

## 24. Subdivision

### Section 106 of the RMA

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Irrespective of the status of the subdivision under the rules of the Marlborough Environment Plan (the Plan), Section 106 of the RMA provides discretion to the Council to refuse subdivision consent, or to grant subdivision consent subject to conditions, where:

- (a) The land or any structure on the land is, or is likely to be, subject to material damage through erosion, falling debris, subsidence, slippage or inundation;
- (b) Any subsequent use of the land is likely to accelerate, worsen or result in material damage to the land, other land or a structure through erosion, falling debris, subsidence, slippage or inundation;
- (c) Sufficient provision has not been made for legal or physical access to each allotment in the proposed subdivision.

### 24.1. Rules for all subdivisions

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In addition to specific standards for permitted activity, controlled activity, restricted discretionary activity and discretionary activity subdivisions specified in this chapter, the following rules apply to all subdivisions.

#### Certification of services

##### Water, sewerage and stormwater

[D]

**24.1.1. The applicant must provide water, sewerage and stormwater infrastructure, and connections to that infrastructure, for all allotments (except any allotment to vest as a road or as a reserve) located in the following zones:**

- (a) **Urban Residential 1, 2 and 3, Industrial 1 and Business 2 in accordance with the table below:**

Town	Water	Sewerage	Stormwater
Blenheim (except Urban Residential 3)	Required	Required	Required
Blenheim – Urban Residential 3	Required	Required	Required
Renwick	Required	Required	Required
Picton	Required	Required	Required

Town	Water	Sewerage	Stormwater
Havelock	Required	Required	Required
Rai Valley	Not required	Not required	Required
Wairau Valley Township	Required	Not required	Not required
Grovetown	Not required	Required	Required
Spring Creek	Not required	Required	Required
Marlborough Ridge	Required	Required	Required
Seddon	Required	Required	Required
Ward	Required	Not required	Required

(b) Coastal Living at Rarangi in accordance with the table below:

Town	Water	Sewerage	Stormwater
Rarangi	Required	Not required	Not required

(c) Industrial 2.

(d) Business 1.

[D]

24.1.2. The applicant must provide confirmation, together with the application for subdivision consent, that adequate provision has been made or adequate provision is practicable to be made for the required water, sewerage and stormwater reticulation.

[D]

24.1.3. Acceptable confirmation as to the adequate provision of water, sewerage and stormwater must be a written statement from the Assets and Services Department of the Council or, where applicable, the person or organisation responsible for the reticulated service.

## Roading

[D]

24.1.4. Where access is to be provided to a legal road, the applicant must provide roading, and access to that roading, for all allotments. The applicant must upgrade, or contribute to the upgrade of, the road where the upgrade is required as a consequence of the subdivision.

[D]

**24.1.5. The applicant must provide confirmation, together with the application for subdivision consent, that adequate provision has been made or adequate provision is practicable to be made for roading.**

[D]

**24.1.6. Acceptable confirmation as to the adequate provision of roading must be a written statement from the relevant roading authority.**

### **Electricity**

[D]

**24.1.7. The applicant must supply low voltage electricity to all allotments, except for allotments in the Rural Environment, Coastal Environment, Lake Grassmere Salt Works, Coastal Marine, Open Space 1, Open Space 2, Open Space 3, Open Space 4, Marina and Coastal Living zones. For the Coastal Living zone, the exception only applies when all proposed allotments are in excess of 150m from any power pole or underground cable that forms part of the local electricity supply network.**

[D]

**24.1.8. The applicant must provide confirmation, together with the application for subdivision consent, that adequate provision has been made or adequate provision is practicable for the supply of low voltage electricity reticulation.**

[D]

**24.1.9. Acceptable confirmation as to the adequate provision of local reticulation must be a written statement from an authorised electricity distributor.**

### **Telecommunications**

[D]

**24.1.10. The applicant must supply telecommunications to all allotments or must provide a reasonable practicable alternative, except for allotments in the Rural Environment, Coastal Environment, Lake Grassmere Salt Works, Coastal Marine, Open Space 1, Open Space 2, Open Space 3, Open Space 4, Marina and Coastal Living zones. For the Coastal Living zone, the exception only applies when all proposed allotments are in excess of 150m from any power pole or underground cable utilised by the telecommunications network utility operator.**

[D]

**24.1.11. The applicant must provide confirmation, together with the application for subdivision consent, that adequate provision has been made or adequate provision is practicable for the supply of telecommunications.**

[D]

**24.1.12. Acceptable confirmation as to the adequate provision of local reticulation must be a written statement from a telecommunications network utility operator or authorised supplier.**

### **Proximity of Services**

[D]

**24.1.13. All services required as a result of Rules 24.1.1, 24.1.4, 24.1.7 and 24.1.10 must be provided at the boundary of each allotment or, if a rear allotment, to the allotment beyond the end of the right of way.**

## Water Supply

[D]

- 24.1.14. In circumstances where a connection to a Council owned reticulated water supply is not possible, the applicant must provide for a minimum of 2m<sup>3</sup> of potable water per day for each proposed allotment (except for allotments to vest as reserve or road).

