JONES & ASSOCIATES LTD
Registered Surveyors & Planners

Phone 03 548 2833
email info@jals.co.nz
web www.jals.co.nz

Subdivision flow chart

Initial office consultation
We can tell you from our office if there's a good chance that a subdivide will be and broad costs

Prepare Cost Forecast
This document lists all the matters that have to be dealt with and their probable cost. This includes things like, drains, Council levies, Geotechnical etc. This document provides a good indication of total cost

Geotechnical Report
In some cases (where the land is steep) its necessary, as a first step to commission a geotechnical report. This may not need a full report, but an indication that there are no major stability issues

The geotechnical report has to be prepared by a specialist engineer. There can be 1-3 month delays in getting these reports due to a shortage of the specialists

Decide to Proceed
At this point its possible for us to give a clear recommendation to proceed (or not if we think its not going to be profitable)

We prepare Application plan
This is a critical part of the process, this plan answers many of the questions that you and the council will want to know. A site survey may be required at this point.

In some cases it's necessary or prudent to carry out field survey prior to preparing the application plan but in many cases this can be avoided

Resource consent application
We Make this application to the Council in accordance with the RMA using the above application plan. This includes an **Assessment of effects**

Subdivision Approved
A subdivision consent is issued by Council. This will list a number of conditions which have to be met prior to new titles being issued and sold. These conditions will include Development Impact Levies and Reserve Contribution

Engineering Plans
One of the conditions may be the survey and preparation of engineering plans to show the details of new roads, ROW and drains. These plans are a significant cost. These plans have to be approved by Council before work and construction can start.

Contractor & Construction
A contractor needs to be selected to carry out the work. The contractor must have the necessary certification to carry out work with that particular Council. The contractor also needs to be approved by the Surveyor

As-built plans and Certification and Supervision
The construction has to supervised by us and then certified by one of our surveyors. As-built plans are required to be surveyed, drawn and approved.

Survey, Pegs and Plans
Finally we reach the point where new boundaries are pegged and land transfer survey plans drawn. These are then sent to Land Information NZ for approval

Titles Issued
The Solicitor orders new titles and at this point all development levies are paid to the Council

Titles Issued
Once the Council levies are paid and all other conditions met Council will issue whats called a 224 certificate which in turn allows your solicitor to order new titles.

Time Line when new drains and ROW required

Month 5
Month 6
Month 15
Month 16
Month 15
Month 17

Time Line when no construction conditions

Week 1
Week 2
Week 3
Week 4
Month 3
Month 6
Month 7