ADD VALUE
RENOVATIONS

HOME EXTENSION FEASIBILITY PLAN / COMBINED SAMPLE

# Room to grow.

## A plan before you extend.

19 Cotton Street, St Johns

**PREPARED FOR**
Owner review sample

**ILLUSTRATIVE EXTENSION**
30 m² / 6 m × 5 m

**SAMPLE BUDGET CEILING**
$300,000 incl GST

**PROPERTY INPUTS**
Tenure / foundations unverified

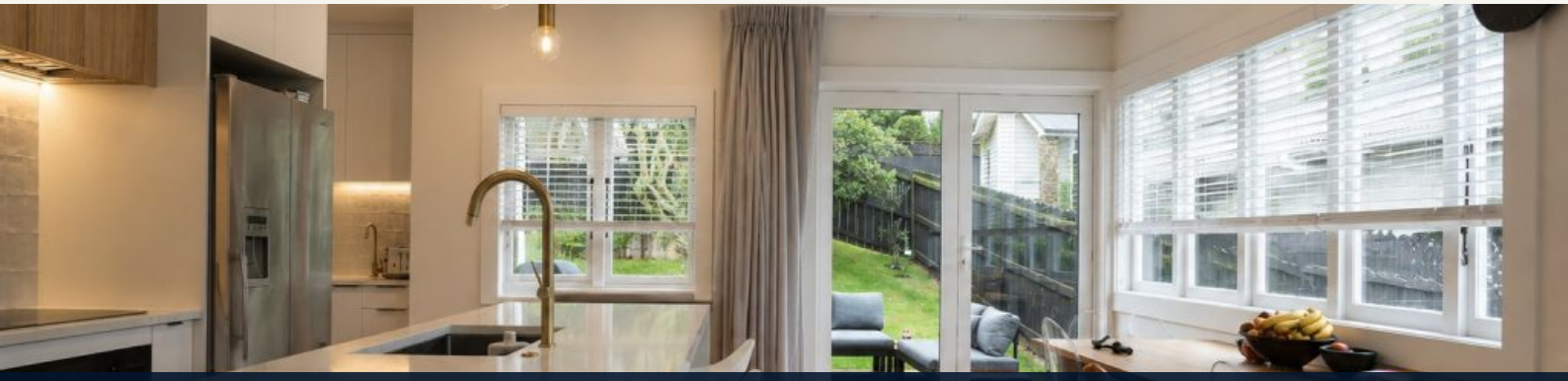
**EVIDENCE**
Real Council / LINZ maps

**RETRIEVED**
25 October 2026 NZDT

REAL PUBLIC PROPERTY DATA. HYPOTHETICAL EXTENSION AND COSTS.

YOUR IDEA. THE PRACTICAL CHECKS. A CLEAR NEXT STEP.

Property Scan + extension feasibility + cost planning in one report.



AVR HILLSBOROUGH EXTENSION / PROJECT EXAMPLE

Photo is not 19 Cotton Street.

HOME EXTENSION FEASIBILITY PLAN

# Could this idea work?

A real public-data Property Scan is combined with a hypothetical 30 m² extension brief. This is a sample for review, not a commissioned assessment for the owner of this property.

> **AMBER – FURTHER CHECKS NEEDED**
>
> The maps show overland flow, public service assets, a stormwater management control and a regional landslide screen. A 6 m × 5 m extension has not been placed on a measured site plan. Buildability and affordability are not established.

### 01 / CAN THE REQUESTED FOOTPRINT FIT?

The mapped parcel and roof suggest space to investigate, but simple coverage headroom is not usable extension area. Boundaries, levels, yards, flows and pipe clearances must be checked together.

### 02 / WHAT COULD CHANGE THE PLAN?

The flow routes and service assets may change the location, floor level, foundations or drainage design. Tenure and existing foundations are unknown.

### 03 / DOES THE BUDGET FIT?

The invented cost example totals $270,000 against a $300,000 ceiling. The $30,000 difference is an arithmetic balance, not a promised saving or validated contingency.

