



Subdivision Simplified

A Guide to Subdividing your Property



Let Your Heritage Start With Us!

Thinking of Subdividing?

We'll Take Care of It!



Heritage Homes are specialists in creating character filled homes, built using the most sophisticated technical and modern components that today's homes demand.

So when our clients have specialist needs, like subdividing their section, it makes sense that we work with other specialist teams!

By engaging with us right from the start, we'll lead the processes with our specialist planner, architect & engineers. This ensures your vision for your property is realised and your journey through this process is **as simple as counting to 10.**

*Designed for the Future,
Inspired by the Past.*

There are so many great reasons to get more from your Land!

What is Your Why?

You Love Where You Live - But...



Your house is too big now - a smaller home suited to your next phase of life would be great!



Your Children need help into their own home. Win-Win! You get to see the Grandkids more, and they'll be close by to help out when you need it!

You want to build your next home, bigger or smaller, without leaving the neighbourhood!



You'd like to invest in property and want the home(s) to fit right into your neighbourhood! For Rental, or for Sale, you get the choose the legacy you create in your area!

You're ready to move on - with maximum value added to your property first!



Our Process:

Let's Get Clear About Your Goals!

1. **Let's Talk:** We'll meet together and talk through your intentions and ideas for your site, discussing any steps you have already taken. We'll listen to your ideas and ask questions to help us get clear about what you would like to create.

2. **Proposal:** With your ideas in mind, we'll do our homework to ensure that what you want to achieve will meet Council regulations for your zone and area. We'll collate this into a detailed proposal with subdivision feasibility information & a build recommendation for your review. You will be able provide this to your lender for their feedback too.

3. **Get Engaged:** With your approval of the proposal and planning deposit, we will formally engage to move this project forward with our specialist team, including the architect, planner, surveyors & other professional services.



Next Steps:

Let's Get The Specialists Working Together!

4. **Site Specific Reports/Plans:** We need some specialised information about the site to confirm how best to position new boundaries and new buildings. Most commonly these are Topo/Cadastral, Geotech and Drainage and occasionally require other reports such as structural, flood, fire or arborist

5. **Architect:** Next, it's time to plans what the home(s) will look like and how they'll be positioned on site. The Architect will prepare site plan & schemes plans for new home(s). They don't have to be overly detailed at this point, but should be close enough to what you want to build, so that only minor changes would be needed later when we prepare and submit for building consents.

6. **Planner:** Our planner will undertake a formal feasibility assessment and collate the information from other specialists. It is the planners role to prepare the submission for Council Consenting. They'll make sure everything prescribed is within council's regulations.



Next Steps:

Let's Get Council Sorted!

7. Lodgement & Approval: We lodge the council consent application and plan site works. We will liaise with the Council on your behalf. Approval is ultimately councils decision. They will ask questions and may request for tweaks and changes. There will be a series of Fees for things like Development Contributions, Water Meters, Growth Charges, Services etc. We will outline each of these in our proposal to you. We aim for 'No Surprises'.

8. Site works: Once Approved, we coordinate drainage (stormwater & wastewater), set up of services to boundary (water, power, gas) and access to the site. We will complete site specific works (retaining walls, removal of vegetation or existing structures, earthworks, or relocation of an existing home) and Peg out the new boundaries. Council will sign all this off when complete. We'll also use this time to prepare your house plans for building consent!

9. Titles: The last step to make the subdivision official is to lodge with Linz and they'll issue the title! Our surveyor & lawyer usually take care of this. Your new site(s) will then be ready to build on!



Next Steps:

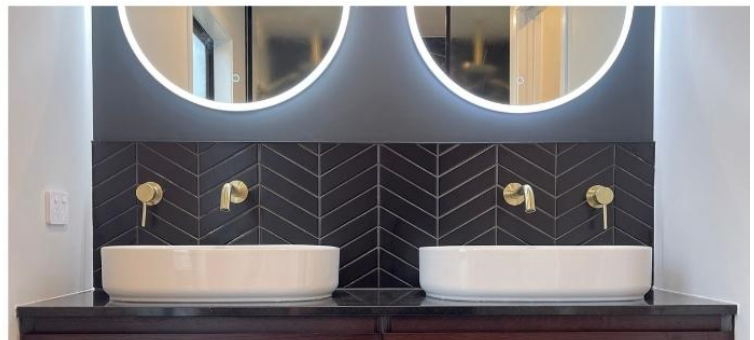
Let's Build your Home!

Construction Time: Once Building Consent is Approved, we'll begin construction on the new home(s).

10.

