



Planning | Surveying | Engineering | Environmental



**FOCUSED.
INTEGRATED.
AWARDED.**

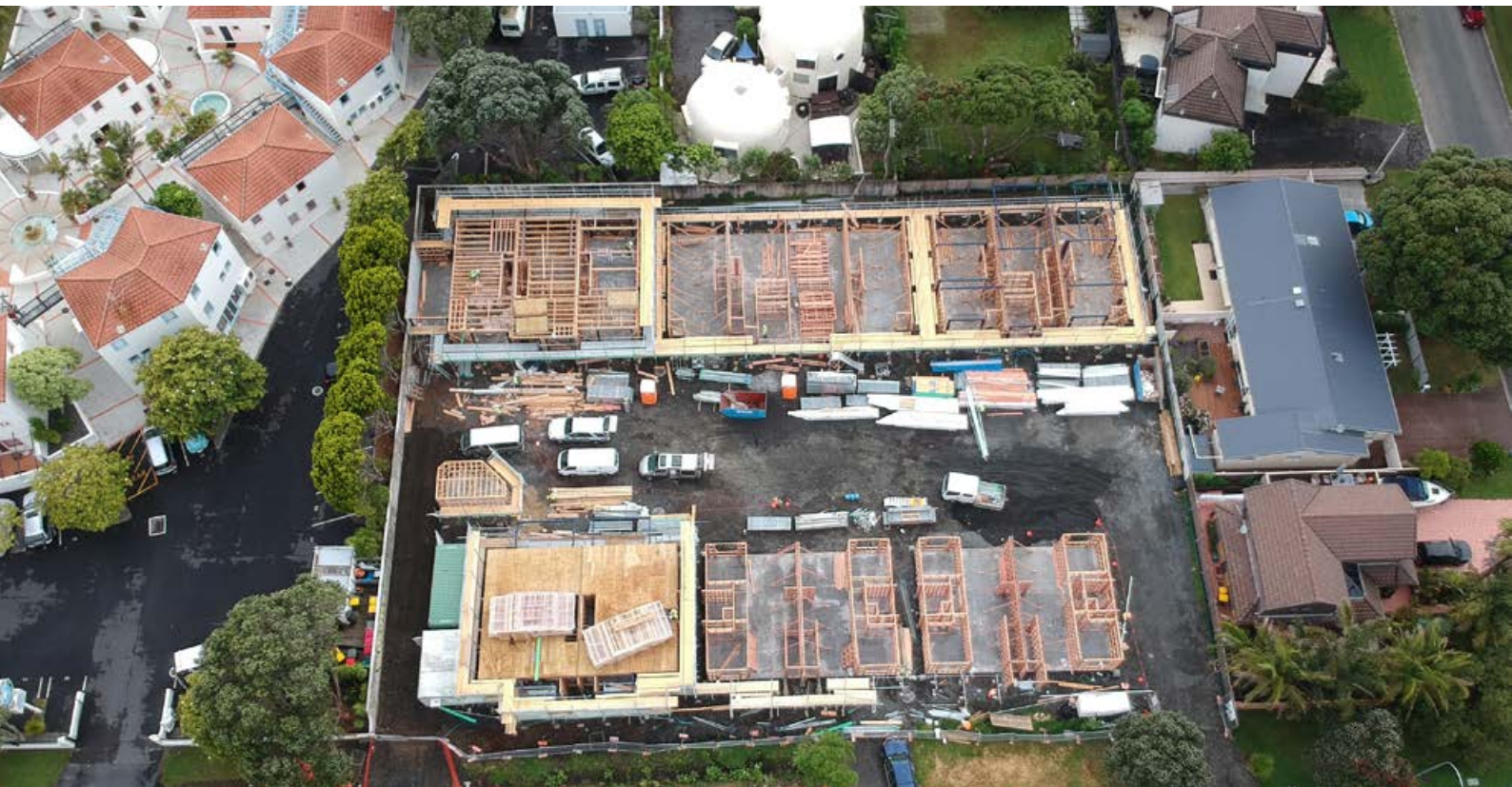
SUBDIVISION & INFILL HOUSING GUIDE

Integrated planning, surveying and engineering
for homeowners, investors and developers.

www.ckl.co.nz



UNLOCK THE POTENTIAL OF YOUR PROPERTY



Whether you're creating one additional lot or a small infill development, successful subdivisions start with the right advice.

Subdividing a property can unlock significant value, but it also involves navigating planning rules, surveying requirements, engineering design and council approvals.

