

CERTIFICATE OF TITLE



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

OWN
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **343004**
Land Registration District **North Auckland**
Date Issued 20 November 2007

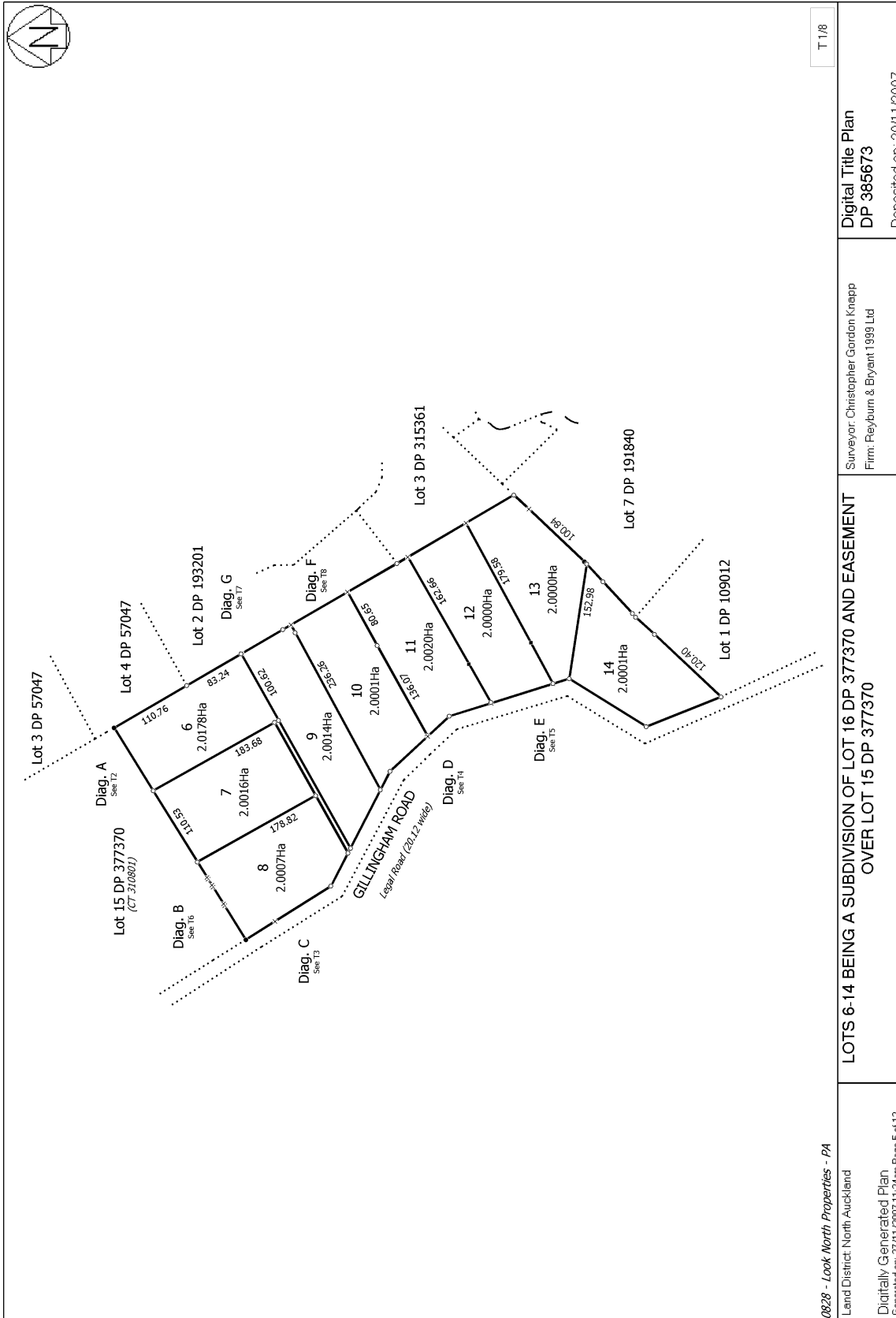
Prior References
310802

Estate Fee Simple
Area 2.0001 hectares more or less
Legal Description Lot 14 Deposited Plan 385673

Registered Owners
Fraser Bloomfield Hardie and Giuliana Lucia Hardie

Interests

7448165.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.7.2007 at 9:00 am
Appurtenant hereto is a right to drain water created by Easement Instrument 7448165.4 - 4.7.2007 at 9:00 am
The easements created by Easement Instrument 7448165.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7621783.8 - 20.11.2007 at 9:00 am



