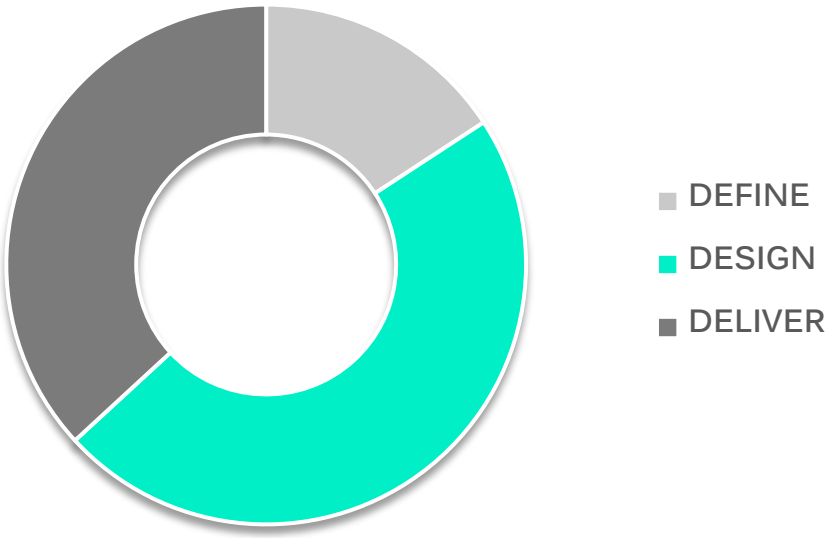

ARCHITECTURAL
PLANNERS
DEFINE | DESIGN | DELIVER
DEVELOPMENT PROCESS

Maximising Your Property's Potential

Our innovative three step framework consists of: DEFINE | DESIGN | DELIVER. This seeks to offer the most accurate architectural development information, enabling you to seamlessly transition from one step to the next with peace of mind. Our aim is to clearly and concisely present a data driven analysis of feasible options for development on your property using the expertise of industry professionals.

This report allows you to pick and choose any stage that suits your requirements. Whether you already know what your site can do for you and just want an architectural concept sketch or you require a comprehensive service that manages all the unknowns, we have the solution for you.



CONTENTS

DEFINE

DESIGN

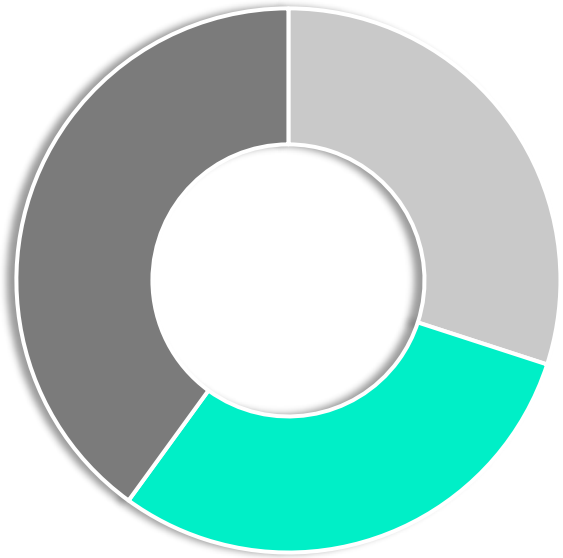
DELIVER

ARCHITECTURAL PLANNERS

DEFINE | DESIGN | DELIVER

DEVELOPMENT PROCESS

The DEFINE stage outlines possible solutions for maximising your sites development potential, by reviewing various scheme designs such as, and not limited to the removal, relocation, retention of the existing dwelling/s and building additional dwellings. This stage is comprised of an architectural planning investigation and bulk and location plans that offer a visual indication of building parameters.



- Desktop Investigation
- Feasibility Reporting
- Concept Sketches

1 - Pre-Planning Works

1.1 Desktop Investigation

When developing any property, investigating key areas and understanding the fundamental characteristics are crucial. It is the combination of these outcomes that reduce risk and help us confidently deliver prospective scheme plans. The minimum requirements during the DEFINE stage are to analyse the below site forces:

- Underground Service Maps
- Certificate of Title overview (any easements, caveats, etc).
- Planning Rules
- Wind Zone

1.2 Feasibility

The Feasibility study will lay out all site constraints, local planning rules and a sales snapshot / local market outlook. There will be a variety of site constraints and planning rules that will need to be considered such as:

- Resource Consent
- Levels / Site access / manoeuvring
- Easements
- Site orientation
- Local Market Outlook / Sales Snapshot

1.3 Sketch

Based off the evidence provided in the previous phases, we produce potential bulk and location and elevation schemes that we believe offer the most successful development opportunities. Concept sketches are a vital part of the design process and help to evolve bulk and location schemes and develop a final strategy for developed design.

