

Subdivision in the Tararua District for Residential Use

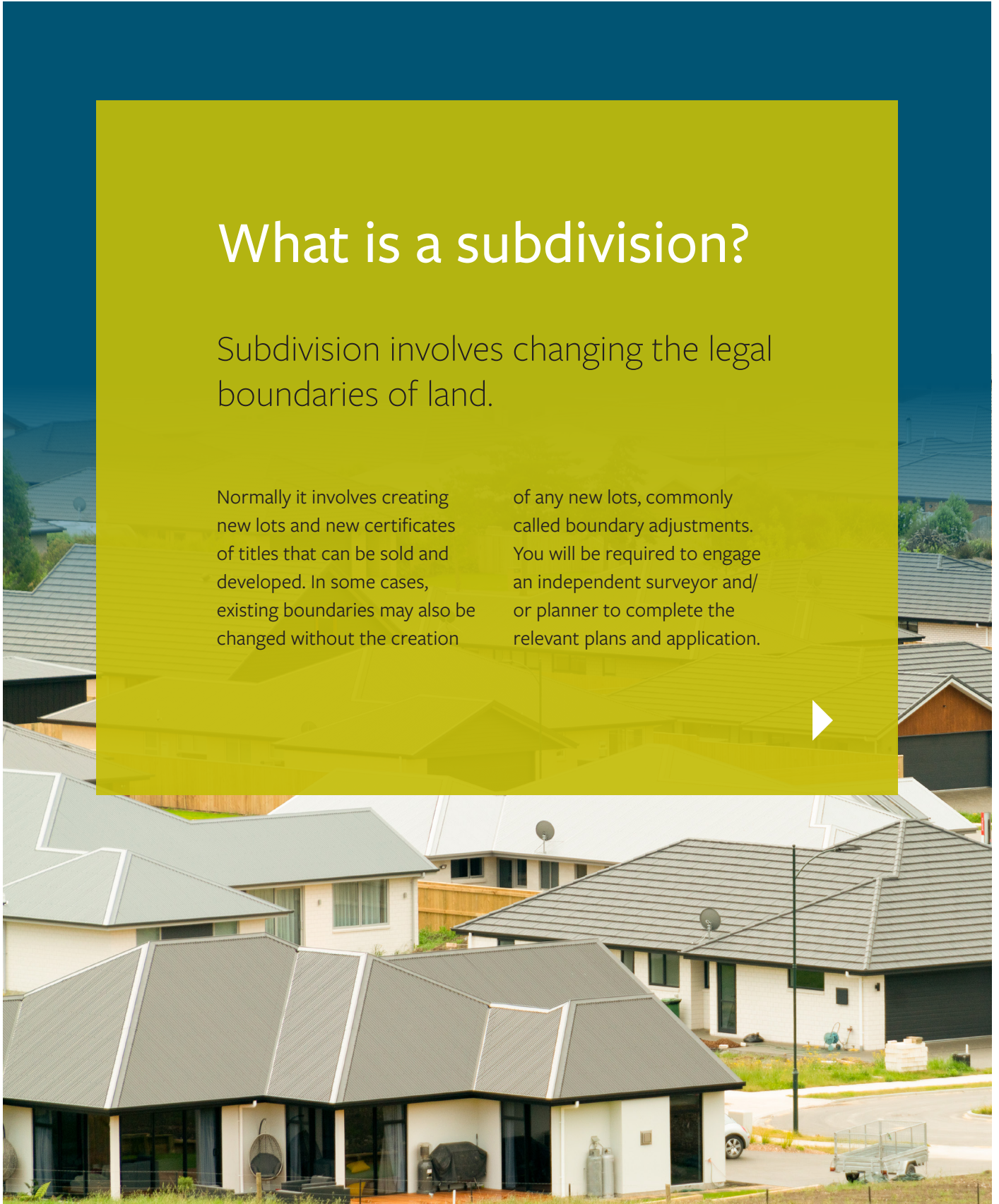
Information sheet

What is a subdivision?

Subdivision involves changing the legal boundaries of land.

Normally it involves creating new lots and new certificates of titles that can be sold and developed. In some cases, existing boundaries may also be changed without the creation

of any new lots, commonly called boundary adjustments. You will be required to engage an independent surveyor and/or planner to complete the relevant plans and application.



Subdivision in the Tararua District for residential use

All subdivision (including boundary adjustments) requires a resource consent within the Tararua District.

To figure out what is required, the first step is to determine the zoning of your property. You can do this by viewing the district planning maps – see www.tararua.govt.nz/district-maps, or call in to your nearest Tararua District Council service centre.

