

Subdivision

Issues

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.

Operative District Plan Approach

The subdivision chapter contains rules and performance standards and makes reference to other parts of the Plan that set out the technical specifications for servicing. The objectives and policies relevant to subdivision are contained in chapters throughout the Plan.

Proposed Plan Approach

Under the Proposed Plan, 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 to determining 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. Overlays that impose further restriction on subdivision are mapped in the E-Plan.



Changes

Key changes include:

Subdivision is a restricted discretionary activity generally, subject to compliance with the relevant standards, except in the case of subdivisions that fail to meet the allotment size, or where there is an overlay that imposes a higher activity status

In the Medium density residential zone there is no minimum allotment size for multi-unit developments provided an application is granted for both subdivision and land use consent as a package

The standards for the control of minimum allotment sizes, connections to infrastructure and services, transport access, and requirements for the creation of esplanade reserves along specified waterways, have been updated

The minimum allotment size in the General rural zone is 40 hectares, which applies to the largest part of the District

In the Rural lifestyle zone a 5,000m² a minimum allotment size applies if there is a sewer connection, otherwise a 2ha minimum lot size applies. A minimum 2 hectares or 10 hectares apply to specific areas in the Geraldine Downs

Areas are mapped for future development and these are labelled Development Areas on the maps. Further work is needed to determine allotment sizes and standards for development in those areas.

Reasons

The changes to allotment sizes and creation of Future Development Areas adjacent to established urban settlements gives effect to the Canterbury Regional Policy Statement, which requires rural lifestyle development to be limited to areas adjacent to existing townships, and this is also consistent with the Timaru Growth Management Strategy. The changes to encourage medium residential development that is well designed, requiring assessment of subdivision and land use consent concurrently is intended to deliver a quality-built form that is more flexible to the needs of the community.

What this means in practice

The majority of requests for subdivision are to create residential allotments and these will be a restricted discretionary activity provided that all standards are met. However, note the activity status of the subdivision may change to discretionary or non-complying activity if for example, a Significant Natural Area exists on the parent site, or a riparian margin, or any of the other mapped overlays affects the subdivision. The activity status for non-compliance with some rules and standards is non-complying activity such as for the creation of under size allotments in the General rural zone.