

SUBDIVISION

A GUIDE TO SUBDIVIDING YOUR PROPERTY IN AUCKLAND



3C Homes

YOUR HOME OUR REPUTATION



Subdivision creates separate and saleable certificates of title for the owners of the land. It can be a long and expensive process but the results are usually worth the process. When people think of subdividing their property, they are often met with a lengthy number of process and coordination between Site Surveyors, Engineers, Auckland Council, Builders, and Inspectors. Though that all sounds difficult, we can help take that complexity out of the subdivision process for you.

How does **Subdivision** work?

At 3C Homes, our Subdivision Specialists can assist you the whole land subdivision process. There's a bunch of legal work that goes on behind the scenes of a subdivision including:

- obtaining a resource consent from your local council
- preparing a survey plan
- the sealing of your plan by your local council
- lodging the subdivision plan with Land Information New Zealand
- the approval of the plan by LINZ
- lodging the new titles with the Land Titles Office at LINZ

It's a bit of a process but remember we will be there every step of the way, informing you on the progress and helping find a sustainable solution to any problems that pop up. And trust us – there's always some kind of difficulty that surprises us along the way

Can I get subdivision for **my property**?

Ah yes, the million-dollar question. Can I subdivide my section? Thanks to the Auckland Unitary Plan, many properties that were previously un-subdividable have been given the tick to subdivide to help tackle the housing shortage. The Auckland Unitary Plan focuses on increasing housing density in a bid to solve Auckland's housing shortage, and means in many areas you can now build seven or even eight terrace houses where you could previously build only two or three. And to help you understand the prospects of your property, we offer a free site evaluation that details your options for building, subdivision or other development.

Subdivisions



Auckland Unitary Plan

The Auckland unitary plan seeks to zone areas of Auckland to help meet the growing demands for housing. The plan determines what kind of buildings can be built, with the aim of increasing house density in the ever-growing city we live in. Under the unitary plan, there are different rules and zones created designed to reflect how the land is used and what sort of activities can happen there. There are many different types of zones, below is an explanation of the common house zones in Auckland.

Single house zone

A Single house zone has the purpose of maintaining the current amenities of an established residential neighbourhood. The idea is to keep similar style houses in the area as to not overuse or overwork the amenities that are currently in place. This zone is generally characterised by one to two storey homes and buildings consistent with a suburban build character.

Mixed housing suburban zone

The Mixed housing suburban zone is the most common zone for Auckland properties. The zone allows for more intense housing structures to be built in suburban areas in Auckland. If you own a property in Auckland, chances are you are now eligible to subdivide and build houses in your backyard. New Builds in a mixed housing suburban zone will tend to be single houses and duplex options in a variety of types and sizes to provide more housing choices.

Mixed housing urban zone

Looking at the Mixed housing urban zone, you'll see a higher intensity of buildings and allows houses to be three stories. Over the years, these zones will begin to change in their appearance as the buildings change from their original houses to the new three-storey terrace houses and low-rise apartments allowed under the Auckland unitary plan. The idea of this zone is to increase the housing options for those who are looking to live closer to the city.

Terrace housing and apartment zone

This is the highest intensity of house and building zone designed to enable a higher intensity of development. The buildings in this zone are designed to provide housing in inner cities with 5 - 7 story buildings and solid public infrastructure available for the residents to use. These kinds of building are the small-scale apartment buildings you may have seen popping up around the place.



Subdivision Made Easy

- 1 You are on your way to convert your development dream into a reality. – Just by contacting us, you have achieved the first step! We would like to offer you a **FREE** development feasibility report, which will give you a few options of what you can do on your site.
- 2 We will come back to you within a few days with some more design specific queries so we can gain a thorough understanding of your new home needs and wants.
- 3 You know what you can possibly do on your site, but you also want to know how much it will cost? Getting to know you better is the key to coming up with a design solution that ticks the boxes. You can also choose from our range of existing house plans which are designed with functional creativity and ease of living in mind. At this time, we will get an understanding of your site and any considerations needed to turn your project into reality.
- 4 You have received the concepts and estimates, however you want to be sure of the scope of work and investment. You need professional assistance to do required research such as Topographical Surveying, CCTV of existing public lines, Geotech reports and so on.

The amount of research required can be entirely different in every situation which is where 3C Homes experience can ensure only necessary investigations are performed. We have partnerships with a team of engineers and surveyors and we will consult and coordinate the whole process for you.

- 5 By now, you have received the relevant information relating to a smart subdivision. We believe in providing realistic and clever concepts and estimates to maximise your return, taking into account every small detail to draft a detailed action plan and estimate.

We will organise another meeting to go through this in detail. We provide you a detailed action plan which will be a part of our contract if you decide to go with us. The detailed action plan will consist of the following

- Detail Costings
- Full scope of work
- Timelines



6 The consenting process is probably the least glamorous part of the design process but is in many ways one of the most important. A well thought out design with detailed plans helps streamline the consenting and construction process. Consulting engineers, surveyors, planners and other specialists will be required to advise on the project in preparation of the Building and Resource Consent applications. In addition to the design team, 3C Homes have partnerships with a dedicated team of architectural technicians and a project coordinator who will work with the council processes to take your project through the consenting process.

