

Can I subdivide my property and what are the resource consent requirements?

Any proposed subdivision of land requires resource consent from Ashburton District Council. In order to subdivide you need to have enough land so that the allotments created by the subdivision are of a size and shape that meet the following requirements –

Zone	Minimum size if connection to town sewage system	Minimum size if no connection to town sewage system	Minimum shape requirement (metres)
Residential	500m ²	1,000 m ²	15 x 15
Residential and Township With building commitment*	360 m ²		15 x 13
Residential within Avenues# of Ashburton with building commitment	280 m ²		15 x 13
Higher density Residential area of Aquatic Park	120m ²		N/A
Residential area of Aquatic Park	500m ²		15 x 15
Rural Residential and Rural Residential area of Aquatic Park	4,000 m ²	1 hectare	50 x 50
Rural A	8 ha		Min. 10 m road frontage
Rural B and C	50 ha		Min. 10 m road frontage
Business	None	None	

* **Building commitment** – A building commitment is when a Building consent is issued in conjunction with a resource consent to subdivide or a lot proposed in an application for subdivision has an existing dwelling.

Area bounded by Oak Grove, River Terrace, Chalmers Avenue, and Walnut Avenue

When a proposed subdivision results in more than 3 lots being created there are average lot size standards that also apply (Refer to Table on page 6-65 of the District Plan).

What does the subdivision process involve?

Typically, the subdivision process involves the following steps

1. An application is prepared for resource consent to subdivide, which is to include a 'Scheme' (Preliminary) plan. This is normally prepared by a surveyor
2. An application for resource consent is lodged with the Council
3. Council assesses the application and makes a decision to approve or refuse resource consent. If granted resource consent, conditions are normally included that require actions by the consent holder (refer below for examples of conditions)
4. Survey fieldwork is undertaken by a Surveyor.

5. A surveyor prepares a 'final' plan and requests that Council signs a certificate (Section 223 certificate) confirming it is consistent with the Scheme Plan that resource consent was issued for
6. Surveyor lodges the plan with the District Plan Registrar (Land Information New Zealand or LINZ)
7. The applicant takes actions to comply with the conditions of the resource consent. Following the completion of works/ actions to comply with all conditions of resource consent, a request can be made to the Council for a certificate (Section 224 certificate), which upon being issued confirms that the Council is satisfied all conditions of resource consent have been complied with
8. An application is made to the District Plan Registrar for new Certificates of Title.

What requirements may I need to meet if granted resource consent?

The Council needs to include conditions on a resource consent granted for a subdivision including but not limited to the following –

For urban subdivisions

- Connection to electricity and telephone networks
- Connection to the town's sewage system
- Connection to the town water supply
- Creation of a vehicle crossing across the kerb into a property
- Payment of a reserve contribution

For rural subdivisions, the conditions may be limited to the requirement for access and a vehicle crossing.

What do I need to provide in applying for resource consent

In addition to the information described in the Guidance note 'Determining if you need resource consent and Applying for Resource Consent', you should provide a plan drawn to scale showing the following information (refer to Section 6.3 of the District Plan for more details) –

- the whole of the land held in physical continuity by the subdividing owner; a diagram may be shown if the land is too large to be drawn at the principal scale;
- the lot number for each site, the distance of each proposed boundary, the area of each proposed allotment and in the case of rear sites, both net and total areas;
- underlying appellations (legal description & certificates of title)
- existing and/or proposed easements (Easement Schedule)
- the location and description of existing and proposed buildings in relation to existing and proposed boundaries;
- the position of existing water, sewer, stormwater, electrical and telecommunication services and methods of providing these services to the proposed allotments
- the formation standards of the roads adjoining the subject land e.g. whether sealed, metalled or unformed, whether or not there is an existing kerb and channel and/or formed footpath;
- where reserves and/or roads are to vest in the Council, the location and areas of the proposed reserves and/or walkways and any tree planting proposed for the reserves and/or roads to vest in the Council;

FOR MORE INFORMATION call the Planning Department on 03 3077700, visit the counter of Ashburton District Council, 5 Baring Square West, Ashburton, or go to the website at www.adc.govt.nz.

This leaflet is intended to provide guidance only. It is not intended to be a substitute to the District Plan and / or the Resource Management Act.