

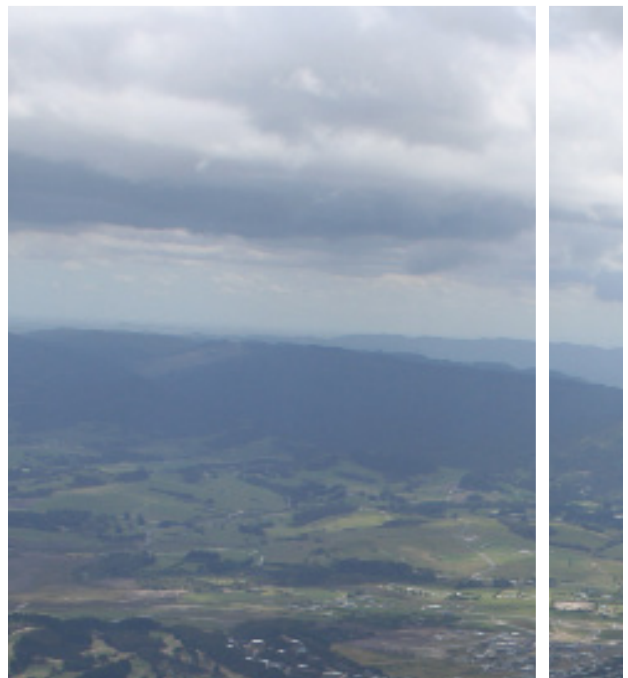


Kaipara Te Orangakui  
**KAIPARA**  
DISTRICT  
Two Oceans Two Harbours

# Kaipara District Plan

## *A guide to subdivision in the residential zone*

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





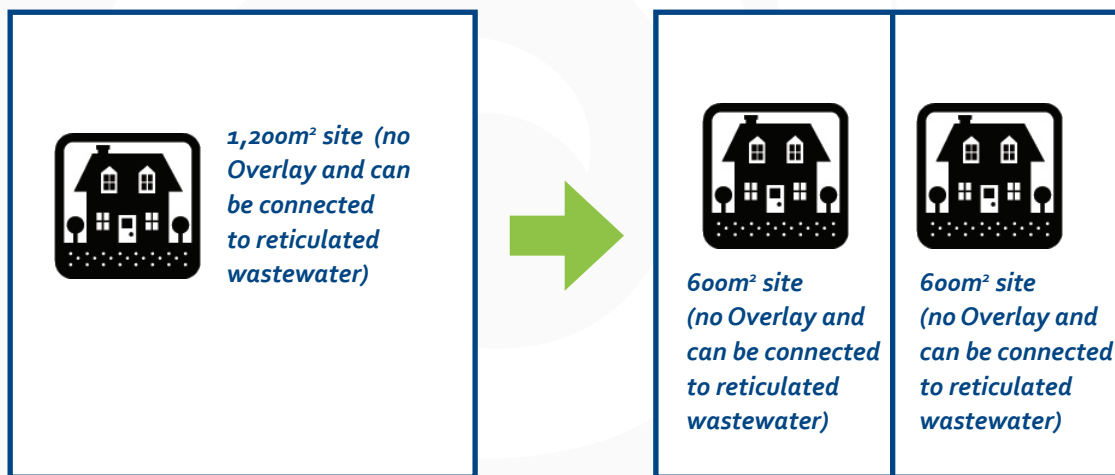
*This Fact Sheet should be read with Fact Sheet 1 - 'A Guide to subdivision in the Kaipara District'*

## General Residential Subdivision – (Serviced, No Overlay), Rule 13.11.1 (1)(a)

If your property has a minimum net site area of 1,200m<sup>2</sup>, and can be **connected to reticulated wastewater** infrastructure, and is **not within an Overlay**<sup>2</sup>, then you may be able to subdivide down to a minimum 600m<sup>2</sup> lot size. This is a Controlled Activity Subdivision.

*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 13.10 and 13.14.