To proceed with Resource Consent Application, you will require an approved preliminary design concept along with the required paperwork. We organise the Resource Consent application to be lodged, which is processed and approved by council. Once the Resource Consent is issued by the council, Building Consent and Engineering plan approvals will be processed. We keep you updated throughout the whole process.

7 At this stage we will introduce you to your project delivery management team. The construction of your new home will be looked after by a dedicated project manager throughout the project. In addition, you will have free access to our information and communication technology (ICT) providing real-time construction updates specific to your home.

8 We begin construction at the agreed date. You will receive monthly updates by our project delivery director on top of your ICT access. Along the way, you can expect a courtesy call from the customer experience team. Our team works as per our thorough 787-point checklist. We aim to organise final inspections, final survey, 224C lodgment and CCC lodgment as soon as your new home is completed.

9 We organise a Client Satisfaction Walkthrough with your project delivery manager and project delivery director. This is your opportunity to make sure you're 100% satisfied with your completed project.

What will it **cost** to subdivide the property?

There's no set cost to subdivide a section. One estimation puts the process somewhere between \$120,000 – \$150,000 for an approved consent, a new Record of Title, professional fees and other requirements. Every project will have different costs associated so we recommend having a chat with one of our commercial team members to give you a good estimate for your section





At 3C Homes, we pride ourselves on being able to find that perfect balance of quality, cost and time to suit your project. We will help you define your vision and design an energy-efficient sustainable home to suit your family needs.

A practical and functional home will channel the space effectively. We use modern construction techniques to build smarter homes carefully.

At 3C Homes, we do all the heavy lifting when it comes to finding the best architects, the best builders and the best prices on the highest quality material.

Over the years, we've become experts on delivering the highest quality homes at the most effective costs for our customers.

Let us worry about sourcing the best materials for your build, all you will need to worry about is popping into our showroom and pick the colour for your new kitchen backsplash or the colours we will paint the rooms once we finish the build.



But what do the 3 C's actually mean?

We're glad you asked.

CONNECT

Connecting with you – our customers – is essential in the early stages of the relationship. The connect phase is to help us understand what you are after in a project and to show you how we can work with you to make your project a reality. During this stage, we begin to develop your ideas and work with you to create an action plan to turn your idea into reality. This is where you will be connected to all the right people in the right places to get the gears turning on your project. Though it's still early stages, you'll start to see progress.

CONSULT

The next phase to our process is to consult with you and all the right people to iron out the creases of your new home. We work with you to design the plans to your specifications, help you choose the colours of the walls, the tapware and the right kind of flooring for each room of the house. We then work with you to help get all the resource consents, council appraisals, services to site and all the Architect, Engineers, Surveyors, etc. are on the same page when it comes to building your home. This process can take time, but we believe it's better to iron out the creases before construction starts rather than having to put it all on hold halfway through because of a paperwork mishap.

CONSTRUCT

Finally, the big day comes and we begin to build your home. During the consulting stage we set out an estimated timeline of the project and our team will stick to it. Construction of your home will be a big deal to you and we are committed to making the process as smooth as possible and are always available to answer any questions. When construction is completed, we get to do our favourite part of the process – give you the keys to your new home!



WHY 3C Homes



Our Fixed Price Contracts

We only make fixed-price contracts. This gives you peace of mind that your project won't go over your budget. There are no hidden costs. Our quotes cover everything from start to finish. We do not provide an unrealistic, low quote and then are unable to complete your project.



We Communicate Openly, Honestly and Often

We Communicate Openly, Honestly and Often. We have found over the years that honesty is the best policy when it comes to communicating with our clients. We respect your time and money. We know that being open with you before and during your construction project helps both parties to get to the final finished product smoothly.



Our Knowledge, Expertise and Team

Construction is a vast interfaced industry. We are ever learning, keeping up with the introduction of new materials, systems and ideas. Our knowledge and experience enable us to best balance cost, quality and timely delivery. Our people are our biggest assets. We strive to hire and retain the best people in the industry. Our philosophy is to encourage personal growth and education from within, which has provided us with an extremely experienced, knowledgeable and dedicated team. Our clients benefit tremendously because of our highly qualified and competent team.



Exceptional Service

From concept through to construction, you can be assured of personal attention on your project. We will initiate and guide you in every minute action and selection you need to confirm, in order to compliment your project.



On-Time, On Budget

Our promise is that, we will complete your project on time and on budget. With our systems, processes and particularly the Project Management Software (Co-construct), you can see this happening in front of your eyes.



Our Flexibility

We are very flexible. We allow you to do variations to the contract. After all, it is your dream that we are building. We want you to be satisfied that we have given you a fair chance to change anything you desire during the construction phase, which you will not be able to do otherwise.



Our Customers

We are extremely proud to have delivered awesome client experience to our clients, which is reflected in their testimonials. We are only as good as our last job. Most of our work comes from word of mouth. We are always learning from you.