

Boundary Consultants

Licensed Surveyors

CLIENT NAME

60 ROYAL ROAD, MASSEY

SUBDIVISION FEASIBILITY REPORT

20 August 2010

Project 10306



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SUBDIVISION FEASIBILITY SUMMARY

PLEASE NOTE:

This feasibility study is based on a site visit and data search only. Reasonable efforts have been made to ensure the information is correct at the time of writing. More accurate information and costings can be provided once a full site survey has been carried out.

1.0 SITE

Site Address	60 Royal Road, Massey	
Legal Description	Lot 1 DP 55985 contained in fee simple certificate of title NA10C/673	
Site Area	835m ²	
District Plan	Waitakere City District Plan	
Zoning	Human Environment:	Living
	Natural Area:	General
	Landscape Features:	None
	Additional Limitations:	None
	Hazards:	None
	Roading Hierarchy:	Collector Road
Proposal	Subdivision of the subject site into two residential lots. The front lot will be created around a proposed house design (see further discussion on this later in the report). The rear lot will be created around the existing dwelling.	

Limitations of the report

- Boundary Consultants Ltd ("the Firm") must perform the Services using reasonable skill, care and diligence.
- Limit of Liability: The liability of the Firm for damages or losses (in contract, tort or otherwise, including negligence) in any way connected with the Services or the project is the lesser of five times the value of the fees or \$50,000. The Firm will only be liable for direct loss or damage. Liability is limited only to the direct client named in the report and does not extend to other parties.
- This report does not guarantee Council will issue any subdivision or other consents for this site.
- Financial information is based on general costs at the time of writing and information gathered in the report and is subject to change due to additional information and/or variation of prices.

2.0 INTRODUCTION

2.1 GENERAL COMMENTS

Any development, including subdivision of an existing site, that is not defined as a permitted activity in the District Plan will require a Resource Consent. Once a development is proposed, that proposal is assessed against all of the relevant rules in the District Plan and a Resource Consent needs to be applied for where any part of the proposal is identified as something other than a permitted activity.

When a Resource Consent is applied for, the applicant is requesting permission for an activity that is not allowed "as of right". The likelihood of Council granting that permission is determined by the number of 'infringements', the severity of each infringement and the mitigating measures that are able to be included with the proposal.

This feasibility report is designed to give an indication of the likely number and size of the infringements for your proposal, to indicate the likely issues that will need to be addressed and the general likelihood of consent being granted.

2.2 DEFINITIONS AND TERMS

The subdivision process is full of terms that are not familiar to many people. To help to make this feasibility summary more informative, we include a few of the more important terms, as they are generally defined in this context.

Site Area: The total area within the boundaries of a site.

Net Site Area: The total area of a site, less any area, within a driveway, less than 6m wide leading to a rear site.

Buildings: Any structures, including covered decks and any part of an uncovered deck that is more than 1m off the ground. Eaves that are less than 750mm wide are excluded.

Impermeable Surfaces:

Any buildings or surface (such as concrete) that creates a physical barrier to water soaking into the ground. Under the Waitakere City District Plan, any paths less than 1m wide are not considered to be impermeable surfaces.

Generally Protected Trees:

Any tree that is over 6m in height or has a girth exceeding 600mm, measured 1.4m above the ground, is considered to be generally protected. There are some exceptions where the variety of tree is specifically listed in the Council's Removable Vegetation Appendix or Environmentally Damaging Plants Appendix.

Dripline: The dripline of a tree is defined to be all of the area below the canopy spread of the tree.

Public Drainage:

The public drainage system that carries wastewater or stormwater for multiple properties. The individual connections to that system for each dwelling are also considered to be public.

Private Drainage:

The drainage system on a property, from the source of the discharge to a connection to the public system. If this drainage runs across another property, it will be protected by an easement over that property.