During this phase, you'll love seeing your plans come to life! We use online tools & regular meetings onsite to keep you up to date with progress the whole way through.

You can rest easy knowing our team are Licensed Building Practitioners & MasterBuilders. This means your new home is covered for 10 years by the best guarantees in the industry!



FAQ:

Let's Get Your Questions Answered!

1. How do I know what I can do on my section?

In short, a review of your section, in conjunction with the council unitary plan will tell us what is possible within the rules, and what you may need to ask additional permission for.

2. Whats the difference between site assessment vs planners feasibility study?

A site assessment is looking at readily available information from council about the rules and regulations for your zone, as well as suggesting possibilities based on our site visit. The planners Feasibility Study is a in-depth look into these items and more! This is document demonstrates to council that what you are proposing complies with the rules, or with their permission, if it is outside the rules.

3. What will my Planning Deposit include?

This includes the feasibility study, scheme plans for how we position the new subsections on your the site, designs for the new homes and services that will be required to make it happen. We will engage other specialists as needed too. Resource Consent and other council fees will be quoted on a job by job basis

4. Will we need to deal with council?

Our specialist team will handle all the correspondence and submissions with council, taking the stress out of what can otherwise be a daunting task!

5. When will we know what our building costs are?

We'll work with you right from the outset to ensure the plans we create and our recommendations meet your budget expectations. Once you confirm you are happy with the scheme plan for each new dwelling and the site, we'll prepare a quotation. This will give you a full break down of all products and specifications to be included.

6. What is the difference between a Resource Consent & Building Consent?

A resource consent covers things that may affect the environment and people - like adding another dwelling to your property. A building consent is more specific to actual construction details and building regulations of the new Dwelling. You'll most likely need both for your project.

7. What is an LBP & Why should we use one?

The LBP (Licensed Building Practitioners) scheme is one of the changes in the Building Act 2004 to encourage better building design and construction. It ensures your builder is legally qualified to carry out restricted building work ,like building a new home!

8. What kind of guarantees & warrantees can you offer us?

In addition to the 10 Year Warranty all LBP's offer, our team are Master Builders, and your new home will come complete with a 10 year Master Builder Guarantee

Ready to Build Plans

Small on Footprint, Large on Style



Browse A Selection Of Plans That May Work For Your Site!

Ready to Build Plans

Small on Footprint, Large on Style

The Petit Newmarket

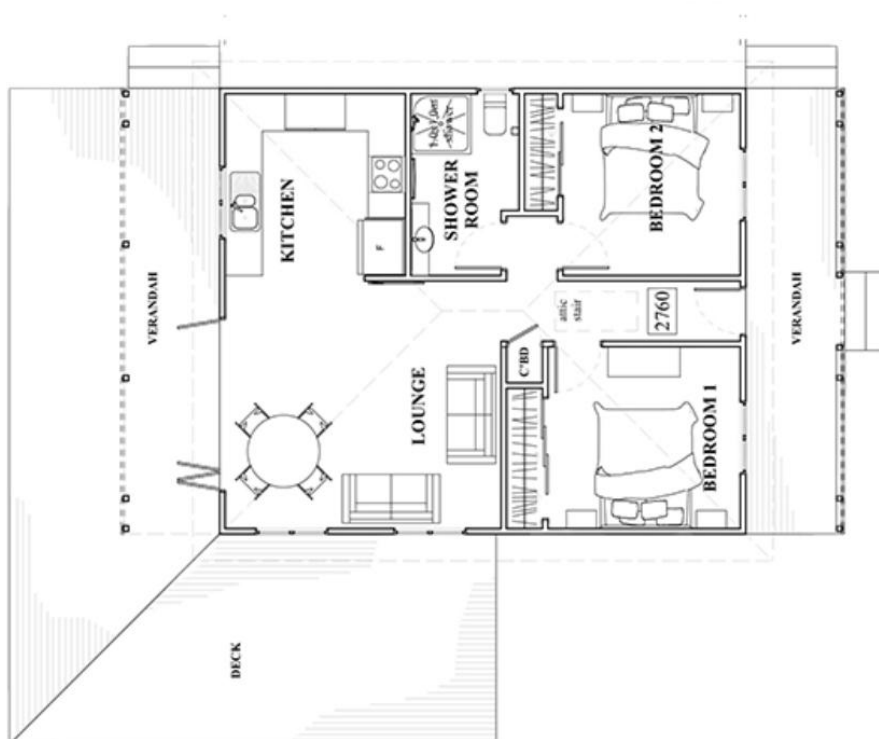


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Total Floor Area: 64.75m²

Special Features:

