

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5 Subdivision

1. Activity table

The following tables specify the activity status of subdivision activities in all zones. Activity table 1 includes activities for all zones, unless specified. Activity tables 2 to 5 include activities for particular zones.

Activity table 1 - General	
Activity	Activity Status
Lease in excess of 35 years of a building or part of a building where a cross-lease, company lease, or unit title subdivision is not involved	P
Conversion of a cross-lease to a fee simple title, except in any rural zone	C
Amendments to a cross-lease, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, except in any rural zone	C
Cross lease, company lease, unit title and strata-title subdivision except in any rural zone	C
Subdivision of a site with two zones or subdivision along an undefined boundary	RD
Subdivision establishing esplanade reserves and esplanade strips	RD
Subdivision of land within the 1 percent AEP floodplain, other than in any rural zone	RD

Activity table 2 - Business, Public Open Space and Residential zones	
Activity	Activity Status
Subdivision for a network utility	P
Boundary adjustments which do not exceed 10% of the net site area of each site	C
Subdivision around existing buildings and development	RD
Subdivision in accordance with an approved land use resource consent	RD
Any other subdivision not listed in table 1 and 2	RD

Activity table 3 - Future Urban zone	
Activity	Activity Status
Amendments to a cross-lease, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners	C
Boundary adjustments which do not exceed 10 per cent of the net site area of each site	RD
Subdivision for a network utility	RD
Any subdivision not listed in table 3	Pr

Activity table 4 - Ferry Terminal, Marina, Minor Port, Defence, Special Purpose Airport, Special Purpose Cemetery, Special Purpose Healthcare Facilities, Special Purpose Major Recreational Facilities, Special Purpose Quarry and Special Purpose Retirement Village zones	
Activity	Activity Status
Subdivision for a network utility	P
Boundary adjustments which do not exceed 10% of the net site area of each site	RD

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Any other subdivision not listed in table 1 and 4	D
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Activity table 5 - Rural zones	
Activity	Activity Status
Subdivision for public open spaces, reserves, network utilities, or road realignment	D
Subdivision provided for in the rural subdivision rules: - transferable rural site subdivision - boundary adjustments and boundary relocations - subdivision in the Countryside Living zone	D
Any other subdivision not provided for in this table or in the rural zones subdivision rules	Pr

Activity table 6 - Any other zone not listed in activity tables 1 to 5	
Activity	Activity Status
Subdivision	D

2. Development controls

2.1 General controls

The following controls apply to all subdivision that is a permitted, controlled, restricted discretionary or discretionary activity.

Subdivision that does not comply with the following controls is a discretionary activity unless otherwise specified.

1. Framework, structure, precinct and concept plans
 - a. Where a framework, structure, concept and/or precinct plan has been approved, all subsequent subdivision must be in accordance with that approved plan including the location and layout of:
 - i. roads and access
 - ii. public open space
 - iii. infrastructure
 - iv. density and site size/design
 - v. any environmental protection or restoration areas
 - vi. any other relevant subdivision component.
 - b. In any rural zone, a subdivision that is not in accordance with the approved framework, structure, precinct or concept plan is a non-complying activity.
2. Site size and shape
 - a. Except where the purpose of the site is a network utility (including a site to be vested in council), all proposed sites must:
 - i. meet the minimum size and shape factor requirements for each zone specified in clause 2.3.1, 2.3.2 and 2.3.3 below and in any relevant precinct or overlay, or
 - ii. be in accordance with an approved land use resource consent.
3. Access and entrance strips
 - a. All proposed sites must be provided with legal and physical access to a road, unless they:
 - i. are being created for reserves or road closure, or

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- ii. will be amalgamated with another site that already has legal and physical access to a road.
 - b. Other than in any rural zone, entrance strips must be less than 7.5m wide. Any entrance strip 7.5m or more in width shall be considered a front site.
4. Services
 - a. All proposed sites capable of containing a building, or in the case of a cross-lease or unit title, strata title, company lease, each building must be designed and located so that provision is made for:
 - i. collection, treatment and disposal of stormwater
 - ii. collection, treatment and disposal of wastewater, via
 - a connection to a wastewater network
 - on-site
 - a private wastewater network
 - iii. underground water and electricity supply
 - iv. telecommunications in rural zones
 - b. The services required by clauses (i)-(iv) above must comply with the council's current engineering standards.
5. Staging
 - a. Where a subdivision is to be carried out in stages, the applicant must provide adequate detail of the intended timetable and sequencing of the staging at the time they apply for the first subdivision consent. This detail must include:
 - i. the time period over which the development is likely to take place
 - ii. the area of land subject to the different proposed stages
 - iii. the balance area of the site remaining after the completion of each stage.
6. Esplanade reserves
 - a. Where any subdivision, including the creation of a site of 4ha or more, is proposed of land adjoining the MHWS, or bank of a river subject to tidal influence 3m or more in width, or any lake, the survey plan, must provide for a minimum 20m wide esplanade reserve or esplanade strip.
 - b. Any esplanade reserve or esplanade strip must be measured in a landward direction at 90 degrees to MHWS, bank of a river, stream or margin of any lake.
 - c. Any reduction in width or any request to waive the esplanade reserve or esplanade strip requirement is a discretionary activity.
 - d. The replacement of an esplanade reserve with an esplanade strip no less than 20m wide is a discretionary activity.

2.2 Controls for specific activities

Subdivision that does not comply with the following controls is a discretionary activity unless otherwise specified.

2.2.1 Permitted activity controls

1. Lease of a building or part of a building where a cross-lease, company lease or unit title subdivision is not involved
 - a. The subject building must be lawfully erected.
 - b. The boundaries of the proposed sites created by these provisions must follow existing or proposed

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walls, ceilings and floors, and the scheme plan must show the proposed sites in relation to the exterior of the building and provides upper and lower elevations in terms of a datum to be established.

- c. Each lease area must have either frontage to a legal road or allows for access through common areas to a legal road.
2. Subdivision for a network utility
 - a. The network utility must be a permitted activity or have all necessary resource consents or notices of requirements approved.
 - b. The balance sites must comply with the relevant Auckland-wide and zone rules.

2.2.2 Controlled activity controls

1. Boundary adjustment that does not exceed 10 per cent of the net site area of each site
 - a. Each site must not change by more than 10 per cent in net site area.
 - b. All sites prior to the boundary adjustment must be contained within the same zone.
 - c. All service connections and on-site infrastructure must be located within the boundary of the site it serves, or have access provided by an appropriate legal mechanism.
 - d. Where applicable under s. 230 of the RMA, any esplanade reserve must be shown on the survey plan.
2. Conversion of cross-lease titles to fee simple titles
 - a. All existing development must comply with relevant Auckland-wide and zone rules or be in accordance with an approved resource consent or have existing use rights.
 - b. Any development required as part of the conversion must be in accordance with the relevant Auckland-wide and zone rules or an approved building consent or certificate of acceptance.
 - c. All service connections and on-site infrastructure must be located within the boundary of the site it serves, or have legal rights provided by an appropriate legal mechanism.
3. New cross leases and amendments to cross-leases, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, and company lease, unit titles and strata title subdivisions
 - a. All buildings must:
 - i. have existing use rights, or
 - ii. comply with the relevant Auckland-wide and zone rules, or
 - iii. be in accordance with an approved land use resource consent.
 - b. All areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose.
 - c. Subdivision consent affecting a building or any part of a building, any proposed covenant, unit or accessory unit boundary, must not result in any infringements of any relevant Auckland-wide and zone rules.
 - d. Parking spaces must be created as accessory units or common areas when associated with an approved use or activity. Parking spaces must not be created as principal units, unless provided for by a resource consent.
 - e. All service connections and on-site infrastructure must be located within the boundary of the site it serves or have access provided by an appropriate legal mechanism.

