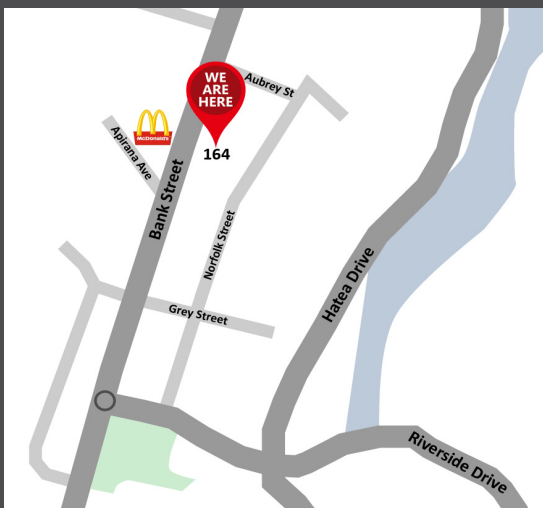




LANDS & SURVEY

WHANGAREI DISTRICT RURAL PLAN CHANGES

Decisions Version: Subdivision Rule Summary



Lands and Survey know the new rules.

**Come and see us for a no obligation,
free discussion.**

LANDS AND SURVEY WHANGAREI

Level 2, 164 Bank Street, Whangarei

Phone: 09 438 7568

Blair Masefield - General Manager

blair@landsandsurvey.co.nz | 022 639 2165

Lance Newby - Operations Manager

lance@landsandsurvey.co.nz | 027 271 0632

**At Lands and Survey our qualified professionals will smoothly
guide you through the Council and development process.**

Our core services are:

- Development Feasibility
- Subdivision and Land Use Consents
- Licenced Cadastral Surveying
- Land Development Engineering
- Earthwork Consents and Management
- Landscape Assessment and Planting Plans

Zones and Locations¹

Subdivision Rules²

Rural Living

Whakapara	Apotu/Crane Road	Activity Status	Average Lot Area	Minimum Lot Area
Matarau	Glenbervie	Controlled	2 hectare	4000m ²
Whareora	Kara Road North			
Kara Road South	Newton Road			
Whatatitiri	Snooks Road	Discretionary	1-2 hectares	2000m ²
Te Rongo Road	Prescott Road	Non complying	<1 hectare	<2000m ²
Mountfield Road	Cullen Road			

Rural Village (Centre, Residential or Industry)

Oakura	Hikurangi	Activity Status	Requirement	
Matapouri	Tutukaka	Controlled	Any subdivision that is not a discretionary activity.	
Ngunguru	Pataua			
Taurikura/Urquharts	McLeod Bay	Discretionary	Public Waste Water	No Public Waste Water
Parua Bay	Maungatapere	RV Centre	<100m ²	<2000m ²
Maungakaramea	Waipu	RV Residential	<500m ²	<2000m ²
Waipu Cove	Langs Beach	RV Industry	<1000m ²	All

Rural Villages - Smaller (Residential Only)

Portland	Mangapai	Activity Status	Requirement	
Waiotira	Ruatangata West	Controlled	Any subdivision that is not a discretionary activity.	
Titoki	Pakotai			
Te Horo	Riverview Place	Discretionary	Public Waste Water	No Public Waste Water
Tamaterau	Manganese Point		<500m ²	<2000m ²
Ocean Beach	Bland Bay			
Whananaki	Taiharuru			
Helena Bay	Moureeses Bay			

Rural Urban Expansion Environment

Three Mile Bush	Austin Road	Activity Status	Minimum Lot Area / Requirement
Vinegar Hill Road	Abbey Caves Road	Controlled	1 hectare (net)
Whau Valley Road*	Toe Toe Road*	Restricted Disc	Connected to council services, net area of at least 500m ²
*Cannot subdivide below 1ha		Discretionary	Subdivision that is not a controlled or non-complying activity

Rural Countryside

Please note:

Activity Status	Requirements
Controlled	20 hectare, 1 residential unit per 20 hectares Boundary change resulting in 20 hectare net site areas
Discretionary	Subdivision of existing dwelling where: <ul style="list-style-type: none"> - Minimum net site area 2000m² - Only 1 new title in any 10 yr period - There is a balance lot of 80 hectares or more Environmental benefit ² lot where: <ul style="list-style-type: none"> - 1 lot for <10 hectares native bush, or <500m² wetland; or - 2 lots for 10-20 hectares native bush, or >500m² wetland; or - 3 lots for >20 hectares native bush.
Non complying	Any subdivision that is not controlled or discretionary activity
Prohibited	Subdivision of a minor residential unit

1. Locations
These areas are identified in the new plan and exact locations are shown on new maps available on Councils website.
2. Rules:
While we have taken care to accurately present this information, it is a summary and intended as a guide only. There are other rules that influence subdivision feasibility. These rules are subject to appeal and may change.
3. Environmental Benefit Lot:
There are specific criteria set out in the District Plan to determine whether native bush and wetland areas will qualify for this rule.