

Further information on development contributions is available on our website:

www.gdc.govt.nz/development-contributions/.

What information do you need to supply

- ▶ A description of the proposal.
- ▶ A Certificate of Title.
- ▶ A subdivision plan including:
 - the position of all new boundaries
 - the areas of all new allotments
 - existing buildings on the site
 - the location and widths of accessways giving legal and physical access to the allotments
 - all existing and proposed easements (for services such as shared access or shared utilities, power, electricity etc)

The process

Once received a subdivision resource consent may be either notified or non-notified. For further information on these processes and timeframes please refer to pamphlet "A Guide to Resource Consents" or the Ministry for the Environment booklet "Applying for a Resource Consent".

The cost

The cost of a subdivision resource consent depends on the amount of time taken to process the consent (charged on a time recovery basis). Generally non-notified consents are less expensive however this will depend on the complexity of your proposal.

A deposit is required to be paid when a subdivision consent application is lodged with Council. Applications will not be accepted for processing until a deposit is paid. If the final invoice exceeds the deposit you will be invoiced for the balance. If the final invoice is less than the deposit, you will receive a refund.

Subdivision

Non-Notified: \$900

Notified: \$3,000

Please note this is a general guide to Council's District Plan subdivision rules and is designed to provide initial advice about small-scale subdivision. For large or more complex subdivision or further advice please talk to our Duty Planner.



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A GUIDE TO Rural Subdivision



To understand the process
and make preparation and
application easier.



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Do I need a resource consent?

All subdivision proposals require resource consent from Council. Specific information is required to process a subdivision application. Please refer to the section in the pamphlet "What information you need to supply", it's also listed on the resource consent application form.

The rules

The Gisborne District Combined Regional Land and District Plan (District Plan) identifies the planning zones and overlays for the Gisborne region and the specific objectives, policies and rules for each zone. We have 4 different rural planning zones in the Gisborne Rural Area:

- ▶ Rural General
- ▶ Rural Lifestyle
- ▶ Rural Residential
- ▶ Rural Productive

You can check the planning maps on our website or they are available at Customer Service, Fitzherbert Street, Gisborne.

Each zone has different minimum site area requirements (see Table 1).

Zone	Minimum Net Area	Shape Factor and Road Frontage Requirements
Rural Productive	8 hectares	Every site shall be capable of containing a rectangle of 100m x 200m.
Rural Residential	1 hectare	Every site shall be capable of containing a rectangle of 50m x 80m.
Rural Lifestyle (Glennelg corner)	5000m ²	Nil

Zone	Minimum Net Area	Shape Factor and Road Frontage Requirements
Rural Lifestyle (rest of Rural Lifestyle zone)	5000m ² or Existing sites held as separate Certificates of Title as at 1 October 1982 and comprising less than 1 hectare may be subdivided once only to create one new allotment and a balance allotment each comprising at least 2000m ²	Nil
Rural General	1000m ²	Nil

Table 1 - Minimum Site Area

Yard Requirements

Any new boundary created by subdivision must be located to allow existing buildings to comply with the 4.5m yard requirement. Although a building may be located up to 1.5m from the boundary with the neighbour's written approval.

Natural Hazards

Natural hazards such as flooding or land instability may have specific requirements or restrictions affecting the ability to subdivide rural land.

Access

New vehicle crossings must be sealed if the adjoining road surface is sealed.

Land Stability

Where a site is likely to be used for a residential dwelling, specific geotechnical information will usually be required to demonstrate that the site is capable of accommodating a stable residential building platform.

A subdivision geotechnical report provides a professional assessment of the site and identifies potential stable building platforms or site limitations. Further sub-soil and stability investigations may be required at building consent stage to assess the suitability of the building platform in regard to the proposed building. Both these reports may be subject to peer review at the applicants cost. Refer to pamphlet "Bearing Capacity and Geotechnical Investigation Requirements".

Protection Management Overlays

If you are proposing to subdivide within a Protection Management Overlay you will need to demonstrate that the subdivision would not adversely impact on the integrity of significant indigenous vegetation.

Coastal Environment Overlay

Land located within the Coastal Environment Overlay may require a landscape assessment to demonstrate that the proposal will not adversely impact on the character of the coastal environment.

Heritage

Some sites may require additional assessment in relation to heritage and archaeological values and materials. The planning maps give guidance to the location of areas that are known to be more likely to contain heritage material, or archaeological sites.

Contaminated Sites

Where it is more than likely that a site is (or has been) used for an activity that may have contaminated the soil, a preliminary site investigation may be required to be prepared by a suitably qualified and experienced practitioner. This is a requirement under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Development contributions

A development contribution will be required where a new allotment is created as a result of subdivision. Proposed subdivisions in non-reticulated rural zones are assessed for contributions towards infrastructure including land transport and parks and reserves. Depending on the subdivision's location to the Gisborne urban area, a contribution towards stormwater infrastructure may also be required.

In accordance with Section 208 of the Local Government Act 2002 Council may withhold the Section 224c) Certificate of Compliance until the development contribution has been paid.