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	Various	10%	Suggest split into categories based upon flood levels and measured per
Ŭ	Lana Development	CIVII VVOIKS	Edition of the preparation	moved	various	1070	Ha or m2. Calculator is based upon having a general cut/fill balance,
				moved			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.
							levels then suggest a rate per ha will be more applicable.
7	Land Development	Civil Works	Roading	per m2 road res	\$ 205	F00/	Defer detailed breekdown Assume Convide services were with 2m wide
/	Land Development	CIVII WORKS	Roading	per mz roau res	\$ 205	30%	Refer detailed breakdown. Assume 6m wide carriageway with 2m wide
							footway and 1m wide berm to either side, including tree pits and street
		o: :!			4 225	050/	lights.
8	Land Development	Civil Works	Water supply**	per lin m of pipe	\$ 225	25%	Refer detailed breakdown.
					4		
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
I -:							suitable.
15	Land Development	Fees and Charges	Water Connection	per dwelling	\$ 1,045	50%	As per CCC standard residential connection charge
16	Land Development		Sewerage Connection	per dwelling	\$ 1,000		Costs may vary, \$1,000 is suitable.
17		Fees and Charges	Stormwater Connection	per dwelling	\$ 1,000		Costs may vary, \$1,000 is suitable.
18	Land Development		Electricity Connection	per dwelling	\$ 1,000		Assuming majority of brownfield sites will have services nearby, then
10	Land Development	rees and charges	Electricity connection	per aweiling	\$ 1,000	30%	connection fee of \$1,000 is suitable.
19	Land Development	F d Ch	Telecoms Connection	per dwelling	\$ 1,000	50%	Costs may vary, \$1,000 is suitable.
20		Fees and Charges	Gas Connection	per dwelling	\$ 1,000		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,	% of civil costs	4%	10%	See comment above
			etc)				
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
1							lower contingency could be utilised. Major risks around services
1]		connections should be limited as we are pricing Brownfield sites which
1]		would likely already have had services connections or will otherwise have
1							them nearby, without the requirement for major upgrades.
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Cost Update - March 21

CCC: NPS Development Feasibility Calculator Building Development Inputs

the overall allowances included within items 41-43. Building Development Ancillary Design/Architect/Building Plans (BC appn) % of cons. Costs 5.0% 6.0% 10.0% 10.0% 12.0% 75% See comment above. Building Development Ancillary Site/Project Management % of cons. Costs 3.0% 3.0% 3.0% 3.0% 3.0% 50% See comment above.										R	ate					
Building Development Site Preparation	Item	Model	Category / Section	Description	Unit	Det	tached	Duplex		Terrace	2-3	Storey	4-7 Storey	8-12 Store	y Timing	Comments and Notes
Sulding Development Sulding Development Sulding Development Construction TC1 - Site prep costs - below slab, piling S/m2 S 229 229 229 229 239 2	26a	Building Development	Site Preparation	Site / Civil / Landscaping	m2	\$	31	\$:	31	\$ 31	\$	31	\$ 31	\$ 3	1 10	6
Bab Building Development Construction TCL-Site prep costs - below slab, piling cit. Cl. Site prep costs - below slab, piling cit.	26b	Building Development	Site Preparation	Demolition of existing building(s)		\$	110	\$ 1	10	\$ 110	\$	110	\$ 110	\$ 11	0 10	6 New item added
Second Construction Cardinary Construction	27	Building Development	Site Preparation	Preparation contingency	%		25%	2	5%	25%		25%	25%	25	% 10	
Sec Building Development Construction Const	28a	Building Development	Construction		\$/m2	\$	222	\$ 2	22	\$ 222	\$	275	\$ 604	\$ 30	7 259	6 Refer detailed breakdown.
Page Bulding Development Construction costs, ground floor and up** S/m2 S 1.514 S 1.546 S 1.577 S 2.054 S 2.711 S 2.711 S 7.711 S 7.	28b	Building Development	Construction		\$/m2	\$	413	\$ 4	13	\$ 413	\$	477	\$ 667	\$ 32	8 259	6 Refer detailed breakdown.
Low SPECIFICATION	28c	Building Development	Construction		\$/m2	\$	594	\$ 59	94 :	\$ 594	\$	594	\$ 793	\$ 35	2 259	6 Refer detailed breakdown.
