

Subdivision set to become harder

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“A massive leap in minimum section sizes will hit people in the pocket,” says Brent Trail of Surveying Services. “With public submissions to the Hauraki District Plan now closed, time is running out for people to subdivide under existing rules.” These rules currently allow people to subdivide in rural areas down to 6 hectares in size as well as allowing smaller lifestyle blocks for some. In towns the current minimum size of 350m² is in line with other District Councils and allows you to cut off the ‘time consuming’ back yard.

Development is going to get harder for many on the plains and in existing residential areas. Lifestyle lots on the plains are proposed to disappear and you will need over 80ha to contemplate subdividing at all. In town you will need about 1200m², somewhat larger than the old quarter acre.

“The exact outcome of the rule change is still not certain”, says Brent. “Council will now consider the submissions received and have the opportunity to amend their proposal if they are convinced by the public”.

Council’s proposal leaves the door open to lifestyle blocks in the foothills. Here, it is proposed that people can create up to ten blocks if you happen to be in one of the few chosen areas. However, approvals will be much harder to get with comment required from the New Zealand Transport Agency (formerly Transit NZ) and very tight landscaping provisions are likely to be imposed.

Council are promoting many other changes that include such things as the number of houses you can build on your land, access formation standards and other building controls. They are also proposing extensions to the many residential, commercial and industrial zones to cater for possible growth over the next while. Full details of the proposed changes can be found on Council’s website www.hauraki-dc.govt.nz or by visiting their local office.

If you have any interest in subdividing your land you should contact a professional surveying company that knows the existing rules and proposed changes well.

By Brent Trail – Managing Director

Links for further information:

[Hauraki District Council - District plan review - Key changes](#)