



3C Homes

YOUR HOME OUR REPUTATION



FREE GUIDE

Not Sure If Your Site Stacks Up?

Find Out Before You Spend a Dollar.

The Auckland Developer's Guide

Everything you should know before purchasing land, engaging a designer or signing with a builder.



OUR GOAL

To help you unlock your site's potential with clarity, confidence and certainty.



AVOID COSTLY SURPRISES



MAKE SMARTER DECISIONS



PROTECT YOUR RETURN



BUILD WITH CONFIDENCE



TRUSTED BY AUCKLAND HOMEOWNERS & DEVELOPERS

600+ Homes Built | 200+ Projects Completed



3CHOMES.CO.NZ

WELCOME

A message from the Directors

We've seen too many people spend tens of thousands of dollars — and months of valuable time — before discovering their site wasn't suitable, or their project wasn't financially feasible.

This guide was created to give homeowners and property developers the clarity, confidence and knowledge they need before engaging a designer or builder.

Whether you're considering a knockdown and rebuild, a multi-unit development, or a brand-new project from the ground up — the right preparation today creates a better outcome tomorrow.



OUR PROMISE

Honest advice, thorough planning and quality outcomes you'll be proud to call home.



OUR EXPERIENCE

600+ homes built and 200+ projects completed across Auckland.



OUR APPROACH

We assess your site, understand your goals and guide you through every step with transparency.



OUR MISSION

To help you unlock the full potential of your property — without costly surprises.

— *The 3C Homes Team*

DIRECTORS
3C HOMES













“The best projects don't start with design. They start with the **right questions.**”

Answering them early can save you time, money and stress.

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Everything you need to know before you buy, design or build — so you can save time, avoid costly mistakes and build with confidence.

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“ A GUIDE BUILT FROM REAL EXPERIENCE

We've helped hundreds of Auckland homeowners and developers navigate their property journey.



600+
HOMES BUILT



200+
PROJECTS COMPLETED



MASTER BUILDER MEMBER



AWARD WINNING BUILDER

Expertise. Certainty. A better building experience.

BEFORE YOU SPEND ONE DOLLAR...

The best projects start with the right questions. Before you buy, design or build — make sure your site has the potential to deliver the result you're expecting.



THE FIVE QUESTIONS EVERY PROPERTY OWNER SHOULD ANSWER



Answer these early, and you'll save time, money and stress.



01

CAN THE SITE BE DEVELOPED?

Is the land zoned correctly and free from constraints that could limit what you can build?



02

ARE SERVICES AVAILABLE?

Do essential services like water, wastewater, stormwater and power exist — and are they accessible?



03

IS IT FINANCIALLY FEASIBLE?

Does the site support your budget, the build you want, and a return that makes sense?



04

ARE THERE HIDDEN CONSTRAINTS?

Could slopes, flooding, easements, access or soil conditions impact your plans or costs?



05

WILL IT DELIVER YOUR LONG-TERM GOALS?

Does the site align with your future plans — whether that's profit, lifestyle or legacy?



DID YOU KNOW?

Many Auckland sites are limited not by zoning — but by infrastructure, access or hidden constraints.



Answering these questions now helps you make smarter decisions and avoids costly surprises down the track. The next pages will help you uncover what really matters.

CAN YOUR SITE ACTUALLY BE DEVELOPED?

Not every site is ready for development. Some have hidden constraints that can add significant time, cost and complexity to your project.

Before you commit to purchasing, designing or building, it's critical to understand the key factors that determine whether your site is suitable — and what it will really take to unlock its potential.

“
A great build starts with a site that stacks up.”



GET CLARITY EARLY

A professional site evaluation can reveal opportunities, risks and deal breakers — so you can move forward with confidence.

THE KEY FACTORS WE ASSESS



ZONING & COUNCIL RULES

Understanding what you can build, height limits, setbacks, coverage and resource consents.



SERVICES AVAILABILITY

Power, water, fibre and gas availability and the cost to connect or upgrade.



STORMWATER MANAGEMENT

How water will be managed on site and whether council standards can be met.



CONTOURS & TOPOGRAPHY

Slopes, cut and fill requirements and how the site will affect build cost and design.



WASTEWATER & WATER SUPPLY

Access to council connections and any upgrades or extensions required.



ACCESS & DRIVEWAYS

Vehicle access, driveway gradients and turning areas for construction and daily use.



EASEMENTS & RESTRICTIONS

Rights of way, service easements or title restrictions that may impact your plans.



TREES & VEGETATION

Protected trees, removal requirements and impact on design and cost.



FLOODING & OVERLAND FLOW

Identifying flood risk, overland flow paths and finished floor level requirements.



OTHER SITE CONSTRAINTS

Noise, neighbouring buildings, retaining walls, soils, access for construction and more.



DID YOU KNOW?

