

Waikato District Plan – Subdivision Rules

1056 Gordonton Road, Gordonton

The property in question is located within the Living Zone in the Waikato Section of the Waikato District Plan and is approximately 1000m² in size. You can view a copy of the district plan rules for this zone here:

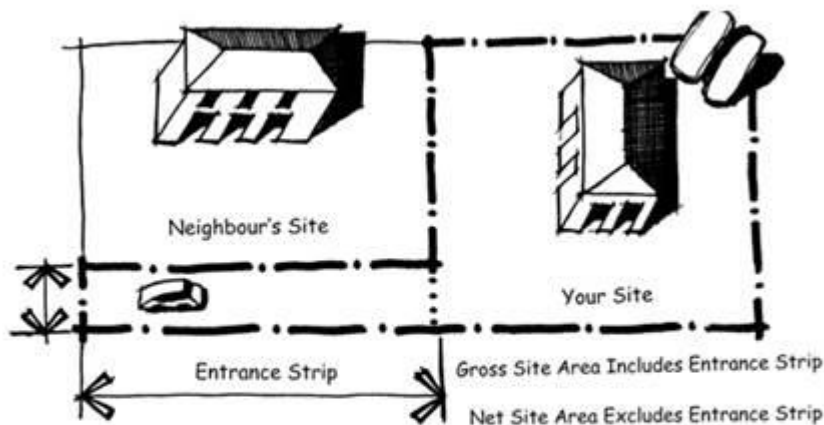
<http://districtplan.waic.govt.nz/pages/plan/Book.aspx?exhibit=WS&hid=6824>

In accordance with the below District Plan rule, the minimum allotment size when subdividing within the Living Zone is 450m².

ITEM	CONTROLLED	RESOURCE CONSENT
21.63 Allotment size	<p>21.63.1 Subdivision is a controlled activity if:</p> <p>(a) every allotment, other than a <u>utility allotment</u> or <u>access allotment</u>, has a net site area of at least</p> <ul style="list-style-type: none"> (i) 450m², and (ii) deleted (iii) 2500m² in the case of any allotment that is not connected to a reticulated wastewater system, and <p>(b) deleted</p> <p>(ba) in New Residential Areas shown on the planning maps, excluding utility allotments and access allotments</p> <ul style="list-style-type: none"> (i) the average net site area of all allotments is at least 600m², and (ii) for every allotment less than 600m², there is one lot of 600m² or more, and <p>(c) a <u>utility allotment</u> does not exceed 50m².</p> <p>Control reserved over:</p> <ul style="list-style-type: none"> • shape, location and orientation • variation in allotment sizes • matters referred to in <u>Appendix B</u> (Engineering Standards) • amenity and streetscape • vehicle and pedestrian networks. 	21.63.2 Subdivision that does not comply with a condition for a controlled activity is a discretionary activity.

Please note that provision of access to any proposed new rear lot also needs to be considered. In accordance with the below definition of ‘net site area’, any access strip less than 6m wide or right of way is not included within the net site area of a lot.

Net site area



Means the area of a site, or an allotment in the context of a subdivision, excluding:

- (a) any access strip less than 6 metres wide, and
- (b) any land subject to a right of way to any other allotment.

Therefore, based on the size of the property being approximately 1000m², **there may be potential to subdivide**. The proposal layout and access arrangement of new lots will however need to be further investigated by a surveyor in order to determine whether the above rule is able to be complied with.

There are also a number of other District Plan rules that apply when subdividing. These include rules relating to access, fitting compliant building platforms on each lot and ensuring that existing buildings comply with setbacks, building coverage etc. in relation to the proposed new boundaries. The complete set of rules can be found in the above link.

All subdivision requires a subdivision consent and I cannot guarantee if subdivision consent would or would not be granted as this requires a full assessment of the subdivision application.

In terms of the overall subdivision process and costs and for further information I strongly suggest you contact a surveyor for this. They should also be able to give you a rough indication of the likelihood of subdivision and assist in the preparation of a subdivision consent application. Surveyors deal with nearly all the subdivision process and council are only a small part of this process. Local surveyors are familiar with the rules in the district plan and also our costs so they could talk to you about the entire process including councils part of this.

You can view information on the subdivision process here <http://www.qualityplanning.org.nz/index.php/planning-tools/land/subdivision> and can search for a local surveyor here <http://www.planningconsultants.org.nz/> -

The deposit fee for this type of consent is shown below, consents are processed on a time charge basis so it could be more or less depending on how many hours are spent processing it. Please note, the 2021/2021 charges currently apply.

Description	Charge 2018/2019 (\$)	Charge 2019/2020 (\$)	Charge 2020/2021 (\$)
Applications for subdivision consent – non-notified applications			
1 - 4 Lot subdivision & Boundary Adjustments/ Relocation	3,000.00	3,100.00	3,200.00
5 - 10 Lot Subdivision	5,000.00	5,100.00	5,200.00
> 10 Lots + additional \$ charge per lot over 10 lots	5,000.00 + 100 per lot in excess of 10	5,100.00 + 100 per lot in excess of 10	5,200.00 + 100 per lot in excess of 10