

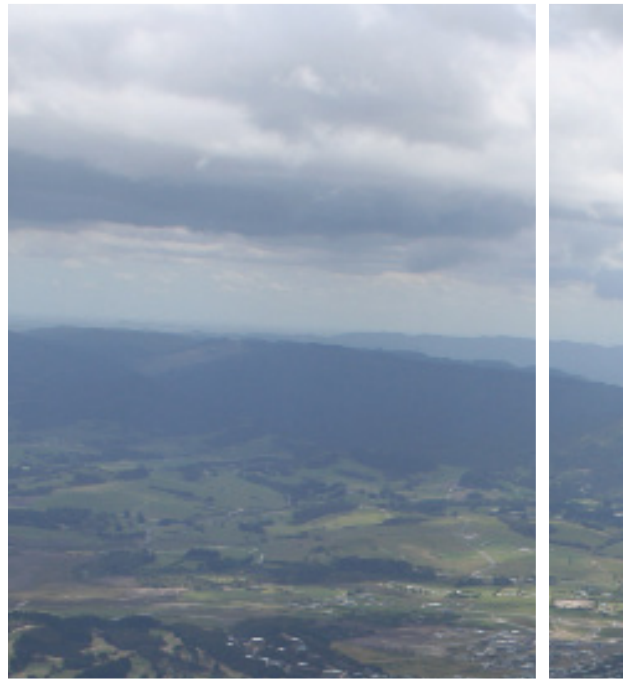


Kaipara Te Orangakui
KAIPARA
DISTRICT
Two Oceans Two Harbours

Kaipara District Plan

A guide to subdivision in the Kaipara District

*The purpose of this brochure is to provide
an overview of the types of subdivision in
the Kaipara District Plan.*





What is Subdivision?

Subdivision is the process of dividing land or buildings into individual parcels so that each has a separate certificate of title. Council is required to control the environmental effects of subdivision. The Kaipara District Plan details the policies, rules and zoning for subdivision within the District.

Note: All Subdivision requires Resource Consent.

Can I subdivide my property?

Subdivision rules are different for different zones within the Kaipara District and may vary depending on whether your site is within an Overlay. In order to determine what zone your site is in check the District Planning Maps on the Council's website www.kaipara.govt.nz to confirm the following:-

- (a) the zoning of the site (all properties have a zone);
- (b) to see whether the site is within an Overlay (some properties will also have an Overlay); and
- (c) whether there are any sites, features and units (see Map Series 2).

From this information you will be able to determine the status of any subdivision you wish to undertake and the matters that need addressing in any subdivision application.

What does it mean if my property is within an Overlay?

An Overlay defines an area that needs a higher level of control for protection.

There are five Overlays within the District: -

- West Coast Overlay;
- East Coast Overlay;
- Kai Iwi Lakes Overlay;
- Kaipara Harbour Overlay;
- Mangawhai Harbour Overlay.

An Overlay protects environments that are most sensitive to land use change – and to do this we have mapped 'Overlays' across the District. Overlays have a higher level of control to protect waterways, the coastal environment and our harbours.

Please see Appendix B in District Plan Maps for Overlay Overview.



What does it mean if my property has a site, feature or unit on it?

Use Map Series 2 to confirm whether your property has a 'special site, feature or unit' on it. Special sites, features or units include:

- Heritage – see chapter 17
- Notable Trees – see chapter 19
- Reserve Management Units – see chapter 20
- Designations – see chapter 21.

If your site contains one of these then you should go to the relevant Part C chapter and check whether your proposed work meets the rules and standards. If you think your site includes one of these, you should consider the additional assessment criteria that accompanies the subdivision rules.

How small can I make my subdivision?

There are many different types of subdivisions. If your site contains a feature of natural or cultural heritage, or native bush, waterways or landscape then you may be afforded additional development in exchange for the protection of those features.

The following tables provide an overview of the different subdivisions that can be undertaken within the Kaipara District Plan.

Table 1 - Rural Zone Subdivision

Please refer to Chapter 12 of the Kaipara District Plan for the full set of subdivision rules and requirements for subdivision in the Rural Zone. In some cases the balance lot has a minimum net site area to consider. The Kaipara District Plan is available on www.kaipara.govt.nz.

