

Nala Studio Architects - Land Buyer's Checklist

Address:

LOT: DP: ☐ FREEHOLD / ☐ LEASEHOLD

1. Zoning and Planning Rules

- ☐ Site zoning of the site (residential, rural, mixed-use, etc.). Refer to the local unitary plan for specific rules

Planning Zone:
Maximum building height limit:

Review setbacks from boundaries:

Front/Street setback:
Rear setback:
Side setbacks:

Check coverage limits (building coverage, impermeable surfaces, and landscaped areas)

Building coverage	MAX:	<input type="text"/>
Impermeable	MAX:	<input type="text"/>
Landscaping	MIN:	<input type="text"/>

2. Covenants, Easements, and Legal Layers

- ☐ Review the Record of Title and LIM report for restrictions
- ☐ Look for covenants that limit materials, colours, or additional dwellings
- ☐ Check for easements related to shared driveways, stormwater, or utilities
- ☐ Review consent history, past issues, and infrastructure plans
- ☐ Check for any natural hazard risks (e.g. flooding, liquefaction)
- ☐ Look for protected trees or heritage elements
- ☐ Consider requesting property files for neighbouring sites

Notes:

3. Sunlight and Orientation

- ☐ Is the site north-facing for optimal sunlight?
- ☐ Consider trees, hills, or other structures that may affect light
- ☐ Assess passive solar design opportunities

Notes:

4. Topography and Site Shape

- ☐ Assess whether the site is ☐ FLAT / ☐ SLOPED
- ☐ Consider how slope or irregular shape could impact privacy and design
- ☐ Retaining walls required- ☐ YES / ☐ NO
- ☐ Complexity of foundations, and earthworks requires attention ☐ YES / ☐ NO
- ☐ Ensure access for builders and materials

Notes:

5. Services and Infrastructure

- ☐ Verify access to essential services:
 - ☐ Power
 - ☐ Water
 - ☐ Sewer or septic
 - ☐ Internet and fibre
- ☐ Factor in connection costs for remote or semi-rural areas
- ☐ Works over will be required: ☐ YES / ☐ NO
- ☐ CCTV required: ☐ YES / ☐ NO

Notes:

6. Architectural Potential

- ☐ Are there any existing resource or building consents on the site ☐ YES / ☐ NO
- ☐ Does the site feel right for your vision and lifestyle?
- ☐ Is there natural light, privacy, and desirable views?
- ☐ Consider visiting the site with an architect for insights on creative opportunities

Notes:

7. Powerlines and Safety Setbacks

- ☐ Identify any overhead powerlines
- ☐ Understand required safety setbacks for powerlines
- ☐ Consider relocation or undergrounding costs for powerlines
- ☐ Powerline report required: ☐ YES / ☐ NO

8. Flood Risk and Natural Hazards

- ☐ Assess potential flood, erosion, or bushfire risks
- ☐ Review the LIM report for identified hazards
- ☐ Check overlays, zoning tools, and hazard maps

Notes:

9. Soil and Ground Conditions

- ☐ Is there a Geotechnical report available ☐ YES / ☐ NO
- ☐ Check soil type (soft, reactive, or high-water tables)
- ☐ Be aware of liquefaction zones

Notes:

10. Neighbours and Future

Development

- ☐ Investigate neighbouring properties and potential future developments
- ☐ Consider potential impacts on your view, privacy, and setbacks
- ☐ Build good relationships with neighbours for smoother design approval processes

Notes:

11. Cultural and Environmental Factors

- ☐ Be aware of cultural significance or environmental protections
- ☐ Consult iwi (local Māori tribe) if required
- ☐ Consider ecological or archaeological assessments
- ☐ Ensure protection of native bush, wetlands, or waterways

12. Specific Site notes:

Prefer an Expert to Do It for You?

If you'd rather not complete the checklist yourself, we offer a tailored **Land Review Service** to guide you through the process.

What's Included:

- A full review of your selected site using our checklist
- A concise written report highlighting key opportunities, risks, and planning constraints
- A 30-minute Zoom consultation with one of our architects to discuss the findings and next steps

Ideal if:

- You're unsure how to interpret LIM reports or planning rules
- You want expert input before making an offer
- You'd like a second opinion on a site's potential

Investment:

Price varies depending on site complexity – **get in touch for a quote**

How to Book:

Email us at noor@nala.co.nz with:

- The site address
- Any available documents (e.g. LIM report, Record of Title, listing link, or photos)

We'll be in touch to schedule your Zoom session and begin your review.

Thanks for using our checklist—we hope it's helped you feel more confident and informed as you explore your options.

All the best with your site shopping, and remember: choosing the right piece of land is the foundation for everything that comes next. If you'd like a second opinion or just want to talk through your ideas, we're always happy to help.

Ngā mihi,

The team at Nala Studio Architects