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326 Cornwall Road, East Taratahi, Carterton

Additional property information

Some provisions within this chapter are subject to appeal to the Environment Court. Provisions that are under appeal are identified by a red box around the provision and a footnote identifying the appellant. The appeal documentation, including the scope of the appeal and relief sought, is available on the Council's Appeals webpage on the Wairarapa Plan website.

GRUZ - General Rural Zone

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

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

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

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

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

The Wairarapa is increasingly seen as an attractive place to reside. Rural lifestyle living provides a residential choice for people wanting a lifestyle on larger *sites*, with the opportunity to carry out small scale productive activities in a rural setting. The Rural Lifestyle Zone provides opportunities for rural lifestyle living in the Wairarapa. The General Rural Zone provides for further opportunities for rural lifestyle living, in appropriate locations and to

an appropriate scale, insofar as it does not risk the loss and fragmentation of the rural character, productive land, and productive potential of the land within the Wairarapa.

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

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

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

Objectives

GRUZ-O1	Purpose of the General Rural Zone
The General Rural Zone is used primarily for <i>primary production</i> , activities that support <i>primary production</i> , and other activities that have a <i>functional need</i> or <i>operational need</i> to be located within the General Rural Zone.	
GRUZ-O2	Rural character
The predominant character of the General Rural Zone are maintained and enhanced, which include: - areas of viticulture, <i>horticulture</i>, crops, pasture, forestry (indigenous and plantation), and the presence of a large number of farmed animals; - sparsely developed landscape with open space between <i>buildings</i> that are predominantly used for agricultural, pastoral and <i>horticultural activities</i> (e.g. barns and sheds), low density rural living (e.g. farmhouses, <i>seasonal worker accommodation</i>, and a small degree of rural lifestyle), and community activities (e.g. rural halls, domains, and educational facilities); - a range of noises, smells, light overspill, and traffic, often on a cyclic and seasonal basis, generated from the production, manufacture, processing and/or transportation of raw materials predominately derived from <i>primary production</i> and <i>ancillary activities</i>; - interspersed existing <i>rural industries, intensive primary production, quarrying activities</i>, and cleanfills; and	

	e. the presence of <i>infrastructure, renewable electricity generation activities</i> , including rural roads, state highways, the National Grid and the on-site disposal of wastewater, and a general lack of urban <i>infrastructure</i> , such as street lighting, solid fences, and footpaths.
GRUZ-O3¹	Provision for primary production
	The productive land and resources of the General Rural Zone support a range of <i>primary production</i> oriented and resource dependent activities.
GRUZ-O4	Compatible activities
	<i>Primary production</i> activities are enabled, and other activities that have a <i>functional need</i> or <i>operational need</i> to be located within the General Rural Zone are provided for where they are not incompatible with <i>primary production</i> activities.
GRUZ-O5	Reverse sensitivity
	<i>Sensitive activities</i> are located and designed to avoid or mitigate reverse sensitivity effects and incompatibility with <i>primary production</i> , other land uses activities and key transport corridors in the General Rural Zone.
GRUZ-O6	Rural lifestyle
	a. Rural lifestyle subdivision and development is managed in a way that avoids further fragmentation of productive land and its <i>productive capacity</i> or potential. b. Opportunities for rural lifestyle subdivision and development in appropriate locations within the General Rural Zone is provided for, insofar as GRUZ-O6(a) is met.
GRUZ-O7	Protection of <i>highly productive land</i> and other land with special characteristics
	Land in the General Rural Zone is recognised and protected from inappropriate subdivision, use and development where: a. It is <i>highly productive land</i>; and b. It is land that utilises the finite combination of climate and soil characteristics which make it suitable for high value crops including viticulture, orchards and olives.

¹ Federated Farmers

Policies

GRUZ-P1²	Compatible activities
a. Enable <i>primary production</i> activities that are compatible with the purpose, character, and amenity values of the General Rural Zone. b. Provide for other activities that have a <i>functional need</i> or <i>operational need</i> to be located in the General Rural Zone that are not incompatible with <i>primary production</i>. c. Provide for rural lifestyle development in appropriate locations where GRUZ-P1(a) and GRUZ-P1(b) are enabled or provided for.	
GRUZ-P2	Incompatible activities
Avoid activities and development that: a. are incompatible with the purpose, character, and amenity of the General Rural Zone; b. will result in fragmentation of land and any loss to its <i>productive capacity</i>; or c. will result in reverse sensitivity effects and/or conflict with permitted activities in the General Rural Zone including <i>primary production</i> and <i>ancillary activities</i>.	
GRUZ-P3³	Rural character
Provide for subdivision, use, and development where it does not compromise the purpose, character, and amenity of the General Rural Zone, by: a. enabling and promoting openness and predominance of vegetation; b. enabling and promoting a productive working landscape; c. enabling <i>primary production</i> and <i>ancillary activities</i>; d. managing the location, scale and effects of other activities that have a <i>functional need</i> or <i>operational need</i> to be located in the General Rural Zone; d. providing for varying forms, scale, and separation of <i>structures</i> associated with primary production activities; e. managing the density and location of residential development; f. ensuring allotments can be self-serviced; g. retaining a clear delineation and contrast between the Wairarapa's rural areas and urban areas; and	

² Federated Farmers

³ Federated Farmers

h. avoiding, remedying, or mitigating reverse sensitivity effects.	
GRUZ-P4	Avoid inappropriate subdivision
Avoid subdivision in the General Rural Zone that will result in <i>sites</i> that are of a size, scale, or location that is contrary to the anticipated purpose, character, and amenity values of the zone, by: a. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented, is not located on any <i>highly productive land</i>, and it does not compromise the use of land for primary production activities; and b. avoiding the cumulative effects associated with small lot subdivision on the <i>productive capacity</i> within the General Rural Zone.	
GRUZ-P5	Quarrying activities
Recognise the local and regional benefits of aggregate extraction in the Wairarapa, and manage <i>quarrying activities</i> within the General Rural Zone by: a. enabling <i>farm quarries</i>; and b. providing for other <i>quarrying activities</i> where it can be demonstrated that: i. the siting and scale of buildings, structures, machinery, vehicles, stored material, quarried areas, cut faces, and visual screening, maintains the character and amenity values of the General Rural Zone; ii. adverse effects to established <i>sensitive activities</i> will be avoided; iii. there are measures to minimise any adverse noise, vibration, traffic, and lighting effects beyond the boundary, including through the use of setbacks, where appropriate; iv. there are measures to mitigate any adverse effects on character and amenity values of the General Rural Zone from the movement of vehicles; v. it avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins; vi. it internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting; and vii. where the quarrying activity is located over <i>highly productive land</i>, it is consistent with GRUZ-P9.	
GRUZ-P6	Managing potential conflicts
a. Avoid or mitigate the potential for reverse sensitivity effects by: i. avoiding the establishment of any new <i>sensitive activity</i> near existing <i>intensive primary production</i>, <i>primary production</i> activities, landfills, cleanfills, <i>quarrying activities</i>, and <i>rural industry</i> in circumstances where the new <i>sensitive activity</i> may compromise the operation of the existing activities; ii. managing potential reverse sensitivity effects caused by the establishment of new <i>sensitive activities</i> near other <i>primary production</i> activities, including through the use of setbacks and separation distances;	

b. Managing effects to existing *sensitive activities* and reducing the risk for *reverse sensitivity* effects by:

iii. ensuring adequate separation distances between existing *sensitive activities* and new *intensive primary production* activities, *quarrying activities*, and *rural industry*; and

iv. avoiding *quarry*, landfill, cleanfill, and *mining* activities in proximity to urban areas where the amenity values of urban environments would be diminished.

GRUZ-P7

Martinborough Soils Overlay

Identify and protect land and buffer areas within the Martinborough Soils Overlay that contain characteristics that:

- a. have unique soil and climatic characteristics suitable for high value crops including viticulture, orchards and olives;
- b. are vulnerable to fragmentation of land and development; and
- c. contribute to the economic and social wellbeing of Martinborough.

GRUZ-P8

Activities within the Martinborough Soils Overlay

Manage subdivision, use, and development within the Martinborough Soils Overlay to protect the finite land resource, by:

- a. enabling and promoting *primary production* activities, in particular viticulture and *horticulture*;
- b. providing for the activities that are directly associated with *primary production* activities including viticulture and *horticulture* by:
 - i. operation of devices used to protect crops from bird and/or frost;
 - ii. temporary events;
 - iii. *rural produce retail* activities;
 - iv. operation of heavy machinery;
 - v. managing the density and location of *residential units*; and
 - vi. avoiding the fragmentation of land which compromises its use for *primary production* activities.
- c. Providing for the subdivision of land for *land based primary production* activities including viticulture and *horticulture* by:
 - i. Ensuring the land will be used for *land based primary production* in perpetuity,
 - ii. Avoiding loss of *productive capacity* through land fragmentation caused by creating allotments that are of a size and design that would allow for non-primary production activities, and
 - iii. Avoiding the establishment of additional *residential units* when additional allotments are created, including through the use of legal mechanisms.

GRUZ-P9	Highly productive land
Avoid subdivision, use and development of <i>highly productive land</i> , except as provided in the National Policy Statement for Highly Productive Land.	
GRUZ-P10⁴	Relocatable buildings
Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by: a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation; b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for; c. requiring a performance bond as a security that reinstatement works will be appropriately completed in a timely manner; and d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.	
GRUZ-P11	Cleanfill activities
Avoid or mitigate the adverse effects of cleanfill activities within the General Rural Zone by demonstrating that: a. the siting and scale of <i>buildings, structures</i>, machinery, vehicles, fill faces, and visual screening maintains the character and amenity values of the General Rural Zone, including its completed state; b. adverse effects to established <i>sensitive activities</i> will be avoided; c. there are measures to minimise any adverse noise, traffic, and/or lighting effects beyond the boundary, including through the use of setbacks; d. it avoids or mitigates any adverse effects on the health and wellbeing of surface waterbodies and their margins; e. it internalises adverse effects as far as practicable using industry best practice and management plans, including monitoring and self-reporting; and f. where the cleanfill activity is located over <i>highly productive land</i>, it is consistent with GRUZ-P9.	

⁴ New Zealand Heavy Haulage Association Incorporated

Rules

GRUZ-R1	<i>Buildings and structures, including construction, additions, and alterations</i>
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; and iv. GRUZ-S7.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R1(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

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

GRUZ-R3	<i>Relocatable buildings (excluding any <i>building</i> that is not to be used as a <i>residential unit</i>)</i>
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; iv. GRUZ-S7; and v. GRUZ-S8.
	2. Activity status: Restricted discretionary

	Where: a. Compliance is not achieved with GRUZ-R3(1). Matters of discretion: 1. The matters set out in GRUZ-P10. 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
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GRUZ-R4	<i>Seasonal worker accommodation</i>
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; and iii. GRUZ-S3; and b. Is used primarily to meet labour requirements for <i>land based primary production</i>; and c. The maximum cumulative <i>gross floor area</i> of the <i>seasonal worker accommodation building</i> is no more than 150m².
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R4(1) Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Number of workers accommodation required to enable the <i>land based primary production</i> activity. 3. The effect of the intensity and scale of the activity. 4. The <i>building</i> design, siting, form, and external appearance is compatible with the General Rural Zone. 5. Measures to avoid and minimise any potential loss of highly productive land.

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

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

GRUZ-R7	<i>Residential visitor accommodation (excluding visitor accommodation)</i>
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S3; ii. GRUZ-S4; and iii. GRUZ-S7.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R7(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

GRUZ-R8	<i>Residential activities</i>
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S4 and ii. GRUZ-S7; and

		b. Where the <i>site</i> is located within the Martinborough Soils Overlay or within <i>highly productive land</i> the number of <i>residential units</i> must not exceed: - one <i>residential unit</i> per <i>site</i>; and - one <i>minor residential unit</i> that has a <i>gross floor area</i> of no more than 80m² per <i>site</i>.
		2. Activity status: Restricted discretionary Where: - Compliance is not achieved with GRUZ-R8(1)(a). Matters of discretion: - The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
		3. Activity status: Discretionary Where: Compliance is not achieved with GRUZ-R8(1)(b).

GRUZ-R9	<i>Intensive primary production</i>
	1. Activity status: Permitted Where: - Compliance is achieved with: - GRUZ-S5.
	2. Activity status: Restricted discretionary Where: - Compliance is not achieved with GRUZ-R9(1). Matters of discretion: - The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

GRUZ-R10	<i>Conservation activities</i>
	1. Activity status: Permitted

GRUZ-R11 ⁵	Rural produce retail
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; and iv. GRUZ-S6; b. There is no more than one <i>building</i> or <i>structure</i> used for the <i>rural produce retail</i> activity per <i>site</i>; c. The <i>gross floor area</i> of any <i>building</i> or <i>structure</i> used for the <i>rural produce retail</i> activity is no more than 40m²; and d. The activity does not use direct vehicle access to a State Highway. e. There is no sale of food or beverages to the general public for consumption on the site.
	2. Activity status: Discretionary Where: a. Compliance is not achieved with GRUZ-R11(1).

GRUZ-R12	Quarrying activities
	1. Activity status: Permitted Where: a. It is a <i>farm quarry</i>
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R12(1); b. There is no processing including crushing, screening, washing, and blending on <i>site</i>; and c. A management plan has been prepared for the operation of the <i>quarrying activity</i>.

⁵ Horticulture New Zealand

	Matters of discretion: 1. The siting and scale of <i>buildings</i> and visual screening to maintain the character and amenity values of the General Rural Zone. 2. Adverse noise, vibration, access, dust, and lighting effects. 3. Vehicle access design and location. 4. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated. 5. Adverse effects on visual amenity and character values including use of landscaping. 6. Use of industry best practice and management plans, including monitoring and self-reporting. 7. Measures to rehabilitate the <i>site</i> following closure of <i>quarrying activities</i>. 8. Any bond or financial contributions that to manage any of the effects of other matters of discretion. 9. Loss of <i>highly productive land</i>.
	3. Activity status: Discretionary Where: a. Compliance is not achieved with GRUZ-R12(2).
Note: Any disposal of inert fill associated with <i>quarry</i> rehabilitation is anticipated by Rule GRUZ-R12(2) and GRUZ-R12(3)	

GRUZ-R13	<i>Papakāinga</i>
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. GRUZ-S1; ii. GRUZ-S2; iii. GRUZ-S3; iv. GRUZ-S4; v. GRUZ-S6; and vi. GRUZ-S7; and b. The <i>gross floor area</i> of all <i>community facilities</i> does not exceed 200m² per <i>site</i>.
	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with GRUZ-R13(1).

	Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Whether high quality on-site amenity values can be achieved. 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 4. The extent of impervious surfaces and landscaping. 5. Infrastructure requirements.
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GRUZ-R14	Motorised outdoor recreation activities
	1. Activity status: Discretionary

GRUZ-R15	<i>Emergency service facility</i>
	1. Activity status: Restricted discretionary Matters of discretion: 1. Whether the activity has an <i>operational need</i> or <i>functional need</i> to locate in the General Rural Zone; 2. The effects on the character and amenity of the General Rural Zone; 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation; and 4. Potential reverse sensitivity effects and any measures to avoid or mitigate those effects.

GRUZ-R16	<i>Educational facility</i>
	1. Activity Status: Restricted discretionary Note: This does not apply to childcare <i>home businesses</i>. Matters of discretion: 1. The effects on the character and amenity of the General Rural Zone; 2. Scale, design, layout and setbacks; 3. Onsite landscaping and amenity; 4. Adverse effects on the safe, efficient and effective operation of the road network; 5. Potential reverse sensitivity effects and any measures to avoid or mitigate those effects.

GRUZ-R17	Visitor accommodation (excluding residential visitor accommodation)
	1. Activity status: Discretionary
GRUZ-R18	Rural industry
	1. Activity status: Restricted discretionary Where: a. the manufacture, processing or production of goods involves initial or further processing of commodities derived from <i>primary production</i>; b. the maximum cumulative <i>gross floor area</i> occupied by <i>buildings</i> associated with the <i>rural industry</i> shall be 150 m²; c. the retail sale of goods on the site is restricted to those manufactured, produced or processed on the <i>site</i>; d. the maximum <i>gross floor area</i> occupied for retail sales shall be 40 m²; and e. Vehicle access must comply with RTS 3: Guidelines for Establishing Rural Selling Places. f. Compliance is achieved with NOISE-S1. g. Compliance is achieved with LIGHT-S1. Matters of discretion: 1. Adverse vibration and dust effects on the character and amenity of the General Rural Zone. 2. Effects on the safe, effective, and efficient functioning of the transport network from the type, number, and time of day of vehicle movements anticipated. 3. Setbacks from <i>sensitive activities</i> and the ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 4. Loss of <i>highly productive land</i>. Notification: An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.
	2. Activity status: Discretionary Where: a. Compliance is not achieved with GRUZ-R18(1).

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

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

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

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

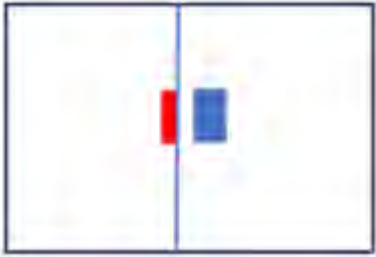
GRUZ-R22	<i>Commercial and industrial activities</i> not otherwise provided for
	1. Activity status: Discretionary Where: a. It is not otherwise provided for in the permitted, controlled, and restricted discretionary rules of the General Rural Zone chapter; and b. The <i>gross floor area</i> does not exceed 2,000m².
	2. Activity status: Non-complying Where: a. Compliance is not achieved with Rule GRUZ-R22(1).

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

Standards

GRUZ-S1	Maximum <i>height</i>
1. The maximum height of any <i>building</i> or structure shall be: a. 10m above <i>ground level</i> for any <i>residential unit</i>; b. 15m above <i>ground level</i> for any frost fan; and c. 12m above <i>ground level</i> for all other <i>buildings</i> and <i>structures</i>.	Matters of discretion: 1. The location, design, and appearance of the <i>building</i> or <i>structure</i>. 2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>. 3. Bulk and dominance of the <i>building</i> or <i>structure</i>. 4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation. 5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical. 6. Any potential electromagnetic effects caused by the structure where it is within 1 km of a radio transmission mast.
GRUZ-S2	Maximum <i>height</i> in relation to boundary
1. 3m <i>height</i> at the boundary with a 45° recession plane on all side and rear boundaries. Exceptions to maximum height in relation to boundary: a. <i>Artificial crop protection structures</i>	Matters of discretion: 1. The location, design, and appearance of the <i>building</i>. 2. Visual dominance, shading, and loss of privacy for, <i>residential units</i> on adjacent <i>sites</i>. 3. Bulk and dominance of the <i>building</i>. 4. Whether an increase in <i>building height</i> results from <i>site</i> constraints or a response to <i>natural hazard</i> mitigation. 5. Whether topographical or other <i>site</i> constraints make compliance with the standard impractical.

GRUZ-S3	Minimum setbacks
1. <i>Buildings or structures</i> must not be located within: a. 10m of any boundary; b. 25m of any <i>significant waterbody</i>; and c. 10m of any <i>surface waterbody</i>. 2. <i>Residential units</i> must also not be located within: a. 25m of any front boundary of unsealed roads; b. 40 m of the edge of a plantation forest under separate ownership; c. 300m of a boundary with untreated agricultural effluent disposal areas; d. 300m of an effluent holding pond; e. 500m of an <i>intensive primary production</i> activity under separate ownership; and f. 500m of a landfill. Exceptions to boundary setbacks: 3. Rainwater tanks with a diameter not exceeding 3.5m and <i>height</i> above <i>ground level</i> not exceeding 3m. 4. GRUZ-S3(1)(b) and GRUZ-S3(1)(c) do not apply to <i>buildings and structures</i> used for <i>rural produce retail</i>. 5. For <i>sites</i> less than 4,500m², accessory <i>buildings</i> may be located up to 1.5m from the side and rear of the boundaries. 6. <i>Artificial crop protection structures</i>, where: a. Dark green or black cloth is used for all vertical faces located within 30m of the boundary of the site; and b. The artificial crop protection structure is located adjacent to an internal boundary where there is an existing lawfully established residential unit	Matters of discretion: 1. The extent to which <i>building</i> design, siting, and external appearance adversely impacts on rural character and amenity. 2. <i>Site</i> topography and orientation and whether the <i>building</i> can be more appropriately located to minimise adverse visual amenity effects or maintain, enhance, or restore indigenous biodiversity values. 3. Effect on nearby properties, including outlook, privacy, shading, and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the <i>site</i>. 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design. 6. The extent to which the reduction in setback would impact on the future ability for road widening requirements. 7. Methods to avoid or mitigate reverse sensitivity effects. 8. The extent to which the reduction in setback would impact the character and amenity values of the General Rural Zone.

located on an adjacent site and within 12m of the boundary. In this circumstance a minimum 5m setback shall apply to that portion of the Artificial Crop Protection Structure that is parallel to the face of the neighbouring residential unit and a maximum height of 6m. This standard GRUZ-S3 does not apply to: 1. Bridges and river crossings. 2. Fences. 3. Water intake, pump shed, and any associated water conveyance infrastructure. Note: To clarify the application of GRUZ-S3(6) the below diagram shows the applicant site on the left, and the neighbouring property is to the right of the blue internal boundary line. The blue rectangle is the neighbouring residential unit, set less than 12m off the internal boundary. The red area on the left is the area subject to the 5m setback – there is no setback required along the balance of the shared boundary. 	
GRUZ-S4	Number of residential units
1. For <i>sites</i> comprising less than 40 ha: a. one <i>residential unit</i> per <i>site</i>; and b. one <i>minor residential unit</i> per <i>site</i>, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a <i>gross floor area</i> of no more than 80m². 2. For <i>sites</i> comprising of 40 ha or more:	Matters of discretion: 1. Whether it can be demonstrated that the <i>residential unit(s)</i> provides ancillary accommodation for landowners and/or workers involved with <i>primary production</i> on <i>sites</i> over 40 ha.

a. two <i>residential units</i> per site; and b. one <i>minor residential unit</i> per site, where the <i>minor residential unit</i> is located within 30m of the primary <i>residential unit</i> and has a <i>gross floor area</i> of no more than 80m². This standard does not apply to: 1. <i>buildings</i> used for <i>seasonal worker accommodation</i>.	2. Whether the <i>residential unit(s)</i> have been designed to share a single vehicle access point and driveway. 3. The extent to which the <i>residential unit(s)</i> and vehicle access point design, siting, and external appearance adversely affects rural character and amenity. 4. <i>Site</i> topography and orientation and whether the <i>residential unit(s)</i> and vehicle access point can be more appropriately located to minimise adverse visual amenity effects. 5. Effect on nearby properties, including outlook and privacy. 6. Whether the <i>residential unit(s)</i> and the vehicle access point can be more appropriately located to maintain, enhance, or restore indigenous biodiversity values. 7. The ability to mitigate adverse effects through the use of screening, planting, landscaping, and alternative design.
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GRUZ-S5	<i>Intensive primary production</i>
1. <i>Intensive primary production</i> must meet the following standards: a. not be located within 500m of an existing <i>residential unit</i> that is under separate ownership; b. not be located within 50m of any <i>site</i> boundary; c. not be located within the Urban Water Supply Protection Areas shown on the Planning Maps; d. no effluent holding pond shall be located within 300m of an existing <i>residential unit</i> that is under separate ownership; and e. not be located within 20m of any surface waterbody.	Matters of discretion: 1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed <i>site</i> and the receiving environment. 2. Any measures to internalise adverse effects and avoid conflict and potential <i>reverse sensitivity</i> effects on activities anticipated in the zone. 3. The extent to which the activity, including any <i>buildings</i>, compounds, or part of a <i>site</i> used for housing animals are sufficiently designed and located or separated from <i>sensitive activities</i>, <i>residential units</i>, and boundaries of residential zones to avoid adverse effects on residents. 4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values. 5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the <i>site</i>, and any mitigation measures to address effects that cannot be internalised. 6. Access and vehicle movements on the <i>site</i> and the safety and efficiency of the roading network.
GRUZ-S6	Transport requirements for <i>rural produce retail</i>
1. Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.	There are no matters of discretion for this standard.
GRUZ-S7	On-site services
1. All water supply and wastewater treatment and disposal systems must be contained	Matters of discretion:

within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of wastewater in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021. 2. Any wastewater that is to be disposed to ground from any on-site servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. 3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	1. The suitability of any alternative servicing and <i>infrastructure</i> options. 2. The relevant standards of Council water bylaws, <i>Council's Engineering Development Standard</i> and/or Wellington Water standards as applicable.
GRUZ-S8⁶	Relocatable buildings
1. Building Inspection Report a. Prior to the <i>building</i> being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The <i>building</i> shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and	Matters of discretion: 1. Whether the <i>building</i> is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the <i>building</i> in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the <i>building</i> and the length of time for completion of that work. 5. The imposition of a performance bond to ensure compliance with the consent conditions.