Many Auckland sites are limited not by zoning — but by infrastructure, access or hidden constraints.

KNOWING EARLY CAN SAVE YOU **THOUSANDS.**



NOT SURE IF YOUR SITE STACKS UP?

Find out before you spend a dollar.



FREE FEASIBILITY DISCUSSION



FREE SITE EVALUATION



FREE BUILD QUOTE

THE 15 HIDDEN SITE CONSTRAINTS MOST OWNERS NEVER CHECK

These are the factors that can impact your build more than you think — and the ones we always check before any design begins.



DID YOU KNOW?

Over 60% of project delays and unexpected costs come from issues that could have been identified in a proper site evaluation.



15 CRITICAL FACTORS THAT COULD AFFECT YOUR PROJECT

01



ZONING & COUNCIL RULES

Are you able to build what you want? Understand height limits, setbacks, coverage and resource consents.

02



STORMWATER MANAGEMENT

Can stormwater be managed on site or will a new system be required? This can significantly impact cost.

03



WASTEWATER CONNECTION

Is there access to council wastewater? Or will you need an expensive pump station or treatment system?

04



WATER SUPPLY AVAILABILITY

Is council water available at the boundary or will upgrades be needed at your cost?

05



ACCESS & VEHICLE CROSSING

Can you get vehicles and machinery on site safely and legally? Driveways can be complex.

06



CONTOURS & TOPOGRAPHY

Slopes affect design, foundations, retaining walls and how much land is usable.

07



FLOODING & OVERLAND FLOW

Is the site in a flood plain? Where does water flow in heavy rain? This can limit your build footprint.

08



EASEMENTS & RIGHT OF WAY

Easements can restrict where you build and how you access services or the land.

09



TREES & VEGETATION OVERLAYS

Protected trees or overlay zones may require consents or restrict removal and impact your plans.

10



POWER & UTILITY SERVICES

Is power available at the boundary? Upgrades can be costly and take time to deliver.

11



TELECOMMUNICATIONS AVAILABILITY

Fibre and connection availability can impact both cost and timing.

12



SOIL CONDITIONS & STABILITY

Poor soil can mean extra foundation costs or even make some builds unviable.

13



NOISE & NEIGHBOUR CONSTRAINTS

Road noise, rail, industrial zones or close neighbours can affect design and livability.

14



RESOURCE CONSENT REQUIREMENTS

Some sites need consents for earthworks, retaining walls, or protected vegetation.

15



INFRASTRUCTURE CONTRIBUTIONS

Development and financial contributions can add thousands to your project costs.



KNOWING THESE EARLY
CAN SAVE YOU THOUSANDS.



A proper site evaluation gives you clarity
before you invest further.

WHY FEASIBILITY COMES BEFORE DESIGN

Great design only works when the site can support it. A feasibility-first approach ensures you make informed decisions from day one.

We help you understand what's possible, what it will cost and what approval pathways exist — before you invest in design, resource consents or detailed plans.



“ The right questions today prevent *expensive surprises* tomorrow. ”

A SMARTER START SAVES:



TIME

Avoid delays caused by issues discovered late in the process.



MONEY

Prevent costly redesigns, delays and dead-end costs.



CONFIDENCE

Make decisions with clarity backed by facts, not guesswork.



SUCCESS

Maximise your site's potential and project outcomes.

WHAT A FEASIBILITY EVALUATION DELIVERS

- ✓ **Clarity on potential** – What you can build and what it will take.
- ✓ **Cost confidence** – Real-world build and consent cost insights.
- ✓ **Risk reduction** – Identify constraints before they become problems.
- ✓ **Smarter decisions** – Buy, build or walk away with confidence.
- ✓ **Stronger outcomes** – Better design, better value, better results.

FEASIBILITY FIRST = BETTER OUTCOMES



EVALUATE THE SITE

Understand the opportunities & constraints



FEASIBILITY INSIGHTS

Clarity on what's possible and what it takes



CONFIDENT DECISIONS

Proceed with a plan that's realistic & achievable



BETTER OUTCOMES

On time, on budget & built with confidence



PROJECTS THAT START WITH A FEASIBILITY ASSESSMENT ARE

3X MORE LIKELY
TO STAY ON TIME AND ON BUDGET*

*Source: Master Builders NZ – Project Outcomes Study

“ Design brings your vision to life, feasibility makes sure it can be built. ”



PLAN TODAY. BUILD TOMORROW. **PROFIT FOR YEARS TO COME.**

A little preparation now can save you months of stress (and thousands of dollars).

THE BIGGEST MISTAKES PROPERTY OWNERS MAKE

Avoiding these common mistakes early can save you time, stress and tens of thousands of dollars.

Don't let assumption or excitement lead the way.



A LITTLE PLANNING NOW CAN PREVENT BIG PROBLEMS LATER.

These are the most common (and costly) mistakes we see — and how to avoid them.