10828 - Lock North Properties - PA

Land District: North Auckland

Digitally Generated Plan

Generated on: 27/11/2007 11:24am Page 5 of 12

LOTS 6-14 BEING A SUBDIVISION OF LOT 16 DP 377370 AND EASEMENT OVER LOT 15 DP 377370

Surveyor: Christopher Gordon Kneapp
Firm: Reyburn & Bryant 1999 Ltd

Digital Title Plan
DP 385673

Deposited on: 20/11/2007

T 1/8



T 2/8

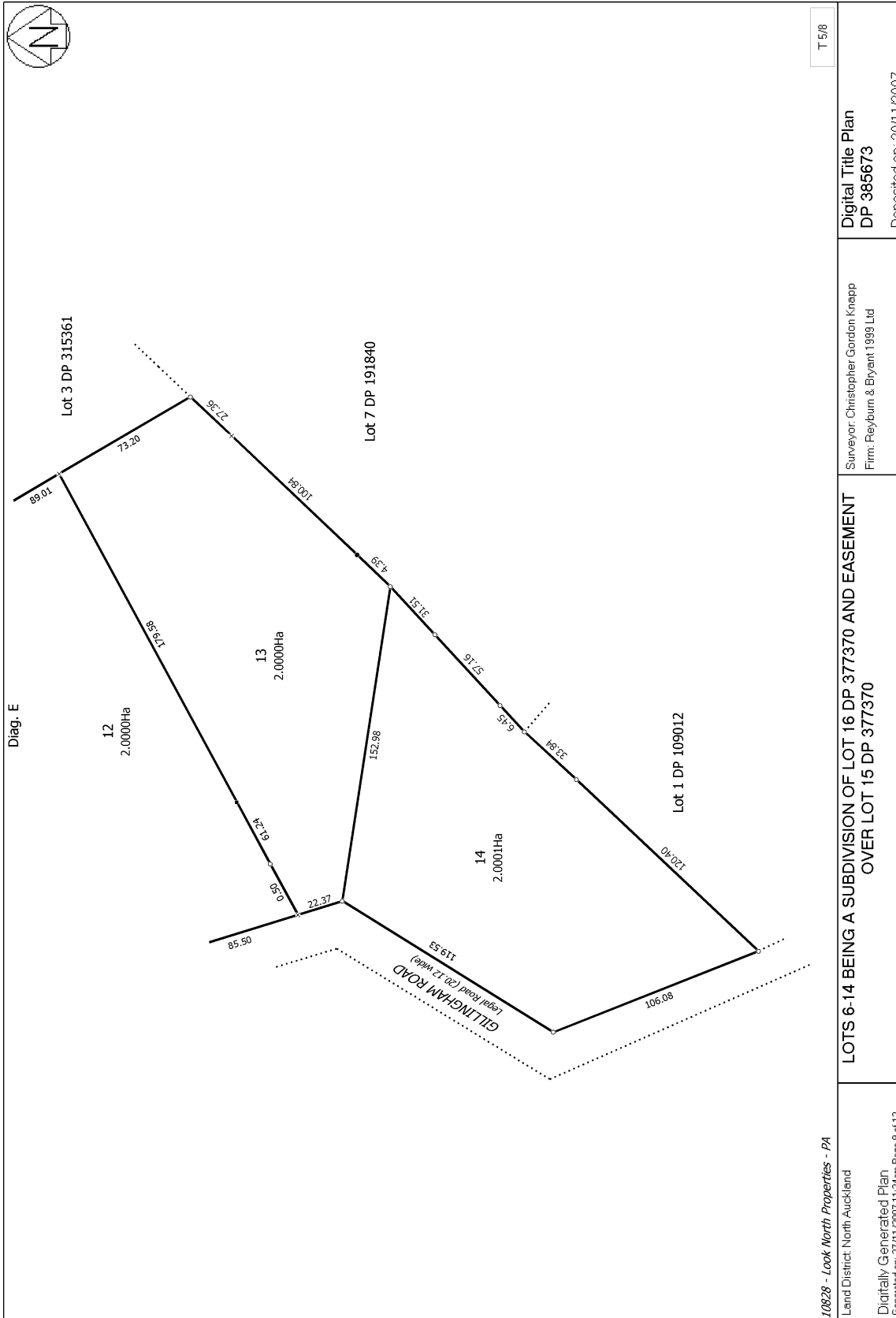
Digital Title Plan
DP 385673

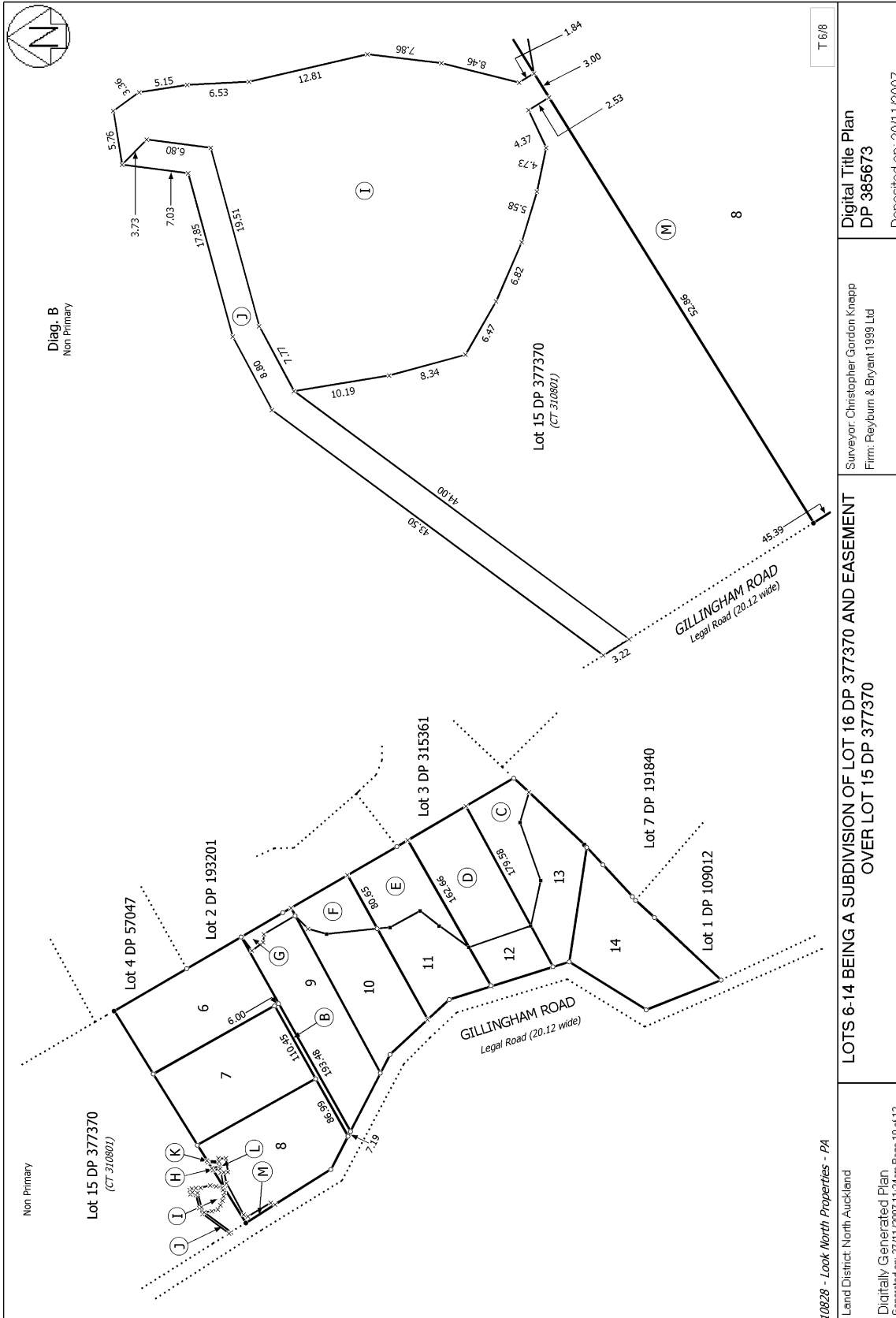
Surveyor: Christopher Gordon Kneapp
Firm: Reyburn & Bryant 1999 Ltd

LOTS 6-14 BEING A SUBDIVISION OF LOT 16 DP 377370 AND EASEMENT
OVER LOT 15 DP 377370

10828 - Look North Properties - PA
Lend District: North Auckland
Digitally Generated Plan
Generated on: 27/11/2007 11:24am Page 6 of 12

Deposited on: 20/11/2007





10828 - Look North Properties - PA
 Land District: North Auckland
 Digitally Generated Plan
 Generated on: 27/11/2007 11:24am Page 10 of 12

