SUBMISSION ON PROPOSED TE TAI O POUTINI PLAN (TTPP)

1.0 SUBMITTER DETAILS

Submitter Name: Davis Ogilvie & Partners Ltd

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2.0 SUBMISSION DETAILS

The specific provisions of the proposed Te Tai o Poutini Plan that the following submission relates to are:

- Hazards and Risks
- Historical and Cultural Values
- Subdivision
- General District Wide Matters
- Zones
- General feedback

We do wish to speak to this submission.
We will not gain any advantage in trade competition through this submission.
If others make a similar submission, we would consider presenting a joint case with them at a hearing.

3.0 INTRODUCTION

1. Davis Ogilvie is a multi-disciplinary consultancy firm providing engineering, surveying and development planning services across the West Coast, Nelson, and Canterbury.

2. The writer has 20 years' experience within land development. My role at Davis Ogilvie is varied and includes preparation of a wide range of subdivision and land use consent applications, primarily working with the three West Coast District Councils. I am familiar with development patterns across the West Coast, and for the last two years have provided consultancy consent processing support to the Buller District Council.

3. The following submission includes comment on a number of matters that I, and other Davis Ogilvie staff members, have noted while working with the TTPP since it was notified in July 2022. It is not a comprehensive review of the notified TTPP, but addresses some issues that we believe require attention prior to the TTPP becoming a fully Operative District Plan.

4.0 SUBMISSION POINTS

Zoning at Mitchells

4. Elliot Duke, a Director of Davis Ogilvie, owns land at Mitchells near Lake Brunner. Their property is one of a number of rural-residential sites located approximately 1.5km west of the proposed RLZ Rural Lifestyle zone at Mitchells.

5. Lot 1 DP 2617, Lot 1 DP 2512, Lots 1 and 2 DP 2489, Lot 1 DP 2781, and Part RS 2082 are not suitable for any truly “rural” land use due to topography and location. However, the properties could be suitable for off-grid development for rural-residential or holiday home purposes. All services could be provided for using on-site systems, similar to the development in the RLZ Rural Lifestyle zone closer to the lake.

6. Accordingly, it is requested that these sites, which range in size between 3ha and 16ha, be re-zoned as RLZ Rural Lifestyle, to facilitate future subdivision and/or development for rural lifestyle purposes. An aerial photo plan showing the location of the properties concerned is attached as **Appendix 1**.

Flood Plain Overlay

7. We object to the imposition of the Flood Plain overlay, which appears to have been arbitrarily placed over large tracts of land across the West Coast near larger waterways. The description in the TTPP Natural Hazards chapter explains that the Flood Plain overlay covers “*areas where modelling has not been undertaken and this is a precautionary approach*”.

8. The Regional Council have records of areas at risk of flooding, which in the Grey District at least, are readily available on the current GIS mapping system by enabling the Flood Hazard overlay. The Flood Plain overlay in the TTPP appears to override the known flood hazard area, and imposes additional restrictions on a much greater area of land.

9. The only rules relating to the Flood Plain overlay are in the Subdivision section of the TTPP; specifically, Rule **SUB – R13(2)** requires that subdivision applications for land in this overlay are “*accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner*”.

10. Section 106 Resource Management Act 1991 states:

> *(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*

> *(a) there is a significant risk from natural hazards; or*
>
> *(b) [Repealed]*
>
> *(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
>
> *(1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of—*
>
> *(a) the likelihood of natural hazards occurring (whether individually or in combination); and*
>
> *(b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*
>
> *(c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*
>
> *(2) Conditions under subsection (1) must be—*
>
> *(a) for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
>
> *(b) of a type that could be imposed under section 108.*

11. The overly precautionary approach taken by the TTPP in imposing the Flood Plain overlay is unnecessary, as an assessment of natural hazards at subdivision stage is already required by law.

12. We therefore submit that the Flood Plain overlay is overly cautious, incorrect and superfluous.

13. We consider that without major refinement, accompanied by appropriate hydraulic modelling, it should be removed from the TTPP altogether.

