

Your Land Development Specialists

DEVELOPMENT NOUS LTD (DNL) SPECIALISES IN LAND DEVELOPMENT MATTERS. WE OFFER A MULTI-DISCIPLINARY SERVICE WITH EXPERTISE IN SURVEYING, URBAN DESIGN, ENGINEERING, TOWN PLANNING (INCLUDING RESOURCE CONSENTS), LANDSCAPE ARCHITECTURE, ENVIRONMENTAL CONSULTATION AND PROJECT MANAGEMENT.

DEVELOPMENT NOUS WAS ESTABLISHED IN 2016 BY DIRECTORS KARL CAREW - LICENSED CADASTRAL SURVEYOR AND MATTHEW HOLDER - PRINCIPAL PLANNER. COLLECTIVELY KARL AND MATT HAVE 35+ YEARS' EXPERIENCE LOCALLY, IN HAWKE'S BAY, AND THROUGHOUT NEW ZEALAND.



Development Nous has a strong and experienced planning team that works all over the country, particularly in the Central North Island and Hawke's Bay. We are headed by Principal Planner and DNL Director Matthew Holder (NZPI, RMLA). Our team is ready and able to help you navigate the ever-changing planning landscape to get the best outcome for your project.

We offer a range of planning services including:

- From two lots to multi-stage comprehensive developments
- Resource consents applications
- Rezoning applications
- Expert planning advice
- Policy development and evaluation
- Project management of plan development and review programs
- Assistance with mediation of appeals
- Urban Design
- Land development design and property advice



Our surveying team is lead by Development Nous Director Karl Carew, Licensed Cadastral Surveyor.

The survey team is involved in all levels of the development process from initial site investigations and data collection to subdivision scheme designs, construction set out and as built information.

Our site surveying services including:

- Urban and rural site surveying including boundary/subdivision surveying, topographical survey and construction set out surveying
- GIS (Geographic Information Systems) data acquisition, analysis and mapping
- Title record searches including quickmap, encumbrances, easements, historic titles obscure titles, lost records, maori land records
- UAV (Unmanned aerial vehicle) mapping and aerial photography
- Scheme plans and site layout plans
- As-built documentation



The Development Nous Civil Engineering divisions core focus is delivery of civil services (water, wastewater, stormwater) and roading infrastructure for development of residential, commercial and industrial subdivisions within the public and private sectors. Our Engineering team is headed by Danash Sookdev a Registered, Chartered and International Professional Engineer (NZ / APEC) with industry experience exceeding 25 years.

We undertake design from concept through to construction, including supporting calculations for:

- Three water services
- Roads
- Bulk earthworks
- Stormwater analysis

At Development Nous we also specialise in:

- 12D modelling
- Contract management
- Authority consultation
- As-built documentation
- Geotechnical consultation

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www.developmentnous.nz

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Our Landscape Architecture team participates in a diverse range of planning and design projects, providing landscape design from concept through to construction.

We work with our clients, consultants and authorities to create solutions that nurture the environment and support a healthy ecology whilst providing engaging and realistic landscape design outcomes.

Our experience and skills include:

- Residential and open space Structure Planning, master planning and land development
- Rooding and transportation infrastructure
- Landscape planning and visual assessments
- Large scale land rehabilitation and re-vegetation
- Parks, Playgrounds and sport and recreation
- Public realm - streetscapes, urban and commercial spaces
- Residential landscapes



Development Nous provides environmental consultation to complement the resource consent planning and design process.

We offer a range of environment services including:

- Preliminary and detailed site investigations under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC) Regulations (2011)
- Remediation advice and design of contaminated sites
- Ecosystem Restoration planning and Project Management (biodiversity enhancement)
- Catchment Management (erosion control etc)
- Water Sensitive Urban Design



Our project management team will help by supervising the construction of your development. Our team has extensive experience in construction projects that have included the installation of roading, servicing and bulk earthworks.

We will direct contractors on site to ensure your project is constructed in accordance with project specific requirements, designs and time frames. We will consult with clients, authorities and other professionals on the requirements of each project.

- Preparing cost estimates and evaluating the cost efficiency of projects.
- Assessing environmental constraints and impacts of proposed developments and ensuring mitigation measures are implemented and maintained.
- Obtaining approvals and relevant permits by authorities.
- Ensuring installation of assets such as stormwater, sewer, water, power, gas, roading and landscaping are efficiently managed and implemented.

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