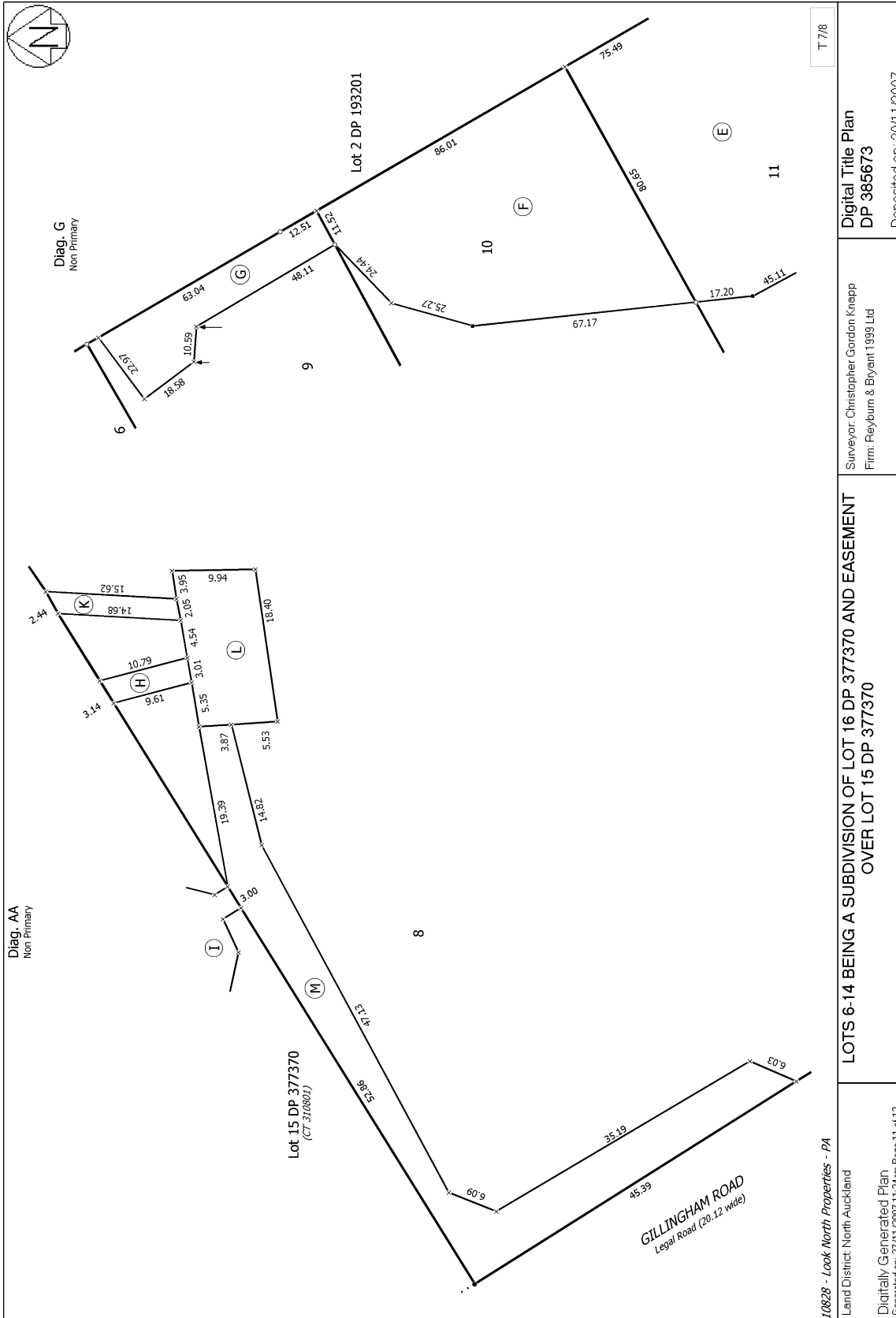
LOTS 6-14 BEING A SUBDIVISION OF LOT 16 DP 377370 AND EASEMENT
 OVER LOT 15 DP 377370

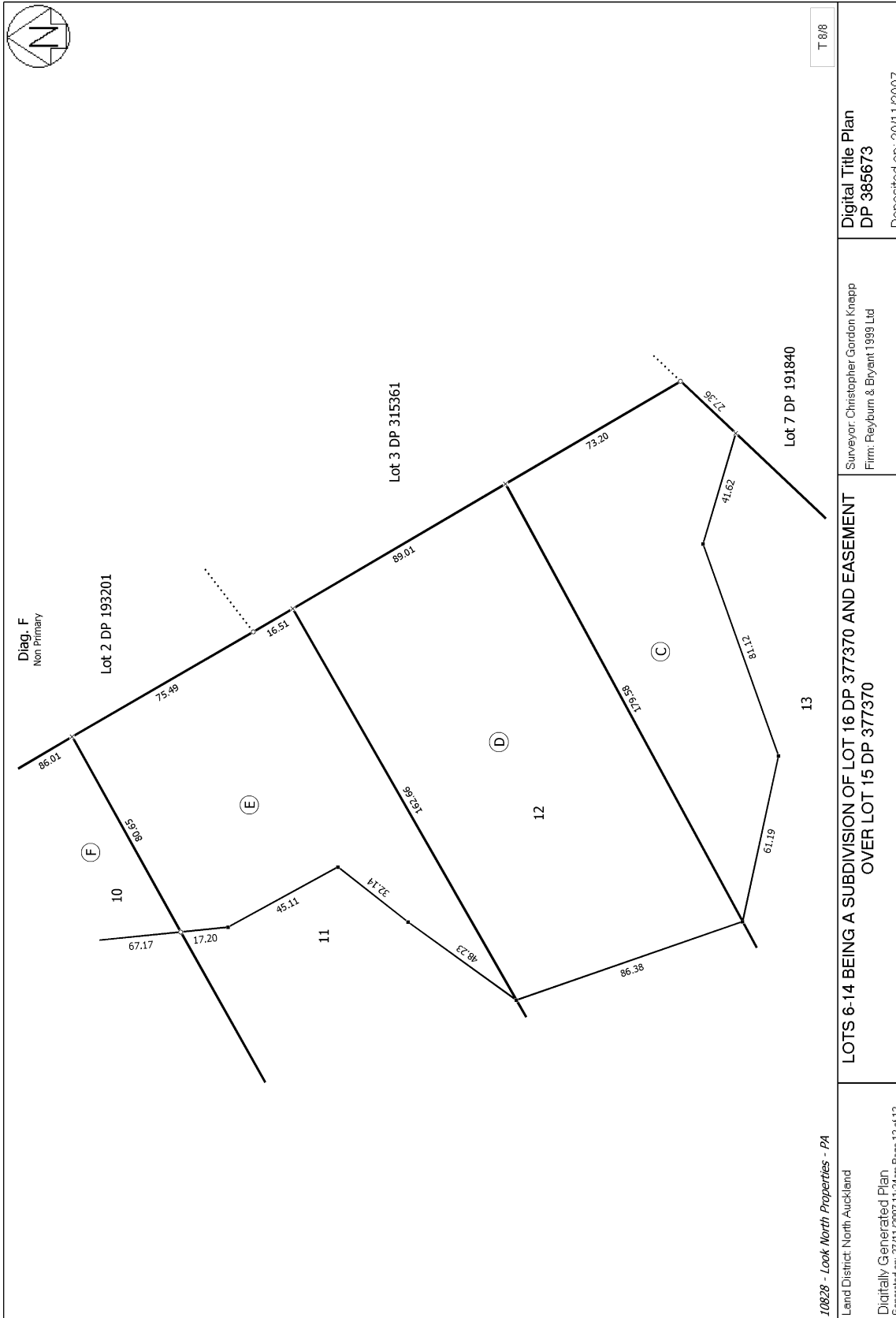
Surveyor: Christopher Gordon Kneapp
 Firm: Reyburn & Bryant 1999 Ltd