Pounamu & Aotea Management Overlays

14. Rule **SASM – R7(3)** states that for mineral extraction or quarrying activities to be carried out as permitted activities in the Pounamu or Aotea Management Area overlays:

    > *Written approval is provided by the relevant Poutini Ngāi Tahu rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio, that the activity can occur within the Pounamu and/or Aotea overlay(s) and the written confirmation shall be provided to the relevant district council at least 10 working days prior to the activity commencing.*

15. The Advice Note to this rule then refers to the "*Pounamu Vesting Act*" and reiterates that all pounamu is owned by Te Rūnanga o Ngāi Tahu.

16. As the pounamu itself is already protected by law, we <u>object</u> to the requirement for written approval prior to mineral extraction or quarrying. This rule gives iwi *de facto* control over mining across a significant part of the West Coast, as mining could not proceed without iwi approval.

17. This rule will create additional administration for iwi and result in potential delays for mining and is not acceptable.

18. If the purpose of Rule SASM – R7(3) is to ensure that iwi is aware of mining activities so that they can monitor the possible extraction of pounamu, this could be achieved without requiring written approval.

19. We therefore recommend that Rule SASM – R7(3) be amended to require evidence of notification to iwi prior to mining, rather than requiring approval from iwi.

MINZ – Mineral Extraction Zone

20. The Overview section of the MINZ Mineral Extraction Zone describes how the zone has been defined, being "*1. Coal mining licences under the Coal Mines Act (1979); 2. Ancillary coal mining licences under the Coal Mines Act (1979); and 3. Resource consents issued under the Resource Management Act (1991)*".

21. This overview omits the current legislation that governs mineral extraction activities; that is, the Crown Minerals Act 1991. A brief review of some Minerals Permits held over areas within the MINZ Mineral Extraction Zone shows that some permits are more recent than the Coal Mines Act 1979, nor are all permits relating to coal. For example:
    - MP 41454 – Birchfield Coal Mines' permit at Giles Creek – granted under Crown Minerals Act 1991
    - MP 60369 – A Cameron, gold mining permit at Woodstock – granted under Crown Minerals Act 1991
    - MP 60473 – Oceana Gold's gold mining permit at Blackwater – granted under Crown Minerals Act 1991

22. It also appears that some permits that have been included in the MINZ Mineral Extraction Zone may not be "long term" as described in the zone overview section. Some permits that I have checked on the NZ Petroleum & Minerals database[1], which are covered by the MINZ Mineral Extraction Zone, have just a few years remaining on the permit term.

23. No consideration appears to have been given to appropriate land uses after mining has been completed in the Mineral Extraction Zone. There is no provision in the rules for "*future use and activities*" other than "*Conservation, Recreation and Research Activities*" (MINZ – R4) or "*Grazing of Animals*" (MINZ – R5). All other activities, including rural industries or rural-residential development, have non-complying status (MINZ – R9 and MINZ – R10).

24. Policy MINZ - P3 states:

    To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to best practice environmental standards and to provide for future use and activities appropriate to the area.

25. The rules for land use in the Mineral Extraction Zone are too restrictive, and do not provide for

1 https://data.nzpam.govt.nz/permitwebmaps/?commodity=minerals

long term development of land that has been mined.

26. Policy MINZ - P7 states:

Manage conflicts between mineral extraction activities and other land uses by ensuring that:

(a) Performance standards to minimise impacts on the amenity, rural character and natural values of adjacent areas are met; and

(b) Activities that are incompatible with the effects of mineral extraction and ancillary activities are not established in the MINZ - Mineral Extraction Zone.

27. We support the restriction on incompatible activities being established before and during mining. However, in accordance with Policy MINZ – P7(b), the rules for land use in the Mineral Extraction Zone should allow activities that are not incompatible with the effects of mineral extraction and ancillary activities. For example, rural industries could be established in the zone without triggering reverse sensitivity effects.

28. We submit that a new Permitted Activity rule should be included in the TTPP allowing the establishment of rural industries (defined in the TTPP as *"an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production"*) in the Mineral Extraction Zone.

