



**SITE ADDRESS: 14 GIBBONS ROAD, TAKAPUNA, NORTH SHORE CITY**

**DESCRIPTION:** Construct 4 two level town houses on a podium basement car park – three levels in all. Construct three swimming pools. Demolish existing house, remove trees.



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete preliminary basic design of site layout.
- Check compliance with district plan provisions.
- Meetings with architect to discuss concept and planning constraints.
- Preparation, lodgement at council and negotiation of planning approval.
- Deal with neighbour's objections and attend meetings with same.

- Coordinate responses to council requests for further information.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining code compliance certificates.
- Liaise with site manager re timing of council and independent engineer's inspections.
- Coordination with site manager to obtain required documentation for issuing of code compliance certificates.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ for issue of unit titles.



**REFEREES:**

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