30 June 2026

Subdivision

Te Wawaetanga Whenua

Te Kaunihera o Te Hiku o te Ika Far North District Council

Proposed District Plan Decisions version

What is the Subdivision chapters about?

This chapter manages the subdivision of land, including creating new allotments, and adjusting boundaries.

Subdivision plays a key role in shaping long-term land use patterns and influences the quality, character, and functionality of development. It also affects infrastructure, natural resources, and surrounding properties.

The chapter ensures subdivision:

- Is well-designed and integrated supporting connectivity, accessibility and a sense of place.
- Does not create reverse sensitivity effects that constrain activities enabled in zones.
- Supports public access, recreation, and conservation, including through esplanade reserves/strips.
- Manages effects on the natural and physical environment, including hazards, biodiversity and landscapes.
- Aligns with higher-level direction, including the Resource Management Act 1991, National Policy Statement for Highly Productive Land, and the Regional Policy Statement.

What does the Proposed District Plan – Decisions Version (PDP-DV) do?

The PDP-DV manages subdivision by:

- Controlling how land is divided, including lot size and layout.
- Requiring servicing and infrastructure, such as water, wastewater, stormwater, power, and access.
- Ensuring each allotment can support intended land uses, including providing building platforms.
- Managing effects on natural hazards, environmental values, and cultural heritage.
- Requiring integrated design, including connectivity and access
- Ensuring subdivision does not compromise the viability of existing activities (reverse sensitivity).
- Supporting protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, heritage, and sites of significance to Māori.

What's changed from the Operative District Plan (ODP)?

- Effects and design-led focus the PDP-DV moves from a largely rules-based approach to a hybrid framework that combines effects-based and activity based planning. Subdivision is considered in terms of its impact on the form, function and character of zones, rather than solely on technical compliance.
- Flexible consent pathways - reduced reliance on rigid activity status triggers. Subdivision now starts as a controlled activity in most zones, with overlay and district-wide provisions allowing for more nuanced assessment where higher effects are anticipated.
- Integrated subdivision outcomes - greater emphasis on subdivision design and long-term outcomes, including servicing, esplanade strips, and reserves, rather than only meeting technical standards.
- Stronger direction on sensitive lands - heightened focus on highly productive land, climate change risks, and other matters of district significance, providing a more proactive management approach than the ODP's hazard-based rules.
- Environmental and cultural recognition- introduction of environmental and community benefit-based provisions and stronger recognition of cultural values, particularly within overlays and areas with higher potential effects.

When do I need a Resource Consent?

Subdivision always requires resource consent under the PDP-DV.

The type of consent required depends on the activity and whether standards are met:

Controlled (typical):

- Boundary adjustments.
- Standard subdivision that meets all standards.
- Subdivision for infrastructure, reserves, or access.
- Subdivision around approved developments.

Restricted Discretionary / Discretionary / Non-complying:

- Overlay-specific controls - overlays carry additional matters of consideration and may have higher consent thresholds to ensure that subdivision in sensitive or significant areas aligns with the intended outcomes.
- When standards are not met (e.g. minimum lot size, servicing, hazards).
- Subdivision in sensitive areas (e.g. floodplains, coastal hazard areas, heritage or ecological areas).
- More complex subdivision types (e.g. environmental benefit subdivision, management plan subdivision).

What do I need to know?

- Subdivision always requires consent, even if it meets all standards (typically controlled activity).
- Minimum allotment sizes vary by zone and are a key requirement.
- Each new allotment must be able to accommodate a suitable building platform.
- Subdivision must provide essential services, including water supply, wastewater disposal, stormwater management, power, and telecommunications.
- Stormwater management is critical, including managing runoff, avoiding downstream effects, and accounting for climate change.
- Subdivision design must consider natural hazards, including flooding, coastal hazards, and land instability.
- Subdivision must avoid creating reverse sensitivity effects, particularly between sensitive and industrial or rural activities.
- Environmental and cultural values must be protected, including heritage features, and sites of significance to Māori.
- Esplanade reserves or strips may be required along rivers, lakes, and the coast to provide public access and protect values.
- Additional rules may apply where overlays are present (e.g. hazards, heritage, biodiversity, or infrastructure corridors).
- Subdivision must be designed in an integrated way, supporting connectivity, access, and quality urban or rural outcomes.