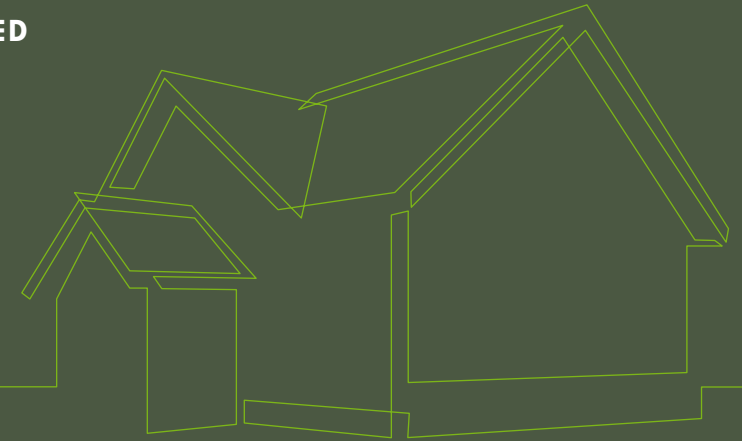




SUBDIVISIONS SIMPLIFIED

Your Guide to Subdivision

RPC LAND SURVEYORS LIMITED
AUCKLAND REGION



www.rpc.co.nz



WHY CHOOSE RPC LAND SURVEYORS?

RPC Land Surveyors Ltd is a consulting surveying firm based in Auckland, Cambridge and Mount Maunganui.

When it comes to subdividing a property, people tend to underestimate the complexities of the subdivision process. In particular, the management and coordination of the number of people involved. Subdividing involves input from many different professionals such as Arborists, Civil & Geotechnical Engineers, Drainlayers and Builders to name a few, as well as other consultants who may need to address specific matters.

RPC Land Surveyors can save you time and money as over the years we have built relationships with these consultants, local Councils and utility providers ensuring a streamlined project from start to finish.

SUPPORTING YOUR SUCCESS BY TRANSFORMING YOUR VISION INTO REALITY

“ RPC do customer service well, not every industry is good at this. ”

– Melanie Tanone,
Owner of Quartzstone Holdings

“ We highly recommend RPC and are very grateful for how responsive they are, and the practical, sound advise they provide us. ”

– Debbie van Leeuwen, Franchise Owner,
GJ Gardner East Auckland

SUBDIVISION AT A GLANCE

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WHAT IS SUBDIVISION?

Subdivision is the act of legally dividing land into separate pieces so they can be sold or split to separate owners.

The three most common forms of subdivisions are:

FEE SIMPLE/FREEHOLD

A fee simple/freehold title is the most common form of ownership in NZ. It is where you have absolute ownership to the land.

CROSS-LEASE

A cross-lease title is where you co-own the land with other parties and a lease is created over the dwelling. Exclusive and common use areas may exist. Cross lease titles are a legacy from the 1970's-80s and an upgrade from Cross-lease to Fee Simple will need to be undertaken before subdividing can take place.

UNIT TITLE

A unit title creates individual titles to units, apartments, or semi-detached dwellings over an existing fee simple parcel of land. The units usually have a share in the common property such as vehicle access, manoeuvring area, lifts, stairs, and gardens. A body corporate must be formed to manage the common facilities, insurance, and maintenance.

There are various reasons to subdivide your property. You may want to sell off extra land to fund specific goals, like funding a retirement or helping your children onto the property ladder. Auckland was re-zoned in 2016 with the Auckland Unitary Plan (AUP). In 2022 the Government introduced the Medium Density Residential Standards; these changes mean you may now be permitted to subdivide where previously subdivision was prohibited.

WHERE DO I BEGIN?

The first step is to undertake a feasibility assessment. This is essential to assess how many dwellings or lots you can create, if your subdivision can be serviced and investigate if there are any barriers to your development. RPC Land Surveyors can provide a feasibility assessment detailing the estimated costs to complete a subdivision. We can even help you get the most out of your property with sharing our years of experience and translate what the changes to the AUP & the MDRS means to you.



WHAT IS THE AUCKLAND UNITARY PLAN (AUP) & WHAT ARE THE UPCOMING CHANGES?

The Auckland Unitary Plan is the rulebook for subdivision and land development in Auckland. It contains the rules about what land can be subdivided and developed. The AUP has simplified the residential zones, there are six zones created allowing for different levels of housing intensity.

The residential zones which allow for development opportunities are:

- Single house zone
- Mixed housing suburban zone
- Mixed housing urban zone
- Terrace housing and apartment building zone

In August 2020 the Government released an amendment Bill to the RMA (Resource Management Act) which requires the implementation of the National Policy Statement – Urban Development (NPS-UD). Following legalisation of the NPS-UD the Government implemented the MDRS in 2022.

Density by Design

In implementing the MDRS, new intensification rules have been adopted within the AUP. The MDRS directs Auckland Council to enable more building height and house density within and around Auckland's city centre, metropolitan centres and rapid transit stops such as train and busway stations. Essentially, the rules will enable landowners to build up to three dwellings of up to three storeys on most sites up to 50% maximum coverage of the site without the need for a resource consent, unless a 'qualifying matter' applies.



WHAT IS A RESOURCE CONSENT?

A resource consent is a document issued by Council under the Resource Management Act 1991 (RMA), giving you as the developer the right to carry out specific work in accordance with various legislation and regulations.

All subdivisions are a type of resource consent under the RMA. A subdivision consent allows you to create a new title(s) on a piece of land. A subdivision may also require another type of resource consent, called a land use consent. A land use consent authorises you to use or modify land in a manner that does not meet the rules in the AUP.

