WDC LAND DEVELOPMENT AND SUBDIVISION ENGINEERING DOCUMENT 2016 APPENDIX E: TYPICAL PLAN AND CROSS SECTION FIGURES FROM TABLE 3.2

Appendix E: Typical plan and cross section figures from Table 3.2 Basic Steps of a Subdivision

Commented [SC1]: New section. Subdivision steps moved to Appendix D

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No Change.

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 our 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

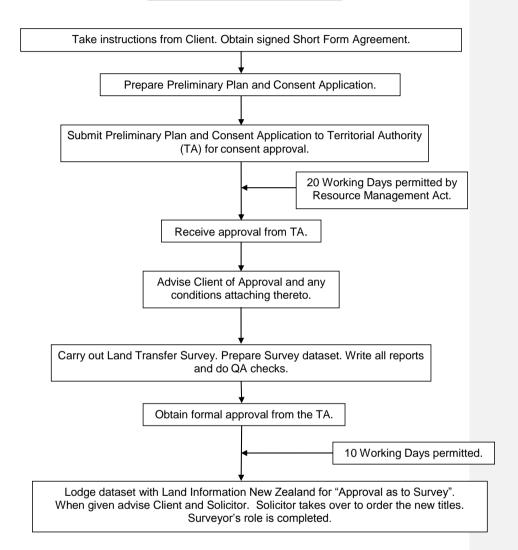
This chart details the process that LINZ undertakes in order to ensure that the survey dataset that has been sent in by the surveyor is correct. Once the dataset is approved by LINZ, the surveyor's job is finished and a solicitor will deal with getting the Titles issued.

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.

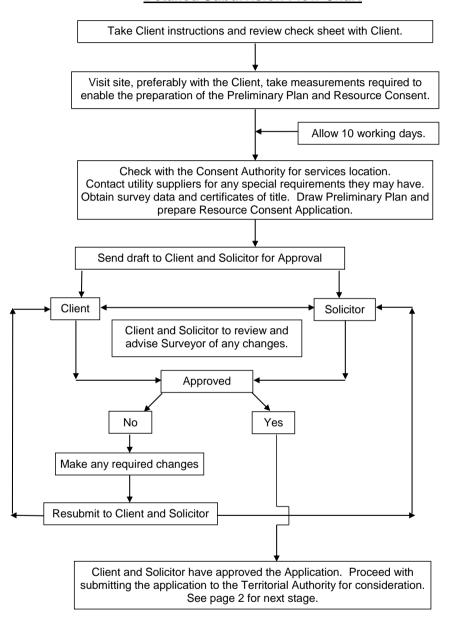
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Basic Steps in a Subdivision



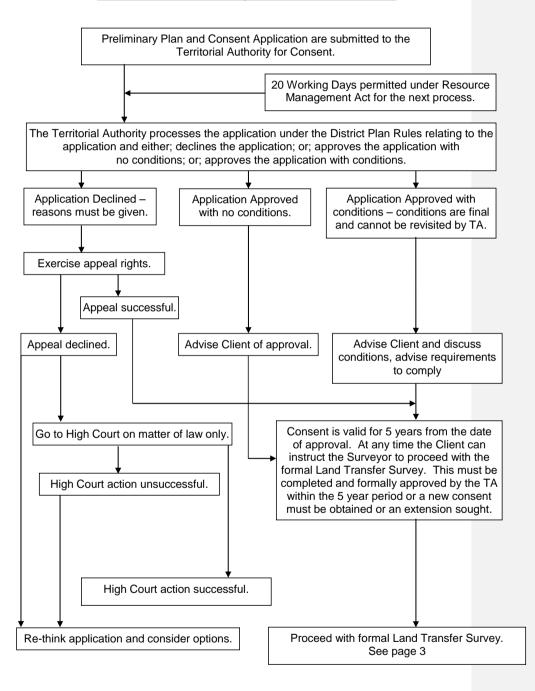
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Detailed Subdivision Flow Chart