⁶ New Zealand Heavy Haulage Association Incorporated

d. All other work required to reinstate the exterior of any <i>relocatable building</i>, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all <i>infrastructure</i> services and closing in and ventilation of the foundations; and e. The owner of the site on which the <i>relocatable building</i> is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed. 2. The transportation route and any traffic management plans shall be provided to the Council no later than 10 working days before relocating the building. 3. Previous Use a. Any <i>relocatable building</i> intended for use as a <i>residential unit</i> or for <i>visitor accommodation</i> must have previously been designed, built and used as a <i>residential unit</i> or for visitor accommodation. 4. Where the cost of the reinstatement works identified in accordance with Performance Standard GRUZ-S8(1)(b) is greater than \$10,000 (excluding GST), a Performance Bond is required that meets the following: a. A refundable performance bond of 125% of the cost of external reinstatement works identified in the Building Inspection Report under Performance Standard GRUZ-S8(1)(b) in cash to be lodged with the Council along with application for building consent as a guarantee that	
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external reinstatement works are completed. b. The bond shall be lodged in terms of the form of Deed annexed as Appendix 6 to the District Plan. c. Subject to the provisions of the Deed, the bond will be refunded after the Council has inspected and confirmed compliance with external reinstatement requirements. Note: The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed (i.e. on a proportional basis).	
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Some provisions within this chapter are subject to appeal to the Environment Court. Provisions that are under appeal are identified by a red box around the provision and a footnote identifying the appellant. The appeal documentation, including the scope of the appeal and relief sought, is available on the Council's Appeals webpage on the Wairarapa Plan website.

SUB – Subdivision

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

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

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

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

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

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

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

1. The partitioning of Māori land is primarily controlled by the Te Ture Whenua Māori Act 1993 and administered by the Māori Land Court.
2. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”) controls activities on pieces of land where soil may be contaminated in such a way as to be a risk to human health, including subdivision of potentially contaminated land. District Councils are responsible for applying and enforcing the provisions of the NESCS. The NESCS does not contain any objectives or policies and those in the District Plan will apply. This chapter contains objective and policy direction for the assessment of any resource consent applications required under the NESCS in accordance with the requirements of section 104 of the RMA.
3. For detailed technical and engineering requirements and guidance, reference should be made to NZS 4404:2010 Land Development and Subdivision Engineering as well as Wellington Water’s Regional Water Standard May 2019 for SWDC, and advice should be sought from Councils’ Development Engineers.

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

Application of rules in this chapter

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

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

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

Objectives

SUB-O1	Subdivision and development design
Subdivision and developments create allotments and patterns of land use and development that: a. provide for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, <i>waterbodies</i>, <i>indigenous biodiversity</i>, historic heritage, sites and areas of significance to Māori, and <i>highly productive land</i>; b. provide for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle; c. are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods; d. provide accessible and well-designed open space areas; e. protect cultural, heritage, and natural values; and f. reduce or not increase the risks and consequences of natural hazards and are resilient to climate change.	
SUB-O2¹	Servicing
Subdivision and developments are serviced to provide for the likely or anticipated use of the land while avoiding, remedying, or mitigating adverse effects on the environment by ensuring: a. subdivisions within the urban boundary connect to reticulated water, wastewater services (and reticulated stormwater services where they are available or provide for on-site stormwater disposal) and telecommunications networks and electricity networks with sufficient capacity to accommodate proposed or anticipated development; and b. subdivisions in Rural Zones are capable of being serviced via on-site water, wastewater, and stormwater measures when development occurs on the site and are capable of connecting to a telecommunication network.	
SUB-O3	Integrated future development
Subdivision and development are provided for where they integrate with the existing and planned development of land, <i>roads</i> (including public and active transport networks and services), and <i>infrastructure</i>, and avoid fragmentation or development that undermines the effective and efficient provision of <i>infrastructure</i> and <i>roads</i>.	

¹ Federated Farmers

Policies

SUB-P1	Creation and design of allotments
	Allow subdivision and development that results in the efficient and productive use of land, provides for the needs of the community, and supports the policies of the District Plan for the applicable zones, where the design: a. reflects patterns of development that are consistent, compatible, and reinforce the role, function, and existing or planned character and qualities of the zone as set out by the Objectives and Policies of the applicable zone; b. maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses; c. if within the urban boundary, provides adequate public open space that is accessible, useable, and well-designed, and encourages social interaction, neighbourhood cohesion, and a sense of place; d. has legal and physical access to each allotment created by the subdivision; e. creates esplanade reserves and access where land adjoins MHWS and/or rivers whose bed has an average width of 3m or more; f. ensures that the staging of the subdivision relative to building construction is efficient and appropriate to the scale and complexity of the overall development; and g. results in good urban design outcomes by using measures to enhance urban environments such as Crime Prevention Through Environmental Design (CPTED), energy efficiency, and transport connectivity measures.
SUB-P2 ²	Provide integrated <i>infrastructure</i> at subdivision
	Require subdivision to be located where appropriate <i>infrastructure</i> is available, or to provide <i>infrastructure</i> in an integrated and comprehensive manner by: a. ensuring appropriate <i>infrastructure</i> has the capacity to accommodate the development or anticipated future development of the land in accordance with the purpose of the zone, is in place at the time of subdivision or development, and integrates with existing and planned <i>infrastructure</i>; b. requiring connections to Council's reticulated systems within the urban boundary to meet the performance criteria of the relevant Council; c. ensure within the urban boundary new allotments can connect to a telecommunications network;

² Federated Farmers

- d. ensuring allotments outside the urban boundary:
 - i. are of a sufficient size and shape with appropriate soil conditions to accommodate on-site wastewater, and stormwater;
 - ii. are appropriately serviced with water supply *infrastructure*;
 - iii. have sufficient water supply capacity for firefighting purposes; and
 - iv. have an ability to connect to telecommunication network;
- e. ensuring roads and any vehicle access to sites meet minimum design standards to allow for safe and efficient traffic movements and can safely accommodate the intended number of users and the intended functioning of the road or access;
- f. providing for transport network connections within and between communities;
- g. where consistent with the zone, providing for a variety of travel modes that reflect the purpose, character, and amenity values of the zone, including walking, cycling, and access to and infrastructure for public transport while recognising the role that efficient transport infrastructure and connectivity plays in reducing greenhouse gas emissions; and
- h. achieving safe and efficient access onto and from state highways in accordance with the roading hierarchy and meeting the TR-Transport objectives and policies.

SUB-P3

Subdivision containing natural features or sites or items with significant values

Manage subdivision of land containing significant natural features or other values such as landforms, *waterbodies*, *indigenous vegetation* and ecological values, historic heritage, sites of significance to Māori, or identified or otherwise known features to ensure their protection, enhancement, and community accessibility in line with the objectives and policies of the relevant chapters of this Plan.

SUB-P4

Subdivision in areas with risks from *natural hazards*

Manage risks from *natural hazards* by avoiding subdivision that:

- a. creates new, increases the likelihood, or exacerbates existing *natural hazards* including coastal hazards, erosion, slippage, subsidence, falling debris, flooding, or liquefaction;
- b. results in adverse effects on the stability of land, *buildings*, and infrastructure;
- c. accelerates, worsens, or results in material damage to land, *buildings*, infrastructure or people from *natural hazards*; or
- d. at the time of subdivision does not provide safe and stable *building* platforms over a 100-year horizon taking into account potential effects from climate change and/or sea level rise.

SUB-P5	Rural character and amenity values of subdivision in the General Rural Zone
Provide for subdivision where it does not compromise the purpose, character, and amenity values of the General Rural Zone as directed through GRUZ-O1, GRUZ-O2 and GRUZ-P3.	
SUB-P6	Avoid inappropriate subdivision in the General Rural Zone
Avoid subdivision in the General Rural Zone that will result in sites that are of a size, scale, or location that is contrary to the anticipated purpose, character, or amenity values of the zone by: a. limiting small lot subdivision within the General Rural Zone to only areas where the soil resource is fragmented and it does not compromise the use of land for <i>primary production activities</i>; b. avoiding the cumulative effects associated with small lot subdivision on the productive use and potential within the General Rural Zone; and c. avoid cumulative effects that can arise from subdivision located fronting roads with an Interregional Collector function in accordance with the roading hierarchy.	
SUB-P7	Subdivision in the Future Urban Zone
Avoid subdivision within the Future Urban Zone that may result in one or more of the following: a. the efficient and effective operation of the planned and existing local and wider transport network being compromised; b. the need for significant upgrades, provisions, or extensions to the reticulated wastewater, reticulated water supply, stormwater networks, the transport network or other <i>infrastructure</i> in advance of planned integrated urban development; c. the efficient and effective provision of <i>infrastructure</i> being compromised; d. reverse sensitivity effects when urban development occurs; e. reverse sensitivity effects on existing rural activities or infrastructure; or f. fragmentation of sites in a manner that may compromise the appropriate form or nature of planned urban development.	
SUB-P8	Subdivision of <i>highly productive land</i>
Avoid subdivision on highly productive land except as provided for in the National Policy Statement for Highly Productive Land.	

SUB-P9	Managing the effects of subdivision on freshwater
Subdivision of land is managed in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effects, on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.	

Rules

SUB-R1	<i>Boundary adjustment</i>
Residential Zone Settlement Zone Rural Lifestyle Zone Commercial and Mixed Use Zones General Industrial Zone Open Space and Recreation Zones Future Urban Zone	1. Activity status: Controlled Where: - The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with: - SUB-S1; - SUB-S2; - SUB-S3; - SUB-S4; - SUB-S5; - SUB-S6; - SUB-S7; - SUB-S8; - SUB-S9; and - SUB-S10; and - The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone. Matters of control: - The matters set out in Policies SUB-P1, SUB-P2 and SUB-P9. - The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout. - Legal and physical access to and from lots affected by the <i>boundary adjustment</i>. - Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites.

	5. Any change to the effects on the transport network or three waters infrastructure. 6. Where relevant, compliance with Council's engineering standards. 7. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 8. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	2. Activity status: Controlled Where: a. The minimum lot size of any lot created by <i>the boundary adjustment</i> is 0.5ha; and b. The <i>boundary adjustment</i> complies with, or does not increase any existing or previously approved non-compliance with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10; and c. The boundary adjustment complies with, or does not increase any existing or previously approved non-compliance with the relevant standards of the underlying zone. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P7, and SUB-P9. 2. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout. 3. Legal and physical access to and from lots affected by the <i>boundary adjustment</i>. 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites.

	5. Any change to the effects on the transport network or three waters <i>infrastructure</i>. 6. Where located in a hazard area, the matters set out in policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 7. Where relevant, compliance with Council's engineering standards. 8. The matters referred to in sections 108 and 220 of the Act.
Residential Zone Settlement Zone Rural Lifestyle Zone Commercial and Mixed Use Zones General Industrial Zone Open Space and Recreation Zones Future Urban Zone	3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R1(1)(b); or b. Compliance is not achieved with standard(s): i. SUB-S2, ii. SUB-S3, iii. SUB-S4, iv. SUB-S5, v. SUB-S6, vi. SUB-S7, vii. SUB-S8, viii. SUB-S9, or ix. SUB-S10. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2 and SUB-P9. 2. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional permitted activity development potential resulting from the reconfigured layout.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R1(2)(b). Matters of discretion: 1. The matters set out in policies SUB-P1, SUB-P2 and SUB-P9. 2. The effects of non-compliance with any relevant subdivision or zone standard that is not met, and the matters of discretion of any standard is not met. 3. The size, design, and layout of lots that would exist after the <i>boundary adjustment</i>, including the effects of any additional

		permitted activity development potential resulting from the reconfigured layout.
	All Zones	5. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-R1(1) and SUB-R1(3); or b. Compliance is not achieved with SUB-R1(2)(a).

SUB-R2	<i>Subdivision of land to create additional allotment(s)</i>
Residential Zone Settlement Zone Commercial and Mixed Use Zones General Industrial Zone Māori Purpose Zone PREC1 – The Orchards Retirement Village Precinct PREC2 – Greytown Development Precinct	1. Activity status: Controlled Where: a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. For subdivision of land within Riversdale Terraces Precinct Areas 'B' and 'C', the application includes an assessment of effects on landscape values prepared by a suitably qualified and experienced landscape architect; and c. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10. d. For PREC1 – The Orchards Retirement Village Precinct and PREC2 – Greytown Development Precinct- subdivision and development is in accordance with the relevant Structure or Outline Plan for the precinct. e. Subdivision within the Waingawa Industrial Area is in accordance with the Waingawa Industrial Area Structure Plan in Appendix GIZ-1.

	Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. 5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>surface waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 7. The subdivision design and layout, and the design and location of <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 8. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards or network utility operator requirements where they are applicable. 9. Separation distances, barriers, acoustic treatment, and orientation of buildings. 10. Fire rating of party/common walls. 11. Energy efficiency and the ability for lots to use renewable energy. 12. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4. 13. Management of construction effects, including traffic movements, heavy vehicle movements, hours of operation, noise, vibration, <i>earthworks</i>, and erosion and sediment control. 14. The staging of development and timing of works. 15. Management of potential <i>reverse sensitivity</i> effects on existing land uses such as noise, odour, dust, and visual effects,
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	including reverse sensitivity effects relating to <i>network utilities</i> and <i>significant hazardous facilities</i>. 16. Financial contributions. 17. Bonds and other payments and guarantees.³ 18. The matters referred to in sections 108 and 220 of the Act. 19. Within the Riversdale Terraces Precinct Areas 'B' and 'C', limits on building height, building form and the provision of mitigation planting where necessary to maintain coastal character and residential amenity values as viewed from the settlement east of the Riversdale Terraces Precinct.
Rural Zones	2. Activity status: Controlled Where: a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10; and c. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. d. The property is not located within the Martinborough Soils Overlay. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, SUB-P6, SUB-P8 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone.

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	4. The subdivision layout and accessibility from and connections to surrounding neighbourhoods. 5. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 6. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 7. The subdivision design and layout, and the design and location of building platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 8. Provision of on-site <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards. 9. Separation distances, barriers, acoustic treatment, and orientation of <i>buildings</i>. 10. Fire rating of party/common walls. 11. Energy efficiency and the ability for lots to use renewable energy. 12. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and SUB-P4. 13. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 14. The staging of development and timing of works. 15. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production</i>, <i>network utilities</i> and <i>significant hazardous facilities</i>. 16. Financial contributions. 17. Bonds and other payments and guarantees.⁴ 18. The matters referred to in sections 108 and 220 of the Act.
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Future Urban Zone	3. Activity status: Controlled Where: a. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; b. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; x. SUB-S10; and c. One additional allotment is created from the parent title, with a minimum balance lot size of 20ha. d. Where there is no direct access to or from a State Highway. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P7 and SUB-P9. 2. The extent to which the site layout and design and location of a building platform will affect the ability to comprehensively develop and use the Future Urban Zone in future for urban growth purposes. 3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Financial contributions. 6. Bonds, and other payments and guarantees.⁵ 7. Areas identified as required for <i>infrastructure</i>, transport, or other purposes as identified in any strategic documents adopted by the relevant Council.
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	8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters set out in SUB-P4. 9. The matters referred to in section 108 and 220 of the Act.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. The property is located over the Martinborough Soils Overlay. b. Compliance is achieved with: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10; and c. The Application provides a legal mechanism (for instance a consent notice) that provides for <i>land based primary production</i> in perpetuity and ensures no additional <i>residential units</i> are established. Matters of discretion: 1. The matters set out in policies SUB-P5, SUB-P6, SUB-P9 GRUZ-P7, and GRUZ-P8. 2. The future land use and ensuring that it remains in use for <i>land based primary production</i>. 3. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 4. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 5. Provision of on-site infrastructure and services and their design and location, including water supply (including

	firefighting water supply where required), wastewater systems, stormwater control and disposal, telecommunications, and electricity in accordance with Council's engineering standards. 6. Separation distances, barriers, acoustic treatment, and orientation of buildings. 7. Energy efficiency and the ability for lots to use renewable energy. 8. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards and SUB-P4. 9. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 10. Management of potential reverse sensitivity effects on existing lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to primary production, network utilities and significant hazardous facilities. 11. Financial contributions. 12. Bonds and other payments and guarantees.⁶ Notification: An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
General Residential Zone Commercial and Mixed Use Zones General Industrial Zone Open Space and Recreation Zones	5. Activity status: Restricted discretionary Where: a. Compliance is not achieved with: i. SUB-R2(1)(a); ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; or x. SUB-S10. Matters of discretion: 1. The matters set out in policies SUB-P1, SUB-P2, SUB-P3, SUB-P4 and SUB-P9. 2. Whether the subdivision is located in a designated growth area.

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	3. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 4. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 5. Roading layout. 6. Management of potential <i>reverse sensitivity</i> effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>. 7. The matters referred to in sections 108 and 220 of the Act.
Settlement Zone	6. Activity status: Restricted discretionary Where: a. Compliance is not achieved with: i. SUB-R2(1)(a); ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; or x. SUB-S10. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, and SUB-P9. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on existing land uses, including <i>network utilities</i>, or <i>significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing.

	8. The matters referred to in sections 108 and 220 of the Act.
Rural Zones	7. Activity status: Restricted discretionary Where: a. Compliance is not achieved with: - SUB-S2; - SUB-S3; - SUB-S4; - SUB-S5; - SUB-S6; - SUB-S7; - SUB-S8; - SUB-S9; or - SUB-S10. Matters of discretion: - The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P8 and SUB-P9. - The ability to achieve on-site servicing in compliance with Council's engineering standards. - Integration with the character and amenity of the existing township. - The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. - Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. - Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>primary production, network utilities, and significant hazardous facilities</i>. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act.
Rural Zones	8. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R2(2)(c). Matters of discretion: The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6, SUB-P8 and SUB-P9.

		2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.
	PREC3 – Cashmere Oaks Development Precinct	9. Activity status: Discretionary Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.
	Commercial and Mixed Use Zones General Industrial Zone	10. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-R2(1)(a), (b) or (d).
	Open Space and Recreation Zones	11. Activity status: Discretionary
	General Rural Zone	12. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-S1 or SUB-R2(4); b. The subdivision is directly related to land based <i>primary production</i> ; and c. Where the subdivision is located on <i>highly productive land</i> , evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.
	PREC1 – The Orchards Retirement Village Precinct PREC2 – Greytown Development Precinct	13. Activity status: Discretionary Where: d. Compliance is not achieved with SUB-R2(1)(c).

PREC3 – Cashmere Oaks Development Precinct	
Riversdale Terraces Precinct	14. Activity status: Discretionary Where: 1. Compliance is not achieved with SUB-R2(1).
Residential Zones	15. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-S1.
Rural Lifestyle Zone⁷	
General Rural Zone⁸	16. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-S1 and is not otherwise provided for by SUB-R2(12).
Future Urban Zone	17. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R2(3).

SUB-R3	<i>Subdivision of land to create allotment for public works, network utilities, reserves, or access purposes only</i>
All zones	1. Activity status: Controlled Where: a. The creation of any lot does not limit or interfere with any existing allotment's physical and/or legal access to a road or services. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 and SUB-P9. 2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i> , reserves, or access.

⁷ Garry Daniell

⁸ Federated Farmers

	3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Where relevant, compliance with Council's engineering standards. 6. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards, and the matters in SUB-P4. 7. The matters referred to in sections 108 and 220 of the Act.
All zones	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R3(1). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 and SUB-P9. 2. The size, design, and layout of lots for the purpose of public works, <i>network utilities</i>, reserves, or access. 3. Legal and physical access to and from lots. 4. Protection, maintenance, or enhancement of natural features and landforms, <i>waterbodies</i>, <i>indigenous vegetation</i>, historic heritage, sites of significance to Māori, or archaeological sites. 5. Where relevant, compliance with the Council's engineering standards. 6. The matters referred to in sections 108 and 220 of the Act.

SUB-R4	<i>Subdivision of existing small allotments in the General Rural Zone</i>
General Rural Zone	1. Activity status: Controlled Where: a. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay; b. The allotment subject to subdivision is less than 4ha in area as at 11 October 2023; c. No provision is used more than once and no retention of rights occurs; d. Either:

	i. one additional allotment is created and the balance area remaining from the record of title subject to subdivision is no less than 1.5ha; or ii. two additional allotments are created and the balance area remaining from the record of title subject to subdivision is no less than 2.5ha; e. The additional allotment is no less than 0.5ha. f. Compliance is achieved with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 5. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 6. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform. 7. Provision of appropriate infrastructure and services and their design and location, including water supply (including
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	firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. 8. Separation distances, barriers, acoustic treatment, and orientation of buildings. 9. Energy efficiency and the ability for lots to use renewable energy. 10. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4. 11. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 12. The staging of development and timing of works. 13. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production, network utilities</i> and <i>significant hazardous facilities</i>. 14. Financial contributions. 15. Bonds and other payments and guarantees.⁹ 16. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	2. Activity status: Restricted discretionary Where: a. The allotment is not located on <i>highly productive land</i> or within the Martinborough Soils Overlay; b. The allotment subject to subdivision is less than 6 ha in area as at 11 October 2023; c. No provision is used more than once and no retention of rights occurs; d. No more than two additional allotments are created; e. Any additional allotment is no less than 0.5 ha; f. Compliance is achieved with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6;

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	vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 4. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 5. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform. 6. Provision of appropriate infrastructure and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. 7. Separation distances, barriers, acoustic treatment, and orientation of buildings. 8. Energy efficiency and the ability for lots to use renewable energy. 9. Effects on the stability of land and <i>buildings</i>, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters set out in SUB-P4. 10. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 11. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual
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	effects, including reverse sensitivity effects relating to <i>primary production</i>, network utilities and significant hazardous facilities. 12. Financial contributions. 13. Bonds and other payments and guarantees.¹⁰ 14. The matters referred to in sections 108 and 220 of the Act. Notification: An application under this rule is precluded from being publicly notified in accordance with sections 95A of the RMA.
General Rural Zone	3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R4(1)(f). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P8 and SUB-P9. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production</i>, <i>network utilities</i>, and <i>significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R4(1)(g). Matters of discretion:

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	1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P5, SUB-P6 and SUB-P9. 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment. Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway, or KiwiRail if it relates to access across the Wairarapa Railway, will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.
General Rural Zone	5. Activity status: Discretionary Where: a. Compliance is not achieved with SUB-R4(1)(a), SUB-R4(1)(d), SUB-R4(2)(a), SUB-R4(2)(f), or SUB-R4(2)(g); and b. Where the subdivision is located on <i>highly productive land</i>, evidence is provided that the subdivision will meet clause 3.8 or 3.10 of the National Policy Statement for Highly Productive Land.
General Rural Zone	6. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R4(1)(b), (c), or (e); or b. Compliance is not achieved with SUB-R4(1)(a) or SUB-R4(2)(a) and is not otherwise provided for by SUB-R4(5); or c. Compliance is not achieved with SUB-R4(2)(b), (c), (d), or (e).

SUB-R5 ¹¹	<i>Subdivision of a surplus residential unit</i>
General Rural Zone	1. Activity status: Controlled Where: a. There is no more than one additional allotment created; b. The subdivision is of land around an existing lawfully established <i>residential unit</i>; c. The additional allotment is no less than 0.5ha;

¹¹ Federated Farmers

	d. The balance area remaining from the record of title subject to subdivision is no less than 40ha; e. No allotment vacant of a residential unit is created following the <i>subdivision</i>; f. Compliance is achieved with: i. SUB-S2; ii. SUB-S3; iii. SUB-S4; iv. SUB-S5; v. SUB-S6; vi. SUB-S7; vii. SUB-S8; viii. SUB-S9; ix. SUB-S10; and g. The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards; h. There is no direct access to State Highway 53, State Highway 2, any Limited Access Road, Masterton Heavy Traffic Bypass, or the Wairarapa Railway. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4 SUB-P5, SUB-P6, SUB-P8, SUB-P9. 2. The size, design, shape, location, and layout of lots. 3. Efficient use of land and compatibility with the role, function, and predominant character of the zone. 4. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, <i>waterbodies</i>, <i>indigenous vegetation</i> and biodiversity, sites and areas of significance to Māori, or archaeological sites. 5. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 6. The subdivision design and layout, and the design and location of building platforms and access to minimise earthworks and land disturbance and integrate built form into the natural landform.
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	7. Provision of appropriate <i>infrastructure</i> and services and their design and location, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity in accordance with Council's engineering standards. 8. Separation distances, barriers, acoustic treatment, and orientation of buildings. 9. Energy efficiency and the ability for lots to use renewable energy. 10. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i> and the matters in SUB-P4. 11. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 12. The staging of development and timing of works. 13. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including reverse sensitivity effects relating to <i>primary production, network utilities</i> and <i>significant hazardous facilities</i>. 14. Financial contributions. 15. Bonds and other payments and guarantees.¹² 16. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(f) or (g). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, SUB-P6, SUB-P9. 2. The effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.
General Rural Zone	3. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(h). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P5, SUB-P6 and SUB-P9.

