



TRUEBRIDGE CALLENDER BEACH
OFFICES: WELLINGTON AUCKLAND
HAWKES BAY WAIRARAPA

SURVEYORS 9 April 2003

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LAND PLANNERS

RESOURCE MANAGERS

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Attention: Mr Peter O'Brien

Dear Sir

**WELLINGTON REGIONAL COUNCIL
MABEY ROAD DEPOT**

Thank you for your letter dated 19th February 2003 and we apologise for the time we have taken to respond to this.

We have now undertaken a site visit and have researched service records from Hutt City Council. The utility (power, gas, telephone) service authorities have not been approached at this early stage.

Directors

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1. The Land

The land is zoned General Residential in the Hutt City Council's Proposed District Plan.

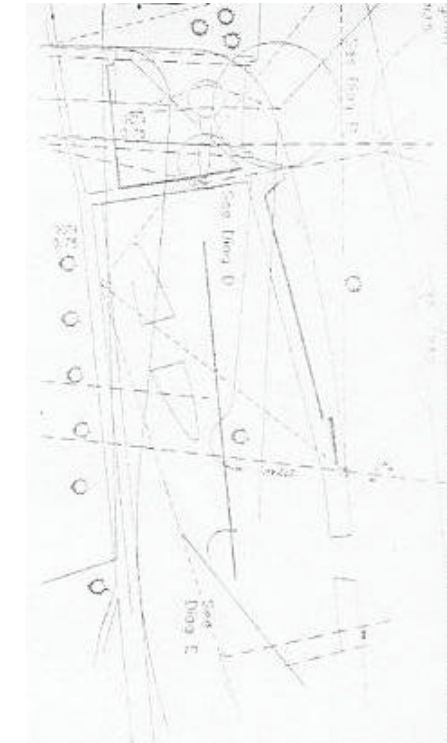
The topography could generally be described as flat and appears to fall towards the southwestern corner.

The existing buildings on site are serviced for sewage disposal by a settlement chamber and pumping equipment through a 50 mm diameter rising main. The rising main extends from the middle of the site towards a gravity system in Taita Drive. Stormwater disposal from the site is by means of a 300 mm diameter main to an open channel beyond the western boundary of the property. A 100 mm diameter water reticulation main extends into the site from Mabey Road.

2. DEVELOPMENT POTENTIAL

You have asked whether the configuration of the land surplus to Regional Council needs is of a shape suitable for residential development. In general the shape is eminently suitable for residential development as Mabey Road could be extended along the northern boundary with a new road aligned mid-block approximately parallel to the rear boundary of the Taita Drive properties. A conventional residential subdivision layout would have new





allotments on both sides of this new road. There would be layout design issues to efficiently and effectively incorporate the land in the southwestern corner but we see no good reason why such a layout could not accommodate the "wedge" between the Depot and other Regional Council land to the south.

The main issues resulting from our preliminary investigation appear to be the satisfactory resolving of servicing requirements, particularly sewage and stormwater disposal.

These issues can only be resolved by carrying out a topographical survey of the site and determining the relationship for level with existing drainage infrastructure. In particular the existing stormwater pipe size is almost certain to be inadequate for a more intensive land use and replacement or duplication may be necessary. There will be land use resource consent issues relating to discharge and it may be necessary to accommodate stormwater runoff on site for extreme events. If this scenarios was necessary the lowest lying land in the "wedge" could have duplicate use as a receiving area for water runoff and a recreation area. Perhaps the adjoining Avalon Tennis Club is looking to expand their existing facility.

The retention of the Flood Protection Department on the northwestern part of the site should not have adverse effects on a proposed residential development providing that:

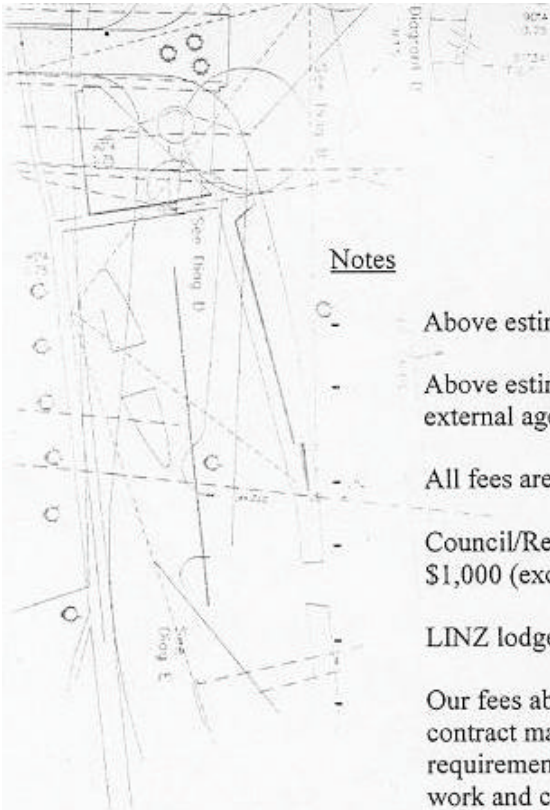
- Adequate and effective screening is implemented by way of attractive fencing and planting.
- The existing main building is painted and other buildings/plant etc are screened.