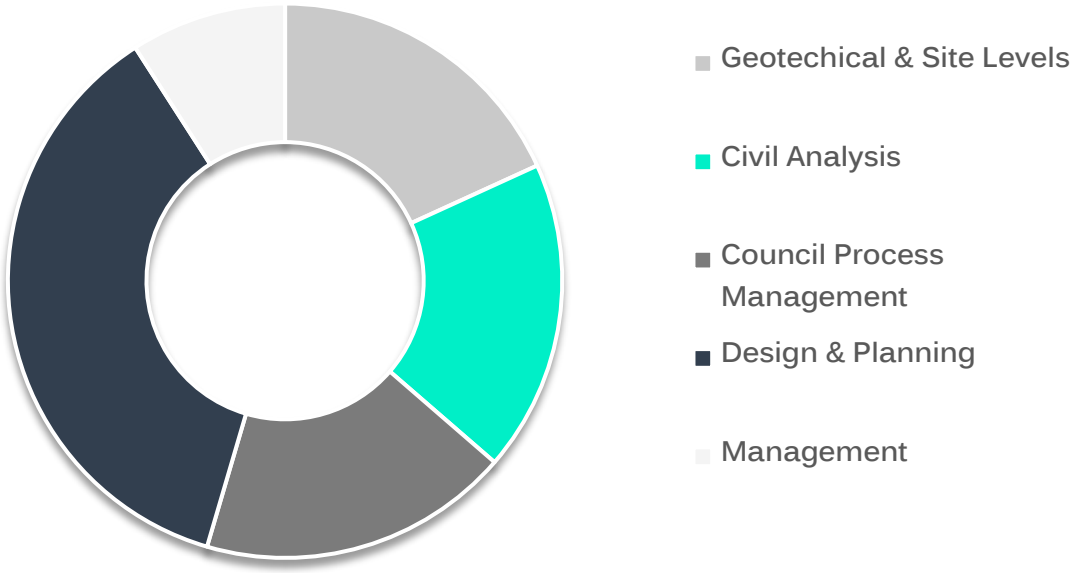
ARCHITECTURAL PLANNERS

DEFINE | DESIGN | DELIVER

The DESIGN stage outlines our architectural design and the resource consent process for the chosen scheme as defined in section 1. We provide clarity within our process by splitting up the DESIGN stage into two main sections: Groundworks and Resource Consent.

Within Groundworks we conduct a full site analysis to ensure a precise overview of above and below ground restraints. The Resource Consent section progresses the architectural design by implementing the planning & civils analysis to develop a more accomplished scheme.

The importance of understanding council planning rules and architectural design is the way in which it is applied to a development proposal. These key factors can highly impact the design outcome and the financial viability of a project. With this in mind we will proceed with our practiced and proven system to attain resource consent approval.



2 - Groundworks

2.1 Site Investigation

In order to understand the quality of land, site investigations are key. We do this by engaging a Geotechnical engineer and land surveyor to determine the ground condition and shape of the site. The purpose of obtaining data regarding stability of the land is to identify the suitability for construction.

2.2 Infrastructure

Individual sites require specific drainage strategies that are controlled by site forces and local council requirements. Stormwater and wastewater drainage can determine the viability of a project due to the additional volume of water. Mains connections may not be able to service the additional flow, in which case a drainage engineer shall be required to provide a report. Additional groundwork considerations may also be required i.e. a CCTV Report, which locates and reviews the quality of existing underground assets.

3 - Resource Consent

Resource consents are used by councils to determine the value of developing a sites' density and amenities by way of assessing development standards against the operative plans' intentions. There is a myriad of different reasons why resource consent for a development might be required, for instance: increasing the number of dwellings on a site. Typically, a resource consent application requires architectural scheme plans - reflecting the intended housing development in terms of dwelling location and site coverage – along with a drainage strategy designed by a civil engineer.

3.1 Concept & Planning

At this stage we will produce final scheme plans of the chosen development prospect combining infrastructure design and planning rules to create a set of architectural drawings. We work closely with our planner's and subconsultants to ensure their reports accurately reflect our projects design intention. Moreover, incorporating subconsultants work increases the quality of our resource consent application.