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	2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. Management of potential reverse sensitivity effects on lawfully established land uses such as noise, odour, dust, and visual effects, including <i>reverse sensitivity</i> effects relating to <i>primary production, network utilities, and significant hazardous facilities</i>. 7. <i>Infrastructure</i> capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 8. The matters referred to in sections 108 and 220 of the Act. Notification: If a resource consent application is made under this rule, NZ Transport Agency if it relates to access to a State Highway, or KiwiRail if it relates to access across the Wairarapa Railway, will be considered an affected person in accordance with Section 95E of the RMA and notified of the application, where written approval is noted provided.
General Rural Zone	4. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SUB-R5(1)(e). Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6 and SUB-P9. 2. The ability to achieve on-site servicing in compliance with Council's engineering standards. 3. Integration with the character and amenity of the existing township. 4. The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control.

		6. Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities. 7. Any effects to primary production and productive capacity, including any loss of highly productive land. 8. Infrastructure capacity to service the site, or where Council services are not available, the ability to provide for on-site servicing. 9. The matters referred to in sections 108 and 220 of the Act.
	General Rural Zone	5. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R5(1)(a), (b), (c) or (d).

SUB-R6		<i>Subdivision of land within or partially within hazard areas</i>
	All zones	1. Activity status: Restricted Discretionary Where: a. A building platform is located in a <i>low hazard area</i> . Matters of control: 1. The matters set out in Policies NH-P4, SUB-P1, SUB-P2, and SUB-P4. 2. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 3. Effects on the stability of land and <i>buildings</i> , and potential to create new or exacerbate existing <i>natural hazards</i> . 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. Legal and physical access to and from lots. 6. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i> , and erosion and sediment control. 7. The staging of development and timing of works. 8. Management of potential reverse sensitivity effects on existing land uses. 9. Financial contributions.

		10. Bonds and other payments and guarantees.¹³ 11. Where relevant, compliance with Council's engineering standards. 12. The matters referred to in sections 108 and 220 of the Act.
	All zones	2. Activity status: Discretionary Where: a. A building platform is located in a <i>moderate hazard area</i>.
	All zones	3. Activity status: Non-complying Where: a. A building platform is located in a <i>high hazard area</i>.

SUB-R7	Subdivision of land within or partially within <i>Significant Natural Areas</i>
All zones	1. Activity status: Restricted Discretionary Where: a. A Conservation Lot is created that complies with the following: - the subdivision results in the whole of the area listed in SCHED5 Schedule of Significant Natural Areas being physically and legally protected in perpetuity. An agreement regarding an encumbrance, bond, consent notice, or covenant must be entered into before the issue of the Section 224 Certificate. Such an instrument is to be registered on the Record(s) of Title of the relevant lots. The covenant or encumbrance is to be prepared by a solicitor at the applicant's expense; - the covenant is to incorporate any specified protective or enhancement measures to maintain or enhance its value or physical security; - the application is to include sufficient detail for the Council to ascertain the ecological values of the area; and - the conservation lot does not need to meet the relevant minimum lot area requirements. Matters of control: - The matters set out in Policies SUB-P1, SUB-P2, SUB-P4, SUB-P5, and SUB-P6 and ECO-P6. - The significance and values of the vegetation and habitat. - The extent that the subdivision provides for the protection of the Significant Natural Area, including consideration of the lot

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	size, configuration and layout and the location of potential building platforms. 4. The measures to avoid or minimise the loss, damage, or disruption to ecological processes, functions, and integrity of the vegetation and habitat. 5. The effects of the subdivision on the significance and values of the vegetation and habitat, including potential cumulative effects. 6. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 7. Legal and physical access to and from lots. 8. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 9. The staging of development and timing of works. 10. Management of potential reverse sensitivity effects on existing land uses. 11. Financial contributions. 12. Bonds and other payments and guarantees.¹⁴ 13. Where relevant, compliance with Council's engineering standards. 14. Effects on the stability of land and buildings, and potential to create new or exacerbate existing <i>natural hazards</i>, and the matters in SUB-P4. 15. The matters referred to in sections 108 and 220 of the Act.
All zones	2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R7(1).

SUB-R8	Subdivision of land containing a scheduled heritage building or item, or of land within a scheduled heritage precinct
All zones	1. Activity status: Restricted discretionary Matters of discretion: 1. The matters set out in Policy HH-P11, HH-P12, SUB-P1, SUB-P2, and SUB-P3. 2. Protection, maintenance, or enhancement of natural features and landforms, historic heritage, waterbodies, indigenous

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	vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.¹⁵ 12. Where relevant, compliance Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
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SUB-R9	Subdivision of land containing a notable tree
All zones	1. Activity status: Restricted discretionary Matters of discretion: 1. The matters set out in Policies TREE-P4, SUB-P1, and SUB-P2. 2. Protection, maintenance, or enhancement of natural features, landforms, notable trees, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any notable trees on the land being subdivided. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance.

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	5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.¹⁶ 12. Where relevant, compliance Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
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SUB-R10	<i>Subdivision of land creating new vested roads</i>
All Zones	1. Activity status: Restricted discretionary Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2 and SUB-P9. 2. The road reserve width is sufficient to enable a road to be formed in accordance with the relevant standards set out in TR – Transport. 3. The effect of non-compliance with any relevant Subdivision or Transport standard that is not met, and the matters of discretion of any standard that is not met. 4. Legal and physical access to and from lots. 5. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 6. The staging of development and timing of works. 7. Management of potential reverse sensitivity effects on existing land uses. 8. Financial contributions. 9. Bonds and other payments and guarantees.¹⁷ 10. Where relevant, compliance with Council's engineering standards. 11. The matters referred to in sections 108 and 220 of the Act.

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SUB-R11	Subdivision of land in the <i>National Grid Subdivision Corridor</i>
All zones	1. Activity status: Restricted discretionary Where: a. All resulting allotments, except allotments for access or a public work, demonstrate that they are capable of locating a <i>building</i> platform for the principal building and any <i>residential unit</i> or <i>sensitive activity</i> outside of the <i>National Grid yard</i>; and b. Vehicle access to <i>National Grid</i> assets is maintained. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, and the relevant policies in the NU - Network Utilities chapter. 2. The extent to which the subdivision allows for <i>earthworks</i>, <i>buildings</i>, and <i>structures</i> to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001). 3. The provision for the on-going efficient operation, maintenance, development, and upgrade of the <i>National Grid</i>, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections, and upgrading. 4. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of <i>building</i> platforms. 5. The extent to which the design and construction of the subdivision allows for activities to be setback from the <i>National Grid</i> to ensure adverse effects on, and from, the <i>National Grid</i> and on public safety and property are appropriately avoided, remedied, or mitigated, for example, through the location of roads and reserves under the transmission lines. 6. The nature and location of any proposed vegetation to be planted in the vicinity of the <i>National Grid</i>. 7. The outcome of any consultation with Transpower. 8. The extent to which the subdivision plan clearly identifies the <i>National Grid</i> and proposed <i>building</i> platforms. 9. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 10. Legal and physical access to and from lots.

	11. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 12. The staging of development and timing of works. 13. Financial contributions. 14. Bonds and other payments and guarantees.¹⁸ 15. Where relevant, compliance with Council's engineering standards. 16. The matters referred to in sections 108 and 220 of the Act.
All zones	2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R11(1). Notification: An application for resource consent under this rule is precluded from public notification. Limited notification must at least include notice of the application to Transpower.

SUB-R12	<i>Subdivision within the Coastal Environment</i>
Settlement Zone	1. Activity status: Controlled Where: a. A proposed <i>building</i> platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the Settlement Zone; and b. A building platform is not located in an area of Outstanding Natural Character, Very High and High Natural Character, or Foreshore Protection Area. Matters of control: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P6, SUB-P8, and the policies of the CE - Coastal Environment chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, historic heritage, waterbodies, indigenous vegetation and biodiversity, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control.

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	4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.¹⁹ 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
General Rural Zone Māori Purpose Zone Natural Open Space Zone Open Space and Recreation Zones	2. Activity status: Restricted discretionary Where: a. A proposed <i>building</i> platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the underlying zone; and b. A building platform is not located in an area of <i>Outstanding Natural Character</i>, <i>Very High and High Natural Character</i>, or <i>Foreshore Protection Area</i> Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, SUB-P6, SUB-P8, and the policies of the CE - Coastal Environment chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, historic heritage, waterbodies, indigenous vegetation and biodiversity, natural character, sites and areas of significance to Māori, or archaeological sites. 3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to

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	minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.²⁰ 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
All zones	3. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R12(1) or (2).

SUB-R13	<i>Subdivision within Outstanding Natural Feature and Landscape</i>
All Zones	1. Activity status: Restricted discretionary Where: a. A proposed building platform is identified for each proposed allotment that is capable of accommodating a <i>building</i> that complies with the permitted activity standards of the General Rural Zone; and b. Any allotments created has a minimum allotment size of 40ha. Matters of discretion: 1. The matters set out in Policies SUB-P1, SUB-P2, and the policies of the NFL - Natural Features and Landscapes chapter. 2. Protection, maintenance, or enhancement of natural features and landscapes, indigenous vegetation and biodiversity, historic heritage, sites and areas of significance to Māori, or archaeological sites.

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		3. The measures to avoid, remedy, or mitigate any adverse effects on any cultural, spiritual and/or heritage values, interests, or associations of importance to Māori that are associated with the land being subdivided, including weed and pest control. 4. The subdivision design and layout, and the design and location of any <i>building</i> platforms and access to minimise <i>earthworks</i> and land disturbance and integrate built form into the natural landform. 5. The effect of non-compliance with any relevant Subdivision or Overlay standard that is not met, and the matters of discretion of any standard that is not met. 6. Legal and physical access to and from lots. 7. Management of construction effects, including traffic movements, hours of operation, noise, <i>earthworks</i>, and erosion and sediment control. 8. The staging of development and timing of works. 9. Management of potential reverse sensitivity effects on existing land uses. 10. Financial contributions. 11. Bonds and other payments and guarantees.²¹ 12. Where relevant, compliance with Council's engineering standards. 13. The matters referred to in sections 108 and 220 of the Act.
	All Zones	2. Activity status: Non-complying Where: a. Compliance is not achieved with SUB-R13(1).

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

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Standards

SUB-S1 ²²	Minimum <i>allotment</i> size
All zones 1. All allotments created must comply with the minimum allotment size set out in SUB - Table 1: Minimum allotment size.	Matters of discretion: Not applicable.
SUB-S2	<i>Building platforms</i>
Residential Zones, Rural Zones, Commercial and Mixed Use Zones, General Industrial Zone 1. All allotments created shall contain a <i>building</i> platform that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant performance standards of the underlying zone.	Matters of discretion: 1. The relevant matters of discretion the underlying zone standard(s) that is/are not complied with. 2. Whether a smaller <i>building</i> platform is practicably feasible, which should be shown via detailed design of the proposed <i>residential unit</i>.
SUB-S3	Drinking water supply
General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone 1. All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary, which shall be in accordance with Council's engineering standards. Settlement Zone 2. Where a connection to the Council's reticulated water supply system is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. 3. Where a connection to the Council's reticulated water supply system is unavailable, all new allotments must be provided with	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.

²² Federated Farmers and Garry Daniell

access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards. Rural Zones 4. Where a connection to Council's reticulated water systems is unavailable, all new allotments must be provided with access to a self-sufficient potable water supply, which shall be in accordance with Council's engineering standards.	
SUB-S4	Wastewater disposal
General Residential Zone, Commercial and Mixed Use Zones, General Industrial Zone 1. All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary, which shall be in accordance with Council's engineering standards. Settlement Zone 2. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council's engineering standards. 3. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with an on-site wastewater system, or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Council's engineering standards. 4. Where a connection to Council's reticulated wastewater systems is not	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options considering the underlying zoning of the site. 2. The relevant standards of Council's water bylaws and/or Wellington Water standards as applicable.

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

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

	intersections and sight distance constraints. 5. The suitability of any alternative design options.
SUB-S8	<i>Esplanade reserves, esplanade strips, and access strips</i>
All Zones - Any subdivision of land less than 4ha that involves the creation of one or more sites that adjoins: - the line of MHWS; or - the bank of a lake or a river whose bed has an average width of 3m or more; must provide a minimum 10m wide <i>esplanade reserve</i> or <i>esplanade strip</i> in accordance with section 230 of the RMA. - The <i>esplanade reserve</i> or <i>esplanade strip</i> must be measured in a landward direction at 90° to the line of MHWS, or the bank of a river. - Any subdivision of land less than 4ha that involves the creation of one or more sites that includes, adjoins, and/or can provide improved public access to a: <i>Significant Waterbody</i>; - heritage feature or site of significance to Māori; or - significant natural area; shall provide a minimum 10m wide access strip.	Matters of discretion: - Whether safe public access and recreational use is already possible and can be maintained for the future. - Whether an <i>esplanade strip</i> would better provide for public and customary access, recreation, hazard management, stormwater management, and ecological values. - The extent to which ecological values and landscape features of the land adjoining the coast or other <i>surface waterbody</i> will be adversely affected. - The extent to which any scheduled historic heritage places and sites and areas of significance to Māori will be adversely affected. - Whether any reduced width of an <i>esplanade reserve</i> or <i>strip</i> is sufficient to manage the risk of adverse effects resulting from natural hazards, taking into account the likely long-term effects of climate change. - Whether a full-width <i>esplanade reserve</i> or <i>esplanade strip</i> is not required to maintain the natural character and amenity of the coastal environment. - Whether a reduced width in certain locations is offset by an increase in width in other locations or areas that would result in a positive public benefit, in terms of public and customary access, recreation, hazard

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

SUB - Table 1 Minimum allotment sizes

Residential Zones	
GRZ: General Residential Zone	350m ² with an average of 400m ² for subdivisions creating 3 or more lots
LDRP: Low Density Residential Precinct	400m ² with an average of 500m ² for subdivisions creating 3 or more lots
MDRP: Medium Density Residential Precinct	200m ²
SETZ: Settlement Zone	Masterton District (outside the Riversdale Terraces Precinct): 400m² Masterton District (within the Riversdale Terraces Precinct): 1000m² provided that the average allotment size in the precinct is no less than 1200m² South Wairarapa District: 1,000m²
Rural Zones	
GRUZ: General Rural Zone ²³	40ha excluding sites within the Martinborough Soils Overlay ²⁴
	6 ha on sites within the Martinborough Soils Overlay
RLZ: Rural Lifestyle Zone ²⁵	1ha ²⁶
Commercial and Mixed Use Zones	
NCZ: Neighbourhood Centre Zone	No minimum lot size
TCZ: Town Centre Zone	No minimum lot size
MUZ: Mixed Use Zone	No minimum lot size
Industrial Zones	
GIZ: General Industrial Zone	No minimum lot size
Open Space and Recreation Zones	

²³ Federated Farmers

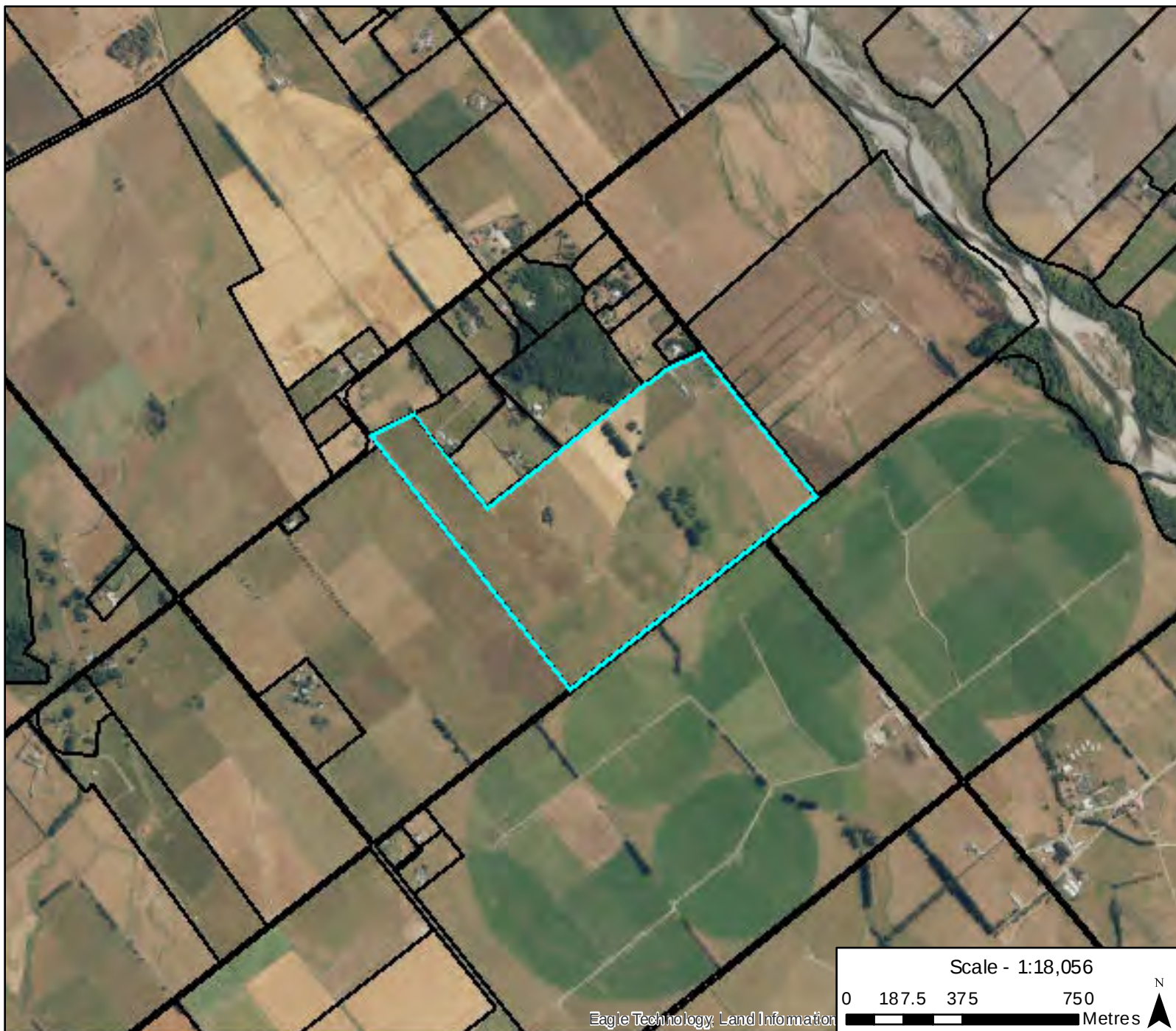
²⁴ Federated Farmers

²⁵ Garry Daniell

²⁶ Garry Daniell

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

Property Information



Report Produced: 13/07/26

Valuation ID: 1816001600

Area (ha): 69.41

Capital Value: \$ 2,870,000.00

Land Value: \$ 2,460,000.00

Improvements Value: \$ 410,000.00

Rates: \$ 0.00

Legal Description: LOT 3 DP 83191 LOT 3 DP 12743 WITH R/W OVER PT SECS
72 73 TARATAHI DIST BLK K VIII TIFFIN SD

District Plan Zones

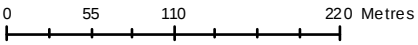


Eagle Technology, Land Information New Zealand, GEBCO, Community

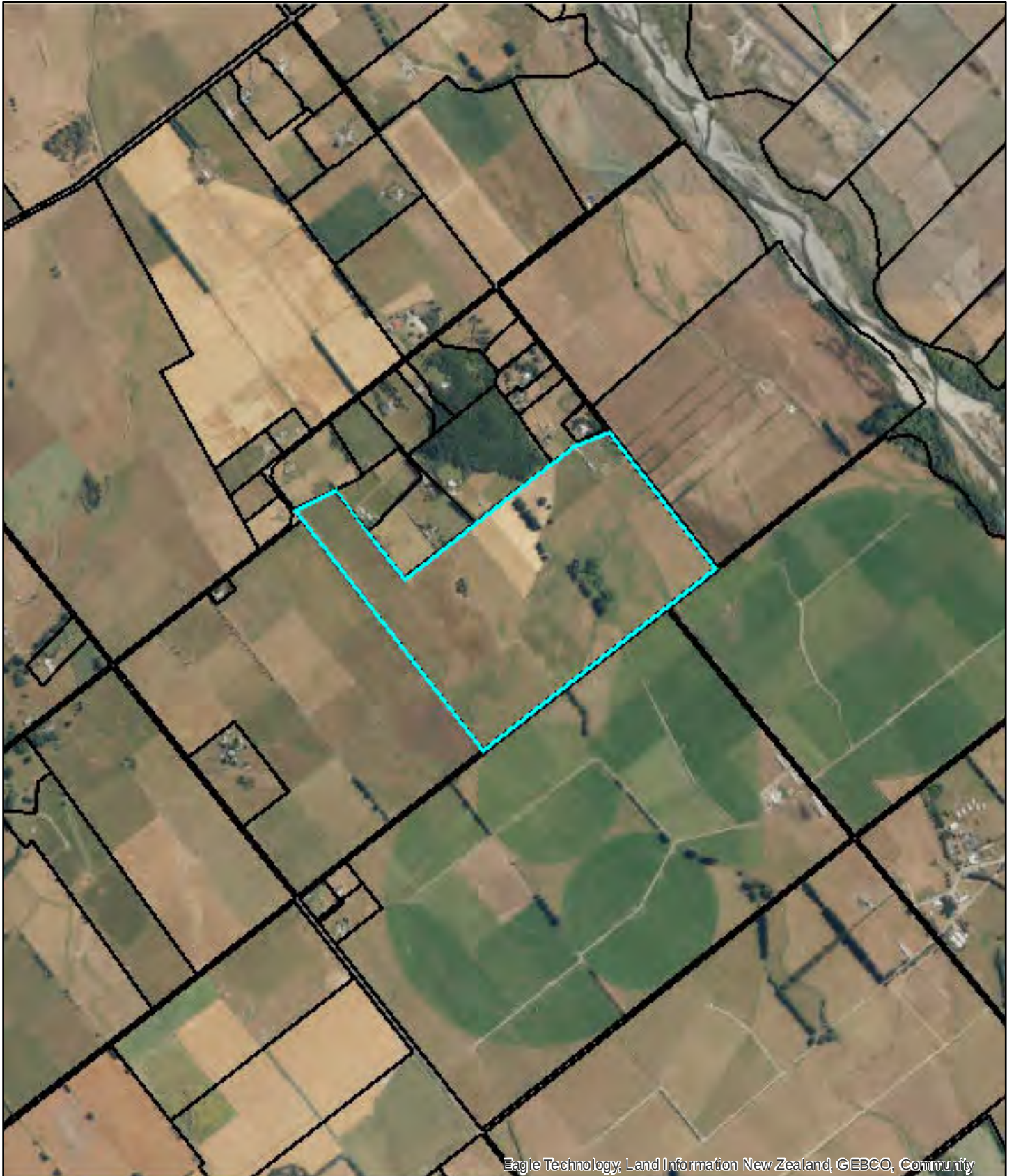
13/07/2026

Legend 1:5,000

- | | |
|--|--|
|  Conservation Management |  Residential |
|  Special Rural |  Primary Production |
|  Commercial | |
|  Industrial | |



