WHAT COSTS ARE INVOLVED IN SUBDIVIDING MY PROPERTY?

There are a number of costs associated with land subdivision. The list below is indicative only.

- survey costs
- planning consultant costs
- engineering costs
- construction costs
- reserves and roading contributions of five per cent of land value per new lot
- legal fees
- LINZ fees
- costs of connection to water and sewer infrastructure. If only connecting this will cost $5,000 + GST in the residential area for a new connection. If this is not the case please check with the council for additional fees.
- council fees, application fee, possible notification, applying for section 223 and 224 certificates and inspection of roads and servicing.
WHAT IS A SUBDIVISION?
A subdivision is the splitting of land, or lot, into smaller sections. This makes a new lot(s), each with its own title.

WHAT DO I NEED TO PROVIDE IN MY APPLICATION?
To begin processing your application we need:

- a completed and signed application
- payment of the resource consent fee
- a certificate of title (we can provide this for you at an additional cost)
- a subdivision scheme plan from your surveyor including easements (new and existing) and lot sizes
- an assessment of environmental effects.

HOW LONG DO I HAVE TO COMPLETE MY SUBDIVISION?
The works must be completed and a completion certificate (224) issued prior to your section 223 certificate lapsing. You have five years to obtain a S223 certificate and a further three years to obtain the S224 completion certificate and have it lodged with Land Information New Zealand (LINZ) for titles to be issued.

WHAT IS A 223 CERTIFICATE?
This is a certificate that the council issues when the subdivision has had its final survey and the survey plan conforms to what was approved in the resource consent. It is usually applied for by the surveyor and also includes easements and rights of way for other lots of parcels.

WHAT IS A 224 CERTIFICATE
This is a certificate that the council issues when all conditions of a resource consent have been met. It is usually applied for by the surveyor and also includes easements and rights of way for other lots of parcels.

DO I NEED TO UPGRADE MY RIGHT-OF-WAY/DRIVEWAY?
All accessways to rear lots need to be formed and sealed in accordance with NZS4404:2010.

HOW DO I APPLY TO SUBDIVIDE MY PROPERTY?
It is recommended you apply for a subdivision (resource consent) using a qualified surveyor. However you can apply by submitting a resource consent yourself. Before beginning, you may want to consult with council planning staff about the Wairarapa Combined District Plan rules that apply to your piece of land or property, or obtain independent planning advice from a planning consultant.

The next step is to engage a registered surveyor. The surveyor will draw up your scheme plan, which will form part of your application. Most firms can complete the resource consent application for you. If your application is complex you may wish to appoint a planning consultant to prepare and submit your application.

HOW DO I KNOW THE PROPERTY I AM LOOKING AT PURCHASING CAN BE SUBDIVIDED?
The district plan has the subdivision rules for both rural and urban. We strongly recommend that you take professional advice from a surveyor or your solicitor before proceeding with a purchase if you are wanting to subdivide.