

applied innovation

The Costs of Subdivision & Land Development

A Consultant Planners Perspective



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- Scale / Complexity





Geotechnical Conditions

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Topography



vs



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PUBLIC NOTICE
REZONING & SUBDIVISION S4S2 5.3076 & VARIANCE S4V 18-100414D
30.37 A.M. University Ave.

On the basis of the findings of the staff report and the rezoning application, the City of Kelowna is proposing to rezone the property from S4S2 5.3076 to S4S2 5.3076 & S4V 18-100414D to S4V 18-100414D. The rezoning is proposed to allow for the development of a new residential development on the property.

Public Hearing: 10:00 AM to 12:00 PM, Monday, June 11, 2018, at the City of Kelowna, 1000 Lakeshore Blvd. West, Kelowna, BC V1Y 9V6.

For further information contact: City of Kelowna, Planning Department, 1000 Lakeshore Blvd. West, Kelowna, BC V1Y 9V6. Phone: 250-860-7272.

PUBLIC HEARING
on the Rezoning Application
Monday, June 11, 2018 at 10:00 AM
COUNCIL, 1000 LAKESHORE BLVD WEST
FOR FURTHER INFORMATION CONTACT:
TELEPHONE: 250-860-7272, FAX: 250-860-7273, OR VISIT: www.kelowna.ca

AVIS PUBLIC
REZONING OF UNIVERSITY AVE. FROM S4V 18-100414D TO S4V 18-100414D
30.37 A.M. University Ave.

On the basis of the findings of the staff report and the rezoning application, the City of Kelowna is proposing to rezone the property from S4V 18-100414D to S4V 18-100414D. The rezoning is proposed to allow for the development of a new residential development on the property.

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- Servicing Requirements



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- Surveying



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- Other costs

- Financial / Development Contributions
- Expert Assessments (i.e. Traffic assessments, Preliminary / Detailed site investigations for soil contamination, landscape and visual assessments)
- LINZ lodgement fees
- Solicitors fees
- Contractors fees and materials



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Assumptions:

- 2ha site, appropriately zoned to allow for residential subdivision & development
- A yield of 25 lots based on average lot size of 600m²
- Flat or moderately graded site – no extensive earthworks
- No designing, forming or testing of building platforms

Indicative costs involve all planning, engineering, project management and surveying consultancy fees as well as civil construction costs from concept design through to receiving titles.



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Consulting fees:

Total \$360,500 - \$485,000 (\$14,420 - \$19,400 per lot for 25 lots)

Includes:

- Conceptual Engineering Design & Scheme Plan
- Preparing and Lodging Resource Consent Applications
- Engineering Design, Contract Administration and Certification
- Land Transfer Survey and Council Certification (223 & 224c)
- Foundation Design and Certification



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Construction and Services

Civil Construction (roads to vest, stormwater, sewer and water supply mains) ..
\$1,000,000 – \$1,625,000

Reticulated Power Supply \$20,000 – \$63,750

Reticulated Telecommunications \$22,500 - \$100,000

Reticulated Gas supply..... \$14,000 – \$22,500

Total\$1,056,500 – \$1,811,250

(\$42,260 - \$72,450 per lot)

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Other costs

Regional and District Council consent deposit fees.....\$2,274
District Council Financial Contribution\$225,000 (rough
estimate)
Land Information New Zealand lodgement fee.....\$3,600

Total \$230,874
(\$9,234.96 per Lot)

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Total

- \$1,647,874 - \$2,527,174 (excluding land purchase costs)
- \$65,914.96 - \$101,084.96 per lot (25 lot yield)



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2 Lot In-fill Subdivision



Consultants fees (roughly)

- \$15,000 - \$18,000

Other fees (Council & LINZ incl
Financial Contribution and 223-
224c certification)

- \$13,000 - \$15,000

Condition Compliance, New Services and Connections

- \$10,000 - \$15,000

Total - \$38,000 - \$48,000

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Rural Lifestyle Subdivision



Consultants fees (roughly)

- \$15,000 - \$18,000

Other fees (Council & LINZ incl Financial Contribution and 223-224c certification, Preliminary Site Investigation)

- \$20,000 (roughly)

Condition Compliance, New Services and Connections incl septic tank & vehicle crossing

- \$35,000 (roughly)

Total - \$70,000 - \$73,000

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