

Appendix F: Basic steps of a subdivision

The Subdivision Process

This Appendix looks at the subdivision process and the list below outlines what details each of the following flow charts covers:

A. Basic Steps in a Subdivision

This flow chart outlines the basic steps that a surveyor must undertake in order to carry out a subdivision. This includes dealing with the Territorial Authority (TA) and Land Information New Zealand (LINZ).

B. Detailed Subdivision Flow Chart

This chart shows the process the surveyor must undertake (in more detail) in order for the proposed subdivision application to be lodged with the TA.

C. The Consent Authority's Part in the Process

This chart details the process the subdivision application has to follow at the Consent Authority to the stage of approval (with or without conditions) or is declined. Once the consent is granted, the surveyor has 5 years to prepare and submit the full Land Transfer survey to the TA for approval; otherwise a new consent will be required.

D. The Land Transfer Survey

Once the subdivision has been approved (with or without conditions) by the TA, the surveyor can then proceed to a full Land Transfer survey of the site and prepare the dataset ready to send to LINZ. This chart outlines this process (including survey fieldwork and the issuing of s223 and s224 certificates by the TA).

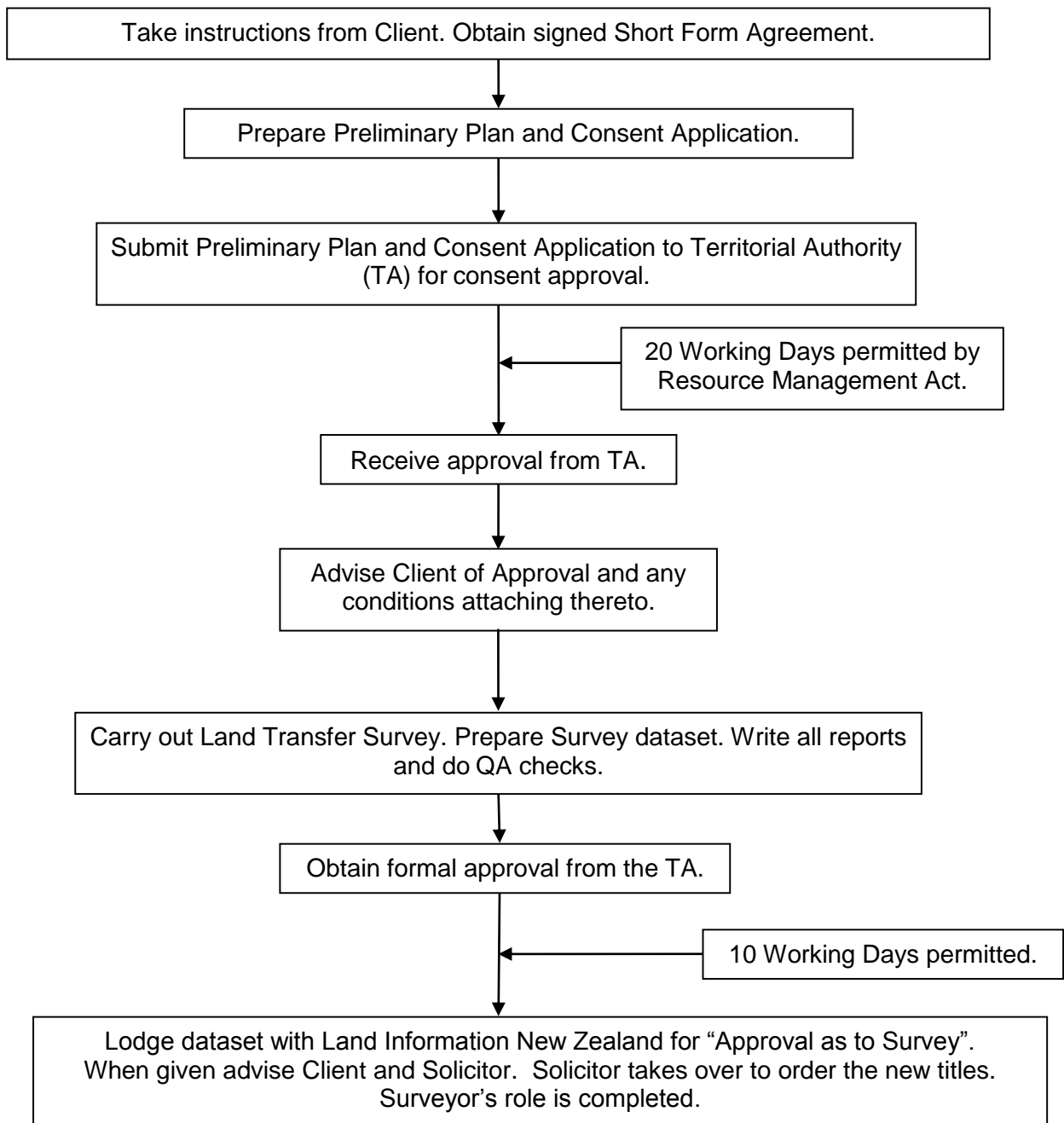
E. The Land Information New Zealand (LINZ) Process

