

## Subdivision

### The purpose of this chapter

The purpose of the Subdivision Chapter is to enable suitable subdivisions and to ensure subdivision occurs in an appropriate way.

Land subdivision can be fundamental to enabling growth and industry. We support well designed subdivision in locations anticipated by the District Plan, with the right capacity for servicing, and integrated transportation.

Subdivision determines patterns of land use. The District Plan's rules are there to control subdivision in order to influence land use decisions, with factors in mind such as future activities, infrastructure provision and natural hazard risks.

### Changes from the Operative District Plan?

There are many similarities between the Operative District Plan and Proposed District Plan. Key changes are predominantly a result of other parts of the District Plan changing. The introduction of new zones means there are now more zones with different minimum lot sizes.

#### *Comparison of Operative Plan densities vs Proposed Plan densities*

| Operative District Plan  |                   | Proposed District Plan     |                                                                          |
|--------------------------|-------------------|----------------------------|--------------------------------------------------------------------------|
| Zone                     | Minimum lot size  | Zone                       | Minimum lot size                                                         |
| <i>Residential Zones</i> |                   |                            |                                                                          |
| Residential A Zone       | 400m <sup>2</sup> | General Residential        | 400m <sup>2</sup>                                                        |
| Residential B Zone       | 300m <sup>2</sup> | Medium Density Residential | 300m <sup>2</sup> (vacant site)<br>150m <sup>2</sup> (existing dwelling) |
|                          |                   | Large Lot Residential      | 2,000m <sup>2</sup>                                                      |
| <i>Rural Zones</i>       |                   |                            |                                                                          |
| Rural Zone               | 2ha               | Settlement                 | 2,000m <sup>2</sup>                                                      |
|                          |                   | Rural Lifestyle            | 1ha                                                                      |
|                          |                   | General Rural              | 8ha                                                                      |

### What are the considerations for a subdivision resource consent?

The majority of subdivisions will be what's known as a restricted discretion activity. This means the Council can only consider the matters the consent is restricted to. These matters are:

1. *The suitability of subdivision design, orientation, lot sizes and dimensions.*
2. *Internal roading design and provision, including roading connections for future subdivision on adjoining land.*
3. *Site access.*
4. *Provision for cyclists and pedestrians.*
5. *The effects of traffic generation on the safe and efficient operation of the transport network.*
6. *Earthworks, including the alteration of contours, and retention of existing natural features.*
7. *The provision of esplanade reserves and strips.*
8. *The adequacy of measures to address the risk of natural hazards.*
9. *Provision for servicing, including water supply, firefighting water supply, wastewater treatment and disposal, stormwater design and disposal, electricity and telecommunications.*
10. *The provision for, or access to, open space and recreation.*
11. *Impacts on and access to cultural, natural and ecological value areas.*
12. *Easements.*
13. *Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.*
14. *Reverse sensitivity on adjacent land uses, airports, railway lines and state highways.*

Some subdivisions are not limited to the above matters of discretion, such as when it is proposed to breach density or the site contains a scheduled heritage building. Development areas have different matters of discretion also.

### **Links to the Proposed District Plan**

This information sheet addresses a few of the key provisions in the Proposed District Plan. It should not be used as a definitive representation of content. To view actual Proposed District Plan content, please go to [www.lets.talk.goredc.govt.nz](http://www.lets.talk.goredc.govt.nz)

### **Make a submission**

To find out how to submit on the Proposed Gore District Plan, head to [www.lets.talk.goredc.govt.nz](http://www.lets.talk.goredc.govt.nz).