Digital Title Plan
 DP 385673

T 6/8

Deposited on: 20/11/2007





CONO 7448165.2 Conse

Cpy - 01/01, Pgs - 020, 04/07/07, 08:50



DocID: 312923713

IN THE MATTER of the Resource Management Act 1991 ("the Act")

A N D

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 377370

A N D

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by WHANGAREI DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 377370 ("the plan")

1. Any development undertaken on either lots 15 and 16 on the plan shall comply with the restrictions and recommendations identified in the Cook Costello Limited engineering report dated 24 May 2001 ("the report"), a copy of which is attached hereto, and in particular shall ensure that:
 - (i) All building sites are developed in terms of the floor levels of sites and building setbacks as detailed in section 5.1 of the report.
 - (ii) All building foundations are designed for expansive clay soil.
 - (iii) All dwellings or parts of dwellings that are located on slopes greater than 6 degrees are constructed using continuous tied external footings taken to a minimum depth of 600mm, or to be specifically designed by a suitably qualified registered engineer to take into account the seasonable movement typically experienced in highly plastic soils.
 - (iv) All cuts greater than 1.5m are retained with such retaining to be specifically designed by a suitably qualified registered engineer.
 - (v) No fill is placed unless specifically designed by a suitably qualified registered engineer.

- (vii) All stormwater is piped away from steep faces in the vicinity of dwellings. ✓
 - (viii) No effluent is discharged on or into sides of ground with slopes greater than 8 degrees or within 10 metres up slope of such slopes, without the approval of a registered engineer with suitable geotechnical experience. ✓
 - (ix) Effluent disposal where required is provided in terms of the requirements of section 8 of the report. ✓
2. The gradient and slope of the drain through lots 15 and 16 shall be maintained in perpetuity by respective lot owners. ✓
 3. The registered proprietors for the time being of the properties being lots 15 and 16 on the plan shall be responsible to maintain that section or sections of the road that provides road access to their properties from the point where Council's maintenance of that road terminates to the accesses servicing their properties in conjunction with such other property owners who use that portion of the road. ✓
 4. The registered proprietors for the time being of the properties being lots 15 and 16 on the plan acknowledge that the Council will not be responsible for maintenance of the road which gives access to their properties beyond the point where the Council's maintenance of the road currently terminates unless the legal road is constructed within legal road boundaries in accordance with prior approved engineering plans complying with the applicable Council Environmental Engineering Standards and to the satisfaction of the Council's Senior Environmental Engineering Officer. ✓

DATED at Whangarei this *13th* day of *June* 2007

SIGNED for WHANGAREI DISTRICT COUNCIL
pursuant to the authority of the Council given pursuant
to the Local Government Act 2002 and the Resource
Management Act 1991

Authorised Signatory



Subdivision Suitability Report

Gillingham Road North, Kauri

For Harvey Ross Ltd



**COOK COSTELLO LIMITED
CONSULTING ENGINEERS**

24 May, 2001

Project Number : 7689

Table of Contents

1. INTRODUCTION.....	1
2. SITE DESCRIPTION.....	1
3. SITE INVESTIGATION	1
4. GEOLOGY	2
5. GEOTECHNICAL INFORMATION.....	3
5.1. INTRODUCTION	3
5.1.1. Lots 1, 2, 4 and 5.....	3
5.1.2. Lots 6 to 9.....	3
5.1.3. Lots 10 to 15, 17 to 19.....	3
5.1.4. Lot 16	3
5.2. GENERAL	3
6. ACCESS	4
6.1. MAIN ACCESS – GILLINGHAM ROAD NORTH	4
6.2. ROWs.....	4
7. STORMWATER AND FLOODING	4
8. EFFLUENT DISPOSAL	5
9. CONCLUSION	5
10. RECOMMENDATIONS.....	6
11. APPENDIX 1: SITE PLAN AND LOCATION.....	8
12. APPENDIX 2: STORMWATER CALCULATIONS.....	9

1. INTRODUCTION

This report investigates the feasibility to subdivide Harvey Ross Ltd's property on Gillingham Road North, Kauri into 20 residential lots. The report provides engineering information about the property and its suitability for residential development.

This report has been prepared based upon two walkover inspections. Cook Costello Ltd have not independently verified the information and do not make any endorsements as to its accuracy.

2. SITE DESCRIPTION

The subject site – Lots 2 and 4 DP 64544 and Lot 2 DP 99579 – is a 26 hectare section, which is proposed to be subdivided into 19 lots ranging in size from 1.0ha to 3.47ha. The existing dwelling is to be retained within the new lot 3. The site is located at the southern end of the partially developed Gillingham Road North, Kauri, which will be developed to provide access to the subdivision.

The Southern part of the site is located on a flat and stable hilltop. From the hill plateau the site generally slopes towards the north at a grade of approximately 1 in 10, with some steeper grades – up to 1 in 4 – present within several gullies located down the hill slope. The northern part of the site is generally flat.

The site is pasture cover with several areas of established trees and bush within the gully regions. The predominant area of lot 16 is in established bush, within which a number of small native trees have been planted and are establishing.

Small creek flows west to east in front of the northern boundary, crossing through northern part of lot 1. The creek flows through an existing diameter culvert, which has recently been designed by Duffel Watts and King, below Gillingham Road North.

The site is currently zoned 'countryside' in the Proposed Whangarei District Plan, 1998.

3. SITE INVESTIGATION

Cook Costello Ltd carried out two site walkover inspections; one on the 9th March 2001, the other on the 9th May 2001.

Site investigation on the 9/05/01 revealed that the northeastern lots – namely lots 1 and 5 – were very wet and swampy following heavy rain over the previous weeks,

with the water table near the surface. This area is also subject to stormwater runoff from the majority of the rest of the site.

The western most gully has a series of exposed earth features resembling slip scarps. However, there is no evidence of slope failure. Anecdotal evidence also suggests the scarp has not been formed by a slip, at least not within the past 30 years. Towards the bottom of the gully a small swamp exists, which is probably the location of a spring.

The large bush area at the southeastern part of the site has several steep slopes and small gullies with signs of erosion. A small slip was discovered at the southern edge of the bush.

It was considered that boreholes were not required as the site was generally stable and the lots are large enough to locate stable building platforms.

4. GEOLOGY

Three different lithologies are defined within the site and are classified as follows from NZMS 290 Sheet Q06/07 as follows:

- The northern extremity of the site: M4₂ – mudstone with blocks: matrix of closely fractured mudstone containing variably sized (cm-km) blocks calcareous, non-calcareous or siliceous lithologies; moderately soft. Weathered to soft clay to depths of 10m, with weathered. Unstable in places even on gentle slopes.
- The western to southwestern part of the site: F6₂ – basalt: flows, cones, plugs, and dikes of glossy and very fine to medium grained crystalline basalt, dense and moderately fractured; hard to very hard. Weathered to soft brown clay to depths of 20m.
- The eastern to southeastern part of the site: SM6 – Interbedded sandstone and mudstone: blue-grey quartz-feldspar greywacke sandstone; thinly to thickly interbedded with dark grey argillite mudstone; closely to widely fractured and quartz veined, locally very siliceous; minor chert, quartzite and volcanic (spilite) beds; both lithologies hard to very hard. Weathered to soft brown sandy clay with harder cores to depths of 30m.