Subdivision Type	Environmental Benefits Provided?	Protection of a Natural or Cultural Heritage Feature	Minimum Net Site Area (not within an Overlay)	Minimum Net Site Area (within an Overlay)
General Rural Subdivision	NA	NA	12 hectares	20 hectares
Preservation of Natural and Cultural Heritage.	NA	✓	4,000m ²	4,000m ²
Boundary Adjustment	NA	NA	≥ 15% adjustment.	≥ 15% adjustment.
Environmental Benefit	✓	NA	4,000m ²	4,000m ²
One Rural Amenity Lot	NA	NA	4,000m ²	4,000m ²
Two Rural Amenity Lots	✓	NA	4,000m ²	N/A
Small Lot Development (only for 5 hectare lots or less, existing at the date of notification of the Plan).	NA	NA	4,000m ²	4,000m ²
Integrated Development <10	✓	NA	4,000m ²	4,000m ²
Integrated Development >10	✓	NA	4,000m ²	4,000m ²



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Table 2 – Residential Zone Subdivision

Please refer to Chapter 13 of the Kaipara District Plan for the full set of subdivision rules and requirements for subdivision in the Residential zone. The Kaipara District Plan is available on www.kaipara.govt.nz

Subdivision Type	Environmental Benefits Provided?	Protection of a Natural or Cultural Heritage Feature	Minimum Net Site Area (not within an Overlay and connection to reticulated wastewater provided)	Minimum Net Site Area (within an Overlay and connection to reticulated wastewater provided)	Minimum Net Site Area (Where Connection to Reticulated Wastewater Infrastructure not possible)
General Residential Subdivision	NA	NA	600m ²	1,000m ²	3,000m ²
Preservation of Natural and Cultural Heritage.	NA	✓	375m ²	750m ²	3,000m ²
Boundary Adjustment	NA	NA	≥ 10% adjustment.	≥ 10% adjustment.	≥ 10% adjustment, provided sufficient land available for wastewater disposal field.
Integrated Development	✓	NA	375m ²	750m ²	2,000m ²

Table 3 – Business Zone Subdivision

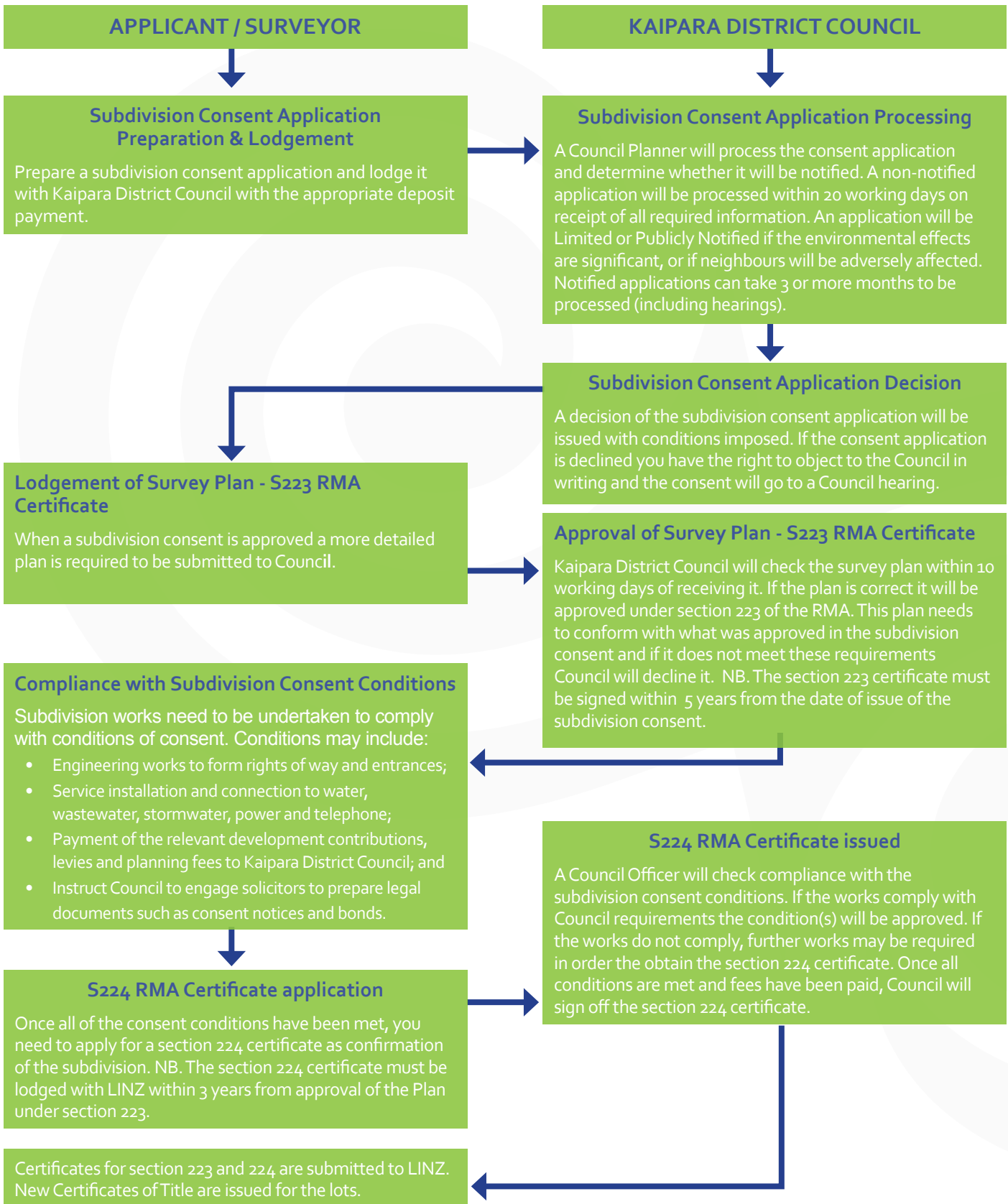
Please refer to Chapter 14 of the Kaipara District Plan for the full set of subdivision rules and requirements for subdivision in the Business zone. The Kaipara District Plan is available on www.kaipara.govt.nz