Under the Waitakere City Council District Plan, activities are defined to be:

- Permitted Activity (no consent required)
- Controlled Activity
- Limited Discretionary Activity
- Discretionary Activity
- Non-Complying Activity

These are in ascending order of severity and in order of what limits Council may place on them. If the proposed development only involves permitted, controlled and limited discretionary activities it is easier to get it approved and the conditions on the consent will generally be less. Once there are Discretionary activities involved you start to need neighbour's approval etc and Council have more power to reject the application or impose stringent conditions.

3.0 ISSUES TO BE CONSIDERED FOR 60 ROYAL ROAD

This section raises specific areas which are likely to have some issues that will need to be addressed before Council will grant consent. Section 4.0 provides more detailed comments on the overall proposal.

3.1 SITE AREA AND ACCESS

60 Royal Road is in the Living Environment under the Waitakere City Council District Plan. In the Living Environment, a site with a net site area of at least 450m² is a permitted activity.

In this case there is not enough room for 2 sites of that size. If two lots with a net site area of between 350m² and 450m² can be designed however, this will be a limited discretionary activity. Such activities are regularly approved by Council, where other aspects of the proposal comply with Council's standards.

In order for Council to process this sort of application however, a specific house design will be required for the front lot.

Please note that a Resource Consent application at Waitakere City Council is asking for consent to the **specific** proposal in that application only.

If the intention is to subdivide and sell the front lot without building on it first, we can use a standard house design that we have available. If the intention is to build on the front site, it will save time and money to get plans for the specific house, and incorporate that in the application.

If a different house design is used when the lot is built on, under Waitakere City Council rules, an additional land use consent may be required, with the associated time and cost involved.

With the location of the existing house and shape of the property, there will be no specific issues providing adequate access for both proposed lots.

3.2 STORMWATER DRAINAGE

The property does not appear to be currently connected to the public stormwater system. As this is an existing situation it is not a problem for the existing house. With the subdivision of the site however, Council will want to review the overall stormwater situation on the site.

The solution to this is generally to provide a connection to the public line for the new site. In this case, the public line is some distance away. The stormwater line across the road from the property is up hill a different solution will be required by an engineer. An alternative to connecting to the public line may incorporate stormwater detention tanks on site.

An engineer will need to be appointed to assess your specific situation and recommend a stormwater solution that would be acceptable to Council. The engineer would also provide calculations and design plans to support that solution, which would then be submitted with the Resource Consent application. The plans and calculations could also then be used to obtain engineering approval for any construction, if such approval is required.

3.3 TREES

In order to subdivide the site, and build on what will be the front lot, a number of generally protected trees will be affected. Some are likely to need to be removed. Council are also concerned where other works are undertaken within the dripline of such trees. In this case, there is likely to be drainage works within the dripline of some of the trees. Depending on the subdivision design, there is also likely to be other earthworks within driplines.

An arborist will need to be appointed once the final subdivision design is confirmed. They will assess the impact of the design on the relevant trees, recommend tree protection measures and write a report to Council that can be included with the application.

4.0 PRELIMINARY OVERVIEW OF THE PROPOSAL

4.1 Legal Description

The site is legally described as Lot 1 DP 55985 containing 835m² in certificate of title, NA10C/673. There are no encumbrances on the title that affect any Resource Consent application.

A Copy of the certificate of title is contained in Appendix A.

4.2 Physical Description

The subject site is a front site accessed from the northern side of Royal Road, east of the intersection with Kemp Road. A two storey dwelling is located at the rear of the site which is accessed via a driveway approximately 30m long along the eastern site boundary. The site has a slight gradient, falling away from the road.

The site is well endowed with with mature trees on the front of the property. The area of the property to the rear of the existing house is predominately grass.

4.3 Scope of Report

The current report investigates the feasibility, under the current District Plan, of subdividing the subject site into two residential lots. The front lot will be created around a proposed building design. The rear lot will be created around the existing dwelling.

4.4 Planning Framework

As discussed above, the standard for residential lots in the Living Environment is a minimum net site area of 450m². As a Limited Discretionary Activity this is able to be reduced in the Living zone to 350m².

Apart from the size of the proposed lots, no other specific planning issues apply to this property. The remainder of the rules that need to be considered in this situation refer to general standards, that all properties need to comply with.