Three different pedological descriptions are also defined within the site and are classified from NZMS 290 Sheet Q06/07 as follows:

- The northern and southern parts of the site: RT + TG, and RT respectively – Ruatangata friable clay plus Tikipunga friable clay, and Ruatangata friable clay.

- The central part of the site: MC – Matarau friable clay.

5. GEOTECHNICAL INFORMATION

5.1. Introduction

The site is generally stable with only some slight concern about the gully heads and northeastern lots. However, the lots are generally large enough to produce stable building platforms. Each lot or group of lots is considered individually below.

5.1.1. Lots 1, 2, 4 and 5

These lots have a high water table and are subject to stormwater runoff from the rest of the site. Reed grass is evident. Building sites exists in the western half of the sites. It is recommended floor levels of the sites be at least 100mm above the ground.

5.1.2. Lots 6 to 9

These lots are generally at slopes of 10% except for the gully regions. A setback of 10m to the respective gullies is required. Building closer than 10m may be possible subject to a specific investigation by a suitably qualified Registered Engineer.

5.1.3. Lots 10 to 15, 17 to 19

These lots are gently sloping with a number of suitable building platforms. No specific comment is required for development on these lots, except for the general conditions outlined in section 5.2.

5.1.4. Lot 16

This majority of this lot is bush covered with several steep gullies and slopes, and some areas of surface creep. A suitable building platform is located in the southern most corner of the site with a set back from the steeper slopes of at least 10m.

5.2. General

In order to ensure the long-term stability of the sites and subsequent dwellings the following conditions are to be imposed on all lots, except where more severe restrictions have been imposed in preceding paragraphs:

1. Building foundations should be designed for expansive clay soils.
2. Where dwellings or parts of dwellings are located on slopes greater than 6° these must have continuous tied external footings taken to a minimum depth of 600mm,

or be specifically designed by a suitably qualified Registered Engineer to take into account the seasonal movement typically experienced in highly plastic soils.

3. All cuts greater than 1.5m are to be retained and retaining is to be specifically designed by a suitably qualified Registered Engineer.
4. No fill is to be placed unless specifically designed by a suitably qualified Registered Engineer.
5. Stormwater is to be piped away from steep faces in the vicinity of dwellings.
6. No effluent shall discharge on or into the sides of ground with slopes greater than 8°, or within 10m upslope of such slopes, without the approval of a Registered Engineer with suitable geotechnical experience.

6. ACCESS

6.1. Main Access – Gillingham Road North

It is proposed to develop the currently undeveloped (or partially developed as far as the north western corner of the site) Gillingham Road North to provide access to the subdivision. Development of the road is readily achievable as the grades are within council standards and minimal earthworks are required.

Specific engineering design of the road, in terms of width, base and sub-base course depths, is required at the time of development.

6.2. ROWs

Development of the right of ways (ROW) is readily achievable.

7. STORMWATER AND FLOODING

It has been calculated (refer to Appendix 2) that residential development of the site will increase stormwater runoff within the catchment during a 50 year storm event by approximately 0.25 m³/s or 2%. The increase in runoff is considered negligible.

The specific effect of stormwater runoff from the site development on the northeastern lots and adjacent downstream properties was determined more accurately. The increase in runoff during a 50 year storm event is approximately 0.16m³/s or 7% (the main access road runoff and some lots runoff does not directly flow onto this area). The increase in runoff and depth of runoff is considered negligible.

The effects of the increased stormwater runoff on the downstream lots and adjacent properties can further be reduced by collecting and discharging the runoff in to the stream located at the northern end of lot 1. This could be achieved by constructing a

series of open drains along the southern side of the minor access and northern boundary of lot 5, and eastern boundaries of lots 1 and 5. This will ensure stormwater runoff is diverted downstream of the lots and adjacent properties.

Due to the slope direction of the site easements will be needed to dispose of the stormwater. The following stormwater easements are needed:

- Along the northeastern boundary of lot 16 and eastern boundaries of lots 12 and 6 connecting to the drain outlined above.
- Along the southern and western boundaries of lot 12 connecting to the above easement.
- along the northern boundary of lots 2, 3 and 1 and northwestern boundary of lot 1.

Lots 17, 18 and 19 can discharge stormwater into the to be developed Gillingham Road North drain.

Easements will be required along the appropriate lot boundaries to accommodate the stormwater line. Care will need to be taken to ensure that concentration of stormwater through roof and paved areas does not exacerbate erosion. Therefore, rock spill protection is recommended at the outlet of all drains. Specific design of the system and its most effective route can be determined at the time of development.

8. EFFLUENT DISPOSAL

Lots 6 to 19 are able to be serviced using conventional effluent treatment systems.

Lots 1 to 5 excluding lot 3 are located in an area with a high water table, especially during winter and after heavy rainfall events, therefore an improved method of treatment such as a *Biocycle*, *CleanStream*, *Enviroflow*, etc. may be required. Resource consents will also be required as the water table is within 2m of the ground surface.

Specific effluent design, in accordance with AS/NZS 1547:2000 *Onsite Domestic Wastewater Management* and with particular regard to site stability, is required at the time of development.

9. CONCLUSION

The site is suitable for the type of development proposed, providing the recommendations outlined in sections 5, 6, 7 and 8 are adhered to.

The increase in stormwater runoff from development of the site is considered negligible and can be controlled through the use of open stormwater drains down lot boundaries as outlined in section 7.

Due care needs to be taken to ensure that the stability of the site and subsequent dwellings is not compromised. However, by paying proper attention to good engineering practice the site can be developed with minimal environmental impact.

10. RECOMMENDATIONS

This report has been prepared for the benefit of Harvey Ross Ltd as our client with respect to subdivision suitability of the property and for Whangarei District Council approval of the proposal as defined in the brief. It shall not be relied upon for any other purpose. The reliance by other parties on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

Opinions and judgments expressed herein are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions. Where opinions or judgments are to be relied on they should be independently verified with appropriate legal advice.

The stormwater analysis carried out for this report and the conclusions drawn from them are based on limited calculations and investigations. They are, however, considered accurate enough for this site. A comprehensive catchment analysis would need to be carried out in order to fully assess the flooding potential of the area.

During excavation and construction the site should be examined by an Engineer or Engineering Geologist competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation and the modification of the design based on this report.

Cook Costello Ltd would be pleased to provide this service to Harvey Ross and believe that the project would benefit from such continuity. In any event it is essential that the firm is if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended in the report.

Cook Costello Ltd. have performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

There is no investigation which is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous.

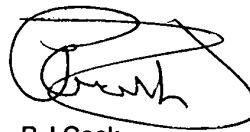
Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable now may in the future become subject to different regulatory standards which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.

If you have any further queries please do not hesitate to call the writer.

