



## Subdivision of Rural Production Zone - Brief Overview

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The options to generate titles to allow subdivision in land zoned Rural Production is not straight forward and has been the cause of much “debate” over the last few years. The appeals have relatively recently been heard and decisions made however Council is interpreting the outcome somewhat different to what appears to have been the intent and therefore the situation has still not been completely resolved.

In general, the only options to subdivide land zoned rural production is by the protection of identified Significant Ecological Areas (SEA (native bush (allows in-situ and Transferrable Title Right (TTR) generation) or quality wetlands (allows in-situ and TTR generation)) and/or regeneration, revegetation or re-establishment of the same. There is possibility to have areas evaluated and designated SEA however this requires professional evaluation by a suitably qualified party.

### SEA Bush or Wetland Title Generation

In order to generate a title for use on the property, i.e. in-situ, an area of indigenous vegetation identified as SEA needs to be protected or created i.e. planted or regrowth (identified as being of sufficient quality to be re-designated SEA). This is a Restricted Discretionary activity under the Unitary Plan.

Generally

- Identified SEA - 1 in-situ for 4 ha of SEA Bush or 5,000 m<sup>2</sup> of SEA Wetland OR 1 TTR title for 2 ha of SEA Bush or 1 TTR title for 5,000 m<sup>2</sup> of SEA Wetland (more for protection of additional areas);

Table E39.6.4.4.1 Auckland Unitary Plan

FEATURE PROTECTED	TRANSFERABLE RURAL SITE SUBDIVISION (TRSS) YIELD		IN-SITU SUBDIVISION YIELD	
	AREA OF FEATURE PROTECTED	MAXIMUM NUMBER OF NEW SITES FOR TRSS	AREA OF FEATURE PROTECTED	MAXIMUM NUMBER OF NEW IN-SITU SITES
INDIGENOUS VEGETATION	2ha – 9.9999ha	1	4ha – 9.9999ha	1
	10ha-14.9999ha	2	10ha – 20ha	2
	15ha – 19.9999ha	3	Thereafter for every additional 10ha	+1 To a total of 12 maximum
	20ha – 30ha	4		
	Thereafter for every additional 10ha	+1 No maximum		
WETLAND	0.5ha – 0.9999ha	1	0.5ha – 1.9999ha	1
	1ha – 1.9999ha	2	2ha – 3.9999ha	2
	2ha – 3.9999ha	3	4ha and over	3 maximum
	4ha – 9ha	4		
	Thereafter for every additional 5ha	+1 No maximum		

- Revegetation Planting of SEA Bush attached to existing identified SEA Bush or SEA Wetland – 1 in-situ Title OR 1 TTR Title for 5 ha of revegetation planting (more for protection of additional areas);

Table E39.6.4.5.1 Auckland Unitary Plan

TRANSFERABLE RURAL SITE SUBDIVISION (TRSS) YIELD		IN-SITU SUBDIVISION YIELD	
ESTABLISHED AREA OF NATIVE REVEGETATION PLANTING PROTECTED	MAXIMUM NUMBER OF NEW SITES FOR TRSS	ESTABLISHED AREA OF NATIVE REVEGETATION PLANTING PROTECTED	MAXIMUM NUMBER OF NEW IN-SITU SITES
5ha – 9.9999ha	1	5ha – 9.9999ha	1
10ha – 14.9999ha	2	10ha – 14.9999ha	2
15ha – 19.9999ha	3	15ha and over	3 maximum
20ha – 24.9999ha	4		
Thereafter for every additional 5ha	+1 to maximum of 6		

- 20m buffer zone to perimeter;
- In-situ subdivision size min 1 ha, max 2ha;
- Site where TTR is to be used, receiver or recipient site, must be within a Rural – Countryside Living Zone;
- Planting costs around \$17-19,000 per hectare;
- Council has been requiring all SEA to be protected e.g. if you have 9 ha and want a single title all 9 ha will need to be protected.

Refer to Auckland Unitary Plan – E39 Subdivision - Rural

<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20E%20Auckland-wide/6.%20Subdivision/E39%20Subdivision%20-%20Rural.pdf>

**Disclaimer: This information is not intended to be a definitive guide.** It is strongly recommended that an appointment is made with either:

1. an Auckland City Planner to discuss the possibilities in relation to the property and processes involved. Generally, the first appointment, which is restricted to 20 minutes, is provided for free. While no definitive answer will be provided a broad understanding of what is likely to be required should be possible;
2. a Surveyor such as, in no particular order, Myles Goodwin from Cato Bolan in Orewa, Chris Wech from C&R Surveyors in Orewa, or Brendan Smith from Parallax in Warkworth.