



This information has been supplied by the vendor or the vendor's agents. Accordingly, Bayleys, Eastern Realty (Wairarapa) Limited are merely passing over the information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Bayleys, Eastern Realty (Wairarapa) Limited do not accept any responsibility to any person for the accuracy of the information herein.

801 Cornwall Road, East Taratahi, Carterton



Te Kaunihera-ā-Rohe o Taratahi

CARTERTON DISTRICT COUNCIL

Land Information Memorandum

Application

Bayleys Real Estate Limited	No.	L260045
186 Chapel Street	Application date	16/03/2026
Masterton 5810	Issue date	24/03/2026
Email: izzie.elworthy@bayleys.co.nz		

Property

Valuation No.	1816004101
Location	801 Cornwall Road
Legal Description	LOT 3 DP 570074 LOT 8 DP 30024
Owner	Falloon James Richard : Falloon Joanna
Area (hectares)	152.2446

Rates

Government Valuation	
Land	\$5,430,000
Capital Value	\$5,960,000
Improvements	\$530,000
Current Rates Year 2025 to 2026	
Annual Rates	\$16,687.30
Current Instalment	\$4,171.80
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/05/26

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

Planning/Resource Management

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance is attached.

28/07/2023 RESOURCE CONSENT 230023 : 3 Lot Rural Subdivision with proposed Amalgamation Decision
Notified 6/07/23 : Granted 6/07/23

23/08/2021 RESOURCE CONSENT 210052 : 3 lot subdivision Invoiced 22/02/23 : Granted 2/08/21

RESOURCE CONSENT 230100 : Create wetland (earthworks) within Flood Hazard Management Area Formally received 15/11/23

As of 8 October 2025, the Decisions Version of the Proposed District Plan is in effect, subject to an appeal period that closed on 26 November 2025. Rules not under appeal will remain operative. Where appeals are lodged, the relevant provisions will be determined through the Environment Court, and in some cases Operative Wairarapa Combined District Plan (2011) rules may continue to apply. For more information please visit www.wairaraplan.co.nz or contact Council's planning team planning@cdc.govt.nz

Please note that the property report attached to this LIM does not reflect the Decision Version zones, please visit the Decisions Version Map Viewer, linked here:

<https://experience.arcgis.com/experience/f28f02dcce1c41c694eea0427878f9b3>

The site is zoned General Rural Zone. Full details of the zone requirements are found in the District Plan. Relevant zone ordinance is attached.

The property falls within the Wairarapa International Dark Sky Reserve, as such there are additional requirements for outdoor lighting contained within the district plan. As a general rule, the following requirements are to be complied with:

1. The light is controlled by a timer or sensor and will turn off within 5 minutes.
2. The bulbs are 3000K or lower.
3. The lights are shielded or can be tilted down, so light doesn't project/spill upward.

The property contains Class 1-3 soils and as such the National Policy Standard for highly productive land (NPS-HPL) is applicable. Councils must give effect to the NPS-HPL where the use of highly productive land for land-based primary production is prioritised and supported, while subdivision of highly productive land is avoided, except as provided in the NPS-HPL.

The site adjoins the convergence of the Waingawa River and the Ruamahanga River, which are both listed Significant Waterbodies.

The rear of the site falls within the Hood Aerodrome Air Noise Boundary.

Land Use on Contiguous Properties

No information was located.

Building

09/02/2023 BUILDING CONSENT 230114 : Install a Metro Wee Rad Wood Fire : Code Compliance Certificate issued 19/09/24

Sewer and Water

Wastewater: The property is located in a Rural Zone and the lot is not serviced with reticulated wastewater disposal by Carterton District Council. Wastewater disposal is dealt with on-site by the owner. Water: The property is located outside of the urban water supply area in a Rural Zone; the lot is not serviced with a reticulated potable water supply by Carterton District Council. Potable water supply is dealt with on-site by the owner.

Stormwater: Council records do not contain information regarding disposal of excess storm water run-off at this property. It is assumed that excess run-off from the roof of the existing dwelling; auxiliary building/s and hardstand areas are disposed in accordance with the District Plan.

Land and Building Classifications

No information was located.

Refer to a copy of the map from the District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered on this property.

Land Transport Requirements

Access: The property has vehicle access to Cornwall Road. Should any further development requiring council consent (excluding internal only alterations) occur on this property the adequacy of any vehicle crossing/s shall be assessed against the district plan requirements current

Special Land Features

There is a water race that lies within this property's boundary. The water races are managed by the Council, they also provide water to downstream properties & users, and they provide a managed control of the run-off from the catchments directly above them. The Property Owner or Occupier shall apply for approval of the Council's Operations Manager for any alterations to the race or its structures, access for maintenance, riparian planting, or abstraction of water. Please refer to Council's website for more information on Water Race Policy, Code of Conduct, etc: cdc.govt.nz/services/water/water-races/

According to the Building Research Association of New Zealand (BRANZ), the property is within a High Wind Zone. Please visit the BRANZ website for more information. <https://www.branz.co.nz/branz-maps-zones/>

Flood Hazard: Due to the proximity to the rivers, there is Low-High Flood Hazard Areas across the rear of the property as well as corresponding Possible Liquefaction Prone Areas. Resource consent may be required for work on site. Regional and catchment scale flood hazard maps can be viewed through the GWRC website. Information about flooding and severe weather events and how to prepare for them can be found through the WREMO website.

The site contains the Carters Fault and associated High Fault Hazard Area across the front of the property.

According to the Building Research Association of New Zealand (BRANZ), the property is within a High Wind Zone. Please visit the BRANZ website for more information. <https://www.branz.co.nz/branz-maps-zones/>

Licences/Environmental Health

The property is not listed on the GWRC's Selected Land Use Register (SLUR). The Council hold no records of hazards on site.

Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

No title search has been done on this property.

Notes

1. Code Compliance Certificates were not issued to work subject to a building permit. Should an evaluation of the building be required, an independent building professional should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for the incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.).

Name: Solitaire Robertson – Planning & Regulatory Services Manager

Date: 24/03/2026

SUB – Subdivision

Subdivision is the process of dividing a site or building into one or more additional sites or units or changing an existing boundary location. The way a site is subdivided, including its size and shape, is important as it can factor into the future use and development of the land, its character and quality, and any impacts on adjacent sites. Subdivision can also affect the natural and physical environment and introduce long-term development patterns that cannot be easily changed.

The subdivision process regulates the provision of services for development and activities, including infrastructure and reserves. The adverse effects of activities are generally controlled by the provisions for each zone at the time of development. However, some potential effects of those activities that may be undertaken on sites are most appropriately managed at the time of subdivision. For example, forming new connections to roads may have an impact on the amenity values of an area and the safety and efficiency of the transport network, and the most effective time and means of addressing such effects is through a subdivision consent. It is also important to ensure that new sites being created are of a size and shape that can accommodate future development and be adequately serviced, either by reticulated services or on-site services.

The subdivision of land to create new lots on undeveloped land also creates expectations and property rights. It requires consideration of the need for public open space, esplanade strips, community facilities, and servicing by and connections to infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, ensuring sufficient infrastructure capacity can also be an issue for subdivision of already developed land.

This chapter contains several policies and rules that relate to subdivision within the General Rural Zone and Rural Lifestyle Zone that give effect to Strategic Direction Objectives and align with the outcomes sought in those zones.

This chapter contains rules and standards relating to subdivision of land within District-Wide Matters chapters, such as the *Coastal Environment*, *Natural Hazards*, *Natural Environments*, and the *National Grid Subdivision Corridor*. The District-Wide Matters chapters contain the objectives and policies that also apply to any subdivision application.

Minimum lot sizes have been informed by the Councils' strategic planning documents where applicable, including the Carterton Urban Growth Strategy and the South Wairarapa Spatial Plans, which have been consulted on and adopted by each respective Council based on an assessment of areas suitable for future development.

Additional regulatory requirements, separate to the District Plan, are also relevant to subdivision:

1. The partitioning of Māori land is primarily controlled by the Te Ture Whenua Māori Act 1993 and administered by the Māori Land Court.
2. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”)

controls activities on pieces of land where soil may be contaminated in such a way as to be a risk to human health, including subdivision of potentially contaminated land. District Councils are responsible for applying and enforcing the provisions of the NESCS. The NESCS does not contain any objectives or policies and those in the District Plan will apply. This chapter contains objective and policy direction for the assessment of any resource consent applications required under the NESCS in accordance with the requirements of section 104 of the RMA.

3. For detailed technical and engineering requirements and guidance, reference should be made to NZS 4404:2010 Land Development and Subdivision Engineering as well as Wellington Water's Regional Water Standard May 2019 for SWDC, and advice should be sought from Councils' Development Engineers.

In the case of conflict with any provision of this plan and any national environmental standard (including the NESCS), under Section 43B of the Act the provisions of the national environmental standards will prevail.

Application of rules in this chapter

This chapter includes objectives, policies and rules that relate to subdivision generally. It also includes policies and rules that implement objectives in other chapters, specifically as they relate to the management of subdivision.

Rules SUB-R1 – SUB-R5 and SUB-R10 apply in the relevant zone chapters with the most specific rule that relates to the subdivision prevailing. Rules SUB-R6 – SUB-R9 and SUB-R11 – SUB-R14 apply to relevant planning notations or overlays that exist within the parcel of land where subdivision is proposed. Those rules apply in addition to Rules SUB-R1 – SUB-R5 and SUB-R10, with any number of applicable rules triggered for a particular site (e.g. more than one rule can apply to subdivision where planning notations or overlays exist).

