

Rules Assessment

Proposal: Onoke Heights - Subdivision: to create 93 residential allotments, drainage and recreational reserves to vest and other associated works.

Address: Dip Road, Kamo

Site Zoning	
Zone	General Residential Zone
Overlays/Controls	Critical Electricity Line, Flood Susceptible
Designations	Nil

Transport	Compliance	Consents required / areas of non-compliance
TRA-R2 Required Spaces	N/A	
TRA-R3 Location and Identification	N/A	
TRA-R4 Parking Gradient	N/A	
TRA-R5 Vehicle Crossing design and location 1. Permitted where constructed in accordance with TRA Appendix 2. 2. A shared private access serves no more than 8 principle residential units. 3. The vehicle crossing is not fronting a state highway. 4. Any unused vehicle crossings are reinstated to match the existing footpath and kerbing. 5. The vehicle or pedestrian crossing is not over a railway corridor.	1. Vehicle crossings to each allotment will be constructed at time of building. 2. Two access lots are proposed: Lot 301: - serving lots 26 to 28 Lot 302 – serving lots 59 to 66 3. N/A 4. Existing vehicle crossing at Dip Road will be decommissioned and relocated, the vehicle crossing at Tuatara Drive will be upgraded. 5. N/A Permitted Activity	
TRA-R6 Setbacks 1. The new vehicle crossing is located at least: a. 30m from a railway level crossing. b. 8m from a dedicated	Vehicle crossings will be constructed at time of building – proposed allotments are of	

pedestrian crossing facility (including pedestrian crossing, midblock pedestrian signals, refuge islands and traffic signalled intersections). c. 2m from a separate vehicle crossing.	sufficient size to enable compliance. Permitted Activity	
TRA-R7 Manoeuvring Space	N/A	
TRA-R8 Vehicle Crossing, Access and Parking Area	N/A	
TRA-R9 Setbacks (Strategic Road Protection)	N/A	
TRA-R9A New Buildings, Excluding Minor Buildings (Strategic Railway Line Protection)	N/A	
TRA-R10 Landscaping Within Parking Areas.	N/A	
TRA-R11 Tree Planting Within Parking Areas.	N/A	
TRA-R12 Electric Vehicle Charging Station	N/A	
TRA-R13 Subdivision Controlled Where: 1. The site does not contain an indicative road or a strategic road protection area. 2. Subdivision results in all sites having access and crossings which comply with TRA-R5 – R6. 4. Subdivision results in a shared access which serves no more than 8 allotments.		1. N/A 2. All access and crossings will comply with TRA-R5 and R6. 4. Subdivision will result in no access serving more than 8 allotments. Controlled Activity
TRA-R14 Any Activity Activity Status: Restricted Discretionary Where, with respect to Table TRA 15: 3. Any subdivision proposes more than 25 vacant allotments; or 4. Subdivision is proposed of an allotment that existed at 15 April 2021 and the area of the parent allotment is equal to or larger than: b. 1ha within the General Residential Zone or Rural Village Residential Zone.		3. The subdivision, proposes 95 vacant allotments. 4. The proposal includes the subdivision of a 6.8ha site, larger than 1ha in the General Residential Zone. Restricted Discretionary Activity Note: Integrated Traffic Assessment has been prepared to comply with REQ.2 see Appendix 4.
TRA-R15 Any Activity		

