



Attachment J

WDC – Residential and Commercial Infrastructure Costs



WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO: POL-08-51-06 & IRU-17-01/ 160531050993
DATE: 10 May 2016
MEMO TO: Rachel McClung
FROM: Gary Boot
SUBJECT: Red Zone Recovery – costings for infrastructure repairs to meet residential and business capacity

Hi Rachel,

Below is the table of additional costs for Roothing, Water, Sewer, and Stormwater services which are over and above the costs we have already budgeted in either the Earthquake Infrastructure Recovery Budget or the Recovery Plan budgets.

I have not allowed for other services such as power and telecom as I understand they have already been accounted for in the Colliers development costings. If you were to require these costs, then a typical cost for a residential development is around \$9,000 per lot.

As discussed previously, it has been assumed there would be no Development Contributions payable. In reality, this would depend on the nature and density of development.

I must stress that there is a very large number of variables involved here and it is extremely difficult to determine actual costs without having a proposed scheme plan.

I have considered a number of approaches and have presented the numbers based on what I know of the existing or reinstated services and what I feel might be developed. I think you could use these figures for the purposes of a coarse cost / benefit analysis, but they should not be relied upon for budgeting. If you were to want some figures for budgeting, then this would require considerably more time and you would need to provide a clearer definition of what the developments would look like.

As outlined previously, these costs would be met by the developer, rather than be incorporated into the recovery works, which are jointly funded by CERA and the Council.

The “Additional Cost” column includes costs for Roothing, Water, Sewer, and Stormwater.

Additionally, some broad assumptions made were as follows:

- 1) The costs allow for services to the boundary of each lot.
- 2) The estimates include a confidence based contingency and engineering fees, but exclude GST.
- 3) The existing Stormwater Management Area in Courtenay is adequate for future development needs.

- 4) The roading layout in the Red Zone is broadly the same as the existing area, with the exception of the new roads already identified through the preliminary Draft Recovery Plan.
- 5) New residential and commercial development would require a gravity sewer system.
- 6) Any residential development in the Red Zone would have the same density as the existing land.
- 7) Any existing roads to be retained roads would remain at their current levels.
- 8) Roads would be designed with a level of service appropriate to the end use.

	Additional Cost (\$)	Additional Cost / Lot (\$/Lot)	Additional Cost / Ha (\$/Ha)
Residential Areas			
Kaiapoi East	\$6,240,000	\$34,667	\$373,653
Kaiapoi South	\$2,410,000	\$30,109	\$344,107
	\$8,650,000		
Commercial Areas			
West Kaiapoi	\$430,000	NA	\$215,000
Courtenay Drive (Inner Loop)	\$2,550,000	NA	\$345,000
Extension over Mahinga Kai Area	\$440,000	NA	\$365,000
East Additional Area	\$3,320,000	NA	\$365,000
	\$6,740,000		

Regards,

Gary Boot
Project Delivery Manager
Waimakariri District Council



Ph: (03) 311 8965
 Fax: (03) 313 4432
<http://www.waimakariri.govt.nz>