Note: There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

SUB-O1	Subdivision and development design
<p>Subdivision and developments create allotments and patterns of land use and development that:</p> <ul style="list-style-type: none"> a. provide for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, <i>waterbodies</i>, <i>indigenous biodiversity</i>, historic heritage, sites and areas of significance to Māori, and <i>highly productive land</i>; b. provide for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle; c. are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods; d. provide accessible and well-designed open space areas; e. protect cultural, heritage, and natural values; and f. reduce or not increase the risks and consequences of natural hazards and are resilient to climate change. 	
SUB-O2	Servicing
<p>Subdivision and developments are serviced to provide for the likely or anticipated use of the land while avoiding, remedying, or mitigating adverse effects on the environment by ensuring:</p> <ul style="list-style-type: none"> a. subdivisions within the urban boundary connect to reticulated water, wastewater services (and reticulated stormwater services where they are available or provide for on-site stormwater disposal) and telecommunications networks and electricity networks with sufficient capacity to accommodate proposed or anticipated development; and b. subdivisions in Rural Zones are capable of being serviced via on-site water, wastewater, and stormwater measures when development occurs on the site and are capable of connecting to a telecommunication network. 	
SUB-O3	Integrated future development
<p>Subdivision and development are provided for where they integrate with the existing and planned development of land, <i>roads</i>, and <i>infrastructure</i>, and avoid fragmentation or development that undermines the effective and efficient provision of <i>infrastructure</i> and <i>roads</i>.</p>	

Policies

SUB-P1	Creation and design of allotments
<p>Allow subdivision and development that results in the efficient and productive use of land, provides for the needs of the community, and supports the policies of the District Plan for the applicable zones, where the design:</p> <ol style="list-style-type: none"> a. reflects patterns of development that are consistent, compatible, and reinforce the role, function, and existing or planned character and qualities of the zone as set out by the Objectives and Policies of the applicable zone; b. maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses; c. if within the urban boundary, provides adequate public open space that is accessible, useable, and well-designed, and encourages social interaction, neighbourhood cohesion, and a sense of place; d. has legal and physical access to each allotment created by the subdivision; e. creates esplanade reserves and access where land adjoins MHWS and/or rivers whose bed has an average width of 3m or more; f. ensures that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development; and g. results in good urban design outcomes by using measures to enhance urban environments such as Crime Prevention Through Environmental Design (CPTED), energy efficiency, and transport connectivity measures. 	
SUB-P2	Provide integrated <i>infrastructure</i> at subdivision
<p>Require subdivision to be located where appropriate <i>infrastructure</i> is available, or to provide <i>infrastructure</i> in an integrated and comprehensive manner by:</p> <ol style="list-style-type: none"> a. ensuring appropriate <i>infrastructure</i> has the capacity to accommodate the development or anticipated future development of the land in accordance with the purpose of the zone, is in place at the time of subdivision or development, and integrates with existing and planned <i>infrastructure</i>; b. requiring connections to Council's reticulated systems within the urban boundary to meet the performance criteria of the relevant Council; c. ensure within the urban boundary new allotments can connect to a telecommunications network; d. ensuring allotments outside the urban boundary: <ol style="list-style-type: none"> i. are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, and stormwater; 	

	<ul style="list-style-type: none"> ii. are appropriately serviced with water supply <i>infrastructure</i>; iii. have sufficient water supply capacity for firefighting purposes; and iv. have an ability to connect to telecommunication network; <p>e. ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users and the intended functioning of the road or access;</p> <p>f. providing for transport network connections within and between communities;</p> <p>g. where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character, and amenity values of the zone, including walking, cycling, and access to and infrastructure for public transport while recognising the role that efficient transport infrastructure and connectivity plays in reducing greenhouse gas emissions; and</p> <p>h. achieving safe and efficient access onto and from state highways in accordance with the roading hierarchy and meeting the TR-Transport objectives and policies.</p>
<p>SUB-P3</p>	<p>Subdivision containing natural features or sites or items with significant values</p>
<p>Manage subdivision of land containing significant natural features or other values such as landforms, <i>waterbodies</i>, <i>indigenous vegetation</i> and ecological values, historic heritage, sites of significance to Māori, or identified or otherwise known features to ensure their protection, enhancement, and community accessibility in line with the objectives and policies of the relevant chapters of this Plan.</p>	
<p>SUB-P4</p>	<p>Subdivision in areas with risks from <i>natural hazards</i></p>
<p>Manage risks from <i>natural hazards</i> by avoiding subdivision that:</p> <ul style="list-style-type: none"> a. creates new, increases the likelihood, or exacerbates existing <i>natural hazards</i> including coastal hazards, erosion, slippage, subsidence, falling debris, flooding, or liquefaction; b. results in adverse effects on the stability of land, <i>buildings</i>, and infrastructure; c. accelerates, worsens, or results in material damage to land, <i>buildings</i>, infrastructure or people from <i>natural hazards</i>; or d. at the time of subdivision does not provide safe and stable <i>building</i> platforms over a 100-year horizon taking into account potential effects from climate change and/or sea level rise. 	

SUB-P5	Rural character and amenity values of subdivision in the General Rural Zone
Provide for subdivision where it does not compromise the purpose, character, and amenity values of the General Rural Zone as directed through GRUZ-O1, GRUZ-O2 and GRUZ-P3.	
SUB-P6	Avoid inappropriate subdivision in the General Rural Zone
<p>Avoid subdivision in the General Rural Zone that will result in sites that are of a size, scale, or location that is contrary to the anticipated purpose, character, or amenity values of the zone by:</p> <ul style="list-style-type: none"> a. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented, is not located on highly productive land, and it does not compromise the use of land for <i>primary production activities</i>; and b. avoiding the cumulative effects associated with small lot subdivision on the productive use and potential within the General Rural Zone; and c. avoid cumulative effects that can arise from subdivision located fronting roads with an Interregional Collector function in accordance with the roading hierarchy. 	
SUB-P7	Subdivision in the Future Urban Zone
<p>Avoid subdivision within the Future Urban Zone that may result in one or more of the following:</p> <ul style="list-style-type: none"> a. the efficient and effective operation of the planned and existing local and wider transport network being compromised; b. the need for significant upgrades, provisions, or extensions to the reticulated wastewater, reticulated water supply, stormwater networks, the transport network or other <i>infrastructure</i> in advance of planned integrated urban development; c. the efficient and effective provision of <i>infrastructure</i> being compromised; d. reverse sensitivity effects when urban development occurs; e. reverse sensitivity effects on existing rural activities or infrastructure; or f. fragmentation of sites in a manner that may compromise the appropriate form or nature of planned urban development. 	
SUB-P8	Subdivision of <i>highly productive land</i>
Avoid subdivision on highly productive land except as provided for in the National Policy Statement for Highly Productive Land.	

Rules

SUB-R1	<i>Boundary adjustment</i>
<p>Residential Zones</p> <p>Rural Lifestyle Zone</p> <p>Commercial and Mixed Use Zones</p> <p>General Industrial Zone</p> <p>Open Space and Recreation Zones</p> <p>Future Urban Zone</p>	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with: <ol style="list-style-type: none"> i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10; and b. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone. <p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1 and SUB-P2. 2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout. 3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>. 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 5. Any change to the effects on the transport network or three waters infrastructure. 6. Where relevant, compliance with Council's engineering standards. 7. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 8. The matters referred to in sections 108 and 220 of the Act.

<p>General Rural Zone</p>	<p>2. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none">a. The minimum lot size of any lot created by <i>the boundary adjustment</i> is 0.5ha; andb. The <i>boundary adjustment</i> complies with, or does not increase any existing or previously approved non-compliance with:<ul style="list-style-type: none">i. SUB-S2;ii. SUB-S3;iii. SUB-S4;iv. SUB-S5;vi. SUB-S6;vii. SUB-S7;viii. SUB-S8;ix. SUB-S9; andx. SUB-S10; andc. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone. <p>Matters of control:</p> <ul style="list-style-type: none">1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P7.2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>.4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites.5. Any change to the effects on the transport network or three waters <i>infrastructure</i>.6. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4.7. Where relevant, compliance with Council's engineering standards.8. The matters referred to in sections 108 and 220 of the Act.
----------------------------------	---

<p>Residential Zones</p> <p>Rural Lifestyle Zone</p> <p>Commercial and Mixed Use Zones</p> <p>General Industrial Zone</p> <p>Open Space and Recreation Zones</p> <p>Future Urban Zone</p>	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SUB-R1(1)(b); or b. Compliance is not achieved with standard(s): <ul style="list-style-type: none"> i. SUB-S2, ii. SUB-S3, iii. SUB-S4, iv. SUB-S5, v. SUB-S6, vi. SUB-S7, vii. SUB-S8, viii. SUB-S9, or ix. SUB-S10. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1 and SUB-P2. 2. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.
<p>General Rural Zone</p>	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SUB-R1(2)(b). <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in policies SUB-P1 and SUB-P2. 2. The effects of non-compliance with any relevant subdivision or zone standard that is not met, and the matters of discretion of any standard is not met. 3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.
<p>All Zones</p>	<p>5. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SUB-R1(1) and SUB-R1(3); or b. Compliance is not achieved with SUB-R1(2)(a).

