

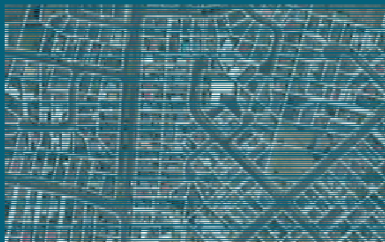
Final Approvals

Once subdivision consent has been granted, the applicant has 5 years to submit a survey plan to Council.

This is a detailed plan prepared by a registered surveyor and must be in accordance with the original plan submitted and any conditions imposed. If the survey plan satisfies Council's requirements, it is approved under Section 223 of the RMA and can then be lodged with Land Information New Zealand.

The applicant then has up to 3 years to complete all the conditions of the consent. Upon completing the conditions the applicant may then apply for a Section 224 Certificate.

Failure to lodge the survey plan or obtain a Section 224 Certificate within the timeframes will result in the consent lapsing.



This pamphlet is one in a series published by the Whanganui District Council. It is intended to provide general information only. It is not intended as a legal document and may not be applicable in all circumstances. For specific information on any consent application please contact a Council Planner.



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Whanganui District Council



A guide to Subdivisions



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Subdivision Consents

All subdivision of land (including unit title and cross-lease) in the Whanganui District requires a resource consent. This is to ensure that the surrounding area and environment are not adversely affected by the subdivision and that all the works are carried out to an approved standard.

Can my property be subdivided?

The rules of the District Plan set out the parameters for subdivision in the District. The first step when considering a subdivision should therefore be to check the rules of the Plan or contact either a surveyor or Council's Planning staff to discuss your proposal.

Making an application

Council recommends that you engage a surveyor to prepare your subdivision application.

All applications are to be made using the subdivision application form and should include the relevant information listed on the checklist.

If the information supplied with the application is not sufficient to enable Council staff to fully understand and assess the proposal, then the application will either be returned for incompleteness or placed on hold until further information is provided.

Application fees

A deposit is payable on lodgment. In some cases, this will be the whole cost of the application. In other cases, where further information is required, or a hearing or specialist input is required, additional fees will be charged.

Will my application be Notified or Non-Notified?

Subdivisions that comply fully with the District Plan's rules do not usually need to be publically notified. For subdivisions that do not comply, the Resource Management Act 1991 (RMA) provides specific guidance in relation to how a consent is notified. Depending on the potential effects of the activity it may be either:

- Publically Notified—including advertising in the newspaper; or
- Limited Notified—notified only to those parties deemed affected by Council; or
- Non-Notified—there are no affected parties for the Council to consider.

How long does the Council have to process the consent?



For non-notified applications Council has 20 working days to make a decision.

However, the time it takes for a subdivision decision varies depending on the complexity of the application.

For limited and publically notified applications the following timeframes apply:

Within 10 working days a notice is placed in the newspaper and sent to affected parties. From the date of this notice there is 20 working days for people to submit.

Within 25 working days of submissions closing, a hearing will be held to hear the application.

Within 15 working days of the hearing an decision will be issued.

Conditions of Consent

Conditions are imposed on the consent to ensure that developments are sound from both engineering and environmental aspects, and to protect other land-owners or future residents. Conditions may include utility connections or works.

Development contributions may also need to be paid to Council. Although not a condition of consent, these have to be paid prior to a Section 224 completion certificate being issued.