Water Services



13/07/2026

Legend

 SWDC Water Reservoir or Tank

 SWDC Water Pumpstation

SWDC Water Pipe

 Water Transmission Main

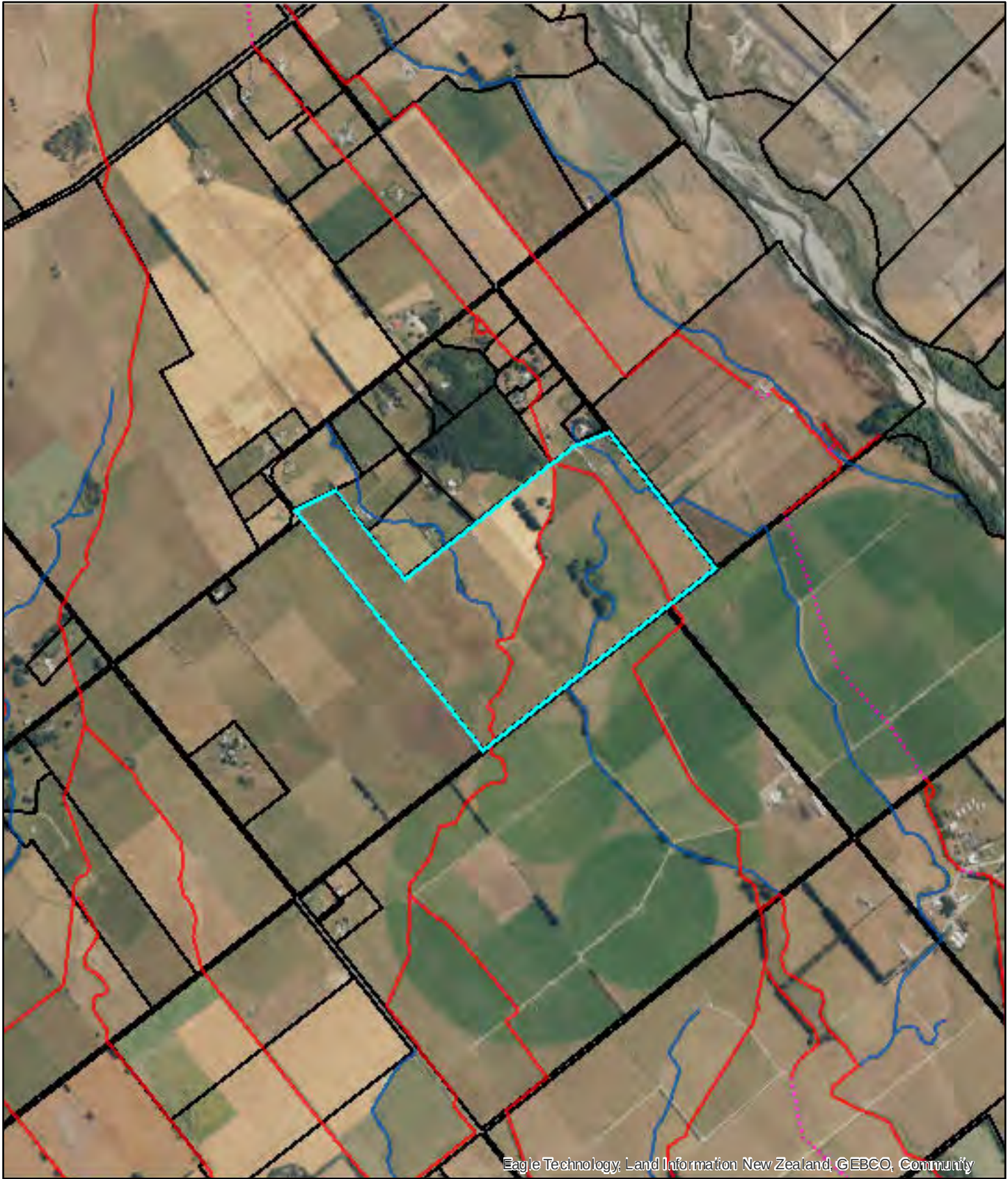
 Water Main

 Water Rider Main

1:18,056

0 205 410 820 Metres

Water Races



13/07/2026

Legend

Masterton Water Race

Modified Watercourse

Natural Watercourse

Water Race

Carterton Water Race - Tara tahi

Water Race

Stream

Pipe

Carterton Water Race - Carrington

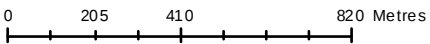
Water Race

Stream

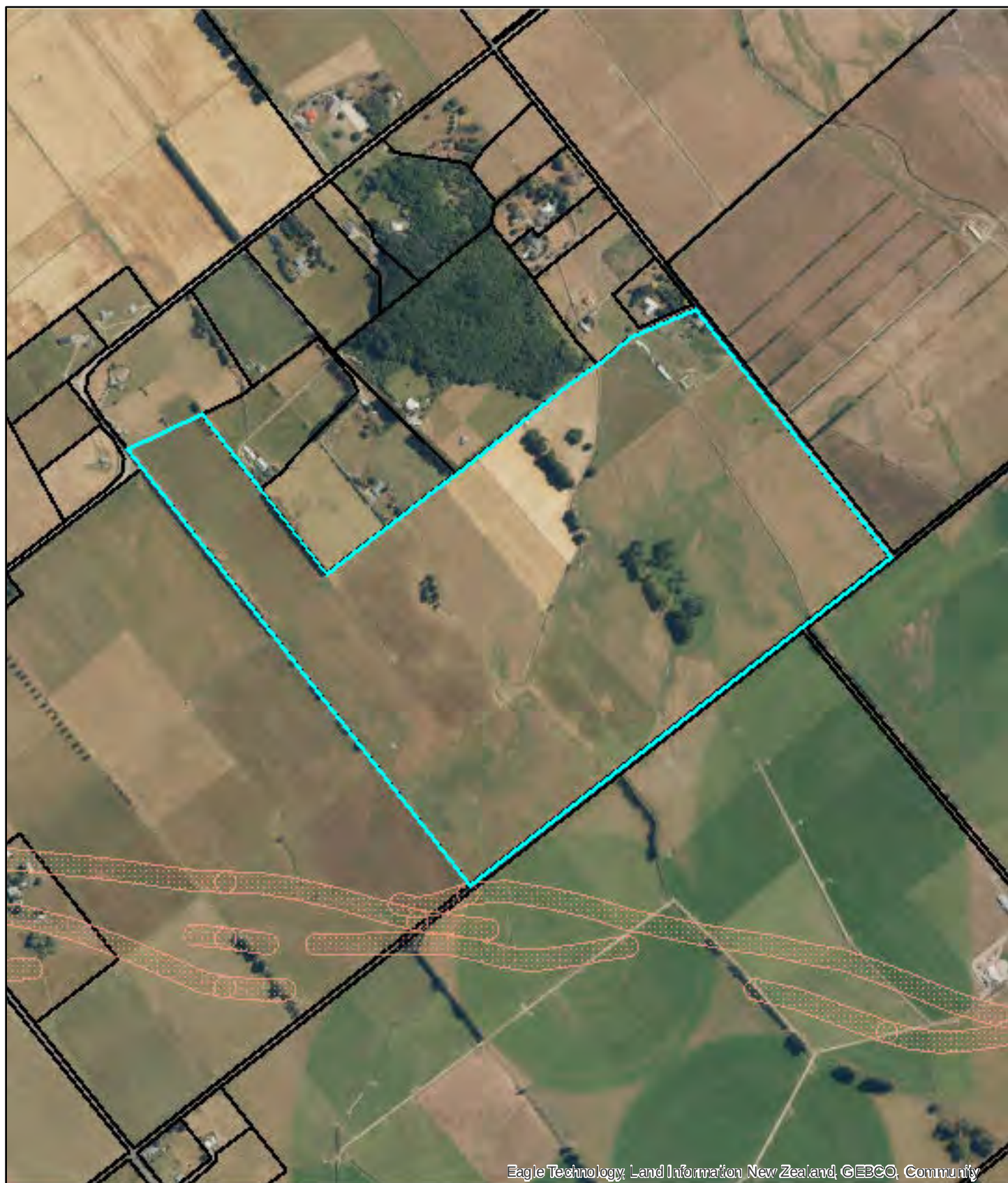
Pipe

Wooden Box

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Earthquake Hazards



13/07/2026

Legend

Faultline

-  Faultline Hazard Area (Surveyed)
-  Faultline Hazard Area (Unsurveyed)

1:10,000

0 112.5 225 450 Metres

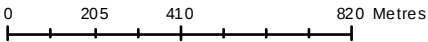
Wairarapa Rural Imagery - 2013



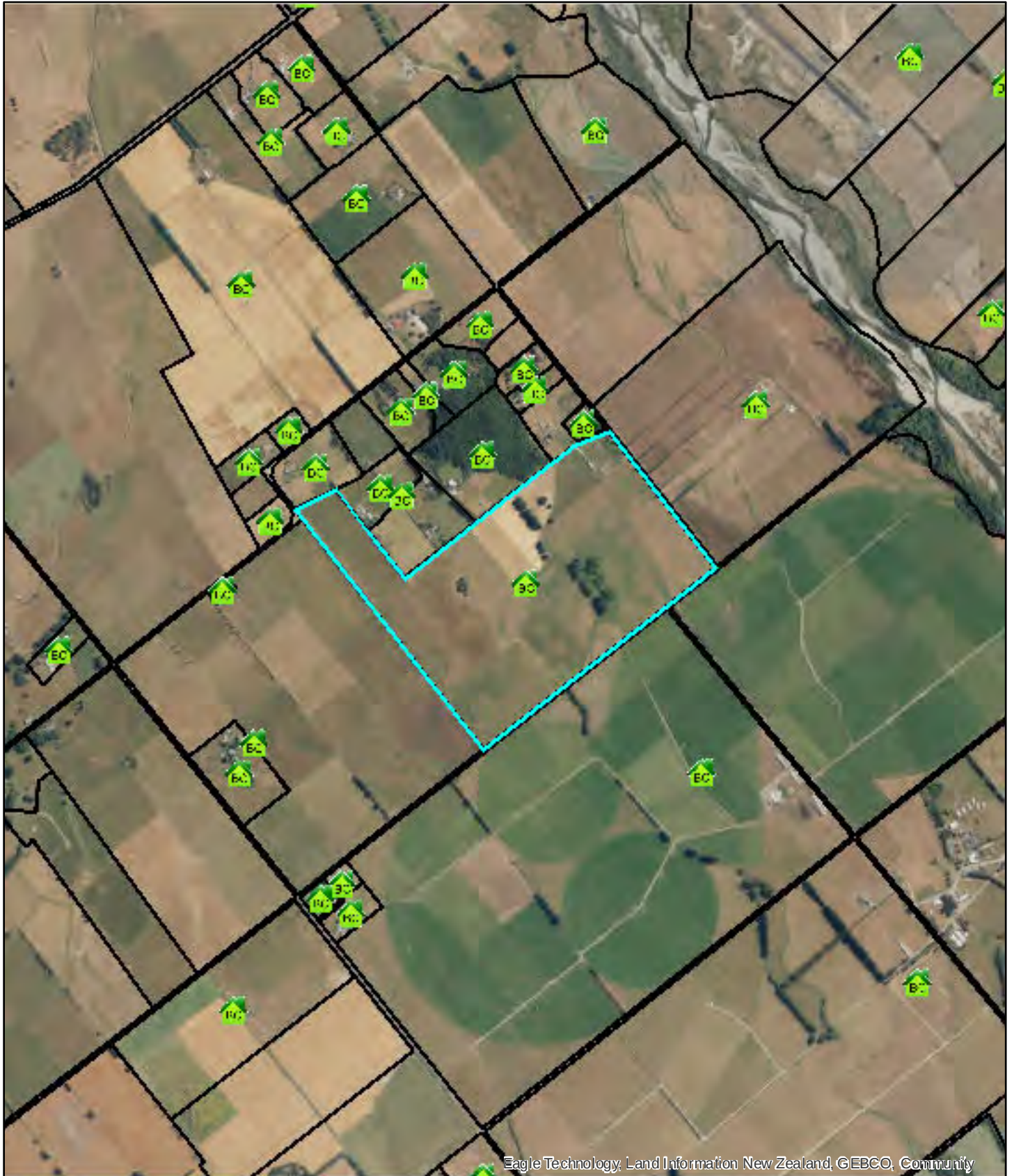
13/07/2026

Legend

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Building Consents Report



13/07/2026

Legend

1:18,056

0 205 410 820 Metres

Building Consents Report

ConsentID	Location	Proposal	Status
080319	326 Cornwall Road	Install Metro Wee Rad Ltd	4/12/08-Code Compliance Certificate issued-ALL

CARTERTON DISTRICT COUNCIL

Saved as:

FILE NAME

BpK049913-prosa .pdf

☒	APPLICATION FOR BUILDING PERMIT
☐	LAND INFORMATION MEMORANDUM (LIM)
☐	PROJECT INFORMATION MEMO (PIM)
☐	EARTHQUAKE PRONE BUILDING
☒	PLUMBING & DRAINAGE APPLICATION
☐	BUILDING CONSENT APPLICATION
☐	RESOURCE CONSENT
☐	
VALUATION NUMBER OR TP NUMBER	
<u>18160 03000</u>	

WAIRARAPA SOUTH COUNTY COUNCIL

Pt File
18/60/30

P.D. 501
PERMIT No. K049413

LOCALITY Boninwall Rd.

DATE RECEIVED 7 : 9 : 81.

DATE ISSUED 16 : 9 : 81.

APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Pettitt & Hallings

FOR OFFICE USE ONLY

acc to be sent to
Pettitt & Hallings
"Tiwaiwaka"
Boninwall Rd
R.D. 4.
Hastings

CONDITIONS:

Amended acc for \$13000
of B.R.L.

B.P. \$95.00
P.D. \$34.00
B.R.L. \$19.00
\$148.00

Revised A/c sent 14-9-81
A/c sent 8-9-81

PLEASE NOTE:

1. Before building operations commence the owner must obtain authority in writing from the County Engineer for any work contemplated between the existing road formation and the boundary. This work includes crossings, drives, obstruction to water tables, footpaths, etc. Builders and Owners are liable for any damage to footpaths or kerbing and channelling.
2. For all dwellings: Two plans and two specifications are required.
3. All Plans must be drawn in ink on approved paper to a scale of $\frac{1}{8}$ " or $\frac{1}{4}$ " to the foot.

APPROVED	NOT APPROVED
SEE ENDORSEMENT	
11.981 DATE	<u>[Signature]</u> BUILDING INSPECTOR

APPLICATION FOR BUILDING PERMITTO THE BUILDING INSPECTOR,
Wairarapa South County Council,
Carterton.Postal Address:
P.O. Box 9,
Carterton.I, the undersigned, do hereby apply for a PERMIT to erect BUILDINGS in accordance with the undermentioned particulars in Best Location RIDING.1. Type of Building: add to dwelling
Dwellings, etc., additions
or alterations.Particulars of Building: Foundations: same Walls: up Bd. Roof: Cor IronTotal floor area: 130.24 sq. m

2. Allotment: Lot: _____ D.P.: _____ Section: _____

Area: _____ Block: _____ S.D. Locality: _____

3. Owner's Full Name: Petitt & Holdings "Tiwaiwaka"Address: Homewell Rd R.D. 7 Carterton4. Previous Owner ☐ If Section has been recently transferred ☐ _____5. Name of Street or Road: 830 0006. Estimated Value of Building, \$ 17000 Fees \$ 45 :00
(See Scale of Fees on Back Page)

7. Plumbing and Drainage: Value of Work: \$ _____ : _____ Name of firm _____

8. Building Research Levy: In accordance with the Building Research Regulations, 1970 a Levy over and above normal Permit Fees is payable on Building and Plumbing and Drainage Applications \$3000 and over in Value at the rate of one dollar per \$1000 or part thereof.Total Value of: Building and Plumbing and Drainage Work: \$ 1200 : _____
(Being total of 6 and 7 above)Building Research Levy thereon: \$ 12 :00
(Calculated as stated above)9. Receipt No.: 1078 E

All work will be carried out in accordance with The Wairarapa Counties Joint Building By-Laws, 1974.

NOTE:—The following MUST accompany this Application:—

PLANS AND SPECIFICATIONS IN DUPLICATE, INCLUDING —

- (a) Ground Plans of Proposed Work showing position of all sanitary fittings and name of various rooms.
- (b) Where the building is on a sloping site the correct height of foundations must be shown, and a basement plan submitted where any part of the foundation exceeds 4 ft. in height.
- (c) Front, Rear and Side Elevations.
- (d) Cross section showing construction, i.e., foundations, framing of walls, roof, etc.
- (e) Where a building requires Plumbing and Drainage work a Separate Application Form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant _____ as BUILDER or OWNER

Address _____

Builder's Name and Address ☐ If not the applicant. ☐ _____35 B P
13 B RL

PLAN OF ALLOTMENT

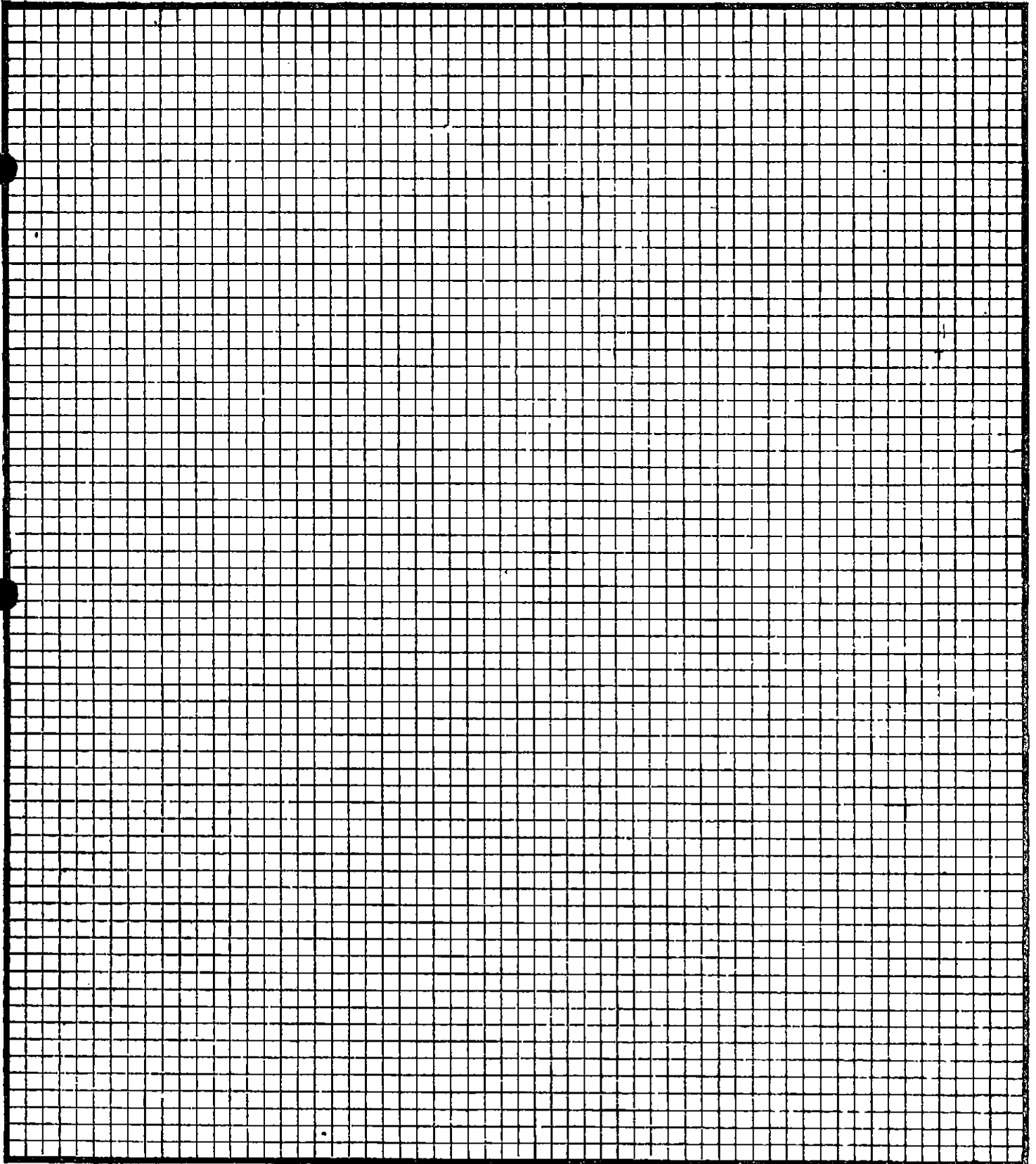
Showing position of proposed buildings on such allotment.

NOTE.—Distances of each building from boundary lines must be clearly indicated.

(Scale: Two feet to a square).

Boundary Lines to be shown thus: _____ . _____ . _____ . _____

Frontage to Road



ALL EXISTING BUILDINGS TO BE SHOWN IN RED ON THIS PLAN

Fees must be paid with application.

SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

ESTIMATED VALUE OF WORK

Fees

BUILDING PERMIT FEES

From 1st September, 1977

<u>Value of Work</u>	<u>Permit Fee</u>
0 - 1000	10. 00
1001 - 2000	20. 00
2001 - 3000	25. 00
3001 - 4000	30. 00
4001 - 5000	35. 00
5001 - 6000	40. 00
6001 - 7000	45. 00
7001 - 8000	50. 00
8001 - 9000	55. 00
9001 - 10000	60. 00
10001 - 11000	65. 00
11001 - 12000	70. 00
12001 - 13000	75. 00
13001 - 14000	80. 00
14001 - 15000	85. 00
15001 - 16000	90. 00
16001 - 17000	95. 00
17001 - 18000	100. 00
18001 - 19000	105. 00
19001 - 20000	110. 00
20001 - 100000	110. 00 plus an additional \$2 per \$1,000 or part thereof.
100001 upwards	270. 00 plus an additional \$1 per \$1,000 or part thereof.

FEES PAYABLE FOR SPECIAL DUTIES

\$

For inspection required in the case of proposed structural alterations before plans are submitted for approval	2.00
For inspecting old timber before re-using the same in a new building	2.00
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fee has otherwise been paid	1.00
For searching drawings and other documents after completion of work	0.50

Valuation Roll No. 1816/30

Bd Sol

WAIRARAPA SOUTH COUNTY COUNCIL

APPLICATION FOR PERMIT FOR PLUMBING OR DRAINAGE WORK

TO THE COUNTY CLERK,

Wairarapa South County Council,
P.O. Box 9, Carterton.

I, the undersigned JOHN FRANCIS (Name in full)

of _____ (Address)

hereby apply for permission to have the work described herein, and set out in the plans attached hereto, carried out in the premises situated in

No. _____ CORNWALL Road/Street _____ Township

Lot 1 D.P. 12743 Riding

The Owner of the Premises is Pettitt & Hallings (Name)

of Cornwall Rd. R.D. 7 Carterton (Address)

Name and Address of Registered Plumber or other person entitled to do this work _____

Description of Work Complete P&D on extension

Value of Proposed Work including Materials:

Estimated Cost of: (a) Plumbing \$ _____

(b) Drainage \$ _____

Total \$ 1200

APPROVED	NOT APPROVED
WELL-BUILT	
11.9.81	<i>[Signature]</i>
DATE	INSPECTOR

Fees \$ 34 .00

No. of Receipt _____

See Scale of Fees on Back of Application

Dated this 2.9.81 day of _____ 19____

Signed _____

Fees MUST be paid with Application :

PLUMBING & DRAINAGE PERMIT FEES

From 1st September, 1977

Value of Work

Permit Fees

0 - 200	10. 00
201 - 500	20. 00
501 - 600	22. 00
601 - 700	24. 00
701 - 800	26. 00
801 - 900	28. 00
901 - 1000	30. 00
1001 upwards	30. 00 plus an additional \$2 per \$100 or part thereof.

Hallings
Cornwall Rd

Listed. 7.12.81

Alley.

