



# Subdivision Solutions

UNLOCK YOUR PROPERTY'S POTENTIAL



[www.sub.co.nz](http://www.sub.co.nz) | **(09) 624 4242**



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# We make subdivision simple

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Whether you want to subdivide, or simply build another house on your property, our team have the expertise to help you.

**Turn your backyard into a goldmine.**

## What is a Subdivision?

Residential subdivision refers to the creation of individual titles for specific lots within a larger 'parent' block of land. In most cases this involves turning one large property into several smaller ones. If you want to increase the value of your portfolio or just want extra funds, subdividing your property may be the answer.

**We are Auckland's Subdivision and Resource Specialists.**

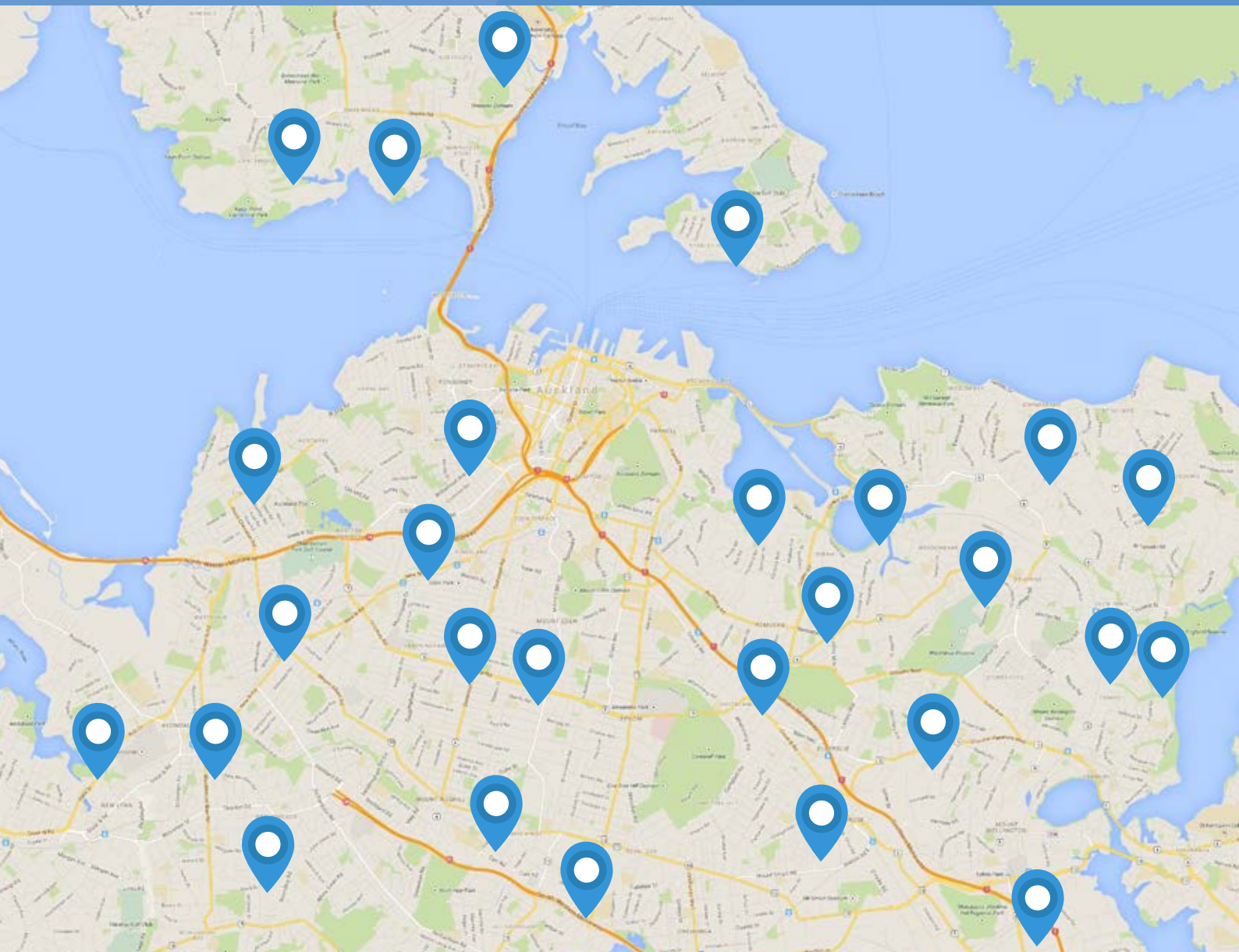




# A proven track record

With 20 years experience and a team of dedicated professionals, we have been involved in all aspects of subdivision, and completed hundreds of subdivision projects across Auckland.

**A few of the areas we have worked in across Auckland**



Find out more or get started at [sub.co.nz](https://sub.co.nz)

# Getting Started

Starting a subdivision with us is simple, there are just three easy steps to get started. Contact us when you are ready to begin, and start turning your backyard into a goldmine.