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2.2.3 Restricted discretionary activity controls

1. Subdivision of a site with two zones
 - a. Where a proposed site is located entirely within a single zone, that site must comply with the respective subdivision controls for that zone.
 - b. Where a proposed site is located over two or more zones, that site must comply with the subdivision controls for the zone which covers the greatest proportion of the site area.
2. Subdivision of a site within the 1 per cent AEP floodplain
 - a. Subdivision design must ensure that roads and all vehicle access:
 - i. are designed so that maximum depth of floodwater during a 100-year ARI flood event does not exceed 200mm and a velocity of 2m/second over the lowest part of the road or access way
 - ii. incorporate a primary stormwater system designed to adequately and safely transmit storm flows having an 10-year ARI
 - iii. where necessary, be designed as a secondary flow path to transmit storm flows exceeding the 10-year ARI value within the road boundary.
 - b. Each proposed site which is to contain a residential building must be able to:
 - i. wholly contain a square of 8m x 15m which is clear of any overland flow path and the 1 per cent AEP floodplain
 - ii. contain a building with a finished floor level at least 500mm above any 1 per cent AEP floodplain flood level.
 - c. Subdivision design and an appropriate mechanism must maintain the natural functioning of the 1 per cent AEP floodplain and ensure there is no encroachment into the floodplain by additional buildings, structures and land modification.
3. Boundary adjustments which do not exceed 10 per cent of the net site area of each site
 - a. Clause 2.2.2.1 above applies.
4. Subdivision in accordance with an approved land use consent
 - a. Any subdivision relating to an approved land use consent must comply with that consent, including all conditions and all approved plans.
 - b. In the Rural Conservation, Rural Coastal, Mixed Rural, and Rural Production zones the approved land use consent must include an application for and approval of the subdivision being proposed in this control. Subdivision that does not comply with this control is a prohibited activity.
5. Subdivision around existing buildings
 - a. Prior to subdivision occurring, all development must:
 - i. have existing use rights, or
 - ii. comply with the relevant Auckland-wide and zone rule, or
 - iii. be in accordance with an approved land use consent.

2.3 Controls for activities in particular zones

Subdivision that does not comply with the following controls is a discretionary activity unless otherwise specified.

2.3.1 Residential zones

1. Site size
 - a. Site sizes for proposed sites must comply with the minimum net site areas specified in the table

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1 below.

- b. In addition to the controls in table 1, subdivision of a parent site of 1ha or more and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area for the zone below, provided that the proposed site size is no more or less than 20 per cent of the average net site areas:
 - i. 600m² for Single House zone
 - ii. 400m² for Mixed Housing Suburban zone
 - iii. 300m² for Mixed Housing Urban zone.
- c. Clause (b) above does not apply to sites in areas listed in table 3.
- d. Subdivision that does not comply with this control is a non-complying activity.

Table 1: Minimum net site area

Zone	Minimum net site area
Terrace Housing and Apartment Buildings	1200m ²
Mixed Housing Urban	300m ² for vacant proposed sites
Mixed Housing Suburban	400m ² for vacant proposed sites
Single House	600m ²
Large Lot Residential	4000m ²
Rural and Coastal Settlement	4000m ²

- 2. Site shape factor Each proposed vacant site must contain the following:
 - a. access and manoeuvring that meets the requirements of the Auckland-wide and zone rules
 - b. private outdoor space required by the zone
 - c. a rectangle measuring 8m by 15m must be able to be located outside any of the following:
 - i. natural hazard area identified in a council natural hazard register/database or GIS viewer
 - ii. slopes greater than an average of 1 in 5
 - iii. protected root zone of a notable tree
 - iv. Significant Ecological Area or Outstanding Natural Feature or Outstanding Natural Landscape overlay
 - v. scheduled historic heritage place, or site or place of significance to Mana Whenua
 - vi. network utility installations, including private and public lines
 - vii. building line restrictions in the Unitary Plan and on a Certificate of Title
 - viii. right-of-way easements
 - ix. area of esplanade reserves and esplanade strips required by clause 2.1.6.
 - x. yard setback required by the underlying zone
 - xi. riparian, lake or coastal protection yard.
 - xii. separation distance from national grid transmission lines.

- 3. Rear sites

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- a. On a parent site greater than 1ha where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 5 percent of the total number of proposed sites.
4. Access to rear sites
- a. A single jointly owned access lot or right-of-way easement must not serve more than eight proposed rear sites.
 - b. Vehicle access to proposed sites for residential purposes without direct vehicular access to a formed legal road must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in table 2 below.

Table 2: Access to rear sites

Total number of sites served	1	2-5	6-8
Minimum legal width	3m	3m	6.5m
Minimum formed width	2.5m	2.5m	5.5m
Service strip	0.5m	0.5m	1m
Maximum length	50m	50m	50m
Maximum gradient	1 in 5		
Minimum vertical clearance from buildings or structure	4.5m		
Minimum inside turning radius for bends	6.5m		

5. Pedestrian access to rear sites
- a. Driveways serving six or more rear sites must provide separate pedestrian access, which can be located within the formed driveway. The pedestrian access:
 - i. must have a minimum width of 1m
 - ii. can include the service strip
 - iii. must be distinguished from the vehicle carriageway through the use of a raised curb or different colour or surface treatment.
6. Additional subdivision controls
- a. Proposed sites identified in the Built Environment - Additional Subdivision Control overlay must comply with the minimum net site area in table 3.
 - b. Subdivision that does not comply with the minimum net site area in table 3 below is a non-complying activity.

Table 3: Additional subdivision controls

Area	Minimum net site area
Albany North	1500m ²
Albany West	600m ²
Beachlands	700m ²
Bombay	800m ²
Buckland	800m ²
Clarks Beach	800m ²

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Glenbrook Beach	800m ²
Herald Island	800m ²
Howick East	700m ²
Kawakawa Bay	750m ²
Kingseat	800m ²
Manurewa	750m ²
Maraetai/Omana Beach	700m ²
Patumahoe	800m ²
Point Wells	1000m ²
Riverhead	800m ²
Waiau Beach	800m ²
Waimauku	800m ²

2.3.2 Business zones

1. Site size

- a. Where any subdivision is proposed on a vacant site, all proposed sites must comply with the following controls:

Table 4: Standards for vacant site subdivision in the City Centre and Business zones

Standard	City Centre	Metropolitan Centre	Town Centre	Local Centre	Neighbourhood Centre
Minimum site size	200m ²	200m ²	200m ²	200m ²	200m ²
Minimum frontage	10m for sites over 2000m ²	10m for sites over 2000m ²	10m for sites over 2000m ²	n/a	n/a
Shape factor	Each proposed site is capable of containing a rectangle with an area equal to half the area of the site where the longer sides are no greater than twice the length of the shorter sides				
Carriageway width for entrance strips/rear sites	n/a	5.5m	5.5m	5.5m	5.5m
Standard	Mixed Use	General Business	Business Park	Light Industry	Heavy Industry
Minimum site size	200m ²	200m ²	1000m ²	1000m ²	2000m ²
Minimum average site size	n/a	n/a	n/a	2000m ²	5000m ²
Minimum frontage	n/a	n/a	10m	20m	20m
Shape factor	Each proposed site is capable of containing a rectangle with an area equal to half the area of the site where the longer sides are no greater than twice the length of the shorter sides				

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Carriageway width for entrance strips/rear sites	5.5m	5.5m	5.5m	6.5m	6.5m
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2. Rear sites
 - a. Rear sites must not exceed 20 per cent of the total number of proposed sites.