## Scheme Plan

[D]

- 24.1.15. Every application for subdivision consent must be accompanied by a Scheme Plan that provides the information specified in Appendix 7.

## Esplanade Reserves and Esplanade Strips

### Subdivision of Allotments of less than 4 Hectares

[D]

- 24.1.16. In accordance with Section 230 of the RMA, in respect of any subdivision of land in which any allotment of less than 4 hectares is created, an esplanade reserve or esplanade strip of 20m must be provided, unless the property adjoins the Waikawa Marina or Picton Marina.
- 24.1.17. Where a property adjoins the Waikawa Marina, no esplanade reserve or esplanade strip is required to be provided, except that an esplanade reserve or esplanade strip of 3m must be provided for the subdivision of any land identified in Appendix 10.
- 24.1.18. Where land zoned Business 1 or Urban Residential 2 adjoins the Picton Marina and is to be subdivided, an esplanade reserve or esplanade strip of 3m must be provided.

## 24.2. Permitted Activities

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Unless expressly limited elsewhere by rule in the Marlborough Environment Plan (the Plan), the following activity shall be permitted without resource consent where it complies with the standard:

[D]

### 24.2.1. Subdivision of land associated with utilities.

*Standard:*

- 24.2.1.1. The network utility operator must provide confirmation that adequate provision has been made or adequate provision is practicable for any services described in Rules 24.1.1, 24.1.4, 24.1.7 and 24.1.10 to the extent that those services are necessary for the provision of the utility.

## 24.3. Controlled Activities

Application must be made for a Controlled Activity for the following:

[D]

### 24.3.1. Subdivision of land in the following zones:

- (a) **Urban Residential 1, 2 and 3 (except the Urban Residential 2 Greenfield Zone);**
- (b) **Rural Living;**
- (c) **Rural Environment;**
- (d) **Coastal Environment;**
- (e) **Coastal Living;**
- (f) **Industrial 1 and 2;**
- (g) **Business 1 and 2;**
- (h) **Port;**
- (i) **Marina;**
- (j) **Airport;**
- (k) **Lake Grassmere Salt Works.**

*Standards and terms:*

24.3.1.1. The subdivision must comply with Rules 24.1.1, 24.1.4, 24.1.7 and 24.1.10.

24.3.1.2. The subdivision must create allotments that exceed the minimum net allotment area, minimum building shape factor and minimum frontage set out in the table below:

<b>Zone</b>	<b>Allotment Type</b> W = with sewerage reticulation WO = without sewerage reticulation	<b>Minimum Net Allotment Area m<sup>2</sup></b> <sup>1</sup> see note below	<b>Minimum Building Platform Shape Factor</b> <sup>2</sup> see note below	<b>Minimum Frontage</b> <sup>3</sup> see note below	<b>Qualification</b>
Urban Residential 1	Front W	290	14m diameter circle	14m	
	Rear W	290	14m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.
Urban Residential 2 – Blenheim, Renwick, Picton and	Front W	450	15m diameter circle	15	
	Front WO	1000	15m diameter circle	15	

Zone	Allotment Type W = with sewerage reticulation WO = without sewerage reticulation	Minimum Net Allotment Area m <sup>2</sup> <sup>1</sup> see note below	Minimum Building Platform Shape Factor <sup>2</sup> see note below	Minimum Frontage <sup>3</sup> see note below	Qualification
Havelock A, B	Rear W	450	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.
	Rear WO	1000	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.
Urban Residential 2 – All other urban environments	Front W	600	15m diameter circle	15	
	Front WO	1000	15m diameter circle	15	
	Rear W	700	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.
	Rear WO	1000	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.

