



# GUIDE TO

## RESIDENTIAL SUBDIVISION

(in the Residential zone)

**Hauraki Section (not former Franklin Area) of Hauraki District Plan**

### **What are the Requirements for Subdividing?**

The subdivision standards are designed to ensure residential buildings and activities can readily be accommodated on a lot, in a manner that enables the performance standards for residential activities to be met.

This pamphlet is intended as a guide only for standard subdivisions.

For full details see the Hauraki District Plan.

This pamphlet covers the following topics:

- Standards for general lot subdivision in the Residential Zone
- Domestic effluent disposal for unsewered sections
- What about Rights of Way?
- Are there any standards to be met for existing houses?
- High voltage transmission lines
- How long does it take to get a resource consent?
- How much will it cost?
- Where do I go from here?

## Standards for general lot subdivision in the Residential Zone

### Waihi, Paeroa, Ngatea, Turua, Kerepehi & Whiritoa

The standards for general lot subdivision in the Residential zone are:

- Minimum Net Lot Area
  - 1 – 2 lots 525m<sup>2</sup> except in Turua where 700m<sup>2</sup> applies irrespective of the number of lots created
  - 3 or more lots (except in Turua) 450m<sup>2</sup>, provided that for every 2 lots less than 525m<sup>2</sup> there shall be one lot of at least 700m<sup>2</sup>. For incomplete multiples of 3 lots each additional one or two lots shall have a minimum area of 525m<sup>2</sup>
  - No more than 2 lots of between 450m<sup>2</sup> and 525m<sup>2</sup> shall adjoin each other
- Maximum Net Lot Area
  - 1000m<sup>2</sup>, except that one balance lot per subdivision may exceed 1000m<sup>2</sup>, and must exceed 525m<sup>2</sup>
- Minimum Shape Factor
  - All Situations 15 metres x 15 metres excluding any yards and easements for infrastructure
- Minimum Frontage
  - Front Lots - 18 metres
  - Rear Lots - 3.5 metres

**Whiritoa Erosion Hazard Protection Lines:** Where the parent lot contains land seaward of the Secondary Development Setback line delineated on the planning map for Whiritoa, that land shall not be included as part of the minimum net lot area requirements.

### Waikino, Karangahake & Mackaytown

The standards for general lot subdivision in the Residential zone are:

- Minimum Net Lot Area
  - All Situations - 1000m<sup>2</sup>
- Minimum Shape Factor
  - All Situations - 16 metres x 20 metres, excluding yards and any easements for infrastructure
- Minimum Frontage
  - Front Lots - 25 metres
  - Rear Lots - 3.5 metres

## Domestic effluent disposal for unsewered sections

Applications for *subdivision* consents for sections not able to connect to a reticulated sewage system may be required to show the details and layout of the proposed domestic effluent treatment system (eg. for steep *sites* with slip potential) including evidence that the system either complies with the *permitted activity* standards of the Waikato Regional Plan or a regional consent has been obtained.

The Waikato Regional Council rules may require lots of a larger area than the minimum lot size set out in the District Plan.

## What about Rights of Way?

Rights of Way are needed if more than one lot shares the use of a driveway.

The area of a Right of Way is not to be included in either of the minimum net lot areas.

Right of Way Standards are:

- Maximum use of internal access: Up to 3 allotments
- Maximum length: 60 metres
- Minimum legal width: 3.5 metres

The legal width, maximum length, carriageway width and formation standards of the internal access shall be in accordance with either Table 3.1 or 3.2 of the HDC Engineering Manual (refer to Appendix 1 and 2 in Sections 8.6.1 and 8.6.2 of the District Plan for a copy of Tables 3.1 and 3.2).