This chart details the process that LINZ undertakes in order to ensure that the survey dataset that has been sent in by the surveyor is correct. Once the dataset is approved by LINZ, the surveyor's job is finished and a solicitor will deal with getting the Titles issued.

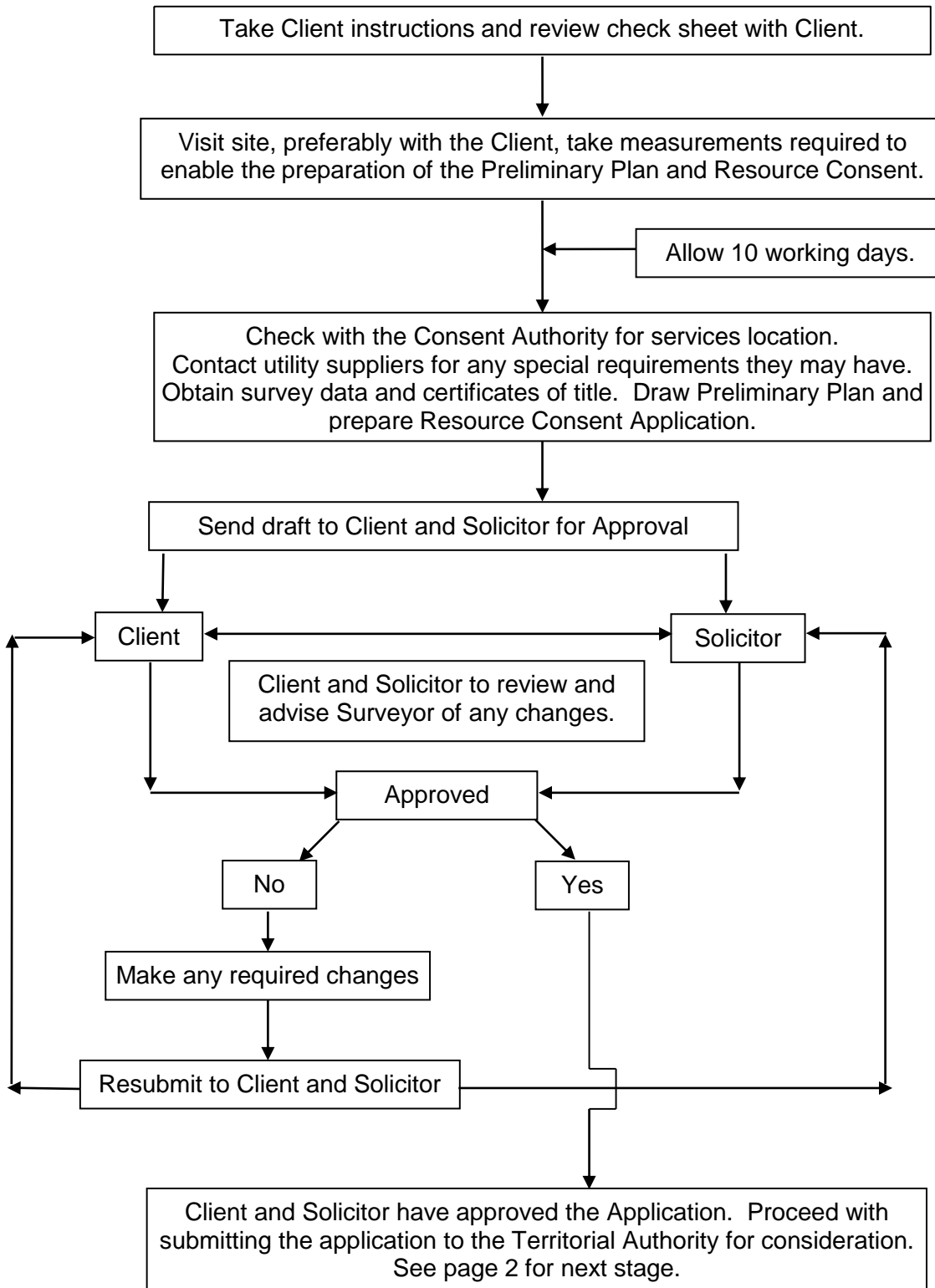
F. Process of Vesting Assets in Council

This chart details the process of construction approval, the s224 certificate approval and the vesting of assets in the TA.

