contaminated land must be carefully managed and controlled to ensure that potential adverse effects on users of that land from contaminants are avoided or remedied (for the Objective, Policies and Methods relating to contaminated land refer to 'Chapter 15 Hazardous Substances').

## **18.2 Significant Resource Management Issues**

1. New subdivision and development increases demand on essential infrastructure, such as reserves, water supply, wastewater disposal and roads, resulting in the need to upgrade and extend infrastructure – identifying, planning and recovering such costs over the long-term is important to sustainable management.

2. Subdivision and development can adversely affect the landscape, character amenity and natural values of the environment, if the scale, intensity and design of such development are not addressed. Infrastructure servicing subdivision and development can have positive and adverse effects on the environment.
3. Subdivision and development can result in increasing amenity conflicts between new and established land uses.
4. Subdivision and land development can result in activities that impinge on the ability of rural activities to utilise the natural resources of the Wairarapa.
5. Subdivision and development can adversely affect historic heritage places and sites, including archaeological sites and sites of significance to iwi.

### 18.3 Objectives, Policies and Methods

#### 18.3.1 Objective SLD1 – Effects of Subdivision & Land Development

To ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protects the efficient and effective operation of land uses and physical resources.

#### 18.3.2 SLD1 Policies

- |   |   |
|---|---|
| (a) Manage subdivision and land development in a manner that is appropriate for the character and qualities of the environmental zone in which it is located, while recognising that such change may alter the character and qualities.   | <i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i> |
| (b) Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated.  | <i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i> |
| (c) Provide flexible subdivision in the Commercial and Industrial Zones to promote the efficient use of these resources and their infrastructural capacity.   | <i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i> |
| (d) Set minimum allotment sizes for the Residential and Rural Zones that provide a baseline for maintaining the character, scale and intensity of development of their Zones, including their servicing capacity, while recognising the differing constraints, qualities and characteristics within each zone.  | <i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i> |
| (e) Provide for higher density subdivision and development in the Residential Zone around community focus points, such as the central business districts and main transport links, and to ensure the design and quality of proposed buildings and site development maintains or enhances neighbourhood character, residential amenity values and the efficient functioning of infrastructure and roads. | <i>Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)</i> |

*Implemented through Method  
18.3.16(a), 18.3.16(b),  
18.3.16(e) and 18.3.16(f)*

- (f) Limit the intensity of subdivision and land development in those rural parts of the Wairarapa in which significant intensification may have adverse effects on the risks from natural hazards, the operational requirements of key infrastructural and land use assets, water supply catchments, and the growth of urban areas.

*Implemented through Method  
18.3.16(a), 18.3.16(b),  
18.3.16(e) and 18.3.16(f)*

- (g) To provide for the subdivision of rural land for rural-residential purposes through minimum standards that seek to:

- i. Avoid or mitigate any significant potential adverse effects on the viability and operational requirements of any productive use of any adjacent rural or industrial land;
- ii. Ensure allotment sizes and the pattern of subdivision maintains the open rural character, particularly from public roads;
- iii. Ensure allotments are able to accommodate the likely use in accordance with the other requirements of the Plan;
- iv. Avoid adverse effects on the safe and efficient use of roads, and pedestrian and cycling networks;
- v. Satisfactorily avoid or mitigate the potential reverse sensitivity effects in relation to either nearby industrial and rural productive activities, activities allowed by the zoning, or anticipated urban growth;
- vi. Ensure the actual and potential effects on rural character, amenity and natural values will not be compromised by intensive and ad hoc urban development and/or through the cumulative effects of rural-residential development;
- vii. Ensure the sewage effluent from all lots can be effectively disposed without any potential adverse effects on the environment.
- viii. Ensure a potable water supply is available on each allotment.

*Implemented through Method  
18.3.16(a), 18.3.16(b),  
18.3.16(e) and 18.3.16(f)*

- (h) Allotments below the minimum standards in the Rural Zone will not be allowed unless there are exceptional or unique circumstances, particularly if one or more of the following matters applies:

- i. The proposed subdivision is likely to have a significant adverse effect on the viability and operational requirements of any productive use of adjacent rural or industrial land, including activities allowed by the zoning, or anticipated urban growth;
- ii. The allotment sizes and/or pattern of the subdivision would not maintain the open rural character, particularly from public roads and vantage points;

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- iii. Allotments are unable to accommodate the likely use in accordance with the other requirements of the Plan;
  - iv. The subdivision would require an extension or upgrading of any service or road that is not in the economic interest of the District;
  - v. The subdivision would compromise the safe and efficient use of the road network;
  - vi. Any exacerbation of risks from flooding or other natural hazards that is likely to occur through intensified landholdings, occupation or where capital and infrastructural investment is more than minor;
  - vii. The proposal is unlikely to be able to satisfactorily and reliably dispose of effluent;
  - viii. The proposal is likely to lead to ad hoc urban development and/or adverse effects on rural character, amenity, and natural values through the cumulative effects of rural-residential development in the vicinity;
  - ix. The proposal is unable to provide a potable supply of water.
- (i) In the RuralCoastal Environment Management Area, allotments, particularly where new buildings and structures are likely to be constructed, shall:
- i. Avoid or mitigate any adverse effects on landscape, natural and amenity values from any buildings, structures and accessways;
  - ii. Not degrade the natural character of the coastal environment through an inappropriate density, scale and location;
  - iii. Avoid the formation of new settlements in the coastal environment;
  - iv. Avoid unduly compromising coastal views and public access to the margins of the coast and rivers; and
  - v. Not significantly exacerbate the risks from coastal erosion and inundation and/or other natural hazards.
- (j) To provide for subdivision below the minimum standards if it results in the more effective management of network utilities or the protection of significant heritage assets and natural areas.
- (k) Ensure that subdivision and land development adjoining State Highways other arterial roads and the Wairarapa railway, avoid, remedy or mitigate any adverse effects on the safe and efficient operation of the roading and networks.
- Implemented through Method 18.3.16(a), 18.3.16(e) and 18.3.16(f)*
- Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*
- Implemented through Method 18.3.16(l)*
- Implemented through Method 18.3.16(a), 18.3.16(b), 18.3.16(e) and 18.3.16(f)*

- (l) Manage the intensity of development along strategic arterial roads to reduce the cumulative adverse effects on the safe and efficient functioning of such links particularly from ribbon development.**
- (m) To support the use of integrated and innovative subdivision design and best practice to maintain and enhance the character and qualities of the environmental zone in which it is located.**

### **18.3.3 Explanation**

It is important to assess the proposed land use and the long-term growth implications resulting from subdivision and land development to ensure the potential adverse effects are avoided, remedied or mitigated. There is a wide range of potential effects that may arise from subdivision, many of which can only be addressed on a case-specific basis. Such effects need to be considered and managed in the context of the specific character and qualities of the location. While subdivision and development will often bring about change to an area, the change should be generally consistent with the environmental outcomes sought for the particular zone.

Through the subdivision consent process, the many aspects of land development that are consequential on subdivision can be effectively managed (for example, the formation of access points, servicing and infrastructure connections).

New allotments should be able to accommodate a complying land use so that future use and development is able to comply with the environmental standards of the Plan, and thereby give effect to its objectives and policies.

The physical characteristics of the land being subdivided should be generally suitable for the consequent use. For example, land being subdivided for residential purposes should be readily able to be developed and used for that purpose, without potential adverse effects on adjoining land uses or public infrastructure.

Subdivision along the Wairarapa's State Highways and other strategic arterial roads (such as the Masterton Heavy Vehicle Bypass) needs to be carefully controlled to ensure that the consequent development does not adversely affect the safe and efficient use of the road network, not only in term of site-specific matters, such as the safety of proposed access points and the effects of traffic generation, but also the cumulative effects of development along the road.

The intensity of development arising from subdivision can have a direct effect on the character and qualities of each environmental zone. Managing the potential intensity of development is therefore a critical way of promoting the sustainable management of land use. In the Commercial and Industrial Zones, the size of the lot is not a critical environmental factor, and the efficient use of land is promoted by providing a wide range of development opportunities provided servicing, traffic and other effects are addressed by complying with these performance standards.

