

Chapter 12 – Subdivision, Infrastructure and Services



Overview

Subdivision is the creation of new land parcels in which separate certificate of titles can be issued and then land freely sold.

While providing opportunities to many sectors of the community, subdivision usually involves the removal of vegetation, the disturbance of land and other changes to the natural and physical environment.



Current Rules

- Current subdivision rules are held in each zone chapter and provide details on the procedure of the subdivision process.



Key Changes Proposed

- For ease of reference, a new Subdivision, Infrastructure and Services chapter (Chapter 12) has been developed to pull together all subdivision rules and requirements for application. Other key changes include:
- A focus on the Regional Policy Statement household yield requirements for greenfield subdivision of 15 dwellings per hectare.??!
- To safeguard the development of Future Urban Zones, subdivision restrictions has been included in these zones
- Minimum lot size for the Residential A zone (325m²) shall be based on 'nett' area.
- To avoid the creation of undersized lots, more consideration given to urban design outcomes through the subdivision process.
- Updated infrastructure performance standards (that also link to the Infrastructure Development Code)



Reason for the Change

- To ensure developments are sound from any engineering and environmental impacts and to protect land owners or future residents.
- To reflect changes to the Resource Management Act 1991 (RMA)

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