



**KAIKARA  
DISTRICT  
PLAN REVIEW**

**AUGUST 2021**

**Kaipara District Plan Review  
Discussion Document Summary**



## SUBDIVISION

### BACKGROUND

The way in which land is subdivided affects the character of development and can impact on neighbouring sites. It also determines the future use of the land. In the urban context, it is critically important to ensure land zoned for further subdivision and development is supported by infrastructure, and that environmental impacts and natural hazard risks are managed prior to development occurring. It is also important to prioritise and protect the productive potential of rural zones.

### KEY ISSUES

- The current rules framework, both in the rural area as well as in the towns and settlements is complex and confusing.
- The new District Plan needs to include subdivision design outcomes to achieve the purpose and function of the relevant zone. This may include urban design guidance and infrastructure requirements, particularly in the urban zones.
- Subdivision densities need to reflect the desired outcomes for towns and settlements, as identified in '[Kaipara District Spatial Plan Ngā Wawata 2050 – Our Aspirations](#)'.
- In the urban context, infrastructure must be planned for in an integrated way to ensure connectivity occurs between different land parcels.
- In the rural context, non-reticulated areas require detailed consideration, to ensure primacy is given to the productive potential of the land (especially on high class land), as well as site suitability for building platforms and sites for non-residential development.
- Provisions are needed in the District Plan to create esplanade reserves and strips where subdivision occurs on lots with frontages to waterways and the coastline. Esplanade reserves and strips are also discussed in the Public Access Discussion Document.



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### THINGS TO THINK ABOUT

*The content of a district plan ranges from fulfilling legal requirements made by Central Government and regional councils to proposing specific provisions that meet the needs of our District and its communities. This list includes any changes required to meet legal obligations as well as some ideas Council wants to explore further with our communities.*

- Subdivision provisions included in the new District Plan could provide for boundary adjustments, general subdivision, environmental benefit subdivision and other types of subdivision.
- New provisions are needed to ensure subdivisions are designed and located to suit the role and function of the particular zone.
- Requirements for the management of earthworks associated with subdivision need to be provided.
- Subdivision design, particularly in the urban context, should achieve high levels of amenity.
- Connected and integrated infrastructure will need to be provided as part of subdivision design.
- Access to, and linkages between, open spaces and recreational areas need to be provided for in residential zones.
- Subdivision design and stormwater guidelines need to be developed.
- Consideration of a more restrictive subdivision regime in the rural zones to reduce the fragmentation of highly productive land.
- Subject to the National Policy Statement on Highly Productive Land (NPS-HPL) being finalised, the relevant provisions in the new District Plan are required to give effect to this.
- Higher density subdivision development within the urban and settlement areas may be promoted in accordance with the recommendation in [‘Kaipara District Spatial Plan Ngā Wawata 2050 – Our Aspirations’](#).

