

A guide to Subdivision Consent

What is subdivision consent?

Subdivision is the division of a block of land into smaller blocks (lots), which can then be owned separately.

The Resource Management Act 1991 (RMA) gives Council the right to control the environmental effects of subdivision. Every local authority (district council) has a District Plan outlining the rules for subdivision within their District.

When do I need subdivision consent?

A subdivision consent is required from Council for any subdivision that you wish to do. This includes subdivision to create new lots and subdivision which relocates (moves) existing boundaries but does not create new lots (i.e. boundary relocation/adjustment).

Why do I need subdivision consent?

Subdivision consent is required for all subdivision to ensure that:

- Any adverse effects that may arise are identified and appropriately dealt with in the consent process;
- All works and services are carried out and installed to the appropriate standard; and
- The new lots are suitable for their intended purpose.

Can I subdivide?

Subdivision rules are different for different zones. You will need to know the zoning of your property to know whether you can subdivide. District Planning Maps identifying the zoning of your property are available for viewing on Council's website www.waipadc.govt.nz or at either of the Council's offices in Te Awamutu and Cambridge. If you are considering applying for subdivision it is advisable to discuss this with a duty planner prior to making an application by contacting Council's customer support team.

How do I apply for subdivision consent?

If you are subdividing land you need to complete a 'Subdivision Consent Application Form' and pay a fixed initial deposit charge ('deposit'). Most subdivision consent applications lodged with the Council are submitted by a surveyor, as your agent.

Application forms and information sheets can be downloaded from the Council's website www.waipadc.govt.nz or picked up from Council's offices in Te Awamutu and Cambridge.



How much does it cost to get subdivision consent?

The subdivision process can involve a number of costs. You will need to pay a deposit when you lodge your application for the processing of your application. However, following issue of your subdivision consent other costs will be incurred. These can include:

- Construction costs for engineering works such as vehicle access points, driveways, roads and services
- Development contributions for parks and reserves, community infrastructure, roading and transport, water supply, wastewater and stormwater
- Service costs to provide connections for water, sewer, stormwater, phones, street lighting and gas
- Extension or improvements of the public infrastructure network to serve the subdivision
- Constructing and maintaining on-site disposal systems where it is an un-serviced site
- Legal fees for consent notices, drainage easements etc
- Council fees for 223 / 224 certificates and engineering approval and works supervision
- Fees charged by Land Information New Zealand for plan approval and deposit and issue of new Certificates of Title
- Consultant fees for your surveyor and others which may be relevant such as engineers, planning consultants, landscape architects etc.

How do I subdivide and how long does it take?

There are a number of steps involved in the subdivision of land therefore, it can take a significant amount of time. A simple subdivision can take up to 4 months to complete while more complex subdivisions can take much longer. Please refer to the 'Subdivision Process Diagram' which outlines the subdivision process for both the Council and you as the applicant (or the surveyor engaged on your behalf).

Please note you have eight (8) years in which to complete your subdivision. This includes five (5) years from issue of the consent to approval of the S.223 RMA certificate and another three (3) years for approval of your S.224 RMA certificate.

CONTACT US:

0800 WAIPADC

Private Bag 2402

Te Awamutu 3840

Te Awamutu Office:

101 Bank Street

p. 07 872 0030

f. 07 872 0033

Cambridge Office:

23 Wilson St

p. 07 823 3800

f. 07 823 3820