

Getting started.

What to think about first.

You will need a resource consent for any activity that involves changes to the boundary or title of a property.

Subdividing land requires a lot of technical input from surveyors, planners, engineers, and sometimes other specialists like landscape architects and archaeologists. We recommend that you come in and discuss your proposal with our planning team early on. This will ensure that you have all the information you need up front to manage your project.

Get in touch to discuss your subdivision plan.

Joint meetings with the planning and infrastructure departments are a great way to get all the information you need to submit good resource consent applications.

We can help clarify what needs to be included in the applications, whether your infrastructure plans will work with existing assets, and we can talk about what happens next.

If you would like to schedule a joint appointment to get your project started, email us at planning@westlanddc.govt.nz or ring 03 756 9010.

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Subdivision

Thinking of subdividing?
Start here.

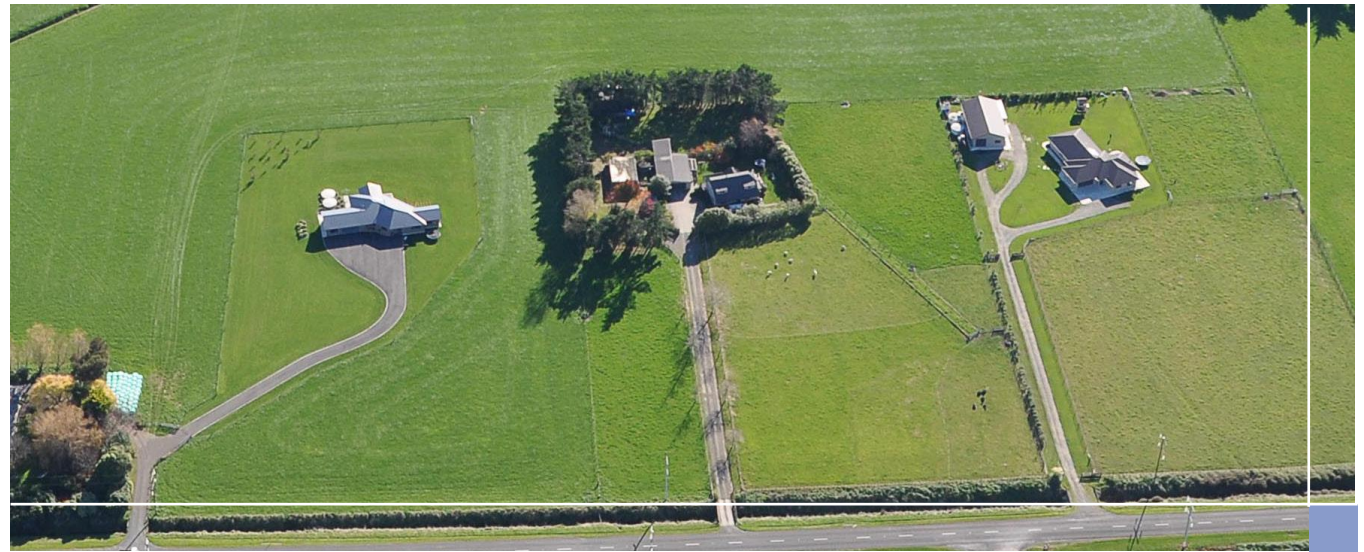


Did you know?

If you need a land use consent as well as a subdivision consent for your project, you should apply for them at the same time, as decisions the council makes on one could affect the other. Also, all your consents will then be on the same timeline.

Every subdivision is different, but the general costs to do a subdivision include:

- Council fees to process the consent(s)
- Expert fees (surveyors, engineers, solicitors)
- Connecting to public services, plus financial contributions to cover upgrades and improvements
- Construction costs for access and services
- LINZ fees to issue new titles



The planning team can help you understand what a subdivision consent application needs.

Subdivision changes or intensifies how land is used, and resource consents are a way for the council to address any potential environmental effects from your proposal. Designing a subdivision that keeps effects to a minimum can make your resource consent easier for the Council to assess.

District Plan

Your subdivision application needs to specifically refer to the relevant parts of the District Plan, and whether your proposal complies with them or not.

Part 7 of the Westland District Plan contains the specific subdivision and financial contribution policies. Parts 3, 4, 5, 6, and 8 contain sections that will also apply to subdivisions, depending on your particular proposal.

Assessment of Environmental Effects

Every resource consent application must contain an AEE that describes how you will avoid, remedy or mitigate any effects your subdivision will have on the environment. See our Guide to AEE brochure for more information.

What happens next

If your subdivision consent is granted:

- Work is done according to conditions set in the consent
- The survey plan is formally checked (RMA s.223)
- Any necessary consent notices are recorded for new sites (RMA s.224c)
- Your solicitor lodges documents with Land Information New Zealand
- New titles are issued under the Lands Transfer Act 1952

