

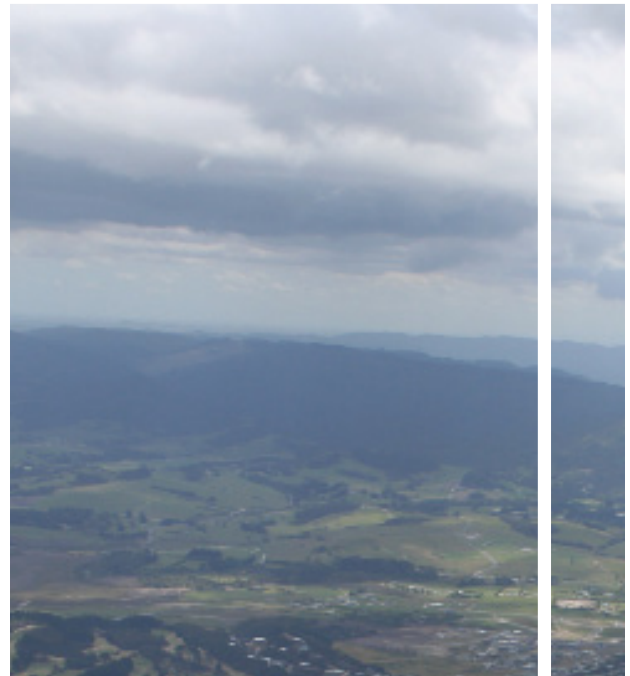


Kaipara Te Orangakui
KAIPARA
DISTRICT
Two Oceans Two Harbours

Kaipara District Plan

A guide to subdivision in the business zone

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





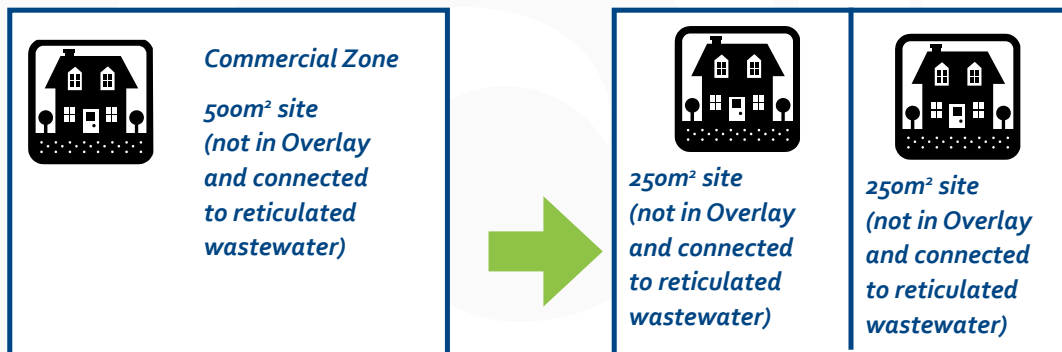
This Fact Sheet should be read with Fact Sheet 1 - 'A Guide to subdivision in the Kaipara District'

General Business Subdivision Serviced (able to be connected to a reticulated wastewater infrastructure)– **Commercial Zone (No Overlay), Rule 14.11.1(1)**

If your property is in the Commercial Zone, has a minimum net area of 500m², and is not within an Overlay² and can be serviced i.e. connect to reticulated wastewater infrastructure, then you may be able to subdivide down to a minimum 250m² lot size as a Controlled Activity.

Note:

- 1. The following diagram is a guide only other scenarios could be achieved under this rule,*
- 2. Check Map Series 1 to see if your site is within an Overlay.*
- 3. Your development is to meet the Performance Standards of Rules 14.10 and 14.13.*

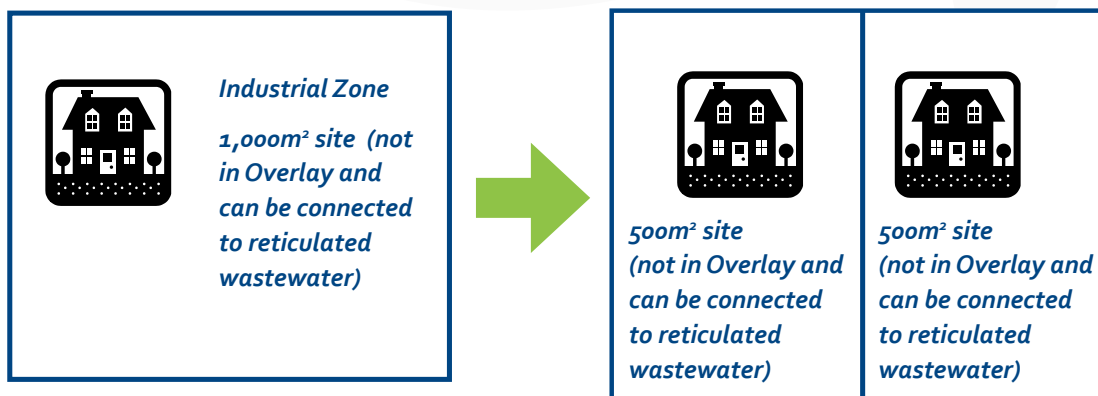


General Business Subdivision Serviced – **Industrial Zone (No Overlay), Rule 14.11.1(2)**

