

9 SUBDIVISION AND FINANCIAL CONTRIBUTIONS

9.1 INTRODUCTION

The Act identifies subdivision as a category of activity distinct from land use. The control of subdivision is a specific matter of relevance to District Plans. Subdivision produces a framework of land ownership which assists development, activity and conservation. Subdivision also provides the framework of service provision including roading, water supply, sewage disposal, energy, telecommunication, stormwater and trade waste.

ISSUES, OBJECTIVES AND POLICIES

9.2 ISSUE - Servicing

Subdivision usually requires roading, telecommunication, electricity, water, sewage and stormwater services to enable future owners of the land to carry out their planned activities.

Explanation

Subdivisions usually result in an intensified landuse, involving a full range of services. Good subdivision design includes roading and access routes that work efficiently and safely for both vehicles and pedestrians.

Water supply and sewage/stormwater disposal services may connect to existing reticulation networks, or be developed as self-contained services for each subdivision by the subdivider, or alternatively be developed at a later date by new owners for each individual site within a subdivision.

The proliferation of individual water supply and effluent disposal and stormwater systems can result in water contamination, flooding, or land instability in certain terrain. Subdivisions, where possible, should connect to existing reticulation systems.

9.2.1 Objective

The provision of necessary services to subdivided lots, in anticipation of the likely effects of land use activities on those lots.

9.2.2 Policies

1. *To integrate subdivision roading with the existing roading network in an efficient manner which reflects expected traffic levels and the safe and convenient management of vehicles and pedestrians.*
2. *To ensure safe and effective vehicular access (including lighting) to properties in subdivisional developments.*
3. *To encourage in the residential zone subdivision design that develops or uses subsidiary roads, in order to avoid an increase in the number of direct access crossings on to arterial roads for traffic safety purposes.*

4. *To ensure that water supplies to subdivided lots are of a sufficient capacity and of a potable standard for the anticipated land uses on each lot or development, including fire fighting requirements.*
5. *To ensure that the provision of any necessary additional infrastructure for water supply, stormwater control or sewage treatment disposal infrastructure and the upgrading of existing infrastructure is undertaken by subdividers, in recognition of the scale and nature of the anticipated land uses.*
6. *To encourage the retention of natural open waterbodies for stormwater disposal, where safe and practical, and to ensure disposal in a manner which maintains or enhances the quality of surface and ground water, and avoids unplanned inundation of land within the subdivision, adjoining land, or downstream properties.*
7. *To ensure, upon subdivision or development, that anticipated land uses are provided with a means of disposing of sanitary sewage in a manner which is consistent with maintaining public health and which avoids, or mitigates contamination of surface, or groundwater and avoids land instability.*
8. *To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, where such adequate reticulated systems are available.*

9.2.3 Explanation and Reasons

High vehicle numbers require the provision of access to newly created lots. Roading and access standards must reflect anticipated traffic volume or type, and must be integrated into the existing roading system.

Subdivision is often followed by intensification or changes in land use that increase the demand for water. Where the proposed subdivision creates new lots, and where the users will require water for human consumption, that supply must be potable and reliable. Where life and property needs protection, ready access to sufficient water must be available for fire fighting. Unless the water supply has excess capacity, subdivision and development will require upgrading of the water supply.

Despite regular monitoring and testing programmes, individual wells run higher risks of contamination. Individual water supplies are of variable quantity and run the risk of running out. Connections to a public supply provide certainty as to the adequacy of water quality and the reliability of the supply.

The design and capacity of stormwater systems must be adequate. The person changing the existing land and water surfaces must investigate the effects of the proposal. If any adverse effects will, or could, result from the subdivision of land, then avoidance or mitigation must be carried out.

Recognising and enhancing the values of natural waterbodies and receiving waters is part of planning subdivision and subsequent land use developments. Open waterways can be visually attractive and provide an opportunity for enhancement through suitable landscape treatment. Preservation of the natural system is ecologically more acceptable and can assist in avoiding contamination of surface waters from stormwater run-off. These benefits need to be balanced by safety and practicality considerations.