29. Proposed wording for this rule, as follows, is similar to that for ancillary mining activities (MINZ – R3):

Proposed Rule MINZ – Rx: Rural Industries

Activity Status Permitted

Where:

(a) Maximum building height above ground level is 10m;

(b) Buildings are setback a minimum of 10m from the road boundary and 10m from internal boundaries;

(c) There is a maximum of 30 heavy vehicle movements per day (excluding internal movements within the mineral extraction site);

(d) There shall be no offensive or objectionable dust nuisance at or beyond the property boundary as a result of the activity;

(e) Noise meets the Permitted Activity Standards in Rule NOISE - R7; and

(f) Light and glare meet the Permitted Activity standards in Rule LIGHT - R4.

30. We also submit that provision should be made within the Mineral Extraction Zone rules to allow appropriate land uses to establish in the zone after mining is completed.

31. We submit that the rules for the **GRUZ General Rural Zone** would generally be appropriate for the Mineral Extraction Zone once mining is finished. This would allow for the establishment of a wider range of activities on mined and rehabilitated land, without requiring unnecessary land use consents.

32. This long-term approach could be cross-referenced in the Mineral Extraction Zone rules by including a new set of rules, for example:

Proposed Rule MINZ – Rx: Activities after Mining Works Completed

Activity Status Permitted

Where:

1. *All mineral extraction works have been completed on a site, and the land fully rehabilitated in accordance with the mine closure plan and rehabilitation programme in the Mineral Extraction Management Plan required by Rule MINZ – R2;*
2. *The Permitted Activity rules for the GRUZ – General Rural Zone shall apply as if the site were located in that zone, except that:*
   (a) No sensitive activities shall be located within [xx] metres of land in the Mineral Extraction Zone that has not been mined.

Proposed Rule MINZ – Rx: Activities after Mining Works Completed not meeting Permitted Activity Standards

Activity Status Discretionary

33. In conjunction with this new proposed rule, the title for Rule **MINZ – R9** (non-complying status) would also need to be amended to read "*MINZ - R9 Residential Activities **not meeting Permitted Activity Standard MINZ – Rx***" i.e., referring back to the new rule proposed in (32) above but retaining the non-complying status for residential activity until mining has been completed.

34. We submit that the provisions of the TTPP covering the MINZ Mineral Extraction Zone need further work to:
    (i) ensure that the description of the zone is accurate and refers to current legislation as well as the historic legislation governing coal mines
    (ii) ensure that the zone overlay covers all 0appropriate permits in keeping with the purpose of the zone
    (iii) ensure that all appropriate land uses are permitted within the zone including provision for rural industries, and long-term land uses after mining is complete

Financial contributions

35. Rule **FC - R1(2)** states:

No financial contribution is payable for:

(i) Additions and alterations to residential buildings;
(ii) A residential building replacing one previously on the site;
(iii) An approved boundary adjustment;
(iv) An approved subdivision creating a certificate of title solely for a utility;
(v) An additional allotment where such land is set aside for ecological, historic heritage or cultural protection in perpetuity; and
(vi) Infrastructure for which a financial contribution has been made previously.

36. Subsections (iv) and (v) exclude allotments for utilities, or where they are protected for ecological, historic and cultural reasons. We submit that these exclusions should be extended to include:

    (i) Any allotment that is vested in Council or the Crown: e.g., local purpose or open space reserves. These reserves are created in keeping with the purpose of Rule **FC - R10(1)** (Financial Contribution for Reserves and Community Facilities):

    Financial contributions may be required to provide for open space, recreational and community facilities to address the need for these facilities created by subdivision and development in the locality where new allotments or residential units are created.

    Financial contributions paid under Rule FC – R10 for new residential, commercial or industrial lots will provide funding for maintenance of reserves. The reserves themselves cannot be considered to generate any need for these facilities, so no monetary contribution should be imposed on land that is to be vested in the Territorial Authority or the Crown.

    (ii) Allotments that are amalgamated with any other allotment at the time of subdivision. Where allotments are amalgamated, this is usually due to access or servicing matters, and the resultant property is treated as one "site" for rating and development purposes.

    Noting that Rule FC – R10(2)(ii) and (iii) allow for financial contributions to be imposed at building consent stage, Council will not be disadvantaged by exempting amalgamated allotments from payment of reserves contributions.