Zone	Allotment Type W = with sewerage reticulation WO = without sewerage reticulation	Minimum Net Allotment Area m <sup>2</sup> <sup>1</sup> see note below	Minimum Building Platform Shape Factor <sup>2</sup> see note below	Minimum Frontage <sup>3</sup> see note below	Qualification
Urban Residential 3	Front W	2000	20m diameter circle	20	All allotments to accommodate a minimum 30m diameter circle.
	Front WO	4000	20m diameter circle	20	All allotments to accommodate a minimum 30m diameter circle.
	Rear W	2000	20m diameter circle	NA	All allotments to accommodate a minimum 30m diameter circle. Access requirements apply, refer Rule 24.3.2.
	Rear WO	4000	20m diameter circle	NA	All allotments to accommodate a minimum 30m diameter circle. Access requirements apply, refer Rule 24.3.2.
Rural Living	Front WO	7500	20m diameter circle	40	All allotments to accommodate a minimum 40m diameter circle.
	Rear WO	7500	20m diameter circle	NA	All allotments to accommodate a minimum 40m diameter circle. Access requirements apply, refer Rule 24.3.2.
Rural	Front WO	20 ha	NA	60	

<b>Zone</b>	<b>Allotment Type</b> W = with sewerage reticulation WO = without sewerage reticulation	<b>Minimum Net Allotment Area m<sup>2</sup></b> <sup>1</sup> see note below	<b>Minimum Building Platform Shape Factor</b> <sup>2</sup> see note below	<b>Minimum Frontage</b> <sup>3</sup> see note below	<b>Qualification</b>
Environment (except for land in the Wairau Plain Area or in the Omaka Valley Area)	Rear WO	20 ha	NA	NA	Access requirements apply, refer Rule 24.3.2.
Rural Environment - land in the Wairau Plain Area or in the Omaka Valley Area	Front WO	8 ha	NA	60	
	Rear WO	8 ha	NA	NA	Access requirements apply, refer Rule 24.3.2.
Coastal Environment	WO	30 ha	NA	NA	All allotments to accommodate a minimum 40m diameter circle.
Coastal Living (except for land at Rarangi)	Front W	2000	20m diameter circle	40	All allotments to accommodate a minimum 30m diameter circle.
	Front WO	4000	20m diameter circle	60	All allotments to accommodate a minimum 30m diameter circle.
	Rear W	2500	20m diameter circle	NA	All allotments to accommodate a minimum 30m diameter circle. Access requirements apply, refer Rule 24.3.2.



Zone	Allotment Type W = with sewerage reticulation WO = without sewerage reticulation	Minimum Net Allotment Area m <sup>2</sup> <sup>1</sup> see note below	Minimum Building Platform Shape Factor <sup>2</sup> see note below	Minimum Frontage <sup>3</sup> see note below	Qualification
	Rear WO	4000	20m diameter circle	NA	All allotments to accommodate a minimum 30m diameter circle.  Access requirements apply, refer Rule 24.3.2.
Coastal Living at Rarangi	Front WO	7500	20m diameter circle	40	All allotments to accommodate a minimum 40m diameter circle.
	Rear WO	7500	20m diameter circle	NA	All allotments to accommodate a minimum 40m diameter circle.  Access requirements apply, refer Rule 24.3.2.
Industrial 1	Front W	250	10m diameter circle	NA	
	Rear W	500	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.
Industrial 2	Front W	1,000	15m diameter circle	NA	
	Rear W	1,000	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.

<b>Zone</b>	<b>Allotment Type</b> W = with sewerage reticulation WO = without sewerage reticulation	<b>Minimum Net Allotment Area m<sup>2</sup></b> <sup>1</sup> see note below	<b>Minimum Building Platform Shape Factor</b> <sup>2</sup> see note below	<b>Minimum Frontage</b> <sup>3</sup> see note below	<b>Qualification</b>
Business 1	Front W	250	NA	NA	
	Rear W	500	NA	NA	Access requirements apply, refer Rule 24.3.2.
Business 2	Front W	250	10m diameter circle	15	
	Front WO	1,000	15m diameter circle	15	
	Rear W	500	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.
	Rear WO	1,000	15m diameter circle	NA	Access requirements apply, refer Rule 24.3.2.
Port Zone	Front W	200	N/A	N/A	
	Rear W	500	N/A	N/A	Access requirements apply, refer Rule 24.3.2.
Marina Zone	Front W	200	N/A	N/A	
	Rear W	500	N/A	N/A	Access requirements apply, refer Rule 24.3.2.