SUB-R2	Subdivision of land to create additional allotment(s)
<p>Residential Zones</p> <p>Settlement Zone</p> <p>Commercial and Mixed Use Zones</p> <p>General Industrial Zone</p> <p>Māori Purpose Zone</p> <p>PREC1 – The Orchards Retirement Village Precinct</p> <p>PREC2 – Greytown Development Precinct</p>	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. For subdivision of land within Riversdale Terraces Precinct Areas 'B' and 'C', the application includes an assessment of effects on landscape values prepared by a suitably qualified and experienced landscape architect; and c. Compliance is achieved with: <ul style="list-style-type: none"> i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10. d. For PREC1 – The Orchards Retirement Village Precinct and PREC2 – Greytown Development Precinct- subdivision and development is in accordance with the relevant Structure or Outline Plan for the precinct. e. Subdivision within the Waingawa Industrial Area is in accordance with the Waingawa Industrial Area Structure Plan in Appendix GIZ-1. <p>Matters of control:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P4. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods.

	<ol style="list-style-type: none">5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>surface waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.7. The subdivision design and layout, and the design and location of <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.8. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards or network utility operator requirements where they are applicable.9. Separation distances, barriers, acoustic treatment, and orientation of buildings.10. Fire rating of party/common walls.11. Energy efficiency and the ability for lots to use renewable energy.12. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4.13. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, <i>earthworks</i>, and erosion and sediment control.14. The staging of development and timing of works.15. Management of potential <i>reverse sensitivity</i> effects on existing land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>.16. Financial contributions.17. Bonds and other payments and guarantees.18. The matters referred to in sections 108 and 220 of the Act.19. Within the Riversdale Terraces Precinct Areas 'B' and 'C', limits on building height, building form and the provision of mitigation planting where necessary to maintain coastal
--	--

		<p>character and residential amenity values as viewed from the settlement east of the Riversdale Terraces Precinct.</p>
	<p>Rural Zones</p>	<p>2. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. Compliance is achieved with: <ol style="list-style-type: none"> i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10; and c. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. d. The property is not located within the Martinborough Soils Overlay. <p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, SUB-P6 and SUB-P8. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. 5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that

	<p>are associated with the land being subdivided, including weed and pest control.</p> <ol style="list-style-type: none"> 7. The subdivision design and layout, and the design and location of building platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 8. Provision of on-site <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards. 9. Separation distances, barriers, acoustic treatment, and orientation of <i>buildings</i>. 10. Fire rating of party/common walls. 11. Energy efficiency and the ability for lots to use renewable energy. 12. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and SUB-P4. 13. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 14. The staging of development and timing of works. 15. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production, network utilities</i> and <i>significant hazardous facilities</i>. 16. Financial contributions. 17. Bonds and other payments and guarantees. 18. The matters referred to in sections 108 and 220 of the Act.
<p>Future Urban Zone</p>	<p>3. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. Compliance is achieved with: <ol style="list-style-type: none"> i. SUB-S1; ii. SUB-S2; iii. SUB-S3;

	<ul style="list-style-type: none"> iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; x. SUB-S10; and <p>c. One additional allotment is created from the parent title, with a minimum balance lot size of 20ha.</p> <p>d. Where there is no direct access to or from a State Highway.</p> <p>Matters of control:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, and SUB-P7. 2. The extent to which the site layout and design and location of a building platform will affect the ability to comprehensively develop and use the Future Urban Zone in future for urban growth purposes. 3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Financial contributions. 6. Bonds, and other payments and guarantees. 7. Areas identified as required for <i>infrastructure</i>, transport, or other purposes as identified in any strategic documents adopted by the relevant Council. 8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters set out in SUB-P4. 9. The matters referred to in section 108 and 220 of the Act.
<p>General Rural Zone</p>	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The property is located over the Martinborough Soils Overlay. b. Compliance is achieved with: <ul style="list-style-type: none"> i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4;

	<ul style="list-style-type: none">v. SUB-S5;vi. SUB-S6;vii. SUB-S7;viii. SUB-S8;ix. SUB-S9; andx. SUB-S10; and <p>c. The Application provides a legal mechanism (for instance a consent notice) that provides for <i>land based primary production</i> in perpetuity and ensures no additional <i>residential units</i> are established.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none">1. The matters set out in policies SUB-P5, SUB-P6, GRUZ-P7, and GRUZ-P8.2. The future land use and ensuring that it remains in use for <i>land based primary production</i>.3. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites.4. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.5. Provision of on-site infrastructure and services and their design and location, including water supply (including firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards.6. Separation distances, barriers, acoustic treatment, and orientation of buildings.7. Energy efficiency and the ability for lots to use renewable energy.8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and SUB-P4.9. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control.10. Management of potential reverse sensitivity effects on existing lawfully established land uses such as noise, odour, dust, and
--	---

	<p>visual effects, including reverse sensitivity effects relating to primary production, network utilities and significant hazardous facilities.</p> <p>11. Financial contributions.</p> <p>12. Bonds and other payments and guarantees.</p> <p>Notification: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.</p>
<p>General Residential Zone</p> <p>Commercial and Mixed Use Zones</p> <p>General Industrial Zone</p> <p>Open Space and Recreation Zones</p>	<p>5. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"> i. SUB-R2(1)(a); ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; or x. SUB-S10. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4. 2. Whether the subdivision is located in a designated growth area. 3. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 4. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 5. Roading layout. 6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>. 7. The matters referred to in sections 108 and 220 of the Act.
<p>Settlement Zone</p>	<p>6. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"> i. SUB-R2(1)(a); ii. SUB-S2;

	<ul style="list-style-type: none"> iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; or x. SUB-S10. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act.
<p>Rural Zones</p>	<p>7. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; or ix. SUB-S10. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, and SUB-P8.

		<ol style="list-style-type: none"> 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>primary production, network utilities, and significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act.
	<p>Rural Zones</p>	<p>8. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R2(2)(c). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6, and SUB-P8. 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.
	<p>PREC3 – Cashmere Oaks Development Precinct</p>	<p>9. Activity status: Discretionary</p> <p>Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.</p>
	<p>Commercial and Mixed Use Zones</p>	<p>10. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R2(1)(a), (b) or (d).

<p>General Industrial Zone</p>	
<p>Open Space and Recreation Zones</p>	<p>11. Activity status: Discretionary</p>
<p>General Rural Zone</p>	<p>12. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SUB-S1 or SUB-R2(4); b. The subdivision is directly related to land based <i>primary production</i>; and c. Where the subdivision is located on <i>highly productive land</i>, evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.
<p>PREC1 – The Orchards Retirement Village Precinct</p> <p>PREC2 – Greytown Development Precinct</p> <p>PREC3 – Cashmere Oaks Development Precinct</p>	<p>13. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> d. Compliance is not achieved with SUB-R2(1)(c).
<p>Riversdale Terraces Precinct</p>	<p>14. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> 1. Compliance is not achieved with SUB-R2(1).
<p>Residential Zones</p>	<p>15. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SUB-S1.

Rural Lifestyle Zone	
General Rural Zone	<p>16. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-S1 and is not otherwise provided for by SUB-R2(12).</p>
Future Urban Zone	<p>17. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R2(3).</p>

SUB-R3	<i>Subdivision of land to create allotment for public works, network utilities, reserves, or access purposes only</i>
All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. The creation of any lot does not limit or interfere with any existing allotment's physical and/or legal access to a road or services.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P4. 2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i>, reserves, or access. 3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Where relevant, compliance with Council's engineering standards. 6. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards, and the matters in SUB-P4. 7. The matters referred to in sections 108 and 220 of the Act.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R3(1).</p>

	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and SUB-P4. 2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i>, reserves, or access. 3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Where relevant, compliance with the Council's engineering standards. 6. The matters referred to in sections 108 and 220 of the Act.
--	---

SUB-R4	<i>Subdivision of existing small allotments in the General Rural Zone</i>
General Rural Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> a. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay; b. The allotment subject to subdivision is less than 4ha in area as at 11 October 2023; c. No provision is used more than once and no retention of rights occurs; d. Either: <ol style="list-style-type: none"> i. one additional allotment is created and the balance area remaining from the record of title subject to subdivision is no less than 1.5ha; or ii. two additional allotments are created and the balance area remaining from the record of title subject to subdivision is no less than 2.5ha; e. The additional allotment is no less than 0.5ha. f. Compliance is achieved with: <ol style="list-style-type: none"> i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9;

	<p>ix. SUB-S10; and</p> <p>g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway.</p> <p>Matters of control:</p> <ol style="list-style-type: none">1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6.2. The size, design, shape, location, and layout of lots.3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.5. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.6. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.7. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.8. Separation distances, barriers, acoustic treatment, and orientation of buildings.9. Energy efficiency and the ability for lots to use renewable energy.10. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4.11. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control.12. The staging of development and timing of works.13. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual
--	---

	<p>effects, including reverse sensitivity effects relating to <i>primary production, network utilities and significant hazardous facilities</i>.</p> <p>14. Financial contributions.</p> <p>15. Bonds and other payments and guarantees.</p> <p>16. The matters referred to in sections 108 and 220 of the Act.</p>
General Rural Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay; b. The allotment subject to subdivision is less than 6 ha in area as at 11 October 2023; c. No provision is used more than once and no retention of rights occurs; d. No more than two additional allotments are created; e. Any additional allotment is no less than 0.5 ha; f. Compliance is achieved with: <ul style="list-style-type: none"> i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6. 2. The size, design, shape, location, and layout of lots. 3. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies, indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites.