The following provides general guidance on the different zones and the minimum lot size and factors within the District Plan that need to be considered.

ZONES



Residential management area

MINIMUM LOT SIZE

No minimum lot size.

FACTORS TO BE CONSIDERED

You will need to show how you can meet the standards within section 5.2.3 of the District Plan.

While there is no minimum size for a residential lot within the District Plan, the scheme plan will need to show that there is adequate room for a housing platform, turning area for a vehicle if onsite carparking is to be provided, height recession planes, and outdoor living court in line with the District Plan standards.



Settlement management area

MINIMUM LOT SIZE

The lot size depends on the ability to connect to centralised wastewater systems. If there is no system available then the minimum lot size is 5,000m². If there is the ability to connect to such a system, then there is no minimum lot size.

FACTORS TO BE CONSIDERED

You will need to show how you can meet the standards within section 5.2.3 of the District Plan.

For lots less than 5,000m², you will need to include a scheme plan that shows there is adequate room for a housing platform, turning area for a vehicle if onsite carparking is to be provided, and outdoor living court in line with the plan standards.



Rural management area (buffer zone)

Please note, some rural zoned land around Woodville, Dannevirke, Pahiatua, and Eketahuna are within a buffer zone indicated by a green line on the planning maps.

MINIMUM LOT SIZE

A minimum lot size of 8,000m² is required by the plan.

FACTORS TO BE CONSIDERED

You will need to show how you can meet the standards within section 5.2.3 of the District Plan.



Rural management area

MINIMUM LOT SIZE

A minimum lot size of 5,000m² is required under the Manawatu-Whanganui Regional Council's Regional Plan for wastewater disposal.

FACTORS TO BE CONSIDERED

You will need to show how you can meet the standards within section 5.2.3 of the District Plan.



Commercial management area

MINIMUM LOT SIZE

No minimum lot size.

FACTORS TO BE CONSIDERED

You will need to show how you can meet the standards within section 5.2.3 of the District Plan.

While there is no minimum size for a residential lot within the commercial management area, the scheme plan will need to show that there is adequate room for a housing platform, turning area for a vehicle, and outdoor living court in line with the plan standards.

There may be reverse sensitivity issues associated with developing residential land uses in commercial management areas.



Industrial management area

MINIMUM LOT SIZE

Residential use must be ancillary to Industrial use. No minimum lot size.

FACTORS TO BE CONSIDERED

A land use consent may be required to use the land for residential use. There are reverse sensitivity issues associated with developing residential land uses in Industrial areas.

Servicing your subdivision

For subdivisions in urban areas, you will need to ensure there is capacity within the system to adequately service your subdivision including water, wastewater and stormwater.

