

SUB-RES - Subdivision in Residential Zones

This section contains subdivision requirements which apply in the General Residential Zone. Additional subdivision requirements may also apply in the District Wide Subdivision Matters chapter.

The Primary Objectives that this chapter implements are:

- DO-O1 - Tāngata Whenua;
- DO-O3 - Development Management;
- DO-O4 - Coastal Environment;
- DO-O5 - Natural Hazards;
- DO-O9 - Landscapes, Features and Landforms;
- DO-O10 - Contaminated Land;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O13 - Infrastructure;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality;
- DO-O17 - Open Spaces / Active Communities; and
- DO-O18 - Renewable Energy, Energy Efficiency and Conservation.

DO-O1 Tāngata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3 Development Management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas which can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
4. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
5. management of development in areas of special character or amenity so as to maintain, and where practicable, enhance those special values;
6. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
7. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be

sustained within the finite carrying capacity of the District; and
 8. management of the location and effects of potentially incompatible land uses including any interface between such uses.

DO-04 Coastal Environment

To have a coastal environment where:

1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified and protected;
2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

DO-05 Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.

DO-09 Landscapes, Features and Landforms

To protect the District's identified *outstanding natural features and landscapes* from inappropriate *subdivision, use and development*; and

1. maintain or enhance the landscape values of *special amenity landscapes* and identified significant landforms; and
2. avoid, remedy or mitigate adverse *effects of earthworks* on natural features and landforms.

DO-010 Contaminated Land

To prevent or mitigate any adverse environmental *effects*, including risks to human health and the *environment*, arising from past, present or future activities involving *contaminated land*.

DO-011 Character and Amenity Values

To maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:

1. relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;
2. vibrant, lively *town centres* supported by higher density residential and mixed use areas;
3. neighbourhood *centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas and between potentially conflicting land uses, so as to minimise adverse *effects*).

DO-012 Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;
2. is affordable and adequate for lower income households; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-013 Infrastructure

To recognise the importance and national, regional and local benefits of *infrastructure* and ensure the efficient *development*, maintenance and operation of an adequate level of social and physical *infrastructure* and services throughout the District that:

1. meets the needs of the community and the region; and
2. builds stronger community resilience, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-014 Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effects* on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-015 Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

1.
 - a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effects* of their operation;
 - b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
 - c. enabling opportunities to make the economy more resilient and diverse;
 - d. providing opportunities for the growth of a low carbon economy, including clean technology;
 - e. minimising *reverse sensitivity effects* on *business activities*, including *primary production activities*; and
 - f. enhancing the amenity of *Working Zones*;

while:

2.
 - a. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
 - b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*; and
 - c. managing contamination, pollution, odour, noise and glare, associated with *business activities*, including *primary production activities*.

DO-017 Open Spaces / Active Communities

To have a rich and diverse network of *open space* areas that:

1. is developed, used and maintained in a manner that does not give rise to significant adverse *effects* on the natural and physical *environment*;
2. protects the District’s cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
3. supports the identity, health, cohesion and resilience of the District’s communities; and
4. ensures that the present and future recreational and *open space* needs of the District are met.

DO-018 Renewable Energy, Energy Efficiency and Conservation

Increase the development and use of energy from renewable sources, including on-site systems, and efficiency and conservation of energy use while avoiding, remedying or mitigating adverse *effects* on the *environment*.

Provisions in other chapters of the Plan may also be relevant.

Refer to the General Residential Zone chapter for the strategic context of this zone. The General Residential Zone chapter also contains policies and rules which may be relevant to subdivision and associated *development* within the General Residential Zone.

Policies

SUB-RES-P1	General Residential Subdivision
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Subdivision, including for small-scale infill, will be provided for in general residential areas where it does not compromise local character and amenity.