3. Site shape factor
 - a. To demonstrate that proposed sites can accommodate a building, all vacant sites must be able to contain a building that complies with all applicable controls of the zone while avoiding:
 - i. natural hazard area identified in a council natural hazard register/database or GIS viewer.
 - ii. slopes greater than an average of 1 in 5
 - iii. protected root zone of a notable tree
 - iv. Significant Ecological Area or Outstanding Natural Feature or Outstanding Natural Landscape overlay
 - v. scheduled historic heritage place, or site or place of significance to Mana Whenua
 - vi. network utility installations, including private and public lines
 - vii. building line restrictions in the Unitary Plan and on a Certificate of Title
 - viii. right-of-way easements
 - ix. area of esplanade reserves and esplanade strips required by clause 2.1.6
 - x. yard setback required by the underlying zone
 - xi. separation distance from national grid transmission lines
 - xii. riparian, lake or coastal protection yard.

4. Parking areas
 - a. Where parking spaces are permitted in association with a development or required as part of a development, where resource consent has been obtained and any such development is subdivided under the Unit Titles Act, the parking spaces identified as accessory units must be:
 - i. held together with the principal units, or
 - ii. form a part of the common property.
 - b. Any parking spaces identified as a principal unit must be tied to the approved land use by way of a legal instrument on the title.
 - c. Discretion may be applied where specific approval has been granted by resource consent for shared car parking with other development within the same precinct.

5. Signs
 - a. Where signs have been approved on a building with resource consent and the development is subdivided under the Unit Titles Act, the signs must not be created as principal units on the survey plan. The sign must be identified as an accessory unit or alternatively form a part of the common property.

2.3.3 Rural zones

The following controls apply to all subdivision in the rural zones.

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1. Specified building area
 - a. A specified building area must be clearly identified on every site on a scheme plan of subdivision on which a building is anticipated.
 - b. Where the site contains an existing dwelling at the time the subdivision application is made, the specified building area must include the existing dwelling, or indicate that the dwelling will be removed from the site altogether, or relocated to the specified building area for that site.
 - c. The specified building area must:
 - i. be at least 5000m²
 - ii. include a single area of at least 2000m² clear of all yards and 1 per cent AEP floodplain
 - iii. be able to be linked by adequate and appropriate vehicle access to a formed public road
 - iv. be identified as the only place within the site where dwellings, their accessory buildings, and related parking and manoeuvring areas can be located.
 - d. Subdivision that does not comply with this control is a non-complying activity.
2. Protection and enhancement of ecological values
 - a. All subdivision plans, excluding boundary adjustments, must show any of the following features that exist on, or on the boundary of, the land being subdivided:
 - i. any areas of indigenous vegetation within the significant ecological area overlay
 - ii. all wetlands
 - iii. all rivers, lakes and streams
 - iv. a minimum 10m-wide riparian strip around all rivers, lakes, streams, and wetlands.
 - b. The applicant must provide an assessment of whether any of the features identified in 2(a) above exist. The assessment must be undertaken by a suitably qualified and experienced person.
 - c. All subdivisions must give effect to objectives and policies that promote the protection of valuable natural features.
 - d. The council may require the landowner to protect natural features by:
 - i. fencing off or otherwise permanently excluding livestock from the feature and any appropriate buffer around it
 - ii. monitoring the condition of the feature, and sending the monitoring results to the council
 - iii. effectively managing pests and weeds
 - iv. providing appropriate access to any sites and places of significance to Mana Whenua
 - v. providing for cultural harvest by Mana Whenua in accordance with tikanga Māori, if the site or place is significant to Mana Whenua, or if it is to be controlled by a public authority and may require an appropriate legal protection mechanism to be established to give effect to any or all of the above.
 - e. Subdivision that does not comply with this control is a non-complying activity.
3. Transferable rural site subdivision: explanation of terms and process
 - a. Terms
 - i. The site being amalgamated is referred to as a 'donor site'.
 - ii. The site containing a Significant Ecological Area being protected is also referred to as a 'donor site'.

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- iii. The site being subdivided to create an additional site is referred to as a 'receiver site'.
- b. Process
 - i. A transferable rural site subdivision is the transfer of the residential development potential of rural sites from one location to another through the subdivision process. This process may be carried out in either of following ways. The full process is set out in table 5:
 - Amalgamating two existing sites in a rural zone, and transferring the development potential of the lost site to land in another location by subdividing a new site there (left-hand column)
 - Permanently protecting SEA in one location and subdividing a new site in a Countryside Living zone (right-hand column)

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Table 5: Transferable rule site subdivision process

Amalgamation of two donor sites and subdivision of a receiver site into two new sites (2.3.3.4 below).	Protection of an SEA on a donor site, and subdivision of a receiver site (2.3.3.5 below).
<p>Step 1. Identify:</p> <p>a. Two donor sites abutting each other, one of which is vacant</p> <p>b. One receiver site for every two donor sites in an identified Countryside Living zone (or other identified receiver site location) capable of being subdivided into two new sites</p>	<p>Step 1. Identify:</p> <p>a. An area of indigenous vegetation or wetland (on the donor site) that is large enough to meet the minimum Unitary Plan qualifying area and comprises of an identified SEA which is not already subject to legal protection other than in the Unitary Plan</p> <p>b. A receiver site in an identified Countryside Living zone. It is not necessary to identify this site before starting the covenanting process</p>
<p>Step 2. Apply to Council:</p> <p>a. To amalgamate the two donor sites into one new site</p> <p>b. To subdivide the receiver site into two new sites</p>	<p>Step 2. Apply to Council:</p> <p>a. Permanently protect the SEA on the donor site</p> <p>b. Prepare a subdivision application to subdivide the receiver site into two or more new sites</p>
<p>Step 3. Gain subdivision consent</p>	<p>Step 3. Gain subdivision consent</p>
<p>Step 4. Comply with consent conditions</p> <p>a. Carry out any work required by subdivision consent conditions</p>	<p>Step 4. Compliance with consent conditions</p> <p>a. Carry out any work required by subdivision consent conditions</p>
<p>Step 5. Apply to the District Land Registrar to:</p> <p>a. Issue one new certificate of title in place of the original donor sites</p> <p>b. Issue two new certificates of title for the new sites created from the receiver site after the title for the donor sites has been issued</p>	<p>Step 5. Apply to the District Land Registrar to:</p> <p>a. Attach an appropriate legal protection mechanism to the donor site</p> <p>b. Issue two new certificates of title for the new sites created from the receiver site</p>

Note: the process is the same if more than two donor sites are amalgamated, or if more than one block of qualifying indigenous vegetation or wetland is protected.

