


 WAITAKI  
DISTRICT  
PLAN  
REVIEW

## Subdivision (SUB)

### What are the key issues we need to think about?

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 influence 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.



### What does it mean for me?

All subdivision continues to require a resource consent. Each zone has a different minimum lot size and other requirements (such as connections to reticulated services etc.) vary between the different zones. Overlays often result in further restrictions for subdivision.

### What are we suggesting in the Draft District Plan?

The Draft Plan's intent is that any brownfield and greenfield subdivisions would be designed in an integrated way that contribute to a sense of place, are connected to existing communities and are well-designed, accessible, sunny and safe. The Plan also controls infill subdivision, to ensure that opportunities are realised for intensification within appropriate urban locations, in a manner that is consistent with the area's anticipated character and amenity values.

The Subdivision chapter contains rules and standards relating to subdivision of land within overlays. The objectives and policies for the zone

or any applicable overlay are found within those various chapters and are also relevant when determining if subdivision is appropriate. There are new policies and rules introduced that would better manage subdivision where natural hazards are present. There are other new policies and rules to manage subdivision in proximity to the National Grid, the Electricity Distribution network and Hydro-electricity inundation hazards areas.

The draft chapter is silent for now on financial and development contributions while we finalise our policy position on these two matters.

## Key changes from the current rules

- The provisions would become more relaxed when the property is subject to a flooding overlay – provided the allotment has a net site area capable of containing a residential unit and access entirely outside of the flood overlay.
- Some zones have suggested changes to the minimum lot size, including the General Rural Zone (would increase from 4 ha in the Operative District Plan to 20 ha in the Draft District Plan).
- The new Medium Density Residential Zone would have a minimum lot size of 150m<sup>2</sup>.
- New policies and rules managing subdivision where allotments are within the National Grid Substation Buffer, the Electricity Distribution Corridor, the National Grid Corridor and the Hydroelectricity Inundation Hazard Areas.
- New policy and rules managing subdivision in a variety of natural hazard overlays, including:
  - » Moeraki Land Instability Overlay – Moderate Risk Area
  - » Liquification Assessment Overlay
  - » Fault Awareness Overlay
  - » Surface Fault Rupture Hazard Overlay
  - » Moeraki Land Instability Overlay – High Risk Area and Very High-Risk Area
- New policy and rules managing subdivision where a site contains a Site or Area of Significance to Māori, or a Significant Natural Area and other overlays such as Outstanding Natural Features or Landscapes.

## Find out more

You can view the full draft chapter on our website

visit [www.waitaki.govt.nz/district-plan-review](http://www.waitaki.govt.nz/district-plan-review)

or scan for more info



## More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz) or call the District Plan Review hotline on 03 433 1661 and leave a message.

## Summary of the new rules being considered

### **Permitted Activities that would not require a resource consent:**

- Subdivision in Flood Assessment Overlays meeting required clauses and complies with other subdivision rules.

### **Activities that would require a resource consent:**

- Any of the permitted activities that do not comply with the relevant clauses
- **All subdivision requires a resource consent, and this includes:**
- Boundary adjustments
- Updating of a cross-lease title
- Subdivision of land to create an allotment for the purpose of public works, infrastructure, reserves or access
- Subdivision that creates any vacant allotments
- Subdivision of land around existing or approved buildings
- Subdivision in the Liquefaction Assessment Overlay
- Subdivision in the Fault Awareness Overlay
- Subdivision in the Moeraki Land Instability Overlays – Moderate Risk Area, High Risk Area and Very High-Risk Area
- Subdivision creating a lot in the National Grid Substation Buffer
- Subdivision creating a lot in the Electricity Distribution Corridor
- Subdivision creating a lot in the National Grid Corridor
- Subdivision in the Hydroelectricity Inundation Hazard Areas
- Subdivision of a site in an ONFL Overlay
- Subdivision of a site containing a Historic heritage Item, a Site or Area of Significance to Māori, or a Notable Tree
- Subdivision of a site containing an SNA
- Subdivision within the Coastal Environment