Yours faithfully

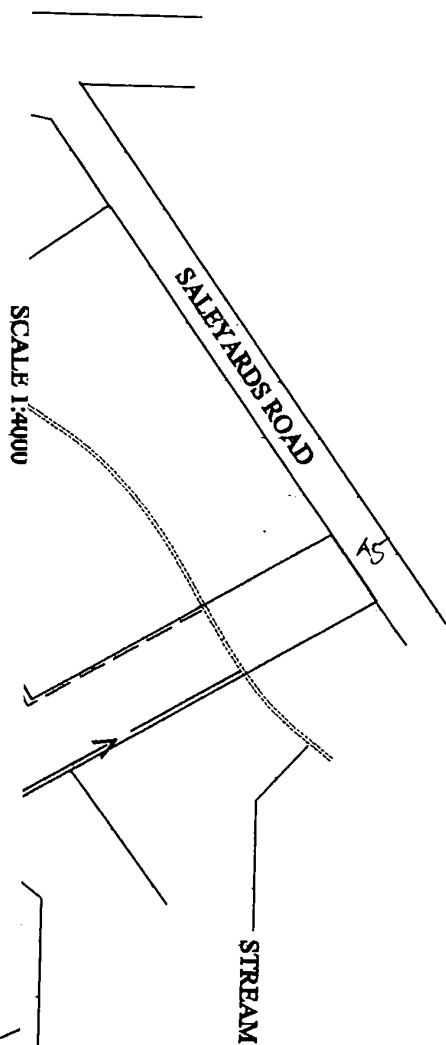


Stefan Whiting
ENGINEER
BE Nat. Res. (Hons)

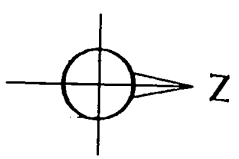


P J Cook
MACENZ, MIPENZ, MIOD, Reg. Engr,
BE (Hons), Dip Ag.

11. APPENDIX 1: SITE PLAN AND LOCATION



STORMWATER DRAIN



Cook Costello Ltd.
 Civil, Structural & Natural Resource Engineers
 Tarawa House, 19 Lower Tarawa Road, Whangarei
 Phone / Fax No. 64 9 438 8628 Email: ocd@coocostello.co.nz

CLIENT

HARVEY ROSS LTD.
GILLINGHAM ROAD NORTH
SUBDIVISION SITE PLAN

THIS DESIGN AND DRAWING IS COPYRIGHT OF COOK COSTELLO LTD AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN AUTHORITY

- NOTES:**
1. CONTOURS ONLY APPROXIMATE AS COPIED FROM A THOMPSON AND FISH SURVEY PLAN.
 2. STREAM LOCATION ONLY APPROXIMATE AS COPIED FROM TOPOGRAPHIC MAP.

SURVEYED T&F		REVISION		DATE	SHEET
DESIGNED	SW				1
DRAWN	SW				
CHECKED	PC				
APPROVED	PC	DATE	SCALE		REF
		21/05/01	1:4000		7689
CAO FILE 7689-also plans 2-210501				PLOT DATE	ORIGINAL SIZE A3

12. APPENDIX 2: STORMWATER CALCULATIONS

Cook Costello Ltd.

Consulting Engineers
 Telephone 09-438 9529
 Facsimile 09-430 4282
 Whangarei
 Email: ccl@coco.co.nz



PROJECT.....
STORM WATER CALCS.

JOB NUMBER

7689

ENGINEER

SW

DATE

16/5/01

PAGE

1

EXISTING

catchment area, $A \approx 90 \text{ ha}$

$$\text{developed, } A_d \approx \frac{10(350) + 600(10)}{10,000} = 0.95 \text{ ha} \therefore \text{say } \approx 1.0 \text{ ha}$$

Rainfall:

say 10 min, 50yr. event

$$\Rightarrow I = 168 \text{ mm/hr. (NIWA, HIRBS comp. program)}$$

Runoff coeff.:

developed: $c = 0.9$ (non-absorb. roof surfaces: table 2, 61A E1/VM1)
 $= 0.85$ (concrete, asphalt surfaces: " " ")

non-developed: $c = 0.30$ (pasture, scrub, med. scrubage: " " ")

s/w Flows:

$$Q_{ex} = \frac{CIA}{360}$$

$$= \frac{0.9(168)(1.0 \times 15\%)}{360} + \frac{0.85(168)(1.0 \times 85\%)}{360} + \frac{0.3(168)(90-1)}{360}$$

$$\Rightarrow Q_{ex} = \underline{\underline{13.0 \text{ m}^3/\text{s}}}$$

DEVELOPED

catchment Area, $A \approx 90 \text{ ha}$

$$\text{developed: } A_d \approx 1.0 + \underbrace{26(3\%)}_{\substack{\text{developed area} \\ \text{of site excl.} \\ \text{roads (conservative)}}} + \underbrace{800(6)}_{\substack{\text{new road/} \\ \text{ROWs}}} = \underline{\underline{2.3 \text{ ha}}}$$

$A_{wash} \approx 4^+ \text{ ha}$ of bush on site to trap sediment, etc.

Rainfall: as above ($I = 168 \text{ mm/hr.}$)

Runoff coeff: as above



s/w flows from developed site.

$$Q_{dev.} = \frac{C I A}{360}$$

$$= \frac{0.9(100)(0.15 + 0.2)}{360} + \frac{0.85(100)(0.85 + 0.5)}{360} + \frac{0.3(100)(20 + 2.5 \cdot 5)}{360}$$

∴ $Q_{dev.} = 13.25 \text{ m}^3/\text{s}$

s/w INCREASE

$$Q_{incr} = Q_{dev.} - Q_{ex.} = 13.25 - 13.0 = 0.25 \text{ m}^3/\text{s} \quad (1.9\%)$$

The increase in s/w from developing the site during a 50 yr, 10 min. storm event is 0.25 m³/s, which can be considered negl.

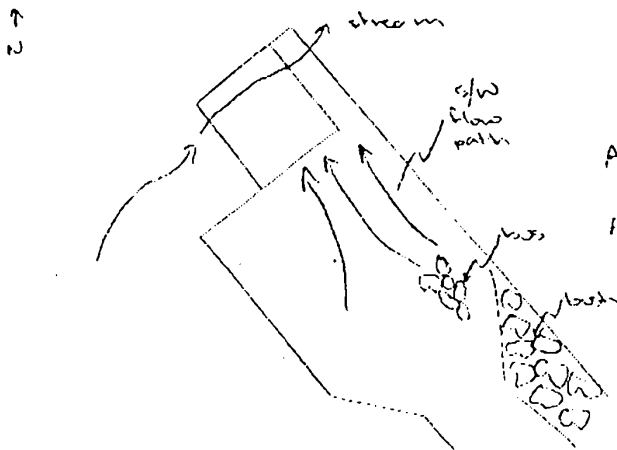
Due to the slope of the site s/w can be delivered through pipe or open drain to the stream at the NE (downstream) end of the site.

The only additional s/w that will enter the stream above the existing culvert (upstream) of the site will most likely be from the newly formed road. The increase will be ~ 0.1 m³/s, which is considered negl.

$$(Q_{road incr.} \approx \frac{0.85(100)(0.36)}{360} - \frac{0.3(100)(0.36)}{360} = 0.1 \text{ m}^3/\text{s})$$

SITE SPECIFIC STORMWATER FLOWS

to determine the effects on the closest downstream property.