37. We submit that Rule **FC – R2** should be amended to take into account the value of works undertaken by developers to enhance land that is vested in Council. It is suggested that after R2(4), a further subsection be inserted as follows:

    "Where a financial contribution is, or includes works, the relevant District Council may specify any one or more of the following in the conditions of the resource consent:

    (a) The nature of works included in the financial contribution;

    (b) A minimum and/or maximum value of the works to be included.

38. Rule **FC – R10(2)(ii)** and **(iii)** set a five-year time frame in which reserves contributions paid at subdivision may be subtracted from contributions imposed at building consent.

39. If implemented, this rule will result in Council "double-dipping" for contributions if sections created by subdivision are not built on within five years of s224 Resource Management Act 1991 certification.

40. We submit that the five-year time frame should be deleted from Rule FC – R10(2)(ii) and(iii). Purchasers who build on new sections, regardless of the time frame involved, should not be

required to re-pay contributions towards reserves and community facilities that have been previously paid at subdivision stage.

41. Council's Long Term Plan budgeting policies and accounting processes should appropriately allocate contributions paid at subdivision in accordance with the stated purpose of the contribution. Future owners should not be penalised if they do not purchase and/or build within a certain time frame.

Subdivision Rules & Standards

42. Rule **SUB – R1** allows for boundary adjustment subdivisions in the GRZ General Residential and GRUZ General Rural zones. We object to the zone limitation within this rule.

43. Provided the criteria listed in Rule SUB – R1(1) to (4) are met, we submit that the effects of boundary adjustment subdivisions in any zone would be minimal, and therefore should be included in this permitted activity rule.

44. The residential density for the GRUZ General Rural Zone has been set at 4ha in the notified TTPP. Providing this maximum density is met on each site, we submit that there is no justification for sub-section (5) of Rule SUB – R1, which prohibits boundary adjustments from resulting in "*potential additional residential units as a permitted activity*" in the GRUZ General Rural Zone.

45. The nature of boundary adjustments is that land is exchanged between one party and another, so overall the land area across the two titles remains the same. Regardless of whether a boundary adjustment results in one title becoming large enough to accommodate an additional dwelling, if the density requirements are met then the effects of residential activity have already been considered acceptable under the TTPP.

46. We submit that Rules **SUB – R7 / ECO – R4** and **SUB - R9 / ECO - R6** (Subdivision to create allotment(s) of land containing an area of significant indigenous biodiversity) need to be amended to clarify that the allotment(s) created from the parent title must contain the area of significant indigenous biodiversity and be for the purpose of legal protection of that land. As written, the rules do not make this clear.

47. We also query the need for a minimum lot size for this purpose. There may be smaller stands of significant vegetation which are worthy of protection.

48. We submit that Rule **SUB – R18** is unclear and requires clarification. It contains a circular reference to the same rule (SUB – R18) and the other rules referenced (with the exception of R20) do not relate to overlays. There are other rules that do specifically relate to overlays, which are not included in the exclusions listed.

49. We support the minimum lot areas set out in Subdivision Standard **SUB – S1**.

50. We generally support the provision in Subdivision Standards **SUB – S7** and **SUB – S8** for off-grid electricity and telecommunications services, but suggest that these services should normally be reticulated in Residential zones.

51. Subdivision Standard **SUB – S9** is inconsistent with the requirements specified for Esplanade Reserves and Strips in s230 Resource Management Act 1991. We submit that this standard should include the minimum area for "lake" as set out in s230; that is "*a lake whose bed has an area of 8 hectares or more*".

Settlement Servicing Rules

52. Subdivision Standard **SUB – S1(e)** states that minimum lot sizes in the Settlement zones is set as "*1000m² in unsewered areas and 500m² in sewered areas*". This is inconsistent with Rule **SETZ – R1** in the zone rules section, which requires the smaller 500m² sections to be "*fully serviced by a network utility operator with wastewater, water supply and stormwater systems*".

53. We submit that these rules should be consistent; and support the Subdivision Standard approach of applying the minimum area to *sewered* vs *unsewered* sites.

