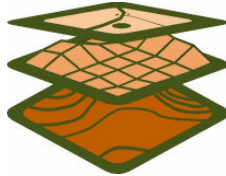


# ***A GUIDE TO SUBDIVISION UNDER THE RESOURCE MANAGEMENT ACT***

***Prepared for you by  
Landlink Ltd***



Subdivision of land is a complicated and often time-consuming process. Most people are surprised at the time and expense involved. We at Landlink aim to reduce the time, cost and stress involved in subdivision, so we have prepared this simple overview to give you an idea of what happens, how long it takes and what it costs.

## **The People**

Your key point of contact will be Landlink Ltd. One of our experienced Land Development Consultants will be assigned to you as your Project Manager, and will oversee your job from start to finish. Your Project Manager will liaise between you and all of the other people involved and will keep you informed of progress and any problems that may be encountered. Your Project Manager is also happy to answer any questions or concerns you may have.

Your Project Manager will normally be a Registered Surveyor. There are a number of other people whose involvement may be required, such as:

- Other Landlink staff including other surveyors, planners and technicians
- Council staff including planners & engineers
- A soils engineer, to carry out foundation and soakage testing to ensure that the new building site(s) meet the requirements of the New Zealand building codes
- Land Information New Zealand (LINZ)
- Your solicitor
- A Real estate agent
- Contractors who will carry out any necessary engineering construction work
- Your neighbours who may need to give their consent to your proposal
- An architect or architectural draughtsperson may need to produce building plans
- Transit N.Z., DOC, local iwi, or the Historic Places Trust if their areas of interest are involved
- Other consultants, expert in specialised fields

## **The Process - what happens?**

The first stage of subdivision is the **subdivision consent**. This is the approval to subdivide, and is given by the local Council as long as your property meets the rules that have been set in the Council's District Plan.

Although only the Council can give the consent, your Project Manager will be able to advise the probability of your subdivision being approved.



Sometimes additional consents will be required. For example, removal of native trees, earthworks, or difficult building sites may require an additional consent.

Your Project Manager will advise which consents are necessary, and then prepare a detailed report to the Council explaining the project. The report will need to include a plan showing major trees, buildings, etc which will involve site measurements to determine levels and fix physical features. This will give adequate information for the Council officers to properly assess the application, and will aid in later design.

## **Application Granted!**

Assuming no problems are encountered, approval will be given within four weeks. Then the hard work begins!

## **Construction**

Your new lot (or section) must normally be provided with a minimum of the following:

- Water supply
- Sewage disposal
- Stormwater disposal
- Power supply
- Telecommunications (including Saturn where available)
- Gas supply where available
- Drive on access at reasonable grades
- A building site

These services must all be designed and constructed to Council standards. Council requires that your Project Manager certifies them to be correctly installed before they will inspect the work. Once Council engineers are satisfied that it has been carried out correctly, final approval will be granted and a **completion certificate** issued.



## **The Land Transfer Survey**

The new boundaries must be defined by a Registered Surveyor in accordance with the subdivision consent. This will usually involve pegging the boundaries in accordance with very strict legal and statutory requirements, to a high level of accuracy. A plan is prepared showing the new boundaries, and this is then submitted to LINZ for approval.

Once this plan and the construction work is approved, your solicitor can apply for titles.



## Timing

This can vary tremendously, and is very dependant on the people involved. Landlink have built up strong relationships over the years with people we have come to depend on to do the work required on time, on budget and to the correct standards.

Each subdivision is different, but typically six to nine months is an appropriate time frame in which the whole subdivision process can be completed. Some simple subdivisions or boundary adjustments can take less time.

Various options for title are available. You may have heard of freehold title, cross lease, unit title, or company lease. We will recommend the title system best suited to your development.

## Cost

Costs vary with each job. Although we cannot give quotes for other businesses, we are able to estimate total costs of the subdivision for you based on past experience so there are no nasty shocks at the end of the day, and you can assess your profit margin at the outset! (Individual site conditions dictate final costs, but typically for *each new lot* you should be prepared to spend in the range of \$15,000 to \$25,000 + GST).

Our initial discussion and quotation on your project is FREE! So if you are considering subdividing, we'd like to chat!

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*Disclaimer: The information contained in this pamphlet is intended as a guide only. Please ensure that you have discussed your particular project with us before relying on the information provided. We do not imply that subdivision consent will be granted as of right. No reliance should be placed on the information in this pamphlet in any financial dealings.*