4.5 Access, Parking, Maneuvering

Both lots will require access from Royal Road. Depending on the proposed lot boundaries this can be access via a shared driveway or via two separate driveways. The driveway(s) will need to be at least 2.8m in width. Given the smallish site size and the long, narrow nature of the site, a shared driveway is likely to provide the best use of the site and reduce the infringements to be assessed.

If a shared driveway is decided on, it will need to be proved that the existing driveway is up to Council's shared driveway standards, or the driveway will need to be replaced. For a Category I driveway, servicing 1-2 dwellings, the concrete will need to 150mm thick and appropriate stormwater control will be required.

The rear lot will require enough turning room to ensure that any vehicles accessing that lot can avoid reversing on the driveway and on to or off of the road.

As Royal Road is a collector road, which is classed as a neighbourhood road, vehicles accessing the front lot would be able to use reverse manoeuvring if the distance from the road to the parking on that lot is less than 20m. Otherwise adequate manoeuvring room will also be required on that lot.

Both lots will require 2 off-street parking spaces. These are already provided on the rear lot as the existing house includes a double garage.

The design of the access to the two lots, and parking/turning on the lots will be addressed when the proposed boundaries for the two lots are decided on and a house design provided. There is adequate room to provide access, parking and manoeuvring on the site, the design will just need to take into account all of Council's requirements.

4.6 Vegetation

As discussed earlier, there are a number of generally protected trees on the site. These trees and their drip lines will need to be located on any scheme plan and an arboricultural assessment undertaken to assess the effect of the proposed development on those trees. This cannot be completed until the final design of the subdivision is settled.

4.7 Wastewater Disposal

From the private drainage plan that we have of the site, it appears that the existing dwelling is connected to the wastewater manhole located to the west of the existing house. Council's public drainage plan indicates that there is a connection to the public line on the western side of the house. It will need to be confirmed which of these is correct.

For the new lot, an additional connection to the public line will be required. Each lot is required to have separate wastewater drainage and individual connections to the public system. An easement will be required to protect the private drainage from the front lot, where it crosses the rear lot. The final proposed location of the new drainage for the front lot will be determined once the location of the existing connection is confirmed and the location of lot boundaries and the proposed house on the front lot finalised.

Copies of Council's public drainage plan and the as-built plan of the existing private drainage are attached in Appendix B.

4.8 Stormwater Disposal

As discussed earlier, there is no existing connection to the public stormwater system from the property. Once the property is subdivided, the total impermeable surface area on the site will be increased. To mitigate for this, Council will require that some sort of stormwater detention tanks be installed or a connection to the public stormwater be constructed.

The maximum impermeable surface area permitted, in the General Natural Area, is 60% of the site area where there is a connection to the reticulated (public) system or 15% of the site area where no connection is possible.

As previously discussed, you will need to appoint an engineer to address these matters. They will liaise with us, yourself and Council to establish the best option for you that will still meet Council's requirements. They will provide the necessary calculations and plans to prove to Council that the proposed stormwater solution will adequately mitigate for the increased impermeable surface area.

4.9 House Design

As the existing site is only 835m², two lots with a net site area of at least 450m² cannot be created. In addition, the site is only 17m wide. This may make it difficult to meet Council's requirement, in the infill subdivision rules, that each lot include a 15m x 15m shape factor. As previously discussed, a house design would be required for any subdivision application to demonstrate that the site could support residential development that complied with Council's other development controls.

Any such design would need to include site and floor plans and elevations for the proposed house. The design and location of the house would also be used to show the required parking for two vehicles, any on site vehicle manoeuvring, an appropriate outdoor living court and proposed drainage and service connections (including any detention tanks).

The design would need to be taken into consideration by the arboricultural assessment. Where the location of the dwelling, access and vehicle manoeuvring conflicts with the existing location of any generally protected vegetation, and requires removal, it may be feasible to provide some replacement planting.

4.10 Services

The existing power and phone services are overhead. Power, phone and water supply for the new lot will be required to be provided underground. Once the final subdivision design is determined, a decision can be made on where those services should be laid. You could also chose to replace the existing overhead power and phone services with underground services.