4. Transferable rural site subdivision: Controls for transferable rural site subdivision through amalgamation of donor sites
 - a. Prior to amalgamation of donor sites, all donor sites must:
 - i. be located on land within any one or more of the following zones:
 - Rural Production
 - Mixed Rural
 - Rural Coastal
 - Rural Conservation
 - Future Urban
 - ii. not be comprised of part or all of a closed road, road severance, or designation
 - iii. have a minimum net site area of one hectare unless the site is one that has been created by a subdivision consent granted by the territorial local authority (in which case no minimum net site area applies)
 - iv. for every two donor sites being amalgamated, once amalgamated, not result in more than one dwelling per 40ha

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- v. either be:
 - separately recorded on the Council Valuation Roll and exist when the application is made, or
 - shown on an approved scheme plan of subdivision which would, if given effect to, create sites that could be used under these rules.
- b. Following amalgamation of donor sites, all donor sites must be:
 - i. redefined as a single site
 - ii. rescinded in such a way that replacement titles cannot be re-issued
 - iii. made subject to a legal protection mechanism that states:
 - the residential development rights attaching to the land have been used to create a transferable rural site subdivision under the Unitary Plan and must not accommodate any further residential development unless it is allowed as a permitted activity or by the granting of a resource consent
 - the new site cannot be further subdivided other than by amalgamation with another qualifying site or by boundary adjustment or boundary relocation
 - the new site has no further potential to be used for the purpose of a transferable rural site subdivision
 - such legal mechanism must be removed for sites in the Future Urban zone once a plan change to introduce urban zones has been made operative.
- c. Following amalgamation of donor sites, all receiver sites must:
 - i. be subdivided into no more than one receiver site for every two donor sites amalgamated. A donor site must not be the same site as a receiver site
 - ii. be located within any one or more of the following zones:
 - Rural Production
 - Mixed Rural
 - Countryside living.
 - iii. be located outside any:
 - ONC overlay
 - HNC overlay
 - ONL overlay
 - SEA overlay
 - Receiver Site Exclusion Area (Refer to [Appendix 12.1](#)).
 - iv. have a minimum net site area of:
 - 2ha, if located in an identified receiver area other than the Countryside Living zone, or
 - comply with the applicable minimum net site area for subdivision if located in the Countryside Living zone, refer to table 10
 - v. leave the balance site with a minimum net site area of 2ha
 - vi. meet all the applicable Auckland-wide subdivision rules
 - vii. comply with the general rules for subdivision in the applicable zone, with the exception of the minimum net site area and minimum average net site area

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- viii. other than in the Countryside Living zone, contain no elite or prime land. The applicant must commission a detailed Land Use Capability (LUC) soil assessment to determine this. The assessment must be prepared by a suitably qualified and experienced person
 - ix. be made subject to a condition of subdivision consent that requires the subdivision plan creating the receiver site or sites to be deposited after and not before the plan of subdivision for the amalgamation of donor sites has been deposited
 - x. in the Rural Production zone only, no more than one receiver site may be subdivided out of an existing site
 - xi. result in a transfer only between the following donor and receiver areas set out in Table 6 below.
- d. Any proposed transferable rural site subdivision by amalgamation of donor sites that does not comply with the controls for receiver sites is a non-complying activity.

Table 6: Transfer of sites provided for under these rules by amalgamation of donor sites

Donor site in: (Note: see criteria above)	Receiver site must be in: (Note: see criteria above)
Rural Conservation zone	Rural Conservation zone Countryside Living zone Mixed Rural zone Rural Production zone
Rural Coastal zone	Rural Coastal zone Countryside Living zone Mixed Rural zone Rural Production zone.
Mixed Rural zone	Mixed Rural zone Countryside Living zone Rural Production zone
Rural Production zone	Rural Production zone Countryside Living zone Mixed Rural zone
Future Urban Zone	Rural Production zone Countryside Living zone Mixed Rural zone

5. Transferable rural site subdivision: Controls for transferable rural site subdivision through legal protection of an SEA
- a. All transferable rural site subdivision through legal protection of an SEA must comply with the controls below:
 - i. All areas proposed to be legally protected in order to support an application for a transferable rural site subdivision must be located in an area identified as a SEA.
 - ii. All transferable rural site subdivisions under this control must be between only those donor and receiver sites set out in Table 7 below:

Table 7: Transfer of sites provided for under these rules through legal protection of indigenous vegetation or wetland

Donor site in:	Receiver site must be in:	Receiver site must not be in:
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An SEA	<ol style="list-style-type: none"> 1. Land in a Countryside Living zone specified in the table of minimum site area and minimum average site area for subdivision, or 2. Land in the following identified rural and coastal villages: (to be identified). 	<ol style="list-style-type: none"> 1. Land within any ONC overlay. 2. Land within any HNC overlay. 3. Land within any ONL overlay. 4. Land within any SEA overlay. 5. Land within any "Receiver Site Exclusion Area" 6. Land within any RUB area of investigation.
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- Sites being subdivided in an identified receiver area must:
 - have a minimum net site area that complies with the applicable minimum net site area for subdivision located in the Countryside Living zone or a rural or coastal village. (Refer table setting out minimum net site areas)
 - meet all the applicable Auckland-wide subdivision rules
 - comply with the general rules for subdivision in the applicable zone
 - be made subject to a condition of subdivision consent that requires the subdivision plan creating the receiver site or sites to be deposited after and not before the protective covenant has been legally attached to the title containing the covenanted indigenous vegetation or wetland as applicable.

- All applications must include a management plan that:
 - specifies the protective measures proposed to ensure the SEA and buffer area remains protected in perpetuity
 - specifies any enhancement measures proposed to be carried out within or adjacent to the indigenous vegetation or wetland proposed to be protected
 - has been prepared by a suitably qualified and experienced person
 - the assessment of whether the maintenance of plantings has been achieved shall be undertaken by a suitably qualified and experienced person.

- All applications must include a management plan that includes the following matters, which must be implemented prior to the council issuing a s. 224(c) certificate:
 - the establishment of secure stock exclusion
 - the maintenance of plantings must occur until the plantings have reached a sufficient maturity to be self-sustaining, and have been in the ground for at least three years for wetlands, and have reached 80 per cent canopy closure for other ecosystem types. The survival rate shall ensure a minimum 90 per cent of the original density and species
 - the maintenance of plantings must include the ongoing replacement of plants that do not survive
 - the maintenance of plantings must ensure that all invasive plant pests are eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kikuyu as necessary to ensure adequate growth
 - the maintenance of plantings must ensure animal pest control occurs.

- Any proposed transferable rural site subdivision that does not comply with this control is a non-complying

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activity.

- ii. Areas of indigenous vegetation or wetland within any SEA proposed to be legally protected to support an application for transferable rural site subdivision must:
- be comprised of contiguous indigenous vegetation or wetland
 - not be legally protected other than under the Unitary Plan
 - not have been used to support a transferable rural site subdivision under this Unitary Plan or a previous district plan
 - if a wetland, be at least 0.5ha plus a 20m buffer area around the wetland
 - if indigenous vegetation, be at least 5ha
 - if an area of threatened ecosystems or threatened species, be at least 3ha
 - not be used to create more than the number of new sites set out in Table 8.

Table 8: Maximum number of new sites for transfer

A (in ha)	B (in ha)	C
Total minimum area of SEA indigenous vegetation required to be legally protected to produce no more than the number of new sites in column C	Total minimum area of SEA wetland required to be legally protected to produce no more than the number of new sites in column C	Maximum number of new sites for transfer that can be created in accordance with columns A and B*
5.0ha	0.5ha plus a 20m buffer	1
8.0ha or greater	1.0ha plus a 20m buffer	2 (maximum yield)
* Transitional provision: The maximum number of new sites that can be created where previous consents granted under a former legacy council District Plan have not fully realised the allowable maximum new site yield in accordance with Table 3 above.		