## Are there any standards to be met for existing houses?

Existing houses need to show how they can continue to meet all the Performance Standards in the District Plan after subdivision. The following Performance Standards are of particular relevance:

<b>Outdoor Living Area</b>	Minimum Area	60m <sup>2</sup> plus 10m <sup>2</sup> for each additional bedroom over 2
	Minimum Dimension	Can contain an 8 metre diameter circle.
<b>Outdoor Service Area</b>	Minimum Area	20m <sup>2</sup>
	Minimum Dimension	3 m
<b>Parking</b>	2 spaces for each dwelling or unit If no existing garage or carport, it must be shown that one can be erected in compliance with the District Plan.	
<b>Yards (excluding Ngatea)</b>	Front Yard	4.5m
	Other Yards	1.5m, except for rear lots there shall be at least two yards of 4.5 metres
<b>Yards (in Ngatea)</b>	Front Yard	7.5m
	Other Yards	1.5m, except for rear lots there shall be at least two yards of 4.5 metres
<b>Site coverage</b>	Sewered	35% of the site
<b>Domestic Effluent Disposal for unsewered sections</b>	For existing dwellings with existing effluent disposal systems, the location of the system is required to be identified on the subdivision plan. If the effluent treatment area is being reduced by the subdivision, the existing system may require upgrading.	

Other relevant standards in the District Plan are: Daylight Control; Setback from Public Drains, Lakes, Rivers, Streams, Floodways, Spillways and Flood Protection Works; Floor Levels; Erosion Protection Setback Lines (Whiritoa Beach); Sewage Plant Buffer Areas; Vehicle Access and Crossings; Design of Parking, Access & Turning Areas; Water Supply; Stormwater Drainage; Telecommunications & Power; Street & Road Design; Drains.

If you can meet all the standards discussed above and in the District Plan, then your proposed subdivision would be a "Controlled Activity". Controlled Activities must be granted consent by Council but conditions may be imposed.

## High voltage transmission lines

Subdivision including land within 32 metres of a high voltage transmission line is a Restricted Discretionary Activity. A Restricted Discretionary Activity may be granted or refused consent by Council, and if granted conditions may be imposed.

## Natural Hazard

Even if your proposal fits all the rules the Council may refuse to grant consent if there is a significant risk from natural hazards.

These are defined as "Any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment."

If the land you are wanting to subdivide is or may be, affected by any of these natural hazards you need to include a report from a suitably qualified person, addressing the matter, with your application.

## How long does it take to get a resource consent?

**Non Notified Resource Consents** take 20 working days (once Council has all necessary information).

Limited Notified Resource Consents take a maximum of 100 working days (if no suspensions are made by Council or the applicant).

Notified Resource Consents take a maximum of 130 working days (if no suspensions are made by Council or the applicant).

When the Resource Consent has been issued you have up to 5 years to gain your 223 Certificate (Approval of Survey Plan), then a further 3 years to gain a 224 Certificate (Full compliance with Council Consent).

## What much will it cost?

The costs of subdividing can vary. The charges outlined below are meant only as a guideline.

### Council Charges

Charges are applicable for processing of applications, processing of 223 and 224 certificates, and other costs associated with a subdivision.

See the current Schedule of Planning & Environmental Services Fees & Charges (available on Council's website, or from Customer Services) for up to date costs.

Council may charge additional fees where the costs to Council exceed the fee deposit paid.

### Other Costs

Other possible costs may include:

- Sewer Connections for each lot
- Water Connections for each lot
- Vehicle Entrances (may be done by Council or Independent Contractor)
- Power and telephone connections for each lot
- any relevant reports
- compliance with any other condition(s) imposed.

You will also need to pay various surveyor and legal charges.

## Where do I go from here?

If you wish to look further into subdividing, it may be appropriate to see a surveyor.

If you have any queries about this pamphlet contact the Duty Planner at the Paeroa Office of the Hauraki District Council.

Appointments can also be made to see the Duty Planner in the Paeroa office on Mondays, Wednesdays and Fridays.

The Duty Planner can also be booked for a meeting in the Waihi Office on Tuesdays and Thursdays.



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