Treatment and disposal of sewage is a matter of vital importance. This is particularly significant in terms of the protection of the quality of the surface and groundwaters and in the protection of public health. Adequate treatment of sewage effluent requires adequate provision for treatment systems and means of disposal for the waste generated by the subdivision.

In rural areas and small townships where connection to public reticulated systems is impracticable, the individual treatment and disposal system must not cause contamination of any adjoining waterbodies or groundwater, particularly if public health or the quality of a locality's water supply is affected.

It will be the subdividers, or subsequent lot owners, responsibility to ensure that telecommunication or electricity reticulation is available, where needed.

9.3 ISSUE - Cost of Infrastructure to the Community

Subdivision adds incrementally to demands on the infrastructure of the District.

Explanation

Council considers new developments should contribute a fair and reasonable sum towards the cost of that demand.

9.3.1 Objective

The costs of the provision of new services or the upgrading of existing services within subdivisions is to be met by the subdividers.

9.3.2 Policies

1. *To require subdividers to meet the costs of upgrading services (including head works), which are attributable to the impacts of the subdivision, including where applicable:*
 - *roading and access (vehicular, cyclist, pedestrian);*
 - *water supply;*
 - *sewage collection, treatment and disposal;*
 - *stormwater collection, treatment and disposal;*
 - *trade waste disposal.*
2. *That any contributions to be in accordance with the methods of determination specified in the Rules.*

9.3.3 Explanation and Reasons

Subdivision should provide services for subsequent purchasers of new lots who expect that services will be available. New subdivision requires the extension of or upgrading of existing services.

The provision of services within the subdivision is a cost recoverable from the sale of lots which can be imposed on a subdivider at the time of subdivision. Where a subdivision creates a demand for upgrading or maintenance of services beyond the subdivision, the Council is justified in recovering costs attributable to the subdivision itself.

Rules on financial contributions are set to ensure a good degree of certainty for developers.

9.4 ISSUE - Amenity and Conservation Values

The Loss of Amenity and Significant Nature Conservation Values as a Result of Subdivision.

Explanation

Subdivision and the development of subdivided land changes the character of the land, inevitably leading to an intensification of land use, often with increased building development. A loss of amenity as well as a loss of nature conservation values, habitat or natural features may result.

9.4.1 Objective

The maintenance or enhancement of amenity, cultural and significant nature conservation values through the subdivision process.

9.4.2 Policies

- 1. To take the opportunity to protect significant natural features or trees, and indigenous vegetation and habitat through the subdivision process.*
- 2. To ensure that works associated with the land subdivision and development avoid or mitigate the adverse impacts on the natural qualities of the environment and on areas of significant nature conservation value.*
- 3. To encourage innovative subdivision design consistent with the maintenance of amenity values.*
- 4. To provide pedestrian and amenity linkages where useful linkages can be achieved or further developed.*
- 5. To avoid or mitigate any adverse visual and physical effects of subdivision and development on the environment, including the appropriate underground reticulation of energy and telecommunication lines in order to protect the visual amenities of the area.*
- 6. To promote the protection of waahi tapu and waahi taonga during the subdivision process.*

9.4.3 Explanation and Reasons

It is desirable to maintain and enhance the amenity values of areas, regardless of their land use, when subdivision takes place. The amenity of the area varies according to the landscape, the environmental qualities, cultural history of the area, and community expectations. In the built environment, amenity protection often focuses on significant trees which make an important contribution to an area.

Subdivision approvals frequently involve earthworks, which can significantly alter vegetation or the surface of the land. Earthworks should not unnecessarily affect significant natural features or other conservation values. Even in less sensitive areas, earthworks in the form of filling and excavation should be minimised.

Electricity requires the provision of power lines and associated structures. New underground reticulation is considered more visually appropriate.

9.5 ISSUE - Natural Hazards

The Potential Effects of Natural Hazards on Lots Created by Subdivision.

Explanation

Where the Council is aware that land, or any structure on that land is likely to be subject to damage, by erosion, subsidence, or fault movement, slippage, or inundation from any source, the Act states that the Council shall not grant a subdivision consent unless those adverse effects can be avoided, remedied or mitigated.