There are existing fire hydrants located close enough to the subject site. No additional hydrants would therefore be required.

The location of any proposed service trenches would also need to be considered in the arboricultural assessment.

4.11 Summary

A two lot subdivision creating a second residential lot at the front of the site appears feasible, on a non-notified basis, subject to specific stormwater design, an arboricultural assessment and a house design that takes into account the constraints of the site. Before proceeding any further a stormwater engineer will need to be engaged to provide advise on a solution for stormwater disposal that would be suitable to Council.

5.0 Financial Summary

It is important to consider all of the costs involved in the subdivision of a site, before embarking on the project. A preliminary estimate of the total costs is attached in Appendix C to this document.

These costs will be spread over the time of the project. The first step (and therefore cost) is to complete a full site survey. Once this is completed, the information will be available to obtain quotes where required, to complete a scheme plan of the proposal and to write the application. At that time, the rest of the costs in the estimate can be further refined.

The remainder of the costs in Section A will be incurred and will need to be paid before the Resource Consent can be approved and issued.

Once the Resource Consent is issued, you will have a length of time to complete the rest of the process and therefore incur the rest of the costs. The standard length of time to give effect to your consent is 5 years.

I trust that the above information is of assistance. Please feel free to contact me if you have additional questions or require further clarification of the matters outlined here.

When you are ready to proceed further, please contact us and we advise throughout the process.

Philip Gillies
Licensed Cadastral Surveyor

APPENDIX A

Certificate of Title

NA10C/673

Sample Report
Only



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NA10C/673
Land Registration District North Auckland
Date Issued 24 November 1966

Prior References

NA1818/74

Estate Fee Simple
Area 835 square metres more or less
Legal Description Lot 1 Deposited Plan 55985

Proprietors

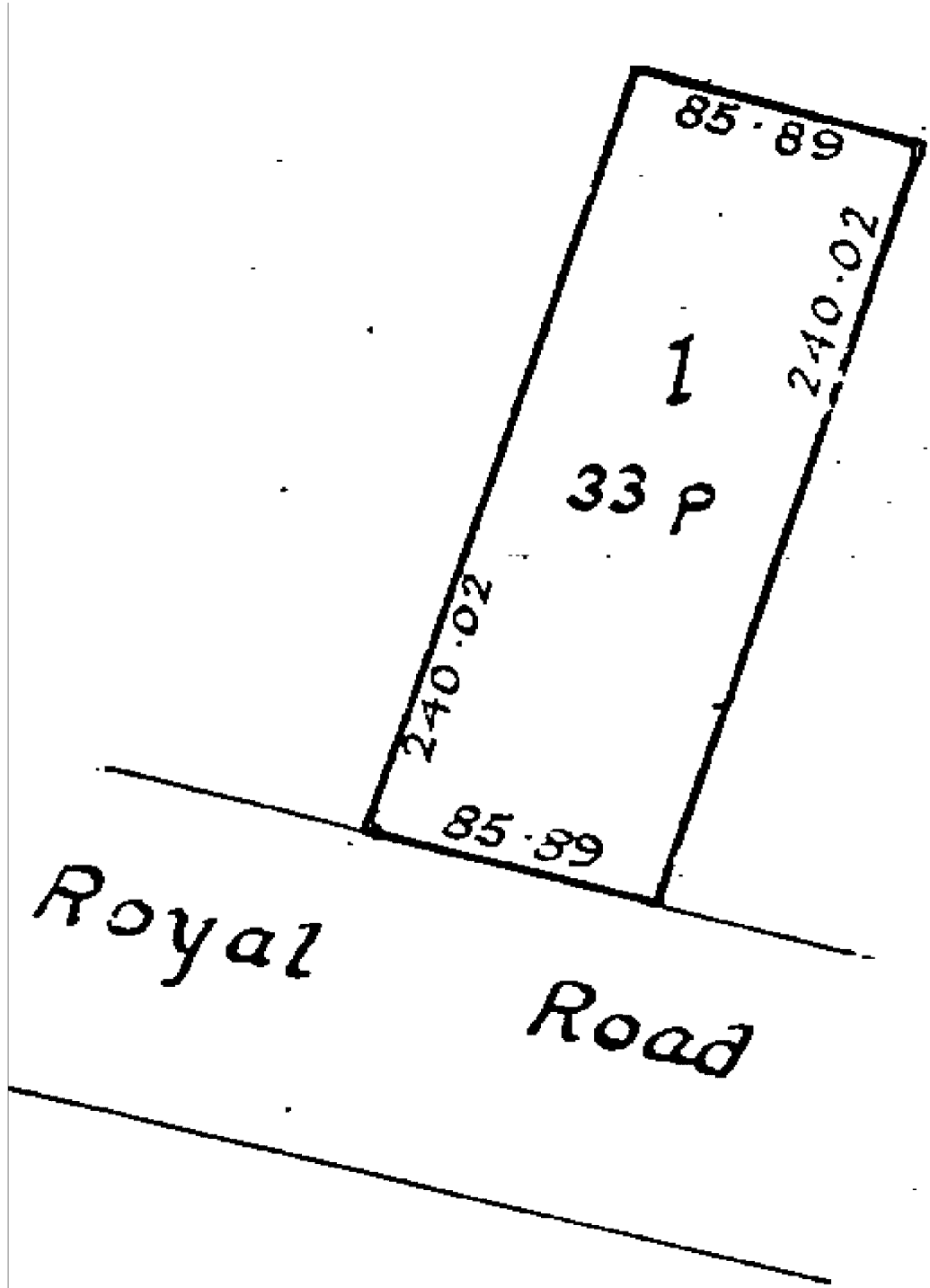
Serafi Ioane, Rosemarie Ioane and Etevisa Ioane