You need to obtain resource consent and other applicable consents before any development starts on your property.

WHAT IS REQUIRED TO APPLY FOR A RESOURCE CONSENT?

For a typical subdivision, you generally submit the following information to Council:

- **Resource consent Application form**
The Council application form online.
- **Deposit fee**
The Council's deposit fee for processing, must be paid at the time of application.
- **Record of title**
The legal document identifying the owner(s) of the property.
- **Topographical Survey**
A survey of the features (buildings, trees, utilities etc) as well as the ground levels.
- **Design Plans**
Architectural plans of the new dwellings.
- **Subdivision Scheme Plan**
A plan that depicts the new lots and easements including any legal information.
- **Infrastructure Report**
A report assessing the capacity of the existing services (stormwater, wastewater, water supply and utilities) and includes the conceptual engineering plan for servicing and accessing i.e. driveways.
- **Assessment of Environmental Effects**
A report that assesses the effects of the subdivision on the environment.

YOU MAY ALSO REQUIRE THE FOLLOWING:

- **Geotechnical Report**
May be required if your site is steep or the land is unstable. A Geotechnical report assesses the stability of the land and its suitability for building.
- **Flood Report**
May be required if your site has an overland flow path. A flood report assesses the nature and extent of any flooding or overland flow paths.
- **Stormwater Report**
May be required if your site has stormwater constraints, includes conceptual engineering designs for mitigation.
- **Contamination Report**
May be required if your site has been previously used for horticultural or other soil contaminating uses.
- **Ecological Assessment**
May be required if your site has a stream or bush within or nearby.
- **Wetland Delineation and Assessment**
May be required if your site has wetlands within or nearby.
- **Erosion and Sediment Control Plan**
May be required if significant earthworks are required.

MY RESOURCE CONSENT IS APPROVED WHAT HAPPENS NOW?

There are still a number of consents that are required before you start construction.

Engineering Approval

Is a written approval from Council detailing engineering design for public infrastructure assets. An engineering approval (EPA) is required for new stormwater, wastewater drainage and water supply as well as things like roads and shared driveways.

Building Consent

Is a written approval from Council that building works meet the requirements of the New Zealand Building Act, Building Regulations, and the Building Code. Building Consent is generally lodged by your architectural designer.

Once you have received the above consents, you can start construction. RPC Land Surveyors will remain involved during construction. We have relationships with contractors and will assist with obtaining quotes for drainage and new services such as water meters, phone and power. Saving you time and money as well as the headache of coordinating everyone involved. We will set out the position of the dwellings, monitor construction and survey what has been constructed confirming to Council that this infrastructure has been built in accordance with the relevant approvals.

YOU WILL ALSO REQUIRE THE FOLLOWING:

Land Transfer Plan

The Land Transfer Survey involves investigating old survey plans and performing various calculations to define the existing and new boundary positions. These boundary positions are marked with boundary pegs on site, and a new Title Plan is prepared.

The new Title Plan, along with other reports, plans and calculations form the Cadastral Survey Data-set which is lodged with Land Information New Zealand (LINZ). Only Licensed Cadastral Surveyors can undertake this work.

Section 223 and 224(c) Approval

We apply to Council for a section 223 certificate. A section 223 certifies that the new Title Plan conforms to the subdivision consent.

We also apply for a 224(c) certificate, which is issued to certify that all physical/legal work conditions of your subdivision consent have been satisfactorily completed. Both 223/224(c) certificates need to be issued before a solicitor can apply to LINZ to issue the new titles.



WHAT IS THE SUBDIVISION PROCESS, TIMEFRAMES & COSTS?

The time and costs to complete a subdivision can vary widely. Essentially, the more complicated the project, the more costly the development. Engaging with RPC Land Surveyors from the start can ensure the process is streamlined as much as possible, saving you time and money.

The average timeframe and costs for a typical 2 – 3 lot subdivision (not including house build costs) are:

STAGE	AVERAGE TIMELINE	DETAILS
Resource Consent	24 – 32 weeks	<ul style="list-style-type: none"> • Preliminary designs for client approval and undertake feasibility investigations. • Topographical Survey • Resource consent preparation • Resource consent processing and approval by Council
Engineering Approvals/ Building Consents	4 – 6 weeks	Building consent and engineering plan approval, processing, and approval by Council
Construction	12 – 20 weeks	Completion of site works (e.g earthworks, construction, driveways, drainage and utilities) and construction monitoring, supervision and certification
Survey	6 weeks	Undertake surveying field work and prepare new Survey Plans to submit to LINZ and Section 223 to Council
Certification	6 – 12 weeks	Apply to Council for Section 224(c) approval and for Solicitor lodge new titles to LINZ

Subdivision Completed: 15 – 19 months

APPROX. COST (2 or 3 lot subdivision)	INCLUDES	
\$225,000 – \$275,000 + GST*	<ul style="list-style-type: none"> • Application and processing fees (Council) • Land Information New Zealand fees • Solicitor fees • Professional services: <ul style="list-style-type: none"> • Surveying • Engineering • Planning • Other specialist 	<ul style="list-style-type: none"> • Development Contribution & Infrastructure Growth Charges (Council and Watercare) <p>Physical construction works:</p> <ul style="list-style-type: none"> • Public drainage (stormwater, wastewater) • Shared driveway and vehicle crossing • Utilities (Vector, Gas, Chorus)

*Each project is different and the scale of the development will have an impact on costs.



CONTACT US!

RPC Land Surveyors can save you time and money, ensuring a streamlined project from start to finish.

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