



SITE ADDRESS: 30 MAHUHU CRESCENT, AUCKLAND CBD

DESCRIPTION: Five level office building over 3 levels of basement car parking - purpose built for sole tenant (BNZ Bank) with retail at ground level. Design and ground floor layout to comply with the requirements of the newly-formed (at the time) Auckland Council urban design panel. Winner of NZ Property Council 2009 Excellence award. On completion, the building achieved a 5-star rating from the NZ green building council.

- o Pre-purchase investigation of development potential and overall feasibility.
- o Preparation of drawings for in-house discussion.
- o Brief urban design consultant regards developer's requirements and prepare for pre urban design panel application meeting.
- o Attend pre-application meetings at council regards potential urban design issues.
- o Achieve compromise between council wishes and developer requirements. The resultant solution was a building that infringed several controls but ultimately gained approval.
- o Prepare planning approval application (CAD plans, reports and co-ordinate assessment of effects, traffic effects assessments) for an interim public car park on what was a vacant site.
- o Complete preliminary design of site layout, floor plans etc.
- o Check compliance with district plan development controls.
- o Coordination with traffic engineers to prepare assessment of potential traffic effects and potential loading bay v. pedestrian conflict.
- o Preparation of drawings for preliminary briefing of architect.
- o Preparation of drawings for preliminary town planning consultant briefing.
- o Coordination and preparation of documentation required to lodge with council for urban design panel approval.
- o Appearance at Auckland Council urban design panel hearing.
- o Negotiation with council (post hearing) to obtain urban design panel approval for project.
- o Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building consent and code compliance certificates.
- o Coordination of structural, fire & services engineers to prepare documentation required to lodge with council for building consent approval.
- o Lodge applications at council for building consent – 9 separate applications.



- o Negotiate the approval of above building consent applications to council.
- o Coordinate responses to council requests for further information pertaining to all applications and negotiate approval of.
- o Liaison with council regards infrastructure constraints and potential upgrades required and resultant financial contributions.
- o Coordinate surveyors to confirm net lettable areas for tenant use.
- o Prepare documentation for lodgement with council for ongoing building warrant of fitness inspections for tenants and council.
- o Review of marketing materials.
- o Monitor site works to ensure ongoing compliance with planning approval conditions as a prerequisite to gaining building consent CCCs.
- o Liaise with site manager re timing of council and independent engineer's inspections.
- o Coordination with site Manager and others to obtain required documentation for CCC's.

REFEREES:

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