

## WHO NEEDS TO BE INVOLVED?

While it is impossible to provide an exact cost, as every project is different, the parties that may need to be involved include:

### 1. Surveyor

Surveyors visit the site, record topographical features, existing and future vehicle entrance locations and road attributes, drainage patterns, buildings, septic tanks and effluent field locations, significant vegetation, suitable building sites and access routes, and determine possible building sites and future boundaries.

A Surveyor will also prepare subdivision application plans, based on field information noted, land owners requirements, Council Planning requirements, and analyse contours for possible flooding and other hazards. The preparation of applications for subdivisions and submitting the application to Council for consideration also involves analysis of planning documents, collation of reports and consultation.

### 2. Iwi

Consult with local Iwi representatives where applicable.

### 3. Professional Engineer

A Professional Engineer will undertake a geotechnical investigation to confirm sites are suitable for building upon and provide:

- a. Preliminary foundation requirements for building.
- b. Preliminary recommendations for the construction of buildings platforms if on a sloping site.
- c. Recommend minimum floor levels for new buildings.
- d. Preliminary methods for the disposal of stormwater.
- e. Preliminary methods for the disposal of wastewater.

### 4. Soil Scientist

Undertake a Land Use Capability Survey to determine locations of high quality solid and/or undertake contamination testing for properties where contaminating activities may have previously occurred. For example: orchards, sheep dips, timber processing, and oil spills.

### 5. Power, Telephone, and Gas Network Operators

Consult with network operators to confirm connection is possible and obtain costs as necessary.

### 6. Landscape Specialist

To undertake landscape assessment and prepare landscape mitigation plans in situations where adverse effects on the landscape may occur.

### 7. Architect

An architect will create designs of the proposed buildings as part of the development. For example: Apartments, townhouses, commercial and industrial complexes, and malls.

### 8. Solicitor

You may also need to seek legal advice from your solicitor if there are legal matters that need attending to. For example: Issue of new titles, creation of new easements, cancellation of existing easements, and sales.

### 9. Accountant

Land owners should seek financial and taxation advice if their position is uncertain, as some activities have a tax implication.

### 10. Contractors

### 11. Valuers