Subdivision Type	Connection to Reticulated Wastewater Provided	Minimum Net Site Area – Commercial zone (not within an Overlay)	Minimum Net Site Area – Industrial Zone (not within an Overlay)	Minimum Net Site Area (Commercial and Industrial Zone) (within an Overlay)
General Business Subdivision Serviced	✓	250m ²	500m ²	1,000m ²
Boundary Adjustment	NA	≥ 10% adjustment.	≥ 10% adjustment.	≥ 10% adjustment, provided sufficient land available for wastewater disposal field.
General Business Subdivision Un-Serviced	✗	*No minimum lot size	*No minimum lot size	*No minimum lot size

* Minimum Lot Size is determined by the ability for the site to be adequately serviced for wastewater disposal.



THE SUBDIVISION PROCESS





What are the Council's requirements for subdivision?

Before making my subdivision application I should...

Talk to Council and other network providers like NZ Transport Agency. Council has prepared Engineering Standards that tell you what they expect for development connecting to their assets.

In addition to this, all applications for subdivision resource consent need to meet the rules for subdivision (in Part B of the Plan)

- Each new property being subdivided in the rural or residential zone they must contain a suitable building platform of at least 150m² in area;
- Each new property being subdivided in the business zone a geotechnically stable building platform must be identified;
- The design and layout of the subdivision must provide formed access designed in compliance with the Kaipara District Council Engineering Standards 2011;
- Each new allotment must be provided with public services where available, such as water, wastewater, stormwater, power and telephone. Where access to reticulated infrastructure is not available it must be demonstrated how these services will be provided.

Where activities do not meet the rules for subdivision then additional assessment criteria will need to be considered.

Note: Financial contributions may also apply, refer to Chapter 22 – Financial Contributions to see whether these apply.

Resource Consent application forms can be obtained from Council's offices and Council's website www.kaipara.govt.nz

Who can I talk to about subdividing my property?

If you decide to go ahead with your subdivision **you should seek professional advice**. They will prepare and lodge an application for a subdivision Resource Consent on your behalf. Your application must include all the necessary plans and engineering drawings, an assessment of the environmental effects and a report on the proposal.

Kaipara District Council also has staff who can provide support on the District Plan requirements - call us.

Kaipara District Council Offices are at:

Dargaville

42 Hokianga Road

Dargaville 0310

Telephone: (09) 439 3123

Freephone: 0800 727 059

Mangawhai

Unit 6, 6 Molesworth Drive

Mangawhai 0505

Telephone: (09) 431 3161

Freephone: 0800 100 388

Disclaimer

The information contained in this Fact Sheet is intended as a guide only. Please refer to the Kaipara District Plan for subdivisions