Zone	Allotment Type W = with sewerage reticulation WO = without sewerage reticulation	Minimum Net Allotment Area m <sup>2</sup> <sup>1</sup> see note below	Minimum Building Platform Shape Factor <sup>2</sup> see note below	Minimum Frontage <sup>3</sup> see note below	Qualification
Airport Zone	Front W or WO	8 ha	NA	60	
	Rear W or WO	8 ha	NA	NA	Access requirements apply, refer Rule 24.3.2.
Lake Grassmere Salt Works Zone	Front WO	20 ha	NA	60	
	Rear WO	20 ha	NA	NA	Access requirements apply, refer Rule 24.3.2.

<sup>1</sup> The allotment areas prescribed are net areas, exclusive of areas intended to provide access to the allotment.

<sup>2</sup> The minimum building platform shape factor may be applied anywhere within the proposed allotment, but must be clear of all permitted activity setback standards from boundaries (except standards specifying a recession plane angle), water bodies and stop banks for the relevant zone and must comply with the requirements of any easements.

<sup>3</sup> The minimum frontage must not include any area intended to provide access to the allotment or any right of way.

A Provided that this shall not apply to those properties listed in Appendix 16, Schedule 4, Table 1. For these properties the minimum net allotment area shall be 3,000 m<sup>2</sup>.

B Provided that this shall not apply to those properties listed in Appendix 16, Schedule 4, Table 2. For those properties the minimum net allotment area shall be 1,200 m<sup>2</sup>.

24.3.1.3. The subdivision must comply with the standards for accessways set out in the table below:

<b>Zone</b>	<b>No. Allotments Served</b> <sup>1</sup> see note below	<b>Minimum Width (m)</b> <sup>2</sup> see note below	<b>Minimum Drivable Width (m)</b>	<b>Qualification</b> <sup>3</sup> see note below
Urban Residential 1, 2 and 3	1	3.5	NA	
	2 - 4	3.5	3	Sealed
	5 - 6	6	5	Sealed. Width to allow passing
Rural Living	1 - 2	5	3.5	Unsealed
	3 - 6	6	4	Sealed. Width to allow passing
Rural Environment - (except for land in the Wairau Plain Area or in the Omaka Valley Area) and Lake Grassmere Salt Works	1	6	N/A	Unsealed
	2 - 4	6	4	Unsealed. Width to allow passing
	5 -12	8	4	Unsealed. Width to allow passing
	12+	12	5.5	*
Rural Environment - land in the Wairau Plain Area or in the Omaka Valley Area	1	6	N/A	Unsealed
	2 - 4	6	4	Unsealed. Width to allow passing
	5 - 8	6	5	Sealed
	9+	12	5.5	To vest as road

<b>Zone</b>	<b>No. Allotments Served</b> <sup>1</sup> see note below	<b>Minimum Width (m)</b> <sup>2</sup> see note below	<b>Minimum Drivable Width (m)</b>	<b>Qualification</b> <sup>3</sup> see note below
Coastal Environment	1	6	N/A	Unsealed
	2 - 4	6	4	Unsealed. Width to allow passing
	5 -12	8	4	Unsealed. Width to allow passing
	12+	12	5.5	*
Coastal Living	1 - 2	5	3.5	Unsealed
	3 - 6	6	4	Sealed. Width to allow passing
Industrial 1 and 2	1 – 4	6	6	Sealed.
Business 1 and 2	1 - 4	6	6	Sealed
Port	1 - 4	6	6	Sealed.
Marina	1 - 4	6	6	Sealed.

\* Formation standard and legal status to be determined at time of resource consent.

Either a 'right of way' over other land or an 'access leg' within an allotment may be used to provide access to an allotment.

Sealed access must be two coat sealed (or other surface approved by the Council).

Unsealed access must be an all-weather hard surface.

<sup>1</sup> Where front allotments are provided with legal rights over access legs or rights of way that serve rear allotments, then those front allotments shall count as rear allotments for the purpose of calculating the number of allotments served.

<sup>2</sup> The legal width of access shall include any cut or embankment which is part of the physical formation.

<sup>3</sup> Passing bays may be required where the length, gradients or width of access leg adversely affects the safety of users.

24.3.1.4. The land being subdivided must not have direct access to or from a State Highway.

24.3.1.5. The land being subdivided must not be within 90m of the National Grid Blenheim Substation.

24.3.1.6. The land being subdivided must not be within the National Grid Corridor.

24.3.1.7. The land being subdivided must not be within any Noise Control Boundary.

- 24.3.1.8. The land being subdivided must not involve land in Springlands identified in Appendix 23.

