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Nicole Warner

SENIOR ASSOCIATE

Area of Expertise

Property

I am a commercial property lawyer and act for property investors and developers in both the private and public sector. With over 10 years' experience, I have considerable expertise in land development and complex commercial property transactions. I provide tailored advice that is pragmatic and commercially-focused, always with our clients' strategic goals in mind.

The development of large-scale, vibrant and sustainable urban communities is at the heart of what I do. I assist Government entities and private developers with both residential and mixed use developments (including retail and commercial), from the initial conceptual stage right through to completion. In doing so, I provide legal advice on a wide range of land development matters including master planning, ownership structures, funding, civil and remediation works, construction, subdivision, and the sale of land and dwellings. I work closely with Stephanie Harris, Joint Managing Partner of the firm to provide housing solutions that are innovative, environmentally responsible, affordable and future-proofed. These large-scale developments are at the forefront of urban planning in New Zealand.

In addition to this, I assist commercial landlords, corporates, and small to medium enterprises with their business requirements such as property acquisition and disposal, leasing, financing, terms of trade and supply contracts.

I have specialist knowledge in overseas investment legislation and assist international investors and purchasers with the acquisition of land in New Zealand. In particular, I advise overseas persons on the various consent pathways that may be utilised to acquire sensitive land in New Zealand and assist with the preparation of consent applications.

I have an in-depth knowledge of industry documentation in the property sector. I am a member of the Auckland District Law Society Documents and Precedents Committee and contribute towards the creation and development of standard contracts for use by the industry, such as the Agreement for Sale and Purchase of Real Estate and Deed of Lease.

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Recent work examples:

- I act for Government entities in respect of the development of new and innovative urban communities, as well as the redevelopment of existing communities to meet housing needs. In particular, I prepare and negotiate development agreements and construction contracts, and I manage the legal requirements relating to the subdivision, development, and sale of land to meet delivery objectives.
- I have acted for one of New Zealand's largest supermarket organisations in relation to its retail development and commercial leasing needs. This included the acquisition of land for new stores and setting up leases and agreements with franchisee operators.
- I assisted a leading listed property trust with acquisitions, disposals, and leasing transactions relating to its large commercial and residential property portfolio.
- I advise developers and builders on a wide range of construction and building matters including the negotiation and drafting of complex construction contracts and related risk assessment advice.

I find it incredibly rewarding to add to the success of my clients' businesses, and also to assist with the implementation of housing policies that not only boost housing supply and affordability but also have a positive social and economic outcome for the communities involved.

I work with an exceptional team of property specialists, and we provide an agile and innovative approach to finding the best legal solutions for our clients and their projects. With my experience and expertise, I strive to add real value and help our clients achieve their goals and strategic objectives.

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