In the Residential and Rural Zones, controls over the size and dimensions of proposed new allotments are an effective way of addressing the consequent effects on character and amenity values where relatively small-sized lots could compromise and degrade the character and amenity values of the

respective zone. Additionally, in the Rural Zone, minimum area standards are also an effective way of managing the potential adverse effects on rural productive activities and the natural environment.

The approach to managing subdivision, however, should give landowners a level of certainty while also allowing for a level of flexibility to respond to the market and create innovative and well designed subdivisions and development that promote the sustainable management of the rural and residential zones.

In the Rural (Primary Production) and Rural (Special) Zones, minimum lot area standards are considered a “bottom line” limit to subdivision in these areas. Consent will only be granted below the minimum standards under exceptional circumstances, if it is clearly demonstrated that the proposal will not adversely affect the qualities and character of the Wairarapa’s rural environment, as well as the consistent administration of the District Plan.

In the Rural (Special) Zone, the standards provide for less intensive subdivision than in the Rural (Primary Production) Zone, recognising the special attributes and constraints of this zone, including:

- Significant risks from natural hazards, particularly flooding;
- The operational requirements of significant land use assets, such as Hood Aerodrome, Waingawa Industrial Estate, public wastewater treatment and landfill facilities, water supply catchments, and intensive horticultural activities;
- Potential cumulative effects of effluent disposal in areas of high ground water levels;
- Urban growth management, particularly where ad hoc development may lead to pressures on roading and servicing; and
- Areas of unique and special rural character that would be degraded by the cumulative effects of intensive development.

These factors are cumulative in that, generally, the land included within the Rural (Special) Zone has more than one of these characteristics.

In the Rural (Primary Production) Zone, provision is made for rural-residential development to afford opportunities for people to live in the rural environment, without necessarily having their livelihood depend primarily from production off the land. This policy recognises that, outside those areas within the Rural (Special) Zone or immediately accessed from the strategic arterial roads, there are significant opportunities for rural-residential development to occur in a manner that would not significantly degrade the general rural character and productivity of the Wairarapa. However, such development would still need to comply with some key minimum standards that seek to reduce reverse sensitivity issues and protect rural character, amenity values, wastewater disposal, the road network, and the ability of rural production activities to operate and develop effectively.

Provision is also made for innovative small lot rural subdivision through a comprehensive development process that seeks to promote good design and layout, subject to compliance with the key minimum standards.

Non-complying subdivision should be allowed only under exceptional circumstances provided that the development is generally consistent with the environmental outcomes for the Rural (Primary Production) Zone.

In the Residential Zone, there may be a need to provide for higher density residential development in some cases: for example, to provide for residential accommodation for the elderly. If appropriately designed and serviced, such higher density residential developments can be compatible with the character and amenity of the existing residential areas.

The southern part of Carterton has significant capacity for residential subdivision and development. Recent development patterns have highlighted the issues with unplanned and ad-hoc development, with poorly connected streets and no provision for open space or recreational opportunities. To address these issues, the Carterton South Structure Plan has been prepared to manage the overall framework and pattern of development in the southern part of Carterton. The Structure Plan ensures a connected street network, provision for open space and reserves, and pattern and density of residential development based on an urban transect with a graduated density of development (higher density in centre, lower density on the perimeter).

Subdivision in the coastal environment has the potential to adversely affect the landscape values and natural character qualities of this important area. All proposals will be assessed through the consent process to determine whether the comparatively undeveloped nature of the coastal environment can be adequately protected.

Provision for the substandard subdivision of land containing recognised significant heritage values (historic, cultural or natural) should be made if it results in the permanent protection of such assets. The development and management of network utilities may also be more efficiently undertaken through small-scale subdivision (for example, minor substations).

#### 18.3.4 Objective SLD2 – Effects of Servicing Requirements

To ensure that subdivision and land development is appropriately serviced to provide for the likely or anticipated use of the land.

#### 18.3.5 SLD2 Policies

*Implemented through Method  
18.3.16(g) and 18.3.16(l)*

- (a) Ensure adequate infrastructure is provided by the subdivider/developer to allow new activities and development to connect to wastewater and water reticulation where adequate capacity exists to meet the needs of the development.

*Implemented through Method  
18.3.16(g) and 18.3.16(l)*

- (b) Ensure that urban areas have adequate capacity in wastewater disposal and water supply to service future urban development demands, particularly in the South Wairarapa where the spare capacity is only available to service land zoned residential, commercial and industrial and not land zoned rural.

*Implemented through Method  
18.3.16(g) and 18.3.16(l)*

- (c) Avoid, remedy or mitigate any adverse effects resulting from stormwater discharges.

*Implemented through Method  
18.3.16(g) and 18.3.16(l)*

- (d) Ensure that owners of unserviced lots are responsible for providing a potable water supply and for the disposal of sewage and stormwater in a manner that avoids, remedies or mitigates any adverse effects.

- (e) **Promote infrastructure and servicing design solutions for development that avoids, remedies or mitigates significant adverse environmental effects on natural and physical resources, ecosystems, and amenity values (for example water bodies).**

*Implemented through Method  
18.3.16(l)*

### 18.3.6 Explanation

New activities and development, whether or not as a consequence of subdivision, intensify demand on existing public infrastructure including the roads, reserves, stormwater disposal, water, and wastewater. Increased pressure on these services, if not considered prior to construction or resource consent, can potentially result in adverse effects on the environment. The control of the effects of development on public infrastructure is an important element to the efficient management of the community's assets.

Wastewater and water supply services are crucial for the ongoing health and safety of the community. New activities and development must have adequate access to these services, either through publicly or privately provided infrastructure. Where public services are located in proximity to a subdivided site and have sufficient capacity, all development should connect to the system to ensure efficiencies in the use of existing infrastructure. However, the capacity of urban wastewater disposal and water supply systems should be used to service development occurring within urban zoned areas, including future growth areas, where the availability of spare capacity is limited. In the South Wairarapa, spare capacity only exists to service land currently zoned for residential, commercial or industrial purposes; the capacity of the infrastructure does not include provision to service development in the Rural Zones.

Where connection to an existing system is not possible, it is the developer's responsibility to ensure the activity or development can be adequately serviced such as through alternative water supply and on-site effluent treatment and disposal, where such services are self-sustainable, reliable and do not adversely affect the environment and other resource users (for example, in providing water supply).

Stormwater from new activities and development may cause drainage problems or flooding of the site itself and neighbouring properties if the disposal is inadequate. Where proposed development will not use existing public reticulation for stormwater disposal, owners must demonstrate that any adverse effects created are adequately mitigated. Stormwater disposal is a discharge to the environment so the requirements of the relevant Regional Plan could also apply. Developers will need to determine whether resource consent is required from Wellington Regional Council for the discharge, particularly discharges to surface water bodies, prior to proceeding.

Demand for water from reticulated water supply services is an effect of residential subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply systems. Consideration needs to be given as to whether measures need to be taken to manage this demand at the time of subdivision and development, such as by requiring supplementary water collection, including rainwater collection tanks.

Development of infrastructure that services development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (e.g. water bodies). Infrastructure servicing and design



solutions should promote sustainable management solutions and work with natural features in the environment such as water bodies, topography, indigenous biodiversity and ecosystems incorporating where possible such elements into the design of the subdivision or development.

### 18.3.7 Objective SLD3 – Sustainable Infrastructure Development

**To maintain sustainable and efficient public infrastructure that meets the additional demand generated by development and subdivision, while avoiding, remedying or mitigating adverse effects on the environment.**

### 18.3.8 SLD3 Policies

*Implemented through Method  
18.3.16(h)*

- (a) **Require an equitable contribution from developers where new connections to the Councils' water supply or wastewater disposal services will contribute to a future need for upgrades or extensions to the services.**
- (b) **Require a contribution where an activity necessitates road upgrading to avoid, remedy, or mitigate adverse effects on the road or the wider environment.**

*Implemented through Method  
18.3.16(h)*

### 18.3.9 Explanation

Existing community water and wastewater reticulation services are designed for a maximum (optimal) capacity. As new development connects into the public reticulation, the extra demand cumulatively reduces the system's surplus capacity, and the developer should reasonably contribute to the cost of establishing that system.