Report guide: brief p3; Property Scan and maps pp4-9; design and structure pp10-11; costs pp12-14; action plan p15; evidence and scope pp16-19.

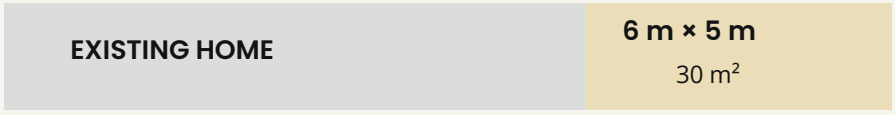
HOME EXTENSION FEASIBILITY PLAN

# The idea we are testing.

The 30 m², 6 m × 5 m concept comes from the supplied design sample. It is illustrative, not a proposal made by this property owner.

| OWNER INPUT | ILLUSTRATIVE BRIEF |
|---|---|
| **Purpose** | More living and dining space; exact room arrangement to be designed. |
| **Size and shape** | 30 m²; nominally 6 m wide × 5 m deep. No measured footprint has been drawn on the property map. |
| **Location** | A ground-floor extension is the sample scenario. Rear / side location remains undecided. |
| **Existing house** | Floor area, floor level, structural system and foundation condition are unverified. A roof outline is not a floor plan. |
| **New plumbing** | Sample assumes no new bathroom, kitchen or laundry fixtures. Existing pipes and stormwater connections still need checking. |
| **Tenure and budget** | Tenure is unknown. Sample maximum is $300,000 incl GST, design, approvals, services and contingency. |

SCHEMATIC ONLY - NOT A SITE PLAN




The shape is not aligned to the real parcel, north, rooms or boundaries. No location or clearance is implied.

HOME EXTENSION FEASIBILITY PLAN

# What the records show.

Real public-source information retrieved on 25 October 2026. Source records and mapped geometry still require site/title verification.



PUBLIC EXAMPLE PROPERTY

## 19 Cotton Street
## St Johns, Auckland

Gold: mapped parcel.
White: indicative roof outline.
The image is real public aerial imagery; it does not verify current site conditions.

| PROPERTY FACT | SOURCE / LIMIT |
|---|---|
| **Mapped parcel area** | 667 m² from the LINZ query; not surveyed net site area. |
| **Mapped roof** | 142.6 m²; one roof outline, capture date 15 March 2017. Roof eaves are not internal floor area. |
| **Council property record** | Property ID 11212454; Lot 96 DP 59696; title reference NA24B/1133. Title document not reviewed. |
| **Source-area discrepancy** | Council query reports an area field of 1,043.7 while the LINZ parcel query reports 667 m². Units/basis and survey area must be reconciled. |
| **Mapped zone** | Residential - Mixed Housing Suburban (H4). Current applicability and any plan-change effects need a planner check. |

DO NOT TURN THIS INTO BUILDABLE AREA

No verified site area, floor plan or extension footprint is available. Coverage arithmetic alone does not establish how much can be extended.

HOME EXTENSION FEASIBILITY PLAN

# The constraints on one map.

Actual Council aerial imagery with queried parcel, roof and constraint geometry. Positions are indicative, not surveyed.




### 1 / FLOW ROUTES

Solid and dashed cyan lines identify mapped overland-flow features. Their actual route, levels and capacity require a site survey and hydraulic review.

### 2 + 5 / SERVICES AND GROUND

Service mains and a regional landslide screen are alerts for further checks. The map does not establish pipe depths, easements or ground conditions.

HOME EXTENSION FEASIBILITY PLAN

# Where water and pipes may matter.

This is the water/services view of the same real property, not a generic illustration.




### 1 / KEEP THE FLOW ROUTE OPEN

A concept must be tested against the mapped water routes. Do not assume a route can be blocked, filled, piped or diverted.

