

19 July 2022 – Subdividing in Taranaki; TPIA Monthly Meeting Notes

Rowan from NPDC, BNZ and GJ Gardner did not use slide shows, so I have detailed some notes from each presentation:

NPDC

Speaker: Rowan

Have your team sorted:

Surveyor, builder.

They are there to work with us as a developer.

Liquefaction is an outcome of chch earthquake and they now look at engineering reports about ground information, 2m deep, 4m deep etc. with geotech reporting.

Main steps/process:

Pre-application process is new; they work with you and your team, a free service, look over the land, conditions, issues that may come up, I.e stormwater or streams etc.

Don't be afraid to say what you want to achieve in the process.

BNZ

Connie MLM and Raewyn assistant.

Lending and borrowing for a subdivision.

CCCFA only applies to personal lending.

4 months statements needed.

No requirement to include regular savings or investments as an expense.

Discretionary spend can be removed if it's advised you will stop this expense.

Handy tips:

Decrease limits if not required. Servicing on credit cards is based on the limit being maxed.

After pay expenses are calculated on limit.

Flexipay cards like gem, are calculated on limits.

Late payments to any agency, or farmers, sky or anything, pops up on a credit report.

MMM turnarounds are super fast 24-48 hours turnaround.

McKinlay Surveyors:

GJ on behalf of Alan Doy

Costs: 60k plus gst including Dev contribution, gas, phone etc.

ROW look at 100k plus.

Common mistakes:

- 1 Failing to engage lawyer and accountant for tax purposes.
- 2 Not including Iwi/ hapu first and foremost, failing to engage early.
- 3 poor due diligence; good check of title, easements, covenants etc on site

Things that can go wrong:

Boundaries are not where you expect

Poor ground and stormwater matters

Services, is the land accessible, contaminated? Etc. due diligence on the site.

Affected parties.

Where do you start?

Contact a surveyor/builder.

GJ Gardner:

Talk to them early about what your end goal is.

900sqm is the gold nugget for subdivision.

GJs have a team of professionals to help you get it done.