4.800

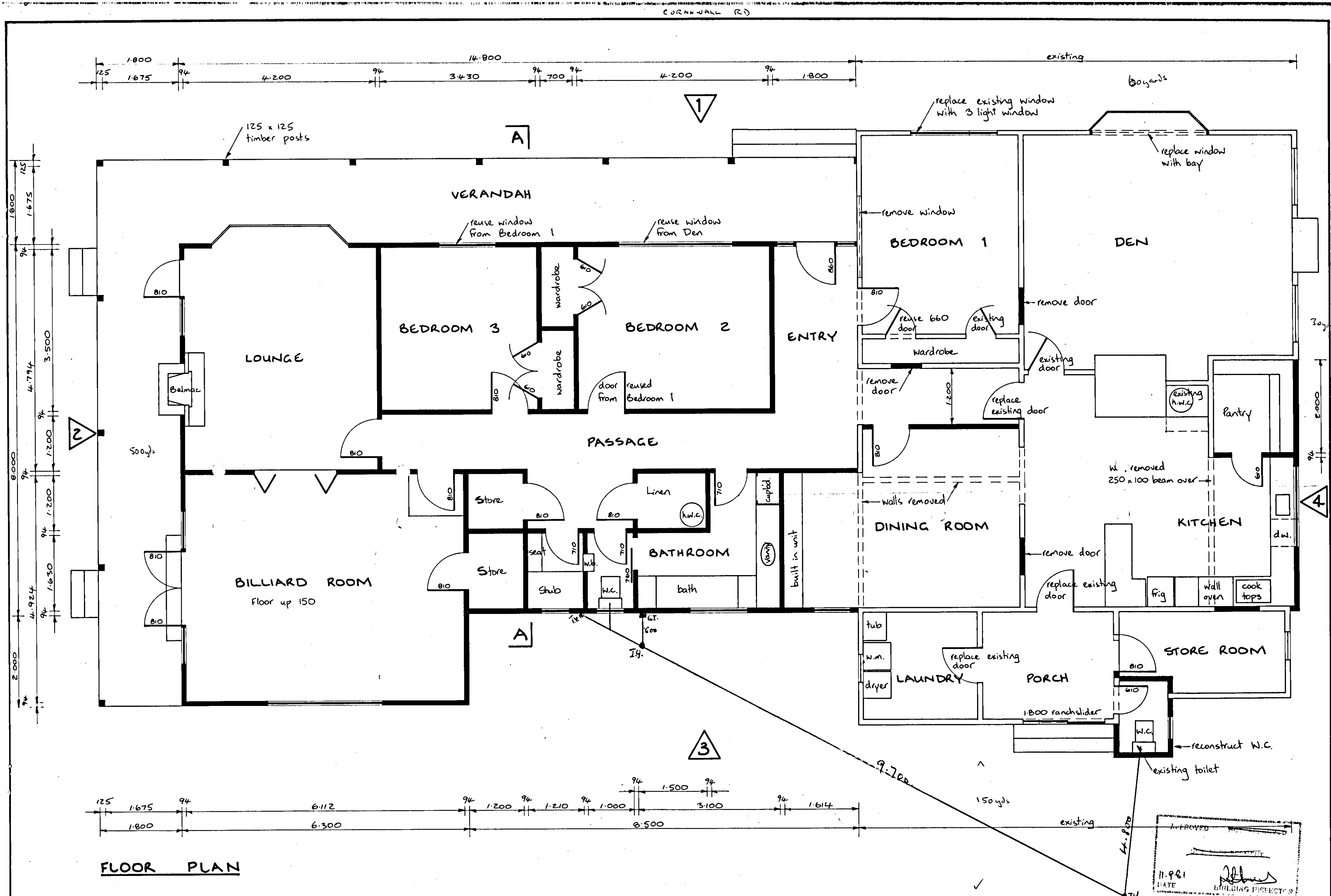
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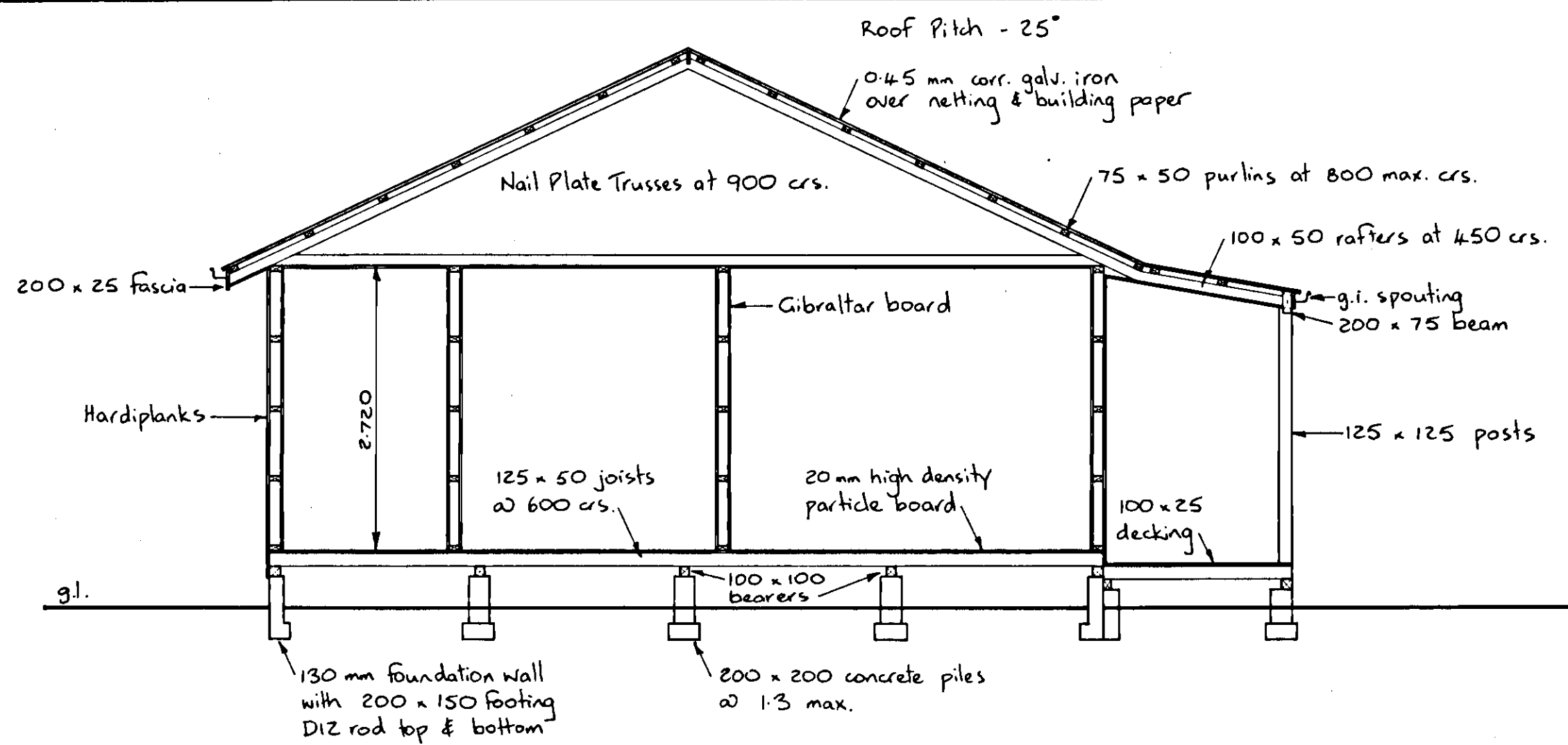
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W.D.

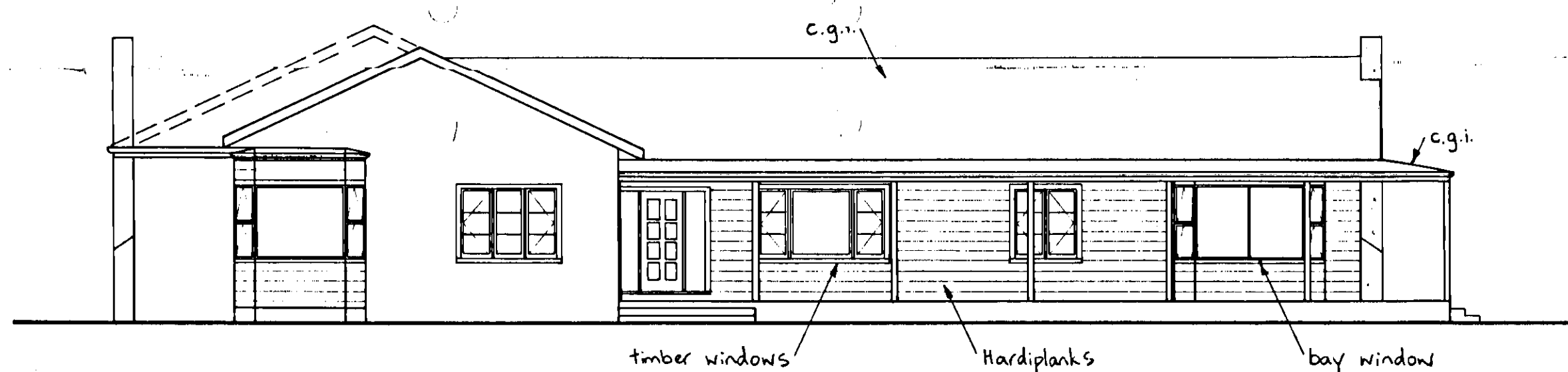
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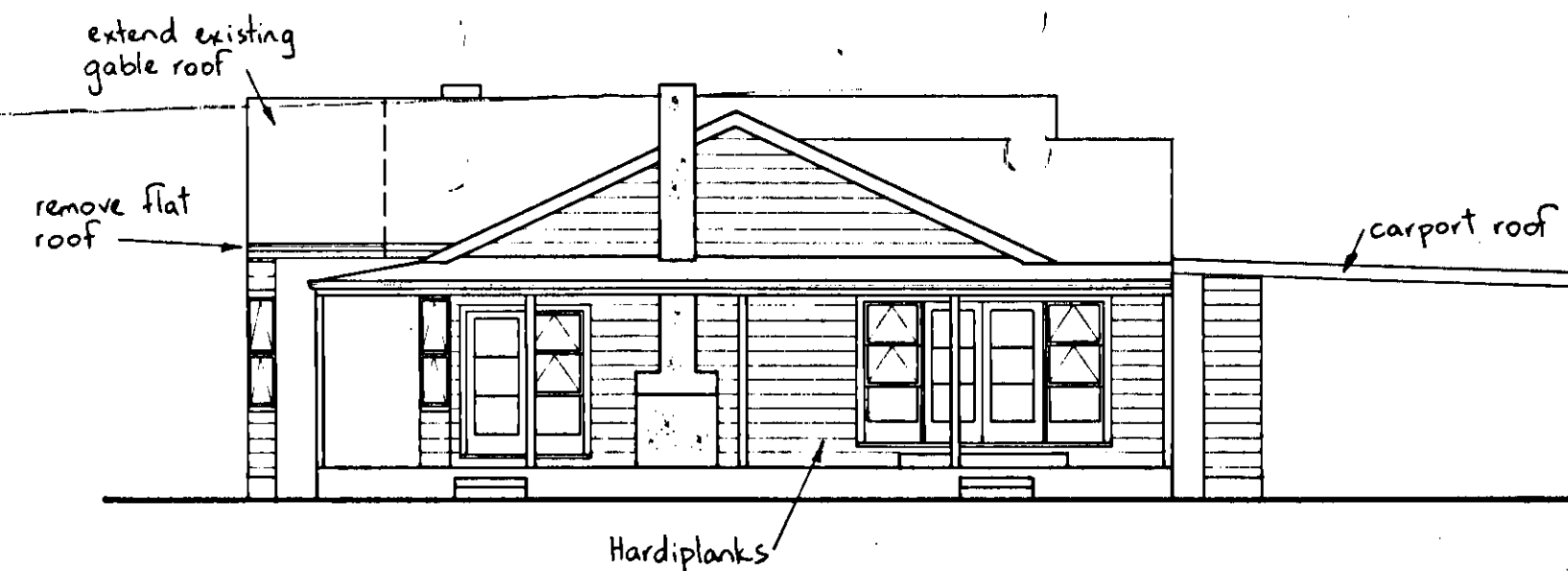




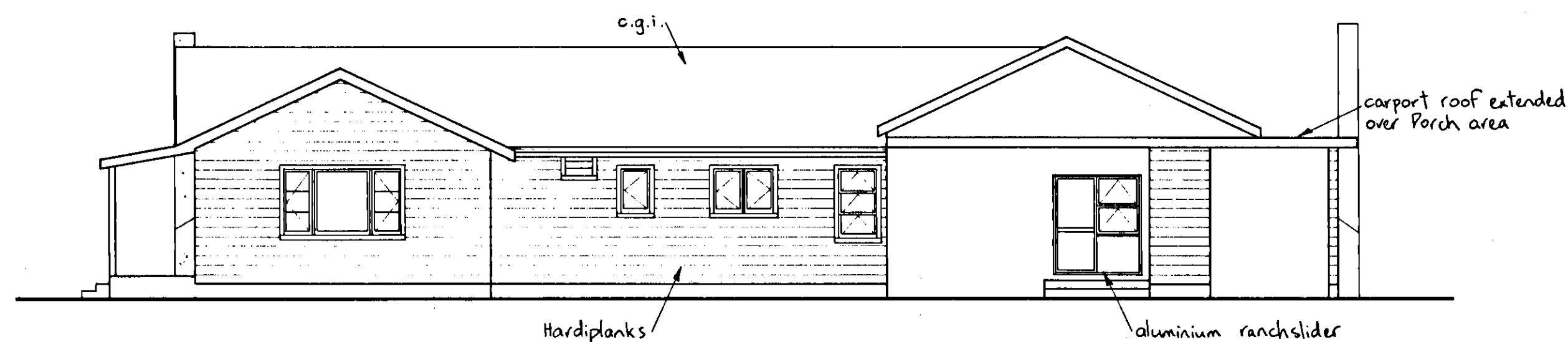
SECTION A-A



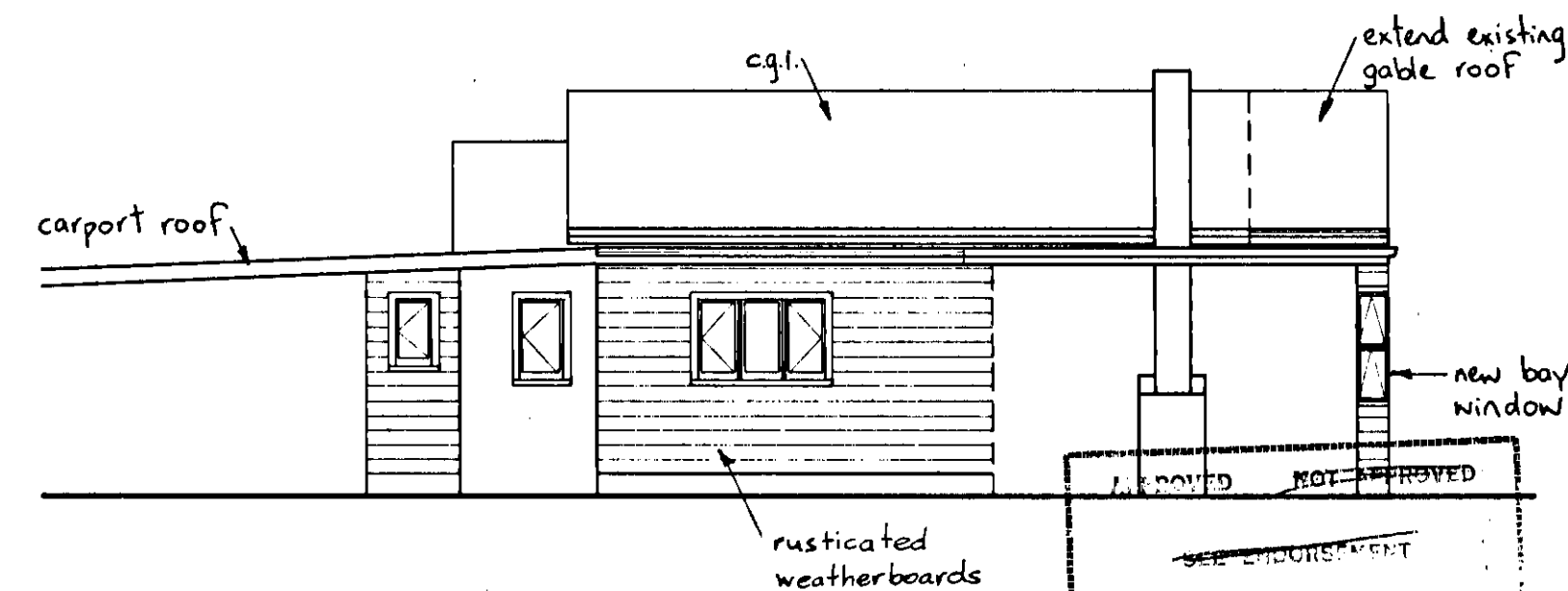
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

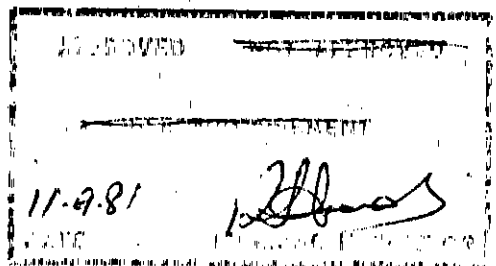
W.S.C.C.

"Tiwaiwaka"

R.D. 7.

East Tararua.

Phon. 85999



PREMIER
DESIGN & DRAUGHTING
SERVICE
P.O. Box 600 Phone 83-370
MASTERTON

S P E C I F I C A T I O N
OF
MATERIALS TO BE SUPPLIED
AND
WORK TO BE EXECUTED
IN
ADDITIONS AND ALTERATIONS
TO
RESIDENCE
FOR
MESSRS PETTITT AND HOLLINGS
AT
CORNWALL ROAD
EAST TARATAHI

VARIATION SCHEDULE

(These notes supercede standard sheets where variations occur, and must be read in conjunction with the standard sheets.)

FLOOR: 20mm high density particle board.
100x25 decking to Verandah.

EXTERIOR SHEATHING: Rusticated weatherboards to match existing to extension to Elevation 4 and around W.C.
240mm Woodgrain Hardiplanks to remainder.

ROOF FRAMING: Nail plate trusses.

ROOFING: 0.45mm corrugated galvanized iron.

WINDOWS: Timber windows as indicated.

DOORS: Exterior - 1800 wide aluminium ranchslider to Porch.
Timber panelled with sidelight to Entry.
Timber framed french doors to Lounge and Billiard Room.

Interior - Paint grade hollow core flush.

CEILINGS: 9mm fibrous plaster with selected plaster cornices.

INTERIOR LININGS: 9.5mm Gibraltar Board.

WARDROBES: Method A of Standard Sheets.

INSULATION: Perforated foil under new flooring.
R1.6 fibreglass batts in new exterior walls.
R2.2 fibreglass batts in ceiling.

PLASTERING: Roughcast plaster to foundation walls and chimney.

FIREPLACE: McKay Belmac with fan, installed in precast pumice concrete chimney.

SHUB: Showerite Lord Lincoln fibreglass enclosure.

WASH BASIN: Noel recessed with miniskirt to W.C.

BATH: Plix BB20 King Henry.

BATH SURROUND: Tiles to 400mm above bath.

TUB: Single pressed stainless steel on standard cupboard unit.

HOT WATER CYLINDERS: Existing cylinder to supply Kitchen and Laundry.
New 180 litre electric.

SPOUTING & DOWNPIPES: 0.6mm galvanized iron.

STORMWATER: Carried to soakpits.

SEWER: Connect to existing.

PRELIMINARY AND GENERAL

A.1 CONDITIONS OF CONTRACT

The general conditions of contract shall be N.Z.S. 3901-Agreement for Small Building Contracts, or N.Z. Master Builders Federation Contract Agreement.

A.2 BY-LAWS

The Contractor shall observe and adhere to all by-laws as set out by the Local Authority and shall obtain and pay for all permits, drainage, water and electrical power connections.

A.3 WORKMANSHIP

Where no specific reference to workmanship is made in this specification in respect of any particular labour required, it shall be understood that the standard of workmanship required is not lower than the best recognised general trade practice for that type of work.

A.4 INTENT

Any work or materials not covered in this specification or plans, but which is necessary for the proper and effectual completion of the work, shall be taken as being part of the specification and plans, and shall be carried out according to best trade practice.

A.5 DISCREPANCIES

Where any variation occurs between the specification and drawings, or on the drawings, the contractor shall notify the owner or the plan draughtsman for clarification before proceeding with the section of work affected.

A.6 DIMENSIONS

The contractor shall check all dimensions on the drawings and should any discrepancies arise, he shall notify the plan draughtsman. No allowance will be made for failure to check dimensions.

A.7 SUB-CONTRACTORS

This specification is subdivided into trade sections for the convenience of reference only and it shall not be construed that each section is an entire and separate sub-contract.

All trades shall collaborate, wait on, assist and render all necessary assistance to other trades.

Carpenters shall provide all noggings, dwangs, etc. for other trades.

A.8 ACCIDENT INSURANCE

The contractor shall take out a public risk insurance policy for the amount of \$100,000 (one hundred thousand dollars).

A. 9 FIRE INSURANCE

The contractor shall insure the work and all unfixed material against loss or damage by fire or earthquake. The policy shall be in the joint names of the owner and the contractor and shall be sufficient to cover the work and materials at all times.

Preliminary and General continued

A.10 SITE AND SETTING OUT

Approximate ground lines are shown on the drawings but the contractor is advised to visit the site to ascertain any variations regarding levels for foundations, boundaries, etc.

The contractor shall perform all setting out of work and shall be held responsible for the accuracy thereof.

A.11 CLEANING UP

The contractor shall clean the whole of the site of the work at the completion of the contract and leave the whole including windows, clean and fit for immediate occupation.

A.12 MAINTENANCE

Maintain the work and make good any defects which may occur within 90 days of the completion of the contract due to faults which may occur in the materials or labour supplied.

A.13 P.C. SUMS

(See also P.C. Sums listed throughout specification.)

.....
.....
.....
.....
.....
.....

A.14 CONTRACTS

This specification has been drawn up for complete contracts and is only applicable to that type of contract. Where the work is carried under "Labour Only" or other types of contracts, it is the owners responsibility to ensure that the limits of the work to be carried out is clearly defined. It is also the Owners responsibility to ascertain that all necessary permit fees, connection fees, insurances are paid for.

EXCAVATION AND WATERPROOFING

B.1 EXCAVATION

Excavate for all foundations to the sizes and depths shown on the drawings or specified herein. Excavation shall be to solid bearings. If foundation material is not satisfactory, excavate to solid and backfill with hard fill or 10 M.Pa. concrete.

(a) Timber floors - Remove all rank vegetation, tree stumps, roots, builders debris, etc.

(b) Concrete floors - Remove topsoil and excavate to a minimum of 200mm below underside of floor slab. Shape ground with falls from centre of house.

B.2 BACKFILLING

Backfill against foundations under floor slab with compacted hardfill.

Backfill under floor slab with compacted hard drainage metal graded 40mm to 12mm. This layer may be topped with clean sand or crusher dust.

Backfill against all other foundations with sound excavated material (not topsoil) and compact.

B.3 WATERPROOF MEMBRANE

Under the concrete floor slab, lay "Dampguard" or "Moistop 737". Lap all joints 100mm and seal with 50mm wide plastic tape. At perimeter of slab, seal membrane into joint between foundation wall and slab.

Where pipes, etc. penetrate membrane, adequate protection against seepage shall be made by sealing with plastic tape.

Care shall be taken to ensure that the membrane forms a complete waterproof barrier and that it is not punctured before or during casting of floor slab.

B.4 WATERPROOFING

Waterproofing with "Mulseal" in accordance with the manufacturers recommendations shall be carried out on areas as specified below. Areas to be covered shall be cleaned before priming.

The following areas shall be covered using priming coat and two further coats.

(a) Concrete floors - Cover top of foundation walls and rebate on inside of foundation wall where floor slab will rest. Seal waterproof membrane into rebate.

(b) Retaining walls - Cover basement walls retaining ground, on face in contact with ground, and heavily blind final coat with clean sand before "Mulseal" is dry.

B.5 DRAINAGE

Where concrete floor slab is used, the area around the house shall be graded so that surface water drains clear of the house site.

At retaining walls, lay 100mm dia. field tiles at base of wall falling to a suitable outlet. Backfill against wall with permeable material such as well graded drainage metal.

CONCRETE

C.1 MATERIALS

Concrete materials shall be from approved sources and conform to one of the following, whichever is appropriate:

- N.Z.S. 3121, Specification for water and aggregate.
- N.Z.S. 3122, Portland Cement.

C.2 CONCRETE

All concrete shall conform to N.Z.S. 3109, Concrete construction.

Site mixed concrete shall be made using separate aggregates and shall comply with Ordinary Grade concrete.

Unless specifically shown or noted otherwise, all concrete shall be 17 M.pa. strength.

C.3 REINFORCING

Reinforcing shall be from an approved source and conform to one of the following, whichever is appropriate:

- N.Z.S. 3402, Hot rolled steel bars for concrete reinforcement.
- N.Z.S. 3422, Welded fabric of drawn steel wire for concrete reinforcement.

Reinforcing rods shall be deformed mild steel, clean and free from rust and scale. Laps where required shall be 32 rod diameters.

C.4 FORMWORK

All concrete shall be placed in properly constructed formwork which is securely braced and held in position.

All formwork shall be removed from concrete but must not be removed before stripping times shown in N.Z.S. 3109.

C.5 GENERAL REQUIREMENTS

Floors - Concrete floors on the ground shall be 100mm thick reinforced with 665 H.R.C. welded mesh, unless indicated otherwise. Slabs shall be cast in one layer of concrete with mesh and heating cables etc. as required.

Surface finish shall be power float unless indicated otherwise.

Floor slab shall be cured by keeping damp for at least 14 days after placing. This shall be done by covering with hessian and hosing regularly, covering with polythene, or spraying with a curing membrane which will not inhibit subsequent bonding of floor coverings.

Piles - Piles supporting sleepers shall be 200mm x 200mm where shown on drawings, with 300mm x 300mm x 100mm footing. Where piles are over 750mm long they shall have 1 - 10mm dia. rod in centre.

Steps - Reinforce with 1 - 10mm dia. rod at each tread and 10mm rods at 300mm crs.