### 2 / VERIFY EVERY CONNECTION

Locate services on site and check depth, condition, capacity and approvals. This is necessary even where the extension adds no new plumbing fixtures.

HOME EXTENSION FEASIBILITY PLAN

# What the ground screen flags.

The orange regional layer is a screening signal, not a site-specific geotechnical finding.




### 5 / GROUND INVESTIGATION

A geotechnical engineer decides what site investigation is needed for foundations, excavation or retaining near the screened area.

### 3 + 4 / PLANNING CONTROLS

The query identifies SMAF and H4 zoning. Their rules and exact application to a future footprint need review; the image does not draw compliant yard lines or a permitted building envelope.

HOME EXTENSION FEASIBILITY PLAN

# What could change the design?

Use these as design questions and investigation triggers. No proposed extension footprint has yet been assessed.

| CONSTRAINT | IMPLICATION / WHO CLEARS IT |
|---|---|
| **1 / Overland flow** | Mapped feature intersects the property. Surveyor to establish levels; civil/stormwater engineer to check the concept before the layout is fixed. |
| **2 / Public services** | Wastewater, water and stormwater records were identified. Locator/drainlayer and the asset owner must verify position, depth, condition, easements and any works-over process. |
| **3 / SMAF** | Stormwater Management Area identified. Civil engineer/planner to establish what new or redeveloped impervious area triggers and what mitigation is required. |
| **4 / Planning envelope** | H4 is mapped. Designer/planner must check the full applicable standards and activity status for a measured concept. |
| **5 / Ground screening** | Elevated shallow-landslide susceptibility identified by the regional layer. Geotechnical advice may change excavation, retaining and foundation design. |
| **Area / title / existing house** | Source areas differ; title and easements are not reviewed; foundations and structural layout are unknown. These gaps can change both scope and cost. |

**NO FEATURE RETURNED IS NOT A GUARANTEE**

The flood-plain and flood-prone queries returned no intersecting feature. This does not remove the identified overland-flow issue or prove the property is free of flood risk. Full query states and links are in the appendix.

HOME EXTENSION FEASIBILITY PLAN

# Rules to test against a concept.

The mapped zone is H4. The July 2026 official chapter was checked for this sample. A planner must confirm the operative provisions, modifications and activity status when a real concept is prepared.

| CHECK | HOW TO USE IT |
|---|---|
| **Height / boundary** | Test building height, height in relation to boundary and any alternative standard against measured levels and the actual frontage. |
| **Yards and outdoor space** | Check boundary setbacks, outlook, daylight, outdoor living and landscaping. No compliant setback line has been drawn on these maps. |
| **Coverage screen** | H4 coverage is 40% of net site area. Using the unverified 667 $m^2$ parcel gives 266.8 $m^2$; less mapped roofs leaves 124.2 $m^2$ of purely theoretical headroom. |
| **Impervious / landscaping** | H4 impervious limit is 60% of site area; landscaped area is at least 40% of net site area. Roofs alone do not measure driveway or paving. |
| **Water, hazards and SMAF** | Check the relevant natural-hazard and stormwater provisions, including plan-change status, against the actual works. Mapping alone does not determine the consent route. |
| **Building consent** | The designer must establish the building-consent pathway and documentation. A desktop report is not approval to build. |

Open official H4 chapter - July 2026 edition. Key references: H4.6.8 (impervious), H4.6.9 (coverage), H4.6.10 (landscaping). Retrieved 25 October 2026.