When the system capacity is reached, the infrastructure will require upgrading or extension to maintain efficient service delivery. It is reasonable for new development connecting into these systems to proportionately contribute to the upgrading or extension costs rather than the general community paying the full cost. Thus, those benefiting from the development should equitably pay the cost of new infrastructure assets. When the developer directly funds new or upgraded infrastructure, it is also reasonable that such costs are taken into account when assessing the overall financial contribution.

The road network is an important component of the Wairarapa's infrastructure. Its carrying capacity and safety can be adversely affected by new activity. Therefore the effects of new subdivision and land development on the road network will be considered as part of the resource consent process, and the contributions necessary towards any road upgrade that may be required.

Unless otherwise determined, financial contributions are normally taken in the form of cash to allow the Councils to invest in the provision or upgrade of existing systems.

The Plan also recognises each Council can require development contributions through its Long Term Council Community Plan (LTCCP), to meet the reasonable costs of growth relating to its network infrastructure, reserves and community infrastructure. Prior to making a decision to require development

contributions through its LTCCP, a Council will undertake public consultation via the LTCCP process seeking public input regarding the introduction of development contributions. If a Council determines to take development contributions through its LTCCP, to ensure developers are not required to contribute for the same assets twice, the LTCCP will have precedent over the District Plan contributions which will no longer apply.

### 18.3.10 Objective SLD4 – Managing Urban Growth

To provide for urban expansion adjoining existing urban areas where such growth does not adversely affect the safe and efficient use and development of land, roads and infrastructure.

### 18.3.11 SLD4 Policies

- (a) Identify the urban environments of the Wairarapa within which further urban development is appropriate, including areas of potential growth.
- (b) Manage subdivision and development within growth areas on a comprehensive basis to ensure a structured and integrated pattern of development, with the environmental qualities of the land fully identified and sustainably managed.
- (c) Manage urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network and the potential requirements for upgrading its capacity.
- (d) The expansion area at Waingawa Industrial Area identified as 'Future Industrial' on the Waingawa Industrial Area Structure Plan be restricted for development until such time as the roading and infrastructure is upgraded to cater for the increased pressure from the new development.
- (e) The Greytown Future Development Area has been identified as an area of future urban growth. Growth within this area will be restricted until a Structure Plan has been developed for this area in consultation with the local community and has been approved by the South Wairarapa District Council.
- (f) Manage the form and pattern of subdivision and development within the Carterton South Structure Plan Area on a comprehensive basis to ensure a structured and integrated pattern of development, which recognise the environmental qualities and physical resources of the land are fully identified and sustainably managed.

*Implemented through Method  
18.3.16(c) and 18.3.16(d)*

*Implemented through Method  
18.3.16(c) and 18.3.16(d)*

*Implemented through Method  
18.3.16(a), 18.3.16(b),  
18.3.16(e) and 18.3.16(f)*

*Implemented through Method  
18.3.16(a), 18.3.16(b) and  
18.3.16(c)*

### 18.3.12 Explanation

While the rate of urban growth in the Wairarapa is not large, there is still a steady and ongoing demand for urban development, particularly in Masterton

and in the larger coastal settlements. Appropriate opportunities for such growth to occur should be provided for, with regard to the ten-year duration of the District Plan. Rather than tightly ration development over that period, the District Plan seeks to provide for a range of industrial, commercial and residential forms of development opportunities. This policy recognises that, first, the community should have some choice in how to enable people's social and economic wellbeing, and, second, that it is not practicable to accurately predict rates and forms of urban development.

In Castlepoint, there are opportunities for further growth to occur to promote the consolidation of further residential development within the coastal environment, in accordance with the Wairarapa Coastal Strategy. Such growth, however, should be compatible with the special character and attributes of the Castlepoint settlement and the surrounding environment.

Large-scale urban development should occur in a planned and structured approach, taking into account the environmental qualities and features of the land, as well as the need to provide strong and efficient connections with the existing urban area. No development should occur within the identified growth areas until such a comprehensive design process has been undertaken for each area, providing the community with an opportunity to have an input.

At Waingawa, the industrial zoning has been expanded to provide additional opportunities for industrial development to occur, much of which is likely to be based on the natural advantages of the natural resources of the Wairarapa and the strategic location of this estate with respect to access to existing services, road and rail routes and the urban facilities of Masterton and Carterton. However, it is important that development within this area maintains the safe and efficient functioning of State Highway 2 and the railway, as well as the amenity values of the surrounding rural area through buffer and screening measures.

The expansion area at Waingawa Industrial Area, identified as 'Future Industrial' on the Waingawa Industrial Area Structure Plan, be restricted for development until such time as the roading and infrastructure is upgraded to cater for the increased pressure from the new development.

Additional infrastructure is often necessary to service new development. New development within the identified growth areas will generally be able to connect with existing systems that have the capacity to service the likely demands or be provided with self-sufficient systems that would not adversely affect the environment. If the services need to be upgraded, the developer would be required to provide reasonable financial contributions to fund such improvements or extensions.

Any new road within the growth areas should be designed and constructed to be compatible with the existing road network. Extensions to the network must provide for efficient and safe movement of traffic as well as being of an adequate standard for the proposed future land use. Access onto the existing network, particularly arterial roads, must be provided in a way that maintains the safe and efficient functioning of that road.

The Carterton South Structure Plan provides an overall spatial framework for the movement, servicing and open space requirements for the southern part of the Carterton urban area. The Structure Plan is based on the outcomes of the Carterton South Structure Plan Report, September 2009, which involved significant community input into the form, pattern and nature of subdivision

and development in this area. The Structure Plan and associated report outline the urban design characteristics of the area and detail the anticipated changes planned to occur over time.

### 18.3.13 Objective SLD5 – Reserves and Open Space

**To sustainably manage and develop the reserve and open space network to cater for current and future community needs and to protect and enhance significant environmental assets.**

### 18.3.14 SLD5 Policies

- (a) **Require a reserve contribution from new residential and visitor accommodation development, including rural subdivision creating vacant lots that have the ability to be developed for residential purposes, that is proportionate to the demand for passive and active community recreational requirements arising from the development, including the need to protect the Wairarapa's key environmental assets such as its coastal margins and natural features.**
- (b) **Ensure land acquired as a reserve contribution is located and designed to complement the recreational and open space needs and amenity of the District.**
- (c) **Manage subdivision and development adjacent to or near reserves to ensure public access (or future public access) is provided at the time of subdivision and/or development.**

*Implemented through Method  
18.3.16(h)*

*Implemented through Method  
18.3.16(h)*

*Implemented through Method  
18.3.16(e) and 18.3.16(f)*

### 18.3.15 Explanation

Reserves and open space are generally provided on a per-population basis, particularly in regard to recreational and sporting facilities. Development can lead to additional pressure put on the provision, capacity and quality of such facilities, including community linkages such as walkways.

Reserves also contribute to an area's amenity values by providing enough open space to maintain an acceptable level of amenity.

Development for residential and visitor accommodation purposes has a direct correlation with an increased demand for reserves and therefore the costs of acquiring and developing such assets. Financial contributions for subdivision and development should therefore meet a reasonable share of the costs of funding the development and enhancement of reserves and open space.

Funds collected as reserve contributions will be held and used within the relevant District for general reserve purposes and used according to the priorities within that community, in conjunction with funds from other sources such as rates. Priorities for using the contributions will be determined through each Council's Long Term Council Community Plan (LTCCP) process. Allocating the funds within the appropriate contributing District ensures equity and allows the recipient Councils to independently implement their own reserves acquisition and development policies, formulated in accordance with public processes under the Local Government and Reserves Acts.

Where there is community benefit, the vesting of land into public ownership may be considered as a reserve contribution. The land would need to be

physically appropriate and located for use as a reserve. In appropriate circumstances, where public access or full protection is desirable, sites with natural, cultural and historic heritage values may be accepted as reserve contributions. The Councils may also consider reducing a contribution following approved work carried out by the developer on any potential reserve land.

The Act requires that esplanade reserves are set aside where subdivision includes the margins of waterbodies. Esplanade reserves generally will be required only on the margins of significant rivers and waterbodies, as well as the coast, unless there are special circumstances that warrant full public acquisition of the margins of other waterbodies.

