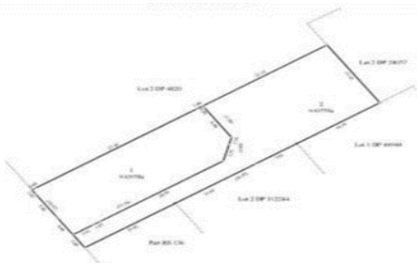


SUBDIVISION

This colour identifies the Residential Zone on the Planning Maps

Subdivision of land involves dividing land or buildings into separate parts to enable them to be sold or split into separate ownership. For example, your neighbour may subdivide off the back of their property, sell it, and someone else builds a new house on it.



How is subdivision managed?

All subdivision requires a resource consent. Every property in the district is in a planning zone (rural, residential, industrial etc). The size of each section and the range of uses it can be put to is affected by:

- the zone it is located in; and
- whether or not there is a scheduled site or overlay on the property; and
- other district wide rules such as earthworks

For example, the subdivision rules for the General Rural Zone create larger sections than the Residential Zone because the zones have different uses. In general, a higher level of consent is required if the property is located within a scheduled site or overlay.

What are the draft minimum lot sizes?

The minimum lot size depends on the planning zone. You can find out this information by entering an address into the [Draft DP Snapshot tool](#).

Please remember meeting the minimum lot size rules does not mean your subdivision consent will be approved.

How are the draft subdivision rules different from the current subdivision rules?

- The minimum lot size for the General Rural Zone is now 2 ha. (The operative plan has a minimum lot size of 2,500m² or 700m² if connected to sewer)
- One minimum lot size for the Residential Zone. (The operative plan has different lot sizes for infill and greenfield residential areas)
- Introduced maximum net site areas for some zones
- Differing lot sizes for the Te Kūiti Commercial Zone depending on whether a property is located inside the CBD precinct or not
- Benefit lots are enabled in the General Rural Zone. A benefit lot can be created when certain actions happen such as providing access to landlocked Māori land and fencing of waterbodies in the Upper

Draft District Plan Zone	Section size
Residential Zone Settlement Zone Tourism Zone	Connected to Council sewer: - minimum net site area of 450m ² - maximum net site area no greater than 2000m ² Not connected to Council sewer: - minimum net site area of 2500m ² - maximum net site area no greater than 5000m ²
Rural Lifestyle Zone	Minimum net site area of 2,500 m ²
General Rural Zone (except aerodrome precinct PREC3) Future Urban Zone	Minimum net site area of 2 ha
Te Kūiti Commercial Zone (except Te Kūiti CBD precinct PREC5)	Minimum net site area of 300m ²
Piopio Commercial Zone Te Kūiti CBD precinct (PREC5) Aerodrome precinct (PREC3) Industrial Zone Rural Production Zone Open Space Zone Natural Open Space Zone Māori Purpose Zone	There are no minimum or maximum net site area requirements

Waipa catchment

- Separate subdivision rules for sites that contain scheduled features or sites, scheduled landscapes, hazard areas or coastal hazard areas overlays
- The rules require effects on existing activities to be managed, such as on existing: farming activities, intensive farming, national grid electricity transmission network and the gas transmission network

Read more about the Subdivision on the next page



Are there any other requirements apart from section size you will need to provide for?

- A specified shape of a certain size must be able to be accommodated in some zones on each new section
- A building platform that is stable and flood free
- Enough space for stormwater and wastewater disposal where the site is not reticulated
- In most zones/precincts a formed vehicle access to a road, electricity and telephone/ethernet connections
- In most zones a minimum length of frontage (although this does not apply to sites that do not front onto a road)

There are special requirements for certain areas:

- In Building Platform Suitability Area C, a building must be able to be built 500mm above the 1% annual exceedance probability (100 year flood level). Annual exceedance probability means the likelihood of occurrence of a flood of given size or larger occurring in any one year

- If you are subdividing land that adjoins the banks of a river Council may require you to provide an esplanade strip or reserve (protects this area for walking access along the edge of the river)
- Requirements to ensure you do not build over or within close proximity to the national grid electricity transmission network or gas transmission network

Are there any places where I can't subdivide?

You are unlikely to be able to subdivide your property in the following circumstances:

- Where a consent notice, bond, or other legal instrument registered on a record of title in favour of Waitomo District Council which restricts further subdivision
- Land within a High Risk Flood Zone
- Land within Coastal Erosion Hazard Area 1

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)

