

20 October, 2003

Ilko Scheepens
26 Duffy Road
RD 2
Waitakere

Dear Mr Scheepens

Re: Subdivision enquiry – Lot 10 DP63699

We believe this property to be subdividable under the bush block provisions of Rodney District Council's Proposed District Plan. The relevant rule allows for the subdivision of a title between 1ha and 2ha in size where in excess of 2ha of significant native bush is legally covenanted. In this case the bush is shown on Council's planning maps as Significant Natural Area which means it automatically qualifies for subdivision rights.

With regard to an estimate of costs for completing a bush block subdivision, our fees for obtaining a subdivision resource consent are generally in the order of \$1,500 + GST. This includes the application report, aerial photo (\$180.00 from NZ aerial mapping) and scheme plan showing the property and proposed lot layout. Council will charge a \$600.00 deposit fee. Because your bush is shown as a SNA, no report on the bush will be needed.

With regard to surveying costs, these could amount to approximately \$6,000 + GST but we would need to know the proposed lot layout to give a more exact estimate. Due to the nature of the area and the survey regulations, we would need to fix the location of the rear boundary peg on any side boundary that the proposed new lot ties in to. If the bush is dense, this may take considerable time.

Council will not charge a reserve contribution but will charge a road upgrading fee, which will probably be in the order of \$2,000 - \$3,000. Land Information NZ will charge a fee of between \$800 - \$1000 for plan lodgement fees. In addition there will be lawyers fees, fencing costs and drive construction costs. If the subdivision design does not entail a shared drive, no drive construction should be required at subdivision stage. However, we have had cases where drive construction was asked for, but it is unusual. It is possible that as part of the subdivision Council may require an engineering and geotechnical assessment of any proposed drive that crosses difficult country. This could cost around \$4,000 + GST. Council will also require geotechnical reports on the two proposed building sites. These may need to address specific foundation design due to the steep nature of the area. We would estimate the cost of such a report to be between \$2,000 - \$3,000 + GST.

From getting the go ahead we could have the application into Council within about three weeks (it takes up to 10 days for the photo to arrive). For a fully complying application such as this, Council would generally approve it within about two months.

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We trust the above is helpful. Please contact the writer if you require any further information or have any queries.

Yours Sincerely
CATO BOLAM CONSULTANTS LTD



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