



## Topic 2: Subdivision

### Introduction

As part of the District Plan Review, Timaru District Council has commissioned a Discussion Document on subdivision to stimulate discussion and form a basis for public consultation. This can be found at [www.timaru.govt.nz/dpr](http://www.timaru.govt.nz/dpr).

It identifies three main issues with how the current District Plan manages subdivision, and the creation of legal access to waterways and the coastline, establishes potential options to address these issues and discusses the associated strengths and weaknesses. We seek your feedback on the issues and options.

### Issues and Options

#### Issue 1

Subdivision chapter content

The subdivision provisions of the current District Plan set out the 'nuts and bolts' of how the process of subdivision and the creation of new lots is to occur, how these lots are to be integrated with network infrastructure and services, and includes provisions to ensure that subdivision only occurs in locations where natural hazard risk and potential effects on high environmental and cultural values and strategic infrastructure are able to be appropriately managed. The current District Plan structure makes it challenging for residents wanting to undertake a subdivision to be confident that they have considered all the relevant provisions. The provisions relating to the need to connect to network infrastructure, and the method for equitably funding such connections, are woven through the Financial Contributions rules and / or through the zone chapter.

The options for addressing this issue are to (i) retain the current District Plan provisions; or (ii) amend the current approach to provide clear direction within one stand-alone chapter, clarifying urban design outcomes for infill development, clarifying content of Outline Development Plans for large greenfield growth areas, and giving effect to National Policy Statements and National Environmental Standards by facilitating strategic infrastructure within the electricity transmission corridors, protecting human health from soil contamination and protecting coastal environments.

This summary outlines the issues our district faces in relation to subdivision.

We welcome your feedback on this topic.

**Dave Jack**  
Timaru Ward Councillor





## Issue 2

Addressing infrastructure design standards

The developers of new subdivisions are typically responsible for the design and construction of the network infrastructure within the subdivision site. This infrastructure is then vested in the Council, with the Council responsible for its long-term maintenance. As this infrastructure will become a public asset, it is important that it is designed and constructed to a suitable standard, so that it integrates seamlessly into the wider network, and to ensure that the long-term maintenance costs to the community are appropriate to the role and function of the asset. The majority of other District Plans do not include design standards for detailed aspects of network infrastructure and instead address them through an infrastructure design standard as a document that sits outside the District Plan.

The options for addressing this issue are to (i) retain the current District Plan provisions; (ii) incorporate infrastructure design standards into the District Plan; (iii) incorporate infrastructure design standards that sit outside of the District Plan; or (iv) negotiate the infrastructure design standard on a case-by-case basis with Council staff.

## Issue 3

Extent of esplanade reserve and strip provisions

The Council has the ability to secure esplanade reserves or strips when subdivision occurs on lots with frontage to waterways or the coastline. Currently, the District Plan requires a consent as a non-complying activity if a reserve or strip is not taken, even in situations where the Council does not want or see a functional need for such strips, or where the creation of such access to the Port of Timaru operational area would create security or safety issues.

The options for addressing this issue are to (i) retain the current District Plan provisions; (ii) not require any reserve or strips; or (iii) focus on taking reserves or strips only along specifically identified waterways and coastlines as necessary for conservation, access, or recreational purposes, including explicit exclusion from the Port of Timaru operational area for safety and security reasons.