



THE SURVEYING COMPANY
YOUR LAND DEVELOPMENT CONSULTANTS

News

IN THIS ISSUE:

- ❖ Transferable Titles & New Village Zones
- ❖ New Village Zones

TRANSFERABLE TITLES

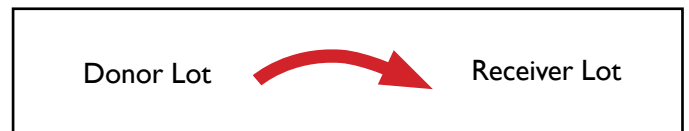
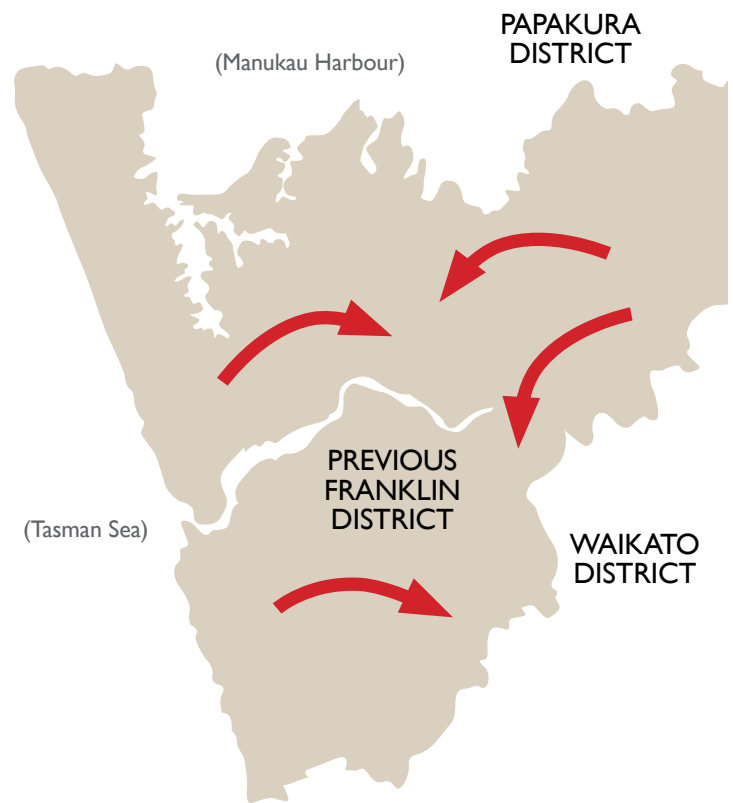
Late last year the old Franklin District Council started allowing the use of new subdivision rules for rural properties, enabling the transfer of titles from one property to another. This subdivision opportunity has really taken off and a lot of properties have already benefited from transferring titles.

Almost all rural titles have a right to build a dwelling however, there are many titles in the district that are still vacant. The new subdivision rule allows property owners to transfer these titles around the district to achieve subdivisions without creating any additional titles. The beneficial outcome of this is that the donor property obtains a financial reward without losing any land and the recipient property gains a title.

There are a few geographical restrictions on the development rights depending where they come from and where they are going. The land use capability of each property also needs to be analysed. The new lots are normally restricted in area from 4000sqm to 8000sqm to minimise the loss of versatile farm land.

To date, The Surveying Company has relocated over 40 titles (which are rapidly increasing) without a single complication, thereby proving that this subdivision rule is working extremely well.

If you'd like to find out more about this exciting and new opportunity, please get in touch with us.



NEW VILLAGE ZONES

Franklin District Council notified the proposed village zone back in 2003 and it has taken until mid 2010 for the Environment Court to sign off the new rules.

Over the last year we have seen a lot of enquiry and action from landowners located within the village zones throughout the district and they have proved to be a popular area for subdivision. While all the villages share the same zoning, they contain different

opportunities and assessment criteria for growth and different rules for subdivision and development.

Generally, you can subdivide down to 800sqm within the village zone. In addition to the village zone, there are village growth areas identified with all levels of subdivision opportunities. These are available within their respective villages as shown within the table below:

VILLAGE GROWTH AREA	VILLAGE
Area A: Minimum Lot Size = 1 ha	Grahams Beach, Whakatiwai
Area B: Minimum Lot Size 2500m ² and an average site size of 5000m ²	Kauritutahi, Pokeno East, Whakatiwai
Area C: Minimum Lot Size 2500m ² where un-serviced or 800m ² where the area is fully serviced (water, sewer and stormwater)	Awhitu, Bombay, Buckland, Hunua, Mangatangi, Matakawau, Mercer, Pollok, Pukekawa, Whakatiwai
Area D: Minimum Lot Size = 2500m ²	Kingseat, Matakawau Point, Onewhero, Te Toro, Waiau Pa, Grahams Beach

Some of these Villages also require the preparation of Concept Plans to ensure the integrated growth of the village rather than just looking at individual pieces of land. We are currently working on a number of Subdivision Applications and Concept Plan Proposals

in Mercer, Pokeno East, Bombay and Waiau Pa. If your property is located within the Village Zone and you would like more information, you are welcome to visit our office for an obligation free consultation.

WEBSITE

- www.subdivision.co.nz

Don't forget to check out our website where you can download *The 7 Steps to Maximizing Subdivision Value* for FREE!



REFERRALS:



In appreciation, anyone who refers new business to us will receive a bottle of wine with our compliments!



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0800 TO SURVEY (0800 86 78 78)
www.subdivision.co.nz