<p>Activity Status: Restricted Discretionary</p> <p>Where, with respect to Table TRA 16: 3. Any subdivision proposes more than 50 vacant allotments; or</p> <p>4. Subdivision is proposed of an allotment that existed at 15 April 2021 and the area of the parent allotment is equal to or larger than:</p> <p>b. 2ha within the General Residential Zone or Rural Village Residential Zone.</p>		
<p>TRA-R16 Construction of Any New Public Road or Service Lane</p> <p>Restricted Discretionary Activity</p>		<p>The proposed subdivision includes an extension of the existing public road extending across the site from Tuatara Drive to Dip Road.</p>
<p>TRA- R17 Major Roading Alteration to an Existing Public Road</p> <p>Restricted Discretionary Activity.</p>		<p>Restricted Discretionary Activity</p> <p>Note: Integrated Traffic Assessment has been prepared to comply with REQ.3 see Appendix 4.</p>
<p>Three Waters Management</p>	<p>Compliance</p>	<p>Consents required / areas of non-compliance</p>
<p>TWM-R2 Stormwater</p> <p>Restricted Discretionary Where:</p> <p>All allotments are designed for:</p> <p>a. The collection, treatment and disposal of stormwater that meets the following requirements:</p> <p>i. Any attenuation is able to accommodate an additional 20% for climate change.</p> <p>ii. The primary stormwater system is capable of conveying a 50% AEP storm event (+20%) where the system is a piped network with no surcharge.</p> <p>iii. The primary stormwater system is capable of conveying a 20% AEP storm event (+20%) where the system is a piped network allowing a discharge within 0.3m of the lid level.</p> <p>iv. The secondary stormwater system is capable of conveying the 1% AEP</p>		<p>The proposed subdivision includes the construction of three stormwater ponds which have been designed with capacity to mitigate post development flows refer to Three Waters Design Report – Appendix 5.</p> <p>Restricted Discretionary Activity</p>

<p>storm event (+20%) within a defined path to ensure that surface water will not enter buildings (excluding detached garages).</p> <p>v. The stormwater system will not connect or overflow to any wastewater system.</p> <p>vi. The stormwater system is designed and constructed for an asset life of at least 50 years.</p> <p>b. Connection to a public reticulated stormwater network where the allotment is located within a reticulated stormwater area.</p>		
<p>TWM-R3 Wastewater</p> <p>Restricted Discretionary Where:</p> <p>1. All allotments (excluding any allotment for access, roads, utilities and reserves) are designed and located so that provision is made for:</p> <p>a. Collection, treatment and disposal of wastewater.</p> <p>b. Connection to a public reticulated wastewater network where the allotment is located within a reticulated wastewater area.</p>		<p>All residential allotments proposed are designed and located to ensure that collection, treatment and disposal of wastewater will be by way of connection to public reticulation. As detailed in Three Waters Design Report – Appendix 5.</p> <p>Restricted Discretionary Activity</p>
<p>TWM-R4 Water Supply</p> <p>Restricted Discretionary Where:</p> <p>1. All allotments (excluding any allotment for access, roads, utilities and reserves where no irrigation is required) are designed and located so that provision is made for:</p> <p>a. A water supplies.</p> <p>b. Connection to a public reticulated water supply network where the allotment is located within a reticulated water supply area.</p>		<p>All residential allotments proposed are designed and located to ensure potable water will be supplied by way of connection to public reticulation. As detailed in Three Waters Design Report – Appendix 5.</p> <p>Restricted Discretionary Activity</p>
<p>TWM-R5 Integrated Three Waters Assessments</p> <p>Controlled Where:</p> <p>The subdivision results in 8 or more additional allotments from one parent allotment which existed.</p>		<p>The proposed subdivision will result in 95 residential allotments.</p> <p>Controlled Activity</p> <p>Note: Integrated Three Waters Assessment has been prepared to comply with REQ.1 see Appendix 5.</p>

Critical Electricity Lines and Substations	Compliance	Consents required / areas of non-compliance
<p>CEL-R1 Permitted Activity Land Use</p> <p>The following activities are permitted activities:</p> <p>1. Within 10m of a CEL or the designation boundary of a substation: i. Any building or structure that does not require building consent; or</p> <p>ii. Alteration of any building or major structure (excluding minor buildings) that does not exceed outside the envelope or footprint of the existing building or major structure (excluding minor buildings); or</p> <p>iii. Earthworks, gardening or cultivation that: a. Are not directly above an underground cable(s); and b. Do not result in a reduction of existing ground clearance distances from overhead lines below the minimums prescribed in the New Zealand Code of Practice 34:2001 (NZECP 34:2001); and</p> <p>c. Are in accordance with NZECP 34:2001.</p> <p>2. Within 20m of a CEL or the designated boundary of a substation: i. Planting of trees other than shelterbelts, plantation forestry or commercial horticultural operations</p>	<p>Northpower Critical Electricity Line – Overhead CEL is located within the subject site.</p> <p>The CEL will be converted to an underground line as part of the proposed development</p> <p>The proposal will not result in any building or structure, earthworks that will result in the reduction in ground clearance distances.</p> <p>Permitted Activity.</p>	
<p>CEL-R2 Restricted Discretionary Activities – Subdivision</p> <p>Subdivision within 32m of the centre line of a CEL, or within 32m from the designation boundary of a substation shall be a restricted discretionary activity.</p>		<p>The proposal includes the subdivision of a site which is traversed by a CEL.</p> <p>Restricted Discretionary Activity.</p>
Subdivision	Compliance	Consents required / areas of non-compliance
<p>SUB-R2 Any Subdivision</p> <p>Controlled where:</p> <p>1. The land contains a Site of Significance to Maori or area of</p>	<p>2. The site is vacant.</p> <p>3. a. Every allotment proposed will be supplied with connection to reticulated electricity supply</p>	<p>1. General area of Onoke is identified as a site of significance to Māori by Te Parawhau. The subdivision does not contain the area entirely within one allotment.</p>