Asphalted ≈ 16.2 ha

Brush ≈ 4 ha.

NOT TO SCALE

$$I = 168 \text{ mm/hr.}$$

$$c = \text{as above} + 0.25 \text{ (bush, med. soaking soil = table 2, BIA E1/VM1)}$$

Existing Site s/w Flows:

$$Q_{s-ex.} = \frac{0.3(168)(16.2-4)}{360} + \frac{0.25(168)(4)}{360}$$

$$= \underline{\underline{2.2 \text{ m}^3/\text{s}}}$$

Developed Site s/w Flows:

- areas -
- $A_{\text{Total}} = 16.2 \text{ ha}$
 - $A_{\text{bush}} = 3.5 \text{ ha}$ (assumes some tree removal)
 - $A_{\text{non-absorb.}} \approx 17 \times \frac{400}{10000} = 0.68 \text{ ha}$ (sav. 400m² non-absorb. surfaces per lot - conservative)
 - $A_{\text{lawns/gardens}} \approx 17 \times \frac{400}{10000} = 0.68 \text{ ha}$ (conservative)
- Net/ $c = 0.25$ (lawns, gardens: table 2, BIA E1/VM1)

$$Q_{s-dev.} = \frac{0.3(168)(16.2-3.5-1.36)}{360} + \frac{0.25(168)(3.5 + 0.68)}{360} + \frac{0.9(168)(0.68)}{360}$$

↑ lawns, gardens

$$\Rightarrow Q_{s-dev.} = \underline{\underline{2.36 \text{ m}^3/\text{s}}}$$

$$\text{Increase in Flow} = 2.36 - 2.2 = \underline{\underline{0.16 \text{ m}^3/\text{s}}} \text{ (7\%)}$$

(Net/ Total increase in flow from devel. = 0.25 m³/s, but downstream properties are not affected by road & some lots, & site calcs. are more accurately calculated)

Flood height Estimate:

Vel, Northern part of site ∴ use:

$$V = 0.5 \text{ m/s} \text{ (table 4, BIA E1/VM1)}$$

Existing site:

$$A = Q/V = 2.2/0.5 = 4.4 \text{ m}^2$$



Cook Costello Ltd.

Consulting Engineers
Telephone 09-438 9529
Facsimile 09-430 4282
Whangarei
Email: ccl@coco.co.nz



PROJECT.....
STORMWATER CALCS.
.....

JOB NUMBER	ENGINEER
7639	SW
DATE	PAGE
18/5/01	4

$$\text{height, } h_e = A/d$$

$$\text{say } d = 200 \text{ m (conservative)}$$

$$\Rightarrow h_e = 4.4/200 = 0.022 \text{ m (22 mm)}$$

Developed site:

$$A = 2.34/0.5 = 4.72 \text{ m}^2$$

$$\Rightarrow h = 4.72/200 = 0.024 \text{ m (24 mm)}$$

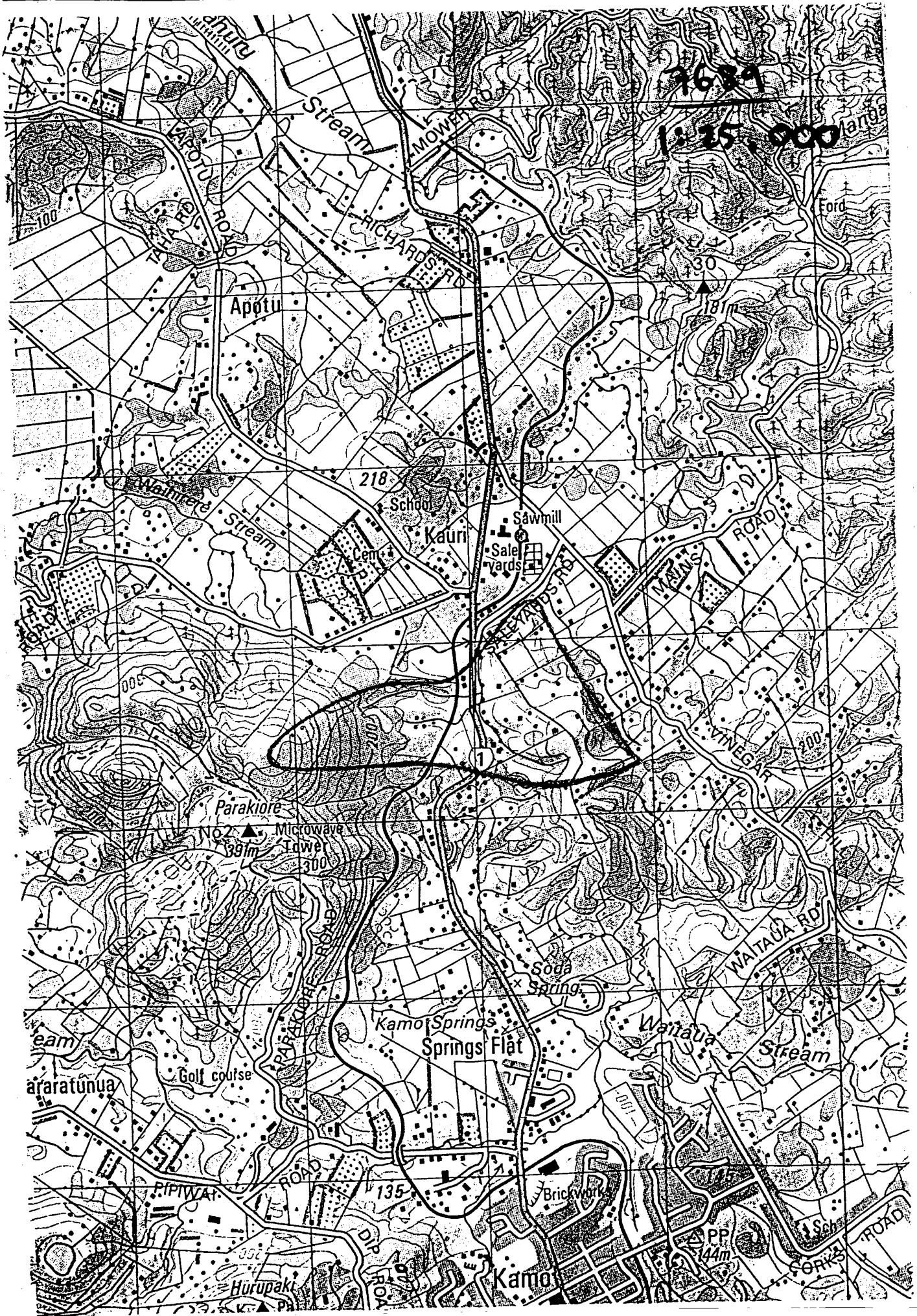
$$\text{Increase in flood height} = 24 - 22 = \underline{2 \text{ mm}}$$

The increase in stormwater runoff from the developed site on the northeastern lots and downstrm. properties is considered negl.

However, the control of the runoff is important and could be contain through a series of open drains along the southern side of the row & boundaries of lots ? & ? , and the eastern boundaries of lots ? & ? discharging into the strm. downstrm. of the property.

