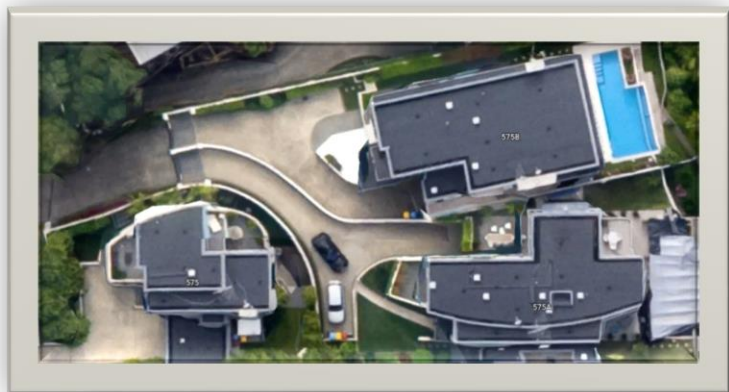
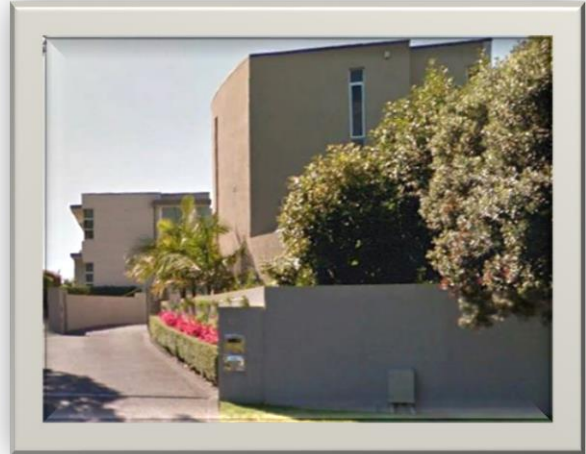


**SITE ADDRESS: 575 RIDDELL ROAD, ST HELIERS, AUCKLAND**

**DESCRIPTION:** Construction of 3 separate, three storey cliff-top town houses over a common podium with basement parking for 12 cars underneath and two swimming pools (solid concrete). Demolition of existing house, removal of trees and diversion of existing sewer line in the street.

- Pre-purchase investigation of development potential and overall feasibility.
- 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; attend meetings with solicitors and barristers in order to present arguments to Council.
- Deal with numerous complaints, non-compliance issues. Attend meetings on site and at council to resolve ongoing issues.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for upgrade of public sewer line.
- Assess engineer's (and council's) recommendations regarding proposed sewer line upgrade and investigate costs, alternatives – then further discuss with contracts manager and others to negotiate the best solution.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for public infrastructure re-arrangements.
- Negotiate the approval of the above building consent application to council.
- Coordination of architects, structural and services engineers to prepare documentation required to lodge with council for building consent approval for three townhouses, associated R.O.W. etc - four separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for further information for all applications.
- Coordinate subdivision application, preparation and negotiate council approval.
- Review of marketing material ensuring accuracy and materials are not misleading.
- Monitor and ensure 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.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ to enable issuing of titles. Coordinate with Sub-trades and others (as above) to ensure works are completed as per relevant contracts.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building permit sign-off and Code Compliance Certificates.
- Liaise with Site Manager re timing of Council and Independent Engineer's inspections.
- Supervise site works to ensure compliance with conditions of subdivision approval and coordinate documents required by Land Titles Office to enable issuing of Land titles.
- Coordination of Site Manager and Sub-tradesmen / Contractors to obtain required documentation for building permit sign-off (Code Compliance Certificates).



**REFEREES:**

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