

EQ

16 December 2021

Miriam Mowat
Email: miriammowat@gmail.com

Dear Miriam

**POSSIBLE SUBDIVISION – 94 DOUGLAS STREET, TIMARU
LOT 2 DP 482161**

We thank you for your recent enquiry regarding the above property. We have now had the chance to carry out some initial investigation regarding a possible four lot subdivision and we now report as follows:

The subject property is zoned Residential 1 in terms of the Operative Timaru District Plan. The minimum allotment size for allotments encompassing dwellings at the time of subdivision is 300 square metres. Based on an aerial photograph, new internal boundaries can be established to comply with that minimum area requirement associated with the existing dwelling.

In addition to Council's minimum allotment sizes, Council's Performance Standards within the Residential 1 Zone also control a number of other site requirements such as 50 square metres of open space and compliance with Council's recession plane (shading) requirements for adjoining land etc.

Subject to the nett buildable area (excluding the leg-in access areas) for the proposed three vacant rear sites being at least 550 square metres each, we anticipate the subdivision would be classified as a Controlled Activity in terms of the Timaru District Plan. The subdivision application would otherwise be classified as a Discretionary Activity if any of the proposed vacant allotments were undersized. The Timaru District Council has approved a number of similar Discretionary subdivisions on a case-by-case basis in the last 18 months or so, typically without written approvals from neighbours.

Council's Timaru District Plan requires a legal access width of at least 6.0 metres wide for the first 9.0 metres and 5.0 metres wide thereafter, with a formed width of at least 5.0 metres for the initial 9.0 metres and 4.0 metres thereafter to service 3-6 allotments/household units. We note that #100 Douglas Street has a legal right of way over your property's leg-in access. The existing leg-in access to Douglas Street is in excess of 6.0 metres wide which meets the legal width required for the resultant number of users (5). Council's right of way width can be reduced to a legal width of 3.50 metres (2.7 metre formation) where there are 1-2 allotments on a leg-in access. The existing and proposed shared accesses (rights of way) would need to be constructed (formed, sealed and drained) to meet with the requirements of the Timaru District Council prior to the completion of the subdivision, along with certification from your contractor in terms of NZS 4404: 2010.

As there are three or more allotments / household units sharing a private leg-in vehicle access, Council's District Plan requires that on-site vehicle manoeuvring be provided to prevent any reversing on or off Douglas Street.



Douglas Street is identified in the Timaru District Council District Plan as a Collector Road. It is also noted that the property's June Street frontage is not accessible due to the embankment below the street level.

As a condition of Council's subdivision consent approval, the proposed allotments will each require independent water service connections. All allotments will also require connections to be installed to Council's sewer and stormwater networks. All new connections will require services consent approvals from the Timaru District Council along with a building consent to install private drainage. Stormwater will need to be stored on site to meet with the requirements of the Timaru District Council and / or Environment Canterbury at the time of building consent for new dwellings on the vacant rear allotments and also for any stormwater runoff from the proposed rights of way.

Power and phone services are not a Timaru District Council requirement at the time of the subdivision approval for the vacant sites and the installation of those services can be deferred until the time of future building consents, if you wish, however we would recommend as a minimum, laying service ducts to allow for future servicing requirements.

To protect any existing essential services (water, stormwater, sewer, power and telecom) for the existing dwelling, and any future service connections and shared access (rights of way), easements can be provided at the time of the final survey plan on an as needed basis.

Referring to the attached Zone Map prepared by Council as part of the pending proposed Timaru District Plan, a flood depression area adjacent to the southeast boundary of the site has been identified. This may potentially restrict the land use or future building platform in this area of the site and this will require consultation with the Timaru District Council at an early stage.

Council's Planning Rules also require an open space and reserve contribution for new residential allotments. This financial contribution can be levied on either at the time of a building consent or subdivision consent, with the contribution being \$500.00 including GST per additional allotment or dwelling, with a credit for the existing Record of Title.