Rules

SUB-RES-R25	<p>The following <i>subdivisions</i>:</p> <ul style="list-style-type: none"> • <i>Boundary adjustments</i> • Subdivision of <i>land</i> where no additional <i>allotments</i> are created. • <i>Subdivision of Medium Density Housing</i> developments if the <i>land</i> use consent establishing the <i>Medium Density Housing</i> development has been given <i>effect</i> to. <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p>Cross lease updates are excluded from this rule.</p>
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Controlled Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. No further <i>development</i> potential shall be created as a result of the <i>subdivision</i>. (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring). 3. Public <i>roads</i>, public <i>water</i> supply systems, sanitary drainage systems and surface <i>water</i> drainage systems must be available to serve the <i>subdivision</i>. 4. The relevant <i>subdivision</i> standards under Rules SUB-RES-R26, SUB-RES-R27 and SUB-RES-R28 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the zone standards and standards attached as notations differ, the notations shall take precedence. <p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> 1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of existing <i>allotments</i>. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Design and layout, including any associated <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network, and any transport <i>effects</i>. 3. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>. 4. The location of any associated <i>building</i> area relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural feature</i> and <i>landscape</i> or <i>area of high natural character</i>. 5. The imposition of <i>conditions</i> in accordance with Council's <i>Subdivision and Development Principles and Requirements 2012</i>. 6. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter. <p>Note: Other contributions may be applicable under the provisions of the <i>Local Government Act 2002</i>.</p> <ol style="list-style-type: none"> 7. The imposition of conditions in accordance with sections 108 and 220 of the <i>Resource Management Act 1991</i>. 8. The design, size, shape and location of reserves and <i>esplanade reserves</i>. 9. The Ōtaki Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.
SUB-RES-R26	Except as provided for under Rule SUB-RES-R25, <i>subdivision of land</i> within the General Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding Ōtaki Beach), excluding <i>land</i> within any precinct listed in UFD-P13.	
Controlled Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i> must have a flood free <i>building area</i> above the estimated <i>1% Annual Exceedance</i> 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>. 2. The imposition of <i>conditions</i> to manage character and amenity

Probability flood event.

Parent allotment area

3. The *land* to be *subdivided* shall be less than 3,000m² in area.

Note: *Subdivision* of *land* greater than 3,000m² is provided for under SUB-RES-R27.

Minimum allotment size

4. For all areas, excluding the General Residential Zone at Ōtaki, the minimum *allotment* area shall be 450m² (inclusive of access).
5. For the General Residential Zone at Ōtaki:
 - a. the minimum *allotment* area for front *allotments* shall be 450m² and for rear *allotments* 550m² (exclusive of access); and
 - b. the minimum average *allotment* area shall be 700m² or greater (exclusive of access).

Shape factor

6. Each *allotment* must be capable of accommodating an 18 metre diameter circle.
7. Where a rear *allotment* is created, the shape factor circle for the front *allotment(s)* may extend over the *access leg* for the rear *allotment* by up to 3 metres.

Infrastructure, access and services

8. Access, *water* supply, *wastewater* and *stormwater* drainage systems, and underground power and telecommunications must be provided in accordance with the *Council's* Subdivision and Development Principles and Requirements 2012.
9. The maximum number of *allotments* gaining legal and physical access by rights of way shall be 6.

effects.

3. The design, size, shape and location of reserves and *esplanade reserves*.
4. The imposition of *conditions* in accordance with *Council's* Subdivision and Development Principles and Requirements 2012.
5. The imposition of *financial contributions* in accordance the Financial Contributions chapter.

Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.

6. *Vehicle access* points onto *legal road* including the *State Highway* network and any transport *effects*.
7. Any legal mechanisms required for legal access.
8. The location of any associated *building area(s)* relative to any identified *natural hazards*, *historic heritage feature*, *notable tree*, *ecological site*, *key indigenous tree*, *rare and threatened vegetation species*, *geological feature*, *outstanding natural feature* and *landscape* or *area of high natural character*.
9. The imposition of *conditions* in accordance with sections 108 and 220 of the Resource Management Act 1991.

Note: Where consent is required under other rules in the Plan which are associated with an activity considered under this rule, additional matters of control may also apply. Other rules in the Plan may also affect the activity status of *subdivision* under this rule.

	<p>10. Access to all <i>allotments</i> must comply with the standards in the Transport chapter.</p> <p>Esplanades</p> <p>11. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial Contributions</p> <p>12. Compliance with FC-Table 1.</p>	
SUB-RES-R27	<p>Any <i>subdivision of land</i> (excluding <i>land</i> within a Focused Infill Precinct) which is not a <i>controlled activity</i> under SUB-RES-R25 or SUB-RES-R26.</p> <p>Criteria for notification</p> <p>With respect to <i>subdivisions</i> which do not meet one or more of the standards under Rule SUB-RES-R25 the written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	
Restricted Discretionary Activity	<p>Standards</p> <p>1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</p> <p>Minimum and average allotment sizes</p> <p>2. Each <i>allotment</i> must meet the following minimum requirements:</p> <p>a. the minimum <i>allotment</i> area shall be 950m² for any <i>allotment</i> in:</p> <p>i. the Beach Residential Precinct or General Residential Zone at Paekākāriki;</p> <p>ii. the General Residential Zone at Peka Peka; and</p> <p>iii. the General Residential Zone at Te Horo Beach;</p>	<p>Matters of Discretion</p> <p>1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>.</p> <p>2. The imposition of conditions to manage character and amenity <i>effects</i>.</p> <p>3. The design, size, shape and location of reserves and esplanades.</p> <p>4. The imposition of conditions in accordance with <i>Council's</i> Subdivision and Development Principles and Requirements 2012.</p> <p>5. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.</p> <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network</p>