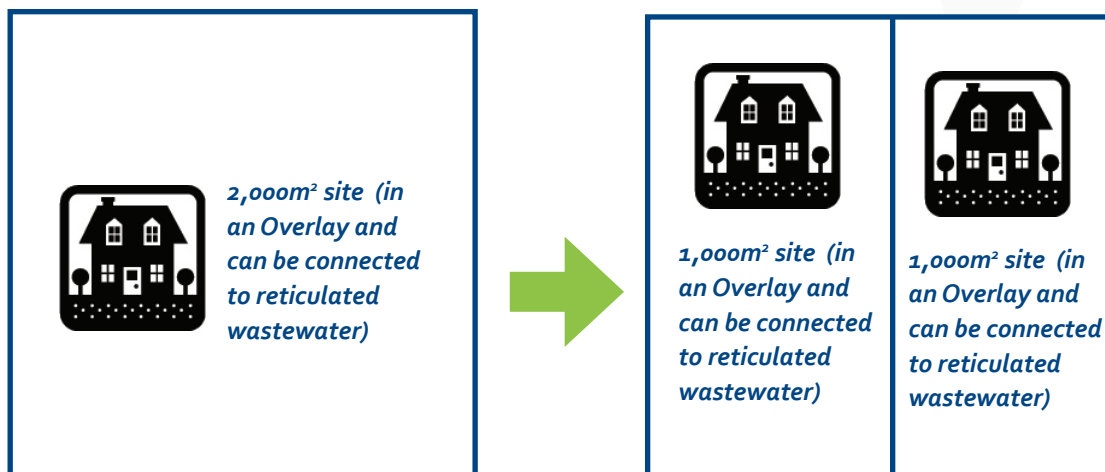


## General Residential Subdivision – (Serviced, in an Overlay), Rule 13.11.1 (2)(a)

If your property has a net site area of 2,000m<sup>2</sup>, and is **able to be connected to reticulated wastewater** infrastructure, is **within an Overlay**<sup>2</sup>, then you may be able to subdivide down to a minimum 1,000m<sup>2</sup> lot size. This is a Controlled Activity Subdivision.

*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 13.10 and 13.14.





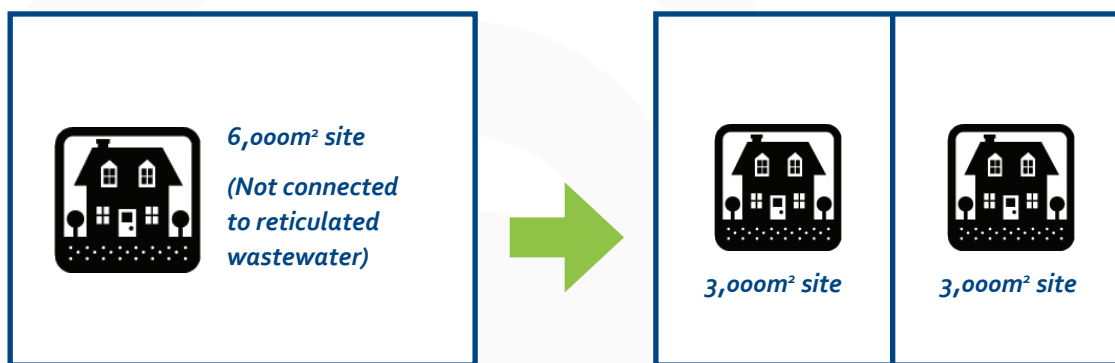


## General Residential Subdivision – Unserved (in all Residential zones, including Overlays), Rule 13.11.1 (1)(b) and (2)(b)

If your property **cannot be connected to reticulated wastewater** infrastructure then you may be able to subdivide down to a minimum 3,000m<sup>2</sup> lot size. This is a Controlled Activity Subdivision.

*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 13.10 and 13.14.



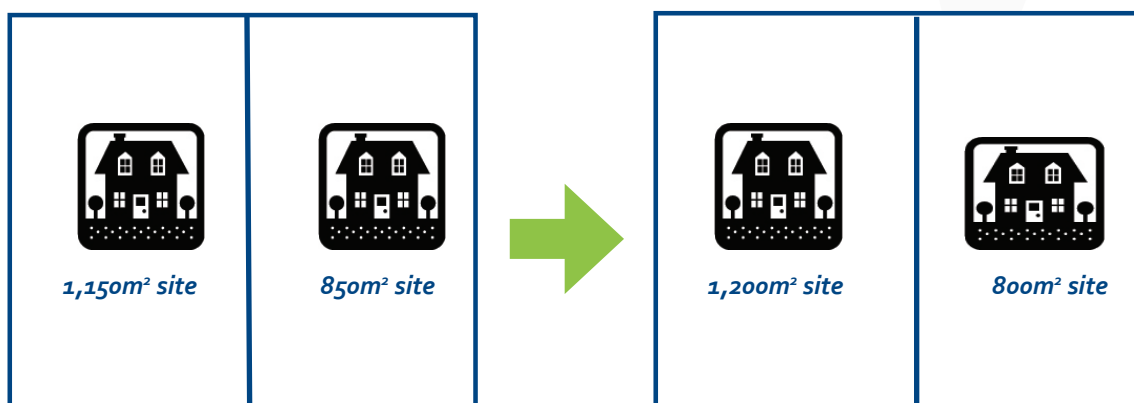
## Boundary Adjustment – (in all Residential zones, including Overlays), Rule 13.11.2