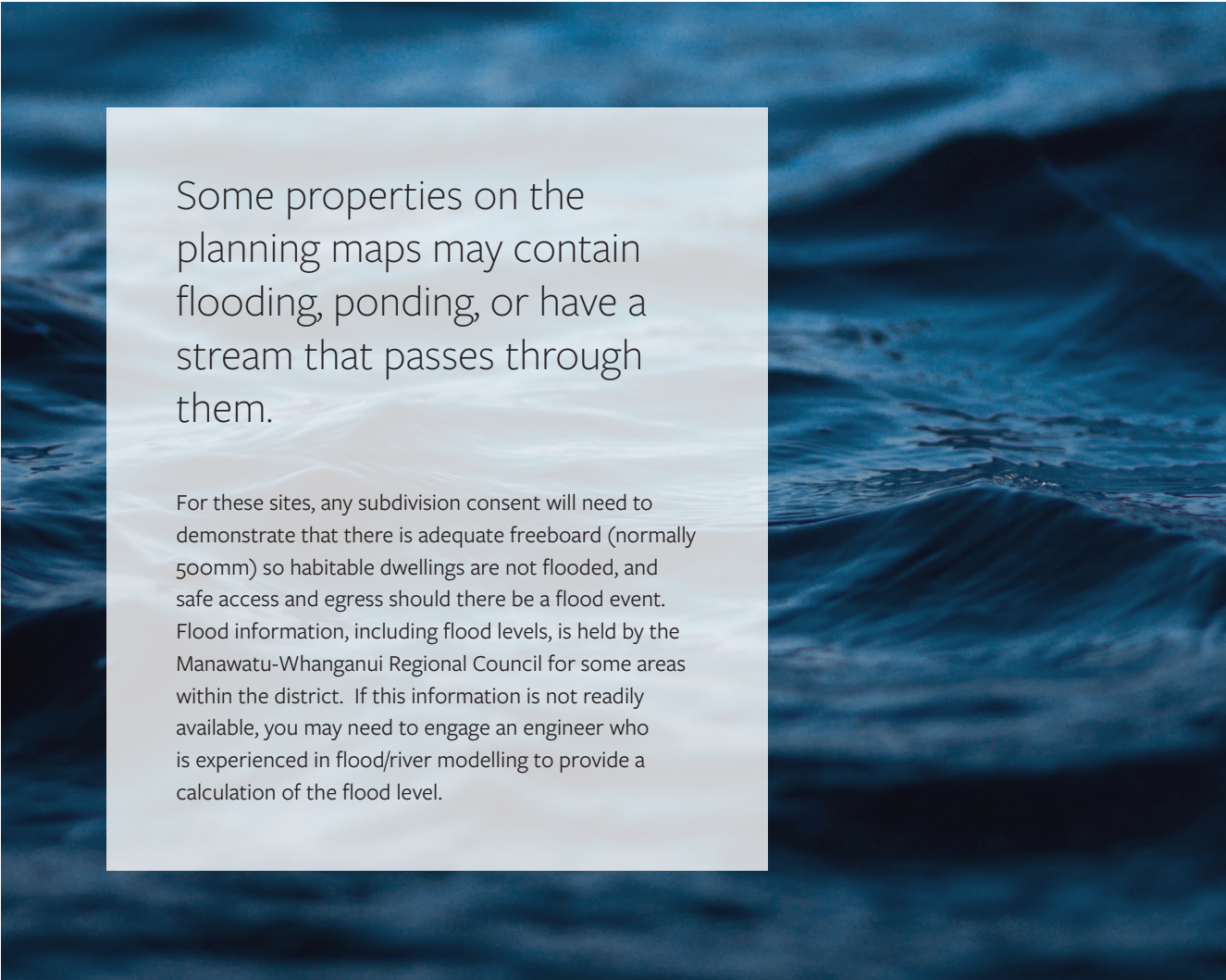
This can be checked by contacting [Taranua Alliance](#). It is also advisable to check with [Scanpower or Powerco](#), and [Chorus](#) to ensure there is capacity within their system for extra power and telecommunication connections.

For rural subdivisions, it is advisable to check with [Manawatu-Whanganui Regional Council](#) that you can meet their rules regarding septic tank discharges and also any requirements

for the disposal of stormwater, particularly if you intend to discharge to a waterway.

For all subdivisions, you will need to ensure you can meet the access standards set out in section 5.2.3.4 of the District Plan. In addition, your subdivision will be assessed in accordance with the New Zealand Standard *NZS4404: 2010 – Land development and subdivision infrastructure*.

Sites with flooding, ponding, or waterways



Some properties on the planning maps may contain flooding, ponding, or have a stream that passes through them.

For these sites, any subdivision consent will need to demonstrate that there is adequate freeboard (normally 500mm) so habitable dwellings are not flooded, and safe access and egress should there be a flood event. Flood information, including flood levels, is held by the Manawatu-Whanganui Regional Council for some areas within the district. If this information is not readily available, you may need to engage an engineer who is experienced in flood/river modelling to provide a calculation of the flood level.

Sites with, or with the potential for, contaminated land

As part of the subdivision process, councils are required to consider the regulations concerning contaminated land – the National Environmental Standard (NES): Assessing and Managing Contaminants in Soil.

These regulations require councils to assess land against the Hazardous Activity and Industries List (HAIL). When you apply for a resource consent, we will ask you whether a HAIL activity has, or is, occurring on the property. The list is a compilation of activities and industries that are considered likely to cause land contamination resulting from hazardous substance use, storage, or disposal.

The purpose of identifying HAIL activities is so that measures can be taken to ensure that human health is protected from any potential contaminants left from an activity.

We have a register of known properties that have had HAIL activities in the past, but this is not an exhaustive history of land use, and thus we rely on applicants and landowners to tell us as much as they can about a property. A common contamination when looking at rural sites is sheep dips and spray races associated with woolsheds. As part of your subdivision consent application, we also ask that you complete this checklist.

If it is determined that it is more than likely a HAIL activity has occurred on the site in the past, you may need to engage a suitability qualified expert to complete a preliminary site investigation or detailed site investigation. We suggest you contact us to discuss this further.

Subdivision next to railways and state highways

If your property is located next to a state highway or railway line you will need to consult with the relevant operator and provide their feedback with your application as set out in section 7.3.3 of the District Plan.

Subdivision and development next to high pressure gas lines, transmission lines, open drains, and waterways

Section 5.4.10 of the District Plan requires setbacks from high pressure gas lines, transmission lines, drains, and some waterways.

