



SITE ADDRESS: 62 SENTINEL ROAD, HERNE BAY, AUCKLAND

DESCRIPTION: Construction of five 3 level town houses on what was a 2 unit waterfront site. Four separate swimming pools. Demolition of existing houses and removal of trees. Divert existing public sewer line. Separate combined public sewer / storm water line. Create new storm water outfall to sea.

- 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 plans and planning constraints.
- Preparation, lodgement at council and negotiation of planning consent.
- Deal with neighbour's objections; attend meetings with solicitors and council officers.
- Coordinate responses to council requests for further information.
- Coordination of civil and hydraulics engineers to prepare documentation required to lodge with council for diversion of public sewer lines.
- Assess engineer's (and council's) recommendations regarding proposed sewer diversion, 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 hydraulics engineers to prepare documentation required to lodge with council for public infrastructure diversion.
- Negotiate the approval of above building consent application to council.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.



- Coordination of architects, structural and service engineers to prepare documentation required to lodge with council for building consent approval for five townhouses, associated R.O.W.'s etc
- 8 separate applications.
- Negotiate the approval of above building consent applications to council.
- Coordinate responses to council requests for information for all applications.
- Attendance at meetings with barrister in order to present arguments to council.
- Meetings on site regards slip onto beach.
- Prepare documentation for council inspection to establish fault or otherwise.
- Negotiate solution and cost sharing arrangements towards clean-up.
- Coordinate surveyors to prepare subdivision consent application.

- Negotiate the approval of above subdivision application to council.
- 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.
- Coordinate supervision of site works to ensure compliance with conditions of subdivision approval and coordinate documents required by LINZ for issuing of titles.

REFEREES:

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|-----------------|-----------------------|---------------|--|
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