Porches and Terraces - Porches and terraces shall be 100mm thick, reinforced with 665 H.R.C. welded mesh.

Vents - Vents shall be galvanised, crimped wire, 300mm x 150mm spaced at 1.8m centres in foundation walls.

C.6 BUILDING IN

Check with all trades, that all bolts, pipes, flashings, etc. have been allowed for before casting any concrete.

CARPENTER AND JOINER

D.1 GENERAL

All timber shall be brought to the site properly seasoned, to comply with Standard Specifications and neatly stacked and filleted, ready for use.

All timber exposed to view shall be dressed and all joinery and finishing timbers, sashes, jambs, architraves and skirtings, etc. shall be hand dressed or machine dressed to approval and sandpapered.

The Contractor shall make good wherever required.

The Contractor shall provide and fix all noggings, dwangs, etc. and in general make all necessary provisions for fixing washbasins, switches, cupboards, benches, etc. needed within the scope of the work and to the true intent and meaning of drawings and specifications.

All nails which would otherwise be visible shall be punched well below the surface, while special care shall be taken throughout the job to avoid hammer marks on finishing timbers.

General framing timbers shall be machine thicknessed to an even dimension.

Unless otherwise indicated, all work shall conform to N.Z.S. 3604.

D.2 WORKMANSHIP

All timber shall be bolted or nailed together in a workman-like manner in accordance with the best trade practice. All work shall be accurately set out, neatly executed and finished. Any work developing defects shall be made good or replaced.

D.3 TIMBER

Timber shall conform to N.Z.S. 3602 and in general shall be as follows:

Framing - Pinus Radiata No.1 Framing treated.

Exterior Joinery - Heart or treated D.A. Rimu.

Finger jointed timbers shall only be used where the finished work is to be painted in light colours.

D.4 DAMPCOURSE

Wherever timber would otherwise be in direct contact with concrete, it shall be separated by one layer of heavy Malthoid dampcourse, except where timber rests on a floor slab isolated from moisture.

D.5 PRIMING

Prime all faces, edges, backs, joints and abutting surfaces of all exterior finishing timbers and all exterior joinery before erection.

D.6 FRAMING - GENERAL

Secure all bearers to piles with 4mm dia. galvanised wire and securely staple.

Bolt all studs or plates to concrete with 200mm x 12mm dia. bolts at 1000mm maximum centres.

Halve plates at all angles, junctions, joints, or intersections. Secure studs by skew nailing into plates. Check trimmers and beams 12mm into trimming studs and double stud where necessary. Double stud and block at 600mm crs. at all angles and wall intersections. Brace all walls and roof with 'Pryde' angle braces or similar bracing. Allow one brace for every 6m of framed wall.

Carpenter and Joiner Continued

Lay floor and ceiling framing to true line and level.

Provide all dwangs and noggings required to support linings and sheathings, and for all trades.

Frame roof, ceiling and soffit as shown on the drawings. Rafters are to be fixed to wall framing with suitable metal fasteners.

D.7 FRAMING - SIZE AND SPACING

The size and spacing of all framing members shall be as set down in N.Z.S. 3604 except as specifically shown on the drawings or noted in the Variation Schedule.

Where roof trusses are used, install 100x50 ceiling joists between trusses and dwang, or use 50x40 ceiling battens spanning across trusses. If ceiling battens are used, allowances for extra height in wall frames shall be made.

D.8 FLOORING

Flooring shall be 20mm high density particle board or other approved material fixed at 150mm crs. around edges and 300mm crs. to intermediate joists. Edges of sheets not supported on joists shall be supported on 75mm x 50mm dwangs. Punch all nails below the surface.

On completion of the building, floors shall be machine sanded, finishing with a fine cut, where floor is to be varnished.

D.9 EXTERIOR SHEATHING

Under all sheathings, lay Flamestop building paper or similar, securely fixed in position. Lay paper horizontally with 75mm laps, lapped over head flashings and under jamb and sill flashings.

Timber (Weatherboards, Vertical boarding):
shall be as specified in Variation Schedule and shall be carefully fitted at angles and openings. Securely fix to framing and punch nails. Where Redwood is used, use galvanized nails.

Flat Asbestos Cement (Hardiflex):
shall be fixed with small head galvanized clouts. Joints shall be made with P.V.C. mouldings except horizontal joints which shall be made with a Z galvanized flashing.

Moulded Asbestos Cement (Highline, Coverline etc.)
shall be fixed with small head galvanized clouts in accordance with the manufacturer's recommendations.

Special Weatherboards (Fibroplanks, Weatherside):
shall be fixed in accordance with the manufacturer's recommendations. Joints shall be made using P.V.C. soakers and corners shall be finished with purpose made soakers.

D.10 SOFFIT

Soffits are to be lined with 4.75mm "Hardiflex" jointed with P.V.C. extrusions. Fascia as shown on drawings shall be grooved to take lining.

Unless otherwise shown, soffit linings shall include porches, carports, ceilings to terraces etc.

D.11 EXTERIOR FINISHING

All joints between different or similar exterior sheathings shall be finished so as to render the work watertight. Where necessary bed beads, battens, etc. in mastic.

Carpenter and Joiner continued

D.12 INTERIOR LININGS

Hardboard: Either 4.75mm or 6mm as indicated, fixed with cadmium plated brads at 100mm centres along all edges and 200mm centres to intermediate framing. All joints unless otherwise indicated shall be finished using P.V.C. mouldings.

12mm "Pinex" Insulating Board: Sheets shall be fixed with 40mm galvanized brads driven at varying angles or by stapling at 200mm crs. to all framing. Carefully set out all sheets. Finish joints between sheets with flush beads, or as noted in the Variation Schedule.

12mm "Pinex" Planks or Tiles: Strap for and secure in accordance with the manufacturer's instructions.

9.5mm Gibraltar Board: Space sheets 3mm apart and secure with large head galvanized clouts at 100mm centres along edges and 325mm centres to all intermediate framing. Punch nails carefully to allow for stopping. External corners shall be finished with a wooden fillet. Fill all joints, nail holes and depressions with plaster of paris and strike off to a smooth, even level surface.

Prefinished Wallboards: Sheets to be fixed in accordance with manufacturer's recommendations using suitable adhesive. Edges of sheets and joints to be finished with P.V.C. extrusions.

Special Timber Linings: These shall be fixed by approved methods of secret or semi-secret nailing.

D.13 INTERIOR FINISHING

Architraves: Fix architraves to all door and window openings unless indicated otherwise. Mitre at all corners, neatly fit and securely fix.

Skirtings: Fix skirting around walls unless indicated otherwise. Mitre external corners, scribe internal corners and to floor, and securely fix to wall.

Window Finishing: Where necessary, fix sill boards, aprons and jamb linings. Sill boards in Kitchen, Laundry and Bathroom to be finished on top and edge with "Formica" or "Laminex".

Cornice: Except as specified in Variation Schedule, all cornice shall be 40mm timber scotia mould.

Special Finishings: On hardboard and prefinished wall board walls, use P.V.C. mouldings at external and internal wall intersections, intersections of sheets, along top edge of bath.

Pelmets: Shall have ex. 100mm x 25mm tops and 125mm wide facings of owner's choice. Install where indicated on the Variation Schedule.

Built-In Pelmets: Pelmets to extend from ceiling to 20mm below window head and to be 100mm wide. Unless noted otherwise pelmets shall be lined with same material as adjacent wall.

D.14 HOT WATER CUPBOARD

Hot water cupboard and/or linen cupboard shall have four rows minimum of slated shelves. Slats shall have chamfered top edges.

Carpenter and Joiner continued

D.15 WARDROBES

Wardrobes shall be constructed as below. See Variation Schedule for specific method to be used.

Method A: Construct wardrobes with 1800mm high doors and separate over cupboard with same width doors. Fix full width shelf of 20mm bondwood or particle board between wardrobe and cupboard.

Method B: Construct wardrobes with 2000mm high doors and 300mm wide by 20mm bondwood or particle board shelf 1700mm above floor.

Method C: Construct wardrobes with 2400mm high sliding doors. Fix full width dividing shelf of 20mm bondwood or particle board 1700mm above floor.

For all methods, fix "Pryde" Closet Bar to underside of shelf.

D.16 TRAPDOORS

Fix trapdoor in ceiling 450mm x 450mm where directed. For timber floors, install a trapdoor 600mm wide in foundation wall.

D.17 EXTERIOR DOORS AND FRAMES

Frames shall consist of ex. 200mm x 50mm sills, ex. 150mm x 50mm rebated jambs and head, all housed together with joints primed before fixing. Profiles shall be in accordance with N.Z. Joinery Manufacturers Federation Standards.

Doors shall be as indicated on the Variation Schedule, and shall be exterior quality doors.

Garage doors shall be fixed in accordance with the manufacturer's recommendations.

D.18 WINDOWS AND FRAMES

Provide and fix all windows as indicated on the drawings. Where timber windows are used, all profiles shall be in accordance with N.Z. Joinery Manufacturers Federation Standard.

Aluminium windows and doors shall be of an approved manufacture and shall be fixed in accordance with the manufacturer's recommendations. Unless otherwise noted, windows shall be fitted with timber reveals.

D.19 INTERIOR DOORS AND FRAMES

Frames shall be ex. 40mm thick, rebated to finish flush with linings. Jambs shall be set plumb and securely wedged and fixed.

Doors shall be hollow core flush hung on 3-100mm loose pin butt hinges.

Where indicated in Variation Schedule, frames shall have ploughed backs to take wall linings. In such cases, no architraves shall be used.

D.20 KITCHEN CUPBOARDS

Provide and fix cupboards as indicated on the drawings. Neatly fit all drawers and doors and securely brace frames.

D.21 HARDWARE

Supply and fix all necessary hardware as selected by owner.

Neatly and accurately fit all hardware, remove temporarily for painting and on completion refit, screw up tight, set all springs and adjust, etc, and leave the whole in proper working order.

Allow the P.C. Sum of \$.60.0.....for supply of hardware.

Carpenter and Joiner Continued

D.22 SUNDRY FIXINGS

Supply and fix all necessary recessed soap holders, toilet fixtures, towel rails, etc.

D.23 STAIRS

Where indicated, provide and fix stairs with rise and going to suit. Stringers ex. 50mm, risers ex. 25mm, treads ex. 40mm, unless otherwise stated. Securely glue and nail or screw together.

D.24 DOOR STOPS

Provide and fix door stops to all doors with screw fixing.

D.25 TELEPHONES

Confer with the Post Office to ensure that provisions are made for the complete installation of telephones.

D.26 INSULATION

Install insulation in accordance with manufacturer's recommendations and as specified in Variation Schedule.

FIREPLACE AND CHIMNEY

F.1 PRECAST CONCRETE CHIMNEY

Foundations: For a concrete floor, the slab shall be thickened to 200mm as a base for chimney.

For a timber floor, the foundation shall consist of a 200mm thick footing with 125mm walls and a 100mm hearth slab, all reinforced with 665 mesh. Allow for ash pit and door if specified in Variation Schedule.

Chimney: Shall be precast pumice concrete of approved manufacture conforming with N.Z.S. 1900 Ch.7 reinforced with 4-12mm dia. rods. Chimney shall be carried 300mm minimum above roof ridge.

Fireplace: Shall be built up with back, cheeks, etc. of firebricks laid with close joints set in fire cement. Bricks shall be built to an approved shape at throat and shall be built to take as large a grate as possible. Backfill back and cheeks with clean sand and gravel and finish with plaster to flue.

Install standard cast iron grate.

Surround and Hearth: Shall be as described in Variation Schedule.

Ash Pit: Install if noted in Variation Schedule.

F.2 BUILT IN FIREPLACE

Built in fireplaces shall be installed in accordance with N.Z.S. 7421 and the manufacturers requirements. Fireplaces shall be installed in precast concrete chimneys.

F.3 FREE STANDING FIREPLACE

Base Slab: Shall be 50mm thick extending 300mm beyond sides, back and front of fireplace.

Depressions shall be made in the slab to take the legs of the fireplace.

Hearth Finish: Shall be as described in Variation Schedule.

Installation: No portion of the fireplace shall be within 300mm of combustible material.

Ceiling above fireplace shall be lined with fibrous plaster unless indicated otherwise in Variation Schedule.

Metal flue must have an airgap of at least 50mm where the flue passes through the ceiling and roof and a double flue must be used. Air gap must be ventilated to room and open air and there must be a 25mm gap between outer flue and any combustible material.

All installations shall be strictly in accordance with manufacturers requirements.

PLASTERER

E.1 WORKMANSHIP

Plastering shall be carried out by qualified and experienced tradesmen only.

Surfaces of all concrete work to be plastered are to be well hacked where smooth so as to ensure a good key for the rendering coat. All surfaces are to be wetted as required before rendering coat is applied.

All coats of plaster shall be kept damp by spraying with a hose and the final coats shall be effectively protected from the sun for at least 7 days.

E.2 PLASTERING

First Coat (slurry) - Three parts sand to one part cement thrown on with the trowel.

Second Coat (Rendering) - Three parts sand to one part cement and with the addition of an approved plasticiser, strengthened and scratched for a key.

Third Coat - Three parts fine washed sand to one part cement and with the addition of an approved plasticiser thoroughly mixed and finished with a wooden float to a smooth and even surface.

All plaster shall have waterproofing compound added.

E.3 STUCCO

Cover walls with 4.75mm Hardiflex and cover backing with "Penroid" heavy weight saturated building paper laid horizontally with 75mm lapped joints and tacked in position with galvanized clouts. Cover building paper with 25mm mesh, 1.2mm galvanized wire netting secured in such approved manner so that it stands 3mm clear of the building paper. Reinforce corners of all openings with 200mm wide diagonal strips of netting 900mm long.

Plastering shall consist of three coats as specified earlier (2 rendering and final) and finished with a slurry coat thrown on with a trowel.

The work shall finish with an average thickness of 25mm.

E.4 FIBROUS PLASTER

Shall be in accordance with the code of practice as laid down by the N.Z. Fibrous Plaster Manufacturers Assoc. Sheets shall be free from cracks, warps and other defects and shall be thoroughly cured before fixing. Unless indicated otherwise sheets shall be 9mm thick.

Where possible, all sheets shall be fixed to ceilings using adhesive and wadding, not nails. Where this is not possible, sheets shall be fixed using adhesive and annular groove clouts. Joints, nail holes, angles etc. shall be stopped by first hacking and then wetting sheet area before applying the stopping plaster.

Where plaster cornices are used, they shall be neatly mitred at angles, and all lines matched. Joints shall be finished with stopping plaster.

ROOFER

H.1 CORRUGATED GALVANIZED STEEL

Fix 50mm mesh, 1.0mm thick galvanized wire netting over purlins and cover with Flamestop, breather type building paper. All laps of roofing shall be primed with zinc chromate before fixing.

Fix sheets with one and a half corrugations side lap and 150mm minimum end lap. Where pitch is less than 15°, end laps shall be 225mm minimum.

Sheets shall be fixed with galvanized springhead or lead headed nails at top, bottom and laps of sheets at every second corrugation, and every fourth corrugation at each intermediate purlin.

Finish at ridges and hips with lead edged, 0.6mm galvanized steel ridging or purpose made flashings.

Finish at barges with 0.6mm galvanized steel barge flashing, and into walls with 0.6mm galvanized steel apron flashing.

H.2 STRIP METAL ROOFING (Paneldek, Dimondek, Brownbuilt, etc.)

Fix 50mm mesh, 1.0mm thick galvanized wire netting over purlins and cover with Flamestop, breather type building paper.

Fix roofing on approved clips at every purlin in accordance with the manufacturers instructions.

Finish at ridges, hips and verges with roofing manufacturer's purpose made flashings.

Work must be carried out by accredited fixing agents.

H.3 METAL TILES

Tiles shall be Decracrylic, Harveytile or similar coated tiles.

Tiles shall be fixed to 50x40 tile battens over heavy weight rag felt, in accordance with the manufacturer's instructions.

Finish at ridges and hips with purpose made ridge cappings.

Finish at barges with purpose made barge flashings, and at walls with purpose made apron flashing or concealed gutter.

Work must be carried out by accredited fixing agents.

H.4 CONCRETE TILES

Tiles shall be Monier or similar concrete tiles with sealed surface.

Tiles shall be fixed to 50x50 tile battens over heavy weight rag felt, in accordance with the manufacturer's instructions.

Finish at ridges and hips with capping moulds.

Finish at walls with concealed gutter and at barges with barge cappings unless noted otherwise.

Work must be carried out by accredited fixing agents.

H.5 FLASHINGS

Fix all necessary valleys in 0.6mm galvanized steel, and lead flashings to make roof watertight.

H.6 SPOUTING & DOWNPIPES

Fix type as noted in Variation Schedule and in accordance with manufacturer's recommendations.

H.7 GUARANTEE

Provide the owner with a two year written guarantee in respect of materials, workmanship and fixing.

PLUMBER AND DRAINLAYER

J.1 GENERAL

All work shall conform to Drainage and Plumbing Regulations 1978.

J.2 MATERIALS

All materials shall be the best of their respective kinds and approved by Local By-Laws.

J.3 WORKMANSHIP

All work shall be done by qualified and experienced tradesmen and shall be carried out in accordance with the best trade practice and in accordance and to the satisfaction of the Inspector.

All water pipes and drains shall be tested to the Inspector's satisfaction.

J.4 INSTALLATIONS

All installations shall be carried out strictly in accordance with the manufacturer's recommendations.

J.5 WATER SUPPLY

Where required, supply and install concrete storage tank.

All piping shall be 1.0mm thick copper, joined as required by an approved brazing or welding system.

Run 20mm pipe to hot water cylinder and bath.

Run 12mm branches to all other fittings as required.

J.6 HOT WATER SUPPLY

Supply and install hot water cylinder, as indicated in Variation Schedule and 100 litre copper or polythene supply tank complete with overflow.

All cylinders to be installed with isolating stop cocks.

Run 20mm branch to bath and 12mm branches to all other fittings.

Where noted in Variation Schedule supply and install wetback to fireplace.

J.7 WASTE PIPING

All waste piping shall be 1.5mm thick copper, or polypropylene.

Install wastes from all fittings shown on drawings. Waste sizes to be in accordance with Plumbing Regulations.

J.8 VENTS

Back vent all fittings as required. Vents to be polypropylene.

J.9 FITTINGS

Supply and install all fittings as shown on drawings complete with taps, plugs, etc.

Supply and install W.C. complete with Dux low level cistern and double flap P.V.C. seat.

Supply and install mixing valve where a shower is installed.

Supply and install stainless steel tub with cupboard under.

Allow the P.C. Sum of \$.450.....for supply of vanity unit.

J.10 WASHING MACHINE

Install outlets and stop taps for automatic washing machine.

Plumber and Drainlayer continued

J.11 FLASHINGS

Fix all necessary flashings from 0.6mm thick galvanized iron to leave building watertight.

J.12 SANITARY SEWER DRAIN

Run 100mm dia. glazed earthenware pipes from boundary or septic tank as shown, and connect to gully traps, W.C. and terminal vent.

Pipes shall be rubber ring or sleeve jointed and shall be laid to an acceptable grade, true to line and grade. Minimum cover to drain shall be 450mm.

Install all necessary cleaning eyes, inspection pipes etc. Where required, supply and install domestic septic tank.

J.13 STORMWATER

Run 100mm dia. pipes from downpipes to soakpits. Where concrete storage tank is used, run downpipe to tank.

ELECTRICIAN

K.1 GENERAL

The electrical work shall be carried out strictly in accordance with the N.Z. Electrical Wiring Regulations.

K.2 MATERIALS

All materials shall be the best of their respective kinds.

K.3 SCOPE

Install the whole of the materials required to leave the installation in proper and efficient working order.

K.4 MAINS AND SWITCHBOARD

Confer with the Power Board and determine the size and entry point of the main. Main to be capable of providing for a load 25% above the requirements of lights and outlets as indicated below.

Switchboard to be of adequate size to accommodate all switches, fuses, etc. dictated by the reticulation.

K.5 EARTHING AND BONDING

Install main earth, in accordance with wiring regulations and to the satisfaction of the Power Board.

All exposed and accessible metal shall be bonded to the earth continuity conductor.

K.6 COMPLETION

Leave the whole installation in perfect working order and to the entire satisfaction of the Power Board inspection.

K.7 FITTINGS

Allow to install the following fittings, fixtures, etc. with P.C. Sums for special fittings where shown.

...18...ceiling lights.

...3...bracket lights.

...18...switched socket outlets.

...7...T.V. aerial outlets.

Shaving outlet in Bathroom.

Expelair Extractor to Kitchen.

Electric range and oven. P.C. Sum \$.130.0

Underfloor heating cables with thermostats.

...1...Night Store Heater outlets.

Hot water element and thermostat.

All switches as required.

K.8 ELECTRICAL PLAN

Where electrical fittings etc., are indicated on the plan the above schedule will not necessarily be filled in.

PAINTER

N.1 MATERIALS

All materials used shall be from an approved manufacturer and shall be ready mixed.

All materials shall be brought onto the job in their original unopened packages.

Where possible, colours specified in addenda sheet are British standard colours and where these are not obtainable in a particular brand, the contractor shall obtain approval before using an alternative colour.

N.2 WORKMANSHIP

Work shall only be carried out by competent tradesmen.

Paint shall be evenly spread and thoroughly brushed or rolled out.

Between coats, surfaces shall be sanded to remove all irregularities and grit, and then wiped down.

Where possible, all hardware shall be removed before painting and replaced when completed.

N.3 PREPARATION

New or Unpainted Timber and Smooth Materials:

Sand to a smooth surface and clean off.

New or Unpainted Asbestos Cement, Masonry, Plaster etc.

Remove all dust, dirt, nibs etc, and make good any surface defects.

Previously Painted Surfaces

All paint that is soft, powdered, blistered, loose or flaking shall be removed by scraping, wire-brushing, sanding or water blasting.

Mould Infected Surfaces

Surfaces shall be washed down with household bleach to destroy mould and then washed down with water.

After washing down, the surface shall be treated with an anti-mould solution compatible with the paint system being used.

N.4 PRIMING

New or Unpainted Timber (Exterior)

One coat General Purpose Pink Primer shall be applied to all timber, except timber to be stained, before erection. Patch prime as required after erection.

Previously Painted Timber (Exterior)

General Purpose Pink Primer shall be applied to all bare areas.

New or Unpainted Hardboard (Interior)

Apply one coat pigmented sealer.

N.5 STOPPING

All exterior timber work shall be stopped, after priming, with linseed-oil putty, and patch primed.

All interior timber work shall be stopped with linseed-oil putty or other approved stopping compounds.

PAINTER - continued

N.6 EXTERIOR PAINTING

New or Previously Painted Timber

Apply one coat exterior undercoat, tinted to approximate colour of finish coat.

Apply one coat exterior high gloss paint.

New or Previously Painted Asbestos Cement, Masonry, Plaster etc.

Apply two coats latex-plastic gloss or flat paint.

Timber Stain Finish

Apply in accordance with manufacturers recommendations and/or instruction.

N.7 INTERIOR PAINTING

New or Previously Painted Timber, Hardboard, etc.

Apply one coat All purpose undercoat, tinted to approximate colour of finish coat.

Apply one coat high gloss or semigloss enamel.

The above painting system shall also be used on all wall and ceiling surfaces in service areas such as Kitchens, Bathrooms, etc.

New or Previously Painted Plaster Board, Asbestos Cement, Softboard, Masonry etc.

Apply two coats latex-plastic flat paint.

New or Previously Varnished Timber

Apply two coats Polyurethane gloss or satin to doors and timber finish.

Apply two coats timber stain to exposed beams.

N.8 PAPERHANGING

Allow the P.C. Sum of \$.12.00..per roll for paper.

All linings shall be sized before hanging paper.

All paper shall be hung plumb in full lengths with joints accurately butted, and neatly trimmed into all finishings.

Unless otherwise indicated, all Gib-board lined walls shall be lined with paper.

N.9 CLEANING

On completion of work, clean down all areas including floor and windows where paint has been splashed or spilled.

Clean off all paste marks from paintwork.