<p>historic heritage – contained entirely within one allotment.</p> <p>2.The land contains existing buildings or major structures – proposed allotments result in compliance with relevant zone permitted activity.</p> <p>3.Every allotment is provided with:</p> <p>a. An underground connection or easements to secure connection to a reticulated electrical supply system at the boundary of the allotment.</p> <p>b. A connection, or the ability to connect to a wireless, above ground, or underground telecommunications system. (131 Three Mile Bush Only)</p> <p>5. Every allotment is provided with:</p> <p>a. The ability to connect, to an electrical supply at the boundary of the allotment.</p> <p>b. A connection to a wireless, above ground, or underground telecommunications system. (189 Three Mile Bush Only)</p> <p>8. The most efficient route for electrical supply to any allotment(s) is across other allotments or other land owned by the subdivider, and easements are provided to secure the route.</p>	<p>to the boundary of each allotment.</p> <p>3.b Every allotment will be provided with the ability to connect to wireless telecommunications system.</p> <p>5a and b - As above.</p> <p>8. The most efficient route for electrical supply to all allotments has been proposed.</p>	<p>Discretionary Activity.</p>
<p>SUB-R5 Subdivision in GRZ</p> <p>Controlled where:</p> <p>1. Every vacant allotment:</p> <p>b. For subdivisions involving parent sites equal to or greater than 1ha:</p> <p>i. Has a net site area of at least 320m² ; and</p> <p>ii. The average net site area of all proposed allotments is at least 400m²</p> <p>2. Every allotment can contain a rectangle of at least 8m by 15m; and</p> <p>4. The allotment is is vacant, contains an identified building area of at least 100m² within which a residential unit can be built so there is compliance:</p> <p>a. As a permitted activity with the General Residential Zone.</p>		<p>1.b The parent site is greater than 1ha, every lot proposed has a net site area larger than 320m² and an average net site area larger than 400m².</p> <p>2. Every allotment can contain a rectangle of at least 8m by 15m.</p> <p>4. Every allotment contains an identified building area of at least 100m².</p> <p>Controlled Activity.</p>

b. As a controlled activity with NAV.6.6. Note: 131 Three Mile Bush Only		
SUB-R12 Subdivision of Consented Residential Units	N/A	
Earthworks	Compliance	Consents required / areas of non-compliance
<p>EARTH-R1 Earthworks Associated with Subdivision</p> <p>Controlled where:</p> <ol style="list-style-type: none"> 1. The earthworks do not occur within: <ol style="list-style-type: none"> a. A Site of Significance to Māori. b. 10m of any archaeological site. c. Three times the maximum radius of the canopy dripline of a New Zealand Kauri tree (<i>Agathis Australis</i>). 2. A site suitability report is provided which certifies that: <ol style="list-style-type: none"> a. A 100m² building area within each allotment is suitable to construct a building either: <ol style="list-style-type: none"> i. In accordance with NZS 3604/2011; or ii. With specific engineering design of foundations. b. Access to the certified building area within each allotment is suitable to construct. 		<p>1.a. No recorded site of significance to Maori is located within the site.</p> <p>1b. No recorded archaeological sites are located within the site.</p> <p>1.c. No Kauri Trees are located within the portion of the site subject to subdivision and associated earthworks.</p> <p>2. A geotechnical report has been provided refer to Appendix 9.</p> <p>Controlled Activity.</p>
Lighting	Compliance	Consents required / areas of non-compliance
<p>LIGHT-R7 Any Subdivision</p> <p>Controlled where:</p> <ol style="list-style-type: none"> 1. Artificial lighting is provided for all streets, walkways, cycleways and roads created by the subdivision. 2. The artificial lighting complies with the AS/NZS1158 series of standards. 		<p>All lighting within the proposed subdivision will comply.</p> <p>Controlled Activity.</p>
Noise and Vibration	Compliance	Consents required / areas of non-compliance
NAV.6.1 Noise Arising from Activities	<p>All proposed activities will comply with NAV.6.1 limits.</p> <p>Permitted Activity.</p>	

