

# So you want to subdivide ...

## ***Gaining a subdivision resource consent***

An application for a subdivision consent needs to be accompanied by a subdivision (also called “scheme”) plan, together with an assessment of effects on the environment.

The subdivision application will be assessed by the Council in accordance with the District Plan and the RMA. Subdivisions that involve significant earthworks, discharges and/or diversions of watercourses may require consents from ECAN.

Conditions of subdivision consent may be imposed under sections 108 (Conditions of resource consents) and 220 (Conditions of subdivision consents) of the RMA. For most subdivisions, these will be based on matters outlined in the District Plan.

Conditions may include matters such as

- the provision of roading
- water supply
- sewage and stormwater disposal
- vesting of lands for roads and reserves
- payment of financial or development contribution
- amalgamation of allotments
- granting or reserving of easements
- registration of bonds or consent notices for securing conditions of a continuing nature.

## ***Works carried out / conditions of approval met***

The second stage of subdivision involves the consent holder complying with the conditions of subdivision consent.

During this period your surveyor will define the allotments and prepare the title plan for eventual submission to the Council and lodgement with Land Information New Zealand (LINZ).

## ***Approval of the survey plan (including any endorsements) by the Council***

This stage involves approval of the survey plan by the Council .

The plan is submitted to the Council under section 223 for checking that it conforms with the subdivision consent already issued. The Council must ensure that the subdivision layout and provisions are correct and that all conditions of the consent have been (or will be) satisfied.

The Council is further required under section 224(c) to provide a certificate stating that all or any of the conditions of the subdivisions consent have been complied with to the satisfaction of the Council. In respect of conditions that have not been complied with, additional certificates such as a consent notice (section 221) may

be issued by the Council, or a bond (section 108(2)(b) may be entered into by the subdividing owner in compliance with the relevant condition.

The plan and appropriate documentation are then ready for lodgement with LINZ for approval, deposit, registration and issue of new titles.

## ***Approval and Deposit by Land Information New Zealand***

The final stage of subdivision involves survey plan approval and deposit by LINZ and cannot be fully executed unless the plan is accompanied by the required sections 223 and 224(c) certificates and all necessary documents for registration as required by section 224.

The plan is processed to check the definition of land boundaries and validate that it correctly fits into the national cadastral database (called Landonline). Once it has been assessed as correct the plan is approved as to Survey under the Cadastral Survey Act 2002.

Once all matters are in order the plan is deposited by Land Information New Zealand and fully merged into Landonline to become part of the updated cadastre. New titles are finally issued under the Land Transfer Act 1952 (or the Unit Titles Act 1972). These are usually requested by your Solicitor.

# Other information ...

Remember, there are some fees involved and a quick call to the Council will establish what they are.

Please note this pamphlet is only a general summary of the process. If you are unsure about how this process might affect you, contact staff in the Planning Department at:

*Hurunui District Council  
P O Box 13  
Amberley*

*Phone: (03) 314 8816*

*Fax: (03) 314 9181*

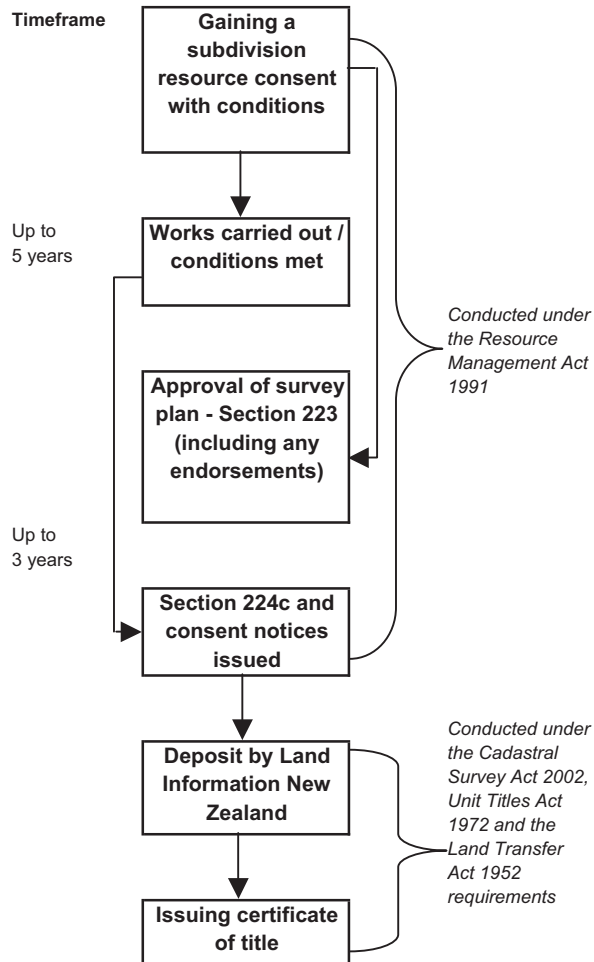
*Email: [info@hurunui.govt.nz](mailto:info@hurunui.govt.nz)*

This is a step by step guide to assist people who are considering subdividing. It was prepared by the Hurunui District Council Planning Department. The information contained herein is in line with policies and District Plan rules at the time of printing.

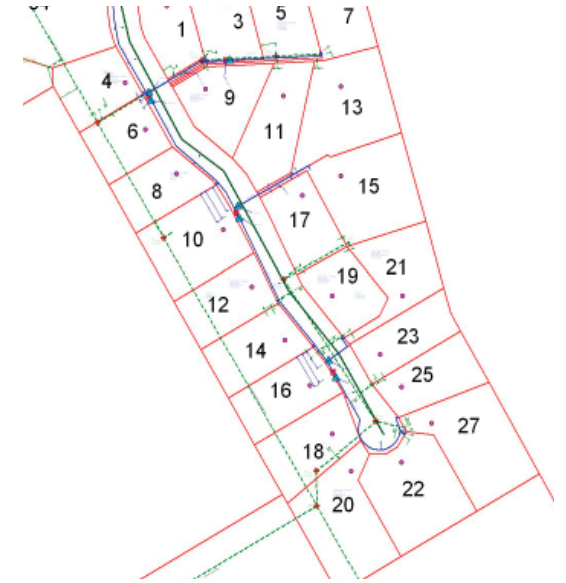
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June 2005

## The process of subdivision



## An everyday guide to . . .



## The Process of SUBDIVISION

