

Subdivision Jargon

Some common terms you might come across in your land development or subdivision journey!

Subdivision

- Subdivision is the process of dividing land into smaller parts under the Resource Management Act 1991 and includes leases, cross leases and unit titles.

RMA (Resource Management Act)

- The RMA is the most significant piece of legislation that sets out how we to manage our environment, including development and subdivisions. Subdivision is covered off in part 10 with section 218 outlining the definition.

AUP (Auckland Unitary Plan)

- The AUP is the rulebook for subdivision and land development in the Auckland region. It contains all the rules about what land can be subdivided and developed, when that land can be developed, and how.

Feasibility Study / Report

- A study that is carried out prior to commencing a project that investigates the real costs, time needed and likelihood of success of your project.

Resource Consent (for Subdivision)

- A consent obtained under the Resource Management Act from the Council which authorises the subdivision of land. Once this is granted you can move forward with your development.

Scheme Plan (aka Subdivision Scheme Plan)

- A visual plan that depicts the layout of the new development.

Topographic Survey (aka topo survey)

- A survey of the ground levels and significant features (services, buildings, trees, etc) on a site. A topographical survey is generally required as part of a resource consent application and for detailed design.

Boundary Redefinition Survey (aka redef survey)

- A survey undertaken to confirm actual property boundaries with the existing pegs being found or new pegs being placed to mark out the boundaries.

Infrastructure Report

- A report that assesses the capacity of the existing service networks (stormwater, wastewater, water supply and utilities) and includes conceptual engineering designs for servicing and access (driveways).

AEE (Assessment of Environmental Effects)

- A planning report that assesses the effects of the activity on the environment and assesses the proposal against the AUP and relevant statutory documents.

Geotechnical Report

- If your site is steep or the land is unstable, a Geotechnical Report may be required, assessing the stability of the land and its suitability for building.

Contamination Report

- If the land has been previously used for horticultural, or other soil contaminating uses, a Contamination Report may be required.

Easement

- The right to use someone else's property for a particular purpose e.g. electricity lines, drainage or to establish rights of way.

(Land) Covenants

- An agreement where a person promises to do or not do something on their land. Covenants can include restricting the number of houses that can be built on a site, restricting the size of the dwellings and the type of building materials to be used.

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Survey Plan

- This is the final plan of the subdivision and is prepared by a Licensed Surveyor. It shows the final boundaries, areas and dimensions.

Section 223 Certificate

- This certificate (under section 223 of the RMA) is issued by Council and confirms that the Survey Plan conforms to the subdivision consent. From here the applicant has 3 years for the survey plan to desposit.

Section 224C Certificate (s224c)

- This certificate is the final approval from Council that confirms all conditions of the subdivision consent have been adhered to. The 224c is required for titles to issue.

Land Transfer Survey

- A survey plan supported by reports and data that forms the "Cadastral Survey Dataset" (CSD) that is lodged with Land Information New Zealand (LINZ), and which is the basis for creating new titles.

Record of Title (aka Certificate of Title)

- The legal document identifying the owner(s) of the property. This document also includes key facts such as land area, type of ownership (i.e. Fee Simple, Unit Title, Cross Lease) and any restrictions on the property.

Fee Simple

- Freehold is where you have absolute ownership to land, i.e. it is not shared. Fee simple is a type of freehold and is the highest and most common form of ownership in NZ.

Unit Title

- This is common in a building development where there are multiple owners. A unit title subdivision creates individual titles to units (typically semi-detached or multistorey) over an existing fee simple parcel of land. The units have a share in the common property such as vehicle access, manoeuvring areas, lifts, stairs and gardens. A body corporate must be formed to manage the common facilities, insurance and maintenance.

Cross Lease

- Today this is largely a legacy form of ownership and is where you co-own the land and have a leasehold interest in your own dwelling (flat). Exclusive & common use areas may be specified in the lease.

Infrastructure Report

- A report that assesses the capacity of the existing service networks (stormwater, wastewater, water supply and utilities) and includes conceptual engineering designs for servicing and access (driveways).

Talk to us today

For more information about land development and subdivision, and to get your off the ground, contact our team today:

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