### **18.3.16 Methods to Implement Subdivision and Land Development Policies**

- (a) Development standards for permitted activities such as onsite stormwater disposal in unserviced urban areas.
- (b) The application of minimum subdivision standards as appropriate to each environmental zone or to each management area within a zone.
- (c) To identify future growth areas, and use structure plans in these growth areas where there is multiple ownership and/or comprehensive development plans for sites under single control.
- (d) The use of comprehensive development plans for single ownership developments where the development is relatively intensive compared with the surrounding level of development.
- (e) Assessment of environmental effects through the resource consent process for subdivision proposals or for land use activities not complying with development standards.
- (f) Resource consent conditions to avoid remedy or mitigate the potential adverse effects of consequent land use.
- (g) Compliance with NZS 4404:2004, Land Development and Subdivision.
- (h) Financial contributions to ensure land uses meet a reasonable proportion of the consequent costs for the provision of community funded infrastructure, reserves and roading.
- (i) Assessment and identification of long-term servicing and funding requirements through Asset Management Plans.
- (j) Setting priorities and allocating funding for necessary infrastructural, roading and other community asset development through the Strategic and Long Term Council Community Plan (LTCCP) processes.
- (k) Acquisition of esplanade reserves or strips in accordance with the provisions of the Act and the policies of this Plan.
- (l) Application of relevant codes of practice and NZS standards, including any sustainable design guides.

- (m) The relevant application of other statutory processes and requirements, such as the Building Code (through the Building Act 2004).
- (n) Review the demand for water from reticulated water supply services from new residential subdivision and development, with the aim of, within 2 years of the District Plan being made operative, investigating and introducing water conservation requirements for new residential subdivision and development, such as rain water collection tanks.
- (o) Undertake Plan changes, as required, to ensure recommendations and directions in management plans are recognised and given due effect.
- (p) Use of structure plans to direct and guide the nature and form of development in areas requiring coordinated development.

### 18.3.17 Principal Reasons for Adoption

A range of development standards, in conjunction with Codes of Practice and NZ Standards for land development, will generally address many of the potential adverse effects of development. However, given the wide range of potential effects on the environment, many of which are site specific, all subdivision needs to be subject to the resource consent process to ensure that the consequent land development and use does not lead to significant adverse effects on the environment through poorly designed subdivision and development.

A structured and integrated approach is necessary to manage the internal and external effects of large-scale or relatively intensive development, which can be effectively achieved through structure plans for areas under multiple ownership or comprehensive development plans for sites under single control.

Contributions from developers for infrastructure and reserves are required to ensure fair cost allocation to those benefiting from new and upgraded infrastructure and reserves systems. The funding and/or assets obtained from such contributions should be used in accordance with the asset development priorities and plans of each Council.

## 18.3 18.4 Anticipated Environmental Outcomes

- (a) Allotments of a size form and pattern to provide for land uses that are compatible with the values, character and qualities of the immediate environment.
- (b) The long-term protection of significant natural and historic values of subdivided land.
- (c) Structured urban growth that is well connected and compatible with the existing urban and surrounding environment.
- (d) Effective wastewater systems that protect the quality of ground and surface water resources.

- (e) **Appropriate stormwater disposal that does not adversely impact on adjoining properties or existing stormwater systems.**
- (f) **The provision of an appropriate level and standard of roads and other access facilities, services and reserves.**
- (g) **Equitable cost apportionment between ratepayers and developers for the extension and upgrade of public infrastructure, and the acquisition and development of reserves.**

## 20 DISTRICT WIDE SUBDIVISION RULES AND STANDARDS

No form of subdivision is a permitted activity under this Plan, as even simple forms of subdivisions may require assessment and the imposition of conditions, such as those in relation to access, infrastructure, water supply and sewage and stormwater disposal. Thus, at the least, subdivision is a controlled activity if it meets the standards as set out in this section, but is otherwise a discretionary or non-complying activity.

### 20.1.1 Controlled Activities

- (a) **Any subdivision that complies with all of the standards in 20.1.2 is a Controlled Activity.**

The matters over which control is reserved are:

- (i) The design and layout of the subdivision, including the size, shape and position of any lot, any new roads, the provision of footpaths and cycleways, provision of linkages to existing roads, access over the railway, or the diversion or alteration to any existing roads, the provision of footpaths and cycleways, provision of linkages to existing roads, access over the railway, access, passing bays, parking and manoeuvring standards, and any necessary easements;
- (ii) Potable water supply, water storage and water treatment;
- (iii) Effluent disposal systems and maintenance requirements;
- (iv) Stormwater control and disposal, including adequacy of disposal;
- (v) Service arrangements, including easements;
- (vi) Provision of reserves, including connections to existing and future reserves;
- (vii) Provision of esplanade reserves and esplanade strips, and access strips, to and around the coastline and margins of lakes and rivers;
- (viii) Effects on indigenous biological diversity, including protection of existing vegetation, wildlife and watercourses, revegetation and weed and pest control;
- (ix) The protection of any significant environmental features or other special feature(s) on any lot;
- (x) The staging of development or the timing of any works;
- (xi) Controls to mitigate the effects of construction;
- (xii) Separation distance, barriers, acoustical treatment, and orientation of buildings;
- (xiii) Fire rating of party/common walls;
- (xiv) Provision of fire fighting and management of fire risk;
- (xv) Design and location of network utilities;



- (xvi) Earthworks management, including sediment control;
- (xvii) Effects on historic heritage;
- (xviii) Effects on values of any waahi tapu sites and any resources of significance to Tangata Whenua.
- (xix) Natural hazard avoidance or mitigation;
- (xx) Effects on the character, landscape and amenity values of the vicinity, including the effects of siting and design of buildings, screening and landscape treatment, including building sites on ridgelines;
- (xxi) Energy efficiency and the ability for lots to use renewable energy;
- (xxii) Measures to remedy any site contamination;
- (xxiii) Financial contributions;
- (xxiv) Bonds and other payments and guarantees;
- (xxv) Compliance with New Zealand Standard 4404:2004 “*Land Development and Subdivision Engineering*” and other standards referenced in NZS4404:2004;
- (xxvi) Application of New Zealand Handbook 44:2001 *Subdivision for People and the Environment*;
- (xxvii) Conformance with any relevant current resource consent for a comprehensive development, including minor variations, or any relevant Structure Plan; and
- (xxviii) Reverse sensitivity effects, including but not limited to noise, odour, dust and visual effects.

### Assessment Criteria

Controlled activities are to be assessed against the relevant assessment criteria set out in Section 22.

### Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

*Note: Earthworks may also require resource consent from Wellington Regional Council for discharges to water or land or for the amount of earthworks being undertaken.*

## 20.1.2 Standards for Controlled Activities

### Residential, Commercial and Industrial Zones

#### (a) Minimum Lot Area

Residential Serviced (Masterton Districts)	350m <sup>2</sup> ; and 400m <sup>2</sup> minimum average lot area (for three or more lots)
Residential Serviced (Carterton and South Wairarapa Districts)	400m <sup>2</sup> , and 500m <sup>2</sup> minimum average lot area

Policy 18.3.2(d) and 18.3.2(e)

Residential Serviced Coastal (Masterton District)	400m <sup>2</sup> ; and 450m <sup>2</sup> minimum average lot area
Residential Unserviced	1,000m <sup>2</sup>
Residential (Opaki and Chamberlain Road Future Development Areas)	1,200m <sup>2</sup> minimum average lot area
Residential Serviced (Carterton Low Density Residential Character Area)	2,000m <sup>2</sup>
<u>Residential Serviced (Carterton Medium Density Residential Character Area)</u>	<u>1,000m<sup>2</sup></u>
Residential (Greytown Villas Character Area)	500m <sup>2</sup>
Residential (Jellicoe Residential Character Area)	88m <sup>2</sup> Townhouse Lots 375m <sup>2</sup> Cottage Lots 1,200m <sup>2</sup> Large Lots
Residential (Underhill Road Character Area)	1,000m <sup>2</sup>
Commercial	No minimum
Industrial	No minimum

For the purposes of this rule:

Note 1: The minimum lot area shall exclude any accessways or rights-of-way, and the minimum lot size shall not apply to those areas where they are a separate access lot.