HOME EXTENSION FEASIBILITY PLAN

# Test the location before the look.

These are options to investigate, not recommendations that any location is feasible. The 6 m × 5 m rectangle has deliberately not been placed on the aerial.

| OPTION TO TEST | QUESTIONS BEFORE CHOOSING |
|---|---|
| **Ground-floor rear option** | Check existing living-room connection, garden/outdoor-space loss, rear yard, sunlight, the mapped flow branches and any service crossing. |
| **Ground-floor side option** | Check side clearance, neighbour effects, access for construction and the structural opening. A narrow side passage may be needed for maintenance or services. |
| **Upper-level option** | May reduce ground coverage, but raises height, boundary, structural strengthening, stairs and temporary weatherproofing questions. It is outside the sample cost basis. |
| **Change size or shape** | A longer, narrower or smaller addition may respond differently to flows and services. Reducing floor area does not necessarily reduce foundations or connection costs proportionately. |
| **Internal reconfiguration** | Compare the space gained from changing the existing layout before committing to an external addition. Scope, structural work and pricing would be separate. |

DESIGN HOLD POINT

Do not choose an external footprint solely from the aerial or coverage headroom. A measured site/concept, service check and relevant specialist input must come first.

HOME EXTENSION FEASIBILITY PLAN

# The connection can drive the cost.

Existing foundations and tenure are unknown. The original fictional freehold/on-piles assumption is not carried across as a fact about 19 Cotton Street.

| AREA | WHAT MUST BE CONFIRMED |
|---|---|
| **If the home is on piles** | Check pile/bearer condition, subfloor access, bracing, floor levels and how new foundations connect. Ground and drainage may affect the foundation solution. |
| **If the home is on a slab** | Check slab edges/levels, excavation, existing reinforcing information and concealed services. Do not assume an existing slab can carry a new load. |
| **Opening up the house** | The engineer/designer must identify load paths, lintels/portals, bracing changes, roof junctions and weatherproofing. Hidden work may be found after opening up. |
| **No new plumbing fixtures** | This sample adds no bathroom/kitchen/laundry fixtures. Roof-water disposal, existing drains and public services still need checking and allowances. |
| **If fixtures are added later** | Record fixture types and positions, pipe runs/falls, capacity, hot water, ventilation and waterproofing. Recheck scope, approvals and budget before proceeding. |
| **Title and access** | Confirm freehold, cross-lease or other tenure from the actual title. Check easements, shared services and any neighbour/lessor approvals with the appropriate adviser. |

HOME EXTENSION FEASIBILITY PLAN

# Does the budget fit the idea?

Every amount on the cost pages is invented to demonstrate the format. These are not market rates, a quotation or an estimate for this property.

| ILLUSTRATIVE COST HEADING | INCL GST |
|---|---|
| **Extension construction** | $165,000 |
| **Design and specialist investigations** | $25,000 |
| **Council / approval allowances** | $10,000 |
| **Services and connections** | $15,000 |
| **Work to the existing house** | $20,000 |
| **Contingency allowance** | $35,000 |
| **Illustrative total** | **$270,000** |

| | |
|---|---|
| **Sample maximum budget** | $300,000 incl GST |
| **Arithmetic balance** | $30,000; not a promised saving or an extra contingency allowance. |
| **Budget basis** | Hypothetical 30 $m^2$ ground-floor addition, no new plumbing fixtures. Conditions, approvals, structure and finishes have not been priced. |

GST is included in every amount. Do not add GST again. The $35,000 contingency is already included in the $270,000 total.

HOME EXTENSION FEASIBILITY PLAN

# What the construction line covers.

Illustrative allocation of the $165,000 construction heading. This is a format example, not a take-off, trade quotation or schedule of rates.

| ILLUSTRATIVE WORK PACKAGE | INCL GST |
|---|---|
| **Site setup, protection and preliminaries** | $12,000 |
| **Earthworks and new foundations** | $28,000 |
| **New structural frame and carpentry** | $30,000 |
| **Roof, cladding and external joinery** | $42,000 |
| **Electrical and heating allowance** | $10,000 |
| **Insulation, linings and finishes** | $28,000 |
| **Interior fit-out allowance** | $8,000 |
| **Builder management / overhead allowance** | $7,000 |

RECONCILES TO THE SUMMARY

These eight invented work packages total $165,000 and are included once in the page 12 construction allowance. Separate design, approval, service, existing-house and contingency headings are not added again here.