	<ol style="list-style-type: none"> 4. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 5. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform. 6. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. 7. Separation distances, barriers, acoustic treatment, and orientation of buildings. 8. Energy efficiency and the ability for lots to use renewable energy. 9. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4. 10. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 11. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production</i>, network utilities and significant hazardous facilities. 12. Financial contributions. 13. Bonds and other payments and guarantees. 14. The matters referred to in sections 108 and 220 of the Act. <p>Notification:</p> <p>An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.</p>
<p>General Rural Zone</p>	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R4(1)(f). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, and SUB-P8.

	<ol style="list-style-type: none"> 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on-existing lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production, network utilities, and significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act.
<p>General Rural Zone</p>	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R4(1)(g). <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, and SUB-P6. 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment. <p>Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway, or KiwiRail if it relates to access across the Wairarapa Railway, will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.</p>
<p>General Rural Zone</p>	<p>5. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R4(1)(a), SUB-R4(1)(d), SUB-R4(2)(a), SUB-R4(2)(f), or SUB-R4(2)(g); and b. Where the subdivision is located on <i>highly productive land</i>, evidence is provided that the subdivision will meet clause 3.8 or

		3.10 of the National Policy Statement for Highly Productive Land.
	General Rural Zone	<p>6. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with SUB-R4(1)(b), (c), or (e); or b. Compliance is not achieved with SUB-R4(1)(a) or SUB-R4(2)(a) and is not otherwise provided for by SUB-R4(4); or c. Compliance is not achieved with SUB-R4(2)(b), (c), (d), or (e).

SUB-R5	<i>Subdivision of a surplus residential unit</i>	
	General Rural Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. There is no more than one additional allotment created; b. The subdivision is of land around an existing lawfully established <i>residential unit</i>; c. The additional allotment is no less than 0.5ha; d. The balance area remaining from the record of title subject to subdivision is no less than 40ha; e. No allotment vacant of a residential unit is created following the <i>subdivision</i>; f. Compliance is achieved with: <ul style="list-style-type: none"> i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;

- h. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway.

Matters of control:

1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 SUB-P5, SUB-P6, and SUB-P8.
2. The size, design, shape, location, and layout of lots.
3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.
4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, *waterbodies*, *indigenous vegetation* and biodiversity, sites and areas of significance to Māori, or archaeological sites.
5. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.
6. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.
7. Provision of appropriate *infrastructure* and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards.
8. Separation distances, barriers, acoustic treatment, and orientation of buildings.
9. Energy efficiency and the ability for lots to use renewable energy.
10. Effects on the stability of land and buildings, and potential to create new or exacerbate existing *natural hazards* and the matters in SUB-P4.
11. Management of construction effects, including traffic movements, hours of operation, noise, *earthworks*, and erosion and sediment control.
12. The staging of development and timing of works.
13. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to *primary production*, *network utilities* and *significant hazardous facilities*.

		<p>14. Financial contributions. 15. Bonds and other payments and guarantees. 16. The matters referred to in sections 108 and 220 of the Act.</p>
	<p>General Rural Zone</p>	<p>2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(f) or (g). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, and SUB-P6. 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.</p>
	<p>General Rural Zone</p>	<p>3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(h). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P5, and SUB-P6. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>primary production, network utilities, and significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act.</p> <p>Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway, or</p>

	<p>KiwiRail if it relates to access across the Wairarapa Railway, will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.</p>
General Rural Zone	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SUB-R5(1)(e).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, and SUB-P6. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities. 7. Any effects to primary production and productive capacity, including any loss of highly productive land. 8. Infrastructure capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 9. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	<p>5. Activity status: Non-complying</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SUB-R5(1)(a), (b), (c) or (d).</p>

SUB-R6	<i>Subdivision of land within or partially within hazard areas</i>
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. A building platform is located in a <i>low hazard area</i>.</p>

	<p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 2. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 3. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i>. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. Legal and physical access to and from lots. 6. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 7. The staging of development and timing of works. 8. Management of potential reverse sensitivity effects on existing land uses. 9. Financial contributions. 10. Bonds and other payments and guarantees. 11. Where relevant, compliance with Council's engineering standards. 12. The matters referred to in sections 108 and 220 of the Act.
	<p>All zones</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. A building platform is located in a <i>moderate hazard area</i>.
	<p>All zones</p> <p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. A building platform is located in a <i>high hazard area</i>.

SUB-R7	Subdivision of land within or partially within <i>Significant Natural Areas</i>
All zones	<p>5. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. A Conservation Lot is created that complies with the following:

	<ul style="list-style-type: none"> i. the subdivision results in the whole of the area listed in SCHED5 Schedule of Significant Natural Areas 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 Record(s) of Title of the relevant lots. The covenant or encumbrance is to be prepared by a solicitor at the applicant's expense; ii. the covenant is to incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security; iii. the application is to include sufficient detail for the Council to ascertain the ecological values of the area; and iv. the conservation lot does not need to meet the relevant minimum lot area requirements. <p>Matters of control:</p> <ol style="list-style-type: none"> 13. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, and SUB-P6 and ECO-P6. <ol style="list-style-type: none"> 1. The significance and values of the vegetation and habitat. 2. The extent that the subdivision provides for the protection of the Significant Natural Area, including consideration of the lot size, configuration and layout and the location of potential building platforms. 3. The measures to avoid or minimise the loss, damage, or disruption to ecological processes, functions, and integrity of the vegetation and habitat. 4. The effects of the subdivision on the significance and values of the vegetation and habitat, including potential cumulative effects. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees. 12. Where relevant, compliance with Council's engineering standards.
--	--

	<p>13. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters in SUB-P4.</p> <p>14. The matters referred to in sections 108 and 220 of the Act.</p>
All zones	<p>6. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with SUB-R7(1).</p>

SUB-R8	Subdivision of land containing a scheduled heritage building or item, or of land within a scheduled heritage precinct
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policy HH-P11, HH-P12, SUB-P1, SUB-P2, and SUB-P3. 2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees. 12. Where relevant, compliance Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.

SUB-R9	Subdivision of land containing a notable tree
<p>All zones</p>	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies TREE-P4, SUB-P1, and SUB-P2. 2. Protection, maintenance, or enhancement of natural features, landforms, notable trees, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any notable trees on the land being subdivided. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees. 12. Where relevant, compliance Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.

SUB-R10	Subdivision of land creating new vested roads
<p>All Zones</p>	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1 and SUB-P2. 2. The road reserve width is sufficient to enable a road to be formed in accordance with the relevant standards set out in TR – Transport.

	<ol style="list-style-type: none">3. The effect of non-compliance with any relevant Subdivision or Transport standard that is not met, and the matters of discretion of any standard that is not met.4. Legal and physical access to and from lots.5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.6. The staging of development and timing of works.7. Management of potential reverse sensitivity effects on existing land uses.8. Financial contributions.9. Bonds and other payments and guarantees.10. Where relevant, compliance with Council's engineering standards.11. The matters referred to in sections 108 and 220 of the Act.
--	--

SUB-R11	Subdivision of land in the <i>National Grid Subdivision Corridor</i>
<p>All zones</p>	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. All resulting allotments, except allotments for access or a public work, demonstrate that they are capable of locating a <i>building</i> platform for the principal building and any <i>residential unit</i> or <i>sensitive activity</i> outside of the <i>National Grid yard</i>; and b. Vehicle access to <i>National Grid</i> assets is maintained. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and the relevant policies in the NU - Network Utilities chapter. 2. The extent to which the subdivision allows for <i>earthworks</i>, <i>buildings</i>, and <i>structures</i> to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001). 3. The provision for the on-going efficient operation, maintenance, development, and upgrade of the <i>National Grid</i>, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections, and upgrading. 4. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of <i>building</i> platforms. 5. The extent to which the design and construction of the subdivision allows for activities to be setback from the <i>National Grid</i> to ensure adverse effects on, and from, the <i>National Grid</i> and on public safety and property are appropriately avoided, remedied, or mitigated, for example, through the location of roads and reserves under the transmission lines. 6. The nature and location of any proposed vegetation to be planted in the vicinity of the <i>National Grid</i>. 7. The outcome of any consultation with Transpower. 8. The extent to which the subdivision plan clearly identifies the <i>National Grid</i> and proposed <i>building</i> platforms. 9. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 10. Legal and physical access to and from lots.

	<p>11. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.</p> <p>12. The staging of development and timing of works.</p> <p>13. Financial contributions.</p> <p>14. Bonds and other payments and guarantees.</p> <p>15. Where relevant, compliance with Council's engineering standards.</p> <p>16. The matters referred to in sections 108 and 220 of the Act.</p>
All zones	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with SUB-R11(1).</p> <p>Notification: An application for resource consent under this rule is precluded from public notification. Limited notification must at least include notice of the application to Transpower.</p>

SUB-R12	<i>Subdivision within the Coastal Environment</i>
Settlement Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <p style="padding-left: 40px;">a. A proposed <i>building</i> platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the Settlement Zone; and</p> <p style="padding-left: 40px;">b. A building platform is not located in an area of Outstanding Natural Character, Very High and High Natural Character, or Foreshore Protection Area.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P6, SUB-P8, and the policies of the CE - Coastal Environment chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to

	<p>minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.</p> <ol style="list-style-type: none"> 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees. 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
<p>General Rural Zone</p> <p>Māori Purpose Zone</p> <p>Natural Open Space Zone</p> <p>Open Space and Recreation Zones</p>	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. A proposed <i>building</i> platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the underlying zone; and b. A building platform is not located in an area of <i>Outstanding Natural Character, Very High and High Natural Character, or Foreshore Protection Area</i> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P6, SUB-P8, and the policies of the CE - Coastal Environment chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, historic heritage, waterbodies, indigenous vegetation and biodiversity, natural character, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform.