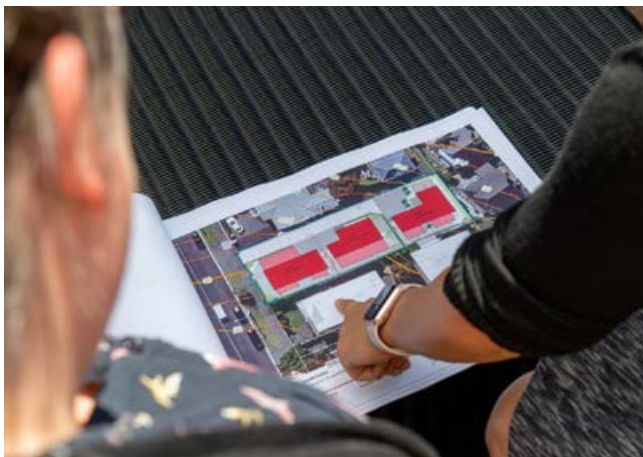
CKL brings together planners, surveyors, engineers and environmental specialists under one roof, giving you access to the expertise you need throughout the entire subdivision process. Rather than managing multiple consultants, you'll have one integrated team working together to help keep your project moving.

From the first feasibility assessment through to obtaining new titles, we provide practical advice, clear communication and coordinated project delivery.

We help with:

- » Residential subdivisions
- » Backyard subdivisions
- » Infill housing developments
- » Multi-unit developments
- » Boundary adjustments
- » Unit title and cross lease developments
- » Resource consents
- » Engineering design
- » Surveying and titles

EVERYTHING YOU NEED UNDER ONE ROOF



Understand your property's potential

- » Initial feasibility advice
- » Planning constraints
- » Site assessments
- » Development options

Secure approvals

- » Resource consents
- » Council liaison
- » Planning reports
- » Specialist assessments

Design your subdivision

- » Boundary and topographical surveys
- » Civil engineering
- » Stormwater design
- » Access and servicing
- » Environmental advice

Deliver your project

- » Construction support
- » Compliance surveys
- » Land transfer and titles
- » Project coordination



ONE INTEGRATED TEAM.
ONE POINT OF CONTACT.
ONE SMOOTHER SUBDIVISION PROCESS.



WHY CHOOSE CKL?

INTEGRATED EXPERTISE

Planning, surveying, engineering and environmental specialists working together from day one.

PRACTICAL ADVICE

We identify opportunities and constraints early, helping reduce delays and avoid unnecessary costs

PROJECTS OF EVERY SIZE

Whether you're creating one additional lot or a multi-stage development, we tailor our approach to suit your project.

LOCAL KNOWLEDGE

Our team works with councils throughout Auckland, Waikato and the Bay of Plenty, giving us a strong understanding of local planning requirements and development processes.

OUR SUBDIVISION PROJECT EXPERIENCE



UPLAND ROAD, REMUERA UNLOCKING RESIDENTIAL POTENTIAL

Location: Remuera, Auckland

The Challenge

A 695m² site in Auckland's Mixed Housing Suburban Zone presented an opportunity to increase housing density while meeting the requirements of the Auckland Unitary Plan and responding appropriately to the surrounding residential environment.

Our Solution

- » Provided planning expertise for the land use and subdivision process.
- » Guided the project through the Auckland Unitary Plan requirements.
- » Supported the subdivision of the site to enable three new, well-designed dwellings.
- » Helped maximise the site's development potential while achieving a high-quality planning outcome.

The Outcome

The site was successfully subdivided to accommodate three new homes, making efficient use of existing urban land and delivering a development aligned with Auckland's planning framework.

195 WEST TAMAKI ROAD DELIVERING QUALITY URBAN INFILL

Location: Glen Innes, Auckland

The Challenge

An ageing residential property on a site within Auckland's Mixed Housing Urban Zone presented an opportunity to increase housing supply through redevelopment. The project also required careful management of existing infrastructure constraints, including street tree removal and access to the public stormwater network.

Our Solution

- » Provided planning, surveying, civil engineering and environmental engineering services from concept through to title.
- » Undertook topographical surveying and led the resource consent process, including pre-application engagement with Auckland Council.
- » Prepared engineering design, stormwater management assessments and secured engineering approvals.
- » Delivered construction observation and certification, managed subdivision and engineering clearances, and completed the survey plan to obtain new titles.
- » Worked closely with the client's architect and maintained proactive communication with Council to resolve servicing and infrastructure challenges.

The Outcome

The development successfully transformed a single older home into four new fee simple dwellings, making better use of existing urban land while delivering the type of housing anticipated by the Auckland Unitary Plan. Through early collaboration and an integrated, multidisciplinary approach, CKL helped achieve a high-quality outcome for both the client and the site.

