

PRE-APPLICATION INFORMATION FOR SUBDIVISION

Address or Lot number:

Information requested by:

Number of lots:

Zone and controlled subdivision size

This is the lot size that the Council must grant consent and neighbors approval not needed.

All lot sizes are net size –which excludes access and right of ways and any strip of land less than 6m in width.

Rural 2ha

Significant/Outstanding Landscape 4ha

Business Zones -60m2

Res A and Settlement Zone -500m2 (or average of 500m2 with smallest lot no less than 350m2) (note for settlement zones sewage separation distances apply which may increase lot size)

Res B -1000m2 (or average of 1000m2 with smallest lot no less than 750m2)

Discretionary –Circle if Appropriate

- a. Any subdivision which occurs within the Marine Facilities Zone;
- b. Any subdivision within the Residential Zone which fronts onto The Esplanade between Torquay Street and Wakatu Quay;
- c. Any subdivision, which contains Flood Hazard Areas 1, 1a, 2, 2a or P as defined on the Planning Maps, except that this rule does not apply to the Ocean Ridge Comprehensive Living Zone;
- d. Notwithstanding b. above, any subdivision in the Residential or Settlement Zones which is within 50 linear metres of the Coastal Marine Area;
- e. Any subdivision in the Rural Zones which is within 100 linear metres of the Coastal Marine Area.

Flood hazard area: 3/a 2/a P 1/a

Flood hazard assessment required? Yes/no-Contact Ecan for assessment -73 Beach Rd , Kaikoura, 319-5781

Utilities

Water supply – You will need a separate water connection for each lot (All prices inclusive of GST)

Town (\$2,501.20) Suburban (\$1374.25)* Kincaid (\$1150)* Fernleigh (\$1,150.00)* Peketa (\$1,150)*

East Coast Supply (\$1,150.00)* Other Private

* Note that the above cost is per unit

** Fernleigh connection requires \$4,600 development contributions per title and a minimum of 2 units of water is required.

*Note that a Minimum 25m3 storage tank is needed before a dwelling is built but not to get titles. The storage tank must be 10m from any road boundary.

With a private supply, you will need to provide information that the water is potable or can be made potable to NZ Water standards and capable of delivering 1000L per 24 hours for each lot. Consent may be required by Ecan and a management plan developed. Please contact the Council's engineer for more information.

Residential and Business lots – You will need to provide for separate electrical, telephone, sewage, water and stormwater (where available) reticulation to each lot. All electrical and telephone lines must be underground.

Settlement Lots - You will need to provide for separate electrical, telephone, water and stormwater (where available) reticulation to each lot. All electrical and telephone lines must be underground. The site must be able to have an effluent disposal system installed but this does not need to be installed before titles are issued. You will be asked to provide proof that an effluent disposal system can be installed on site.

Rural intended for residential use must be able to have an effluent disposal system installed but this does not need to be installed before titles are issued. However depending on lot size, you may be asked to provide proof that an effluent disposal system can be installed on site.

Vehicle Access (\$230 fee for vehicle crossing application)

You will need to provide compliant vehicle access to each lot even if there is an existing access. If the road which the vehicle access is located is sealed, you will need to seal the driveway.

State Highway yes/no If the site is located along the state highway, you will need to obtain written approval of New Zealand Transport Agency which may involve upgrading the access to their standards.

Archaeological Sites/Areas- Yes/No (Includes Avoca Street and South Bay)

If yes, planning staff will give you further information on developing within these sites. If no, please remember that if you find any archaeological feature, artifact or human remains on site, you must stop work immediately and contact the Council. See 15.8.3 Accidental Discovery Protocol (Kaikoura District Plan, chapter 15 page 12) for more details.

Geotechnical Issues –Suspected? Yes/no

Some sites will require evidence from a geotechnical engineer that the site is suitable for intended development.

Contaminated Land

You will need to determine if your land is/has or likely to have had a HAIL activity. For Rural land –you will need to provide evidence of historic land use and if there are any sheep dip, offal pits or pesticide/fuel storage sites or other HAIL activities, see Appendix 1- Hazardous Activity and Industries List- KDC website.

Check Listed Land Use Register (LLUR)/ Site/Hazard Record/Property File – If HAIL contact Kaikoura District Council Planning Department, jacob.turnbull@kaikoura.govt.nz

Development Contributions –You will be required to pay development contributions for each new title created.

For an interim assessment contact Kaikoura District Council Finance Manager, Sheryl Poulsen – sheryl.poulsen@kaikoura.govt.nz

Land use consent required? Yes/No -You can apply for subdivision and land use consent with the same application at no additional cost.

Application Costs-

Application Costs - Base Fee \$1800 for two lot plus \$400 for each additional lot plus any actual costs over base fee (for a non-notified application)

223/224 Costs for titles

Additional Costs-

Consent notices if any	Surveyor Cost	Lodging titles with land on line	Legal Costs
------------------------	---------------	----------------------------------	-------------