	<ol style="list-style-type: none"> 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees. 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
All zones	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R12(1) or (2).

SUB-R13	<i>Subdivision within Outstanding Natural Feature and Landscape</i>
All Zones	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the General Rural Zone; and b. Any allotments created has a minimum allotment size of 40ha. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters set out in Policies SUB-P1, SUB-P2, and the policies of the NFL - Natural Features and Landscapes chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, indigenous vegetation and biodiversity, historic heritage, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that

	<p>are associated with the land being subdivided, including weed and pest control.</p> <ol style="list-style-type: none"> 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees. 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
All Zones	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R13(1).

SUB-R14	Subdivision of land containing a site or area of significance to Māori listed in SCHED4 Sites and Areas of Significance to Māori
All zones	1. Activity status: Discretionary

Standards

SUB-S1	Minimum <i>allotment</i> size	
All zones 1. All allotments created must comply with the minimum allotment size set out in SUB - Table 1: Minimum allotment size.	Matters of discretion: Not applicable.	
SUB-S2	<i>Building platforms</i>	
Residential Zones, Rural Zones, Commercial and Mixed Use Zones, General Industrial Zone 1. All allotments created shall contain a <i>building platform</i> that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant performance standards of the underlying zone.	Matters of discretion: 1. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with. 2. Whether a smaller <i>building platform</i> is practicably feasible, which should be shown via detailed design of the proposed <i>residential unit</i> .	
SUB-S3	Drinking water supply	
General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone 1. All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary, which shall be in accordance with Council's engineering standards. Settlement Zone 2. Where a connection to the Council's reticulated water supply system is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. 3. Where a connection to the Council's reticulated water supply system is unavailable, all new allotments must be provided with access to a self-sufficient potable	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.	

<p>water supply, which shall be in accordance with Council's engineering standards.</p> <p>Rural Zones</p> <p>4. Where a connection to Council's reticulated water systems is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards.</p>	
<p>SUB-S4</p>	<p>Wastewater disposal</p>
<p>General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone</p> <p>1. All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>Settlement Zone</p> <p>2. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards.</p> <p>3. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system, or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council's engineering standards.</p> <p>4. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.

<p>ground, that area must not be subject to instability, slippage, or inundation, or used for the disposal of stormwater.</p> <p>Rural Zones</p> <p>5. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with <i>Council Engineering Standards</i>.</p> <p>6. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with <i>Council Engineering Standards</i> in Masterton and Carterton districts, or Wellington Water Standards in South Wairarapa district.</p>	
<p>SUB-S5</p>	<p>Stormwater management</p>
<p>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones</p> <p>1. All allotments must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with Council's engineering standards.</p> <p>2. Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in</p>	<p>Matters of discretion:</p> <p>1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site.</p> <p>2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.</p>

<p>accordance with Council's engineering standards.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	
<p>SUB-S6</p>	<p><i>Network utility services</i></p>
<p>Residential Zones, Commercial and Mixed Use Zones, General Industrial Zone, and Rural Zones</p> <p>1. Electricity and telecommunications services shall be provided to the useable area of each new lot where electricity lines and telecommunications lines pass within 200m of any boundary of any new lot.</p>	<p>Matters of discretion:</p> <p>1. Alternative provision of electricity supply and telecommunications.</p>
<p>SUB-S7</p>	<p>Transport, access, and connectivity</p>
<p>All Zones</p> <p>1. All new allotments created must have legal and physical access to a road in accordance with TR-R1(1) and the relevant standards TR-S1 – TR-S28 in TR - Transport.</p>	<p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant Transport standard that is not met, and the matters of discretion of any standard that is not met.</p> <p>2. The safe, efficient, and effective functioning of any private way, including firefighting access and the safety of pedestrians and cyclists, including road hierarchy, intersection separations, and types.</p> <p>3. The safe, efficient, and effective functioning of the transport network and its connectivity, including public transport, cyclist and pedestrian network connectivity.</p> <p>4. Safety of access to individual lots, including proximity of vehicle crossings to</p>

	<p>intersections and sight distance constraints.</p> <p>5. The suitability of any alternative design options.</p>
SUB-S8	<i>Esplanade reserves, esplanade strips, and access strips</i>
<p>All Zones</p> <p>1. Any subdivision of land less than 4ha that involves the creation of one or more sites that adjoins:</p> <ul style="list-style-type: none"> a. the line of MHWS; or b. the bank of a lake or a river whose bed has an average width of 3m or more; <p>must provide a minimum 10m wide <i>esplanade reserve</i> or <i>esplanade strip</i> in accordance with section 230 of the RMA.</p> <p>2. The <i>esplanade reserve</i> or <i>esplanade strip</i> must be measured in a landward direction at 90° to the line of MHWS, or the bank of a river.</p> <p>3. Any subdivision of land less than 4ha that involves the creation of one or more sites that includes, adjoins, and/or can provide improved public access to a:</p> <ul style="list-style-type: none"> a. <i>Significant Waterbody</i>; b. heritage feature or site of significance to Māori; or c. significant natural area; <p>shall provide a minimum 10m wide access strip.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Whether safe public access and recreational use is already possible and can be maintained for the future. 2. Whether an <i>esplanade strip</i> would better provide for public and customary access, recreation, hazard management, stormwater management, and ecological values. 3. The extent to which ecological values and landscape features of the land adjoining the coast or other <i>surface waterbody</i> will be adversely affected. 4. The extent to which any scheduled historic heritage places and sites and areas of significance to Māori will be adversely affected. 5. Whether any reduced width of an <i>esplanade reserve</i> or <i>strip</i> is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change. 6. Whether a full-width <i>esplanade reserve</i> or <i>esplanade strip</i> is not required to maintain the natural character and amenity of the coastal environment. 7. Whether a reduced width in certain locations is offset by an increase in width in other locations or areas that would result in a positive public benefit, in terms of public and customary access, recreation, hazard

	management, stormwater management, and ecological values. 8. The extent to which the water quality of a surface waterbody will be adversely affected.
SUB-S9	Financial contributions
All Zones 1. Financial contributions must be provided in accordance with the provisions of the FC - Financial Contributions Chapter.	Matters of discretion: 1. Refer to FC-Financial Contributions Chapter.
SUB-S10	Firefighting water supply
All Zones 1. All new allotments must comply with the water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Matters of discretion: 1. Alternative means of providing an adequate water supply for firefighting purposes.

SUB - Table 1 Minimum allotment sizes

Residential Zones	
GRZ: General Residential Zone	350m ² with an average of 400m ² for subdivisions creating 3 or more lots
LDRP: Low Density Residential Precinct	400m ² with an average of 500m ² for subdivisions creating 3 or more lots
MDRP: Medium Density Residential Precinct	200m ²
SETZ: Settlement Zone	Masterton District (outside the Riversdale Terraces Precinct): 400m ² Masterton District (within the Riversdale Terraces Precinct): 1000m ² provided that the average allotment size in the precinct is no less than 1200m ² South Wairarapa District: 1,000m ²
Rural Zones	
GRUZ: General Rural Zone	40ha excluding sites within the Martinborough Soils Overlay
	6 ha on sites within the Martinborough Soils Overlay
RLZ: Rural Lifestyle Zone	1ha
Commercial and Mixed Use Zones	
NCZ: Neighbourhood Centre Zone	No minimum lot size
TCZ: Town Centre Zone	No minimum lot size
MUZ: Mixed Use Zone	No minimum lot size
Industrial Zones	
GIZ: General Industrial Zone	No minimum lot size
Open Space and Recreation Zones	
NOSZ: Natural Open Space Zone	No minimum lot size
OSZ: Open Space Zone	No minimum lot size

SARZ: Sport and Active Recreation Zone	No minimum lot size
Special Purpose Zones	
MPZ: Māori Purpose Zone	No minimum lot size
FUZ: Future Urban Zone	40ha with 20ha balance lot.

GRUZ - General Rural Zone

The General Rural Zone encompasses the largest proportion of the rural area of the Wairarapa and is the largest zone by area. The General Rural Zone is characterised by open landscapes interspersed with *buildings* or *structures*. Typical land cover includes pasture, crops, vines, forestry, and indigenous vegetation. Character and amenity values of the zone include spaciousness, sparsely developed landscape, vegetation cover, and the presence of a productive farming environment and the visual, odour and noise effects associated with primary production activities.

The General Rural Zone consists of areas used predominantly for *primary production* activities, including *intensive primary production*. The Zone may also be used for a range of activities that support *primary production* activities, including associated *rural industry*, and other activities that require a rural location.

Rural land contained within the General Rural Zone is a significant resource due to the economic value of primary production activities to the Wairarapa, and the associated processing and service industries. This in turn contributes to the vitality of the urban environment of the Wairarapa.

The National Policy Statement for Highly Productive Land directs to protect *highly productive land* for use in *land-based primary production*. *Highly productive land* is situated throughout the General Rural Zone and is at threat of inappropriate land use, subdivision and development. Activities that are not land based primary production are to be carefully managed where they are located on *highly productive land* to ensure the *productive capacity* is protected.

