



## Can I subdivide my rural property?



Photo: Brenda Anderson/Flickr

All subdivision requires a resource consent. During this process development proposals are assessed against the rules, policies, and objectives of the District Plan.

In most circumstances, a subdivision which complies with the District Plan subdivision standards will be approved with standard conditions such as servicing, access and financial contributions.





## Lot size required to comply with the District Plan

### CONTROLLED ACTIVITY STATUS

#### RURAL (PRIMARY PRODUCTION) ZONE

##### MINIMUM LOT SIZE

##### MINIMUM AVERAGE LOT SIZE

TITLE OR SUBDIVISION  
 CONSENT ISSUED PRIOR TO 26  
 AUGUST 2006

NO MINIMUM FOR ONE LOT IF IT CONTAINS A  
 DWELLING AND ITS WASTEWATER DISPOSAL SYSTEM  
 AND THE HOUSE MEETS THE SETBACK STANDARDS IN  
 RELATION TO THE PROPOSED BOUNDARIES.

THE 2ND OR SUBSEQUENT LOTS  
 MUST BE 4HA

TITLE OR SUBDIVISION  
 CONSENT ISSUED PRIOR TO 29  
 MARCH 2008

MINIMUM OF 1HA FOR UP TO TWO LOTS PROVIDED  
 THAT ANY THIRD AND SUBSEQUENT LOT IS NO LESS  
 THAN 4HA.

100M ROAD FRONTAGE FOR  
 FRONT LOTS

#### RURAL (SPECIAL) ZONE

##### MINIMUM LOT SIZE

##### MINIMUM AVERAGE LOT SIZE

4HA

100M ROAD FRONTAGE FOR  
 FRONT LOTS

NOTE – IN THE RURAL ZONE LOT AREAS DO NOT EXCLUDE ACCESS AREAS.





## Other subdivision requirements

- Servicing and access in compliance with the District Plan
- Compliance with land use standards (eg, setbacks, height to boundary to the new boundaries)
- Shape factor (12m x 15m building area)
- Two or more rear lots must share a single entrance
- Each lot must be able to dispose of effluent on site
- Financial/development contribution