## Our simple three step process



### Step 1: Appraisal Request

Give us a call on **(09) 624 4242**, or fill out our online appraisal form with your contact details and property address at **[www.sub.co.nz](http://www.sub.co.nz)**



### Step 2: Property Assessment

We will assess your property's subdivision potential based on current planning requirements, and the new Unitary Plan.



### Step 3: Commencement Meeting

We will contact you to arrange a meeting to go over the important points and discuss moving your project forward.

# Our Services

We can take your project from the initial planning and design, to obtaining titles and building. There are two stages involved in completing a subdivision before applying for new titles, and we can help with both.

## Stage 1: Getting to Council

Stage 1 involves getting plans and reports together for the application to Council. This alone can add significant value to your property, and can include:



### Preliminary

- Subdivision assessment
- Planning advice
- Site survey



### Design

- Drainage
- Access & R.O.W
- Architectural design



### Application

- Resource consent preparation
- Subdivision consent preparation
- Council lodgement & processing



### Engineers

- Public drainage
- Flood mapping
- Geotechnical



### Contractors

- Soakage testing
- Pipe video (CCTV)
- Contamination reports



### Other

- Arborists
- Traffic consultant
- Acoustic reports



## Stage 2: Doing the work

Stage 2 involves carrying out the various site works listed by Council in the subdivision approval. This may include any of the following:

- Excavation
- Retaining
- Concreting
- Drainage
- Trenching
- Power, water, phone & gas
- Building relocation
- Demolition
- Alterations

### Project Management

We will obtain competitive quotes for all of the required site works and arrange full project management on your behalf.

Ready to get started? **Call now on (09) 624 4242**



# Our Projects

For over 20 years we have been helping Aucklanders subdivide their property with hundreds of successfully finished projects. Visit our website for a comprehensive list, or check out some of our recent projects below.

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## Farm Cove **Gallaway Cres.**

This project involved joining two sites together to provide enough land for a third lot, allowing our client to have her new home designed and built.



## Mt. Roskill **Commissariat Rd.**

This project involved relocation of the existing house, a 3 lot subdivision, as well as placement and coordination of two new town houses.



## Mt. Albert **Royal Ave.**

Our clients wished to have their aged parents living on their property. We designed the house to their requirements, and arranged the majority of the project.



Any questions? **Head over to [sub.co.nz](https://sub.co.nz) now**



# Common Questions

## Does area matter?

While local Councils impose a minimum site area for vacant land subdivision, in some instances it is possible to subdivide below this minimum land area if we can demonstrate that a new house will fit onto the proposed site.

## How much will it cost?

Costs vary greatly between projects, however an average residential subdivision usually costs between \$80,000 - \$120,000 (net of GST) per new lot. Multiple lots will result in some cost savings, although many costs are fixed per lot.

## Do I need to subdivide?

Subdivision is not always required to build an additional dwelling on your property, though having separate titles offers financial flexibility, and maximizes the value of your development.

## What about cross-leasing?

Cross-leasing is a type of subdivision whereby each party jointly owns the underlying title. However due to changes in legislation the costs are almost identical to freehold subdivision.

## Common Issues

### How long does it take?

Depending on the site and the issues encountered, the process usually takes around 6 to 9 months.

### Can you do everything for me?

Yes, we have all of the contacts required to get council approval and complete the subdivision.

### What if there's insufficient land area for a new lot?

Depending on Council requirements, we may still be able to subdivide based on the overall land area.

### What about the neighbours?

As long as we can comply with planning requirements, there is generally no need for neighbours approval.

### What if we have large trees on the property?

As long as the trees are not specifically protected, Council usually allows removal.

# Testimonials

## Khuram Aziz, Owner

“Jim and the team from Subdivision Solutions has done several jobs for me, including a 3 Lot and a 7 Lot subdivision in Papatoetoe. I have found Jim’s work to be spot on, doing more than required. Jim takes special interest in the job, and has the attitude that he will get the job done and find solutions.”

- **Subdivison, Resource Consent for new house** Papatoetoe, 2012
- **Subdivison, Resource Consent for three new houses** Papatoetoe, 2013

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## Emma Verberne, Jennian Homes

“I’ve worked alongside Jim for about seven years in a professional capacity. Apart from coming to know Jim as a straight up guy who works with high levels of integrity and ethics he has also impressed me with his breadth and depth of knowledge in the area of subdivisions and town planning. He has been a valuable asset to my business. I can and do recommend Jim to my own clients.”

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## Wayne Teagle, Auckland Council Engineer

“Excellent! It’s good working with Jim, as he takes care of all the details.”

## Get in touch

### Office Details

**Phone:** (09) 624 4242  
**Email:** [info@sub.co.nz](mailto:info@sub.co.nz)  
**Web:** [www.sub.co.nz](http://www.sub.co.nz)

### Jim Rolfe, Director

NZCE (civil), CBC, MNZGS  
**Mobile:** 021 273 1200  
**Email:** [jim@sub.co.nz](mailto:jim@sub.co.nz)

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