



SUBDIVISION FEASIBILITY STUDY

2 LOT SUBDIVISION AT 57 PRINCES STREET, WAIKARI

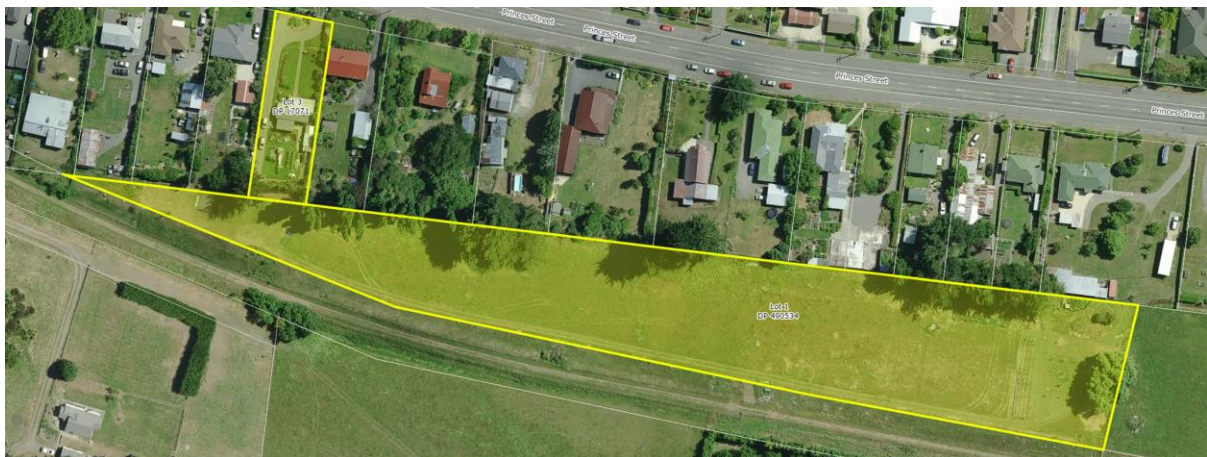


1. EXECUTIVE SUMMARY & CONSENTS SOUGHT

This feasibility study has been prepared for the purposes of a 2 lot subdivision at 57 Princes St, Waikari. This report is written for the specific purpose as outlined and intended for the owners of the property described below. Datum Surveying holds no responsibility for interpretation of this report by others or use of this report for anything other than the purpose outlined. This report shall not be amended, separated or recreated for any purpose without prior discussion with Datum Surveying Limited.

2. EXISTING SITE DETAILS

Property Address:	57 Princes St, Waikari
Legal Description:	Lot 3 DP 17071 and Lot 1 DP 490534
Record of Title:	708639
Overall Area:	11.4505 Hectares
Registered Owner:	Brent Anthony Trotter and Joanne Maureen Trotter
Zoning:	Residential 1, Waikari Settlement



The site consists of an existing dwelling on the centre of Lot 3 DP 17071 with an attached carport. The main driveway to the site is at the eastern edge of the road frontage with a supplementary gate at the western edge. Landscaping of the site is consistent with rural residential occupation with some vegetable gardening and garden areas on the front portion of the site. The rear of the site (generally made up of Lot 1 DP 490534) consists of paddocks and some plantings.

3. STUDY DETAILS

This feasibility study is intended to outline feasibility of a 2 lot subdivision of the site. The general layout of the subdivision is shown on scheme plans 1178-SC01 and 1178-SC02 attached.



4. EXISTING CONSENTS

The owners of the site have acquired the following approved consents:

RC220139 – Consent to subdivide the site into 6 lots

RC220140 – Consent to subdivide potentially contaminated land

Both consents were dated 1 December 2022 and it is expected that RC220140 is applicable to a future application. RC220139 lapses on 1 December 2027 if not executed.

5. GEOTECHNICAL & ENVIRONMENTAL

A previous geotechnical report has been prepared in support of the aforementioned 6 lot subdivision and this is deemed applicable for a future application. No further geotechnical work is proposed.

Consent has been granted for subdividing potentially contaminated land and this consent has been confirmed by HDC to be applicable for a future 2 lot subdivision

6. SERVICING

All proposed connections have been designed to the proposed building platform on Lot 2. Scheme Plan 1178-SC01 details connection locations and type, however these are subject to engineering approval from HDC. Building consent is required for connection to the mains in Princes Street.