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. This is a Controlled Activity Subdivision. The minimum net site area of any proposed allotment created by the boundary adjustment is 600m<sup>2</sup> in a Residential Zone and 1,000m<sup>2</sup> in Overlays: or 3,000m<sup>2</sup> when no connection to reticulated wastewater system.

*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 listed in Rules 13.10 and 13.14 of the Plan.





## Preservation of Natural and Cultural Heritage Subdivision - Residential – (Served, No Overlay), Rule 13.11.3 (1)

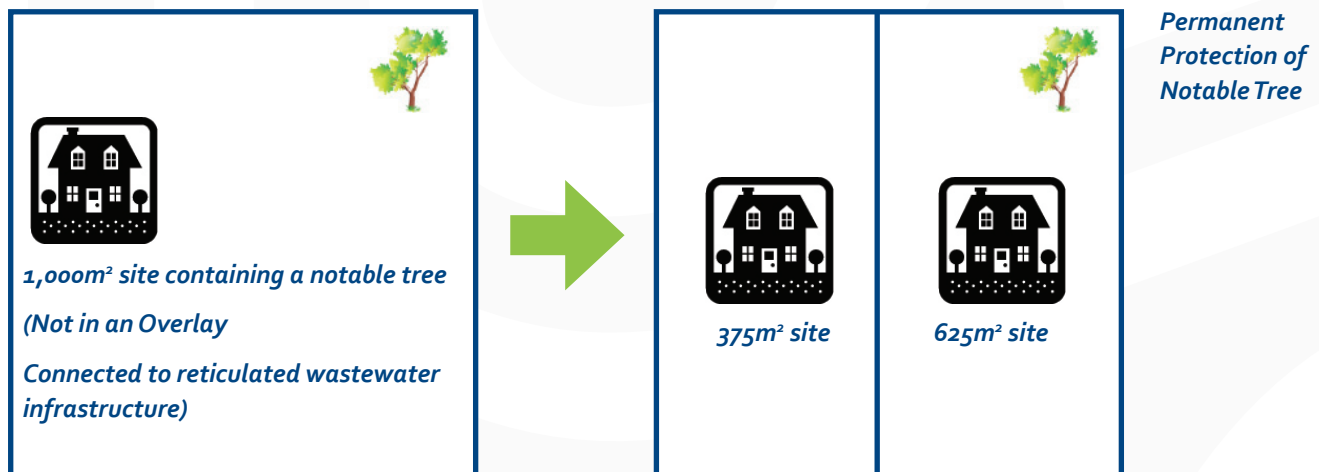
Do you have features of Natural or Cultural Heritage Significance on your property that can be permanently protected such as:

- Any historic site or feature listed in Part C: Chapter 17 - Heritage, Schedule 17.1; or
- An 'Area of Significance to Maori' listed in Part C: Chapter 17 - Heritage, Schedule 17.2; or
- A heritage feature registered under the Historic Places Trust or site of significance to Maori identified since the date the District Plan was notified (21 October 2009);
- A notable tree identified in Schedule 19.1.

If the answer is **'Yes'**, and if your property is **not in an Overlay**<sup>2</sup> and is able to connect to reticulated wastewater infrastructure then you may be able to subdivide down to a minimum lot size of 375m<sup>2</sup>, 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 in Rules 13.10 and 13.14 of the Plan.