MEDIUM SPECIFICATION	29a	Building Development	Construction		\$/m2	φ.	1,514	\$ 1,5	46	\$ 1,567	\$	2,054	\$ 2,711	\$ 2,71	1 55	6 Refer detailed breakdown.
NICH SPECIFICATION Niceway and parking area costs S/m2 S 110 Towns	29b	Building Development	Construction		\$/m2	\$	1,800	\$ 1,8	54	\$ 1,843	\$	2,372	\$ 3,113	\$ 3,34	6 55	6 Refer detailed breakdown.
31 Building Development Construction Build Cost Contingency	29c	Building Development	Construction		\$/m2	\$	3,145	\$ 3,0	18	\$ 3,124	\$	3,378	\$ 4,617	\$ 4,82	9 55	6 Refer detailed breakdown.
Building Development Ancillary Resource Consent Fees per dwelling \$ 890 \$ 890 \$ 890 \$ 890 \$ 890 \$ 890 \$ 25% Refer detailed breakdown. 33 Building Development Ancillary Building Consent Fees per dwelling \$ 4,000 \$ 4,000 \$ 4,000 \$ 12,580 \$ 12,580 \$ 25% As CCC standard charges. 34 Building Development Ancillary Council Development Contribution per dwelling \$ 19,971 \$ 19,971 \$ 19,971 \$ 19,971 \$ 19,971 \$ 19,971 \$ 25% Refer comment to item 32. 35 Building Development Ancillary Sewerage Connection per dwelling \$ 1,000 \$ 1,00	30	Building Development	Construction	Driveway and parking area costs	\$/m2	\$	110	\$ 1	10	\$ 110	\$	110	\$ 110	\$ 11	70	6
33 Building Development Ancillary Building Consent Fees per dwelling \$ 4,000 \$ 4,000 \$ 4,000 \$ 4,000 \$ 12,580 \$ 12,580 \$ 25% As CCC standard charges.	31	Building Development	Construction	Build Cost Contingency	%		7%	8	3%	9%		10%	12%	15	% 50	
Building Development Ancillary Council Development Contribution per dwelling \$ 19,971 \$ 19,971 \$ 19,971 \$ 19,971 \$ 19,971 \$ 19,971 \$ 25% Refer comment to item 32.	32	Building Development	Ancillary	Resource Consent Fees	per dwelling	\$	890	\$ 8	ĐO :	\$ 890	\$	890	\$ 890	\$ 89	0 25	Refer detailed breakdown.
Building Development Ancillary Water Connection per dwelling \$ 1,045 \$ 1,0	33	Building Development	Ancillary	Building Consent Fees	per dwelling	\$	4,000	\$ 4,0	00	\$ 4,000	\$	4,000	\$ 12,580	\$ 12,58	25	As CCC standard charges.
36 Building Development Ancillary Sewerage Connection per dwelling \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 5,000	34	Building Development	Ancillary	Council Development Contribution	per dwelling	\$	19,971	\$ 19,9	/1	\$ 19,971	\$	19,971	\$ 19,971	\$ 19,97	1 25	Refer comment to item 32.