3.2 Resource consent application

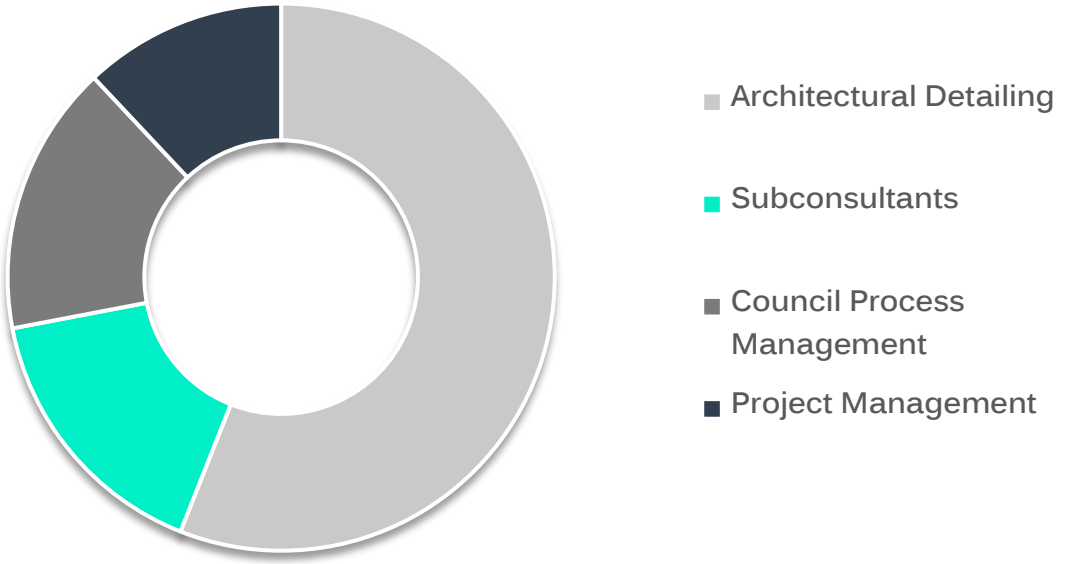
The afore mentioned specialised reporting is required to form a complete application that will be successfully accepted by council in order to begin their consent process. We will actively manage the consent application and communicate with the subconsultants regarding any council feedback and variations to the drawings. Once the resource consent has been granted, we will use these plans to begin an accomplished set of working drawings for the building consent application in the DELIVER stage.

ARCHITECTURAL PLANNERS

DEFINE | DESIGN | DELIVER

DEVELOPMENT PROCESS

With the resource consent now achieved, the DELIVER stage guides you through obtaining a building consent and initiating the construction process. Our in-house design team will produce technical working drawings to submit to council for your building consent application. Upon consent approval we will work alongside the builders and specialist partners to achieve compliant construction and legally titled dwellings.



4 - Building Consent

Building consent is required for any restricted building work within New Zealand. Due to the intricacies of the building consent application, it is vital that we collaborate closely with subconsultants and manufacturers to ensure compliance with New Zealand Build Code Standards (NZBC). The scale of project determines the complexity of detailed design needed for effective on-site construction and a successful build process. The building consent stage comprises of, but not limited to architectural drawings, engineered design and construction compliance details.

4.1 Developed design & Working Drawings

This stage aims to finalise all structural and design decisions by maintaining constant correspondence with the client(s), ensuring consistent and accurate outcomes that meet the budget requirements. It is our expectation for the final design drawings to be signed off before detailed working drawings are produced, and any variations to that effect will be charged at an hourly rate.

4.2 Consent Application

Similar to section 3.2, the consent application compiles all of the subconsultants literature and the manufacturers specifications in order to map out the design and build details for Council to consent the working drawings. As mentioned before, the complexity of this application lies mainly in the design and technical detailing. It is crucial that both structure and compliance has been considered in order to submit a full and accomplished application. Upon completion of Council reviewing and consenting our working drawings, we can issue them to the builders and begin the construction phase.

5 - Construction & Completion

5.1 Site management & variations

Once the working drawings are fully consented and issued, the building process may commence and construction monitoring will initiate. Specific site observations are required in order to confirm the building process is following the consented plans and specification. Construction knowledge and project-based expertise are pivotal in mitigating issues during this phase as unforeseen circumstances will almost certainly arise. It is precisely for this reason we see the inherent value in tracking progress throughout the entirety of the build process, ensuring the most successful outcome.

5.2 Land Transfer, Subdivision & Compliance

In order to satisfy conditions imposed under the resource management act, the relevant documentation produced in the earlier stages needs to be compiled for registration. More specifically the final stage of the subdivision process requires the s223 and 224(c) certificates that relate to the resource consent scheme plan along with a deposit of survey plans approved by the local TA. Typically, this process is undertaken by a solicitor to ensure the legal pathway is fully covered and all certificates are aligned to cover any easements and conditions.

The Architectural Planners team would like to thank you for considering our proposal for the three D's process.

Whether you are fresh to the industry and are looking for thoughtful and effective guidance or you are a seasoned developer and are searching for a strong Architectural and management partner.

Our DEFINE | DESIGN | DELIVER method aims to guide you through the complexities of your development and to deconstruct the project with clear and concise coordination of specialists.

Contact Us

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