- viii. be made subject to a legal protection mechanism that:
- protects all the indigenous vegetation or wetland and wetland buffer existing on the site at the time the application is made, even if this means protecting vegetation or a wetland larger than the minimum qualifying area
 - is consistent with the legal protection mechanism noted in clause 6 below.
- ix. the legal protection mechanism must require all of the following:
- permanent protection of the site
 - implementation of the management plan
 - permanent exclusion of all livestock from the protected area
 - the protected area to be maintained in perpetuity, including carrying out pest control measures
 - the consent holder to meet the full cost of complying with the above terms
- x. following legal protection of the indigenous vegetation or wetland and wetland buffer areas, land in an identified receiver area may be subdivided.
6. Legal protection mechanism
- a. Where the plan refers to indigenous vegetation or wetland being subject to a legal protection mechanism, that mechanism must include the following features:

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- i. legal protection in perpetuity of the indigenous vegetation or wetland and any area of required enhancement or restoration plantings. An agreement to the satisfaction of the council regarding an encumbrance, bond, consent notice, covenant or vesting as reserve must be entered into before the issue of the s. 224(c) certificate under the RMA. The legal protection mechanism must be in accordance with the relevant terms of the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977. The legal instrument must provide protection in perpetuity, and must include enforcement and penalty provisions. Legal protection must be prepared and implemented at the applicant's expense
 - ii. the indigenous vegetation or wetland and any area of required enhancement or restoration plantings to be protected is maintained free of livestock through appropriate stock proof fencing or where livestock access is prevented by topographical or natural features
 - iii. in every case where enhancement or restoration planting is required as a condition of the subdivision consent, the s. 224(c) certificate will be issued only after the required works have been undertaken and the planting has satisfied the required consent conditions
 - iv. in every case where legal protection is to be placed on an area of indigenous vegetation or wetland and any area of required enhancement or restoration plantings, the release of a s.224(c) certificate will occur only after the effective implementation of an animal pest management plan. "Animal pests" are those animal species listed as "total control pests", "containment pests", or "surveillance pests" in the Auckland Council's current Regional Pest Management Strategy
 - v. a condition of consent must be recorded as a consent notice and must be placed on the certificate of title containing the protected indigenous vegetation or wetland and any area of required enhancement or restoration plantings, requiring the ongoing control of animal and plant pests in accordance with an approved management plan
 - vi. all certification required must be carried out by a suitable qualified and experienced person and at the applicants expense as appropriate.
- ii. Certification prior to issue of s.224(c) certificate:
- A report from a suitably qualified and experienced person that certifies that the enhancement and/or restoration requirements of the relevant controls in clause 5 above have been achieved. In this context, a person will not be considered to be suitably qualified and experienced unless they are a qualified ecologist with appropriate experience in this type of work.
7. Boundary adjustments and boundary relocations
- a. Table 9 below, specifies the activity status for boundary adjustments and boundary relocation subdivision activities in all rural zones

Table 9: Boundary adjustments and boundary relocation

Activity	Activity status
Boundary adjustments that exceed 10% of the original site area of any of the sites involved in the subdivision. (Note: These may be considered as boundary relocations)	Pr
Boundary adjustments that result in a larger number of sites following subdivision than prior to it	NC
Boundary relocations that comply with all the applicable controls for boundary relocations	D

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Boundary relocations that: • do not result in a larger number of sites following subdivision than prior to it, but • do not comply with all other applicable controls for boundary relocations	NC
Boundary relocations that result in a larger number of sites following subdivision than prior to it	NC

- b. All boundary adjustments and boundary relocations must comply with the rules in the general subdivision section and:
- i. boundary adjustments must not exceed 10 per cent of the original site area. Any boundary adjustment that exceeds 10 per cent of the original site area may be considered as boundary relocation if it meets the controls for boundary relocation.
 - ii. be sites comprised of Certificates of Title that existed on the date of notification of this Unitary Plan.
 - iii. if any subdivision to adjust or relocate boundaries under this control creates the potential for additional subdivision or dwellings over and above what was possible for each site prior to the boundary adjustment or boundary relocation, a legal covenant or consent notice under s. 221 of the RMA must be registered on the titles prohibiting;
 - any further subdivision; and/or
 - new dwellings.
 - iv. minimum net site area of all sites following boundary adjustment or boundary relocation:
 - sites in the Countryside Living zone: the applicable Countryside Living zone minimum site area and minimum average site area rules apply
 - sites in the Rural Conservation, Rural Coastal, Mixed Rural, or Rural Production zones: 2ha.
8. Subdivision in the Countryside Living zone.
- a. Minimum and average net site areas
 - i. The minimum net site area and the average net site area of all countryside living sites is as stated in Table 10. below, or as stated in an applicable precinct.
 - ii. The average net site area of all residential sites following subdivision is calculated per scheme plan, and no credits will be carried forward to future scheme plans. Note: The purpose of this rule is to provide guidance about the anticipated density of development within each Countryside Living zone.
 - iii. Subdivision in a Countryside Living zone that does not comply with the applicable minimum net site area, or average net site area set out in Table 16. below is a non-complying activity.
 - b. Minimum frontage for all sites intended for countryside living
 - i. The minimum frontage for front sites is 15m.
 - ii. The minimum frontage for rear sites is 6m.
 - iii. The minimum frontage for all sites intended for any purpose other than countryside living must demonstrate that the site has a shape that can accommodate the proposed activity.
 - iv. Subdivision that do not comply with this control is a non-complying activity.
 - c. Table of minimum and average net site areas
 - i. Site sizes for proposed sites must comply with the minimum net site areas specified in Table 10 below.

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- ii. Transferable rural site subdivision receiver sites must be located in the Countryside Living zones listed in Table 10 below. In the table, 'N/A' means the transferable rural site subdivision mechanism is not available in the particular Countryside Living zone. Sites shall not be transferred in to these Countryside Living zones.
- iii. Subdivision that does not comply with this control is a non-complying activity unless otherwise stated.

Table 10: Minimum and average net site areas for subdivision in Countryside Living zones

Location of Countryside Living zone	Minimum net site area and average net site area without transferable rural site subdivision	Minimum net site area and average net site area with transferable rural site subdivision
Wellsford Kaukapakapa Helensville	Minimum: 2ha	Minimum: 8000m ² . Minimum average: Not < 1ha
Matakana - Warkworth Kumeu - Huapai Paremoremo - Albany Heights	Minimum: 2ha	N/A
Algies Bay	Minimum: 2ha	Minimum: 8000m ² Average: Not < 1ha
Puhoi Parakai – Helensville Waimauku	Minimum: 2ha	N/A
Okura	Minimum: 4ha	N/A
South Rodney	Minimum: 2ha	Minimum: 8000m ² Average: Not < 1ha
Mangere - Puhinui Whitford (excluding Precinct)	Minimum: 2ha Average Not < 4ha	N/A
Papakura	Minimum: 1ha	N/A
Point Wells Omaha Flats	Minimum: 5000m ² Minimum average: Not < 7500m ²	N/A

- d. Specified building area
 - i. Every site on which a dwelling is anticipated must contain a specified building area which must be shown on the scheme plan of subdivision. Where the site contains an existing dwelling at the time the subdivision application is made, the specified building area must include the existing dwelling, or indicate that the dwelling will be removed from the site altogether, or relocated to the specified building area for that site.
 - ii. Every specified building area must be:
 - no less than 2000m²
 - provide a stable, flood-free platform for buildings
 - located clear of all yards
 - clearly marked on the scheme plan of subdivision
 - the only area in which future dwellings and accessory buildings and related parking and manoeuvring areas can be located.