## Preservation of Natural and Cultural Heritage Subdivision - Residential – (Served, in an Overlay), Rule 13.11.3 (2)

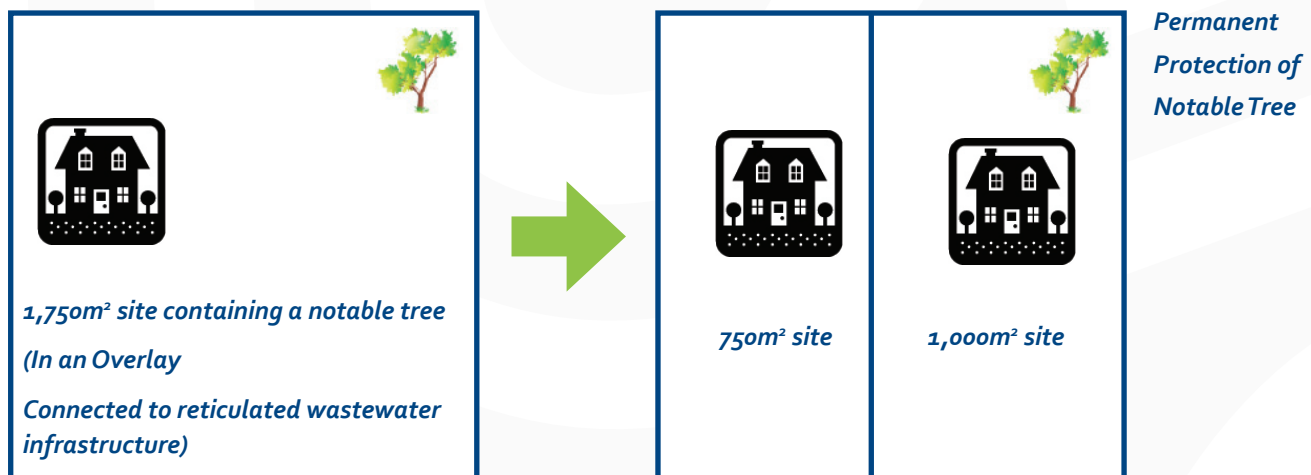
Do you have features of Natural or Cultural Heritage Significance on your property that can be permanently protected such as:-

- Any historic site or feature listed in Part C: Chapter 17 - Heritage, Schedule 17.1; or
- An 'Area of Significance to Maori' listed in Part C: Chapter 17 - Heritage, Schedule 17.2; or
- A heritage feature registered under the Historic Places Trust or site of significance to Maori identified since the date the District Plan was notified;
- A notable tree identified in Schedule 19.1.

If the answer is **"Yes"** and if your property is **within an Overlay** and are able to connect to reticulated wastewater infrastructure then you may be able to subdivide down to a minimum lot size of 750m<sup>2</sup>, 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 in Rules 13.10 and 13.14 of the Plan.



## Preservation of Natural and Cultural Heritage Subdivision - Residential – (Unserviced, No Overlay or Overlays), Rule 13.11.3 (1)e and 13.11.3.(2)e

Minimum lot size to be 3,000m<sup>2</sup> with the exception of the lot containing the mapped site or feature.

The same provisions for a service site apply, as above, except a bigger minimum lot size is required.



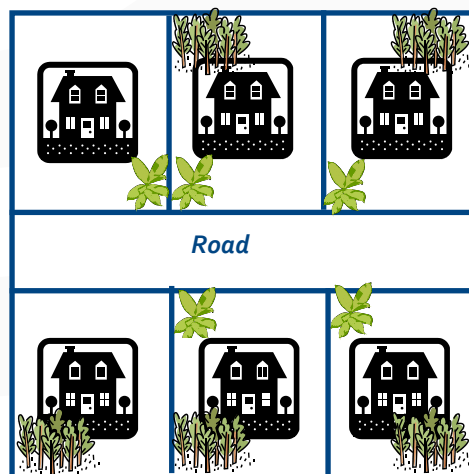
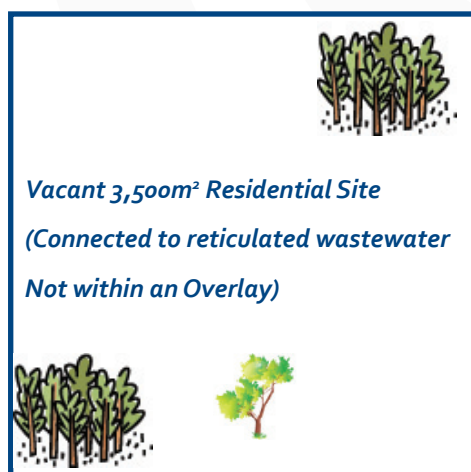
## Integrated Development – Residential – (Serviced, No Overlay)<sup>2</sup> for up to 10 lots Rule 13.12.1 (1)(a) and for more than 10 lots Rule 13.13.1 (1)(a)

Do you have a large property with existing environmental benefits that could be permanently protected, or the ability to create new environmental benefits? Will your proposal create at least three additional lots?