6.1 WASTEWATER

A new connection to Lot 2 hereon has been proposed to be constructed at the driveway to Lot 2. This is proposed to be a DN100 wastewater lateral connected to the existing wastewater main in Princes St.

6.2 STORMWATER

Stormwater for the existing house is understood to be discharged to Princes Street. No change is proposed to this system. Discharge from the roof area of Lot 2 is proposed to a holding tank (size to be confirmed) which will be installed as part of the building consent. The cost of this has been ignored at this stage.

6.3 POWER

It is understood that there is already a n existing power ICP at the address. The cost of installing the new connection is estimated as below.

6.4 WATER

Hurunui District Council have provided the water modelling assessment WS22085. This was completed for the 6 lot subdivision and is deemed applicable. Costs for connection of a new water meter have been included in the attached estimate from contractors. Connection has been proposed to be a DN32 water lateral due to the length of the lateral connection.

Previous applications have outlined a need for a new fire hydrant to be installed at the rear of the site. It is believed that the hydrants in the road are located sufficiently to reach the proposed building platform and this isn't required.



7. CONSTRUCTION COSTS

Construction estimates have been obtained from Civil and Land Construction Limited and JR Civil. Both of these companies are based in North Canterbury and have positive track record. Their estimates are both attached. Civil and Land Construction has estimated to be cheaper and is the preferred contractor.

In order to ensure that construction is completed seamlessly and in line with HDC expectation, some time is required by engineers to monitor construction resolving any issues and liaising with council. An estimate for this sum is hard to get accurate as there are a lot of unknown factors. Experience suggests that \$2,500-\$3,000 incl GST is a reasonable estimate, however unforeseen issues requiring additional time or site visits may change this. Any costs over that expected will be communicated if needed.

A building consent for the new connection into the wastewater manhole is required and the cost estimate for this is \$2,000 incl GST. This fee is charged on a cost basis.

- Engineers Construction Support	\$3,000 incl GST
- Building Consent	\$2,000 incl GST

8. ESTIMATE OF SURVEYING & CONSENT FEES

Datum Surveying fee proposal dated 4/9/2024 outlines fee estimates as follows:

Resource Consent Application	\$2,700
223/224 Application	\$1,800
Land Transfer Survey	\$7,000
Total	\$11,500 excl GST
	\$13,225 incl GST
Hurunui City Council Application fees	\$2,500 incl GST
LINZ plan lodgement fees	\$1,250 incl GST
Total	\$16,975 incl GST

9. POWER CONNECTION

Costs from Mainpower are estimated below. These costs are for a similar, recent job. There may be some variation from these costs

Application & Design	\$1,035 incl GST
Connection Fee	\$12,500 incl GST
Mainpower Economic Funding	- \$9,200 incl GST
Total	\$4,335 incl GST



10. WATER CONNECTION

Estimates from civil contractors outline the installation cost of the infrastructure from the property to the toby, however the following HDC costs are also expected for connection between the new toby and the water main.

Water connection at main	\$1,989 + installation costs
Meter install	\$775
Total	\$2,764 incl GST + installation costs

11. DEVELOPMENT CONTRIBUTIONS

HDC Development Contributions are payable on new titles. Estimate as follows:

Transfer Station Expansion:	\$380
Library Expansion:	\$600
Queen Mary Development:	\$600
District Sewer:	\$3,190
District Urban Water:	\$1,660
Total:	\$6,350 per lot incl GST

12. FEE ESTIMATE SUMMARY

Construction Costs	\$5,000
Surveying & Consenting Fees	\$16,975
Power Connection	\$4,335
Water Connection	\$2,764
Development Contributions	\$6,350
Total	\$35,424 incl GST

13. FUTURE DEVELOPMENT CONTINGENCY

It is recommended that consideration be made to installing provision to allow for future development of Lot 2. Additional pipework and ducting for future connections can be installed while trenches are open to minimise rework if future subdivision is proposed.

14. SUMMARY

This report serves to outline the anticipated costs of construction and consenting for an additional lot at 57 Princes St, Waikari. While consideration has been made to all expected costs, there may be costs that have been missed. Lawyers fees are unknown but expected to be approximately \$3-5,000 excl GST.