- b. for any *allotment* in the Waikanae Garden Precinct the minimum *allotment* area shall be 700m² (inclusive of access);
- c. for any *allotment* in the Manu Grove Low Density Housing Precinct the minimum *allotment* area shall be 1,200m² (inclusive of access) and the minimum average *allotment* area for the *subdivision* shall be 6,000m²;
- d. for *land* in the Panorama Drive Precinct:
 - i. the minimum *allotment* area shall be 2,500m² (inclusive of access);
 - ii. the minimum average *allotment* area for the precinct shall be 5,000m²; and
 - iii. a notional house area with a minimum dimension of 12 metres and which is located outside of any area identified as an *ecological site* on the District Maps shall be indicated on the *subdivision* plan;

Note: *Land* within the Panorama Drive Precinct is located within a *special amenity landscape*. Refer to the Natural Features and Landscapes chapter for policies on *special amenity landscapes*.

- e. for *land* in the Ōtaki Low Density Precinct and Paraparaumu Low Density Precinct:
 - i. the minimum *allotment* area shall be 800m² (inclusive of access); and
 - ii. the minimum average *allotment* area for the precinct shall be 950m²;
- f. for *land* in the Ferndale Area

- and any transport *effects*.
- 7. Any legal mechanisms required for legal access.
- 8. The location of any associated *building area(s)* relative to any identified *natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural landscape* and *area of high natural character*.
- 9. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.

Note: Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of discretion may also apply.

- Precinct, the minimum *allotment* area shall be as set out in Appendix 4 Ferndale Area Structure Plan Notations;
- g. for *land* in the Pekawy Precinct, any *subdivision* shall:
- i. conform to the layout of *boundaries, vehicle access, open space* and planting proposals shown on the Structure Plan in Appendix 5; and
 - ii. be subject to the “*subdivision controls*” as set out in the Structure Plan in Appendix 5;
- h. for *land* in the County Road Ōtaki Low Density Precinct:
- i. the minimum average *allotment* area for the *subdivision* shall be 700m²;
 - ii. the number of residential *allotments* created by *subdivision* of the *land* contained in Lot 37 DP1429 shall not exceed 20 (including any balance of Lot 37 DP1429);
 - iii. the protection of *ecological site* (K212) shall be secured via an encumbrance on the new *allotments* within which K212 is located; and
 - iv. an integrated traffic assessment must be undertaken for all *subdivisions* creating more than six *allotments* with vehicle access only onto County Road.
- i. for land in the Beach Residential Precinct at Waikanae Beach, the minimum lot area shall be 550m² (exclusive of access):
- j. for all other *land* in the General Residential Zone where the *land* to be *subdivided* is less than 3,000m² in area:

- i. the minimum *allotment* area shall be 450m² (exclusive of access); and
 - ii. the minimum average *allotment* area for the entire *subdivision* shall be 600m² (exclusive of access);
- k. for all other *land* in the General Residential Zone where the *land* to be *subdivided* is greater than 3,000m² in size:
 - i. at least 50% of all front *allotments* in the *subdivision* shall have a minimum *allotment* area of 550m² and at least 25% of all front *allotments* in the *subdivision* shall have a minimum *allotment* area of 700m²; and
 - ii. at least 50% of all rear *allotments* in the *subdivision* shall have a minimum *allotment* area of 650m² (exclusive of access) and at least 25% of all rear *allotments* in the *subdivision* shall have a minimum *allotment* area of 800m² (exclusive of access);
- l. in addition to the minimum *allotment* area requirements in standards (i) and (j) above, the following overall average *allotment* sizes (exclusive of access) shall be achieved:
 - i. 600m² or greater in the General Residential Zone at Ōtaki Beach; and
 - ii. 700m² or greater in the Beach Residential Precinct at Raumati.