If the answer is 'Yes' and if your property is 2,000m<sup>2</sup> net site area or more, and you are **not within an Overlay**, and have the **ability to connect to a reticulated wastewater system** (public or private) you may be able to create an average of 500m<sup>2</sup> lots, with a minimum lot size of 375m<sup>2</sup>, as 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. Refer to Appendix 25B for the requirements for a 'Draft Integrated Development Plan'.
4. Refer to Chapter 24 - Definitions for the definitions of 'Environmental Benefit'.
5. You are to meet the Performance Standards listed in Rules 13.10 and 13.14 of the Plan.
6. Applications for Integrated Development must be accompanied by a Draft Integrated Development Plan<sup>2</sup> to demonstrate how Environmental Benefits will be provided on site. This subdivision will only be approved if Environmental Benefits<sup>4</sup> can be demonstrated. This type of subdivision allows for flexibility in the amount of Environmental Benefit, and is assessed based on a case by case basis.



**6 x 500m<sup>2</sup> lots created**  
*Environmental benefits can be provided through the retention and protection of existing vegetation or provision of new environmental benefits*





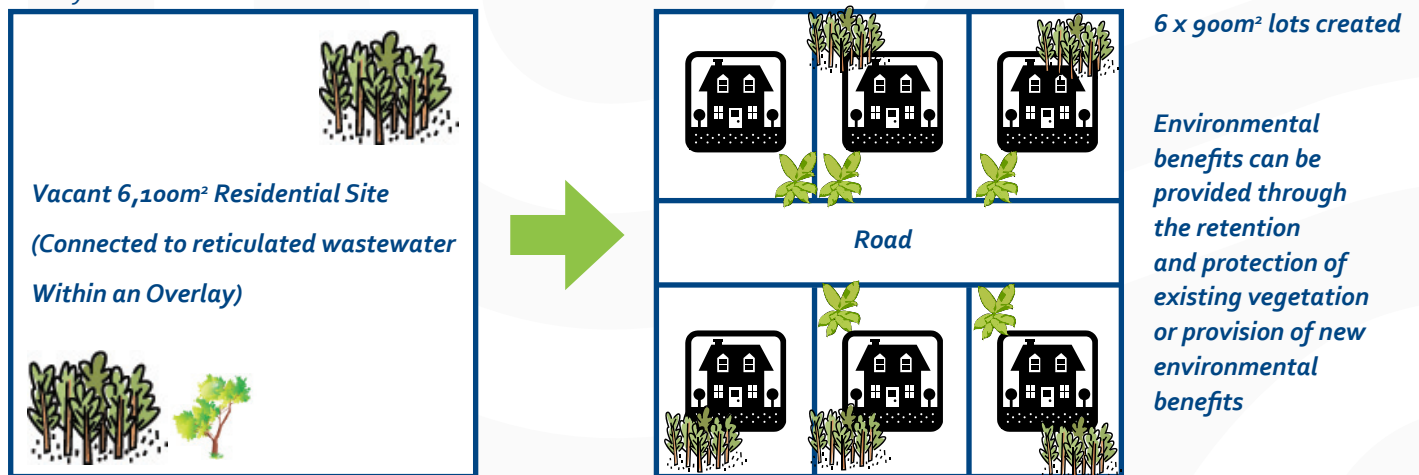
## Integrated Development - Residential - (Serviced, in an Overlay)<sup>2</sup> for up to 10 lots Rule 13.12.1 (2)(a) and for more than 10 lots Rule 13.13.1(2)(a)

Do you have a large property with existing environmental benefits that could be permanently protected, or the ability to create new environmental benefits? Will your proposal create at least three additional lots?