In the Central Hawke's Bay District flooding areas, fault lines and earthquake liquifaction areas have been identified. In some of these areas, for example, it may be an inefficient use of resources if the costs are high.

9.5.1 Objective

The avoidance of subdivision where there are significant natural hazards, unless these can be mitigated without significant adverse effects on the environment.

9.5.2 Policies

1. *To ensure that subdivision is either restricted, subject to mitigation measures, or avoided in areas subject to risk from flooding, subsidence or slippage, earthquake liquifaction and faultline movement.*
2. *To ensure that mitigation measures do not give rise to unnecessary adverse impacts on the environment.*

9.5.3 Explanation and Reasons

There are areas within the District, which because of risk of natural hazards including flooding, erosion, fault movement, subsidence or slippage, are unsuitable for development, or require specific measures to be undertaken to overcome these hazards. (Refer Part 3.4.)

The Council has an obligation under Section 106 of the Act to decline consent to any subdivision in areas where these hazards cannot be adequately mitigated, in addition to ensuring that any mitigation measures are in fact adequate to overcome the hazard. It is also necessary to consider the effects of the mitigation measures themselves which may also create adverse environmental effects.

9.6 Implementation Methods

To achieve the policies through the provision of rules in the Plan stating development standards for subdivision relating to and including:

- site suitability assessment;
- shape and dimension;
- effluent disposal;
- water supply;
- area and frontage requirements for each zone;
- access requirements and standards;
- financial contributions;
- reserve requirements or contributions;
- protection of significant natural, cultural and historic features;

- the subdivision of special lots; and
- subdivisions including existing buildings or structures.

9.7 ENVIRONMENTAL RESULTS ANTICIPATED

- A safe and efficient roading network.
- Safe, convenient access to and from subdivided lots.
- Water supplies that are sufficient in volume and of potable quality to meet reasonable needs and expectations over time.
- Adequate treatment and disposal of stormwater and sewage.
- Adequate provision for energy supplies and telecommunications.
- Maintenance and enhancement of amenity and significant natural conservation values particularly natural features and significant trees.
- Cost effective provision of services for redevelopment and growth without additional financial burdens on District rate payers.
- A pattern of subdivision complementary and appropriate to the character of the land uses in the area concerned.
- A pattern of subdivision consistent with planned density, roading patterns and open space requirements appropriate in residential environments.
- Avoidance or mitigation of potential risk from flooding, erosion or subsidence.

SUBDIVISION AND FINANCIAL CONTRIBUTION RULES

Should you require a resource consent refer to Part 2: Information and Interpretation, and Part 14: Assessment Matters, for guidance.

9.8 DEFINITIONS

In this section of the Plan, unless the context otherwise requires:

- (a) "*Land in the subdivision*" means land which is the subject of an application for a subdivision consent.
- (b) "*Providing a service*" includes extending, upgrading, modifying or replacing any service.
- (c) "*Service*" means:
- Any water supply system
 - Any stormwater collection and disposal system
 - Any sewage collection, treatment and disposal system
 - Any trade waste collection, treatment and disposal system
 - Any energy supply system
 - Any telecommunications system
 - Any works to avoid, remedy or mitigate natural hazards
 - Any landscaping, including planting of vegetation
 - Any provisions of access to land in the subdivision (including roads, cycleways, pedestrian accessways, service lanes, private access, street lighting and associated works)

and in each case includes any necessary or incidental works and "*services*" has a corresponding meaning.

- (d) "*Subdivision consent*" has the meaning set out in Section 87(b) of the Act or subsequent amendments.
- (e) "*Subdivision of land*" and "*to subdivide land*" have the meanings set out in Section 218 of the Act or subsequent amendments.

9.9 SUBDIVISION ACTIVITIES

9.9.1 GENERAL PROVISIONS

The following provisions shall apply, as appropriate or applicable, to all forms of subdivision of land. Refer to Rule 9.11 for Financial Contributions on subdivision.