- Minor Dwelling Compliant
- Front & Rear Verandahs
- Wide Stacker doors to outdoor living
- Expansive Decking
- 2.7m Ceiling Height



Ready to Build Plans

Small on Footprint, Large on Style

The Paerata



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Total Floor Area: 153m²

Special Features:

- Custom made Kitchen
- Window seat in Living
- Walk In Robe in Master
- Internal Access Garage
- Oodles of Storage



Ready to Build Plans

Small on Footprint, Large on Style

The Rose Cottage



3 2+ 2

Ground Floor Area: 77.21m²

Total Floor Area: 151.86m²

Special Features:

- Covered Entry with Exposed Truss Front
- Cozy Fireplace
- Large Double Stackers in Living
- Walk in Robe & Ensuite



FIRST FLOOR PLAN

Ready to Build Plans

Small on Footprint, Large on Style

The Appleby



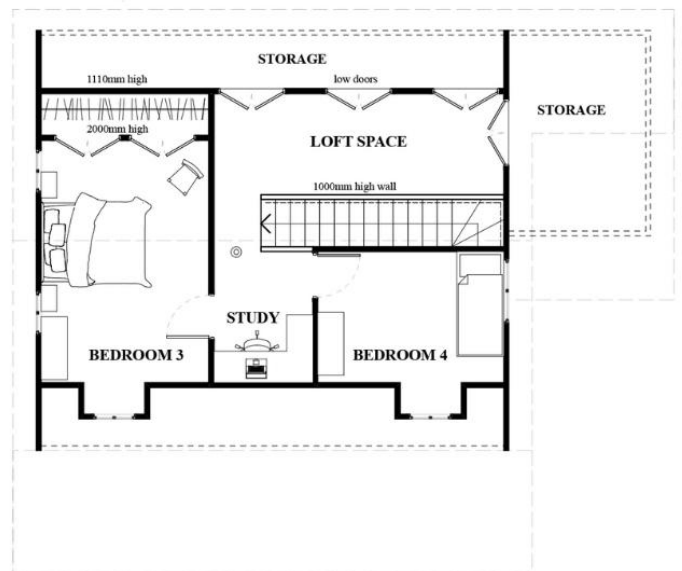
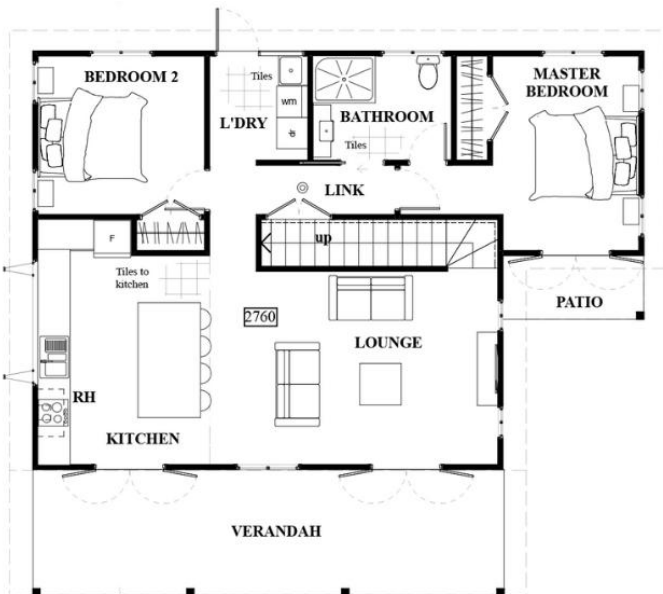
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Ground Floor Area: 82.56m²

Total Floor Area: 167.78m²

Special Features:

- Dormer Windows
- Bonus Storage Space in Loft
- Front Verandah
- Bi-Fold Kitchen Pass Window
- Separate Laundry