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9. Minimum site area in the Mixed Rural and Rural Production Zones
 - a. Minimum site area: 150ha
 - b. Any subdivision that does not comply with clause 9(a) above shall be a prohibited activity.

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3. Assessment - Controlled activities

3.1 Matters of control

The council will reserve its control to the matters in table 11 below for the activities listed as controlled in the activity table.

Table 11: Matters of Control

Matters of Control	Boundary Adjustments	Cross leases, company leases and unit titles
1. The requirements of an approved framework plan, structure plan, concept plan or precinct plan.	X	X
2. The design, size, shape, gradient and location of any site.		X
3. The design, safety, location, construction, staging of any driveway, manoeuvring areas, roads, and other legal access.		X
4. Location of existing buildings, access, and manoeuvring and private open space.	X	X
5. Compliance with a resource consent including its conditions.	X	X
6. Protection, restoration and enhancement of natural or cultural landscape, heritage or archaeological features.	X	X
7. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure.	X	X
8. Effects on significant infrastructure.	X	X
9. Reserves, including esplanade reserves and strips.	X	X
10. Avoidance or mitigation of natural or man-made hazards.	X	X
11. The location of sites in proximity to high voltage transmission lines.	X	X

3.2 Assessment criteria

- The council will consider the relevant assessment criteria below for the controlled activities listed above.

Table 12: Controlled activity assessment criteria

Assessment Criteria	Boundary Adjustments	Cross leases, company leases and unit titles
1. Subdivision should implement the provisions of any relevant framework plan, structure plan, concept plan or precinct plan.	X	X
2. Subdivision should provide vehicle access, manoeuvring areas, roads and other legal accesses designed to maintain the safety of pedestrians, cyclists and other road users.		X

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Assessment Criteria	Boundary Adjustments	Cross leases, company leases and unit titles
3. Subdivision should ensure compliance with any relevant resource consent including its conditions.	X	X
4. Subdivision should result in proposed sites that are of a usable shape and size that can accommodate development in accordance with relevant Auckland-wide and zone rules.	X	X
5. Subdivision should have regard to existing development and maintain or provide new infrastructure connections and access.	X	X
6. Subdivision should be designed to protect, restore and enhance natural or cultural landscape, heritage or archaeological features present on a site.	X	X
7. Sites should manage and be adequately serviced for stormwater and wastewater and water supply.	X	X
8. The design and layout of subdivision on land that may be subject to a hazard should: <ul style="list-style-type: none"> a. avoid or remedy the relevant hazard b. avoid the potential for future damage to property or infrastructure or risk to life resulting from any hazardous event c. account for the geotechnical constraints that may exist d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways and high voltage transmission lines, the possibility of inundation from flooding and the extent to which the proposal includes setbacks 	X	X
9. Where contaminants have been identified as being present: <ul style="list-style-type: none"> a. whether appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health b. mitigating measures can be adopted to deal with any potential effects of undertaking these works. 	X	X
10. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare as well as any relevant Code of Practice or engineering standards.	X	X
11. Boundary adjustments should enable a more efficient and effective use of land.	X	

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Assessment Criteria	Boundary Adjustments	Cross leases, company leases and unit titles
<p>12. Where reserves are provided, they should meet the following:</p> <p>a. provide a variety of recreation opportunities</p> <p>b. be of a sufficient size for the proposed uses and density of the subdivision</p> <p>c. be in a location to provide a neighbourhood focal point</p> <p>d. be bounded entirely by public roads where possible. Where a road boundary is not practical, the site layout should ensure that the fronts of houses face onto the reserve across driveways/lanes</p> <p>e. be designed for safety and meet best practice CPTED standards</p> <p>f. incorporate natural features including streams and vegetation.</p>		X
<p>13. Consideration of the esplanade reserve requirement should include:</p> <p>a. the particular effects and circumstances of the proposed subdivision</p> <p>b. the intended or potential use of the resulting sites</p> <p>c. the need for an esplanade reserve on the particular sites involved as assessed by the purpose of esplanade reserves.</p>	X	

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.

1. Boundary adjustments
 - i. refer to section 3.1.
2. Subdivision establishing esplanade reserves
 - i. the provision, design, purpose and location of any reserve, esplanade reserve or strip.
3. Subdivision of land within 1 per cent AEP floodplain
 - i. design of development
 - ii. treatment of overland flow paths
 - iii. treatment of natural stream systems
 - iv. use of water sensitive design approaches
 - v. on-site retention of stormwater where needed; and
 - vi. de-compaction of soils.
4. Subdivision for network utility in the Future Urban zone
 - i. the provision, design, purpose and location of any proposed site for a network utility.
5. Subdivision around existing development and subdivision in accordance with a resource consent.

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- i. the design and layout of the proposed sites in relation to existing or approved development.
6. Any other restricted discretionary subdivision, see table 13 below.

Table 13: Matters for discretion

Matters of discretion	Subdivision for up to 4 proposed sites	Subdivision for between 5 and 15 proposed sites	Subdivision for over 15 proposed sites
Framework Plan			
1. The requirements of an approved framework plan, structure plan, concept plan or precinct plan.	X	X	X
Neighbourhood, blocks and roads			
2. The integration of the subdivision with its surrounding neighbourhood.	X	X	X
3. The layout and connections of blocks and roads.		X	X
4. Provision of, and linkages to, public and active transport routes.		X	X
5. Solar orientation of blocks and sites.	X	X	X
6. The diversity of site sizes.		X	X
7. The staging of subdivision.		X	X
Site design			
8. The ability to provide for future development which will comply with the rules of the Unitary Plan and/or any resource consent.	X	X	X
9. The orientation, design, size, shape, gradient and location of any site, building platform, or shape factor.	X	X	X
Access			
10. The design, safety, location construction of any access, off-road pedestrian and cycling facilities, car parking, on-site-manoeuving areas.	X	X	X
Cultural and natural features			
11. Protection, restoration enhancement of significant natural or cultural, heritage or archaeological features.	X	X	X
12. The extent of earthworks and landscape modification.	X	X	X

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Reserves			
13. The provision, design, purpose and location of any reserve, esplanade reserve or esplanade strip.	X	X	X
Infrastructure and servicing			
14. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure.	X	X	X
15. The management of waste and potable water.	X	X	X
16. The management of stormwater and the use of water sensitive design, including: a. the layout and design of the subdivision b. the location, design, capacity, integration and appropriateness of infrastructure c. flooding, overland flow paths and sub-surface water d. stormwater detention, quality and disposal e. staging f. vesting of infrastructure.	X	X	X
17. The vesting of infrastructure.	X	X	X
18. Implementation of a relevant integrated catchment management plan or network discharge consent.	X	X	X
19. Effects on significant infrastructure.	X	X	X
Site suitability			
20. Avoidance or mitigation of natural or man-made hazards and site contamination.	X	X	X
21. The location of sites in proximity to high voltage transmission lines.	X	X	X

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Boundary adjustments
 - a. Refer to section 3.2.
2. Subdivision establishing esplanade reserves
 - a. Sites proposed for reserves should:

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- i. integrate with the surrounding open space network where possible
 - ii. be physically suitable and designed appropriately for the intended recreational use.
 - b. An esplanade reserve or strip greater than 20m wide may be required where there is a potential increased demand for recreational use or the area is required to assist in the protection of conservation values particularly to:
 - i. maintain or enhance the natural functioning of the adjacent waterbody
 - ii. maintain or enhance water quality or aquatic habitats
 - iii. protect the natural values associated with the reserve.
 - c. An esplanade reserve or strip greater than 20m wide may be required where access to an existing or possible future reserve or strip can be enhanced.
 - d. An esplanade reserve or strip greater than 20m wide may be required where the additional area is required to mitigate effects of natural hazards.
 - e. The council may, with the consent of the landowner, enter into an agreement to covenant or to acquire an easement for an access strip where it is desirable to:
 - i. enable public access to an esplanade reserve which otherwise would be land-locked, or
 - ii. to create a network linking esplanade reserve with public road or other public space.
3. Subdivision of land within 1 per cent AER floodplain
 - a. Subdivision of land that is within the 1 per cent AER floodplain must provide for:
 - i. design of developments so that the greatest intensity of future development (impervious area coverage) is located in places where necessary earthworks and resulting stormwater discharges have least impact on the amenity and ecological values of natural drainage systems
 - ii. identification and protection of overland flow paths
 - iii. identification and maintenance of natural stream systems, including intermittent streams where they contribute to the ecological values of streams
 - iv. incorporation of water sensitive design approaches, including in the design of roads, reserves and sites
 - v. ensuring the sites can accommodate on-site retention of stormwater where this is needed due to Stormwater Management Areas: Flow rules, and or catchment management or structure plan requirements
 - vi. decompaction of soils after earthworks or otherwise remediation to enhance natural absorption capability of soils.
4. Subdivision for network utility
 - a. Whether the subdivision, through its design, location or purpose, will adversely affect the future development of any land within the Future Urban zone.
5. Subdivision around existing development and subdivision in accordance with a resource consent
 - a. Subdivision should not result in any existing part of an development ceasing to comply or increasing any existing degree of non-compliance with the applicable Auckland-wide and zone rule in relation to the new boundaries created, except where:
 - any part of the land to be subdivided is to be permanently set aside as an area of common use. Such an area must be taken into account, proportionate to the number of sites which it serves, in assessing compliance with building coverage controls
 - a land use resource consent has been approved for the infringement

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- the scale and effects associated with the infringement were assessed in an approved land use resource consent.

6. Any other restricted discretionary subdivision see table 14 below.

Table 14: Restricted discretionary activity assessment criteria

Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
Framework plan			
1. Subdivision should implement the provisions of any relevant approved framework plan, structure plan, concept plan or precinct plan.	X	X	X
2. Infrastructure, including roads, and open space must be provided in accordance with an approved framework plan, structure plan, concept plan or precinct plan.	X	X	X
3. Any opportunities identified in the an approved framework plan, structure plan, concept plan or precinct plan to protect or enhance natural features, such as vegetation, shall be incorporated into the subdivision.	X	X	X
Neighbourhood, blocks and roads			
4. The layout and design of roads and blocks should maximise the ability to provide front sites.		X	X
5. The layout and pattern of roads and blocks should maximise convenient, direct and legible access to: <ul style="list-style-type: none"> a. arterial and collector roads b. bus routes c. community focal points such as schools, public open space and recreation facilities d. coastal marine area, lakes, and rivers. 		X	X
6. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use.		X	X
7. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy.		X	X
8. Roads should be aligned north/south to establish blocks and site layouts that are oriented east/west to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a future dwelling and private open space can achieve maximum solar gain.		X	X
9. Provide pedestrian and cycle routes that are safe, convenient and legible. As far as possible roads should be multimodal and therefore integrate cycle and pedestrian movement.		X	X
10. Subdivision should provide for mitigation measures within the existing road network to address any significant increase in traffic volumes.			X

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Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
11. Any proposed road shall be designed and located to meet the roads intended primary transport function as well as support the intended liveability and land use outcomes.	X	X	X
12. Blocks should be of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritise walking and cycling.		X	X
13. Block layout and design should enable the creation of sites which can meet the development standards of the Unitary Plan and an approved framework plan, precinct plan, structure plan and/or concept plan.		X	X
14. Where staging is to occur, detail should be given as to the area and number of sites included in each stage and the timeframes for the development.		X	X
15. Manage further inappropriate subdivision, which does not achieve the outcomes sought by the underlying zone, through an appropriate legal mechanism.	X	X	X
Site design			
16. Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision.	X	X	X
17. Proposed sites intended for detached dwellings should have a frontage width to length ratio of between 1:1.3 and 1:3. The ratio can be determined by measuring from the midpoints along the sites width and length.		X	X
18. Proposed sites should front onto, and be accessed directly from, a legal road with a single road frontage (except corner sites). Rear sites should be avoided unless it can be demonstrated that there are topographical or other constraints that prevent the creation of front sites.		X	X
19. Proposed sites should ensure safe, legible and convenient pedestrian and vehicle access can be achieved. Vehicle manoeuvring should be accommodated on site.	X	X	X
20. Subdivision should provide a mix of site sizes. Smaller sites should be located closer to public open space, public transport nodes, community facilities and commercial centres.			X
21. Proposed sites should be designed to be accessed from the southernmost point of the road boundary where the roads are oriented north-south.	X	X	X
22. Proposed sites should be designed to maximise opportunities to create private outdoor space on-site without the need for high front fences.	X	X	X
23. Apart from corner sites, proposed sites should have a single road frontage.	X	X	X

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Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
<p>24. A proposed site's shape factor and its layout should provide:</p> <p>a. site size and shape</p> <p>b. the intended building and where required open space and car parking</p> <p>c. vehicle and pedestrian access and manoeuvring,</p> <p>d. infrastructure services</p> <p>that will meet the relevant Auckland-wide, zone, precinct or framework plan rules.</p>	X	X	X
<p>25. Proposed sites should be designed and located to prioritise maximum solar gain. Proposed site location, shape and orientation should enable future buildings (including the windows to habitable rooms) and private open space achieves maximum solar gain.</p> <p>Proposed sites with a frontage facing south should be narrower in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear.</p> <p>Proposed sites with a frontage facing north should be wider and shallower to provide a dwelling and private outdoor space to site along side each other.</p>	X	X	X
<p>26. In the Large Lot and Rural and Coastal Settlement zones subdivision should be designed to minimize visual impacts on the landscape. Sites, roads, building platforms and access should be located and designed to minimise effects on topographical features and avoid the removal of protected vegetation or vegetation within a Significant Ecological Area.</p>	X	X	X
Access			
<p>26. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood.</p>	X	X	X
<p>27. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.</p>	X	X	X
<p>28. Proposed sites should provide vehicle access, parking, manoeuvring areas and vehicle crossings that enables the safe movement of pedestrians, cyclists and vehicles</p>	X	X	X
<p>29. A pedestrian access strip should employ colours and materials to clearly identify to vehicles that pedestrians have priority.</p>		X	X
<p>30. All shared driveways should be designed as low speed environments (approximately 10km/h or slower).</p>	X	X	X

