

23 March 2022

Dear [REDACTED]

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT Request: 2022-11

Thank you for your email of 2 March 2022 to the Carterton District Council requesting the following information:

"I'm trying to gather some very general information about sub-dividing properties in the cities and districts in New Zealand. I am a University of Otago student and am hoping to get some answers for a basic research project. All answers will be anonymised, data to be used in this class only and deleted afterwards.

I understand that sub-division and resource consent is a very complicated process and involves multiple properties but my goal is to understand what the process is like from the council's perspective.

Could you please give me some general ballpark answers for a fee simple subdivision:

- *How long does the process typically take to complete a subdivision (from once the council lodges an application until the final clearance Sec 224(c) certification)?*
- *How many people at the council are involved in the approval process?*
- *How many subdivision applications do you process at the council on an annual basis?*
- *What is the most challenging part of the process for you?*
- *How much does the council typically charge in total during the process (ballpark range is fine)?"*

Your request has been considered under the Local Government Official Information and Meeting Act 1987 (the Act).

My response to your request is provided the number order below.

1. How long does the process typically take to complete a subdivision (from once the council lodges an application until the final clearance Sec 224(c) certification)?

This varies from consent to consent depending how quickly the developer does the required work. The statutory timeframes for the processing of consents are set out in the Resource Management Act. Developers have 5 years to give effect to the consent, giving effect mean the certification of the s223 certificate.

2. How many people at the council are involved in the approval process?

Two people at the Council are involved in the approval process.

3. How many subdivision applications do you process at the council on an annual basis?

The below graph shows consents over a 10-year period.

Year	Applications	Number of Lots created
2011	44	38
2012	38	39
2013	41	86
2014	61	72
2015	49	167
2016	47	95
2017	60	183
2018	49	118
2019	43	66
2020	37	89
2021	101	437

4. What is the most challenging part of the process for you?

The most challenging part as a council is where an applicant does not want to engage with a professional company. When they lodge their consent often means that the application is incomplete, and an officer would spend a significant amount of time explaining to the applicant the process. This could involve explaining why the application was rejected, and/or requesting further information.

5. How much does the council typically charge in total during the process (ballpark range is fine)?

For an application, our fee is \$550-1500, and financial contributions i.e. 3 waters reserve and roading approximately is \$15,000.

Please note, the Council now proactively publishes LGOIMA responses on our website. As such, we may publish this response on our website after five working days. Your name and contact details will be removed.

Thank you again for your email. You have the right to ask an Ombudsman to review this decision. You can do this by writing to info@ombudsman.parliament.nz or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Yours sincerely

A handwritten signature in blue ink that reads "Geoff Hamilton". The signature is fluid and cursive, with a horizontal line underlining the name.

Geoff Hamilton
Chief Executive
Carterton District Council

RELEASED UNDER LGOIMA