- (a) **Relevant Sections of the Act**
All applications are subject to Part VI and X of the Act, with particular reference to Sections 104, 105, 106, 108, 219, and 220 of the Act
- (b) **Code of Practice for Subdivisions**
The Council uses the Code of Practice for Urban Land Subdivision (NZS 4404 1981 and any future amendment) to assess **detailed** engineering requirements. The Code of Practice is therefore referred to in the assessment matters for resource consents; although the Code of Practice itself is not part of the District Plan.

The Council recommends that developers produce and present a concept plan of the subdivision to Council staff as early as possible so that engineering requirements can be discussed.

(c) Legal Road Frontage

Section 321 of the Local Government Act 1974 or any subsequent legislation shall apply to all subdivisions.

(d) Consents Heard Together

Any land use consent application arising from non-compliance with rules in this Plan as a result of a proposed subdivision shall be considered jointly with the subdivision consent application.

(e) Esplanade Provision

- i The Council may require an esplanade strip or esplanade reserve of up to 20 metres to be created or vested when an allotment is created along the bank of any river or lake identified in Planning Maps 45-48, or created along the coast. In considering such a strip or reserve the Council shall take into account the purposes of esplanade strips and reserves in section 229 of the Act, Part II of the Act, Objective 3.3.2.1 and associated policies in the Plan.
- ii Any esplanade reserve shall meet the requirements of Section 231 of the Act. The creation of any esplanade strip shall be in accordance with section 232 of the Act.
- iii Section 230 of the Act shall not apply to rivers or lakes not identified in Planning Maps 45-48.

Where a subdivision is for a minor adjustment to an allotment involving an alteration of no more than 10% of the allotment area then the requirements in i above shall not apply.”

9.9.2 PERMITTED SUBDIVISION ACTIVITIES

There shall be no Permitted Subdivision Activities.

9.9.3 CONTROLLED SUBDIVISION ACTIVITIES

Note: A subdivision consent need not be notified in accordance with section 103 of the Act, if the subdivision is a controlled activity.

Any subdivision which complies with all Subdivision Performance Standards shall be a **Controlled Activity**. The Council’s has reserved control over the following matters:

(a) Lot Size

- Lot size of subdivisions in the Business and Township Zones.
- Lot size of subdivisions for access, utilities, reserves and roads.

(b) Lot Dimension

- Lot dimension of subdivisions for access, utilities, reserves and roads.

(c) Subdivision Design

- Relationship and orientation of lots.
- The location of walkways and cycleways.
- The provision and/or use of roads, open stormwater channels and wetland areas.
- The environmental effects as a result of earthworks and the rehabilitation of the area.

- The location and relationship to areas of significant nature conservation value as identified on the planning maps.

(d) Property Access

- The location, alignment and pattern of roading or service lanes.
- The location and provision of access to lots for vehicles, cycles and pedestrians.
- Any financial contributions to be made by the applicant.
- Road reserves and provision for future subdivision on adjoining land.
- The standard of construction required for property access, other than as required by Rule 9.10 (h).
- Street lighting.
- Naming of private vehicular access.

(e) Natural Hazards

Provision of works, the location and type of services, building location, and location, degree of compaction, type and quantity of filling and earthworks that could be affected by the following natural hazards or which could affect the impact of those natural hazards on the site or other land in the vicinity:

- Coastal Erosion
- Flooding
- Erosion\Land Instability (including rockfall, alluvion and avulsion)
- Storm Surges
- Tsunamis
- Vulcanism
- Seismic Activity (Earthquakes)
- Wind
- Wild Fire

(f) Water Supply

- The supply of water, other than from a Council reticulated system.
- Water supplies for fire fighting purposes.
- The standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.
- Any financial contributions required in respect of water supply.

(g) Stormwater Disposal

- The capacity of existing and proposed stormwater infrastructure and disposal systems.
- The effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater run-off, including the control of water-borne contaminants, litter, debris and sediments.
- The location, scale and construction of stormwater infrastructure.
- Any financial contributions required in respect of stormwater disposal.

(h) Sanitary Sewage Disposal

- The method of sewage disposal where a public reticulation and treatment system is not available.
- The capacity of, and impacts on, the existing reticulated sewage disposal system.
- The location and environmental effects of the proposed sanitary sewage system.
- Any financial contributions that may be required in respect of sanitary sewage provision.

