

Boundary Consultants

Licensed Surveyors

SUBDIVISION FEASIBILITY REPORT

28 January 2015

Project 13019



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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

Legal Description

Site Area 1012m²

District Plan Auckland Council (West)

Zoning Operative Plan	Human Environment:	Living 2
	Natural Area:	General / Protected
	Landscape Features:	None
	Additional Limitations:	WCC RW6 Road Widening designation.
	Hazards:	Flood Plain
	Roading Hierarchy:	District Road

Zoning Proposed Auckland Unitary Plan	Zone:	Single House
	Overlays:	Significant Ecological Area Land SW Management Area Whau 2

Proposal Subdivision of the subject site into two residential lots. The front lot will be created around the existing house. The rear lot will be created as an empty lot.

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

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.

3.0 ISSUES TO BE CONSIDERED

This section raises specific areas which are likely to have some issues that will need to be addressed before Council will grant consent.

3.1 SITE AREA AND ACCESS

the Living 2 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. If the net site area is reduced below 450m² in the living 2 zone it is classed as a full discretionary activity. A two lot subdivision should be able to be designed with permitted lot sizes.

With the location of the existing house and shape of the property, there appears to be adequate vehicle access to the rear site if the existing garage is removed. Both sites will require two off street parking places and both lots will require on site reverse manoeuvring for vehicles as Portage Road is a district road. The existing driveway will probably need to be replaced with a complying shared driveway.

3.2 STORMWATER DRAINAGE

The property does not appear to be currently connected to the public stormwater system. With the subdivision of the site, 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 stormwater line for the new site. In this case, the public line at the corner of Portage and Golf roads and can be extended to the site relatively easily but at the developers cost. Alternatively there is a storm water pipe in the adjacent golf course land. Connection to this would be easier and cheaper, but would require land owner approval.

3.3 WASTEWATER DISPOSAL

From the drainage plan that we have of the site, it appears that the existing dwelling is connected to the wastewater pipe running through the center of the property. 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 may be required to protect the private drainage. The final proposed location of the new drainage will be determined once the location of the existing connection is confirmed and the location of lot boundaries and the proposed house finalised.

Copies of Council's public drainage plan is attached in Appendix B.

3.4 SERVICES

The existing power and phone services are overhead. If these lines are below 4.2m they may need to be relayed underground. Power, phone and water supply for the new lot will be required to be provided underground and are generally laid in the new driveway.

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

3.5 HOUSE DESIGN

If the net site areas are at least 450m² and meet Council's 15m x 15m shape factor then no house design is required for the vacant lot.

3.6 OVERLAND FLOW PATH

Council's GIS records a small flood area on the property. This will mean that any development on the site will require a flood risk assessment by an appropriately qualified engineer to ensure any buildings are outside the 1 in 100 year flood zone.

3.7 PROTECTED NATURAL AREA

Council's Natural area planning maps show a small portion at the rear of the property as Protected Natural area. This is a thin strip of land that should be outside any development area. If buildings were to be constructed in this area then additional ecological or arborist reports may be required.

3.8 ROAD WIDENING DESIGNATION

Council have designated they wish to widen the road in front of 185 Portage Road by 3m from the existing road boundary. This will equate to approximately 45m² of land. This land cannot be included in the net area, but any infringements this may create should be relatively easy to get approved.

4.0 PROPOSED AUCKLAND UNITARY PLAN

Most of the Proposed Auckland Unitary Plan (PAUP) is not currently operative and therefore carries little weight in assessing the development. However, the PAUP rules concerning Storm water and Ecological areas do have legal effect.

4.1 PAUP STORMWATER

The PAUP provisions require storm water detention and retention for additional impermeable surfaces over 25m². This will apply to this proposal.

4.2 PAUP ECOLOGICAL AREA

The PAUP shows a significantly larger area as ecologically significant than the previous protected natural area. This now covers most of the rear of the property. The PAUP allows for up to 300m² vegetation clearance for a house site where there is no practical alternative. This will need to be applied for as an infringement.

4.3 PAUP ZONING

The PAUP zone for this property is Single House which has a maximum density of 600m². This is not operative and will not affect the application significantly. However, please note, that if the subdivision consent is not issued prior to the PAUP becoming operative this will essentially remove any subdivision potential for this property.

5.0 FINANCIAL COSTS

Appendix C has an approximate summary of cost for this property. There are still a number of areas the costs may vary due to design, construction or consenting issues. Boundary consultants does not take responsibility for variations to these costs.

6.0 SUMMARY

A two lot subdivision creating a second residential lot at the rear of the site appears feasible, on a non-notified basis, subject to the significant ecological area, flood report and getting Resource Consent for the project prior to the PAUP becoming operative.

Philip Gillies
Licensed Cadastral Surveyor

APPENDIX A

Certificate of Title

NA880/172



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

Search Copy



Identifier **NA880/172**
Land Registration District **North Auckland**
Date Issued 11 July 1947

Prior References

NA727/231

Estate	Fee Simple
Area	1012 square metres more or less
Legal Description	Lot 42 Deposited Plan 9617

