Subdivision Consent Process

The Land-owner

The Surveyor

The Council

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

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

Provide information related to the site to the agent.

Email resource consent application and supporting documents to resourceconsentsadmin@npdc.govt.nz

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

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

Council approval under s223

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

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

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.

Receive approved stamped engineering plans and certified management plans.

Council approval under s224

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

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

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

Authorise bond return

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

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

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

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