

WAITAKERE ECO-NEIGHBOURHOOD COHOUSING PROJECT

SITE DEVELOPMENT FEASIBILITY

SIZE

- Total site area
- Zoning
- Theoretical number of units allowed

TITLE

- Clear title, no covenants

PHYSICAL ASPECTS

- Access
- Topography
- Orientation
- Ground stability/bearing capacity
- Flooding/overland flow paths
- Soil percolation
- Microclimate - frost, damp, wind, sun
- Soil fertility
- Soil toxicity/residues
- Biology/fauna/flora
- Any other Council issues

SERVICES

- Sewer
- Stormwater
- Water supply
- Electricity
- Gas
- Phone

OTHER ISSUES

- Supportive neighbours?
- Cleared with local iwi?
- Good earth energies?

FINANCIAL

- Asking price of land
- Estimated possible number of units
- \$/unit
- Council fees
- Estimated development costs
- Residual land value
- Motivated vendor?
- Terms (option period, non/refundable deposit, interest rate, feasibility duration, final settlement date, etc)