

**Chapter 66 CODE OF PRACTICE FOR SUBDIVISION AND LAND DEVELOPMENT**

**THE COMPLETE PROVISIONS OF THIS CHAPTER ARE UNDER A SEPARATE COVER.**

**THIS PAGE IS A QUICK REFERENCE GUIDE ONLY TO MINIMUM LOT SIZE AND DENSITY CONDITIONS THROUGHOUT THE CITY.**

For complete details, conditions and explanations, refer to Volume II (Code of Practice for Subdivision and Land Development).

ZONE	MINIMUM LOT SIZE	MAXIMUM DENSITY
<b>Residential Environments</b>		
Main Residential Zone	No minimum lot size. (Refer to Rule 5.15)	1:350m <sup>2</sup> (Refer to Rule 5.15)
- Te Awa Development Area	Subdivision and density requirements for permitted activities will be those applied in the Main Residential zone provided a minimum of 12 dwellings per hectare (net of roads and reserves) is generally achieved and the maximum density does not exceed 1 dwelling per 350m <sup>2</sup> .	1:350m <sup>2</sup> (Refer Structure Plan – Appendix 29 Design Outcome 1)
Napier Hill Character Zone	500m <sup>2</sup> (Refer to Rule 6.18)	1 dwelling unit per site (Refer to Rule 6.18)
Marewa Art Deco, Marewa State Housing and Te Awa Bungalow character zones	500m <sup>2</sup> (Refer to Rule 9.17)	1 dwelling unit per site (Refer to Rule 9.17)
Marine Parade Character Zone	No minimum lot size. (Refer to Rule 10.15)	1:150m <sup>2</sup> (Refer to Rule 10.15)
Northern Residential Zone	No minimum lot size. (Refer to Rule 7.19)	1:250m <sup>2</sup> (Refer to Rule 7.19)
Hardinge Road Residential	No minimum lot size (Refer to Rule 8.15)	1:150m <sup>2</sup> (Refer to Rule 8.15)
<b>Commercial Environments</b>		
All Commercial Zones	No minimum lot size	No density requirements
<b>Industrial Environments</b>		
Main Industrial Zone	No minimum lot size	No density requirements
Suburban Industrial Zone	No minimum lot size	No density requirements
Port Industrial Zone	No minimum lot size	No density requirements
Business Park Zone	No minimum lot size	No density requirements
Wastewater Treatment Zone	No minimum lot size	No density requirements
West Quay Waterfront Zone	No minimum lot size	No density requirements
Marine Industrial Zone	No minimum lot size	No density requirements
<b>Rural Environments</b>		
Main Rural Zone	4 Hectares	1 dwelling unit per site; provided that for sites in existence as at 11 <sup>th</sup> November 2000 not greater than 1:2,500m <sup>2</sup> . (refer to Rule 34.21)
Rural Residential Zone	5000m <sup>2</sup> minimum lot size with a minimum average lot size of 1.5 hectares. The minimum average lot size shall be calculated using the parent lot in existence as at 11 November 2000. This parent lot will be the base for any further	1 dwelling unit per site; provided that for sites in existence as at 11 <sup>th</sup> November 2000 not greater than 1:2,500m <sup>2</sup> . (refer to Rule 35.20)

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	proposed subdivision	
Lifestyle Character Zone	<p>1000m<sup>2</sup> minimum lot size with a minimum average lot size of 3000m<sup>2</sup>. The minimum average lot size shall be calculated using the parent lot in existence as at 11 November 2000 after deducting the area of land to be made reserve and any land to be made public road. This parent lot will be the base for any further proposed subdivision.</p> <p>The following titles shall be treated as one area for the calculation of minimum average lot size.</p> <p>W4/439 – Lot 21 DP27598  W4/440 – Lot 22 DP27598  W4/443 – Lot 27 DP27598  W4/340 – Lot 1 DP27562  W4/342 – Lot 3 DP27562  V4/1046 – Lot 1 DP25703</p> <p>Notation:</p> <p>The parent lot for Lot 4 DP17146 shall be Plan Number LT306924 as approved by Council.</p>	1 dwelling unit per site.
Rural Settlement Zone (Net Site Areas)	<p>800m<sup>2</sup> Fully Serviced Sites  1,500m<sup>2</sup> Unserviced Sites</p>	<p>1 dwelling unit per site, provided that:  For fully serviced sites, not greater than 1:800m<sup>2</sup>.  For unserviced sites, not greater than 1:1000m<sup>2</sup>  (Refer to Rule 38.11)</p>
Jervoistown Zone	<p>2500m<sup>2</sup>  (excludes boundary adjustments and subdivision for a network utility operation) refer to Rule 37A.8.1 j)</p> <p><b>Note:</b> Subdivision below 2500m<sup>2</sup> is a Prohibited Activity (Refer to Rule 37A.9)</p>	<p>1 dwelling per site.  (Refer to Rule 37A.10)</p>
Rural Conservation Zone	50ha	<p>1 dwelling per site.  (Refer to Rule 37.12)</p>
Rural Commercial Zone	No minimum lot size	No density requirement.
<b>Open Space Environments</b>		
Boat Harbour Zone	125m <sup>2</sup>	No density requirement.
All other Open Space Zones	No minimum lot size	No density requirement.
<b>Other Zones</b>		
Airport Zone	No minimum lot size	No density requirement.
Tertiary Education Zone	No minimum lot size	No density requirement.
Mixed Use Zone	No minimum lot size. (Refer to Rule 50A.29)	<p>1:250m<sup>2</sup>  (Refer to Rule 50A.29)</p>
Mission Special Character Zone Productive Rural Precinct	No minimum lot size (Refer Rule 51b.15a))	One dwelling unit per site.
Mission Special Character Zone Rural Residential Precinct	5,000m <sup>2</sup> minimum lot size with a minimum average lot size of 1.5 hectares. The minimum average lot size shall be calculated using the parent lot in existence as at 11 November 2000. This parent lot will be the base for any further proposed subdivision.	<p>The maximum density in the Rural Residential Precinct must not exceed one dwelling unit per site, provided that:</p> <ul style="list-style-type: none"> <li>the net site area is not less than 2,500m<sup>2</sup>.</li> <li>One dwelling unit and one building used for the purpose of carrying out one of the ancillary non-rural activities</li> </ul>

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		identified in Rules 51b.11 or 51b.21 per site, provided the net site area is not less than 5,000m <sup>2</sup> .
Mission Special Character Zone Landscape and Visitor Precinct	No minimum lot size (Refer Rule 51b.40a))	One dwelling unit per site.
Mission Special Character Zone Residential Precinct	<p>250m<sup>2</sup> within the area identified on the Appendix 26B Structure Plan as 'Indicative Residential Development Extent'.</p> <p>For the remainder of the Residential Precinct the Mission Special Character Zone Rural Residential Precinct subdivision rules shall apply.</p>	<p>1. The following density conditions shall apply to all residential activities:</p> <p>a) The maximum density must not exceed one dwelling unit per 250m<sup>2</sup> of net site area.</p> <p>2. A "concept plan" must be submitted to the Council which shows how a single dwelling unit or multiple dwelling unit development is able to fully comply with the conditions for permitted activities if the density exceeds that as set out above.</p>

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