

A Guide to

Subdivisions

(Relating to Resource Consents)



Ruapehu District Council
Private Bag 1001, Taumarunui, 3946
59-63 Huia Street, Taumarunui 3920

Phone (24 Hours)	07 895 8188 Taumarunui 06 384 8364 Ohakune 06 385 4447 Raetihi
Fax	07 895 3256
Email	info@ruapehudc.govt.nz
Website	www.ruapehudc.govt.nz
Facebook	ruapehudc



The information in this brochure is a guide only and is not a statutory document.
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All subdivisions must have consent. This brochure is only a guide and you will need to consult with Council Planning staff prior to beginning any subdivision process. Council recommends employing the services of a Consultant or Surveyor to prepare your application.

All information in this guide can be found online at www.ruapehudc.govt.nz or contact Council for more information.

What is a subdivision?

Subdivision is a legal process where new parcels of land are created.

Why are there restrictions?

Subdivisions can adversely affect the character and amenity of neighbourhoods and town centres. They can also affect the character of wetlands, lakes and rivers, decrease landscape values of outstanding natural features, damage native vegetation, have a significant impact on current infrastructures and can create a higher risk of natural hazards. Restrictions are in place in order to reduce negative effects on the wider environment.

Council has reserved control over the following areas:

- 1 Access.
- 2 Servicing.

- 3 Shape and area of site.
- 4 Easements.
- 5 Amalgamation.
- 6 Esplanade reserves and strips.
- 7 Natural Hazards.
- 8 Financial Contribution.

Boundary Adjustments

All boundary adjustments need consent. If the site area is changed by more than 10%, an additional site is created or an existing lot is



rendered non-complying. It is then no longer considered a boundary change but is then assessed as a subdivision.

What is the process?

For a chart of the basic subdivision process, refer to Page 8 of this guide.

Land use consent may also be required in conjunction with subdivision consent. Contact Council for further information.

Rules applicable to all subdivisions

Contaminated Soils

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) applies to the subdivision of any land where an activity that is described on the Hazardous Activities and Industries List (HAIL) may have taken place.

This list is available at www.mfe.govt.nz/land/risks-contaminated-land/my-land-contaminated/hazardous-activities-and-industries-list-hail

An assessment of potential or actual contamination is required as part of all subdivision applications. See brochure included in the subdivision pack or request one from Council.

Specific conditions will apply to any contaminated land, please contact the Council for details.

Services

All sites must have adequate water supply for firefighting services. NZS PAS 4509:2008 - New Zealand Fire Service Firefighting Water Supply Code of Practice will be used as a guide for the provision of firefighting water for new lots. All sites should have water, wastewater and stormwater systems.

Common private drains must have approval from Council and ownership of the drain must be established prior to any construction.

All new infrastructures for wastewater and stormwater must be constructed to Council standards and accurate drawings approved prior to any construction.

Archaeological Discoveries

If any human remains or archaeological items are exposed during works all activity must be stopped and the New Zealand Historic Places Trust along with Kaumata representing the local Tangata Whenua contacted immediately. Works cannot recommence until consent is given.

Easements

Easements for the protection of telecommunications, water, wastewater, stormwater and electricity services shall be provided where they cross any right of way and will be in favour of the provider.

Rights of Way

Some sites in your subdivision may require a right of way for vehicle access.

Affected Parties

Most subdivision applications will require evidence of consultation with adjoining neighbours and affected parties. Some subdivisions will require consultation with more affected parties than others. Please contact Council to find out who the affected parties will be.

Rules for subdivision in the Rural Zone

Building Platform

Each new lot must have a stable building platform able to accommodate a dwelling which will comply with Rural Zone rules (eg, yard setbacks), contain vehicle manoeuvring areas, an accessory building and not be at risk of natural hazards. For specific natural hazard

conditions and to find out if your subdivision is in a natural hazard area, contact Council.

If your intended subdivision is in an area listed below you will need to contact Council for specific conditions.

- Subdivision is located in a rural zone but is not intended for rural activities or rural residential purposes.
- Located within 500m of a factory farm or animal boarding activity.
- Located within 500m of the boundary of the Tangiwai Sawmill or Karioi Pulpmill.
- Located within 500m of Tongariro National Park.
- Located within 1000m of State Highway 47 .

Servicing

Each new lot must adequately provide portable water and firefighting water supply and be capable of disposing of stormwater and wastewater to on-site facilities where reticulated services are not available.

Transportation

All sites shall have practical legal access to the road. Vehicle access must be located as far as practical from an intersection

and no new vehicle access can be created on State Highway 4 between Waimarino-Tokaanu Road and Carroll Street in National Park.

Located near any high voltage powerlines?

If your subdivision will be within 32m of any high voltage power line, you will need to contact Council for specific conditions.

Rules for subdivision in the Residential Zone

Site Restrictions

Every new lot must be of a shape that can accommodate a 10m x 15m rectangle within the yard setbacks.

Each site must be a minimum size of:

Area	Site Size
Ruapehu Road and Egmont Street, Ohakune	700m ²
Taumarunui, Ohakune and Waiouru	450m ²
National Park, Raetihi, Rangataua and Owhango	600m ²

Sites smaller than described above will require a robust application,

approval from adjoining neighbours and any adverse effects created must be able to be reduced or eliminated.

Sites must be able to accommodate a dwelling that is compliant with Residential Zone rules.

There is no specific shape or minimum area requirement for lots that are intended for network utility purposes.

Kowhai Residential Area has specific site conditions. Contact Council for more information.

Services

All sites must have a reticulated wastewater and stormwater system that can be connected with to provide such services. All sites must be provided with an underground electricity supply up to the boundary of the site.

Transportation

Each new site must have legal access to the road. No new access can be adjoined to State Highway 4 between the Bell Road intersection and State Highway 41. No new access can be adjoined to State Highway 4 in the National Park township or State Highway 49 in Ohakune.

All sites with a floor area greater than 350m² must provide a minimum of two parking spaces.

Appropriate parking and manoeuvring space will also be required on site.

Easements

Easements for the protection of telecommunications, water, wastewater, stormwater and electricity services shall be provided where they cross any right of way and will be in favour of the provider.

Rules for subdivision in the Commercial and Industrial Zone

Services

All sites must be appropriately serviced with electricity and have a reticulated water, wastewater and stormwater system that can be

connected to provide such services and a firefighting water supply.

Transportation

- Each new site must have legal access to the road. No new access can be adjoined to State Highway 4 between the Bell Road intersection and State Highway 41, Taumarunui.
- No new access can be adjoined to State Highway 4 in the National Park Township or State Highway 49 in Ohakune.
- Any commercial sites with a floor area greater than 350m² must have one parking space plus another one per three staff members.
- Dependant on the type of commercial activity, the amount of parks required is determined by the amount of m² in excess of 350m².



- Any industrial sites with a floor area that exceeds 350m² one parking space plus another one per three staff members must be provided. After that another one per 78m² in excess of 350m² and one per every 200m² of outdoor space must also be provided.
- A loading area and bays must be provided that allow for the unloading and loading of all vehicles onsite. It must accommodate all vehicle types servicing the site and be located adjacent to service entrance. This area needs to have legal and practical access.

Located near any high voltage powerlines?

- If your subdivision will be within 32m of any high voltage power line you will need to contact the Council for specific conditions.

Rules for subdivision – all other zones

Urban Settlement Zone, Protected Areas and Active Reserves

No subdivision activity is permitted without consent. Contact Council for more information.



Basic Subdivision Process (This is a guide only)