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Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
<p>31. Driveways serving over eight sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership.</p> <p>Any driveway serving over eight sites should have a legal width of 6.5m and formed width of 5.5m.</p>		X	X
32. Shared driveway design should, where appropriate, provide for the storage of rubbish bins.		X	X
33. Share driveways in the business zone must be short in length and shall be design to accommodate the anticipated volume of traffic, including heavy vehicles movements, to maximise safety.	X	X	X
34. The position of any on-street car parking bays should take account of the likely position of driveway crossings.		X	X
35. Cul-de-sacs should be avoided. They should only be used where connected road patterns are not possible because of natural features or where a connecting road network will result in a significant loss of developable land. Where cul-de-sacs are provided, they should be short in length, straight and include pedestrian and cycle links to surrounding roads.		X	X
36. Where an interconnected road network is not possible, pedestrian and cycle links that are wide, short in length, observed, landscaped and accessible, should be provided.			X
37. Pedestrian and cycle links should run along the fronts of sites and not the rear of sites.			X
Cultural and natural features			
<p>36. Subdivision should:</p> <p>a. retain existing vegetation where it contributes to the future desired character of the area</p> <p>b. protect, restore and enhance natural waterbodies, riparian margins and other ecological sites and corridors</p> <p>c. protect and enhance any cultural or historic heritage feature.</p>	X	X	X
<p>37. Subdivision should respond to identified topographical features, characteristics and landscape patterns to:</p> <p>a. form a focal point for the subdivision layout</p> <p>b. ensure access is maintained to those features.</p>	X	X	X

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Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
38. Any earthworks associated with subdivision should: a. be minimised unless it serves to limit the visual impact of future development and its effects can be managed b. be undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works c. avoid the need for large retaining structures or relying solely on a cut or fill. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site d. significant landscape modifications which only purpose is to form additional developable sites should be avoided.	X	X	X
39. Subdivision design shall ensure that any natural and cultural features are accessible to the public and where appropriate form prominent features within the overall design.	X	X	X
40. Subdivision design should maximise access to coastal environments by orientating blocks perpendicular rather than parallel to the coastal edge.	X	X	X
41. Proposed sites adjacent to the coastal edge should be deeper to allow for a greater setback of any future building.	X	X	X
Public open space			
42. Sites proposed for reserves and public open spaces should: a. demonstrate good design principles and practices b. integrate with the surrounding open space network c. be physically suitable and designed appropriately for the intended function.	X	X	X
43. Public access to public open space should be secured in perpetuity.	X	X	X
44. The public open space administering body should provide written advice that a proposed open space is acceptable for addition to the public open space network.	X	X	X
45. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use.	X	X	X
Infrastructure and servicing			
46. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare as well as any other relevant Code of Practice.	X	X	X

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Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
47. Where subdivision takes place on unserviced land, any proposed site should be of appropriate size, shape and location to manage wastewater on-site. Consideration should be given to: a. soil type b. topography c. location of water bodies d. type of waste management system e. intensity of development.	X	X	X
48. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should upgrade existing infrastructure to accommodate the additional sites.	X	X	X
49. Subdivision should provide for the appropriate management of wastewater.	X	X	X

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Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
<p>50. Subdivision should provide for the appropriate management of stormwater through the use of water sensitive design principles that:</p> <p>a. enables design of developments so that the greatest intensity of future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values</p> <p>b. identifies and protects floodplains and overland flow paths</p> <p>c. identifies, maintains and enhances natural hydrology and freshwater systems,</p> <p>d. integrates water sensitive design elements in the design of roads, reserves and sites including the use of:</p> <p>(i) minimised impervious areas</p> <p>(ii) grassed or landscaped swales and other vegetated areas</p> <p>(iii) infiltration trenches and bio-retention systems</p> <p>(iv) wetlands and sediment ponds</p> <p>(v) rainwater tanks – harvesting and reuse</p> <p>(vi) rain gardens, rooftop greening and planting</p> <p>(vii) porous surface treatments</p> <p>(viii) aquifer recharge</p> <p>e. ensures sites can accommodate on-site retention of stormwater where this is needed due to Stormwater Management Areas: Flow and stormwater contaminant rules, and or stormwater management plan, stormwater network consent or structure plan requirements</p> <p>f. provides for decompaction of soils after earthworks or otherwise remediation to enhance natural absorption capability of soils</p> <p>h. Considers communal and catchment scale mitigation together with local or site based approaches.</p>	X	X	X
<p>51. Subdivision should have regard to the recommendations of an integrated stormwater catchment management plan or an approved network stormwater discharge consent.</p>	X	X	X
<p>52. Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of any subsequent development.</p>	X	X	X

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Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
53. Subdivision should have regard to any integrated stormwater catchment management plan or an approved network stormwater discharge consent.	X	X	X
54. Drainage reserves should: a. be integrated into the layout of the subdivision and neighbourhood, including reserve and pedestrian links b. be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting	X	X	X
55. Proposed subdivision shall be designed and located to recognise the requirements of significant infrastructure.	X	X	X
Site suitability			
56. The design and layout of subdivision on land that may subject to a hazard should: a. avoid or remedy the relevant hazard b. avoid the potential for future damage to property or infrastructure, or risk to life resulting from any hazard event c. account for the geotechnical constraints that may exist d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding	X	X	X
57. The extent to which the design of the subdivision allows for earthworks, building and structures to comply with the New Zealand Electrical Code of Practise (NZECP34:2001).	X	X	X
58. Whether, in instances where contaminants have been identified as being present: a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health b. mitigating measures can be adopted to deal with any potential effects of undertaking these works.	X	X	X

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5. Special information requirements

A design statement is required for the activities specified in the table below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the [ADM](#) for guidance on the preparation of design statements.

Table 15: Design Statements

Activity	Creation of fee simple sites in all Residential zones			Creation of fee simple sites in the General Business, Light Industry, Mixed Use and Business Park zones	Creation of fee simple sites in the City Centre, Metro Centre, Neighbourhood Centre and Local Centre zones
	1 - 4 sites	5 - 15 sites	15 + sites	All sites	All sites
A. Context analysis					
1. Site Analysis					
a. Existing site plan	X	X	X	X	X
b. Streetscape character					
2. Neighbourhood analysis					
a. Natural and cultural environment		X	X	X	X
b. Movement		X	X	X	X
c. Neighbourhood character					
d. Use and activity			X	X	X
e. Urban structure			X	X	X
3. Opportunities and constraints analysis					
a. Opportunities and constraints diagram	X	X	X	X	X
B. Design Response					
a. Concept design	X	X	X	X	X
b. Proposed site plan	X	X	X	X	X
c. Proposed elevations					
d. Sunlight access					
e. Landscape					
f. Streets, accessways and lanes	X	X	X	X	X
g. Urban structure		X	X	X	X
h. Publicly accessible open space		X	X	X	X

Table 16: Design statements

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Activity	Creation of fee simple sites in the Countryside Living, Mixed Rural and Rural Production zones and transferable rural site subdivision	Creation of fee simple sites in Public Open Space zones	Creation of fee simple sites in Retirement Village, Healthcare Facilities, Major Recreational Facilities and Cemetery Special Purpose zones
Number of proposed sites	All sites	All sites	All sites
A. Context analysis			
1. Site Analysis			
a. Existing site plan	X	X	X
b. Streetscape character			
2. Neighbourhood analysis			
a. Natural and cultural environment	X	X	X
b. Movement		X	X
c. Neighbourhood character			
d. Use and activity	X	X	X
e. Urban structure		X	X
3. Opportunities and constraints analysis			
a. Opportunities and constraints diagram	X	X	X
B. Design Response			
a. Concept design	X	X	X
b. Proposed site plan	X	X	X
c. Proposed elevations			
d. Sunlight access			
e. Landscape			
f. Streets, accessways and lanes	X	X	X
g. Urban structure		X	X
h. Publicly accessible open space	X	X	X

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