

## Land Development - where to start?

Are you looking to develop your property and unsure of where you should start?

You don't want to spend a lot of money and time planning your development and halfway through the process, realise there are restrictions that you didn't know of before and you have to redesign or find another site.



With over 60 combined years of resource consent experience and a 100% success rate, we have LOTS of knowledge to share with you. These are our top things you should consider at the start of your land development journey to set you on the right path.

- ☐ **Record of Title** - have you checked your property's record of title? Does your title contain any land covenants, easements, or consent notices? Is it subject to any building line restrictions? This is important as these can be restrictions that impact what you can and can't do on your site. Often you need to comply with these in addition to any Council requirements.



For more details on how these notations can affect your development, visit our blog [here](#).

- ☐ **Zoning and overlays** - do you know what zone your property is in? And what overlays it may be affected by? Check your property's zoning and other restrictions on Auckland Council's Unitary Plan Maps [here](#). Your property's zoning, relevant overlays (if any), and control areas etc. play a big part in what type of development is permitted and what development can be expected in the area. You need to have a good understanding of what these mean, so you know if you're likely to get resource consent or not.

Typically, overlays lower the trigger for needing resource consent. Specific consideration need to be given to these when designing your development. You should discuss these with your planner.

It is important that you review the zone and overlay rules and associated development requirements so that you fully understand what part of your development needs resource consent and what is permitted. For more information, take a look at our blog [here](#).



☐ **Site features** - are there any features on your property that may constrain your development?

These features can trigger the need for resource consent under the Auckland Unitary Plan or require specific setbacks etc. Some examples could include:

- Slope;
- Stability;
- Protected vegetation;
- Watercourses or wetlands;
- Floodplains;
- Overland flow paths;
- Coastal erosion or inundation;
- Soil contamination.



Taking a look at the potential site constraints will also enable you to identify what specialists' assistance you require, such as geotechnical engineers or ecologists to support resource consent applications. This will help with understanding the approximate costs that will be required. Take a look at our blog [here](#) for more information on site features.

☐ **Potential layout** - have you considered the potential layout of your site?

It's important to think in broad terms about the layout of your site. What's the site's shape, orientation to the sun, and how can you get access? Also, who would be your target market? What are they looking for?

Understanding these factors will help in project design, ensuring access is safe and useable, living spaces have good solar access and privacy, and you can create a development where people want to be.

☐ **Development contributions** - have you looked into development contributions?

In addition to specialists' fees and Council processing fees, you need to consider and understand the approximate development contributions fees that will be payable once you get resource consent. This will enable you to be prepared and have a good idea of the funding required to support your development, so that there are no unexpected costs.



You can find out more about development contributions on the [Council's website](#) or use their [development contributions estimator tool](#).

There may also be other contributions related to wastewater or water supply that are charged through Watercare Services.

This will ensure you go into development planning fully understanding the costs involved and that you are prepared to pay when required.

Do you have a development in mind?  
Feel free to discuss with us.

We have over 60 years of experience  
in resource consents, including over  
35 years processing resource  
consents for Council.

We're proud of our 100% success rate  
with applications.

You can rely on our advice.

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