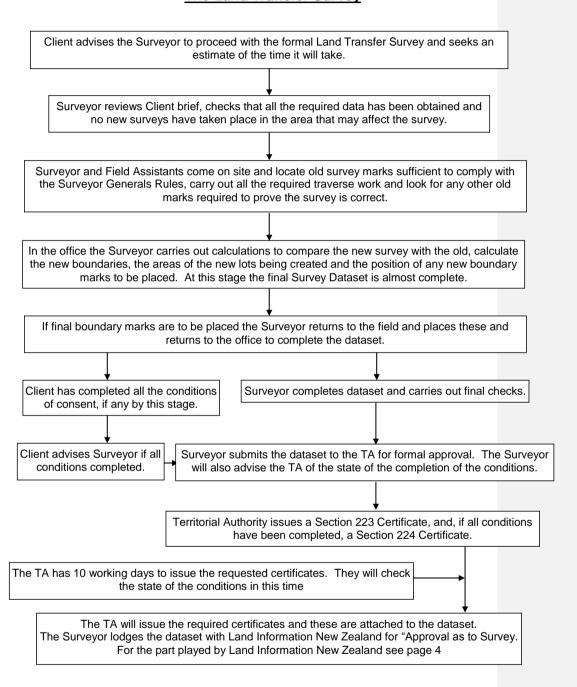


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The Consent Authority's Part in the Process



The Land Transfer Survey



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The Land Information New Zealand Process

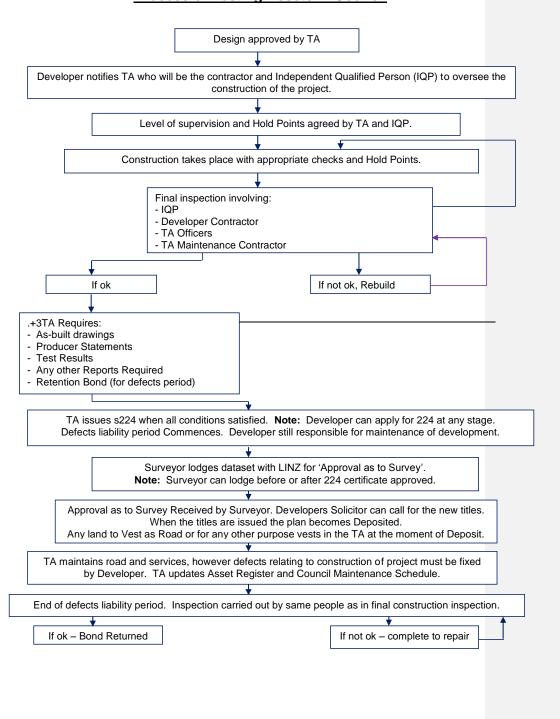
Land Information New Zealand receives the dataset and issues to the Surveyor a "Notice of Plan Lodgement" - effectively a receipt. Land Information New Zealand have given an undertaking to the Survey Profession to process hard copy datasets within 20 working days and eSurvey datasets within 10 working days. Land Information New Zealand validates the new dataset against the previous surveys checking that the are no gaps or overlaps and the definition of the existing boundaries matches the existing record or, if there are differences, the Surveyor has explained these in the survey report. Land Information New Zealand has Validation by Land Information New Zealand finds questions regarding the definition or other the survey correct. aspects of the survey. "Requisition Notice" issued to Surveyor. Surveyor advised of "Approval as to Survey". Surveyor complies with the Requisition and returns the dataset to Land Information New Zealand.

The Surveyor's part in the process is now complete. The Surveyor will send a copy of the "Approved as to Survey" dataset to the Client and the Client's Solicitor. The Surveyor will prepare the final account and render it to the client.

The Client's Solicitor will take over and, if all the conditions of consent are completed to the satisfaction of the TA, will be able to "Deposit" the dataset at which time the titles will issue in the name of the Client and be available for transfer to the new purchasers.

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Process of Vesting Assets in Council



Appendix E

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