Ready to Build Plans

Small on Footprint, Large on Style

The Ivy

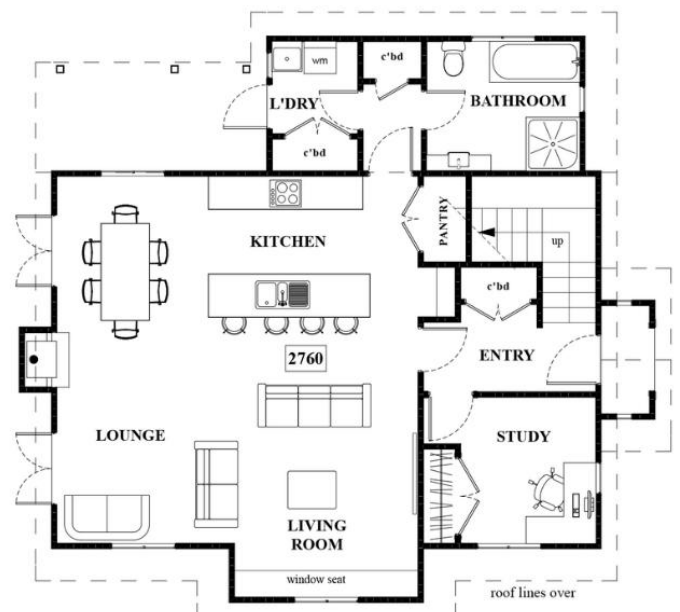
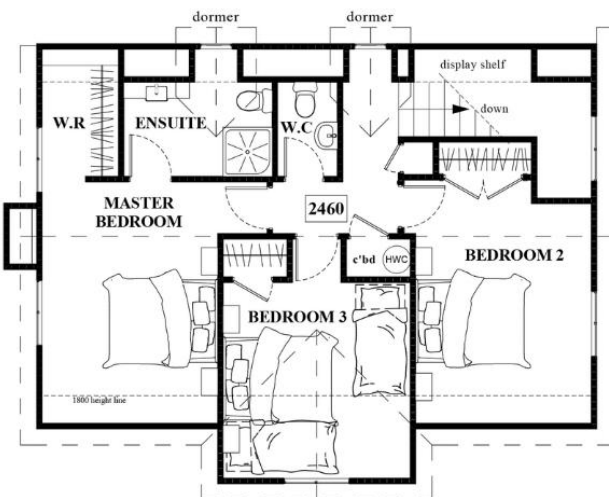


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Ground Floor Area: 92.67m²
Total Floor Area: 167.67m²

Special Features:

- Semi Enclosed Entry
- Large Open Plan Family Area
- Cozy Fireplace
- Large Study with Storage
- Window Seat in Living Room



Ready to Build Plans

Small on Footprint, Large on Style

The Balmoral

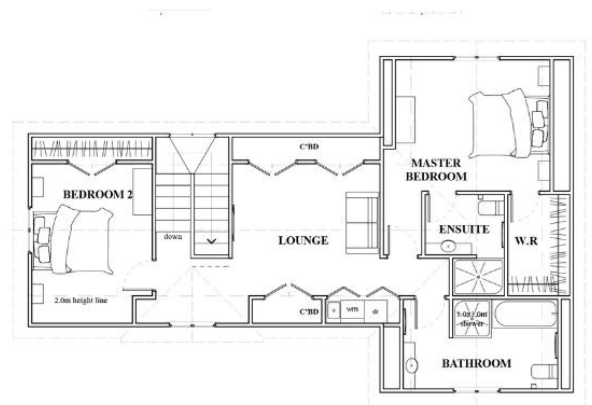


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Ground Floor Area: 89.88m²
Total Floor Area: 179.76m²

Special Features:

- Covered Verandah Entry
- Open Plan Family Area
- Formal Living Room
- Oodles of Storage
- Retreat Sized Master Suite



Ready to Build Plans

Small on Footprint, Large on Style

The Bellvue

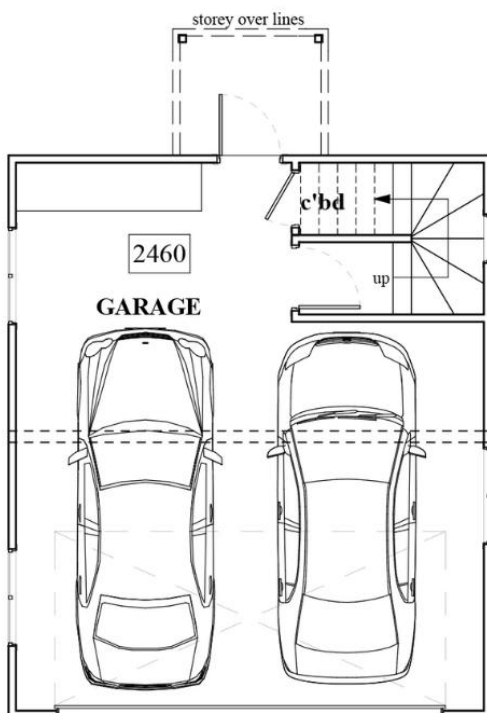


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Ground Floor Area: 42.00m²
Total Floor Area: 84.00m²

Special Features:

- Covered Verandah Entry
- Open Plan Family Area
- Formal Living Room
- Oodles of Storage
- Retreat Sized Master Suite



Next Step:
Let's Chat!



0508 40 30 20
info@heritagehomes.nz
www.heritagehomes.nz