(i) Trade Waste Disposal

- Disposal of trade waste within Business Zones.
- Any financial contributions required in respect of trade waste disposal.

- (j) **Vegetation and Landscape**
 - The protection of significant indigenous vegetation, habitat and landscape.
- (k) **Easements**
 - The need to create easements for any purpose.
- (l) **Building Location**
 - The location of buildings.

9.9.4 DISCRETIONARY SUBDIVISION ACTIVITIES

The following activities shall be **Discretionary Subdivision Activities**:

- i Any subdivision which does not comply with any one or more Subdivision Performance Standards.
- ii Any subdivision, within the coastal margin area of the Rural Zone or any area of significant nature conservation value or outstanding landscaping view, as shown on the Planning Maps.
- iii Any subdivision of any site which contains a Heritage Item listed in Appendix B and shown on the Planning Maps.

9.10 PERFORMANCE STANDARDS

(a) **Lot Size**

No lots created by subdivision consent, including balance titles shall be less than the minimum specified in the table shown below except as provided for below in (i) and (ii).

MINIMUM LOT SIZES

RESIDENTIAL ZONE	
Where public sewerage reticulation is available	350m ²
Where public sewerage reticulation is not available	1000m ²

RURAL ZONE	4000m ²
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- i **Boundary Adjustments**
Notwithstanding (a) above, where there are two or more existing lots which have separate Certificates of Title, new lots may be created by subdivision for the purpose of an adjustment of the boundaries between the existing lots provided that no additional separately saleable lots are created, and that the resultant lots are not less than the smallest that existed before subdivision. The lots shall be contiguous **except** where separated by a road.
 - ii **Access, Utilities, Roads and Reserves**
Notwithstanding the above, there shall be no specified minimum lot sizes for lots for access, utilities, reserves and roads.
- (b) **Road Widening**
Where the existing frontage road is subject to a road widening designation, provision shall be made to enable the Council to acquire such land by separately defining the parcels of land subject to the road widening designation. Where the Council is not able to immediately acquire the parcel, the parcel shall be held in conjunction with adjoining land. This will be achieved with a Consent Notice registered which ensures that the parcel of

land intended for road widening purposes remains held with the adjoining land until such time as the Council requires that parcel of land.

(c) Water Supply

All new lots, other than lots for access, roads, utilities and reserves, shall be provided with a connection to a Council reticulated water supply (where available) and shall be laid to the boundary of the net area of the lot.

(d) Sanitary Sewage Disposal

All lots in the Residential and Business Zones other than lots for access, roads, utilities and reserves, shall be provided with a piped sewage outfall for disposing of sanitary sewage laid to the boundary of the lot. This rule shall also apply to Township Zones which have an existing reticulated disposal system.

(e) Protection of Vegetation

Any notable trees, listed in Appendix B, shall be preserved and a Consent Notice shall be registered requiring continual preservation as an ongoing condition for approval to the lot containing such trees.

(f) Lot Dimensions

Lot minimum dimensions shall be such that they can accommodate a 15x17m rectangle.

Lot minimum dimensions shall not apply in any zone for lots for access, utilities, reserves and roads.

(g) Property Access

Please refer to Appendix E1 of the plan which illustrates these vehicle access terms

i Every lot shall have a frontage to an existing road or to a new road to be provided by the owner which will give vehicular access to that lot from a road.

ii This access may be directly to a road, or to a road by way of a Vehicle Access Lot.

iii Where a lot has direct vehicle access to a road then vehicle access shall be subject to the vehicle access provisions set out in Chapter 8:Transport Rules, as they apply.

iv Where a lot does not have direct vehicle access onto a road and the subdivision is creating only one new lot, the following shall apply:

a) a vehicle access leg with a minimum legal width of 4.0m and a minimum formed width of 3.5m shall be provided which ensures that the site has direct vehicle access to a road, or.

b) where a vehicle access leg can not be provided, vehicle access shall be provided pursuant to sections 321 and 348 of the Local Government Act.

v If the subdivision is creating more than one lot, the following shall apply:

a) If the subdivision is in the Residential or Township Zones and if the subdivision is for residential activities then:

1 If the vehicle access to the road has to serve 2 to 4 residential units each lot shall have direct vehicle access to a vehicle access lot with a minimum legal width of 4.0m and a minimum formed width of 3.5m. A turning area is required.