Note 2: “Residential Serviced” refers to the ‘Residential Zone’ areas serviced by reticulated wastewater systems, such as Masterton, and includes the Greytown Future Development Area, but excludes Lake Ferry Township due to the limited capacity of its reticulated system.

Note 3: “Residential Unserviced” refers to the ‘Residential Zone’ areas not serviced by reticulated wastewater systems, and includes Lake Ferry Township due to the limited capacity of its reticulated system.

Note 4: “Residential Serviced Coastal” refers to the ‘Residential Zone’ areas serviced by reticulated wastewater systems and located to the seaward side of the inland boundary of the Coastal Environmental Management Area, such as Castlepoint.

**(b) Minimum Developable Area**

*Policy 18.3.2(d) and 18.3.2(e)*

- (i) Each undeveloped lot must be able to contain a rectangle measuring 15 metres by 12 metres that is clear of any right-of-way easement.
- (ii) Each undeveloped lot in the Jellicoe Residential Character Area shall contain a shape factor of the following dimensions:
  - (1) Townhouse Lots – rectangle measuring 6.5 metres by 8.5 metres.
  - (2) Cottage Lots – rectangle measuring 12.5 metres by 25 metres.
  - (3) Large Lots – rectangle measuring 20 metres by 25 metres.

*Policy 18.3.11(b)***(c) Future Development Areas**

- (i) Any subdivision within a Future Development Area in accordance with an approved Development Concept Plan, under Rule 21.4(m).
- (ii) Subdivision within the Greytown Future Development Area that is in accordance with the Structure Plan for this area.

*Policy 18.3.2(d)***(d) Maximum Building Coverage**

- (i) In the Residential Zone, the maximum resulting building coverage of any lot containing an existing dwelling shall be no more than 30% of the lot area.

For the purpose of this rule, the minimum lot area excludes any accessways or rights-of-way, and the minimum lot area shall not apply to those areas where they are a separate lot.

**(e) Carterton South Structure Plan Area**

- (i) Subdivision within the Carterton South Structure Plan Area that is in accordance with the Structure Plan in Appendix 14.

**Rural Zones***Policy 18.3.2(d) and 18.3.2(g)***Rural (Primary Production) Zone****(e) Minimum Lot Standards**

- (i) Any subdivision within the Rural (Primary Production) Zone shall comply with any one of the following:
  - (1) Minimum lot area of 4 hectares provided all lots comply with the following:
    - (a) Each front lot shall have a minimum frontage of 100m; and
    - (b) If there are two or more rear lots they shall share a single vehicle access, and shall be designed in accordance with the requirements for accessways under this Plan; and
    - (c) Each lot must contain a building area outside a buffer distance of 25m from all existing boundaries of the parent property, except the buffer distance shall be 10m from the road front boundary of sealed roads.

For the purpose of this rule, building area shall be defined as that area (or areas) shown within each lot on a proposed subdivision plan that:

- Contains any dwelling house to be located on the lot, and which is able to meet the minimum development standards for dwellings in the Rural (Primary Production) Zone; and
- Has minimum dimensions of 15m by 12m; and
- Shall be able to satisfactorily dispose of effluent on-site; or

- (2) One lot of less than 4 hectares if that lot contains an existing dwelling provided that:
  - (a) The dwelling complies with the permitted activity setback standards in relation to the new lot boundaries; and
  - (b) All effluent disposal systems can be contained within the lot; and
  - (c) The balance lot must have a minimum area of 4 hectares; and
  - (d) The Certificate of Title for the site was issued before 26 August 2006, or resource consent to subdivide was granted for the site before 26 August 2006: or
- (3) Minimum lot area of one hectare for up to two lots, provided all lots comply with the following:
  - (a) Each front lot shall have a minimum frontage of 100m; and
  - (b) If there are two or more rear lots they shall share a single vehicle access, and shall be designed in accordance with the requirements for accessways under this Plan; and
  - (c) Each lot must contain a building area outside a buffer distance of 25m from all existing boundaries of the parent property, except the buffer distance shall be 10m from the road front boundary of sealed roads.

For the purpose of this rule, *building area* shall be defined as that area (or areas) shown within each lot on a proposed subdivision plan that:

- Contain any dwelling house to be located on the lot, and which is able to meet the minimum development standards for dwellings in the Rural (Primary Production) Zone; and
  - Has minimum dimensions of 15m by 12m; and
  - Shall be able to satisfactorily dispose of effluent on-site; and
- (d) A minimum average lot size of 2 hectares, provided that, where there are any lots larger than 10 hectares, these lots shall be given a nominal size of 10 hectares when calculating the average lot size; and
  - (e) The Certificate of Title for the site being subdivided was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008.

#### **Rural (Special) Zone**

*Policy 18.3.2(d) and 18.3.2(f)*

##### **(f) Minimum Lot Standards**

- (i) Any subdivision within the Rural (Special) Zone shall comply with the following:
- (1) Minimum lot area of 4 hectares.
  - (2) Each front lot shall have a minimum frontage of 100m; and
  - (3) If there are two or more rear lots they shall share a single vehicle access, and shall be designed in accordance with the requirements for accessways under this Plan; and
  - (4) Each lot must contain a building area outside a buffer distance of 25m from all existing boundaries of the parent property, except the buffer distance shall be 10m from the road front boundary of sealed roads.

For the purpose of this rule, 'building area' shall be defined as that area (or areas) shown within each lot on a proposed subdivision plan that:

- Contains any dwelling house to be located on the lot, and which is able to meet the minimum development standards for dwellings in the Rural (Primary Production) Zone; and
- Has minimum dimensions of 15m by 12m; and
- Shall be able to satisfactorily dispose of effluent on-site.

*Policy 18.3.2(d)*

### **Rural (Conservation Management) Zone**

#### **(g) Minimum Lot Standards**

- (i) Any subdivision within the Rural (Conservation Management) Zone shall comply with the following:
- (1) Each lot must comply with all District-wide Rules.

*Policy 18.3.5(a), 18.3.5(b),  
18.3.5(c) and 18.3.5(d)*

### **All Environmental Zones**

#### **(h) Land Use Standards**

- (ii) All lots shall demonstrate compliance with the District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.21.
- (iii) All new water supplies, waste water supplies and stormwater systems shall be provided in accordance with NZS 4404:2004 "Land Development and Subdivision Engineering".

*Policy 18.3.8(a) and 18.3.8(b)*

#### **(i) Financial Contributions**

- (iv) All financial contributions shall be in accordance with the requirements of Section 23.

*Policy 18.3.14(c)*

#### **(j) Esplanade Reserves/Strips**

- (v) Compliance with the Esplanade Reserve/Strip standards in Section 24.

*Policy 18.3.2(j)*

#### **(k) Exceptions for All Environmental Zones**

- (vi) Any subdivision of sites for the purpose of containing network utilities where the subdivision is necessary for network utility purposes, or sites for reserves and access need not meet any of the above requirements.
- (vii) Any subdivision creating a Conservation Lot containing a Significant Natural Area listed in Appendix 1.3, shall comply with the following standards:
  - (1) The subdivision shall result in the whole of the listed feature being physically and legally protected in perpetuity. An agreement regarding an encumbrance, bond, consent notice or covenant must be entered into before the issue of the Section 224 Certificate. Such an instrument is to be registered on the Certificate(s) of Title of the relevant lots. The covenant or encumbrance shall be prepared by a solicitor at the applicant's expense.
  - (2) The covenant shall incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security.
  - (3) The application shall include sufficient detail for the Council to ascertain the particular natural, historic or cultural value associated with the item.
  - (4) The conservation lot does not need to meet the relevant minimum lot area requirements.
- (viii) Any subdivision creating a boundary adjustment as defined in Chapter 27.
- (ix) Any subdivision of different floors or levels of a building, or different parts of a floor or level of a building.

Note: For the purpose of the subdivision rules and standards, where any allotment is to be amalgamated or held together with any other allotment on the same survey plan or any land of an adjoining owner in accordance with a condition of subdivision, the combined area shall be deemed to be a single allotment for the purpose of determining compliance with these standards.