If the answer is 'Yes' and if your property is **within an Overlay**, and has the **ability to connect to a reticulated wastewater system** (public or private) you may be able to create an average of 900m<sup>2</sup> lots, with a minimum lot size of 750m<sup>2</sup>, as 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. Refer to Appendix 25B for the requirements for a 'Draft Integrated Development Plan'.
4. Refer to Chapter 24 - Definitions for the definitions of 'Environmental Benefit'.
5. You are to meet the performance standards listed in Rules 13.10 and 13.14 of the Plan.
6. Applications for Integrated Development must be accompanied by a Draft Integrated Development Plan<sup>3</sup> to demonstrate how Environmental Benefits will be provided on site. This subdivision will only be approved if Environmental Benefits<sup>4</sup> can be demonstrated. This type of subdivision allows for flexibility in the amount of Environmental Benefit, and is assessed based on a case by case basis.





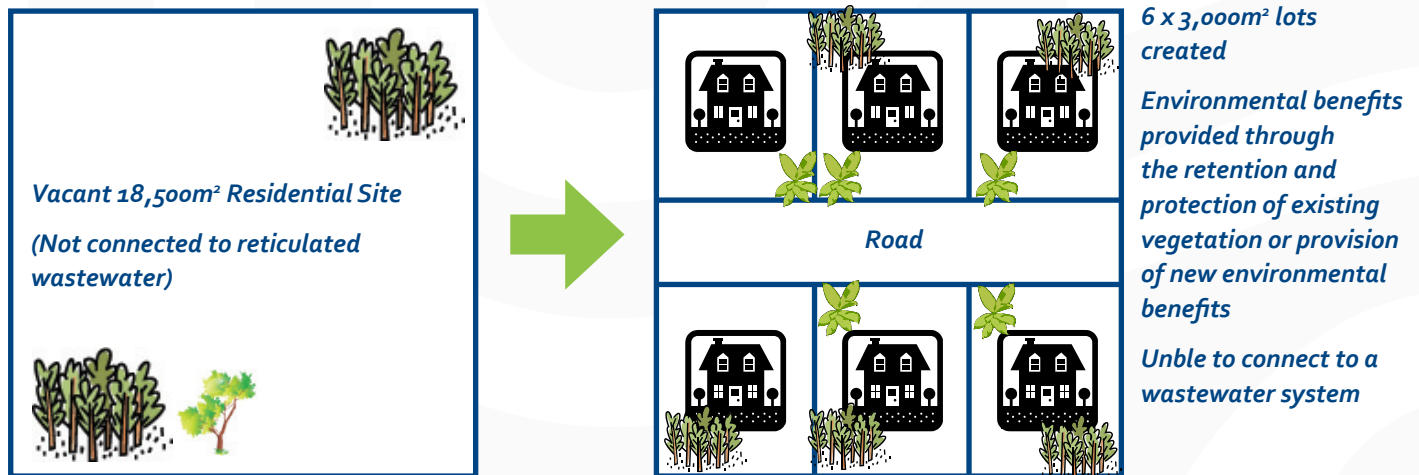
## Integrated Development – Residential – (Unserviced, within all residential zones, including Overlays) for up to 10 lots, Rules 13.12.1(1)(c) and (2)(c), and for more than 10 lots Rules 13.13.1(c) and 2(c)

Do you have a large property with existing environmental benefits that could be permanently protected, or the ability to create new environmental benefits? Will your proposal create at least three additional lots?

If the answer is 'Yes' and if your property is **unable to connect to a reticulated wastewater system**, then you may be able to create an average of one lot for each 3,000m<sup>2</sup> of the parent title, with a minimum net size area of 2,000m<sup>2</sup> per lot as a 'Restricted Discretionary Activity'.

Note:

1. The following diagram is a guide only, other scenarios could be achieved under this rule.
2. Refer to Appendix 25B for the requirements for a 'Draft Integrated Development Plan'.
3. Refer to Chapter 24 - Definitions for the definitions of 'Environmental Benefit'.
4. You are to meet the performance standards listed in Rules 13.10 and 13.14 of the Plan.
5. Applications for Integrated Development must be accompanied by a Draft Integrated Development Plan<sup>2</sup> to demonstrate how Environmental Benefits will be provided on site. This subdivision will only be approved if Environmental Benefits<sup>3</sup> can be demonstrated. This type of subdivision allows for flexibility in the amount of Environmental Benefit, and is assessed based on a case by case basis.







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## REFER TO RULE 13.14 - PERFORMANCE STANDARDS FOR ALL RESIDENTIAL SUBDIVISION TO SEE WHAT YOU ARE REQUIRED TO MEET.

All applications for subdivision resource consent need to meet the performance standards for subdivision set 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 section 13.14, then the specific assessment criteria for the affected performance standard also needs to be considered.

