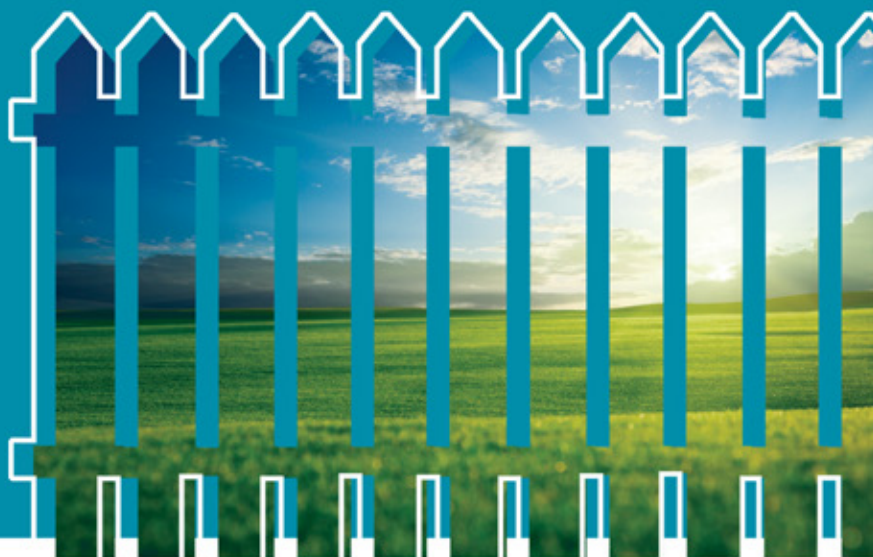


# A Guide to Subdividing in the Southland District



## Why do I need a resource consent to subdivide?

Council needs to make sure that:

- ✓ NEW SUBDIVISIONS WILL BE SUITABLE FOR THEIR INTENDED PURPOSE
- ✓ WORKS AND SERVICES SUCH AS WATER, WASTEWATER AND POWER SUPPLY CAN BE CARRIED OUT AND CONNECTED TO NEW LOTS
- ✓ ANY EFFECTS OF THE SUBDIVISION ARE WELL MANAGED

## How do I prepare a consent application?

A surveyor will need to define any new lot boundaries and prepare a scheme plan showing the layout of the proposed new lots. Your surveyor can also prepare the consent application for you.

## What does the subdivision process involve?

### APPLICANT

Prepare subdivision application

Lodge application with Council

Including a completed application form, survey plan, assessment of effects, and processing deposit.

Prepare survey plan (s223)

This must be done within five years of the consent being issued.

Lodge s223 with Council

Complete works to conform with consent

Can include forming entrances, installing connections for water, wastewater, power etc.

Apply for final Council approval (s224 certification)

This must be done within three years of the survey plan being issued

S223 and s224 certification lodged with Land Information New Zealand (LINZ)

### COUNCIL

Process consent (20 working days, if all information is provided)

If the environmental effects are significant or neighbours are adversely affected, the application may be limited or publicly notified.

Issue consent decision

If approved, conditions may be imposed on the consent. If declined, or conditions are imposed that you don't agree with, you can appeal this.

Approve s223

Council will review this within 10 working days

Issue s224 certification

LINZ issues new Certificates of Title for the new lots