CARTERTON DISTRICT COUNCIL

Saved as:

FILE NAME

PIM080319 .pdf

☐	APPLICATION FOR BUILDING PERMIT
☐	LAND INFORMATION MEMORANDUM (LIM)
☒	PROJECT INFORMATION MEMO (PIM)
☐	EARTHQUAKE PRONE BUILDING
☐	PLUMBING & DRAINAGE APPLICATION
☐	BUILDING CONSENT APPLICATION
☐	RESOURCE CONSENT
☐	
VALUATION NUMBER OR TP NUMBER	
<u>_1816001600_</u>	



CODE COMPLIANCE CERTIFICATE

Form 7 Section 95, Building Act 2004



The owner Name of owner: Duffy Brian William Mailing address: 1071 Phone number(s): Facsimile number and e-mail: ,		Consent No: 080319 Issue date: 04/12/2008
The building Street address of building: 326 Cornwall Road Legal description of land where building is located: LOT 3 DP 83191 LOT 3 DP 12743 WITH R/W O VER PT SECS 72 73 TARATAHI DIST BLK VIII Valuation number: 1816001600 Building name: Dwelling		
Building work The following building work is authorised by this building consent: Install Metro Wee Rad Ltd Domestic Fireplace		

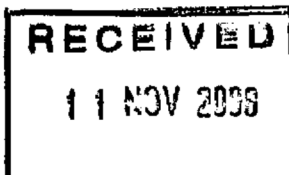
Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent.

Bruce Livingston
Building Control Officer

On behalf of: **Carterton District Council**



rang telephone to
ask for a time a
date which would
be convenient for
ccc 11/11/2008
left message.

Carterton District Council

P O Box 9
CARTERTON

Telephone: 06 379 6626
Fax: 06 379 7832

Email:
suzannez@cdc.govt.nz
Web Site: www.cdc.govt.nz

Application for Code Compliance Certificate

Section 92, Building Act 2004

The Building Consent

Building consent number: 080319

Valuation No: 1816001600

Issued by: Carterton District Council

306 Cornwall Rd.

*The Owner

Name of owner: B Duffy

†Contact person: Brian Duffy

Mailing address

Street address/

Phone number:

Facsimile numb....

Email address:

Website:

‡Agent

‡Name of agent: Wairarapa Heating & Tiling

§Contact person: Nicola Lanser

Mailing address: 17 Hope Street

Masterton

17 Hope Street, Masterton

Street address/registered office:

Phone number: Landline: 06 377 4388

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

Relationship to owner:

First point of contact for communications with the council/building consent authority:

Full Name: Wairarapa Heating & Tiling

Mailing Address: 17 Hope Street, Masterton

Phones:: 06 377 4388

Application

All building work to be carried out under the above building consent was completed on _____

The personnel who carried out the building work are as follows: (please list names, addresses, phone numbers and where relevant registration numbers)

WAIKARARAPA
HEATING & TILING
17 HOPE STREET
MASTERTON

The following specified systems are contained on the Compliance Schedule for the building and, in the opinion of the personnel who installed them, are capable of performing to the performance standards set out in the Building Consent:

I request that you issue a Code Compliance Certificate for this work under section 95 of the Building Act 2004.

The Code Compliance Certificate should be sent to: B Duffy

N Larner
Signature of [owner/agent on behalf of and with the authority of the owner]

N Larner
Name of person signing

Date: _____

Attachments

The following documents are attached to this application:

☐ Certificates from the personnel who carried out the work

☐ Certificates which relate to the energy work

☐ Evidence that specified systems are capable of performing to the performance standards set out in the Building Consent

issue C.C.C.

BC/PIM No. 080319

OWNER

B Duffy

APPLICANT Wairarapa Heating & Tiling

VAL. No.

1816001600
326-Cornwall Road

ADDRESS

306.

APPLICATION FOR BUILDING CONSENT APPROVAL SHEET

DEPARTMENT	COMMENTS AND REQUISITIONS	APPROVED	
		SIGNATURE	DATE
PLANNING OFFICER			
BUILDING INSPECTOR			
DRAINAGE & PLUMBING INSPECTOR		<i>Jim Tophi</i> 14-10-08	
PLANNING & REGULATORY MANAGER			
MISC.			

PROJECT Install Metro Wee Rad Ltd

BUILDING CONSENT DATE

14 OCT 2008



Carterton District Council

P O Box 9
CARTERTON

Telephone: 06 379 6626
Fax: 06 379 7832

Email:
suzannez@cdc.govt.nz
Web Site: www.cdc.govt.nz

Building Consent

Install Metro Wee Rad Ltd

Building Consent No: **080319**

Issue date: **14/10/08**

Section 51, Building Act 2004

The Building

Street address of building: **326 Cornwall Road**

Legal description of land where building is located: LOT 3 DP 83191 LOT 3 DP 12743 WITH RW O VER PT SECS 72 73 TARATAHI DIST BLK VIII

*Building name: Dwelling

*Location of building within site/block number:

*Level/unit number:

The Owner

Name of owner: **B Duffy**

*Contact person: Brian Duffy

Facsimile number:

Email address:

Website:

*First point of contact for communications with the council/building consent authority:

Full Name: Wairarapa Heating & Tiling

Mailing Address: 17 Hope Street, Masterton

Phones:: 06 377 4388

Owner Contact

Brian Duffy

Building Work

The following building work is authorised by this building consent:

Install Metro Wee Rad Ltd

Domestic Fireplace

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

[‡]This building consent is subject to the following conditions:

[§](a) All work is to comply with the New Zealand Building Code. Any alterations from the approved documents will require the written approval of Council.

[‡](b) Additional Conditions if any:

The building must be altered, removed, or demolished on or before the end of 20 years from the date of issue of this consent (being the specified intended life of the building); and

Compliance Schedule If Applicable

[‡]The Compliance Schedule must contain the specified systems applicable to the building and comply with the performance standards for those systems required by the New Zealand Building Code:

[‡]Attachments

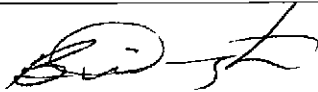
Copies of the following documents are attached to this building consent as applicable:

[‡]Project Information Memorandum

080319

[‡]Development Contribution Notice

[‡]Certificate Attached to Project Information Memorandum



Bruce Livingston
Building Control Officer

On behalf of:

Carterton District Council

Date: 14 October 2008

^{*}Delete if the applicant is an individual.

[†]Contact details must be in New Zealand.

[‡]Delete items not applicable.

[§]Delete if the building is intended to have a life of 50 years or more.



Carterton District Council

P O Box 9
CARTERTON

Telephone: 06 379 6626
Fax: 06 379 7832

Email: suzannez@cdc.govt.nz
Web Site: www.cdc.govt.nz

Project Information Memorandum

Section 31, Building Act 2004

Application

Wairarapa Heating & Tiling	No.	080319
17 Hope Street	Issue date	14/10/08
Masterton	Application date	13/10/08
	Overseer	Jim Taplin

Project

Description	Domestic Fireplaces Being Stage 1 of an intended 1 Stages Install Metro Wee Rad Ltd
Intended Life	Specified as 20 years
Intended Use	Domestic Fireplace
Estimated Value	\$3,000
Location	326 Cornwall Road
Legal Description	LOT 3 DP 83191 LOT 3 DP 12743 WITH RW O VER PT SECS 72 73 TARATAHI DIST BLK VIII
Valuation No.	1816001600

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

This PIM is issued for this heater installation that complies with the building code. However, issue of this consent is not authority to install and operate a heater that does not comply with the National Environmental Standard for woodburners, regulated under the Resource Management Act.

Further information is available from the council office.

Bruce Livingston

Building Control Officer

On behalf of: Carterton District Council

CARTERTON DISTRICT COUNCIL

BUILDING SITE INSPECTION SHEET

Please give at least 24 hours notice for the next required inspection.

Work cannot proceed past each step until that step has been inspected and approved, and this form signed by the relevant inspector

<u>INSPECTION REQUIRED</u> <i>(24 hrs. Notice)</i>	<u>SITE COMMENTS</u>	OK TO PROCEED Y/N	EXTRA INSP. Y/N	DATE SIG. BY INSPECT.
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<u>FINAL CCC</u> - SOLID FUEL HEATING				
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Solid Fuel Burner Processing Checklist

Ref:

Ver: 1

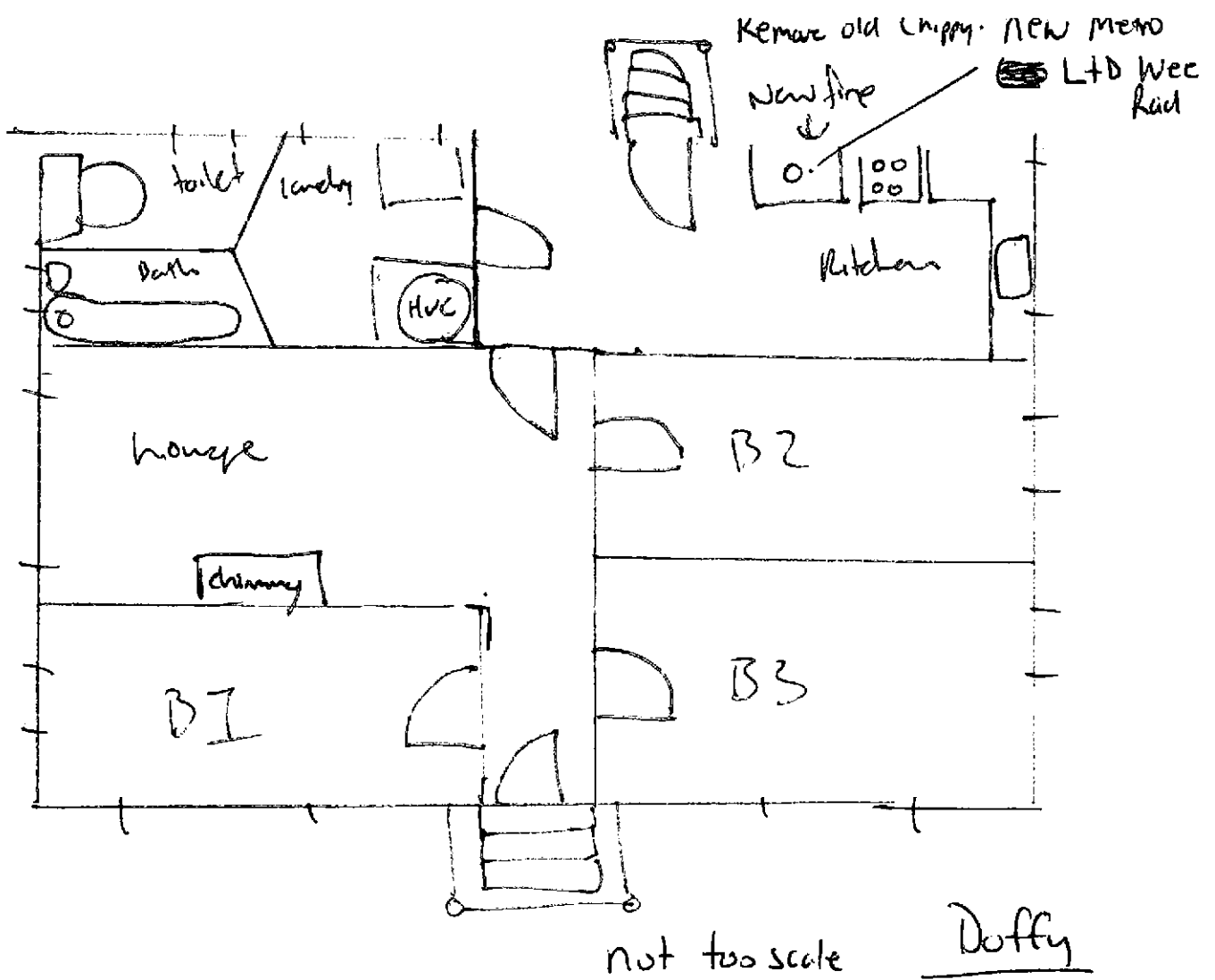
Issued: 7/2/2008

Page 1 of 1

Date Received 13-10-08		BC N ^o 080319
Building Type: Log fire	Building Category: 1	
Approval to Issue Building Consent: Senior Building Officer to sign off: <i>Jim Taphin</i>		
Notes on Processing: (provide comments on decisions / reasons for decisions below – reference checklist question number where applicable).		

No = Non-compliance with approved plans & documentation
Yes = Compliance with approved plans & documentation.
N/A = Not Applicable to this application.

Building Act	Checked Yes-No-N/A	Rechecked	Comments:
C1 Outbreak of Fire (Solid Fuel heaters)			
392 Floor plan provided demonstrating the location of the solid fuel heater & smoke alarms?	Y		
393 Have manufacturer specifications been provided? <i>Ensure specific make & model of appliance is stated as Manufacturers Specifications generally incorporate a number of model options.</i>	Y		
394 Is the appliance 'Clean Air' approved? <i>ref: Ministry for the Environment web site for a list of approved appliances http://www.mfe.govt.nz/laws/standards/woodburners/Authorized-woodburners.html</i>	Y		
395 Do hearth dimensions comply? <i>ref: Manufacturers technical literature.</i>	Y		
397 Is heat transfer mitigated? <i>Manufacturer's clearances or heat shield.</i>	Y		
398 Seismic restraint detailed / specified?	Y		
399 Has flu construction been provided?	Y		
400 Have flu flashing details been provided?	Y		
Wetback Installation			
402 Schematic drawing of circulator piping provided <i>G12/AS1- NZS4603 – ASNZS3300</i>	N/A		
402a Has safe hot water temperature delivery to personal hygiene sanitary fixtures been specified? <i>Thermostatic device – tempering valve – point of use device.</i>	N/A		



THESE PLANS AND
SPECIFICATIONS MUST
BE KEPT ON SITE AT
ALL TIMES

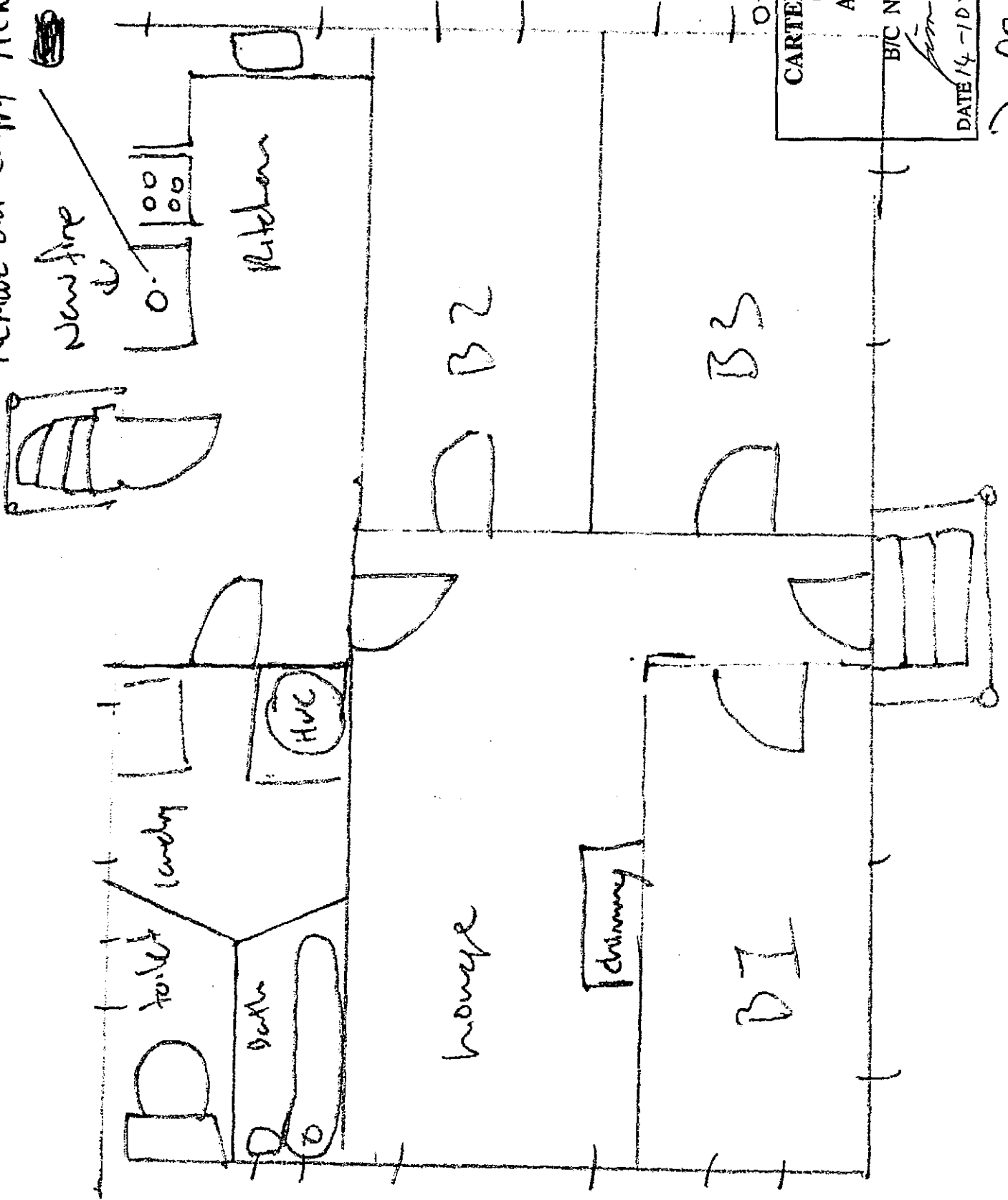
CARTERTON DISTRICT
COUNCIL
APPROVED

B/C No. 08.0319...

Jim Taffin

DATE 14-10-08 BUILDING INSPECTOR

Remove old chimney. New memo
New fire ~~new~~ L+D w/c
Rad.



OFFICE COPY.

CARTERTON DISTRICT
COUNCIL
APPROVED

B/C No. 080319

Jim Pappi

DATE 14-10-08 BUILDING INSPECTOR

7/11

WAIRARAPA HEATING & TILING LTD

"YOUR HEAT SHOP" (Established 1983)

17 Hope Street, Masterton

Phone (06) 377 4388 Fax (06) 377 4248

- * Sales, Installation and Service of Quality Gas & Log Burners
- * Complete Tiling Service
- * Flues and Accessories
- * Registered Craftsman Plumbers
- * Solar Water Heating
- * Chimney Sweep Service

Note:

When this job is completed smoke alarms will be installed and / or checked to comply with requirements, i.e. within 3metres of bedrooms. (Clause F7 NZBC)

This is part of our final installation procedure and will not necessarily be noted on supplied plan.

David Bertram

Owner/Manager

WAIRARAPA HEATING & TILING LTD

"YOUR HEAT SHOP" (Established 1983)
17 Hope Street, Masterton
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- * Sales, Installation and Service of
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- * Solar Water Heating
- * Chimney Sweep Service

Seismic Restraints

When this job is completed 'Seismic Restraints' will be fitted to comply with AS/NZS 2918:2001 and Manufactures Specifications (if any).

AS/NZS 2918:2001 – Part 3 – Point 8

3.8 Seismic Restraints

Where required by the regulatory authority, provision shall be made for seismic restraint of the floor protector and the appliance. Sufficient restraint shall be provided to resist a seismic loading equal to 0.4 times the mass of the appliance. The load shall be applied horizontally in any direction at the mid-height of the combustion chamber. The appliance shall not move, tilt, or be dislodged from its installed position during application of load.

Note: On the average appliance, 0.4 times the mass of the appliance, would be approximately 35kg

David Bertram
Owner/Manager

WAIRARAPA HEATING & TILING LTD

"YOUR HEAT SHOP" (Established 1983)

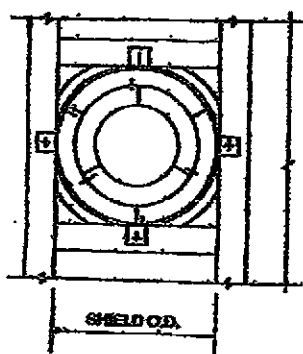
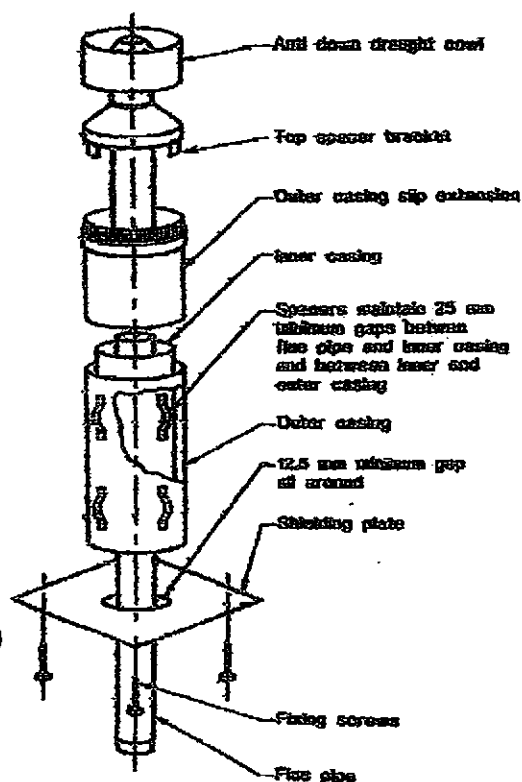
17 Hope Street, Masterton

Phone (06) 377 4388 Fax (06) 377 4248

- * Sales, Installation and Service of Quality Gas & Log Burners
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- * Solar Water Heating
- * Chimney Sweep Service

Applied Research Services Ltd in NZ carried out an evaluation of flue penetration systems in 1997 and the systems were successfully tested for compliance to the requirements of AS2918:1990. The systems tested were based on a triple skin arrangement where the outer skin was installed in tangential contact with wooden surfaces in the area where the assembly penetrated the floor, ceiling, wall or roof.

TYPICAL TESTED CEILING/FLOOR PENETRATION



Flue Height

No matter which type of flue system is used, the height is critical to achieve the correct draught (see Figure 15). If a flue system is built and installed to the proper height it will normally prevent downdraught problems during windy weather and eliminate smoke spillage problems due to lack of draught.

AS/NZS2918:2001 specifies the following requirements:

- Flue exiting roof within 3 m of ridge-line not less than 0.6m above the ridge-line.
- Flue exiting roof more than 3 m from ridge-line not less than 1m above roof penetration (see Figure 15).

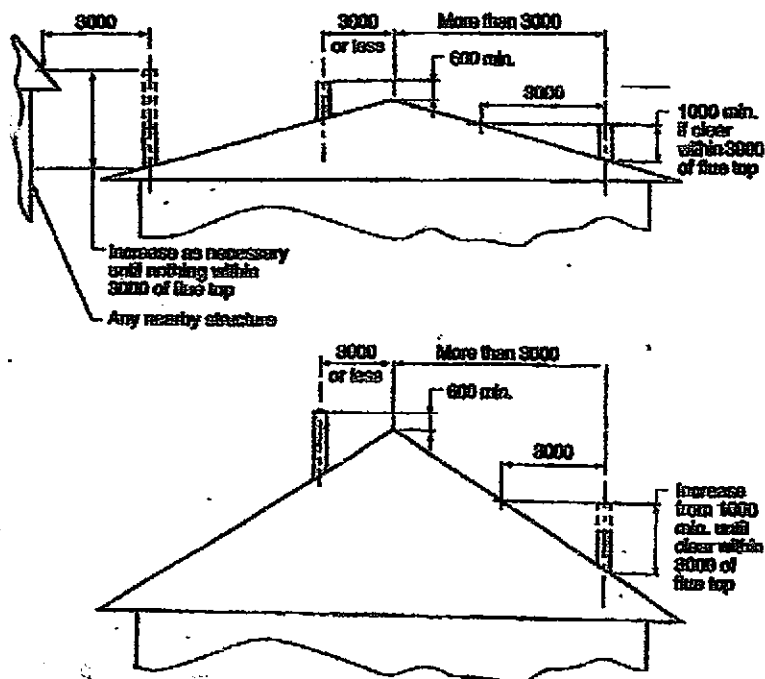


Figure 15. Minimum height of flue system exit (Figure 4.9 from AS/NZS2918:2001)
* Dimensions in millimetres

■ INSTALLATION CLEARANCES & SPECIFICATIONS

Minimum clearances shown are in mm, with a Pioneer double flue mounted shield fitted. All Metro wood fires comply with AS/NZS2918:2001.

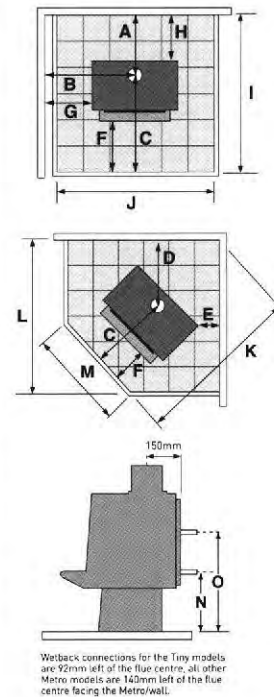
Specifications were correct at the time of printing, but may alter and those detailed within should be used only as a guide. Refer to the installation and operation manual supplied with every Metro, or if in doubt, consult your Metro retailer.