Land surrounding Martinborough is also of particular significance due to the special characteristics of the soils which make it suitable for high value crops such as viticulture, orchards and olives, albeit some of this land is not identified as *highly productive land*. This land, identified on the planning maps as the Martinborough Soils Overlay, is vulnerable to inappropriate land use, subdivision and development due to its close proximity to an urban area. Activities on this land are to be managed to ensure the land can continue to be utilised for high producing crops.

The Wairarapa is increasingly seen as an attractive place to reside. Rural lifestyle living provides a residential choice for people wanting a lifestyle on larger *sites*, with the opportunity to carry out small scale productive activities in a rural setting. The Rural Lifestyle Zone provides opportunities for rural lifestyle living in the Wairarapa. The General Rural Zone provides for further opportunities for rural lifestyle living, in appropriate locations and to an appropriate scale, insofar as it does not risk the loss and fragmentation of the rural character, productive land, and productive potential of the land within the Wairarapa.

Activities and developments typically associated with urban areas are not provided for in the General Rural Zone.

Activities undertaken in the General Rural Zone need to be managed in a way enables primary production activities, and preserves rural character and the *productive capacity* of

land which is directed through this chapter. In addition, activities also must be undertaken in a way that maintains other significant values that are located within the General Rural Zone. These significant values are largely identified in the district-wide chapters, in particular the Natural Environment topics, which contain specific objective, policies, and rules to manage adverse effects on their values. In addition, the urban water supply protection area as shown in the District Plan Maps identifies a buffer surrounding the Masterton urban water supply. There are no objectives, policies, or rules in the District Plan to manage effects on this water supply; however, consideration should be given to the urban water supply protection area for any activity within close proximity in order to protect the water supply.

There may be a number of rules that apply to an activity, *building, structure, or site*. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

GRUZ-O1	Purpose of the General Rural Zone
The General Rural Zone is used primarily for <i>primary production</i> , activities that support <i>primary production</i> , and other activities that have a <i>functional need</i> or <i>operational need</i> to be located within the General Rural Zone.	
GRUZ-O2	Rural character
The predominant character of the General Rural Zone are maintained and enhanced, which include: <ul style="list-style-type: none"> a. areas of viticulture, <i>horticulture</i>, crops, pasture, forestry (indigenous and plantation), and the presence of a large number of farmed animals; b. sparsely developed landscape with open space between <i>buildings</i> that are predominantly used for agricultural, pastoral and <i>horticultural activities</i> (e.g. barns and sheds), low density rural living (e.g. farmhouses, <i>seasonal worker accommodation</i>, and a small degree of rural lifestyle), and community activities (e.g. rural halls, domains, and educational facilities); c. a range of noises, smells, light overspill, and traffic, often on a cyclic and seasonal basis, generated from the production, manufacture, processing and/or transportation of raw materials predominately derived from <i>primary production</i> and <i>ancillary activities</i>; d. interspersed existing <i>rural industries, intensive primary production, quarrying activities</i>, and cleanfills; and e. the presence of <i>infrastructure, renewable electricity generation activities</i>, including rural roads, state highways, the National Grid and the on-site disposal of wastewater, and a general lack of urban <i>infrastructure</i>, such as street lighting, solid fences, and footpaths. 	
GRUZ-O3	Provision for primary production

<p>The productive land and resources of the General Rural Zone support a range of <i>primary production</i> oriented and resource dependent activities.</p>	
GRUZ-04	Compatible activities
<p><i>Primary production</i> activities are enabled, and other activities that have a <i>functional need</i> or <i>operational need</i> to be located within the General Rural Zone are provided for where they are not incompatible with <i>primary production</i> activities.</p>	
GRUZ-05	Reverse sensitivity
<p><i>Sensitive activities</i> are located and designed to avoid or mitigate reverse sensitivity effects and incompatibility with <i>primary production</i>, other land uses activities and key transport corridors in the General Rural Zone.</p>	
GRUZ-06	Rural lifestyle
<ul style="list-style-type: none"> a. Rural lifestyle subdivision and development is managed in a way that avoids further fragmentation of productive land and its <i>productive capacity</i> or potential. b. Opportunities for rural lifestyle subdivision and development in appropriate locations within the General Rural Zone is provided for, insofar as GRUZ-06(a) is met. 	
GRUZ-07	Protection of <i>highly productive land</i> and other land with special characteristics
<p>Land in the General Rural Zone is recognised and protected from inappropriate subdivision, use and development where:</p> <ul style="list-style-type: none"> a. It is <i>highly productive land</i>; and b. It is land that utilises the finite combination of climate and soil characteristics which make it suitable for high value crops including viticulture, orchards and olives. 	

Policies

GRUZ-P1	Compatible activities
<p>a. Enable <i>primary production</i> activities that are compatible with the purpose, character, and amenity values of the General Rural Zone.</p> <p>b. Provide for other activities that have a <i>functional need</i> or <i>operational need</i> to be located in the General Rural Zone that are not incompatible with <i>primary production</i>.</p> <p>c. Provide for rural lifestyle development in appropriate locations where GRUZ-P1(a) and GRUZ-P1(b) are enabled or provided for.</p>	
GRUZ-P2	Incompatible activities
<p>Avoid activities and development that:</p> <p>a. are incompatible with the purpose, character, and amenity of the General Rural Zone;</p> <p>b. will result in fragmentation of land and any loss to its <i>productive capacity</i>; or</p> <p>c. will result in reverse sensitivity effects and/or conflict with permitted activities in the General Rural Zone including <i>primary production</i> and <i>ancillary activities</i>.</p>	
GRUZ-P3	Rural character
<p>Provide for subdivision, use, and development where it does not compromise the purpose, character, and amenity of the General Rural Zone, by:</p> <p>a. enabling and promoting openness and predominance of vegetation;</p> <p>b. enabling and promoting a productive working landscape;</p> <p>c. enabling <i>primary production</i> and <i>ancillary activities</i>;</p> <p>d. managing the location, scale and effects of other activities that have a <i>functional need</i> or <i>operational need</i> to be located in the General Rural Zone;</p> <p>d. providing for varying forms, scale, and separation of <i>structures</i> associated with primary production activities;</p> <p>e. managing the density and location of residential development;</p> <p>f. ensuring allotments can be self-serviced;</p> <p>g. retaining a clear delineation and contrast between the Wairarapa's rural areas and urban areas; and</p> <p>h. avoiding, remedying, or mitigating reverse sensitivity effects.</p>	

GRUZ-P4	Avoid inappropriate subdivision
<p>Avoid subdivision in the General Rural Zone that will result in <i>sites</i> that are of a size, scale, or location that is contrary to the anticipated purpose, character, and amenity values of the zone, by:</p> <ul style="list-style-type: none"> a. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented, is not located on any <i>highly productive land</i>, and it does not compromise the use of land for primary production activities; and b. avoiding the cumulative effects associated with small lot subdivision on the <i>productive capacity</i> within the General Rural Zone. 	
GRUZ-P5	Quarrying activities
<p>Recognise the local and regional benefits of aggregate extraction in the Wairarapa, and manage <i>quarrying activities</i> within the General Rural Zone by:</p> <ul style="list-style-type: none"> a. enabling <i>farm quarries</i>; and b. providing for other <i>quarrying activities</i> where it can be demonstrated that: <ul style="list-style-type: none"> i. the siting and scale of buildings, structures, machinery, vehicles, stored material, quarried areas, cut faces, and visual screening, maintains the character and amenity values of the General Rural Zone; ii. adverse effects to established <i>sensitive activities</i> will be avoided; iii. there are measures to minimise any adverse noise, vibration, traffic, and lighting effects beyond the boundary, including through the use of setbacks, where appropriate; iv. there are measures to mitigate any adverse effects on character and amenity values of the General Rural Zone from the movement of vehicles; v. it avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins; vi. it internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting; and vii. where the quarrying activity is located over <i>highly productive land</i>, it is consistent with GRUZ-P9. 	
GRUZ-P6	Managing potential conflicts
<ul style="list-style-type: none"> a. Avoid or mitigate the potential for reverse sensitivity effects by: <ul style="list-style-type: none"> i. avoiding the establishment of any new <i>sensitive activity</i> near existing <i>intensive primary production, primary production activities, landfills, cleanfills, quarrying activities, and rural industry</i> in circumstances where the new <i>sensitive activity</i> may compromise the operation of the existing activities; ii. managing potential reverse sensitivity effects caused by the establishment of new <i>sensitive activities</i> near other <i>primary production activities</i>, including through the use of setbacks and separation distances; 	