Shape factor

3. Each *allotment* must be capable of accommodating an 18 metre diameter circle.

	<p>4. Where a rear <i>allotment</i> is created, the shape factor circle for the front <i>allotment(s)</i> may extend over the <i>access leg</i> for the rear <i>allotment</i> by up to 3 metres.</p> <p>Wastewater disposal – non-sewered allotments</p> <p>5. Any <i>subdivision</i> occurring on land that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic <i>wastewater</i> disposal is suitable for each <i>allotment</i> in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management.”</p> <p>Block length</p> <p>6. The maximum <i>block length</i> for any <i>subdivision</i> subject to standard 2.j. of SUB-RES-R27 shall be 100 metres.</p> <p>Esplanades</p> <p>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial contributions</p> <p>8. Compliance with FC-Table 1.</p>	
<p>SUB-RES-R28</p>	<p><i>Subdivision of land</i> in the Focused Infill Precinct which is not a <i>controlled activity</i> under Rule SUB-RES-R25.</p>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <p>1. Each <i>allotment</i> must have legal and physical access to a legal road.</p> <p>Size and shape</p>	<p>Matters of Discretion</p> <p>1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>.</p> <p>2. The imposition of conditions to manage character and amenity</p>

	<p>2. Each <i>allotment</i> shall have a minimum area of 300m² (exclusive of access).</p> <p>3. Each <i>allotment</i> must be capable of accommodating a 12 metre diameter circle.</p> <p>Road frontage</p> <p>4. Any front <i>allotment</i> shall have a minimum <i>road</i> frontage of 6 metres.</p> <p>Esplanades</p> <p>5. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial contributions</p> <p>6. Compliance with FC-Table 1.</p>	<p><i>effects</i>.</p> <p>3. The design, size, shape and location of reserves and esplanades.</p> <p>4. The imposition of <i>conditions</i> in accordance with <i>Council's</i> Subdivision and Development Principles and Requirements 2012.</p> <p>5. The imposition of <i>financial contributions</i> in accordance with this chapter.</p> <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any transport effects.</p> <p>7. Any legal mechanisms required for legal access.</p> <p>8. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural feature and landscape or area of high natural character</i>.</p> <p>9. <i>Council's</i> Crime Prevention through Environmental Design Guidelines Appendix 6.</p> <p>10. Consistency with any relevant <i>structure plan</i> and the notations attached to the <i>structure plan</i>, including any additional matters over which <i>Council</i> reserves discretion.</p> <p>Note: Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of discretion may also apply.</p>
<p>SUB-RES-R29</p>	<p><i>Subdivision</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.</p>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <p>1. <i>Subdivision</i> under this rule must comply with all other relevant</p>	<p>Matters of Discretion</p> <p>1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the</p>

	<p><i>subdivision</i> standards unless otherwise specified in Appendix 1.</p> <p>Note: For development which is undertaken in accordance with the Development Incentives Guidelines, see GRZ-R15.</p>	<p>proposal.</p> <ol style="list-style-type: none"> 2. The design, size, shape and location of reserves and <i>esplanade reserves</i>. 3. Covenants, easements and other legal mechanisms required. 4. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>. 5. Ecological or biodiversity <i>effects</i>, and <i>effects</i> on natural character values. 6. Transport <i>effects</i>. 7. Proposed mitigation, remediation or ongoing management measures. 8. Cumulative <i>effects</i>. 9. The matters of discretion set out under SUB-RES-R27 or SUB-RES-R28 (whichever is applicable).
SUB-RES-R30	<p>Any <i>subdivision of land</i> in the General Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding <i>land</i> within any precinct identified in UFD-P13 where the <i>land</i> to be <i>subdivided</i> is less than 3,000m² in area and it:</p> <ol style="list-style-type: none"> 1. is not a <i>controlled activity</i> under SUB-RES-R25 or SUB-RES-R26; 2. meets all standards under SUB-RES-R27 except standard (3); 3. has a minimum <i>allotment</i> area of 450m²; and 4. each <i>allotment</i> can accommodate a 15m diameter circle. 	
Discretionary Activity		
SUB-RES-R31	<p>Any <i>subdivision of land</i> in the Focused Infill Precinct which is not a restricted discretionary activity under SUB-RES-R28.</p>	
Discretionary Activity		
SUB-RES-R32	<p>Any <i>subdivision of land</i> which is not a controlled activity under SUB-RES-R25 or SUB-RES-R26, a <i>restricted discretionary activity</i> under SUB-RES-R27, or a <i>discretionary activity</i> under SUB-RES-R30.</p>	
Non-Complying Activity		