

Survey Plans

Once Council has granted approval, the resource consent is valid for five years. Within that time the surveyor needs to survey the land and prepare a survey plan showing the new boundaries. This survey plan is submitted to Council for approval (Section 223 RMA). Once Council has approved the plan the surveyor will then send the plan to Land Information New Zealand (LINZ) for confirmation.

Obtaining new titles

Within three years from the date the survey plan is approved, the survey plan must be deposited. This requires that all conditions of the resource consent have been completed, including the payment of any development contributions, and Council has issued a completion certificate (Section 224 RMA). Your solicitor is then required to order new titles by lodging an application with LINZ, and supplying the completion certificate, the owner's duplicate title, and authority from any mortgagees. This completes the subdivision process.

What will it cost?

The cost of subdividing will vary according to the size and scale of the subdivision. Council's processing fees are available on request. Council's fees are only a minor part of the overall subdivision cost. In most circumstances the fees for the work carried out by the surveyor will be determined on a time and cost basis. The surveyor will also charge for materials and services incurred as part of the job such as toll calls, travel costs, title searching, survey marks and pegs.

Most surveyors will be able to give you an estimate of their fees before you engage them to carry out the work. The more information you are able to provide them with, the more accurate their estimation will be.

Development Contributions

A development contribution will be payable for each extra lot created as per the Development Contributions Policy of 1st July 2009. New development places an additional demand on council services such as roading, water supply, waste water, storm water and reserves. Development

contributions are intended to cover the cost of new infrastructure, so that the ratepayer is not burdened with the costs of new development. The amount due will vary according to the location and the circumstances of the subdivision. More information on Council fees and development contributions is available on the Council website.

Still interested in subdividing?

Find out whether the District Plan rules permit you to subdivide, if so then contact a surveyor.

The surveyor will help you achieve the best possible outcomes from your subdivision and will act on your behalf in preparing and lodging the appropriate documents with Council and other statutory organisations

Who are the surveyors based in Horowhenua?

- **Truebridge Associates Ltd**
522 Queen Street, Levin Ph 06 368 6249
- **Foster & Company**
278 Oxford Street, Levin Ph 06 368 5033
- **TF Robinson**
132 Foxton Beach Road, Foxton Beach
Ph 06 363 8690

Disclaimer

This information is of a general nature and while to the best of the author's knowledge it is true and correct, no liability is assumed for any losses suffered by a person relying directly upon it. We recommend that you talk to a surveyor or member of the Council Planning Department before undertaking a subdivision.



**HOROWHENUA
DISTRICT
COUNCIL**

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126 Oxford St, Levin 5510
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6193 Dry Crust Communications

Guide to subdivision



Your guide to subdivision in the Horowhenua District

What is land subdivision?

Each parcel of land in private ownership in New Zealand has a certificate of title granted and guaranteed to the owner by the state.

Subdivision of land means dividing it so that a part of the land may be sold or owned separately from the rest of it. When the land is sold, the title of the land is sold. Subdivisions also include any boundary adjustments, cross leases and unit title developments.

Council controls subdivision to manage the effects of the proposal and to ensure that each piece of land is of a sufficient size and shape, has access to all necessary services and provides safe access to a public road.

The Resource Management Act 1991

Under the Resource Management Act 1991, if you want to subdivide land or create a site for another dwelling, you must obtain resource consent from Council. To achieve this, your proposal needs to be assessed against the policies, objectives and rules set out in the Operative Horowhenua District Plan and any proposed plan changes if applicable.

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Subdivision is a multi-stage process

The first step when subdividing land is to check whether the District Plan rules permit your property to be subdivided. This can be done by checking the Horowhenua District Plan, asking a local surveyor or the Council Planning Department.

Council strongly recommends that at this point you engage a consultant planner or surveyor to assist in carrying out the subdivision. The final legal plans for any subdivision must be prepared by a registered surveyor. Involving a surveyor from the outset can be helpful for applicants who have no

previous experience of subdivision development. It also means you do not need to totally understand the subdivision jargon and council processes, as the consultant/surveyor will act as your agent and handle these matters for you.

The next step is to submit an application and scheme plan to Council showing all boundaries of the existing title and the proposed new lots.

This plan needs to show the size and location of each piece of land. It must also show the location of buildings, roads, significant natural areas, rivers or streams, reserves, easements, schedules and any other information that Council may require to assess the subdivision's effect upon the environment.

This scheme plan and application is submitted to Council as a Resource Consent Application seeking Council's approval.

Assessment of environmental effects

Accompanying the Resource Consent application must be an Assessment of Environmental Effects.

The information required in the assessment will depend on the type of subdivision and the location of it.

The assessment is to identify the potential effects of the activity on the environment. If there are any likely adverse effects, the assessment must state ways in which these can be avoided, remedied or mitigated. Section 24 of the District Plan provides more detailed guidance on matters to be addressed in this assessment.

Council approval

A planner from Council will assess the application. This involves a site inspection and carrying out an assessment to check that the subdivision complies with the policies, objectives and rules set out in the Horowhenua District Plan. The planner will, in most cases, carry out consultation with the Regional Council, council engineers and building officers to check the subdivision meets their requirements. Most subdivisions that comply will be processed on a non-notified basis and a decision made within 20 working days.

Council, when granting a resource consent, will impose conditions on a subdivision. The subdivider may have to provide water and sewer connections to new residential lots and form right-of-ways and vehicle crossings. These conditions and any others imposed will need to be met before the new certificates of title can be obtained.