<p>b. Managing effects to existing <i>sensitive activities</i> and reducing the risk for <i>reverse sensitivity</i> effects by:</p> <p>iii. ensuring adequate separation distances between existing <i>sensitive activities</i> and new <i>intensive primary production</i> activities, <i>quarrying activities</i>, and <i>rural industry</i>; and</p> <p>iv. avoiding <i>quarry</i>, landfill, cleanfill, and <i>mining</i> activities in proximity to urban areas where the amenity values of urban environments would be diminished.</p>	
GRUZ-P7	Martinborough Soils Overlay
<p>Identify and protect land and buffer areas within the Martinborough Soils Overlay that contain characteristics that:</p> <ul style="list-style-type: none"> a. have unique soil and climatic characteristics suitable for high value crops including viticulture, orchards and olives; b. are vulnerable to fragmentation of land and development; and c. contribute to the economic and social wellbeing of Martinborough. 	
GRUZ-P8	Activities within the Martinborough Soils Overlay
<p>Manage subdivision, use, and development within the Martinborough Soils Overlay to protect the finite land resource, by:</p> <ul style="list-style-type: none"> a. enabling and promoting <i>primary production</i> activities, in particular viticulture and <i>horticulture</i>; b. providing for the activities that are directly associated with <i>primary production</i> activities including viticulture and <i>horticulture</i> by: <ul style="list-style-type: none"> i. operation of devices used to protect crops from bird and/or frost; ii. temporary events; iii. <i>rural produce retail</i> activities; iv. operation of heavy machinery; v. managing the density and location of <i>residential units</i>; and vi. avoiding the fragmentation of land which compromises its use for <i>primary production</i> activities. c. Providing for the subdivision of land for <i>land based primary production</i> activities including viticulture and <i>horticulture</i> by: <ul style="list-style-type: none"> i. Ensuring the land will be used for <i>land based primary production</i> in perpetuity, ii. Avoiding loss of <i>productive capacity</i> through land fragmentation caused by creating allotments that are of a size and design that would allow for non-primary production activities, and iii. Avoiding the establishment of additional <i>residential units</i> when additional allotments are created, including through the use of legal mechanisms. 	
GRUZ-P9	Highly productive land

Avoid subdivision, use and development of <i>highly productive land</i> , except as provided in the National Policy Statement for Highly Productive Land.	
GRUZ-P10	Relocatable buildings
Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by: <ol style="list-style-type: none"> a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation; b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for; c. requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated. 	
GRUZ-P11	Cleanfill activities
Avoid or mitigate the adverse effects of cleanfill activities within the General Rural Zone by demonstrating that: <ol style="list-style-type: none"> a. the siting and scale of <i>buildings, structures</i>, machinery, vehicles, fill faces, and visual screening maintains the character and amenity values of the General Rural Zone, including its completed state; b. adverse effects to established <i>sensitive activities</i> will be avoided; c. there are measures to minimise any adverse noise, traffic, and/or lighting effects beyond the boundary, including through the use of setbacks; d. it avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins; e. it internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting; and f. where the cleanfill activity is located over <i>highly productive land</i>, it is consistent with GRUZ-P9. 	

Rules

GRUZ-R1	<i>Buildings and structures, including construction, additions, and alterations</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; and iv. GRUZ-S7.

	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R1(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>
--	---

GRUZ-R2	Demolition or removal of <i>buildings</i> and <i>structures</i>
	<p>1. Activity status: Permitted</p> <p>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.</p>

GRUZ-R3	<i>Relocatable buildings (excluding any building that is not to be used as a residential unit)</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S1;</p> <p style="padding-left: 80px;">ii. GRUZ-S2;</p> <p style="padding-left: 80px;">iii. GRUZ-S3;</p> <p style="padding-left: 80px;">iv. GRUZ-S7; and</p> <p style="padding-left: 80px;">v. GRUZ-S8.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R3(1).</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. The matters set out in GRUZ-P10.</p> <p style="padding-left: 40px;">2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>

GRUZ-R4	<i>Seasonal worker accommodation</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p>

	<p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. GRUZ-S1; ii. GRUZ-S2; and iii. GRUZ-S3; and <p>b. Is used primarily to meet labour requirements for <i>land based primary production</i>; and</p> <p>c. The maximum cumulative <i>gross floor area</i> of the <i>seasonal worker accommodation building</i> is no more than 150m².</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R4(1)</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Number of workers accommodation required to enable the <i>land based primary production</i> activity. 3. The effect of the intensity and scale of the activity. 4. The <i>building</i> design, siting, form, and external appearance is compatible with the General Rural Zone. 5. Measures to avoid and minimise any potential loss of highly productive land.

GRUZ-R5	<i>Primary production (excluding quarrying activities, intensive primary production, and rural industry)</i>
	<p>1. Activity status: Permitted</p>

GRUZ-R6	<i>Agricultural aviation</i>
	<p>1. Activity status: Permitted</p> <p>Note: Refer to Noise chapter for rules that relate to the noise associated with <i>agricultural aviation</i>.</p>

GRUZ-R7	<i>Residential visitor accommodation (excluding visitor accommodation)</i>
	<p>1. Activity status: Permitted</p>

	<p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. GRUZ-S3; ii. GRUZ-S4; and iii. GRUZ-S7.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R7(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>

GRUZ-R8	<i>Residential activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. GRUZ-S4 and ii. GRUZ-S7; and <p>b. Where the <i>site</i> is located within the Martinborough Soils Overlay or within <i>highly productive land</i> the number of <i>residential units</i> must not exceed:</p> <ul style="list-style-type: none"> i. one <i>residential unit</i> per <i>site</i>; and ii. one <i>minor residential unit</i> that has a <i>gross floor area</i> of no more than 80m² per <i>site</i>.
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R8(1)(a).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRUZ-R8(1)(b).</p>

GRUZ-R9	<i>Intensive primary production</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S5.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R9(1).</p> <p>Matters of discretion:</p> <p>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p>
GRUZ-R10	<i>Conservation activities</i>
	<p>1. Activity status: Permitted</p>
GRUZ-R11	<i>Rural produce retail</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S1;</p> <p style="padding-left: 80px;">ii. GRUZ-S2;</p> <p style="padding-left: 80px;">iii. GRUZ-S3; and</p> <p style="padding-left: 80px;">iv. GRUZ-S6;</p> <p style="padding-left: 40px;">b. There is no more than one <i>building</i> or <i>structure</i> used for the <i>rural produce retail</i> activity per <i>site</i>;</p> <p style="padding-left: 40px;">c. The <i>gross floor area</i> of any <i>building</i> or <i>structure</i> used for the <i>rural produce retail</i> activity is no more than 40m²; and</p> <p style="padding-left: 40px;">d. The activity does not use direct vehicle access to a State Highway.</p> <p style="padding-left: 40px;">e. There is no sale of food or beverages to the general public for consumption on the site.</p>

	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R11(1).</p>
--	--

GRUZ-R12	<i>Quarrying activities</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. It is a <i>farm quarry</i></p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R12(1);</p> <p style="padding-left: 40px;">b. There is no processing including crushing, screening, washing, and blending on <i>site</i>; and</p> <p style="padding-left: 40px;">c. A management plan has been prepared for the operation of the <i>quarrying activity</i>.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The siting and scale of <i>buildings</i> and visual screening to maintain the character and amenity values of the General Rural Zone. 2. Adverse noise, vibration, access, dust, and lighting effects. 3. Vehicle access design and location. 4. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated. 5. Adverse effects on visual amenity and character values including use of landscaping. 6. Use of industry best practice and management plans, including monitoring and self-reporting. 7. Measures to rehabilitate the <i>site</i> following closure of <i>quarrying activities</i>. 8. Any bond or financial contributions that to manage any of the effects of other matters of discretion. 9. Loss of <i>highly productive land</i>.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R12(2).</p>

Note: Any disposal of inert fill associated with *quarry* rehabilitation is anticipated by Rule GRUZ-R12(2) and GRUZ-R12(3)

GRUZ-R13	<i>Papakāinga</i>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is achieved with:</p> <p style="padding-left: 80px;">i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; iv. GRUZ-S4; v. GRUZ-S6; and vi. GRUZ-S7; and</p> <p style="padding-left: 40px;">b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m² per <i>site</i>.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with GRUZ-R13(1).</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Whether high quality on-site amenity values can be achieved. 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 4. The extent of impervious surfaces and landscaping. 5. Infrastructure requirements.

GRUZ-R14	Motorised outdoor recreation activities
	1. Activity status: Discretionary

GRUZ-R15	<i>Emergency service facility</i>
----------	-----------------------------------

	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Whether the activity has an <i>operational need</i> or <i>functional need</i> to locate in the General Rural Zone; 2. The effects on the character and amenity of the General Rural Zone; 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation; and 4. Potential reverse sensitivity effects and any measures to avoid or mitigate those effects.
--	--

GRUZ-R16	<i>Educational facility</i>
	<p>1. Activity Status: Restricted discretionary</p> <p>Note: This does not apply to childcare <i>home businesses</i>.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The effects on the character and amenity of the General Rural Zone; 2. Scale, design, layout and setbacks; 3. Onsite landscaping and amenity; 4. Adverse effects on the safe, efficient and effective operation of the road network; 5. Potential reverse sensitivity effects and any measures to avoid or mitigate those effects.

GRUZ-R17	<i>Visitor accommodation (excluding residential visitor accommodation)</i>
	<p>1. Activity status: Discretionary</p>

GRUZ-R18	<i>Rural industry</i>
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. the manufacture, processing or production of goods involves initial or further processing of commodities derived from <i>primary production</i>; b. the maximum cumulative <i>gross floor area</i> occupied by <i>buildings</i> associated with the <i>rural industry</i> shall be 150 m²; c. the retail sale of goods on the site is restricted to those manufactured, produced or processed on the <i>site</i>; d. the maximum <i>gross floor area</i> occupied for retail sales shall be 40 m²; and e. Vehicle access must comply with RTS 3: Guidelines for Establishing Rural Selling Places. f. Compliance is achieved with NOISE-S1.

	<p>g. Compliance is achieved with LIGHT-S1.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Adverse vibration and dust effects on the character and amenity of the General Rural Zone. 2. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated. 3. Setbacks from <i>sensitive activities</i> and the ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 4. Loss of <i>highly productive land</i>. <p>Notification: An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GRUZ-R18(1).

