



FIXED-FEE LAND DEVELOPMENT CONSULTING

From resource consent to new titles.

Infill subdivisions and land use consents across New Zealand — one fixed fee that carries you from resource consent right through the completion phase to your new titles.

WHY SUBDIVIDE & CIVIL

Fixed, transparent pricing

The price you see is the price you pay — no hourly rates and no surprise invoices.

All in-house, one team

Engineering, planning and surveying coordination from one team, so nothing falls between consultants.

Engineering New Zealand

Civil engineering led by a Member of Engineering New Zealand (MEngNZ).

Inside knowledge of council

Direct council engineering and planning experience — applications built the way councils want them.

From consent to titles, handled end to end.

One point of contact from the first desktop review through to your new titles being issued. The physical works and cadastral survey sit outside our fee — but we can arrange them for you.

01 Feasibility & assessment

We review your record of title, property file and the district plan rules, then confirm whether the project stacks up and the consent pathway it needs.

02 Application prepared & lodged

We prepare the Assessment of Environmental Effects, scheme plan and supporting engineering, then lodge a complete application with council.

03 Processing & s92 responses

We manage council liaison through processing and respond to any section 92 requests for further information on your behalf.

04 Resource consent granted

We carry your application through to a granted resource consent — the green light for your development.

05 Completion to titles

We handle the completion applications (s223 / s224) and all council liaison through to your new titles being issued.

Assessments & consents

Subdivision feasibility + engineering assessment

\$999

Credited toward your subdivision package if you proceed

+ GST

- ✓ Record of title, property file & district plan review
- ✓ Site constraints & servicing scan (slope, overland flow, utilities)
- ✓ Indicative lot yield & layout options
- ✓ Written engineering assessment report
- ✓ Consent pathway & recommended next steps

Land use consent

e.g. earthworks breaching district plan rules

\$2,500

For land use consents such as earthworks that exceed the maximum disturbance area or cut/fill limits within or outside the building setback.

+ GST

- ✓ Document collection — title, property file, consent notices, covenants
- ✓ Assessment against the relevant rules
- ✓ Assessment of Environmental Effects (AEE)
- ✓ Council liaison, lodgement & s92 responses
- ✓ Engineering & planning advice throughout

Earthworks Management Plan (EMP)

\$800 + GST

Earthwork plans — disturbance area, extent & cross sections

\$1,800 + GST

All rates exclude GST and exclude council fees (lodgement, processing and development contributions) and external reports.

Subdivision — consent to titles

\$9,999 +GST

ONE FIXED FEE · UP TO 4 LOTS

One fixed fee covers our professional work from resource consent all the way through the completion phase to your new titles. Your \$999 feasibility fee is credited toward this package.

WHAT OUR FEE INCLUDES

- ✓ Feasibility & document collection
- ✓ Assessment of Environmental Effects (AEE)
- ✓ Scheme plan design, lot layout & servicing
- ✓ Supporting engineering report
- ✓ Council liaison & s92 responses
- ✓ Completion applications (s223 / s224)
- ✓ All liaison through to new titles
- ✓ All professional advice to titles

Our fee excludes council fees, development contributions, external specialist reports, the cadastral land transfer (LT) survey, LINZ and legal / conveyancing — all of which we can arrange, and which we set out in full in a written quote on request. Physical works are excluded and can be arranged separately.

SCOPE & CONTACT

Clear scope. No surprises.

INCLUDED IN OUR FEE

- ✓ Feasibility & document collection
- ✓ AEE & planning assessment
- ✓ Scheme / earthwork plans (per package)
- ✓ Supporting engineering reports
- ✓ Council liaison, lodgement & s92 responses
- ✓ Completion applications (s223 / s224)
- ✓ All liaison through to new titles

ARRANGED SEPARATELY

- Cadastral / land transfer (LT) survey, set-out & as-builts
- Physical works & construction
- Geotechnical investigation
- Detailed engineering design
- Network utility provider coordination
- Council fees (lodgement, processing & development contributions)
- LINZ lodgement & fees
- Legal & conveyancing for new titles

Ready to start?

Book a free feasibility chat. Tell us about your site and we'll confirm the consent pathway and a fixed price — with a full written quote of all council and application costs on request.

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