Clearance reductions

AS/NZS 2918:2001 allows for a reduction in minimum clearances as detailed in tables 3.1 and 3.2 of the standard which your Metro retailer will be able to advise you on. Pioneer has also tested certain model Metros with "side extensions" fitted to the Pioneer double flue mounted shield, to achieve a reduction in clearances, details are:

- The LTD Wee Ped installed with a Pioneer double flue mounted shield with side extensions fitted can have side clearances B and G reduced by 80mm if installed into an alcove which does not project forward of the Metro.
- The ECO Euro Ped, ECO Xtreme Ped and ECO Euro Trad installed with a Pioneer double flue mounted shield with side extensions fitted reduces minimum corner clearance E from 170mm to 110mm. In this situation use the LTD Metro equivalent for measurements E, D, K & L. (i.e use LTD Euro Ped chart for ECO Euro Ped for E, D, K & L).
- The LTD Wee Rad & LTD Wee Ped rear clearance (H) and overall floor protector depth (I) can reduce by 50mm providing a wetback is not fitted and therefore maintenance access is not required.

Model	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
ECO Tiny Rad	225	552	580	420	150	200	300	75	805	650	1165	925	250	280	470
ECO Tiny Trad	210	430	580	290	25	200	185	60	790	650	990	875	250	295	485
ECO Tiny Ped	210	430	580	290	25	200	185	60	790	650	990	875	250	280	470
ECO Wee Rad	260	525	580	385	80	200	220	110	840	825	1125	950	425	295	485
ECO Wee Trad	260	595	580	385	85	200	300	110	840	825	1120	950	425	295	485
ECO Wee Ped	260	595	580	385	85	200	300	110	840	825	1120	950	425	295	485
ECO Xtreme Rad (DV)	250	575	625	435	80	200	200	100	875	905	1240	1065	505	338	528
ECO Xtreme Ped (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
ECO Euro Rad (DV)	250	625	625	435	80	200	250	100	875	905	1240	1065	505	338	528
ECO Euro Trad (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
ECO Euro Ped (DV)	230	585	625	495	170	200	250	80	855	905	1325	1120	505	325	515
* LTD Wee Rad	250	555	580	400	80	200	250	100	830	825	1145	950	425	295	485
LTD Wee Ped	250	595	580	400	85	200	300	100	830	825	1145	950	425	295	485
LTD Xtreme Rad	250	575	625	455	80	200	200	100	875	905	1265	1065	505	353	543
LTD Xtreme Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530
LTD Euro Ped	250	575	625	455	110	200	240	100	875	905	1265	1065	505	340	530
LTD Mega Rad	270	675	725	500	125	200	300	120	995	905	1425	1175	505	353	543
LTD Mega Ped	270	610	725	465	130	200	275	120	995	905	1400	1140	505	340	530



Model	Width	Depth	Height	Firebox	*Area
ECO Tiny Rad	505	530	665	36 litres	120m2
ECO Tiny Ped/Trad	490	530	665	36 litres	120m2
ECO & LTD Wee Rad	607	530	665	50 litres	150m2
ECO & LTD Wee Ped/Trad	590	530	665	50 litres	150m2
ECO & LTD Xtreme Rad	750	575	745	68 litres	220m2
ECO & LTD Xtreme Ped/Trad	670	575	715	68 litres	200m2
ECO Euro Rad	750	575	745	68 litres	220m2
ECO & LTD Euro Ped/Trad	670	575	715	68 litres	220m2
LTD Mega Ped	670	675	715	103 litres	280m2
LTD Mega Rad	750	675	745	103 litres	280m2
ECO Insert Firebox	560	500	550	56 litres	140m2
LTD Insert Firebox	560	500	550	63 litres	150m2
LTD Mega Built-In	800	600	750	70 litres	220m2
ECO/LTD Trad Fascia	805/900	195	655/685		
ECO/LTD Trend Fascia	810	180	650		
LTD Mega Built-In Fascia	900	30	800		

*Area - Estimated on a 2.4m stud height in an average climate/insulation. If you are unsure of the correct Metro for your requirements, please consult with your Metro retailer.

■ FLOOR PROTECTORS

Freestanding Metro wood fires do not require an insulating floor protector, as they are tested and comply with the minimum floor protector requirements of AS/NZS 2918:2001. Note:

- The minimum floor protector sizes are specified in the clearance chart above.
- A floor protector can include ceramic tiles with grouted joints, a sheet of toughened glass, panel steel or any other non combustible material laid directly onto a wooden floor.
- If being installed onto a concrete or non combustible floor, no floor protector is required.

■ FLUE SYSTEMS

All Metro freestanding wood fires should be installed with the energy efficient Metro ECO Flue System which comes complete with detailed installation instructions. All Metro ECO Flue Systems include Metro's vertical discharge cowl which improves draft and performance.

PIONEER
MANUFACTURING LIMITED

Mamaku Street | PO Box 11 | Inglewood | New Zealand
Phone 06-756 6520 | Fax 0800 HOTFAX - 0800 468 329
www.metrofires.co.nz | info@metrofires.co.nz

All measurements listed are correct at time of printing.



This brochure is printed using soya based inks and is printed on paper sourced from sustainable plantation wood and is Elemental Chlorine Free (ECF). The paper manufacturer is one of the world's leading paper producers and operates under the certified ISO 14001 Environmental Certification and (IPPC) Integrated Pollution Prevention Control.

GADGET 4293 TECHS 08

Outside of Central Otago Air Shed 1, Canterbury & Nelson Clean Air Zones

As a general rule, any wood fire that is tested and complies with the National Environmental Standard can be installed on properties less than 2 hectares. ECAN and MFE have an approved list, which is a list of wood fires that comply with their "more stringent" requirements for Canterbury and Nelson clean air areas. If you live outside of these areas (the rest of New Zealand) legally all you need to gain approval from your local authority is a copy of the test certificate detailing that the Metro of your choice complies with the National Environmental Standard. Metro test certificates are on the Metro Fires website which is downloadable for your use.

www.metrofires.co.nz



METROFIRES

TECHNICAL BULLETIN 08



NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards came into effect throughout New Zealand in 2005, imposing a minimum 65% efficiency and maximum 1.5gm emission requirements on all woodfires installed on properties with a land area of less than two hectares. Properties of two hectares or more are exempt from this National Environmental Standard. This effectively creates two woodfire markets, and as a consequence Metro are manufacturing a range of product for each;

ECO Metros – Designed for properties less than two hectares, ECO Metro woodfires surpass the requirements of the National Environmental Standard. Utilising advanced combustion technology ECO Metros have a more complex firebox design which operate at higher combustion temperatures, but offer shorter burn times than their LTD Metro equivalents.

LTD Metros – Designed for properties two hectares or more, LTD Metros retain features like overnight burning and genuine wetbacks while still meeting internationally accepted efficiency and emission standards.

Note – Some regional councils have imposed emission requirements which take precedence over the national standard, while some other councils within New Zealand have imposed or are considering adopting bylaws relating to environmental issues. If in doubt talk to your Metro retailer. The following table was correct at the time of printing.

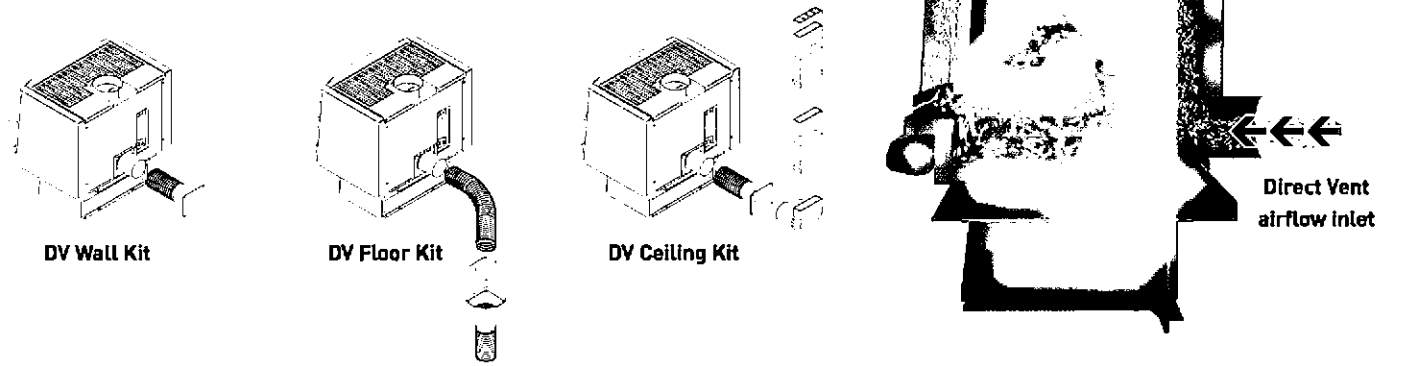
ECO Models	Tested Emission & Efficiency		Complies with National Environmental Standards
	Without Wetback	With Wetback	
ECO Tiny Rad	0.94gms/75.0%	0.85gms/67.0%	With & Without Wetback
ECO Tiny Trad	0.70gms/78.0%	1.0gms/66%	With & Without Wetback
ECO Tiny Ped	0.70gms/78.0%	1.0gms/66%	With & Without Wetback
ECO Wee Rad	0.88gms/70.4%	0.96gms/65.2%	With & Without Wetback
ECO Wee Trad	0.88gms/70.4%	0.96gms/65.2%	With & Without Wetback
ECO Wee Ped	0.88gms/70.4%	0.96gms/65.2%	With & Without Wetback
ECO Xtreme Rad [DV]	0.89gms/68.2 %	0.94gms/68.8%	With & Without Wetback
ECO Xtreme Ped	0.86gms/69.4%	1.04gms/67.4%	With & Without Wetback
ECO Euro Rad [DV]	0.70gms/72.0%	Not tested	Without Wetback only
ECO Euro Trad	0.65gms/70.4%	1.08gms/70.2%	With & Without Wetback
ECO Euro Ped	0.65gms/70.4%	1.08gms/70.2%	With & Without Wetback
ECO Insert	0.91gms/65.0%	Not tested	Without Wetback only
- All ECO Metros 'without wetbacks' can be installed on any property size New Zealand wide. (Auckland & Christchurch have specific zones restricting the installation of woodfires for homes that have not had an existing one either previously installed from your Metro retailer) - All ECO Metros 'with wetbacks' can be installed within New Zealand on any property that is two hectares or more in size. Most ECO models can be installed with a wetback in three air zones, some restrictions apply to some model installations. - Test certificates for all Metro ECO fires are detailed on the Metro website - www.metrofires.co.nz			

DIRECT VENT ECO METROS

New to the Metro range are the larger ECO Metros which incorporate the very latest Direct Vent (DV) technology. These "DV" Metros offer two significant advantages:

- All air consumed during combustion enters the appliance near the bottom/rear of the firebox, this enables both the primary and secondary air supply to be pre-heated to very high temperatures before entering the firebox. This air supply is ducted over the rear face of the firebox, then through preheating tubes fitted into the firebox's secondary burn chamber, resulting in emission and efficiency levels detailed in the chart above, that were previously unattainable.
- Metros with the "DV" technology also offer the option of connecting the air supply to outside the home. laboratory testing confirms a typical woodfire producing 10kW's of heat at 67% efficiency consumes 8.4 litres of air per second burning fuel with a 17% moisture content, equating to around one "roomful" of air every hour. By connecting the air supply to outside the home the Metro consumes air drawn in from outside the home rather than using the heated air from within the home, saving fuel and further increasing the overall efficiency of the Metro.

There are three Direct Vent kits available – DV WALL KIT ducts through an outside wall, DV FLOOR KIT ducts through the floor directly behind the Metro and the DV CEILING KIT ducts into the wall cavity and up into the ceiling cavity.



INSERT SPEC SHEET

Pre Installation

Metro fireplace inserts are tested to/comply with AS/NZS 2918:2001 incorporating appendix "E" when installed in accordance with the installation and operation manual supplied with every Metro wood fire. Prior to installing your Metro fireplace insert into a masonry chimney, it is important that certain clearances and other requirements are complied with as detailed below :-

Chimney – The masonry chimney must be swept and checked for: -

- Cracks and general overall condition, with repairs carried out if necessary by a suitably qualified person.
- Cavity dimensions to ensure the fireplace insert will fit, it is usually necessary to remove the fire bricks from the lower masonry chimney cavity.
- The base of the masonry chimney cavity on which the Metro fireplace insert will rest must be level, if it is not, it should be levelled using mortar.
- If an ash removal door exists in the base of the chimney it should be sealed shut to prevent air entering the cavity.

Mantel

If a timber or combustible mantelshelf exists above the fireplace insert opening, it should be a minimum distance above the top of the Metro's fascia, minimum distances are: • Metro LTD Insert = 460mm • Metro ECO Insert = 340mm • Metro LTD Mega Built-In = 500mm
If less than the above minimum specified, a deflector or heat shield will be required to be fitted under the mantel.

ECO Insert Fan

On properties less than 2 hectares, the Metro ECO Insert must be installed with Metro's ECO Insert fan which is a single speed, thermostatically controlled device. This fan must be permanently wired and therefore requires the services of a registered electrician. Fitting instructions for the fan are supplied with the fan module.

Floor Protector Requirements

A floor protector must extend from behind the fascia the distance specified in the table below, and 200mm to each side of door opening.
NOTE – Floor protector requirements differ for the three models listed;

LTD INSERT: Requires an insulated floor protector and the forward projection is dependant on the height of the fireplace insert above the combustible floor. The schedule of projections listed for heights of 0mm to 50mm+ can be achieved by the thickness of the floor protector, raising the insert or a combination of the two. [Recommended construction is "tiled Promina board" with a combined thickness as specified]

LTD MEGA BUILT-IN: Requires a "minimal" insulating floor protector [recommended construction is "tiles on 6mm thick Promina board", although any non-combustible material fixed to the 6mm Promina board is suitable including glass or steel/aluminum sheet etc]

ECO INSERT: Only requires a non-insulating "ash-hearth" floor protector [recommended construction is "tiles on 6mm thick villa board", although any non-combustible material fixed direct to the combustible floor is acceptable including glass or steel/aluminum sheet etc]

Height	0mm	10mm	15mm	20mm	25mm	30mm	35mm	40mm	41mm	45mm	50mm+
LTD Insert [Dimension X]	455mm	455mm	455mm	436mm	424mm	408mm	396mm	366mm	350mm	350mm	350mm
ECO Insert:	Dimension X = 300mm minimum projection is required irrespective of the height of the floor protector.										
LTD Mega Built-In	Dimension X = 330mm minimum projection is required irrespective of the height of the floor protector.										

Fascia Model	Base width	Body Width
LTD & ECO Trend Fascia	810mm	810mm
LTD & ECO Trad Fascia	900mm	810mm
LTD Mega Built-In Fascia	900mm	900mm

Firebox Model	A	B	Width
LTD Insert	500mm	405mm	560mm
ECO Insert	500mm	405mm	560mm
LTD Mega Built-In	600mm	340mm	800mm

Flue Systems

All Metro wood fires should be installed with the Metro ECO Flue System which comes complete with detailed installation instructions. All Metro ECO Flue Systems include Metro's vertical discharge cowl which improves draft and performance.

Vented Zero Clearance Cabinet

The function of the Metro "Vented Zero Clearance Cabinet (VZCC) is to enable the Metro LTD Insert and ECO Insert Fireplace to be installed into a timber framed wall. The VZCC therefore replaces the more traditional masonry chimney at a fraction of the cost. Detailed instructions for the VZCC are available from your Metro retailer.

LTD & ECO Inserts

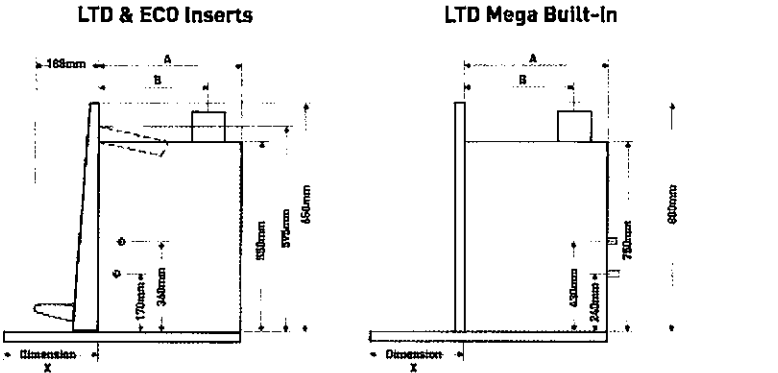
The wall opening cavity size required:

Width of opening	Height of opening	Depth of opening
- 700mm suggested	- 685mm suggested	- 575mm minimum
- 800mm maximum	- 690mm maximum	
- 690mm minimum	- 685mm minimum	

LTD Mega Built-In

The wall opening cavity size required:

Width of opening	Height of opening	Depth of opening
- 850mm suggested	- 780mm suggested	- 650mm minimum
880mm maximum	790mm maximum	
820mm minimum	760mm minimum	



GST No 50-721-108

Carterton District Council

PO Box 9 CARTERTON

Received with thanks by

2/01

13-10-68 12:11 Receipt no. 147411

Dir B0060319

Wairarapa Heating &

189.00-

CQ MPT

CARTERTON

Wairarapa Heating &

189.00

Total Receipted

189.00



APPLICATION FOR A PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

Section 33 or Section 45, Building Act 2004

Send or deliver your application to: Carterton District Council, PO Box 9, Holloway Street,
Carterton. For enquiries, phone (06) 379 6626.

FORM APPLIES FROM JULY 2007

Application: I request that you issue a ☐ Project Information Memorandum ☒ Building Consent
for the building work described in this application.

APPLICATION NUMBER <u>080319</u>	
VETTING OFFICER: <u>[Signature]</u> DATE: <u>13/10/08</u>	
OUTCOME: ☒ ACCEPTED ☐ DECLINED AND RETURNED TO APPLICANT	
THE BUILDING SITE	THE PROJECT/BUILDING WORK
Street & no: <u>58 Cornwall Rd</u>	Description: <u>Remove old fire place & install</u>
<u>Masterton</u>	<u>new freestanding Metro War Rd Ltd</u>
Legal Description: <u>Lot = 1</u>	Intended use: <u>Residential</u>
<u>DP = 51908</u>	Intended life if less than 50 years: <u>5 yrs</u>
Valuation Number:	Floor area:
<u>181600/1600</u>	Total estimated value: <u>\$ 3000.00</u>
Building name:	Of that plumbing & drainage value: <u>\$</u>
THE OWNER	THE APPLICANT (AGENT)
Name: <u>Brian Dobby</u>	Name:
	Contact person:
	Mailing address: <u>WAIKARARAPA</u>
	<u>HEATING & TILING</u>
	<u>17 HOPE STREET</u>
	<u>MASTERTON</u>
	Street address of registered office:
Fax & e-mail:	Phone(s): <u>3774388</u>
Please attach copy of certificate of title not older than 3 months as evidence of ownership. (LINZ application form attached.)	Fax & e-mail:
Signature:	Signature: <u>[Signature]</u>
PROJECT INFORMATION MEMORANDUM (not required for building consent applications)	
The following matters are involved in the project (tick boxes applicable)	
☐ Subdivision	☐ New or altered access for vehicles
☐ Alterations to land contours	☐ Building work over or adjacent to any road or public place
☐ New or altered public utilities	☐ Disposal of storm water or wastewater
☐ New or altered locations and/or external dimensions of buildings	☐ Building work over any existing drains or sewers or in close proximity to wells or water mains
☐ Other matters known to the applicant that may require authorizations from the territorial authority (specify)	

Certificate of Title (if not supplied)

\$20.00

GL730585

Building Deposit

\$.....

GL 730516

Plumbing & Drainage Deposit

\$.....

GL 730516

Building Research Levy

\$.....

GL 7505141

Dept of Building & Housing Levy

\$.....

GL 7505142

TOTAL

\$ 189.00

Receipt No.

Date Paid

Date Application Submitted



APPLICATION FOR A PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

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The building work will comply with the building code as follows:		
The following plans and specifications are attached to this application:		
[tick boxes applicable]		
☐ specifications	☐ calculations	☐ plans
☐ producer statement	☐ Other (please specify)	
[All plans and specifications must meet the minimum requirements set out in the regulations or required by the building consent authority]		
Clause [which of the following clauses will be involved in the proposed work?]	Means of compliance [refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications]	Waiver/modification required [state nature of waiver or modification or building code required]
☒ B1 Structure		
☐ B2 Durability		
☒ C1-4 Fire		
☐ D1 Access routes		
☐ D2 Mechanical installations for access		
☐ E1 Surface water		
☒ E2 External moisture		
☐ E3 Internal moisture		
☐ F1 Hazardous agents on site		
☐ F2 Hazardous building materials		
☐ F3 Hazardous substances etc.		
☐ F4 Safety from falling		
☐ F5 Construction and demolition hazards		
☐ F6 Lighting for emergency		
☒ F7 Warning systems		
☐ F8 Signs		
☐ G1 Personal hygiene		
☐ G2 Laundering		
☐ G3 Food preparation and prevention of contamination		
☐ G4 Ventilation		
☐ G5 Interior environment		
☐ G6 Airborne and impact sound		
☐ G7 Natural light		
☐ G8 Artificial light		
☐ G9 Electricity		
☐ G10 Piped services		



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Carterton. For enquiries, phone (06) 379 6626.*

☐ G11 Gas as an energy source		
☐ G12 Water supplies		
☐ G13 Foul water		
☐ G14 Industrial liquid waste		
☐ G15 Solid waste		
☐ H1 Energy efficiency		

CONTACTS

Designer/Architect		Structural Engineer	
Name		Name	
Address		Address	
Phone(s)		Phone(s)	
Fax & e-mail		Fax & e-mail	
Registration		Registration	
Builder		Other	
Name		Name	
Address		Address	
Phone(s)		Phone(s)	WAI RARAPA HEATING & TILING 17 HOPE STREET MASTERTON
Fax & e-mail		Fax & e-mail	
Registration		Registration	
Plumber		Drainlayer	
Name		Name	
Address		Address	
Phone(s)		Phone(s)	
Fax & e-mail		Fax & e-mail	
Registration		Registration	



APPLICATION FOR A PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT

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The following specified systems are existing, being altered, added to, or removed in the course of the building work:	existing	new	altered	added	removed
There are no specified systems in the building ☒	☐	☐	☐	☐	☐
Cable Car (including to individual dwelling)	☐	☐	☐	☐	☐
Automatic systems for fire suppression (for example, sprinkler systems)	☐	☐	☐	☐	☐
Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation)	☐	☐	☐	☐	☐
Automatic or manual emergency warning systems for fire or other dangers	☐	☐	☐	☐	☐
Emergency lighting systems	☐	☐	☐	☐	☐
Escape route pressurisation systems	☐	☐	☐	☐	☐
Riser mains for Fire Service use	☐	☐	☐	☐	☐
Any automatic back-flow preventer connected to a potable water supply	☐	☐	☐	☐	☐
Lifts, escalators, travelators or other systems for moving people or goods within buildings	☐	☐	☐	☐	☐
Mechanical ventilation or air-conditioning systems	☐	☐	☐	☐	☐
Means of escape from fire	☐	☐	☐	☐	☐
Building maintenance units for providing access to the exterior and interior walls of buildings	☐	☐	☐	☐	☐
Emergency power systems for, or signs relating to, a system or feature specified	☐	☐	☐	☐	☐
Safety barriers	☐	☐	☐	☐	☐
Means of access and facilities for use by persons with disabilities which meet the requirements of section 118	☐	☐	☐	☐	☐
Hand-held hose reels for fire fighting	☐	☐	☐	☐	☐
Such signs as are required by the Building Code or by section 120	☐	☐	☐	☐	☐
Laboratory fume cupboards	☐	☐	☐	☐	☐
Audio loops or other assistive listening systems	☐	☐	☐	☐	☐
Smoke control systems	☐	☐	☐	☐	☐
Address where compliance schedule will be held:					
The maximum number of occupants that the building is designed for is:					

The information you have provided on this form is required so that your building consent application can be processed under the Building Act 2004. The Council collates statistics relating to issued building consents and has a statutory obligation to regularly forward these to Statistics NZ. The Council stores the information on a public register which must be supplied (as previously determined by the Ombudsman) to whomsoever requests the information. Under the Privacy Act 1993 you have the right to see and correct personal information the Council holds about you.

Note: the issue of a building consent does not relieve the owner of any duty or responsibility under any other act. Please check with your local territorial authority regarding the requirement for other approvals required and fees payable. May include: Consents under the Resource Management Act, Vehicle Access, Road openings, Health licensing, Liquor licensing, Trade Waste licensing



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **WN39B/417**
Land Registration District **Wellington**
Date Issued 22 August 1991

Prior References
WN36B/226

Estate Fee Simple
Area 4.6900 hectares more or less
Legal Description Lot 1 Deposited Plan 51908

Proprietors
Derek William King

Interests