HOME EXTENSION FEASIBILITY PLAN

# What could move the total?

Use this page to understand uncertainty. The sensitivity rows are arithmetic examples, not a forecast or cost range.

| COST DRIVER | WHY IT MATTERS |
|---|---|
| **Ground and foundations** | Unverified ground, retaining, excavation or access restrictions may alter quantities, design and construction methods. |
| **Services and stormwater** | Pipe relocation, works-over requirements, detention/retention or a changed discharge design may increase scope. |
| **Existing-house connection** | Structural openings, concealed damage, uneven levels and roof/weatherproofing junctions can create additional work. |
| **Design and specification** | Changing room purpose, glazing, roof shape, finishes or adding fixtures changes the brief and requires the budget to be refreshed. |

ILLUSTRATIVE CONSTRUCTION-COST SENSITIVITY

| SCENARIO | ARITHMETIC ONLY |
|---|---|
| **Original sample** | Construction $165,000; total $270,000; balance to $300,000 ceiling: $30,000. |
| **Construction +10%** | Adds $16,500; total becomes $286,500; remaining arithmetic balance: $13,500. |
| **Construction +20%** | Adds $33,000; total becomes $303,000; exceeds the sample ceiling by $3,000. |

Other headings are held unchanged for this comparison, including the $35,000 contingency. Actual costs can move for several reasons at once. No saving or final price is promised.

HOME EXTENSION FEASIBILITY PLAN

# Who does what next?

Sequence the checks so the owner can decide whether to proceed before investing in detailed design. Dates and durations must be agreed for a real engagement.

| WHO / SEQUENCE | DELIVERABLE BEFORE THE NEXT STEP |
|---|---|
| **1 / Owner** | Confirm room priorities, maximum total spend and what can be reduced. Confirm the address and reported tenure/foundation answers. |
| **2 / Surveyor + title adviser** | Reconcile site-area records; establish boundaries and levels; review the title, easements and access rights as appropriate. |
| **3 / Locator / drainlayer + civil engineer** | Locate pipes, check available records and inspect as required. Assess mapped flow routes, drainage and SMAF implications. |
| **4 / Geotechnical / structural input** | Determine investigation and foundation/structural requirements for the proposed works. Do not design from the regional screen alone. |
| **5 / Designer + planner** | Develop a measured concept that responds to the constraints. Confirm applicable rules, activity status and approval requirements. |
| **6 / AVR / cost planner** | Reprice the agreed concept with stated quantities, allowances, exclusions and contingency. Compare the updated total with the owner's ceiling. |
| **7 / Owner decision** | Proceed, reduce/revise or pause. Commission detailed design and applications only after scope, risks, adviser recommendations and budget are understood. |

**DECISION GATE**

A useful next step is a measured concept and targeted investigations, not an assumption that 30 $m^2$ is approved or affordable. This report is an early screen only.

HOME EXTENSION FEASIBILITY PLAN

# What this sample relies on.

Public records and map geometry were collected on 25 October 2026 in Pacific/Auckland. Map retrieval date is not the date the aerial photograph or roof geometry was captured.

| SOURCE | DIRECT LINK |
|---|---|
| **LINZ address** | Open official source |
| **LINZ parcel** | Open official source |
| **LINZ roof outlines** | Open official source |
| **Council property** | Open official source |
| **Council zone** | Open official source |
| **Council aerial** | Open official source |
| **Official H4 chapter** | Open official source |

EVIDENCE NOT REVIEWED

No site inspection, measured floor plan, boundary/topographical survey, title document, easement instrument, LIM, Council property file, geotechnical report or drainage CCTV was reviewed. The valuation lookup did not complete and no valuation is used in this report.

The appendix records every queried check and its source link. “Not identified” means no intersecting feature was returned by that particular query; it is not proof that no restriction or risk exists.