54. Rule **SETZ - R1** (Residential Activities and Residential Buildings – Density) includes a grandfather clause (Rule R1.1.i.a) allowing the establishment of residential units on fully serviced sites lawfully established under existing District Plans.

55. We submit that the grandfather clause in Rule SETZ – R1.1.i.a should be extended to include unserviced sites that have been lawfully established under the relevant District Plan. **Appendix 2** contains suggested wording for a revised Rule SETZ – R1. The suggested amendment also includes reference to the operative status of the previous District Plan, thereby limiting the grandfather clause to sites created under the current Plans after all submissions had been considered and all rules given legal effect.

56. Noting that SETZ Settlement zone areas are typically not fully reticulated, there are sure to be a significant number of "unserviced" sites within the SETZ Settlement zone that have not been built on, which will subsequently be caught by this rule. For example (Note: not a complete list of all SETZ Settlement areas):
    - Karamea – has no reticulated services
    - Punakaiki – has water supply only
    - Blackball – has reticulated sewer and water, but limited stormwater reticulation;
    - Rapahoe – has no reticulated sewer system
    - Kumara, Hari Hari, Whataroa – townships with no reticulated sewer system and limited stormwater reticulation

57. Rules **SETZ – R1.2** and **R1.3** are supported. These rules require connection to services if available, or compliance with NZS 4404:2010 Land Development and Subdivision Infrastructure

or the relevant Council Engineering Technical Standards if no reticulated services are available. Rules **SETZ – R1.2** and **R1.3** will ensure that any new residential dwelling in the SETZ Settlement zone is appropriately serviced, regardless of the size of the title on which it is located or the availability of reticulated services.

58. It is also noted that if onsite servicing is required, Regional Council rules in respect of discharges to land will also need to be complied with at the time of building.

59. As all servicing matters will have been considered and approved at the time of subdivision and/or are covered by Rule SETZ – R1.2 and R1.3, requiring land use consent to build on existing sections will not achieve the purpose of the RMA as it creates an unnecessary administrative workload for Council planners. SETZ – R1 as notified also does not enable the community to provide for their social and economic wellbeing because it will not allow for the most efficient and effective development of land already earmarked and subdivided for future residential use.

Signage Rules

60. Rule **SIGN - R1(10)** is grammatically incorrect and confusing. The rule sets out a "*minimum*" lettering size but states that sign should not "*exceed*" these dimensions. This rule should be re-worded to clarify that signage lettering should be larger than the minimum size stated.

61. We submit that in the Commercial, Mixed Use and Industrial zones, the limit on the number of words and characters required by R1(10)(iii) is too restrictive. This limit may be appropriate for higher-speed areas but is not practical to convey the level of information often displayed on commercial signage.

62. We submit that Rule SIGN – R1(10)(iii) should be amended to exclude lower-speed roads within the Commercial, Mixed Use, and Industrial zones.

63. The separation distances required by Rule SIGN – R1(11) are also seriously flawed when considered against typical site sizes in the Commercial and Mixed-Use Zones. The rule requires 60m separation between signs in areas with <70kph speed limits, but sites in Commercial Zones would generally have less than 60m road frontage. If implemented as drafted, this rule would force almost all business owners to obtain resource consent for signage under this rule.

64. Signage is an important part of any vibrant commercial area, providing information and advertising for the businesses located in these areas. Restrictions may be appropriate in residential areas and high-speed traffic environments, but the level of restriction set out in Rule SIGN – R1 is not workable for commercial areas. These rules need to be reconsidered.

Other Rules

65. **Recession plane rules** in the notified TTPP do not appear to be consistent and may require some re-assessment. For example, some zones apply recession planes to adjoining RESZ Residential and SETZ Settlement zones; some state RESZ Residential only; the NCZ Neighbourhood Centre Zone refers to "residential site boundary"; and others apply recession planes to all site boundaries. The two Industrial zones also differ in the application of recession planes.

66. We acknowledge that there may be justification for the approach taken, but mention it in this submission to ensure that the rules are consistent across the TTPP.

67. We object to the requirement in Rule **GRUZ – R1** for a **10m setback** from all internal boundaries. This is a significant departure from the previous District Plans (Buller District 1.5m, Grey District 5m, and Westland District 3m).