GRUZ-R19	Cleanfill activities (not otherwise provided for by GRUZ-R12)
	1. Activity status: Discretionary

GRUZ-R20	<i>Waste management facility</i> (not otherwise provided for by any other rule)
	1. Activity status: Discretionary

GRUZ-R21	<i>Mining activities</i>
	1. Activity status: Discretionary

GRUZ-R17	Commercial boarding of cats, dogs, and other domestic pets
	1. Activity status: Discretionary

GRUZ-R22	<i>Commercial and industrial activities not otherwise provided for</i>
-----------------	---

	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. It is not otherwise provided for in the permitted, controlled, and restricted discretionary rules of the General Rural Zone chapter; and b. The <i>gross floor area</i> does not exceed 2,000m².
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule GRUZ-R22(1).

GRUZ-R23	Any activity not otherwise listed in this chapter
	<p>1. Activity status: Discretionary</p>

Standards

GRUZ-S1	Maximum height	
<p>1. The maximum height of any <i>building</i> or structure shall be:</p> <ul style="list-style-type: none"> a. 10m above <i>ground level</i> for any <i>residential unit</i>; b. 15m above <i>ground level</i> for any frost fan; and c. 12m above <i>ground level</i> for all other <i>buildings</i> and <i>structures</i>. 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>. 2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>. 3. Bulk and dominance of the <i>building</i> or <i>structure</i>. 4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation. 5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical. 6. Any potential electromagnetic effects caused by the structure where it is within 1 km of a radio transmission mast. 	
GRUZ-S2	Maximum height in relation to boundary	
<p>1. 3m <i>height</i> at the boundary with a 45° recession plane on all side and rear boundaries.</p> <p>Exceptions to maximum height in relation to boundary:</p> <ul style="list-style-type: none"> a. <i>Artificial crop protection structures</i> 	<p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. The location, design, and appearance of the <i>building</i>. 2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>. 3. Bulk and dominance of the <i>building</i>. 4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation. 5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical. 	

GRUZ-S3	Minimum setbacks
<p>1. <i>Buildings</i> or <i>structures</i> must not be located within:</p> <ul style="list-style-type: none"> a. 10m of any boundary; b. 25m of any <i>significant waterbody</i>; and c. 10m of any <i>surface waterbody</i>. <p>2. <i>Residential units</i> must also not be located within:</p> <ul style="list-style-type: none"> a. 25m of any front boundary of unsealed roads; b. 40 m of the edge of a plantation forest under separate ownership; c. 300m of a boundary with untreated agricultural effluent disposal areas; d. 300m of an effluent holding pond; e. 500m of an <i>intensive primary production</i> activity under separate ownership; and f. 500m of a landfill. <p>Exceptions to boundary setbacks:</p> <p>3. Rainwater tanks with a diameter not exceeding 3.5m and <i>height</i> above <i>ground level</i> not exceeding 3m.</p> <p>4. GRUZ-S3(1)(b) and GRUZ-S3(1)(c) do not apply to <i>buildings</i> and <i>structures</i> used for <i>rural produce retail</i>.</p> <p>5. For <i>sites</i> less than 4,500m², accessory <i>buildings</i> may be located up to 1.5m from the side and rear of the boundaries.</p> <p>6. <i>Artificial crop protection structures</i>, where:</p> <ul style="list-style-type: none"> a. Dark green or black cloth is used for all vertical faces located within 30m of the boundary of the site; and b. The artificial crop protection structure is located adjacent to an internal boundary where there is an existing lawfully established residential unit 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which <i>building</i> design, siting, and external appearance adversely impacts on rural character and amenity. 2. <i>Site</i> topography and orientation and whether the <i>building</i> can be more appropriately located to minimise adverse visual amenity effects or maintain, enhance, or restore indigenous biodiversity values. 3. Effect on nearby properties, including outlook, privacy, shading, and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the <i>site</i>. 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 6. The extent to which the reduction in setback would impact on the future ability for road widening requirements. 7. Methods to avoid or mitigate reverse sensitivity effects. 8. The extent to which the reduction in setback would impact the character and amenity values of the General Rural Zone.

<p>located on an adjacent site and within 12m of the boundary. In this circumstance a minimum 5m setback shall apply to that portion of the Artificial Crop Protection Structure that is parallel to the face of the neighbouring residential unit and a maximum height of 6m.</p> <p>This standard GRUZ-S3 does not apply to:</p> <ol style="list-style-type: none"> 1. Bridges and river crossings. 2. Fences. 3. Water intake, pump shed, and any associated water conveyance infrastructure. <p>Note: To clarify the application of GRUZ-S3(6) the below diagram shows the applicant site on the left, and the neighbouring property is to the right of the blue internal boundary line. The blue rectangle is the neighbouring residential unit, set less than 12m off the internal boundary. The red area on the left is the area subject to the 5m setback – there is no setback required along the balance of the shared boundary.</p> 	
<p>GRUZ-S4</p>	<p>Number of residential units</p>
<ol style="list-style-type: none"> 1. For <i>sites</i> comprising less than 40 ha: <ol style="list-style-type: none"> a. one <i>residential unit</i> per <i>site</i>; and b. one <i>minor residential unit</i> per <i>site</i>, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a <i>gross floor area</i> of no more than 80m². 2. For <i>sites</i> comprising of 40 ha or more: 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Whether it can be demonstrated that the <i>residential unit(s)</i> provides ancillary accommodation for landowners and/or workers involved with <i>primary production</i> on <i>sites</i> over 40 ha.

<p>a. two <i>residential units</i> per site; and</p> <p>b. one <i>minor residential unit</i> per site, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a <i>gross floor area</i> of no more than 80m².</p> <p>This standard does not apply to:</p> <p>1. <i>buildings</i> used for <i>seasonal worker accommodation</i>.</p>	<p>2. Whether the <i>residential unit(s)</i> have been designed to share a single vehicle access point and driveway.</p> <p>3. The extent to which the <i>residential unit(s)</i> and vehicle access point design, siting, and external appearance adversely affects rural character and amenity.</p> <p>4. <i>Site</i> topography and orientation and whether the <i>residential unit(s)</i> and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.</p> <p>5. Effect on nearby properties, including outlook and privacy.</p> <p>6. Whether the <i>residential unit(s)</i> and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values.</p> <p>7. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.</p>
--	--

GRUZ-S5	<i>Intensive primary production</i>	
<p>1. <i>Intensive primary production</i> must meet the following standards:</p> <ul style="list-style-type: none"> a. not be located within 500m of an existing <i>residential unit</i> that is under separate ownership; b. not be located within 50m of any <i>site</i> boundary; c. not be located within the Urban Water Supply Protection Areas shown on the Planning Maps; d. no effluent holding pond shall be located within 300m of an existing <i>residential unit</i> that is under separate ownership; and e. not be located within 20m of any surface waterbody. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed <i>site</i> and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential <i>reverse sensitivity</i> effects on activities anticipated in the zone. 3. The extent to which the activity, including any <i>buildings</i>, compounds, or part of a <i>site</i> used for housing animals are sufficiently designed and located or separated from <i>sensitive activities</i>, <i>residential units</i>, and boundaries of residential zones to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values. 5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the <i>site</i>, and any mitigation measures to address effects that cannot be internalised. 6. Access and vehicle movements on the <i>site</i> and the safety and efficiency of the roading network. 	
GRUZ-S6	Transport requirements for <i>rural produce retail</i>	
<p>1. Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.</p>	<p>There are no matters of discretion for this standard.</p>	
GRUZ-S7	On-site services	
<p>1. All water supply and wastewater treatment and disposal systems must be contained</p>	<p>Matters of discretion:</p>	

<p>within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.</p> <p>2. Any wastewater that is to be disposed to ground from any on-site servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</p> <p>3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<ol style="list-style-type: none"> 1. The suitability of any alternative servicing and <i>infrastructure</i> options. 2. The relevant standards of Council water bylaws, <i>Council's Engineering Development Standard</i> and/or Wellington Water standards as applicable.
GRUZ-S8	Relocatable buildings
<ol style="list-style-type: none"> 1. Building Inspection Report <ol style="list-style-type: none"> a. Prior to the <i>building</i> being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The <i>building</i> shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of any <i>relocatable building</i>, 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Whether the <i>building</i> is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the <i>building</i> in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the <i>building</i> and the length of time for completion of that work. 5. The imposition of a performance bond to ensure compliance with the consent conditions.

<p>including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all <i>infrastructure</i> services and closing in and ventilation of the foundations; and</p> <p>e. The owner of the site on which the <i>relocatable building</i> is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed.</p> <p>2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building.</p> <p>3. Previous Use</p> <p>a. Any <i>relocatable building</i> intended for use as a <i>residential unit</i> or for <i>visitor accommodation</i> must have previously been designed, built and used as a <i>residential unit</i> or for visitor accommodation.</p> <p>4. Where the cost of the reinstatement works identified in accordance with Performance Standard GRUZ-S8(1)(b) is greater than \$10,000 (excluding GST), a Performance Bond is required that meets the following:</p> <p>a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GRUZ-S8(1)(b) in cash to be lodged with the Council along with application for building consent as a guarantee that external reinstatement works are completed.</p>	
---	--

<p>b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan.</p> <p>c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements.</p> <p>Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).</p>	
---	--