2 If the vehicle access to the road has to serve 5 to 10 residential units each lot shall have direct vehicle access to a vehicle access lot

- with a minimum legal width of 6.0m and a minimum formed width of 5.0m. A turning area is required.
- 3 If the vehicle access to the road has to serve more than 10 residential units, direct vehicle access for each allotment shall be directly to a road.
- b) If the subdivision is in the Residential or Township Zones and the subdivision is for non-residential activities then:
- 1 If the total area of the allotments to be served by the vehicle access to the road is 2.0ha or less, direct vehicle access from each allotment shall be to a vehicle access lot or leg with a minimum legal width of 6.0m and a minimum formed width of 5.0m. A turning area is required.
 - 2 If the total area of the allotments to be served by the vehicle access to the road is greater than 2.0ha the direct vehicle access from each allotment shall be to a road.
- c) If the subdivision is in the Rural Zone and if the subdivision is for residential activities then:
- 1 If the vehicle access to the road has to serve 2 to 4 residential units each lot shall have direct vehicle access to a vehicle access lot with a minimum legal width of 6.0m and a minimum formed width of 3.5m. A turning area is required.
 - 2 If the vehicle access to the road has to serve 5 to 10 residential units each lot shall have direct vehicle access to a vehicle access lot with a minimum legal width of 6.0m and a minimum formed width of 5.0m. A turning area is required.
 - 3 If the vehicle access to the road has to serve more than 10 residential units, direct vehicle access for each allotment shall be directly to a road.
- d) If the subdivision is in the Business Zone and if the subdivision is for residential activities then the vehicle access lot or leg shall have a minimum legal width of 4.0m and a minimum formed width of 3.5m.
- e) If the subdivision is in the Business or Rural Zones and if the subdivision is for non-residential activities then the vehicle access lot or leg shall have a minimum legal width of 6.0m and a minimum formed width of:
5.0m in the Business Zones;
3.5m in the Rural Zone.
- vi Where the subdivision fronts an unformed road the subdivider shall form the road to the nearest formed road, and shall construct the road to the formed widths and standards specified in this rule and rule 9.10 (h).

(h) Construction Standards For Private Vehicular Access

All private vehicular access, access legs and access lots to fee simple title lots, cross leases, unit titles or leased premises shall be in accordance with the following standards:

- i Vehicle Crossings to all lots and to all vehicle access lots shall be provided in terms of the Transport Rule 8.5.2(a) and (b) [pages 103 and 104].
- ii All formed and drivable surfaces on a lot with direct access to a sealed road and any vehicle crossing shall be provided in terms of the Transport Rule 8.5.2(c) [page 104].

- iii Where a private vehicular access serves lot(s) within a Residential, Township or Business Zone, the vehicle access and its carriageway shall be formed and finished with an all weather dust free surface, and shall be drained to the satisfaction of the Council.
- iv Where a private vehicular access serves lot(s) within the Rural Zone and has access onto a metalled road, the vehicle access and its carriageway shall be formed with an all weather standard, and shall be drained to the satisfaction of the Council.
- v Where a private vehicular access serves lot(s) within the Rural Zone and has access onto a sealed road, the vehicle access and its carriageway shall be:
 - a) formed to an all weather surface, and;
 - b) the first 5.0m along the access into the site shall be formed and finished with an all weather dust free surface, and;
 - c) they both shall be drained to the satisfaction of the Council.