68. We submit that the internal building setback for the GRUZ General Rural Zone should be retained at 5 metres, consistent with the maximum setback specified in the previous District Plans.

69. We object to Rule **MUZ – R4(5)**, which requires residential accommodation entrances to be provided directly from a public street. Whilst Rule MUZ – R4(1)(ii) is acknowledged as retaining a more commercial amenity in this zone, subsection (5) appears contrary to this. The rules for residential accommodation entrances should allow for side or rear access e.g., via a right of way or driveway/walkway beside a commercial business on the site.

70. Rule **COMZ – R1(3)(iii)** states that tree planting within car parks is "*encouraged*". Rules in District Plans should be clear and enforceable; terminology such as "*encouraged*" is not appropriate. We submit that 1 tree per 20 car parking spaces should be "*required*" rather than encouraged.

71. We submit that the rules setting out minimum **outdoor living space** should include a minimum dimension or shape factor. The notified TTPP currently only specifies a minimum dimension for outdoor living spaces in the COMZ Commercial Zone. A shape factor for the MRZ Medium Density Residential Zone (6m diameter circle) is provided for in the Medium Density Housing Design Guidelines, but is not specified in the rules.

72. We submit that the rules for outdoor living spaces in the NCZ Neighbourhood Centre Zone, GRZ General Residential Zone, MRZ Medium Density Residential Zone and SVZ - Scenic Visitor Zone should include a minimum dimension or shape factor to ensure that living spaces are practical and contribute to residential amenity.

General Feedback / Administration

73. The notified TTPP utilises out-dated terminology when referring to land titles. Under the Land Transfer Act 2017, “certificates” of title” should now be referred to as Record of Title.

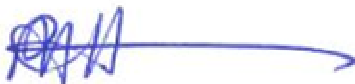
74. The notified TTPP refers to engineering standards NZS 4404:2010. We recommend that this wording be supplemented to refer to any subsequent engineering standards adopted by Council, as NZS 4404:2010 is likely to be updated over time.

75. From a consultant’s perspective, it would be helpful to be able to save and/or print the TTPP planning maps at a defined scale. This does not appear to be possible at present.

5.0 CONCLUSION

76. In summary, Davis Ogilvie seeks:
    - That an additional area of land at Mitchells be re-zoned as RLZ Rural Lifestyle Zone
    - That the Flood Plain overlay be removed or substantially re-worked
    - That the requirement for iwi approval prior to mining be amended to a requirement for notification
    - That the MINZ Mineral Extraction Zone be amended, including provision for rural industries, and to facilitate appropriate land uses after mining is complete
    - That the rules for Financial Contributions be amended
    - That the Subdivision Rules and Standards be amended
    - That the SETZ Settlement Zone rules be amended to provide for existing sites to be built on without further consent, and that the rules be amended for consistency and practical application in terms of servicing
    - That the Signage rules be amended
    - That the “Other” rules discussed in paragraphs 65 to 72 above be amended
    - That the Administration matters discussed in paragraphs 73 to 75 be considered

Signed:



