Subdivision Consent Process

The Land-owner

Engage a surveying professional to gauge viability of your proposed subdivision.

Hold a pre-construction meeting then undertake construction work in compliance with the consent conditions with NPDC officers (Development engineers, Monitoring team etc). NPDC inspections will check compliance through the process.

Once the final inspection is complete and all fees are paid, then transfer ownership of any vested infrastructure assets and consents to NPDC.

Receive bond.
NPDC are now responsible for the ongoing maintenance of any vested infrastructure.

The Surveyor

Guide the land-owner, engage NPDC to request any information on past consents on the land.

Apply for a resource consent through the application page.

Receive resource consent, subject to conditions and decide on implementation plan with land owner.

Complete engineering plans and management plans. Submit these and a land transfer plan under s223 to resourceconsentsadmin@npdc.govt.nz

Receive approved stamped engineering plans and certified management plans.

Lodge s224(c) application with producer statements, as built plans, completion certificate and any other relevant documentation. Request final council approval.

Apply for a defect bond return at end of defect liability period.

The Council

Provide information related to the site to the agent.

NPDC seek input from all necessary specialists, perform site visit, consult with iwi and affected parties. Then issues planning report with conditions and resource consent.

Council approval under s223

Process engineering plans and certify any necessary management plans and reports. Issue approval under s223 of RMA.

Council approval under s224

Review application, fee payment and supporting QA documentation then authorize 224 certificate. Start a bonded defect liability period, if necessary.

Authorise bond return

Perform site-walkover and complete checks, then authorise bond return.

Te Kaunihera-ā-Rohe o Ngāmotu
New Plymouth District Council