

CCC: NPS Development Feasibility Calculator
Land Development Inputs

| Item | Model | Category / Section | Description | Unit | Rate | Timing | Comments and Notes |
|------|------------------|--------------------|---|-----------------------|-----------|--------|--|
| 1 | Land Development | Key Input | Extra roading for increased dw/ha | % | | | May need some guidance from planners / designers. |
| 2 | Land Development | Key Input | Extra landscape reserve for dw/ha | % | | | May need some guidance from planners / designers. |
| 3 | Land Development | Key Input | Project contingency | % | | | |
| 4 | Land Development | Civil Works | Subdivision costs | per new lot | \$ - | 10% | Unclear what is required. There is a category for 'Resource Consent Fees' below, so what is anticipated to be priced here? |
| 5 | Land Development | Civil Works | Existing land clearance | per ha raw land | \$ 10,000 | 10% | Brownfield land clearance costs can vary considerably for each site depending upon previous usage, remaining structures and pavements, etc. Assuming that major demolition costs and contamination costs would be assessed on a case by case basis then \$10,000m2 per Ha would be sensible. |
| 6 | Land Development | Civil Works | Earthworks and site preparation | per m3 raw land moved | Various | 10% | Suggest split into categories based upon flood levels and measured per Ha or m2. Calculator is based upon having a general cut/fill balance, hence the rate per m3. Given that in Chch we will generally be raising the levels then suggest a rate per Ha will be more applicable. |
| 7 | Land Development | Civil Works | Roading | per m2 road res | \$ 205 | 50% | Refer detailed breakdown. Assume 6m wide carriageway with 2m wide footway and 1m wide berm to either side, including tree pits and street lights. |
| 8 | Land Development | Civil Works | Water supply** | per lin m of pipe | \$ 225 | 25% | Refer detailed breakdown. |
| 9 | Land Development | Civil Works | Wastewater** | per lin m of pipe | \$ 666 | 25% | Refer detailed breakdown. |
| 10 | Land Development | Civil Works | Landscape & stormwater reserves | per m2 reserve | \$ 56 | 50% | Refer detailed breakdown. |
| 11 | Land Development | Civil Works | Civil works contingency | % of civil costs | 20% | 50% | The civil works could vary from the assumptions above and therefore a relatively high contingency should be maintained. |
| 12 | Land Development | Fees and Charges | Resource Consent Fees | per dwelling | \$ 890 | 10% | Based upon standard CCC fees. May be worth cross referencing against actual consent fees to see how CCC are tracking i.e. are they generally sitting within these fees or exceeding them? |
| 13 | Land Development | Fees and Charges | Council Development and Financial Contributions | per dwelling | \$ 19,971 | 10% | Contributions vary by area, however, greenfield and Banks Peninsula has been excluded from this calculation. Heathcote and Halswell have higher rates than other areas for Stormwater. They have been included in the average but if they were to be excluded then this rate could come down by \$1,100 per dwelling in some areas. However for ease of use, suggest that the average is used as it is currently calculated. |
| 14 | Land Development | Fees and Charges | Legal | of sales price | 2% | 50% | Would recommend between 1-2%. Model currently has 2% which is suitable. |
| 15 | Land Development | Fees and Charges | Water Connection | per dwelling | \$ 1,045 | 50% | As per CCC standard residential connection charge |
| 16 | Land Development | Fees and Charges | Sewerage Connection | per dwelling | \$ 1,000 | 50% | Costs may vary, \$1,000 is suitable. |
| 17 | Land Development | Fees and Charges | Stormwater Connection | per dwelling | \$ 1,000 | 50% | Costs may vary, \$1,000 is suitable. |
| 18 | Land Development | Fees and Charges | Electricity Connection | per dwelling | \$ 1,000 | 50% | Assuming majority of brownfield sites will have services nearby, then connection fee of \$1,000 is suitable. |
| 19 | Land Development | Fees and Charges | Telecoms Connection | per dwelling | \$ 1,000 | 50% | Costs may vary, \$1,000 is suitable. |
| 20 | Land Development | Fees and Charges | Gas Connection | per dwelling | \$ 1,000 | 50% | Costs may vary, \$1,000 is suitable. |
| 21 | Land Development | Fees and Charges | Site/Project Management | % of civil costs | 2% | 50% | Overall, would expect Professional services to be between 4-8% for a subdivision depending upon complexity. Total for items 21, 22 & 23 is 6.5% which is suitable, although suggest item 21 is lowered to 2% and item 22 increased to 3%. |
| 22 | Land Development | Fees and Charges | Consultant fees (RC application, engineering, geotech, etc) | % of civil costs | 4% | 10% | See comment above |
| 23 | Land Development | Fees and Charges | Legal, Accounting, Surveying | % of sales price | 1.5% | 60% | See comment above |
| 24 | Land Development | Fees and Charges | Sales and Marketing | % of sales price | 3% | 75% | Real estate fees can range from 1.5-4% generally, so 3% is suitable. |
| 25 | Land Development | Fees and Charges | Fees and charges costs contingency | % | 10% | 75% | The majority of these costs are fairly well known and therefore a slightly lower contingency could be utilised. Major risks around services connections should be limited as we are pricing Brownfield sites which would likely already have had services connections or will otherwise have them nearby, without the requirement for major upgrades. |

| Cost Update - March 21 |
|---|
| No change |
| No change |
| No change |
| No change |
| No change |
| Rates adjusted to reflect current market rates. Refer breakdown for details. |
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| No change |
| Updated based upon CCC <i>Resource Management Fee Schedule 2019-20</i> . Split of fees differs from previous fee schedule which had 2-10 lots, 11-20 lots, etc. but now up to 3 lots and over 3 lots. |
| Updated based upon latest published DC's on CCC Website. |
| No change |
| Updated as per latest published data on CCC's website. |
| No change |
| No change |
| No change |
| No change |
| No change |
| Percentage adjusted to reflect current market rates. |
| No change |
| No change |
| No change |