Interests

D166463.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 4.7.1997 at 9.28 am

Identifier

NA10C/673



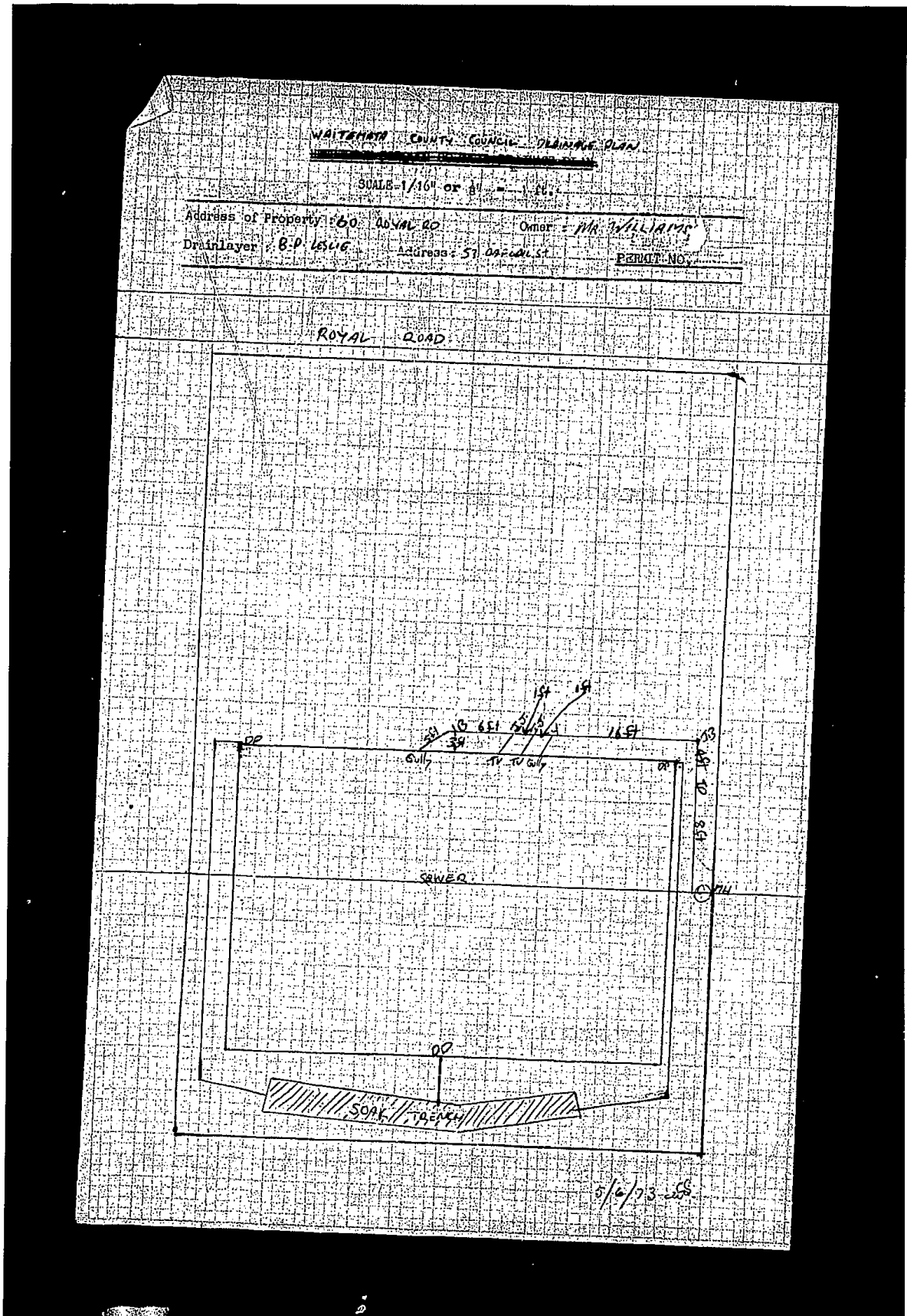
APPENDIX B

Drainage Plans

- Public Drainage Plan from Waitakere City Council Records
 - Private Drainage Plan, dated 5/6/73

Sample Report Only





APPENDIX C

Preliminary Estimate

Sample Report
Only

Preliminary Estimate of Costs for a 2 Lot Subdivision 60 Royal Road, Massey

Preliminary Estimate Date

12 August 2010

All prices exclude GST and disbursements unless noted otherwise

A Resource Consent Application		
1	Topographical Survey – (Site Survey)	\$1,500
2	Resource Consent Application	\$4,000
3	Project Management Fee	\$2,000
4	Other Possible Consultants	
	Arborist *	\$1,500
	Civil Engineer *	\$2,000
	Architect *	\$1,500
5	Council Subdivision And Land Use Application	! \$4,500
6	Other Council Costs	! \$2,500
Total A (Plus GST and disbursements)		\$19,500
B Cost to Complete Development		
1	Land Transfer Survey –2 Lots	\$5,000
2	Engineering and Drainage Design and Associated Consents *	\$2,000
3	Construction Costs	
	Driveway *	\$5,000
	Storm Water Drainage *	\$5,000
	Sanitary Sewer Drainage *	\$2,000
	Power *	\$2,000
	Telephone *	\$1,500
	Water Supply *	\$1,000
	Asbuilt Drawings	\$2,000
4	Land Information New Zealand Lodgement Fee (approx)	\$1,000
5	Councils Charges	
	Development Contribution – Approx	\$12,000
	Council Reserve Contribution Fee – Approx	\$15,000
	Other Council Fees	! \$3,000
	Council Fees for 223 and 224c Certificates	! \$2,000
6	Solicitor's fees to apply for new titles *	\$3,000
Total B (Plus GST and disbursements)		\$61,500
Total A + B (Plus GST and disbursements)		\$81,000

Note: Costs are approximate only and are only to be used as a general guideline as at the date of this report. Specific issues may arise that will change the costs. Specific Quotes will be required for each item marked with *. Council costs (!) change from time to time and the actual fees to be paid will depend on the timing of the applications and the amount of time that Council officers spend on the work. Boundary Consultants are not responsible for variations to these costs.