Based on the foregoing, we now provide an estimate of survey costs to complete the proposed four lot subdivision in terms of the Operative Timaru District Plan:

Survey Costs – Milward Finlay Lobb Limited

1	Initial site visit and preparation of a concept plan and subsequently the full subdivision consent application (non-notified Discretionary Activity) to the Timaru District Council in terms of the Operative Timaru District Plan and the Resource Management Act 1991.	\$5,000.00 - \$6,000.00
---	--	-------------------------

Survey Costs – Milward Finlay Lobb Limited

2	Land title survey to define new boundaries and prepare survey and title plans in terms of the Cadastral Survey Rules 2021. In house quality assurance checks. Survey plan lodgement with Land Information New Zealand and liaison with client, Council officers and solicitor as necessary.	\$5,500.00 - \$6,500.00
---	---	-------------------------



Survey Costs – Milward Finlay Lobb Limited

3	Preparation of final subdivision documentation and application to the Timaru District Council for final subdivision approval pursuant to Sections 223 and 224(c) of the Resource Management Act 1991. Liaison with client and contractor/s on an as needed basis. Preparation of service consent applications, right of way detail and building consent application for new services (if required). Calculation of Stormwater attenuation (storage) requirements and complete GPS topographical survey for services design.	\$6,000.00 - \$18,000.00 Provisional sum (subject to final scope of works) some of these works maybe able to be completed by your contractor/s?
---	---	--

Timaru District Council Costs

4	Processing subdivision consent application (\$728.00 including GST deposit).	Allow \$2,000.00 - \$2,500.00
5	Final subdivision approval fee under Sections 223 and 224 (c) of the Resource Management Act 1991.	\$370.78
6	Service Consent Application Fee, for new services. \$400.00 per allotment.	\$1,043.78
7	Open Space contribution for three additional allotments.	\$1,304.35
8	Waimataitai sewer capital contributors. (Approximately \$1,500 excluding GST for each new allotment and this figure is inflation adjusted).	Approximately \$4,500.00 (inflation adjusted)

Land Information New Zealand Costs

9	Plan Lodging Fee Payable to Land Information New Zealand. This is based on the number of allotments and easements, and the fee is set by Government Regulation.	Provisional Sum \$1,750.00
---	---	----------------------------

Site Alterations

10a	The Douglas Street vehicle accesses will need to comply with current Timaru District Council requirements. The shared driveways (rights of way) will need to be formed, sealed and drained to the requirements of the Timaru District Council as conditions of subdivision consent approval.	Costs should be confirmed with local Council approved contractors (contractors list attached) for connections to Council infrastructure. Private building consent works can be completed by a suitably qualified plumber / drainlayer and / or your Council approved contractor
10b	Allotments will require independent water service connections, along with stormwater and sewer connections to Council infrastructure. (existing sewer and stormwater connections may need to be realigned to be clear of the future buildable areas within the rear allotments)?	



Site Alterations

- 10c The Timaru District Council will require contractor or plumber certification confirm all services are independent or easements have been defined.

Legal Costs

- | | | |
|----|---|-------|
| 11 | Legal costs associated with an application for the four new Records of Title should be confirmed with your solicitor. | \$?? |
|----|---|-------|

These estimates are GST exclusive and no allowance has been made for additional costs such as new power or phone connections, fencing of new boundaries, Timaru District Council building consent fees associated with new private services within the rear allotments, National Environmental Standard reporting for soil contaminants, design or installation of retaining walls, taxation, real estate commissions or site clearance.

All of the above is based on a subdivision in term of the Operative Timaru District Plan. The Timaru District Plan is currently under review with new Residential zones and subdivision rules pending notified by Council (approximately April 2022). In terms of the Draft District Plan, your property is zoned General Residential Zone (GRZ) which replaces the Residential 1 zoning. We anticipate that the new District Plan will still encourage infill Residential development, however we anticipate that Council costs and subdivision standards will increase.

Council's subdivision consent once granted is valid for five years. The order of new titles is unable to be completed until all of the subdivision consent conditions are complied with to the satisfaction of the Timaru District Council, along with the completion of the final subdivision plans.

Once again, we wish to thank you for your initial enquiry and please feel free to contact our office if we can be of any further assistance or wish to proceed further.

Yours sincerely

Andrew Rabbidge
Director
Licensed Cadastral Surveyor