37 Building Development Ancillary Stormwater Connection per dwelling \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 5,0	35	Building Development	Ancillary	Water Connection	per dwelling	\$	1,045	\$ 1,0	45	\$ 1,045	\$	1,045	\$ 1,045	\$ 1,04	5 50	6 Ditto
Building Development Ancillary Electricity Connection per dwelling \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 5	36	Building Development	Ancillary	Sewerage Connection	per dwelling	\$	1,000	\$ 1,0	00	\$ 1,000	\$	1,000	\$ 1,000	\$ 1,00	0 50	6 Ditto
Building Development Ancillary Telecoms Connection per dwelling \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 5 1,000 \$	37	Building Development	Ancillary	Stormwater Connection	per dwelling	\$	1,000	\$ 1,0	OO .	\$ 1,000	\$	1,000	\$ 1,000	\$ 1,00	0 50	6 Ditto
Building Development Ancillary Gas Connection per dwelling \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 1,000 \$ 5 1,0		Building Development	Ancillary	Electricity Connection	per dwelling		1,000	\$ 1,0	JO '			1,000				
41 Building Development Ancillary Technical (RC Application etc) % of cons. Costs 0.3% 0.4% 0.4% 0.3% 0.3% 0.3% 0.3% 0.3% 25% Would expect for rates to be between 8-16%, with detached houses at the lower end and high rise buildings at the upper end. This broadly aligns with the overall allowances included within items 41-43. 42 Building Development Ancillary Design/Architect/Building Plans (BC appn) % of cons. Costs 5.0% 6.0% 10.0% 10.0% 12.0% 12.0% 75% See comment above. 43 Building Development Ancillary Site/Project Management % of cons. Costs 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 50% See comment above. 44 Building Development Ancillary Sales and Marketing % of sales price 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used. 45 Building Development Ancillary Legal, Accounting, Surveying % of sales price 0.2% 0.4% 1.5% 1.5% 1.5% 1.5% 1.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used.		Building Development	Ancillary	Telecoms Connection	per dwelling						\$					
lower end and high rise buildings at the upper end. This broadly aligns with the overall allowances included within items 41-43. 42 Building Development Ancillary Design/Architect/Building Plans (BC appn) % of cons. Costs 5.0% 6.0% 10.0% 10.0% 12.0% 12.0% 75% See comment above. 43 Building Development Ancillary Site/Project Management % of cons. Costs 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 50% See comment above. 44 Building Development Ancillary Sales and Marketing % of sales price 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used. 45 Building Development Ancillary Legal, Accounting, Surveying % of sales price 0.2% 0.4% 1.5% 1.5% 1.5% 1.5% 1.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used.		Building Development	Ancillary		per dwelling	,	,	7 1,0	JO '		Y					
43 Building Development Ancillary Site/Project Management % of cons. Costs 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 50% See comment above. 44 Building Development Ancillary Sales and Marketing % of sales price 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 50% See comment above. 45 Building Development Ancillary Legal, Accounting, Surveying % of sales price 0.2% 0.4% 1.5% 1.5% 1.5% 1.5% 1.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used.	41	Building Development	Ancillary	Technical (RC Application etc)	% of cons. Costs	0	1.3%	0.4%		0.4%		0.3%	0.3%	0.3%	251	lower end and high rise buildings at the upper end. This broadly aligns with
44 Building Development Ancillary Sales and Marketing % of sales price 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 3.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used. 45 Building Development Ancillary Legal, Accounting, Surveying % of sales price 0.2% 0.4% 1.5% 1.5% 1.5% 1.5% 1.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used.	42	Building Development	Ancillary	Design/Architect/Building Plans (BC appn)	% of cons. Costs	5	.0%	6.0%		10.0%	1	10.0%	12.0%	12.0%	75	6 See comment above.
the calculators are to be used. 45 Building Development Ancillary Legal, Accounting, Surveying % of sales price 0.2% 0.4% 1.5% 1.5% 1.5% 1.5% 1.5% 60% Rate appears suitable, although may be a double-up depending upon how the calculators are to be used.	43	Building Development	Ancillary	Site/Project Management	% of cons. Costs	3	.0%	3.0%	I	3.0%		3.0%	3.0%	3.0%	50	See comment above.
the calculators are to be used.	44	Building Development	Ancillary	Sales and Marketing	% of sales price	3	.5%	3.5%		3.5%		3.5%	3.5%	3.5%	60	Rate appears suitable, although may be a double-up depending upon how the calculators are to be used.
46 Building Development Ancillary Ancillary costs contingency 5.0% 5.0% 5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	45	Building Development	Ancillary	Legal, Accounting, Surveying	% of sales price	0	1.2%	0.4%		1.5%		1.5%	1.5%	1.5%	60	
	46	Building Development	Ancillary	Ancillary costs contingency		5	.0%	5.0%	Ι	5.0%		5.0%	5.0%	5.0%	50	6 Suggest a flat rate of 5%

Cost Updat	e - March 21
	ted to reflect current market rates. Refer breakdown for
details.	
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Adjusted fo	r escalation Q1 2018 to Q4 2020
Adjusted fo	r escalation Q1 2018 to Q4 2020
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	ted to reflect current market rates. Refer breakdown for
details. No change	
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Split of fees	used upon CCC Resource Management Fee Schedule 2019-20 differs from previous fee schedule which had 2-10 lots, 11-2 at now up to 3 lots and over 3 lots.
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	sed upon latest published DC's on CCC Website.
	per latest published data on CCC's website.
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