### 20.1.3 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

#### Rural (Primary Production) and Rural (Special) Zone

- (a) **Any subdivision that does not comply with any one of the minimum standards for Controlled Activities, provided that the standards for Restricted Discretionary Activities in 20.1.4 are met.**

*Policy 18.3.2(h)*

Discretion is restricted to the following matters:

- (i) All matters as specified in Rule 20.1.1
- (ii) Design, layout, size, number and location of lots;

- (iii) Methods to avoid or mitigate the effects of external primary production activities on the proposed lots, including buffer setbacks, dwelling siting and planting.

#### All Environmental Zones

*Policy 18.3.5(a), 18.3.5(b),  
18.3.5(c), 18.3.5(d) and  
18.3.5(e)*

#### (b) Any subdivision that does not comply with Rule 0

Discretion is restricted to the following matters:

- (i) Potable water supply, water storage and treatment;
- (ii) Wastewater collection, treatment and disposal;
- (iii) Stormwater collection, treatment and disposal; and
- (iv) Financial contributions.

#### Assessment Criteria

Restricted discretionary activities are to be assessed against the relevant assessment criteria set out in Section 22.

### 20.1.4 Standards for Restricted Discretionary Activities

*Policy 18.3.2(h)*

#### Rural (Primary Production) and Rural (Special) Zones

- (i) Any subdivision within the Rural (Primary Production) Zone and Rural (Special) Zone shall comply with all of the following:
  - (1) Minimum lot area of 4 hectares; and
  - (2) Each front lot shall have a minimum road frontage of 100m

### 20.1.5 Discretionary Activities

The following are Discretionary Activities:

*Policy 18.3.2(f), 18.3.2(h) and  
18.3.2(i)*

#### Residential, Commercial and Industrial Zones

- (a) Any subdivision that does not comply with any one or more of the standards for controlled activities in Rule 20.1.2.
- (b) Any subdivision within a Future Development Area that does not have an approved Development Concept Plan, or is not consistent with an approved Development Concept Plan under Rule 21.4(m).
- (c) Any subdivision in the Waingawa Industrial Area that is consistent with the Waingawa Industrial Area Structure Plan in Appendix 12.
- (d) Subdivision within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.
- (e) Subdivision within the Carterton South Structure Plan Area that is not in accordance with the Structure Plan in Appendix 14.

#### Rural (Primary Production) Zone

- (f) Any subdivision in the Rural (Primary Production) Zone that does not comply with the minimum standards for

**Controlled Activity in Rule 0 or Restricted Discretionary Activities in Rule (i), provided that the standards for Discretionary Activities are met;**

**Rural (Primary Production) and Rural (Special) Zones**

- (g) **Any subdivision extending public water, stormwater or wastewater utility services or extending any legal road;**

**All Environmental Zones**

- (h) **A subdivision that is not otherwise a controlled, restricted discretionary, or non-complying activity under Chapter 20.**
- (i) **Any subdivision that creates a new allotment in which one or more of the following circumstances apply:**
  - (i) Contains Contaminated Land listed in Appendix 3;
  - (ii) It is on land previously or currently used for an activity or industry listed on the modified Wairarapa Hazardous Activity and Industry List (Wairarapa HAIL) in Appendix 3.2.
  - (iii) The allotment is within a Flood Hazard Area or Erosion Hazard Area;
  - (iv) The allotment is within the Coastal Environment Management Area;
  - (v) The allotment is within an Outstanding Landscape listed in Appendix 1.1;
  - (vi) Contains an Outstanding Natural Feature listed in Appendix 1.2;
  - (vii) Contains all or part of a site of a Significant Natural Area listed in Appendix 1.3, except if the Significant Natural Area is wholly contained in a Conservation Lot under Rule (e)(vii);
  - (viii) Contains all or part of a site of an Archaeological or Geological Site listed in Appendix 1.5a or Appendix 1.5b;
  - (ix) Contains all or part of a Site of Significance to Tangata Whenua listed in Appendix 1.6;
  - (x) Contains all or part of a Site of Historic Heritage listed in Appendix 1.7;
  - (xi) The allotment is within an identified Historic Heritage Precinct listed in Appendix 1.8 (refer also to Rule 21.1.3);
  - (xii) Any part of the allotment is within 150 metres of an effluent distribution area, effluent holding pond or oxidation pond (excluding waste disposal areas associated with domestic septic tanks located on an adjacent site);
  - (xiii) Any part of the new allotment is within 20 metres of the centreline of a high voltage (110kV or more) transmission line (as shown on the Planning Maps).
- (j) **Any subdivision with access to a State Highway, Limited Access Road Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway, provided that the standards for Discretionary Activities are met;**



**Assessment Criteria**

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

**20.1.6 Standards for Discretionary Activities**

*Policy 18.3.2(h)*

**Rural (Primary Production) Zone**

- (a) **Any subdivision within the Rural (Primary Production) Zone under Rule (f) shall comply with the following:**
- (i) Minimum average lot area of 4 hectares, provided that, where there are any lots larger than 10 hectares, these lots shall be given a nominal size of 10 hectares when calculating the average lot size.

**All Environmental Zones**

*Policy 18.3.2(k) and 18.3.2(f)*

- (b) **Access to a State Highway, Limited Access Road Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway.**
- (i) Any subdivisions under Rule (j) shall comply with the following:
  - (1) Standards for a Controlled Activity in the respective Environmental Zone in Rule 20.1.2.

**20.1.7 Non-Complying Activities**

The following are Non-Complying Activities:

*Policy 18.3.2(h)*

**Rural (Primary Production) Zone**

- (a) **Any subdivision that does not comply with the minimum standards for Discretionary Activities in Rule (a).**

*Policy 18.3.2(h)*

**Rural (Special) Zone**

- (b) **Any subdivision that does not comply with the minimum standards for Controlled Activities in Rule 0.**

*Policy 18.3.2(b) and 18.3.2(d)*

**Industrial Zone**

- (c) **Any subdivision in the Waingawa Industrial Area that is not consistent with the Waingawa Industrial Area Structure Plan in Appendix 12.**

*Policy 18.3.2(k) and 18.3.2(f)*

**All Environmental Zones**

- (d) **Any subdivision with access to a State Highway, Limited Access Road, Masterton Heavy Traffic Bypass or over or under the Wairarapa Railway, which does not meet the relevant Environmental Zone's minimum standards for a Controlled Activity (Rule 20.1.2).**

**Assessment Criteria**

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

## **PART C – CONSENT PROCESS AND GENERAL PROVISIONS**

## 22 ASSESSMENT CRITERIA

### 18.4 22.1 Consents under District Wide Rules

*These criteria are not exclusive, as other criteria may be considered when assessing a discretionary activity.*

#### 22.1.1 Subdivision

##### (i) Carterton South Structure Plan Area

- (i) The extent to which subdivision is consistent with the Carterton South Structure Plan in Appendix 14, and the outcomes sought by the Carterton South Structure Plan Report to the Carterton District Council dated September 2009.
- (ii) The provision of roading and other transport connections to form safe, connected and multi-functional (motorised and non-motorised forms of transport) transport infrastructure.
- (iii) The provision of services and utilities to connect to the existing servicing infrastructure and meet the future long term needs of the community it will service.
- (iv) The extent to which the provision and design of open space and reserves provides for the future use and development of the reserve as a local neighbourhood park.
- (v) The extent to which the subdivision design and lot layout provides for future development that is consistent with the future growth and development of the Carterton South Structure Plan Area.
- (vi) Whether the density, lot layout and overall subdivision design is in keeping with the urban form of Carterton and character of the local neighbourhood.
- (vii) The extent to which the proposed buffer between the industrial and residential areas protects the amenity values of the residential area from the adverse visual, dust and noise effects from industrial activities.

##### 22.2.22 Carterton South Structure Plan Area

- (i) The extent to which the development is consistent with the Carterton South Structure Plan in Appendix 14 and the outcomes sought by the Carterton South Structure Plan Report to the Carterton District Council dated September 2009.
- (ii) Whether proposed buildings close to or on the proposed road alignments would compromise or jeopardise the long-term efficient connection of the transport network.

## 32 APPENDIX 5 – REQUIREMENTS FOR ROADS, ACCESS, PARKING & LOADING

### 32.1.1 Specifications

All roads, access, parking and loading areas are to be designed and constructed in accordance with the following standards, or to a standard approved by Council.

