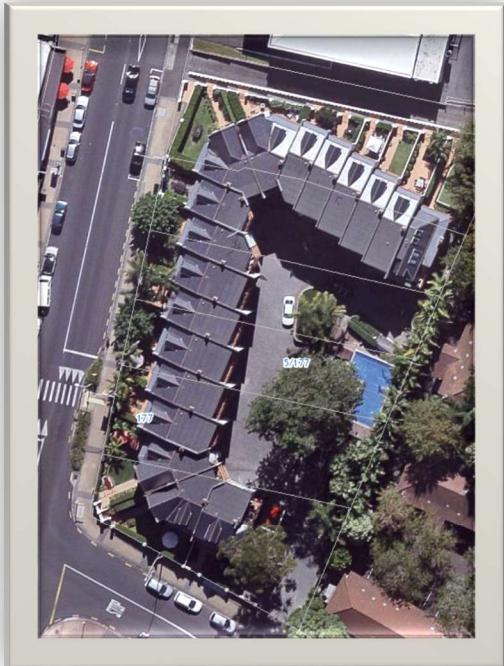


SITE ADDRESS: 177 HURSTMERE ROAD, TAKAPUNA, NORTH SHORE CITY

DESCRIPTION: Demolition of four existing semi-detached state houses and replace with x18 4-level terrace houses *aka* Promenade Terraces incl. landscaped area and swimming pool etc. at rear



- Pre-purchase investigation of development potential and overall feasibility.
- Preparation of drawings for in-house discussion.
- Complete basic design of site layout.
- Check compliance with district plan provisions.
- Coordination of civil and hydraulics engineers to prepare documentation for council for separation of public infrastructure and creation of stormwater outfall to sea.
- Assess engineer's (and council's) recommendations regarding proposed line separation and new stormwater outfall and investigate costs,



alternatives, impact on architectural design/site layout – then further discuss with project manager and others to negotiate the best solution.

- Coordination of civil and hydraulic engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of above building consent application to council.
- Negotiate the approval of above building consent applications to council.
- Coordinate surveyors to prepare subdivision consent application and negotiate approval of application.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles.

177 HURSTMERE ROAD REFERENCES:

- | | | | |
|-----------------|-------------------|---------------|--|
| ➤ Steve Jensen | JCY Architects | 64-9-374 5914 | steve@jcy.co.nz |
| ➤ John McCurran | Duffill Watts | 64-9-630 4882 | john.mccurran@duffillwatts.com |
| ➤ Don Ruegg | Harrison Grierson | 64-9-917 5000 | d.ruegg@harrisongrierson.com |