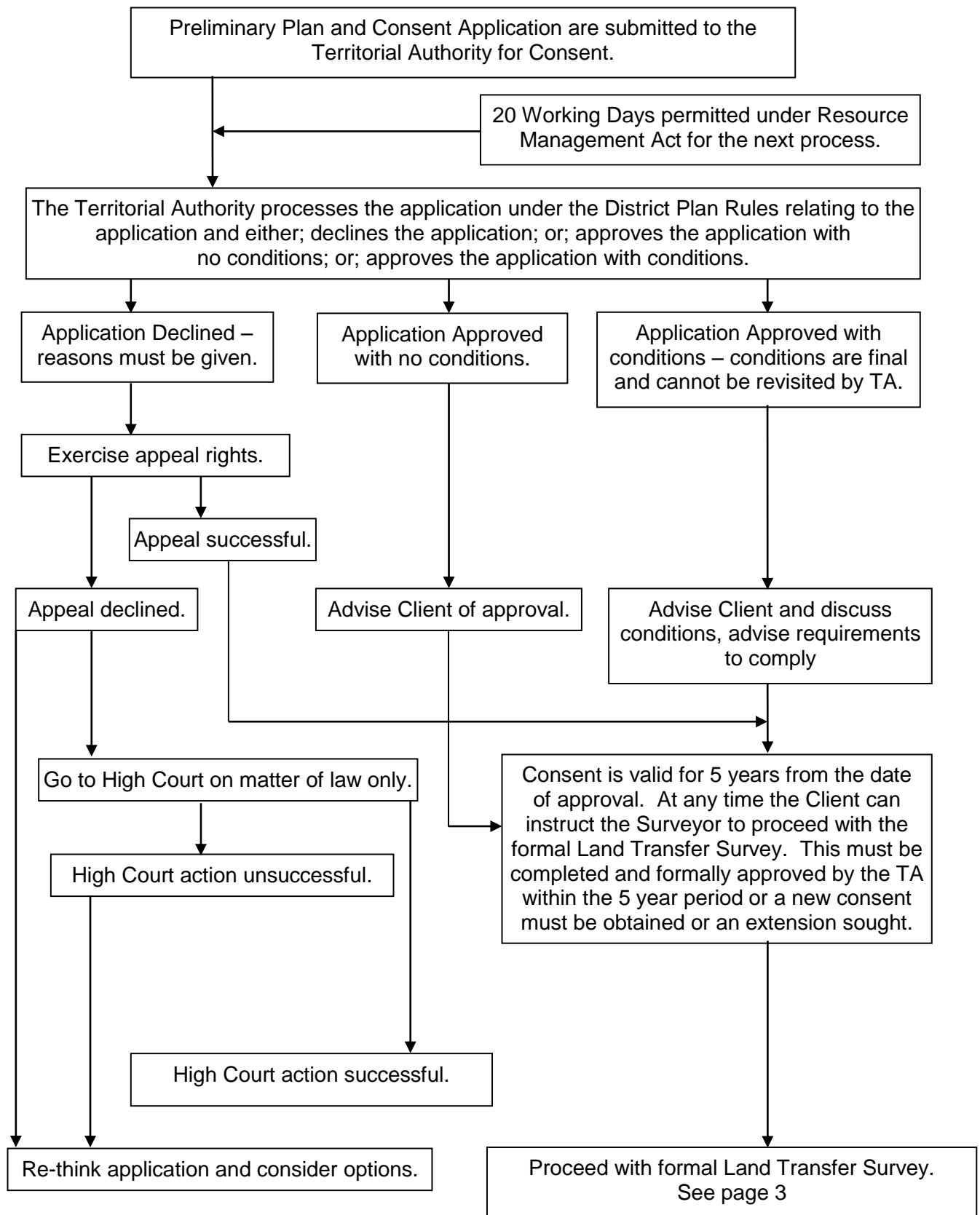
Basic Steps in a Subdivision



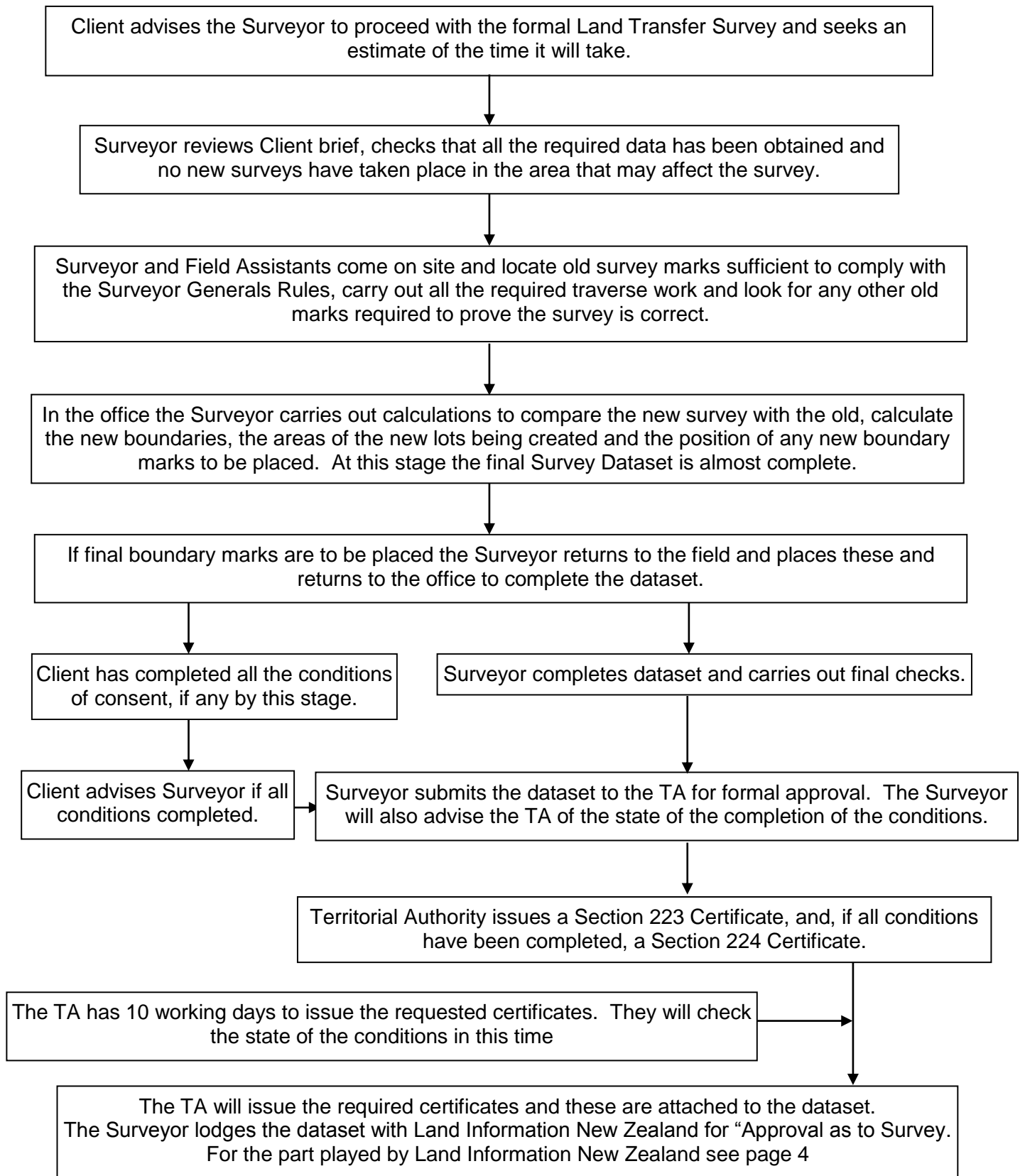