If your property is in the Industrial Zone, has a minimum net area of 1,000m², and not within an Overlay² and can be serviced i.e. connect to reticulated wastewater infrastructure then you may be able to subdivide down to a minimum 500m² lot size as a Controlled Activity

Note:

- 1. The following diagram is a guide only other scenarios could be achieved under this rule.*
- 2. Check Map Series 1 to see if your site is within an Overlay.*
- 3. Your development is to meet the Performance Standards of Rules 14.10 and 14.13.*

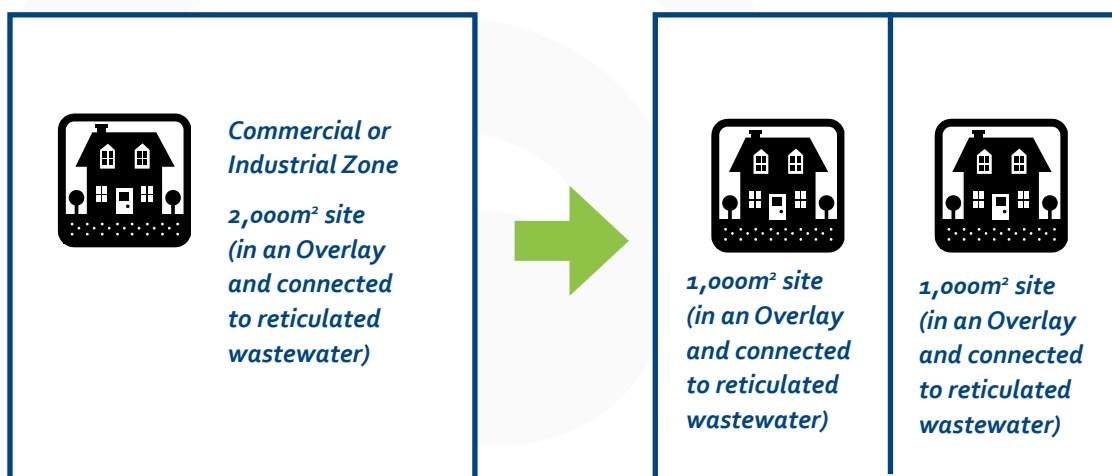




General Business Subdivision Serviced – Commercial or Industrial Zone (in an Overlay), Rule 14.11.1(3)

If your property is in either the Commercial or Industrial Zones, and you have a minimum of 2,000m² site, and are within an Overlay where a connection to reticulated wastewater infrastructure is available then you may be able to subdivide down to a minimum 1,000m² lot size.

- Note:*
1. The following diagram is a guide only other scenarios could be achieved under this rule.
 2. Your development is to meet the performance standards of Rules 14.10 and 14.13.

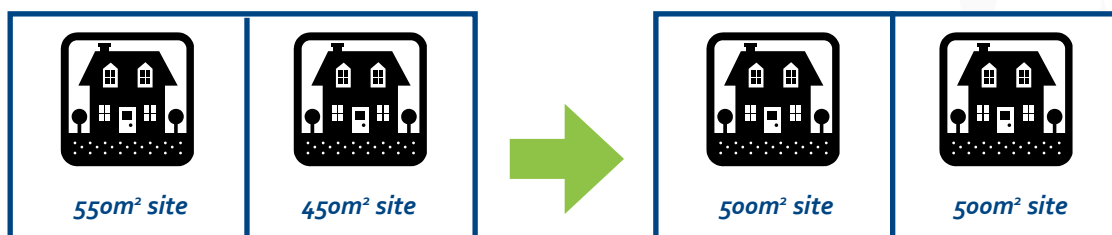


Boundary Adjustment Serviced – Commercial and Industrial Zones (same rule applies within Overlays or not in an Overlay), Rule 14.11.2

Sometimes an owner of a property may want to adjust the boundary of their property, but not create any new lots.

If the boundary adjustment results in no more than a 10% change in the net site area of each lot, then you may be able to do a boundary adjustment as a Controlled Activity. The minimum net size area of the lots created are 250m² in the Commercial Zone and 500m² in the Industrial Zone.

- Note:*
1. The following diagram is a guide only other scenarios could be achieved under this rule.
 2. Your development is to meet the performance standards of Rules 14.10 and 14.13.
 3. If your site is unserviced a minimum net site area of the lots created is, 2,000m² for both commercial and industrial sites.





Business Subdivision – Unserviced – Commercial and Industrial Zone (no Overlay)², Rule 14.12.1

In the Commercial and Industrial Zone, there is **no minimum lot size**. Minimum Lot size is dictated by the ability of the property to be serviced for wastewater, this could be by way of connection to a shared system or on-site wastewater disposal field. This is a Restricted Discretionary Activity.

Note:

- 1. The following diagram is a guide only other scenarios could be achieved under this rule.*
- 2. Check Map Series 1 to see if your site is within an Overlay.*
- 3. Your development is to meet the Performance Standards of Rules 14.10 and 14.13.*





Refer to Rule 14.13 - Performance Standards for all Business Subdivision to see what you are required to meet.

All applications for subdivision resource consent need to meet the performance standards under 14.13 in the Plan for the following:

- Suitable Building Platform;
- Road, Private Way Formation and Property Access;
- Servicing (Water, Wastewater, Stormwater, Power and Telephone).

Where activities do not meet the performance standards for subdivision in 14.13 then the specific assessment criteria in the affected performance standard also needs to be considered.