JANE WAY, HAIRINI VALUE THROUGH SUBDIVISION

Location: Hairini, Tauranga

The Challenge

An existing duplex offered the opportunity to create separate freehold titles, increasing the property's value and flexibility for the owners. The project also required careful investigation of existing underground services, as Council records contained limited information on the site's infrastructure.

Our Solution

- » Provided planning, surveying and civil engineering services from feasibility through to title.
- » Completed topographical surveying and infrastructure assessments to establish existing site conditions.
- » Prepared and obtained resource consent, engineering approvals and subdivision clearances.
- » Worked with Council records, survey information and CCTV investigations to accurately confirm the location and arrangement of underground services.
- » Completed the survey plan to secure two new freehold titles.

The Outcome

The subdivision successfully created two fee simple titles around the existing duplex, providing greater flexibility and value for the property owners. By resolving infrastructure uncertainties early in the process, CKL delivered the outcome sought by the clients within the required time frame.

BATY STREET CREATING VALUE FROM EXISTING HOUSING

Location: Gisborne

The Challenge

A property containing two existing dwellings presented an opportunity to create separate freehold titles, increasing flexibility and value for the owner. The project also required detailed investigation of existing underground services, with limited Council records available to confirm the site's infrastructure arrangements.

Our Solution

- » Provided planning, surveying and civil engineering services from feasibility through to subdivision.
- » Completed topographical surveying and infrastructure assessments to establish existing site conditions.
- » Prepared and obtained resource consent, engineering approvals and subdivision clearances.
- » Used survey information, Council records and CCTV investigations to accurately identify the location of existing underground services.
- » Completed the survey plan to enable the creation of two new freehold titles.

The Outcome

The subdivision successfully created two fee simple titles around the existing homes, improving the property's value and future flexibility. Through careful investigation of existing infrastructure and proactive management of the subdivision process, CKL achieved the outcome sought by the client while keeping the project on track.

EDWARD STREET MAXIMISING YIELD ON A CONSTRAINED SITE

Location: Ngāruawāhia, Waikato

The Challenge

A 1,012m² site presented an opportunity to increase residential yield while retaining the existing home. However, significant wastewater infrastructure crossing the property constrained the developable area, requiring a carefully considered layout to accommodate three additional homes, access, parking, outdoor living and servicing without costly relocation of the wastewater network.

Our Solution

- » Provided early planning advice, recommending the clients wait for the site's rezoning to Medium Density Residential before progressing with development.
- » Brought together planning, surveying and civil engineering expertise to develop an integrated subdivision solution.
- » Worked with the architect to maximise residential yield while designing around the existing wastewater infrastructure.
- » Prepared the resource consent application, topographical survey, three waters assessment and preliminary engineering design.
- » Developed a staged consenting strategy enabling the existing dwelling to be sold first, providing greater flexibility to help fund the remainder of the development.

The Outcome

The consented design creates four residential properties – retaining the existing dwelling and enabling three new detached homes – together with a jointly owned access lot. By coordinating the planning, subdivision and engineering solutions from the outset, CKL achieved a practical design that maximised the site's development potential while avoiding significant wastewater rerouting costs and protecting residential amenity.

TAKURUA RISE UNLOCKING A PATHWAY TO DEVELOPMENT

Location: Peacocke, Hamilton

The Challenge

A mother and daughter planned to build a duplex on a vacant 591m² site, with each ultimately owning one of the homes. However, they needed separate titles to secure construction finance, while the conventional subdivision process anticipated the duplex being at least partially built before subdivision could occur.

The proposal also included a 269m² lot – below the District Plan's 300m² minimum – adding another consenting challenge.

Our Solution

- » Provided planning and surveying services from consenting through to the issue of new titles.
- » Developed a planning case demonstrating that subdivision could occur before construction without compromising the intended development outcome.
- » Demonstrated that the future duplex could meet relevant requirements for setbacks, outdoor living, servicing, parking and residential amenity.
- » Showed that the undersized 269m² lot remained fully functional and capable of accommodating compliant residential development.
- » Prepared the subdivision consent application and completed the survey work required to create the new titles.

The Outcome

CKL secured non-notified consent for the two-lot fee simple subdivision, enabling separate titles to be issued before construction began. This unlocked the bank finance needed to proceed with the duplex and provided a practical pathway for the mother and daughter to each own one of the completed homes.

The approach also demonstrated an alternative pathway for duplex subdivision that is now being applied more widely across Hamilton.



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LET'S TALK ABOUT YOUR PROJECT.

Every successful subdivision starts with a conversation.

Our planners, surveyors and engineers can help you understand what's possible and guide you through every stage of the process.

Get in touch with the CKL team today.

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