### 32.1.2 Rooding Hierarchy

The rooding hierarchy is shown on the Planning Maps. The following definitions have been used in identifying the rooding hierarchy.

**Strategic Arterial** – Road which forms part of the network of nationally or regionally important arterial routes that predominantly carry through traffic and the major traffic movements in and out of the District.

**District Arterial** – A road which caters for traffic movement within or between major areas of the District and as alternative routes to neighbouring territorial authorities.

**Collector** – Locally preferred routes forming a link between the arterial roads and residential, commercial, industrial and recreational areas. Although having a major through traffic function, they also serve adjacent property.

**Local** – Roads with the main function of providing access to adjacent properties.

**Standards for Roads, Access, Parking and Loading**

	Standard	Additional Requirements and Variations to Standards
<b>Road and Footpaths</b> – design and construction		
Urban	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	Amendment to Table 3.1 <a href="#">including Carterton South Structure Plan Area</a> (refer Table below)
Rural	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	Amendment to Table 3.2 – for all road classifications other than minor local roads, a minimum seal width 1 metre less than specified is acceptable
<b>Privateways</b> – design and construction		
Urban	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	
Rural	<i>NZS 4404:2004 Land Development and Subdivision Engineering</i>	Non-public rural accessways to rear lots of 2 hectares or less, multi-unit or comprehensive residential developments shall be sealed. Non-public rural accessways adjoining lots of 2 hectares or less, multi-unit or comprehensive residential developments shall be sealed.
<b>Sight lines</b> – Road/Privateway/Driveways/Intersections		
Railway Level Crossing	<i>ONTRACK requirements (Document CSG 417 – Q517 Issue 3)</i>	
State Highway	<i>Transit NZ requirements (Transit NZ Planning Policy Manual)</i>	
Other road and driveway intersections	<i>RTS 6 Guidelines for Visibility Driveways</i>	At road intersections, no obstruction exceeding 1m in height will be permitted within a 6m by 6m triangle measured from a boundary intersection point (Refer Figure 32.1).

	Standard	Additional Requirements and Variations to Standards
<b>Vehicle Crossings</b> including Frontage Road Seal Widening – design and construction		
Urban	NZS 4404:2004 Land Development and Subdivision Engineering	In Masterton District, new crossings on existing streets shall be constructed in accordance with MDC Plan 805 A, B or C. Where 3 or more dwelling units are using a common vehicle crossing, that crossing is to be constructed from kerb to boundary in concrete. In South Wairarapa District, only one vehicle crossings is permitted per site (Note: This standard supersedes the requirements of 5.5.2(h)(ii) and 6.5.2(g)(ii) ). All vehicle crossings are to be constructed from kerb to boundary in concrete. Where 4 or more dwelling units are using a common vehicle crossing, that crossing is to be 5.4m wide with 0.8m splays on either side.
Rural	NZS 4404:2004 Land Development and Subdivision Engineering	Rural Vehicle Crossings and Frontage Road Seal Widening in accordance with Figure 32.2 below. In South Wairarapa District, only one vehicle crossings is permitted per site (Note: This standard supersedes the requirements of 5.5.2(h)(ii) and 6.5.2(g)(ii)).
<b>Stormwater Drainage</b>		
Design and Construction	NZS 4404:2004 Land Development and Subdivision Engineering	In Masterton District, all subdivision and development shall comply with MDC Minimum Acceptable Drainage Standards
Trenching	NZS HB 2002:2003 Code of Practice for Working on the Road	
<b>Off-street Parking Facilities</b> – geometric layout		
	AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking	
<b>Turning paths</b>		
Off-road parking facilities – 85%ile & 99%ile car	AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking	
Off-road loading facilities – 99%ile rigid truck		
<b>Urban carriageway lighting</b>		
	AS/NZS 1158.3 Lighting for roads and public spaces Part 3.1 Pedestrian area (Category P) lighting – Performance and design requirements; and NZS 6701:1983 Road Lighting (including subsequent amendments)	

<b>Facilities for disabled</b>		
Pedestrian facilities	<i>RTS 14: Guidelines for Installing Pedestrian Facilities for people with visual impairment</i>	
Parking facilities	<i>NZS 4121:2001 Design for Access and Mobility – Buildings and Associated Facilities</i>	
<b>Signage</b>		
Advertising	<i>RTS 7: Advertising Signs and Road Safety – Design and Location Guidelines</i>	
Regulatory/Road Signs	<i>TNZ Manual of Traffic Signs and Markings</i>	
<b>Rural Selling Places</b>		
	<i>RTS 3: Guidelines for Establishing Rural Selling Places</i>	

**Amendment to Table 3.1 in NZS 4404:2004 Land Development and Subdivision Engineering**

Class	Type	Area served	Traffic volumes (vpd)	Design speed (km/h)		Road reserve width (m)	Minimum carriageway width (m)				Footpath (m)	Berm (m)	Max/min Gradient	Normal camber	Max super-elevation	Notes
				Flat or rolling	Hilly		Parking	Traffic	Cycles	Total						
Local Roads	Minor Residential and Cul de Sac	Up to 80 du	Up to 400	NA	NA	15.5	1 x 2.5	2 x 3.5		9.5	2 x 1.4	2 x 1.6	12.5%max 0.4%min	3%	6%	(8)
<u>Roads within Carterton South Structure Plan Area</u>	<u>Collector</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>20</u>	<u>1 x 2.5</u>	<u>2 x 3.5</u>	<u>NA</u>	<u>9.5</u>	<u>2 x 1.5</u>	<u>2 x 3.75</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Roads within Carterton South Structure Plan Area</u>	<u>Local</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>20</u>	<u>0</u>	<u>2 x 3.0</u>	<u>NA</u>	<u>6.0</u>	<u>1.5</u>	<u>1 x 6.0 and 1 x 6.5</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

NOTE –

(8) The geometric requirements applicable to Industrial Roads are extended to cover cul de sacs serving up to 20 dwelling units and minor residential streets serving 21-80 dwelling units.



### **32.1.3 New Roads**

All new roads shall connect with and be compatible with the Council's roading hierarchy as shown in the Planning Maps.

### **32.1.4 Intersections and Accessways**

Road and accessway intersections shall be designed to ensure sufficient sight distances and safety, having regard to expected traffic volumes and speeds on approach roads.

Where it is proposed to create a vehicle access or road intersection with any State Highway, the applicant shall obtain the approval of Transit New Zealand. Intersections with State highway shall meet Transit New Zealand requirements.

Where it is proposed to create an accessway over or under the railway and/or create an accessway and/or intersection within 30 metres of a road/rail level crossing, the applicant shall obtain the approval of the railway premises owner and/or the railway access provider (ONTRACK).

### **32.1.5 Road Intersections with Rail Crossings**

At road/rail level crossings, viewlines shall meet the minimum requirements of ONTRACK (New Zealand Railways Corporation). Tranz Rail document CSG 417-Q517 Issue 3 Section 4 sets out the requirements for viewlines. The minimum and desirable view along the track is specified for various train speeds. For crossings where automatic warning devices or stop signs are not installed the minimum view along the track at 30m from track centreline is also specified.

### **32.1.6 New Roads to be shown in Proposed Subdivision**

The Council may require the applicant to clearly show a proposed roading pattern for any balance area. The proposed future roading pattern shown is required to be compatible with the Council's roading hierarchy.

### **32.1.7 New Roads - Construction**

The subdivider or developer shall form and construct all roads, shared access ways, private ways, and private roads.

### **32.1.8 Roads and Vehicle Access Way Lighting**

All public roads serving 3 or more residential allotments shall be provided with night lighting in urban areas only.

### **32.1.9 Pedestrian Facilities Standards**

Pedestrian facilities shall be provided on footpaths in accordance with NZS 4121:2001 Design for Access and Mobility – Buildings and Associated Facilities and RTS 14 Guidelines for Facilities for Blind and Vision Impaired Pedestrians.