*Matters over which the Council has reserved control:*

- 24.3.1.9. The use of the site.
- 24.3.1.10. The shape and position of any allotment.
- 24.3.1.11. The provision of drinkable water supply, water storage and water treatment.
- 24.3.1.12. Effluent management.
- 24.3.1.13. Stormwater control and treatment.
- 24.3.1.14. Service easements.
- 24.3.1.15. Roading, access, parking and manoeuvring, including any necessary easements.
- 24.3.1.16. The provision of reserves for open space and recreation.
- 24.3.1.17. The provision of esplanade reserves and esplanade strips.
- 24.3.1.18. The protection of existing vegetation and revegetation.
- 24.3.1.19. The securing of any necessary covenants or other instruments to protect any significant environmental features or other special feature(s) on any lot.
- 24.3.1.20. Fencing responsibilities.
- 24.3.1.21. Staging of developments or the timing of any works.
- 24.3.1.22. Controls to mitigate the adverse effects of subdivision construction.
- 24.3.1.23. Hazard avoidance, remediation or mitigation.
- 24.3.1.24. Council access to rivers and drainage channels.
- 24.3.1.25. Geotechnical matters.
- 24.3.1.26. Provision of water for fire fighting.

[D]

**24.3.2. Cross lease and unit plan subdivisions, as set out below:**

- (a) **existing cross-lease or unit title developments, where staged development has been previously approved under previous plans or legislation but the development is uncompleted;**
- (b) **variations or amendments to cross-lease or unit title plans;**
- (c) **legal separation of existing lawfully established dwellings on the same property, subject to compliance with Section 224(f) of the RMA.**

*Matters over which the Council has reserved control:*

- 24.3.2.1. The matters set out in 24.3.1.9 to 24.3.1.26.

## 24.4. Restricted Discretionary Activities

Application must be made for a Restricted Discretionary Activity for the following:

[D]

### 24.4.1. Subdivision of land in the Urban Residential 2 - Greenfields Zone

#### Standards and terms

24.4.1.1. The subdivision must create allotments that exceed the minimum net lot area, minimum building shape factor and minimum frontage set out in the table below:

Zone	Allotment Type W = with sewerage reticulation WO = without sewerage reticulation	Minimum Net Allotment Area m <sup>2</sup> <sup>1</sup> see note below	Minimum Building Platform Shape Factor <sup>2</sup> see note below	Minimum Frontage <sup>3</sup> see note below	Qualification
Urban Residential 2 Greenfield Zone	Front W	(i) Minimum 400m <sup>2</sup> (ii) Maximum 4,000m <sup>2</sup>	15m diameter circle	15	
	Rear W	(i) Minimum 400m <sup>2</sup> (ii) Maximum 4,000m <sup>2</sup>	15m diameter circle	NA	Access requirements apply, refer

<sup>1</sup> The allotment areas prescribed are net areas, exclusive of areas intended to provide access to the allotment.

<sup>2</sup> The minimum building platform shape factor may be applied anywhere within the proposed allotment, but must be clear of all permitted activity setback standards from boundaries (except standards specifying a recession plane angle), water bodies and stop banks for the relevant zone and must comply with the requirements of any easements.

24.4.1.2. An application for a consent to subdivide land must be accompanied by a report from an expert acceptable to Council, detailing the investigations and showing that the standards set out in 24.4.1.3 to 24.4.1.9 have been met.

24.4.1.3. For allotments within 200m of a river, drainage channel or the Drainage Channel Network, measured from the top of the closest bank, a cone penetrometer test (CPT) must be undertaken for the purpose of evaluating the potential for lateral spread.

The testing frequency will be in accordance with the table below:

Allotments equal to or greater than 1 hectare	Allotments equal to or greater than 0.25 hectare and less than 1 hectare	Allotments less than 0.25 hectare
0.25 per allotment (minimum of 5)	5	1 per allotment

