



TARARUA District Plan

Subdivision

GUIDING **GROWTH**, PROTECTING **RESOURCES**

Celebrating our **heritage**, creating a **healthy, green** and fair **future for all**

Council has been busy developing our Draft District Plan and now we want to hear what you think. Join us in shaping the future of our district by sharing your ideas and feedback.

So, what is the District Plan and how does it affect me?

The District Plan controls how land is used, developed, and subdivided across the Tararua District. It outlines where specific activities can happen, under what restrictions, and protects important natural and cultural features. This plan impacts how you and your neighbours can use and develop your properties. Often, people only become aware of the District Plan's rules when they're ready to start a new activity or redevelop their property.

Subdivision Chapter Updates:

Lot Size Adjustments: Align minimum lot size standards with best practices to support the subdivision development vision.

Stormwater Management: Ensure appropriate solutions are presented upfront to minimize the effects of excess stormwater runoff and overall servicing capacity.

Tararua District Council is updating the District Plan to establish a comprehensive Subdivision Chapter, reflecting the National Planning Standards 2019. This draft aims to provide a clear framework for subdivision across various zones, ensuring alignment with current best practices and national standards.

Key Objectives for the Subdivision Chapter review:

Update Objectives and Policies

Reflect a new approach to enabling development within respective zones, including housing choice and increased development while ensuring good design outcomes

Align with District Plan Approach

Provide for development rights within existing areas, ensuring consistency with the new District Plan format

Manage Stormwater

Provide clear direction on stormwater management within new developments

Reflect Best Practices

Update lot design standards, introducing minimum site areas for General Residential Zone (GRZ), General Rural Zone (GRUZ), and Settlement Zone (SETZ)

Introduce Medium Density Development

Include explicit provisions and a new consenting framework for Medium Density Development in the GRZ

Support Papakāinga Development

Include specific provisions for Papakāinga development

Proposed Changes for the Subdivision Chapter:

Expanded Objectives & Policies: Promote sustainable and efficient subdivision, ensuring good design outcomes that enhance character and amenity values.

Clear Rules and Standards: Convert the old rule structure to the new National Planning Standards format, providing clear direction on subdivision activities and types.

Updated Matters of Discretion: Allow careful consideration of resource consent applications, focusing on design, layout, and configuration of new allotments.

Additional Standards: Reflect current best practices for managing subdivision, including density controls and specific stormwater management controls.

New Definitions: Provide clear direction on implementing the provisions of the Plan, including a new definition for Medium Density Development.

These proposed changes aim to foster a well-managed subdivision framework, enhancing the district's overall development potential and ensuring sustainable growth. Public feedback and further technical insights will shape the final plan.

Have your say on the proposed changes at www.tararua.govt.nz/districtplan