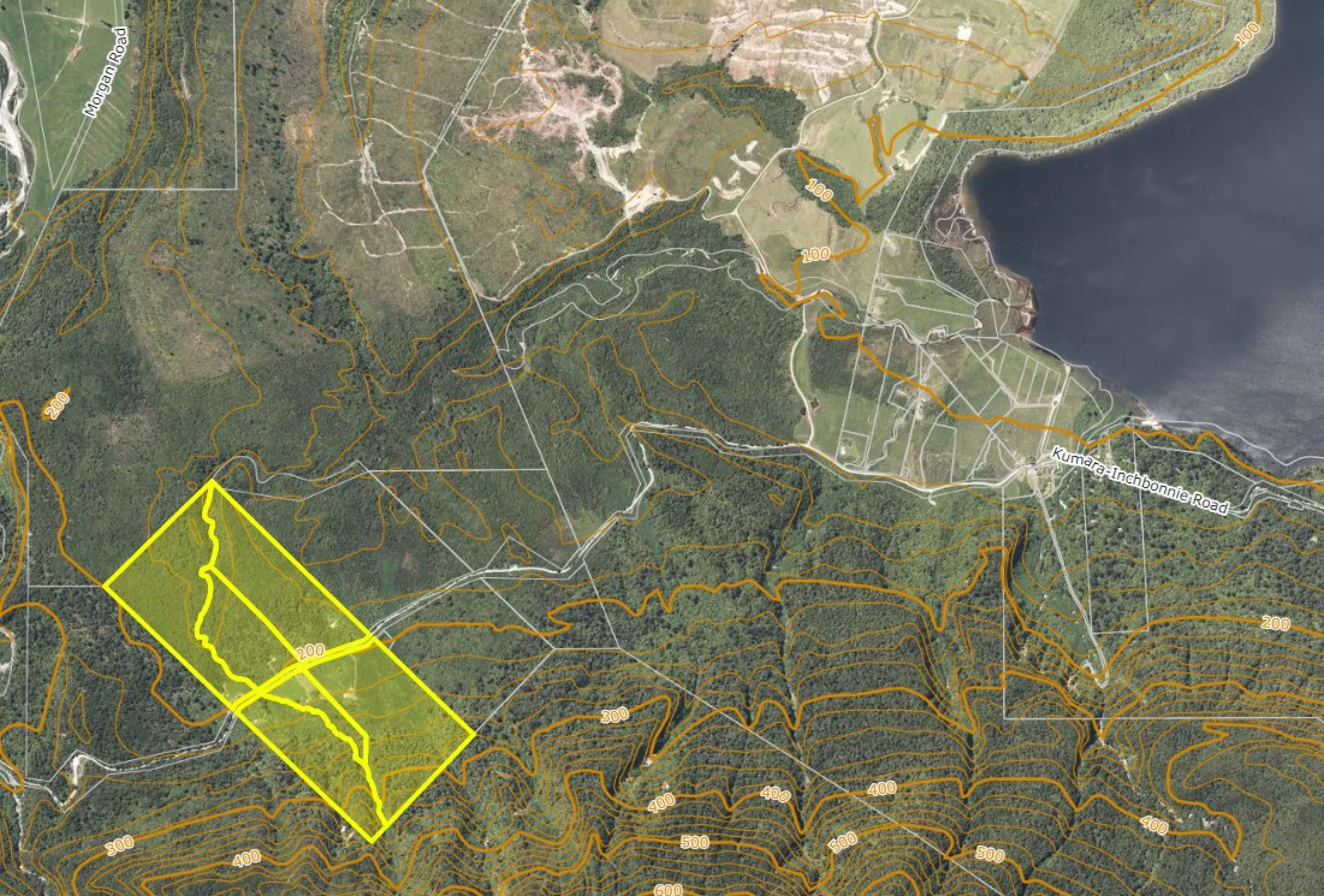
PAULINE HADFIELD
DAVIS OGILVIE & PARTNERS LTD
Senior Planner, Assoc.NZPI

Enc:

Appendix 1 Aerial Photo – Mitchells
Appendix 2 Suggested Wording – Rule SETZ – R1

APPENDIX 1

Aerial Photo - Mitchells



Morgan Road
Kumara-Inchbonnie Road
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APPENDIX 2

Suggested Wording – Rule SETZ – R1

Rule SETZ – R1

Activity Status Permitted

Where:

1. Residential unit density is no more than:

   i. 1 unit per 500m² net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems**; or** ~~, except that~~:

      ~~a. where smaller sites were lawfully established under the previous Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or~~

   ii. 1 unit per 1000m² net site area in areas where there is on site servicing of wastewater, water supply and stormwater systems;

2. **Except that:**

   i. where smaller sites were lawfully established under the previous operative Buller, Grey or Westland District Plan then the residential unit density is one residential unit per site; or

   ii. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m² net site area.

3. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater all residential units and buildings used for a residential activity must be connected to the community wastewater, water supply and stormwater infrastructure;

4. Where the settlement is not serviced by a network utility operator for wastewater, water supply or stormwater on site collection, treatment and disposal must be undertaken in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure or the relevant Council Engineering Technical Standards.