We note that being neighbour to the Retirement Village has not had any apparent adverse effects to the ambience and setting on that site and, accordingly, suggest that a proposed development on the surplus land will be similar.

SUBDIVISION COSTS

You have asked for approximate survey costs to separately subdivide the property into 3 new allotments for new tiles to issue. There seems to be no reason why the subdivision cannot be carried out as one exercise and we have assumed that this will be the case. The breakdown of costs would be as follows:

• Topographical survey	\$2,500
• Scheme plan and land use/subdivision resource consent application	\$2,000
• Reporting etc	\$500
• Land Transfer Survey and Compliance	<u>\$6,000</u>
Total	\$11,000



Notes

- Above estimates are exclusive of GST
- Above estimates are exclusive of disbursements and any fees payable to external agencies such as Council, LINZ etc.
- All fees are based on time charge for appropriate personnel.
- Council/Regional Council regulatory fees are expected to be in the order of \$1,000 (excl GST)
- LINZ lodgement fees will be approximately \$900 (excl GST)
- Our fees above do not make any allowance for investigation, design, contract management, supervision, asbuilts etc relating to any engineering requirements associated with the 3 lot subdivision. Further investigative work and consultation with Council is required in order to quantify this work and costs.

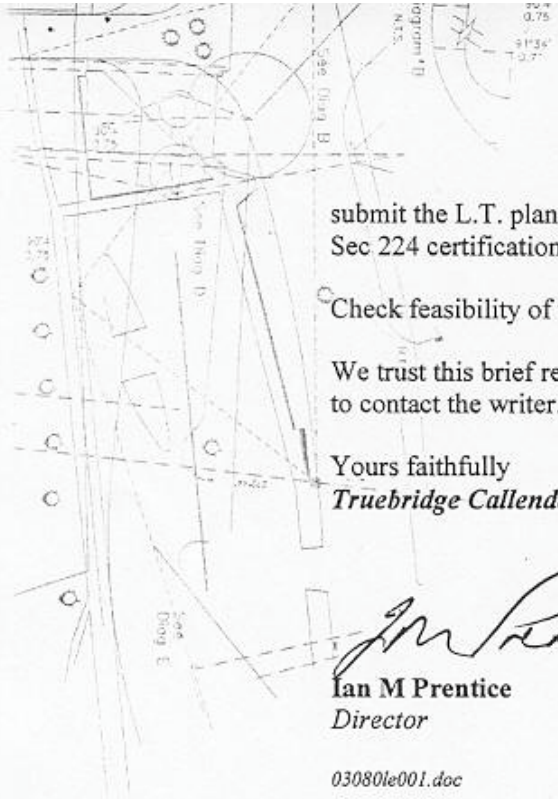
PROCEDURES AND TIMING FOR SUBDIVISION

1. Carry out topographical survey	3 weeks
2. Investigate servicing requirements, prepare scheme plan and resource consent application	4 weeks
3. Submit applications to Hutt City Council and Wellington Regional Council for grant of Subdivision and Land Use consents	5 weeks *
4. Receive approvals and report on effects of Conditions of Consent	1 week
5. Carry out legal survey and preparation of Land Transfer plans	3 weeks
6. Submit L.T. plan to Council for certification	4 weeks
7. Lodge L.T. plans and supporting documentation with LINZ for approval as to survey	4 weeks
8. Solicitor to arrange Deposit of L.T. plan and issue of new titles (say) <u>6 weeks</u>	
Total	30 weeks

* It is assumed that Council and Regional Council will process the applications for resource consent on a non-notified basis.

Notes

If any physical works are required by imposition of Condition of Consent these will add to the above timeframe. However there is the ability to parallel process some works during the steps 5-8 above to minimise delays in title issue. It is possible to

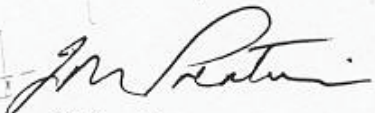


submit the L.T. plan for Section 223 RMA at Stage 6 above and separately apply to Sec 224 certification after all Conditions of Consent have been complied with.

Check feasibility of timing for (8) above with your solicitor.

We trust this brief report is helpful but if you have any queries please do not hesitate to contact the writer. In the meantime we await your further instructions.

Yours faithfully
Truebridge Callender Beach Ltd


Ian M Prentice
Director

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