

# Council land zoning and implications for land values

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Land use management in New Zealand under the RMA is governed by which zone your land is located within. Rules, policies and objectives in Council's Resource Management Plans apply specifically to land use zones. The difference between being zoned rural, commercial, coastal, industrial or residential (or a variation of these zones) will play a huge part in the limitations Councils place on how you use your land.

This will impact on the type of activities you can carry out as of right and how much or if you can subdivide. Ultimately this will impact on the value of your land as the costs of developing outside the specific zone rules will increase through the need for resource consents.

Rural land is typically divided into Rural 1, Rural 2 and in some cases Rural 3 and 4 areas depending on the intensity of development and Council's expected environmental outcomes

for those areas. Minimum allotment and dwelling density will limit how easily land can be subdivided and will vary within these subzones, with typically Rural 1 zoned land allowing for the most intensive development. This also determines if you can put a second dwelling on your land for a farm worker or family member.

Further limits to how you can use your land might include additional layers beyond simply zoning. This might be hazard areas for flooding or fault lines (i.e. geotechnical risk) or it might be the ever dreaded HAIL status (Hazardous Activity Industry List which identifies sites which may have contained activities that may have caused persistent contaminants in soil). Alternatively there may be heritage items, identified significant trees, or sites of cultural significance to Maori located on your site. Even having a stream or river in the back

yard may place some limits to your use of land.

Any major changes to the way you use your land will need to be considered in light of the limits placed on your land by Council's specific zoning, and by any other layers of limitations or controls imposed. Any activity which does not fit the Council defined box will require a resource consent, giving the rules and definitions associated with land zoning a high level of importance when considering the cost of development, and the impact this might have on land values.

Subdivision potential of a rural block of land will almost instantly increase the value of that land, which is important given so many councils are currently reviewing their land zonings and rules as part of their ten year Resource Management Plan reviews. Conversely features such as geotechnical risk may reduce the value of that

land by restricting where you can build, or if you can subdivide.

The public can make submissions to Plan reviews to advocate for the most efficient solution for their land. In my view, taking the opportunity to make a submission to promote an efficient land zoning and associated rules package for your site is a vital part of any modern day business.

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