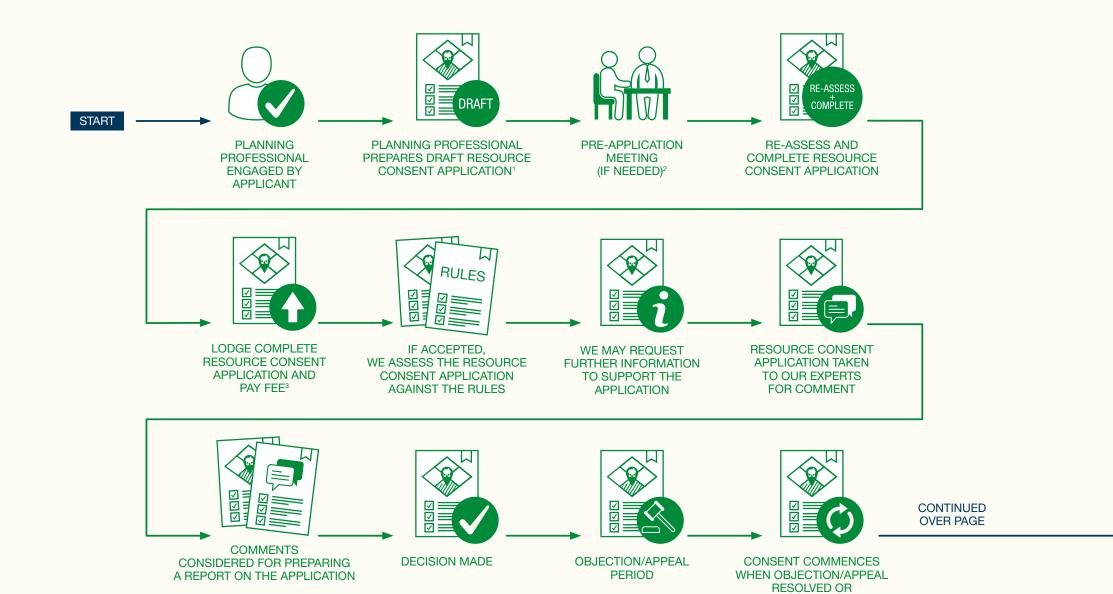
The subdivision process

Resource consent



OBJECTION/APPEAL PERIOD ENDS



¹ Details on requirements for resource applications can be found on our website: (1) qldc.govt.nz/resource-consents

² For more details on pre-application meetings visit our website: **(1)** qldc.govt.nz/pre-application-meeting

³ Via **(1) Community Portal**

The subdivision process

Engineering acceptance





A development contribution is a financial charge levied on new developments to ensure that any party who creates additional demand on local infrastructure contributes to the extra costs they impose on the community in accordance with **3** QLDC's development contribution policy. This must be paid before a s224c can be issued.

DID YOU KNOW?

You can request a development contribution invoice at any time after the decision and before



SUITABLY QUALIFIED AND EXPERIENCED PERSON (SQEP)4 **ENGAGED TO COMPLETE ENGINEERING** DETAILED DESIGN AND TITLE **PLAN WITH EASEMENTS**



SQEP PREPARES DFTAIL FD **ENGINEERING DESIGN**

in accordance with councils (1) CoP



PRE-ENGINEERING **ACCEPTANCE (EA)** APPLICATION MEETING (IF RECOMMENDED)



LODGE COMPLETE EA **APPLICATION AND** PAY INITIAL EA FEE



COUNCIL ENGINEERS ASSESS APPLICATION AGAINST **CONSENT CONDITIONS** AND SUBDIVISION COP



WE MAY REQUEST **FURTHER INFORMATION** TO SUPPORT THE **APPLICATION**



ENGINEERING ACCEPTANCE ISSUED



PRE-START SITE **MEETING WITH** SUBDIVISION INSPECTOR



INFRASTRUCTURE WORK CAN COMMENCE ON SITE IN ACCORDANCE WITH THE COP



SQEP AND COUNCIL **ENGINEERS MONITOR** CONSTRUCTION AGAINST ENGINEERING ACCEPTANCE AND COP



SQEP NOTIFIES COUNCIL **ENGINEERS OF ANY** DEPARTURES FROM EA A variation to the EA or the resource

consent can be requested



INFRASTRUCTURE WORK **COMPLETED**

CONTINUED **OVER PAGE**

The subdivision process

Finalisation





ENGAGE A SURVEYOR TO
PREPARE AND LODGE A
SURVEY PLAN SHOWING
PROPOSED SUBDIVISION LOTS

This plan is known as an "LT Plan" and is a detailed plan showing the boundaries, areas and, where relevant, any easements covenants or other matters to be registered in the new titles for the subdivision. Surveyor lodges ② 223 certificate application form through the ④ Community Portal. It must be lodged before the consent lapse date.



DID YOU KNOW?

223 certificate refers to section 223 of the Resource Management Act (RMA). It confirms that your LT Plan is in accordance with the consent issued. 224(c) certificate refers to section 224(c) of the RMA. It certifies that all relevant conditions of the resource consent have been completed to council's satisfaction.



YOUR SURVEYOR WILL LODGE THE APPROVED LT PLAN AT LINZ



LODGE APPLICATION FOR SUBDIVISION FINALISATION UNDER SECTION 224C OF THE RESOURCE MANAGEMENT ACT 1991 AND PAY INITIAL FEE Application for a 224(c) certificate can be made where all relevant conditions of the resources consent have been met.



WE ASSESS THAT ALL RELEVANT CONDITIONS OF CONSENT HAVE BEEN SATISFIED

ONCE APPLICATION IN ACCEPTED:

Once a 223

certificate is

obtained you

have 3 years

to obtain

vour 224(c)

certificate.

- You must arrange for a council inspector to come and check that all physical works have been completed in accordance with the resource consent. An officer will email you with details of how to do this.
- All legal documents such as easements and consent notices required as part of the resource consent conditions are checked by council's legal team who will liaise with your lawyer to finalise at the applicants expense.



PAY ALL OUTSTANDING INVOICES (INCLUDING DEVELOPMENT CONTRIBUTIONS) SECTION 224C

CERTIFICATE

ISSUED

Only issued if council is satisfied that all relevant conditions under the resource consent have been satisfied, all legal documentation has been signed and all fees paid.



Your lawyer will apply for new titles in accordance with the deposited LT Plan and register all relevant legal documents (easements, consent notices etc) on the new titles. Note that council has no responsibility for the LINZ process and processing time are determined by LINZ.



LINZ ISSUES NEW TITLES SUBDIVISION COMPLETED