- 24.4.1.4. At each CPT location record must be made of:
- a continuous profile of the subsoil to firm basement;
  - the depth to the water table; and
  - in-situ testing of all susceptible strata.
- 24.4.1.5. All susceptible strata must be sampled and the construction of grading curves and atterberg limit tests determined.
- 24.4.1.6. For allotments located more than 200m from a river, drainage channel or the Drainage Channel Network, measured from the top of the closest bank, vertical loading must be ascertained in the manner set out in (a) to (d) below:
- At least four scala penetrometer tests must be undertaken for each allotment.
  - Each sample point must have a field value recorded, obtained in accordance with NZS 4402.6.5.3:1988, and is to be geo-referenced to survey marks.
  - The field values of the penetrometer test must be interpreted in terms of kilo Pascals (kPa) and the basis for such interpretation defined.
  - At least one inspection pit must be constructed for every 3 allotments to confirm subsoil properties. The inspection pit must be geo-referenced and must include the logged soil profile.
- 24.4.1.7. Unless the recorded field soil strength from the scala penetrometer tests referred to in Standard 24.4.1.6 is at least 300 kPa at a depth of at least 0.3m below the soffit of the proposed foundations, the construction of a dwelling or other habitable building on the allotment will be required to have specific foundation design. A consent notice will be imposed on the allotment recording this requirement.
- 24.4.1.8. Where the field results are less than 300 kPa and scala penetrometer driving refusal occurs at 2m or more in depth, then the performance requirements shall be:
- An Ultimate Limit State Settlement to be not greater than 100mm; and
  - A Service Limit State settlement not greater than 50mm.
- 24.4.1.9. Where a Standard Penetrometer Test (SPT) count result is less than 12 (corrected in accordance with best practice), and depth to sediments achieving an SPT > 12 is greater than 2m, then the performance requirements are:
- An Ultimate Limit State Settlement to be not greater than 100mm; and
  - A Service Limit State settlement to be not greater than 50mm.

*Matters over which the Council has restricted its discretion:*

- 24.4.1.10. The matters set out in 24.3.1.9 to 24.3.1.26.



- 24.4.1.11. Contamination mitigation and remediation.
- 24.4.1.12. The location of dwellings on a site.
- 24.4.1.13. The proximity of existing lawfully established rural and non-residential activities and appropriate measures to avoid, remedy or mitigate reverse sensitivity effects on these activities including consideration of the following measures:
  - (a) insulation of dwellings for noise purposes;
  - (b) setbacks of dwellings from boundaries including Zone boundaries;
  - (c) imposition of consent notices in respect of the above matters; and
  - (d) location of allotments between 1,000m<sup>2</sup> and 4,000m<sup>2</sup> adjoining land on which non-residential activities occur to provide a buffer.
- 24.4.1.14. Foundation design.

[D]

**24.4.2. Subdivision of land which has direct access to a State Highway that otherwise meets all the standards and terms under Rule 24.3.1.**

*Matters over which the Council has restricted its discretion:*

- 24.4.2.1. The matters set out in 24.3.1.9 to 24.3.1.26.
- 24.4.2.2. Any adverse effects on the State Highway, traffic movement or traffic safety.

[D]

**24.4.3. Subdivision of land located within 90m of the National Grid Blenheim Substation on Sec 1 SO 4246, Lot 1 DP 8572 and Pt Sec 1 SO 6959 (or any successor).**

*Matters over which the Council has restricted its discretion:*

- 24.4.3.1. The matters set out in 24.3.1.9 to 24.3.1.26.
- 24.4.3.2. The extent to which the subdivision may adversely affect the efficient operation, maintenance, upgrading and development of the substation.
- 24.4.3.3. The extent to which the proposed subdivision design and layout enables appropriate separation distances between future sensitive activities and the substation.
- 24.4.3.4. Any other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the substation.
- 24.4.3.5. Technical details of the characteristics and risks on and from the National Grid Blenheim Substation.

[D]

**24.4.4. Subdivision of land within the National Grid Corridor.**

*Matters over which the Council has restricted its discretion:*

- 24.4.4.1. The matters set out in 24.3.7.1 to 24.3.7.17.
- 24.4.4.2. The extent to which the subdivision may adversely affect the operation, maintenance, upgrade and development of the National Grid.
- 24.4.4.3. Technical details of the characteristics and risks on and from the National Grid.
- 24.4.4.4. The location, design and use of the proposed building platform or structure as it relates to the National Grid transmission line.

- 24.4.4.5. The risk of electrical hazards affecting public or individual safety, and the risk of property damage.
- 24.4.4.6. The nature and location of any vegetation to be planted in the vicinity of the National Grid transmission line.

## **24.5. Discretionary Activities**

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Application must be made for a Discretionary Activity for the following:

[D]

**24.5.1. Any subdivision of land that does not comply with Rules 24.1.1 to 24.1.18.**

[D]

**24.5.2. Any permitted activity, controlled activity or restricted discretionary activity subdivision of land that does not meet the applicable standards.**

[D]

**24.5.3. Any subdivision of land not provided for as a permitted, controlled or restricted discretionary activity.**