If these are located on your property you will need to show that you can develop your site and still adhere to these setbacks. If they are unable to be adhered to you may require a land use consent. It should also be noted that modifications to natural or highly modified natural watercourses may require additional consents from Horizons Regional Council.

Glossary of terms

Esplanade strip – Esplanade strips and esplanade reserves are defined under the Resource Management Act 1991. It is essentially the creation of a strip of land (easement instrument, ownership of the land does not change) usually next to a river or stream. It is a means by which conservation and/or public access is maintained when land is subdivided – particularly where there are conservation or recreational values present. The purposes of an esplanade strip are listed under section 229 of the Resource Management Act 1991.

Height recession plane – Height and recession plane controls are physical standards which aim to ensure that the height of buildings is compatible with the landscape, amenity, and character of the area concerned.

Outdoor living court – It is important that all residential activities (such as houses, flats and retirement/convalescent homes) have adequate areas of useable and accessible open space for the recreation and leisure of occupants.

Scheme plan – Sometimes also referred to as a Subdivision plan – this plan shows the proposed subdivision including new property boundaries, areas of the new lots, service locations and any proposed easements. Land areas and boundary dimensions shown on a scheme plan are generally only approximate and may vary on the final survey plans that are prepared.

Making an application for subdivision consent

All applications are to be made in the proper form prescribed under the Resource Management Act 1991.

You will likely require an independent surveyor or planner to help you prepare the subdivision application. All applications must include an Assessment of Effects on the Environment (AEE) and assess the proposal against the District Plan, including the rules, objectives and policies. This accompanies the subdivision scheme plan. The scheme plan shows the design of the proposed subdivision, including the size of the lots, positions of access, services, existing buildings, and any other relevant information such as covenants, easements, and consent notices already attached to the title. The contact details for local surveyors and planners are in the telephone book or can be found via an internet search. The relevant council forms (Form 9) must also accompany the application.

If the information supplied with the application is not sufficient to enable Council staff to fully understand and assess the proposal, then the application may be returned or will be placed on hold until further information is provided.

How long does Council have to process my consent?

For non-notified applications, Council has 20 working days to make a decision. Council staff will always try and process applications in less time than the statutory 20 days. However, the time depends on the complexity of the application, the workload of the planner, or if further information is required, in which case, the consent may be placed on hold. It would be wise to take these timeframes into consideration when planning your subdivision.

Conditions of consent

Once consent is granted, it will often contain conditions of the consent to ensure that developments are sound from both engineering environmental aspects, and to protect other landowners or future residents. Conditions may include provision of esplanade strips, upgrades to access ways or provision for connections to council services. They may also include requirements for land to be vested in Council for services or roads. These conditions are called 223 and 224 conditions. The costs to meet these conditions are borne by the applicant.

Final approvals

Once subdivision consent has been granted, the applicant has five years to submit a survey plan to Council. This is a detailed plan prepared by a registered surveyor and must be in general accordance with the original plan submitted and satisfy conditions of the resource consent. If the survey plan satisfies

Council's requirements, it is approved and then be lodged with Land Information New Zealand. The applicant then has up to three years to complete all the conditions of the consent.

Upon completing these they may then apply for a completion Certificate pursuant to section 224 of the Resource Management Act. This enables the documents to be lodged with the District Land Registrar and Certificates of Title to be issued. Failure to seal the survey plan or obtain a Section 223 and 224 Certificate within the prescribed time period will result in the consent lapsing.

Council application fees

A fee is payable on lodgement of all applications. In many cases this will be the whole cost of the application. In other cases, where a hearing or specialist input is required, the fee will be a deposit.

The current deposits for subdivision consent are:

Refer to Council's current [Fees and Charges](#) for the following deposit fees:

- Subdivision consent for 1 to 5 lots.
- Section 223 & 224(c) certificates.
- Preparation of 221 consent notice.

Further information

If you require any further information, the following provides some useful contact points.

Tararua District Council: phone: 06 374 4080 (24 hours), email: info@tararuadc.govt.nz, web: www.tararuadc.govt.nz

Tararua Alliance: www.tararuadc.govt.nz/Services/Roading-Transportation/Tararua-Alliance

Manawatu-Whanganui Regional Council: phone: 0508 800 800, web: www.horizons.govt.nz

Powerco: www.powerco.co.nz

Scanpower: www.scanpower.co.nz

Chorus: www.chorus.co.nz/blog/building-new-home-heres-how-get-your-new-place-set-fibre-broadband

Survey and Spatial NZ website for surveyor's register: www.surveyspatialnz.org

It is also worthwhile talking to your bank or other financial institution for advice prior to commencing preparing your application.