

FAQ - Subdividing your rural property in the Rangitikei



Do I need Council permission to subdivide?

Yes - All subdivision in the Rangitikei District, including boundary adjustments requires subdivision consent.

How hard will it be to subdivide?

The ease of the subdivision process is dependent on whether your proposal meets the standards set out in the Rangitikei District Plan 2013. However, any subdivision may be granted or declined.

One of these standards is minimum lot size. The minimum lot size required by the District Plan is determined by the quality of the soils (*see the Council's planner to find out what quality soils your property has*).

Class 1 and 2 soils (high quality soils)

- minimum lot size is 10 hectares

Class 3 or lower soils

- For existing titles of more than 20 hectares – two additional titles of a minimum of 2 hectares.
- For titles between 10 and 30 hectares – one additional titles of 2 hectares.
- For titles of less than 10 hectares – no new titles, but boundary adjustments between existing titles may occur.

If you cannot meet these standards you are still able to apply for subdivision consent, however, the justification required is increased.

How long will it take?

It will depend on what you are proposing to do. If you are undertaking a simple subdivision that meets the standards, then the initial application will take 20 working days to process with Council. If your proposal is more complex it may take longer. Please discuss with Council's planner.

How much will it cost?

Subdivision has a number of costs including; Council, surveyor, lawyer fees and works which may be required to be completed.

Council charges based on the amount of staff time required to process the application. Therefore, simple applications are usually cheaper than more complex applications. A deposit is required, with the remaining costs invoiced at the end of the process.

Rangitikei District Council does not charge development contributions, so the Council charges are only for the processing of the application.

What is the process?

Council is involved with two parts of the subdivision process:

- 1 Assessing subdivision consent application and either granting/declining the consent.
- 2 Certification – check all consent conditions have been met and approve legal certificates.

What should I do next?

You should speak with a surveyor. The surveyor will prepare a plan of your proposed subdivision and may submit the subdivision application on your behalf.

For more information contact Council's planner, on 027 809 8457 or 06 327 0099. Note Council's planner is part-time and is available on Mondays and Wednesdays.