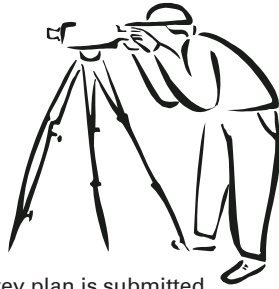


Survey plans

Once Council has granted approval the Resource Consent is valid for two years. Within that time a Registered Surveyor needs to survey the land and prepare a survey plan. This survey plan is submitted to Council for approval (223 Stage). When the conditions imposed upon the subdivision consent at the 223 Stage are complied with Council will approve the plan and return it to the surveyor. The surveyor will send the plan to Land Information New Zealand (LINZ) for confirmation.



Obtaining new titles

Within three years after the survey plan has been approved by Council, the completion certificate (224 stage) must be deposited with LINZ. This requires that all conditions of the Resource Consent have been completed.

Your solicitor is then required to order new titles by lodging an application with LINZ, and supplying the Completion Certificate, a copy of the old title, and authority from any mortgagees. This completes the subdivision process.

So where to from here..

If you want to subdivide a property, you should obtain a copy of the District Plan rules relating to subdivision. You may wish to discuss how the District Plan rules apply to your property with one of Council's Regulatory Planners who will be able to give you additional information regarding what needs to be submitted as part of any application. Planning Consultants and Surveyors can help in the preparation of subdivision plans and will act on your behalf in the lodging of appropriate documents with Council and other statutory organisations.

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 us further on any aspects that interest you.

***For further information, please call the
Regulatory Team on 09 237 1300 or fax 237 1391***



**FRANKLIN DISTRICT COUNCIL • 82 MANUKAU ROAD, PUKEKOHE
• PRIVATE BAG 5, PUKEKOHE • DX EP77018
TELEPHONE: 09 237 1300 • FAX: 09 237 1301 • E-MAIL:
FDC_Info@franklin.govt.nz • WEBSITE: www.franklindistrict.co.nz**

(Published May 2003)



PLANNING INFORMATION

THE SUBDIVISION PROCESS

The stages explained





What is land subdivision?

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

Subdivision of land is dividing the title land so that a part of the land may be sold or owned separately from the rest of it. When land is sold, the title of the land is sold.

All subdivisions require Council approval. Council controls subdivision to ensure that each piece of land is provided for with all the necessary services. This includes adequate access and that it can be safely used for its intended purpose and will not cause any adverse effects on the environment.

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 permission from Council. To achieve this, your proposal needs to be assessed against the policies, objectives and rules set out in the Operative Franklin District Plan.

Subdivision is a multi-stage process

The first stage of subdividing land is to submit a plan (which must be to scale) 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 general location of buildings, access, rights-of-way, drains, water mains, rivers or streams, esplanade reserves and any other information needed for Council to assess the subdivisions effect upon the environment.

This plan is submitted to Council as a Resource Consent application seeking Councils approval.

The assistance of a registered surveyor at the beginning of the subdivision process can help you. Surveyors can assist in checking the measurement of the property, what you want to achieve from the subdivision, and advise on how to do it most effectively. (The final legal plans must be prepared by a registered surveyor).

Assessment of effects

Accompanying the Resource Consent application must be an assessment of environmental effects. The information in the assessment will depend on the type of subdivisions. For a subdivision of a house site in town, a simple statement is all that is needed. For a major subdivision in a rural area or one involving a large number of lots, a detailed assessment is needed.

This assessment is to identify the potential effects the activity has upon the environment. If there are any adverse effects the assessment must state ways in which these can be avoided, remedied or mitigated.

Council approval

A planner from Council will assess the application. This involves a site inspection and carrying out an assessment checking that the subdivision complies with the policies, objectives and rules set out in the Operative Franklin District Plan. Most subdivisions that comply will be processed on a non-notified basis and will be granted consent within 20 working days.

In the decision of the Resource Consent, Council may impose conditions on a subdivision. On most residential and commercial subdivisions, where a new title is created, the subdivider has to pay a contribution towards public roading, sewerage, water supply and reserves.

Other services the subdivider may be required to provide include connection to sewer and water mains, connection to telephone and power and the installation of stormwater disposal systems. Subdividers are usually expected to construct vehicle entrances and form rights of way. These conditions will need to be met before the new certificates of title can be obtained.