Detailed Subdivision Flow Chart



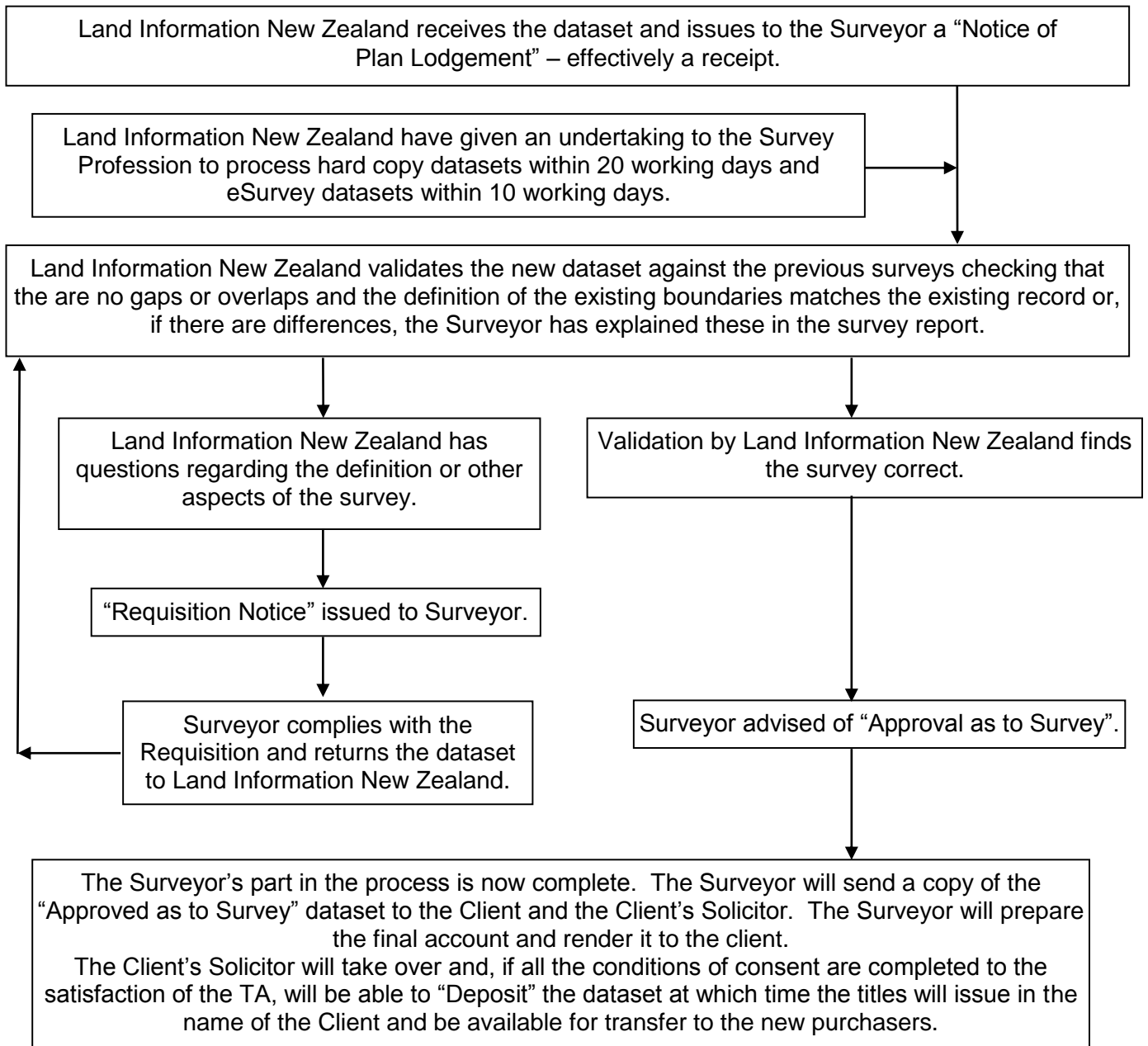
The Consent Authority's Part in the Process



The Land Transfer Survey



The Land Information New Zealand Process



Process of Vesting Assets in Council