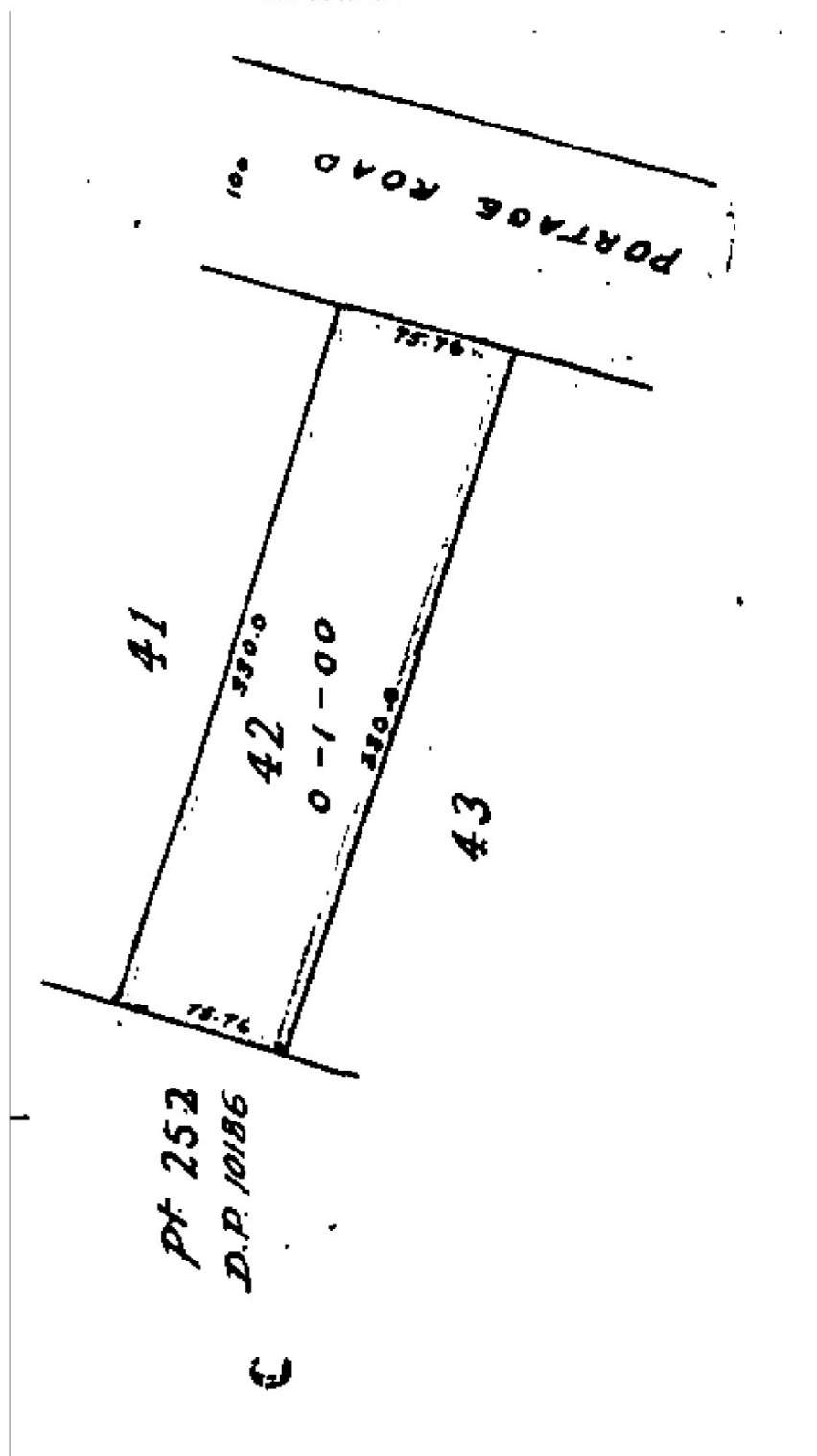
Proprietors

John David Boyle as Executor

Interests

Identifier

NA880/172



Transaction Id
Client Reference 13019

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Register Only

APPENDIX B

Drainage Plans

- Public Drainage Plan from Waitakere City Council Records



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185 Portage Road



Auckland Council
Te Kaitiaki o Tāmaki Makaurau

Created: Friday, 7 November 2014, 10:02:48 a.m.

Scale @ A4 1:500

APPENDIX C

Preliminary Estimate of Costs

Preliminary Estimate of Costs for a 2 Lot Subdivision 185 Portage Road, New Lynn

Preliminary Estimate Date

10 November 2014

All prices exclude GST and disbursements unless noted otherwise

A Resource Consent Application		
1	<u>Topographical Survey – (Site Survey)</u>	\$2,000
2	<u>Resource Consent Application</u>	\$5,000
3	<u>Project Management Fee</u>	\$3,000
4	<u>Other Possible Consultants</u>	
	Ecologist / Arborist	\$3,000
	Civil Engineer	\$2,000
	Geotechnical Engineer	\$-
	Architect	\$-
	Traffic Engineer	\$-
	Soil Contamination Report	\$-
5	<u>Council Subdivision And Land Use Application</u>	\$4,500
6	<u>Other Council Costs</u>	\$2,500
Total A (Plus GST)		\$22,000
B Cost to Complete Development		
1	<u>Land Transfer Survey –2Lots</u>	\$5,000
2	<u>Engineering and Drainage Design and Consents</u>	\$6,000
3	<u>Construction Costs</u>	
	Driveway	\$15,000
	Storm Water Drainage	\$10,000
	Sanitary Sewer Drainage	\$3,000
	Power	\$3,000
	Telephone	\$2,000
	Water Supply	\$12,000
	Asbuilt Drawings	\$2,000
4	<u>Land Information New Zealand Lodgement Fee</u>	\$2,000
5	<u>Councils Charges</u>	
	Development Contribution	\$24,000
	Other Council Fees	\$6,000
	Council Fees for 223 and 224c Certificates	\$2,000
6	<u>Solicitor's fees to apply for titles</u>	\$4,000
Total B (Plus GST)		\$96,000
Total A + B (Plus GST)		\$118,000

Note: Costs are approximate only and are only to be used as a general guideline. Quotes will be required for each item