



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Subdivision information sheet

What is Te Tai o Poutini Plan?

Te Tai o Poutini Plan (TTPP) is the new combined District Plan for the Westland, Grey, and Buller District Councils. It replaces the individual district plans and provides the Objectives, Policies, Rules and Maps for how activities and resources are managed across the three districts.

Subdivision process

A resource consent (known as a subdivision consent) is required for all types of private subdivision where new allotments are created. Subdivision consent is required to ensure:

- any adverse effects that may arise from the subdivision are identified and appropriately dealt with
- all works and services are carried out and installed in terms of the council's Infrastructure Design Standards
- new allotments are suitable for intended purpose.

Subdivision rules and requirements

The main documents outlining subdivision requirements are TTPP and the New Zealand Standard 4404: 2010 Land Development and Subdivision Infrastructure.

The zoning of the land, and whether there are any natural environment, historical and cultural, natural hazard or infrastructure overlays on it determines which particular rule/s apply. These may be:

- allotment size and dimensions
- property access
- esplanade reserves or strips along the banks of a waterway
- water supply
- stormwater control and disposal
- sanitary sewer disposal
- electrical energy supply
- telecommunications service
- provision of land for recreation reserve/open space
- easements
- building locations
- preservation of vegetation/landscape/natural character

Applications must include a plan (sometimes called the scheme plan) showing all the relevant information.

Can I subdivide my property?

Whether it is possible to subdivide your property depends on the combination of the zones and overlays applying to it. Minimum lot sizes apply for most zones and are set out in the table below:

Zone	Minimum Lot Size
General Residential Zone	350m ²
Large Lot Residential Zone	1000m ²
Medium Density Residential Zone	200m ²
Neighbourhood Centre Zone	350m ²
Settlement Zone	1000m ² (unsewered areas)
Settlement Zone – Coastal Settlement Precinct	500m ² (sewered areas)
Settlement Zone – Settlement Centre Precinct	
Settlement Zone – Rural Residential Precinct	4000m ²
Rural Lifestyle Zone	1 hectare
General Rural Zone (no precinct)	4 hectares
General Rural Zone – Highly Productive Land Precinct	10 hectares
Future Urban Zone	4 hectares

Effect of overlays

There are four main types of overlays that can affect subdivision rules. These are all mapped in TTPP. If there is an overlay on your property then different rules may apply. This does not mean subdivision is not possible, but you may need to provide more information about how you will manage effects in relation to the overlay for example landscape effects, effects on indigenous biodiversity or how you will manage the risks of natural hazards. Generally this will require a specialist technical report(s) to accompany your subdivision application.

Natural environment overlays

- There are five mapped natural environment overlays that could affect a subdivision - the Coastal Environment, Outstanding Natural Landscape, Outstanding Coastal Natural Character, High Coastal Natural Character and Significant Natural Areas.
- The additional restrictions in the coastal environment generally only apply where another overlay is present.
- For areas of Outstanding Natural Landscape, Outstanding and High Coastal Natural Character, subdivision applications within these areas will generally need a specialist landscape report and may also need a specialist ecological report.
- For subdivision within a Significant Natural Area, a specialist ecological report will generally be required.

Historical and cultural overlays

- There are two mapped historical and cultural overlays that could affect a subdivision - Historic Heritage items and areas, and Sites and Areas of Significance to Māori.
- Where the subdivision affects a Historic Heritage item or area, consultation with Heritage New Zealand – Pouhere Taonga is recommended, and where it affects a Site or Area of Significance to Māori, consultation with Poutini Ngāi Tahu is recommended. Your local Council has the contacts for these organisations.

Natural hazard overlays

- There are 11 mapped natural hazard overlays that affect subdivision.
- In the case of the Severe Natural Hazard overlays – the Coastal Erosion and Inundation, Flood Severe and Earthquake Severe Hazard Overlays, subdivision is generally a non-complying activity. This means an applicant would have to prove the subdivision is not inconsistent with the plan policies which discourage most new development in these areas.
- In all other natural hazard overlays a hazard risk assessment, prepared by a suitably qualified and experienced practitioner, must be included with the application. This assessment would need to outline how the risks of the natural hazard(s) are being addressed through the subdivision.

Infrastructure overlays

- The Westport Rifle Range, the Westport and Hokitika Airports, the Karamea and Greymouth Aerodromes and the Haast Airfield all have Noise Control Overlays mapped in TTPP. Within these areas subdivision needs to address how noise issues will be mitigated.
- There is also a National Grid Subdivision Corridor Overlay – subdivision within this area needs to maintain access to the national grid support structures and not result in residential dwellings being located within the National Grid Yard.

Bonus lots for subdivision where legal protection of native vegetation occurs

- TTPP contains a bonus lot mechanism whereby additional lots (below the minimum lot sizes in some zones) can be created if an area of significant indigenous biodiversity is legally protected, through a conservation covenant or consent notice on the title.
- Up to three additional lots can be created, of a minimum 1000m² size, depending on the significance and size of the area to be legally protected.
- An ecological assessment identifying the significance of the indigenous vegetation against the criteria in the West Coast Regional Policy Statement Appendix 1 is required as part of this information needed to apply for the bonus lots.

Four stages of subdivision approval

There are four main stages of subdivision approval:

1. **Applying for subdivision consent** - applicant applies for subdivision consent and if approved, this lasts for **five years**
2. **Section 223 approval** - applicant applies for a s223 approval, which approves the title plan, showing the new property boundaries.
3. **Infrastructure design approval** - applicant submits their design plans for approval.
4. **Section 224 approval** - applicant applies for a s224 approval which confirms all of the infrastructure works to form the subdivision have been completed as per consent conditions.

Costs

There are costs involved with a subdivision, and the Council's fees are a minor part of the overall subdivision cost. There will be costs incurred by your surveyor and consulting planner, any specialist reports, the Council's development engineering team and financial contributions:

- new development places additional demand on services like roading, reserves and water infrastructure (freshwater, wastewater and stormwater).
- financial contributions are intended to cover the cost of new infrastructure so that the ratepayer isn't burdened with the cost of new development.
- the amount due will vary according to the location and circumstances of the subdivision.
- financial contributions are payable for each lot created, in line with the Financial Contributions chapter of TTPP.

More information

You can read the TTPP online and view the maps at <https://tppp.nz/>

Please note other rules may apply to your proposed subdivision, for example if you need to do earthworks or clear native vegetation.

Talk to your local council about how the subdivision rules might affect you:

Buller District Council: planning@bdc.govt.nz

Grey District Council: GDC_Planning@greydc.govt.nz

Westland District Council: planning@westlanddc.govt.nz