

Draft District Plan Review: Subdivision

OVERVIEW: SUBDIVISION

This draft chapter has been prepared as part of Council's District Plan Review Project. The structure and layout of the chapter reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the Subdivision (SUB) Chapter of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Subdivision Chapter is to provide the subdivision framework for each of the Zones within the District. It is recognised that all subdivisions are required to obtain consent and therefore an update/review is required to ensure the provisions are fit for purpose moving forward. Subdivision is the process of dividing an allotment into one or more additional allotments or changing the location of the existing allotment boundaries. The subdivision process provides a means of managing the creation of new allotments to ensure they can accommodate anticipated land uses and are suitable for development. This includes the design and provision of appropriate transport access, connections to electricity and communications networks, and connections to reticulated water, stormwater and wastewater services in areas where these are available. Larger-scale subdivision can also require new roads, reserves, and network infrastructure to be designed and developed. In addition, the design of subdivision needs to maintain natural values where they exist.

Under the revised chapter, the objectives, policies and rules for subdivision are generally contained together in the subdivision chapter, which provides an integrated policy framework for assessing applications. The objectives and policies of the zone will also be relevant in determining the requests for subdivision. In addition, the rules in the district-wide chapters such as Natural hazards, Natural character, Ecosystems and indigenous biodiversity, Natural features and landscapes, Sites and areas of significance to Maori and the Coastal environment chapter impose further restrictions.

Due to the number of substantive changes and consequential changes proposed, the new Subdivision Chapter will replace the existing chapter in its entirety. The main changes proposed by draft Plan Change, for the SUB, include:

- Updating the Objectives and Policies to reflect a new approach of enabling new development within the respective zones. This includes housing choice within the GRZ and increased development within the other zones, all while ensuring good design outcomes are achieved.
- Updating the Objectives and Policies to reflect the new District Plan approach whilst continuing to provide for the development rights within existing areas.
- Updating the lot design standards to reflect current best practices, in particular introducing minimum site areas for the GRZ, GRUZ and SETZ zones.
- Including explicit provision for, and introducing a new consenting framework for, Medium Density Development in the GRZ.
- Including explicit direction regarding the management of stormwater within new developments.
- Including a new definition for Medium Density Development in the GRZ.
- Specific provision for Papakainga development.
- Consequential changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, a new Medium Density Development framework, and a change to the minimum lot size.
- Specific provisions for the management of stormwater and servicing within new developments to ensure appropriate solutions are presented up front and minimise the effects of excess stormwater run-off within a development and overall servicing capacity.

PROVISION-BY-PROVISION SUMMARY OF CHANGES – SUBDIVISION

Provision	Change	Primary reason for change
Introduction	New text added which provides updated commentary on purpose of the Subdivision Chapter and what it provides for, including promoting and enabling development, in particular housing choice.	To better align the zone description with the National Planning Standards description of a Subdivision Chapter and to highlight the wider range of subdivision and design outcomes now anticipated within the District.
SUB-Objectives	Objectives added to include the need for sustainable and efficient subdivision to occur across the district.	To better reflect the wider range of living and business environments already within the district and the intent to continue to provide an enabling subdivision framework within the district in the future. Where the subdivision aligns with the intent for the underlying zone, the intent is to allow for subdivision to be a straight forward process.
SUB-Objectives	Objectives added to include the need for new development, in particular larger scale subdivisions, to achieve good design outcomes	To recognise that character and amenity, and the uses for land, are going to change over time and recognise that change is not automatically an adverse outcome. The purpose of this chapter is to

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	that enhance existing character and amenity values.	enable new development whilst ensure careful consideration of the design outcomes is undertaken along the way. It is recognized that the existing development patterns across the district is dated and that any change is going to be significantly different to what currently exists.
SUB-Objectives	Objectives added to ensure that appropriate consideration is had through the subdivision process in regard to servicing and access.	To ensure that the careful consideration of service and access provision is undertaken up front in the subdivision process. Subdivision is often used to enable new development and it is important that any new allotments have sufficient service provision in place to enable future development.
SUB-Policies	Policies added to include the need for subdivision to be provided for and to reflect an intent to provide for subdivision provided the design outcomes are appropriate for the location it is located within.	To better reflect the wider range of living, business, industrial and rural environments already within the District and the intent to enable further subdivision into the future. Also, to ensure that careful context analysis is undertaken for new development and that good design outcomes are promoted in new development.
SUB-Policies	Policies added to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for each zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring.
SUB-Policies	Policies added to include the need for stormwater management and servicing capacity to be a key consideration for any new developments.	We recognise that the management of stormwater and the provision of services is going to be a key consideration moving forward. New development will increase the level of impervious surfaces and impact upon natural overland flow paths, as well as the load placed on existing servicing networks. New development needs to be considered and suitable solutions presented and assessed before development can take place.
SUB-Rules	Updates to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
SUB-Rules	Updates to ensure that the list of activities and variation of subdivision types are provided for within the district are clear and concise.	To recognise and provide for the wide range of subdivision activities that can occur within the District and provide clear direction on the matters that are to be addressed through the subdivision process. Clearer differentiation between scale of

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		activities is also provided to allow for smaller scale subdivision to have a clear and simple process and for larger scale proposals, the process remains simple but the level of consideration is slightly more detailed to ensure the desired outcomes are achieved.
SUB-Rules	New Rule added to specifically provide for Medium Density Development.	To allow for medium density development to occur within the GRZ but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
SUB-Rules	New Rule added to specifically provide for Papakāinga Development.	To allow for papakāinga development to occur within the district but to ensure that it is located and undertaken in an appropriate manner. The intent is to make is clear what the parameters are for this development typology.
SUB-Matters of Discretion	Additional (and updated) matters of discretion added to allow for careful consideration of resource consent applications.	To require careful consideration of the design outcomes of new proposals including explicit direction around the design, layout, and configuration of new allotments and the associated servicing arrangements, in particular access and stormwater management. Also, to enable Council to achieve the desired design outcomes through the consenting process.
SUB-Standards	Additional (and updated) Standards added to reflect current best practice for managing subdivision across the zones within the Plan, in particular the inclusion of density controls and specific stormwater management controls.	<p>The way in which subdivision, to enable future development, is occurring has changed over time. The standards, therefore, require updating to better reflect current practice. In some cases the existing plan does not include any standards or direction to manage subdivision.</p> <p>The focus of the new plan is to set clear thresholds for the consenting process to inform the level of consideration required from application to application. New density controls are needed to ensure that a clear indication is provided in regard to the desired densities across the different zones. The Plan aims to clearly define the thresholds for regulatory intervention depending on the size and scale of the proposal.</p>

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New Definition	New definition added to outline exactly what Medium Density Development under the Plan.	Required to provide clear direction on implementing the provisions of the Plan.
SUB-Consequential Changes	Additional rules added to the Subdivision Chapter providing for subdivision the various subdivision typologies.	To align the subdivision chapter with the direction taken in the various zone chapters of the Plan.
SUB-Consequential Changes	Amendments added to the standards of Subdivision Chapter to align the minimum lot sizes to current best practice and provide explicit stormwater management provisions.	To align the subdivision chapter with the direction taken across the various zone chapters within the Plan.