<p>NA.6.2 Construction Noise Noise construction, shall comply with the guidelines and recommendations of NZS 6803: 1999 “Acoustics - Construction Noise”. Noise levels shall be measured and assessed in accordance with New Zealand Standard NZS 6803: 1999 “Acoustics - Construction Noise”.</p>	<p>All proposed activities will comply with NAV.6.2 limits.</p> <p>Permitted Activity.</p>	
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Rule	Compliance	Non-Compliance
General Residential Zone (GRZ)		
<p>GRZ-R2 Minor Buildings Activity Status: Permitted Note: 1. Minor buildings are exempt from rules GRZ-R3 – R5 and R8</p>	N/A	
<p>GRZ-R3 Building & Major Structure Height Permitted Where: 1. The maximum building height and major structure height is 8m above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more.</p>	<p>1. Proposed retaining walls are considered to be major structures by definition. All proposed retaining walls will be less than 8m in height.</p> <p>Permitted Activity</p>	
<p>GRZ-R4 Building and Major Structure Setbacks Permitted Where: 1. All buildings and major structures are set back at least: a. 3m from road boundaries. b. 1.5m from side and rear boundaries. c. 20m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 2. Except that: a. GRZ-R4.1(b) does not apply where there is an existing or proposed common wall between two buildings on adjacent sites; and b. Non-habitable major structures and buildings, and non-habitable rooms of buildings, may be set back 0m for a</p>	<p>1.c The Waitaua Stream is located along the southern boundary of the site, it is less than 3m in width.</p> <p>2.a N/A</p> <p>2.b N/A</p>	<p>1.a. A proposed retaining wall ranging in height from 1m to 4m is located within 3m of Dip Road. The wall is proposed to be located along the western boundary of proposed lot 48 for a length of approximately 12m.</p> <p>1.b A proposed retaining wall ranging in height from 2m to 4m is located within 1.5m of the northern site boundary.</p> <p>Restricted Discretionary</p>

Rule	Compliance	Non-Compliance
maximum length of 7.5m on a single side or rear boundary and a maximum total length of 10.5m on all side and rear boundaries, provided they are setback at least 2.5m from habitable rooms on any other site.		
<p>GRZ-R5 Building and Major Structure Height in Relation to Boundary</p> <p>Permitted Where:</p> <p>1. All buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any side or rear boundary, except any boundary:</p> <p>a. Where there is an existing or proposed common wall between two buildings on adjacent sites; or</p> <p>b. That is adjoining a business zone; or</p> <p>c. That is adjoining an Open Space and Recreation Zone where the Open Space and Recreation Zone site is:</p> <p>i. Greater than 2000m² ; and</p> <p>ii. Greater than 20m in width when measured perpendicular to the 90e point where the measurement of GRZ-R5.1 is taken from...</p>	<p>All retaining walls will be located below ground level and will comply.</p> <p>Permitted Activity</p>	
GRZ-R6 Outdoor Living Court	N/A	
GRZ-R7 Impervious Areas	N/A	
GRZ-R8 Building and Major Structure Coverage	N/A	
GRZ-R9 Fences	N/A	
GRZ-R10 Car Parking	N/A	
GRZ-R11 Outdoor Areas of Storage or Stockpiles	N/A	