HOME EXTENSION FEASIBILITY PLAN

# What you can rely on here.

A combined Property Scan and preliminary extension feasibility sample, using real public maps and explicitly hypothetical proposal/cost information.

| SCOPE | POSITION |
|---|---|
| **Included** | Public-data collation, map screening, preliminary constraints, an illustrative extension brief, budget format and practical next-step questions. |
| **AVR's role** | Explain the desktop evidence and gaps within the stated scope. This sample does not certify the data, design or work of an adviser. |
| **Not included** | LIM/title procurement, survey, physical investigation, detailed design, engineering, planning/legal advice, consent applications, valuation, a construction quotation or guaranteed approval. |
| **Responsible advisers** | Surveyor: boundaries/levels. Designer/planner: concept and consent route. Engineers/locator: structures, ground, water and services. Council/asset owner: approval decisions. |
| **Currency** | Refresh for changed scope, changed public evidence and before a purchase, design, approval or construction commitment. Aerial and mapped assets may be displaced, outdated or incomplete. |
| **Commissioned reports** | Issued for the agreed client and purpose under the applicable engagement. No third-party reliance or partial use as an approval without written agreement. Statutory rights remain unaffected. |

This is a desktop feasibility screen, not a LIM, title review, boundary/topographical survey, engineering design, planning opinion or Council/Watercare consent decision.

The proposed 30 $m^2$ extension and all cost figures are illustrative. Protective wording needs New Zealand construction-lawyer review before adoption as standard contractual terms.

HOME EXTENSION FEASIBILITY PLAN

# The checks behind the maps.

Actual saved query results from 25 October 2026. “Not identified” applies only to the queried layer/geometry. Click a source link to inspect the official service.

| CHECK / LAYER | QUERY RESULT | SOURCE |
|---|---|---|
| **Special-character overlay** | Not identified in query | Official layer |
| **Historic-heritage overlay** | Not identified in query | Official layer |
| **Flood plain** | Not identified in query | Official layer |
| **Flood-prone area** | Not identified in query | Official layer |
| **Overland-flow path** | Identified | Official layer |
| **Coastal inundation** | Not identified in query | Official layer |
| **Unitary Plan precinct** | Not identified in query | Official layer |
| **Significant Ecological Area** | Not identified in query | Official layer |
| **Notable tree** | Not identified in query | Official layer |
| **Volcanic viewshaft** | Not identified in query | Official layer |
| **Viewshaft height-sensitive area** | Not identified in query | Official layer |
| **Scheduled Historic Heritage Place** | Not identified in query | Official layer |

HOW TO READ THESE STATES

Identified: verify the mapped feature and its relevance on site. Not identified: no intersecting feature returned; this is not a warranty. Data unavailable: keep the gap open and obtain the missing evidence before relying on the proposal.

HOME EXTENSION FEASIBILITY PLAN

# The checks behind the maps.

Actual saved query results from 25 October 2026. “Not identified” applies only to the queried layer/geometry. Click a source link to inspect the official service.

| CHECK / LAYER | QUERY RESULT | SOURCE |
|---|---|---|
| **Aircraft noise overlay** | Not identified in query | Official layer |
| **National Grid corridor** | Not identified in query | Official layer |
| **Height variation control** | Not identified in query | Official layer |
| **Stormwater Management Area (SMAF)** | Identified | Official layer |
| **Designation** | Not identified in query | Official layer |
| **Airspace restriction designation** | Not identified in query | Official layer |
| **Public water pipe** | Identified | Official layer |
| **Public wastewater pipe** | Identified | Official layer |
| **Watercare stormwater pipe** | Identified | Official layer |
| **Shallow landslide susceptibility** | Identified | Official layer |
| **Large-scale landslide susceptibility** | Not identified in query | Official layer |
| **Public stormwater pipe within 25 m** | Identified | Official layer |

HOW TO READ THESE STATES

Identified: verify the mapped feature and its relevance on site. Not identified: no intersecting feature returned; this is not a warranty. Data unavailable: keep the gap open and obtain the missing evidence before relying on the proposal.