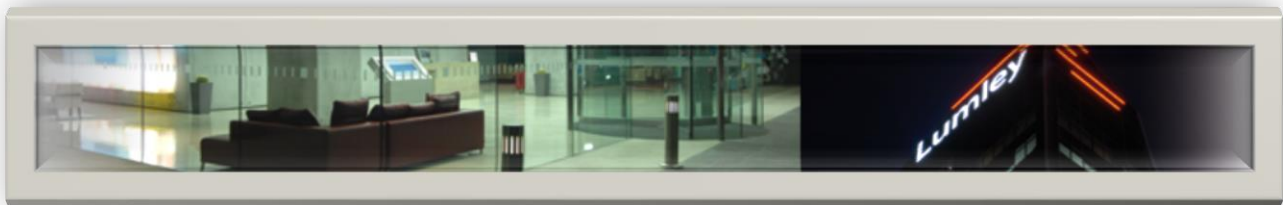


SITE ADDRESS: 88 SHORTLAND STREET, AUCKLAND CBD

DESCRIPTION: 30 level office building featuring 5 star hotel style lobby, recreation floor with cafe/bar, health club and business centre, miconic lifts, secure communications room, back-up power generation and, comprehensive security. Design incorporated retention of a heritage listed facade to a second street frontage, integration of an adjacent (heritage protected) grain silo building. Demolition of one heritage-listed building and five others.

- Pre-purchase investigation of development potential and overall feasibility.
- Pre-purchase meetings with vendor’s real estate agents for vendor conditioning in order to reduce purchase price.
- Pre-purchase meeting with council officers and historic places trust representatives to ascertain viability of the proposed demolition/retention of heritage elements.
- Produced ‘walk-through’ video (incl. audio commentary) of existing structures available for public access in historic places trust library.
- Preparation of CAD drawings for in-house discussion.
- Complete design of site layout, floor plans and sections.
- Check compliance with district plan planning provisions.
- Preparation of drawings for preliminary briefing of architect.
- Investigation of similar recently completed projects focusing on council involvement.
- Preparation of CAD drawings for town planning briefing.
- Coordination and liaison with traffic engineers to prepare assessment of potential traffic effects.
- Coordination and liaison with arborists and council regards tree removal.
- Coordination and preparation of documentation required to lodge with council for planning approval – 5 applications.
- Negotiate the approval of above planning consent applications.
- Coordinate responses to council requests for further information.
- Liaison with council regards possible infrastructure constraints and potential upgrades required and resultant financial contributions required.
- Solar studies - coordination of surveyors and preparation of documentation for lodgement with council. Co-ordinate the completion of an assessment of effects to demonstrate the extent of proposed development control breaches on adjacent public spaces.
- Meetings with client & consultant to re space planning requirements. Coordination of architects and structural & services & fire engineers to prepare documentation required to lodge with council for building consents – 22 applications.



- Negotiate the approval of above building consent and engineering approval applications to council.
- Monitor and ensure compliance with planning approval conditions as a prerequisite to gaining building consent approval and/or code compliance certificates.
- Coordination of architects and structural & services engineers to prepare documentation required to lodge with council for engineering approvals and public infrastructure upgrades – 6 separate applications.
- Attend weekly PCG meetings with site manager, architect and engineers to further develop design, regulate client input, ascertain progress, problem solve etc.
- Coordinate surveyors to prepare documentation for lodgement of subdivision approval application with council – 3 separate applications.

REFEREES:

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