(i) Construction Standards For Roads

All new roads, required to be provided under rule 9.10 (g) above, shall be:

- i laid out and vested in the Council; and,
- ii formed and sealed; and,
- iii be in accordance with the standards set out in the following road construction standard table:

Road Construction Standards

Location of Road	Road Width (m)		Carriageway Width (m)		Kerb & Channel	Footpath(s)
	Min	Max	Min	Max		
STATE HIGHWAYS						
Fronting Non-Rural Zones	20	20	12	14	Both Sides	Both Sides
Fronting Rural Zones	20	20	7	10	Nil	Nil
ALL ROADS AND PRIVATE ROADS EXCEPT FOR STATE HIGHWAYS						
Fronting Non-Rural Zones	12	18	7	12	Both Sides	Both Sides
Fronting Rural Zones	15	20	6.2	7.5	Nil	Nil

- iv Footpaths shall be constructed as an all weather dust free sealed strip of 1.5m width within the berm. All areas of berms not sealed in footpath are to be formed in grass or any other vegetation that will not exceed 450mm in height at maturity.
- v Cul-de-sacs in the Residential, Rural and Township Zones shall be constructed with 18m turning head diameters, measured kerb face to kerb face, where there is provision for on-street parking.
- vi If a corner lot is included in any subdivision, the corner at the road intersection shall be splayed with a diagonal line reducing each boundary by at least 6m from the corner in a Rural, Township, or Residential Zones and at least 3m in a Business zone. The corner rounding or splay shall be vested in the Council.

- vii All new roads vested upon subdivision of land shall be given distinctive names not already in use with the area covered by the District Council. The name shall be agreed to by the Council.
- viii Where any new road or road extension is to be vested in the Council or a named private access is provided, the applicant shall pay to the Council a financial contribution for the manufacture and erection of all necessary name plates which must be displayed at the intersections of all other roads. The financial contribution shall be the actual cost of the name plate and the cost of its installation.

9.11 FINANCIAL CONTRIBUTIONS

- (a) The purposes for which Council may require a financial contribution by way of a condition on a subdivision consent are as follows:
 - sewage and stormwater treatment and disposal systems, and connections to these systems;
 - public water supply systems, and connections to those systems;
 - roading within and adjacent to subdivisions;
 - legal costs incurred by the Council associated with the provisions of easements, encumbrances, covenants and the like;
 - reimbursement of fees the Council has incurred from Government Departments, local authorities and suppliers of utility services;
 - survey work carried out by or for the Council;
 - protection, planting and replanting of any tree or other vegetation or the protection, restoration or enhancement of any natural or physical resource.
- (b) Subject to the qualifications listed below, the Council may charge as financial contributions up to the full amount of the costs involved in providing for the matters specified in (a) above.
- (c) For financial contributions to sewage and stormwater systems:
 - i contributions will be required at subdivision for the upgrading of any systems to the extent the upgrading works serve or are intended to serve the land in the subdivision;
 - ii the standard of laying of all necessary pipes and ancillary equipment shall be specified by the Council;
 - iii the subdivider must pay for or carry out the connecting up of service pipes to the trunk connections;
 - iv where the owner contributes or has contributed to the cost of any connection or system, and that connection or system services other land, the Council may require the owner of that other land to contribute towards the cost of that connection or system to the extent that it serves that land.
- (d) For financial contributions to public water supply systems:
 - i capital contribution will be required at subdivision for past, current or likely future development and upgrading of any public water supply system for any land that is not subject to a maintenance and improvements unit charge collected from rates;
 - ii the standard of laying, testing and supervision of all necessary pipes and ancillary equipment shall be specified by the Council;
 - iii the subdivider must pay for or carry out the connecting up of service pipes to the trunk connections;

- iv where the owner contributed or has contributed to the cost of any connection or system, and that connection or system services other land, the Council may require the owner of that other land to contribute towards the cost of that connection or system to the extent that it serves that land.
- (e) For financial contributions to roading;
- i financial contributions (cash or work) will be required on subdivision for the cost of forming and upgrading roads within or adjacent to the subdivision or other land vested in the same owner. The standard of the forming, upgrading and supervision shall be specified by the Council;
 - ii dedication of a strip for the widening of a road may be required;
- (i) and (ii) shall be required only to the extent that the roading will serve the subdivision, or in the case of an adjacent road, shall be required only to the extent of half of the estimated cost, whichever is the lesser.

9.12 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following **Performance Standards** under Rule 9.10 shall not be notified and the written approval of affected persons need not be obtained (*Please also refer to section 2.1.4 of the Plan*):

9.10 (b), (c), (d), (g) and (h) Subdivision Performance Standards