TOP MISTAKES TO AVOID



01

NOT CHECKING THE SITE FIRST

Buying or designing before understanding site constraints can derail your plans.



02

IGNORING COUNCIL REQUIREMENTS

Overlooking zoning, setbacks or overlays can lead to costly redesigns or refusals.



03

FOCUSING ONLY ON THE BUILD COST

Ignoring site works, services or consents can blow your budget out later.



04

RUSHING THE DECISION

Not taking the time to investigate properly can lead to mistakes you can't undo.



05

NOT SEEKING EXPERT ADVICE EARLY

Talking to the right professionals early can save you months of frustration.



06

UNDERESTIMATING SITE WORKS

Earthworks, retaining walls and access can be more complex (and expensive) than expected.



07

MAKING ASSUMPTIONS

Assuming you can build what you want, where you want, is one of the biggest risks.



08

FORGETTING ABOUT STORMWATER

Poor stormwater planning can cause delays, extra costs and compliance issues.



09

NOT UNDERSTANDING TOTAL COSTS

Failing to consider all costs from start to finish can impact your ROI or resale value.



10

THINKING 'FIXED PRICE' MEANS NO VARIATIONS

Many site conditions are unknown until you start. Allow for contingencies and ask the right questions.



EXPERT TIP

A thorough site evaluation and feasibility assessment is the best way to avoid these mistakes and build with confidence.



The most successful projects start with the right questions, the right advice and the right plan — before any money is committed.



PLAN SMART. BUILD SMARTER.

Get the clarity you need before you invest.



WE'RE HERE TO HELP

Book a free site evaluation and let's unlock your site's potential.

THE QUESTIONS EVERY BUILDER SHOULD ANSWER

Before you commit to a design or build, make sure your builder has done their homework. These are the key questions that separate a smooth build from a stressful one.



ASK THE RIGHT QUESTIONS NOW, SAVE HEADACHES LATER.

A clear, confident builder will have clear answers.

9 ESSENTIAL QUESTIONS TO ASK YOUR BUILDER



01 HAVE YOU COMPLETED A SITE FEASIBILITY ASSESSMENT?

This confirms the site can be developed and highlights any constraints, risks and cost impacts early.



02 WHAT CONSTRAINTS OR RISKS HAVE YOU IDENTIFIED?

Understand any challenges with zoning, services, access, topography, stormwater, overlays or neighbouring properties.



03 HOW WILL THESE IMPACT COST AND TIMELINE?

A good builder explains the financial and time implications so you can make informed decisions.



04 WHAT APPROVALS OR CONSENTS WILL BE REQUIRED?

From resource consents to engineering approvals — know what's needed, who's responsible and how long it will take.



05 IS THE FIXED PRICE TRULY FIXED?

Clarify what's included, what's excluded and under what conditions variations may occur.



06 WHAT IS THE REALISTIC BUILD TIMELINE?

Get a clear schedule from start to finish, including approvals, procurement and construction.



07 WHO WILL MANAGE MY PROJECT DAY TO DAY?

Know who your main point of contact will be and how communication will be handled.



08 WHAT WARRANTIES AND INSURANCES DO YOU PROVIDE?

Ensure you're protected with the right build warranties, insurances and consumer guarantees.



09 CAN YOU PROVIDE RECENT CLIENT REFERENCES?

Speak to past clients about their experience, how issues were handled and the final outcome.



A BUILDER WHO WELCOMES THESE QUESTIONS IS A BUILDER YOU CAN TRUST.

If they hesitate, it's a sign to dig deeper.

Clarity today leads to confidence tomorrow. Ask more. Know more. Build better.



FROM IDEA TO REALITY: A SMARTER WAY TO BUILD

A clear process makes all the difference. Here's how a well-planned project comes together — with fewer surprises and better outcomes.



**A STRUCTURED PROCESS
LEADS TO BETTER DECISIONS,
ON TIME AND ON BUDGET.**

Here's what to expect at each stage.

THE 7 KEY STAGES OF A SUCCESSFUL PROJECT



TIPS FOR A SMOOTH JOURNEY



- ✓ Start with the right information and ask the right questions.
- ✓ Be realistic about costs, timelines and site constraints.
- ✓ Work with a builder who communicates clearly.
- ✓ Make decisions early to avoid delays.
- ✓ Stay involved at key milestones.

THE 3C HOMES DIFFERENCE



LOCAL EXPERTISE
We know Auckland, its rules, its sites and what it takes to get results.



TRANSPARENT PROCESS
Clear communication, honest advice and no nasty surprises.



BETTER OUTCOMES
Smart planning, quality builds and outcomes that add lasting value.



SMART PROCESS. BETTER RESULTS.

The right steps today, a better outcome tomorrow.



READY TO TAKE THE NEXT STEP?

Book your free site evaluation and let's turn your idea into reality.