### 32.1.10 Vehicle Access to Individual Sites

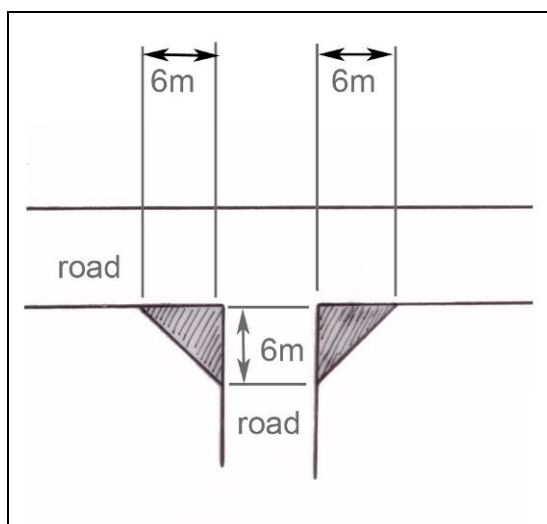
All sites and allotments shall have legal practicable vehicle access from a public road.

Seal widening at accesses shall be in accordance with Figure 32.2 below.

Any vehicle access crossing a waterway shall incorporate culverts appropriate to the volume of water in the waterway and the traffic load on the access. Any earthworks shall comply with the requirements of this Plan. Note: Wellington Regional Council may have additional requirements relating to activities in waterways.

**Figure 32.1**

**Intersection Visibility Obstruction Free Area**

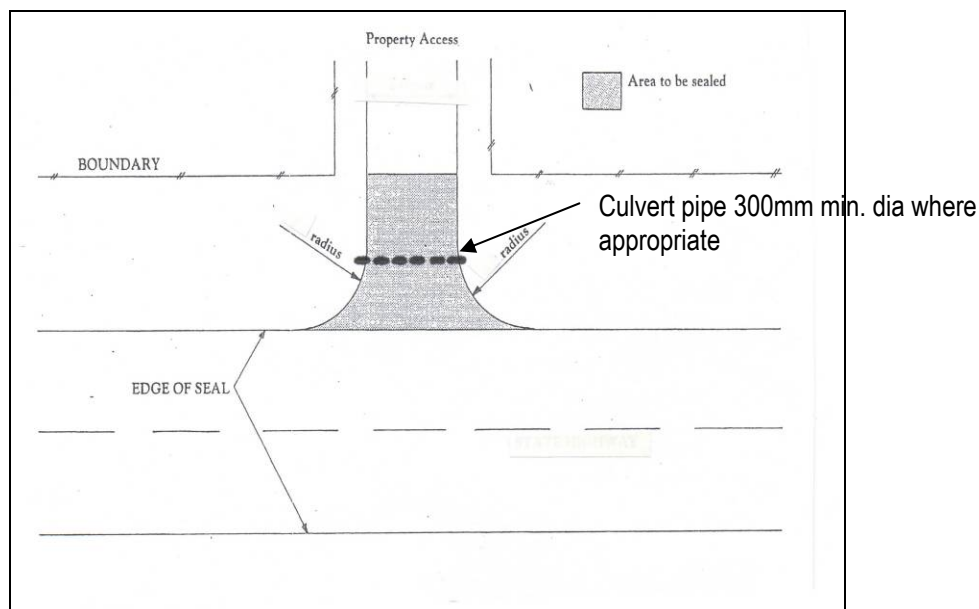


**Figure 32.2**

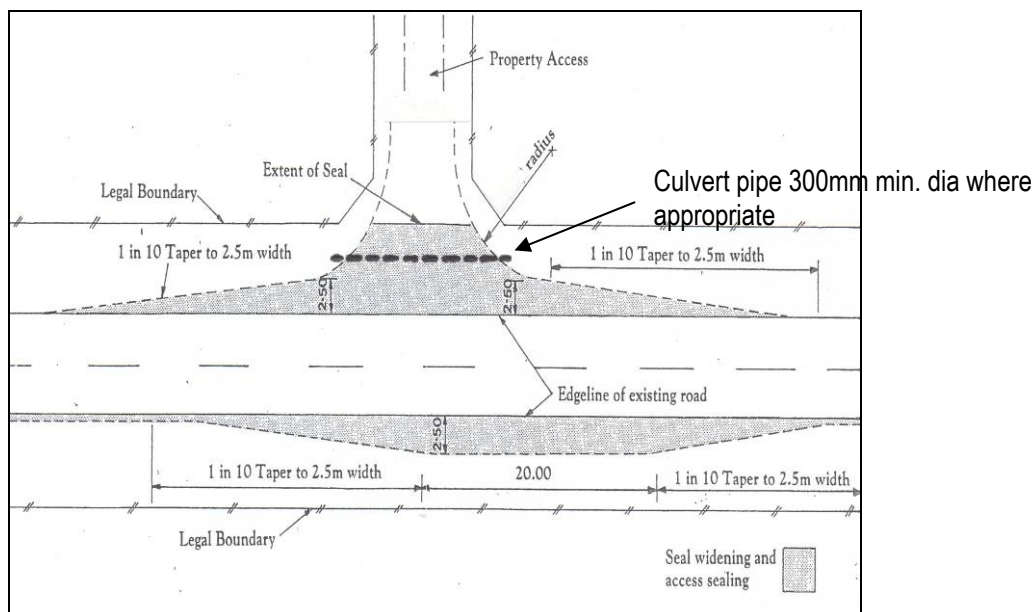
**Rural Vehicle Crossing and Frontage Road Seal Widening**

Note: All dimensions in metres. Not to scale.

**Type A**



**Type B**



**ENTRY RADIUS**

	Arterial / Collector		Local	
	Type	Radius R	Type	Radius R
Single Private Access	A	9m	A	6m
Multi-Unit Access	B	12m	A	9m
Heavy Commercial Access	B	15m	B	15m

### **32.1.11 Vehicle Parking Spaces, Loading Spaces and Access Aisles**

All required vehicle parking spaces, loading spaces and access aisles shall be formed and sealed, and shall be provided with surface water drainage in accordance with NZS 4404:2004.

## **APPENDIX 14 – CARTERTON SOUTH STRUCTURE PLAN**

The Carterton South Structure Plan provides a spatial framework for managing development in the residential area at the southern end of the Carterton urban area. The Structure Plan provides direction to facilitate an integrated approach to subdivision and development in this area of Carterton, to achieve sustainable and efficient use of the natural and physical resources in the area. The implementation of the Structure Plan will achieve the following outcomes:

### **Outcomes**

1. A clear and legible movement/transport hierarchy, with a primary roading network for passing and local traffic providing movement for vehicular and non-vehicular modes of traffic, as well as dedicated cycling and pedestrian only routes.
2. A central Collector Road will connect Dalefield Road to Brooklyn Road to service local traffic within the Carterton South area. This central Collector Road is located approximately halfway between High Street South (State Highway 2) and Lincoln Road, and runs parallel to these two roads.
3. A Collector Road will cross the central part of the Carterton South area providing a link between High Street South (State Highway 2) and the new central Collector Road.
4. New local roads will form new connections through large street blocks
5. New trunk mains will be located in the central Collector Road. Other water, sewer and stormwater mains will be linked with existing services or drains in High Street South (State Highway 2) and Lincoln Road. All mains are to be located underground and within road reserve. Future capacity may be required to be installed in some subdivisions which form part of the central Collector Road.
6. All stormwater from roads will be primarily managed via road side swales and soakpits. Where drainage conditions are not suitable for road side swales and/or soakpits (such as low lying areas or areas with poor drainage conditions), a secondary piped system will also be installed to manage and dispose of stormwater.
7. Two local neighbourhood reserves provide for the informal recreational needs of local residents. They serve as a focal point for the neighbourhood and are located in readily accessible locations and have high visibility from main roads. Reserves will be developed with facilities and amenities desired by the local neighbourhood (e.g. children's play area, BBQ, plantings).
8. The majority of the area is characterised by low density residential development, with contemporary residential dwellings located on spacious lots with large areas of open space and vegetation.
9. An area of medium density residential development is located within the central part of the Carterton South area, with contemporary residential dwellings located on 'quarter-acre' in size and nature sections with areas of open space and vegetation.

10. A buffer is to be formed where the Industrial Zone adjoins the Residential Zone. This buffer is to include an earth bund and/or planting to minimise incompatibility issues between industrial and residential activities.