NOTE:

While the above s/w calculations are considered fairly accurate they are not a full catchment analysis. In order to completely assess the flooding potential & s/w issues a comprehensive catchment analysis would need to be carried.

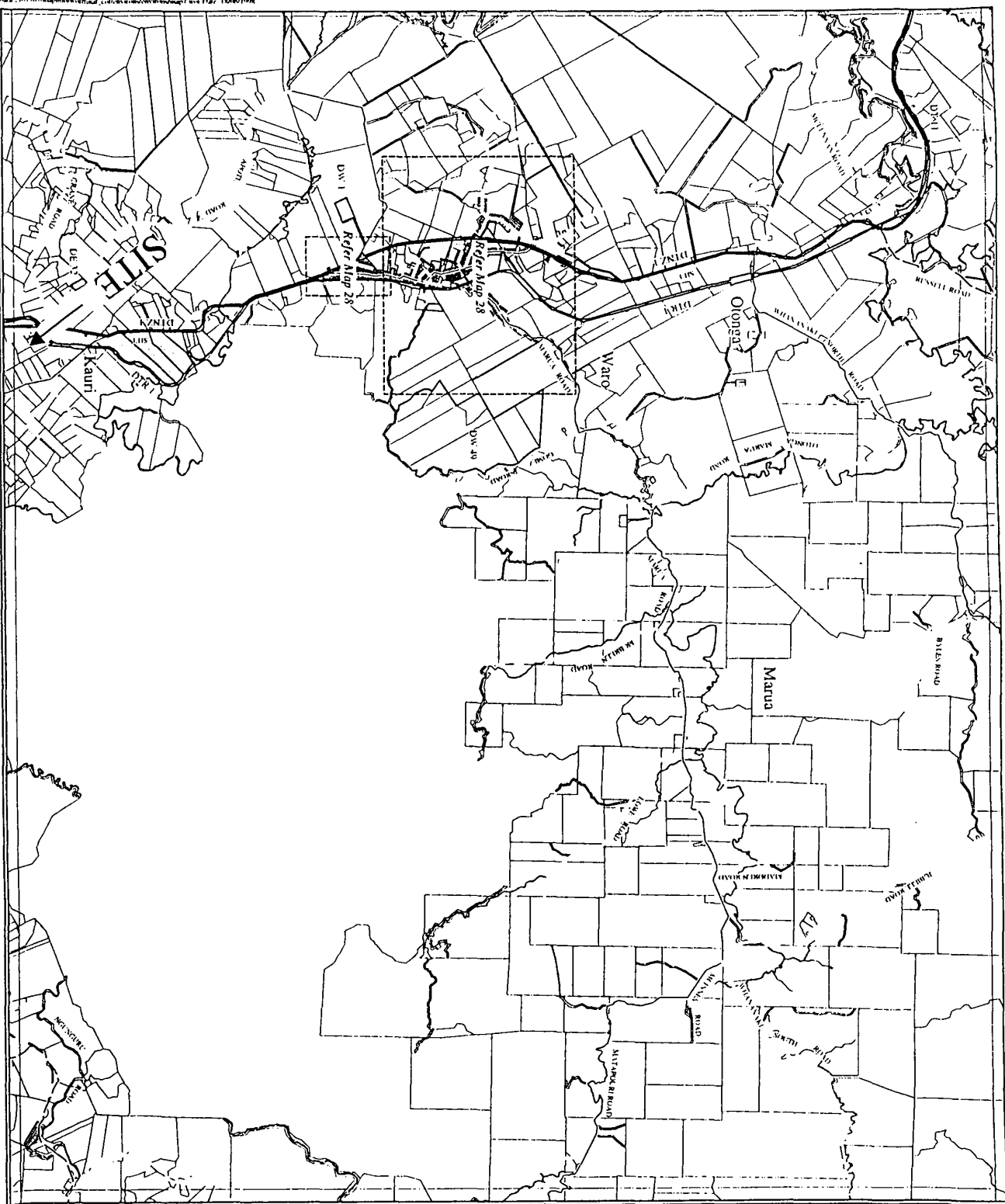


Whangarei District Council Proposed Planning Maps



Scale 1:50,000

Map No 7



Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Business 5
- Coastal Country side
- Country side
- Designations
- Living 1
- Living 2
- Living 3
- Open Space

..... Coastline

--- TLA Boundary

== State Highway

== Arterial Roads

== Collector Roads

--- Indicative Roads

--- Local Roads

Index Maps

2	3
6	7
11	12
	13

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

EI 7621783.8 Easemen

Cpy - 01/01, Pgs - 005, 19/11/07, 15:12

Land registration district

NORTH AUCKLAND



DocID: 313016659

Grantor

Surname(s) must be underlined or in CAPITALS.

LOOK NORTH PROPERTIES LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.


LOOK NORTH PROPERTIES LIMITED

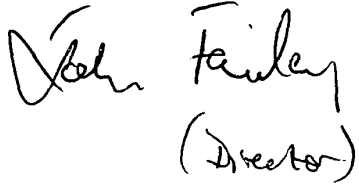
Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 30th day of October, 2007

Attestation

 Signature [common seal] of Grantor	<p>Signed in my presence by the Grantor</p> <p>_____ <i>Signature of witness</i></p> <p>Witness to complete in BLOCK letters (unless legibly printed) Witness name GRANT CURRIE</p> <p>Occupation SOLICITOR</p> <p>Address WHANGAREI</p>
---	--

 Signature [common seal] of Grantee	<p>Signed in my presence by the Grantee</p> <p>_____ <i>Signature of witness</i></p> <p>Witness to complete in BLOCK letters (unless legibly printed) Witness name GRANT CURRIE</p> <p>Occupation SOLICITOR</p> <p>Address WHANGAREI</p>
---	--

Certified correct for the purposes of the Land Transfer Act 1952.

Handwritten signature of solicitor

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1



Easement instrument

Dated

[]

Page

1

of

2

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenant	Lots 6 - 14 (inclusive) Deposited Plan 385673	Lots 6 - 14 (inclusive) Deposited Plan 385673	Lots 6 - 14 (inclusive) Deposited Plan 385673

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

*Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.*

~~Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.~~

~~The implied rights and powers are [varied] [negated] [added to] or [substituted] by:~~

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions



*Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule 2



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page

2

of

2

Pages

(Continue in additional Annexure Schedule, if required.)

The Grantor Covenants :

1. All buildings and associated improvements constructed on the servient tenement are to be of a quality and standard expected of a modern and well designed subdivision. Without limiting the above, all buildings shall :
 - (a) be constructed of permanent materials of good quality, and
 - (b) shall have a floor area of not less than 120 square metres (excluding garages, verandahs, porches and other accessory buildings), and
 - (c) not incorporate any unpainted roofing iron or garage doors or flat asbestos or fibre cement or unbattened plywood exterior sheet cladding or unfinished in situ concrete or concrete block or non-permanent or second hand building materials
2. Once commenced all building work shall be carried out continuously until completion and issue of a code compliance certificate from the appropriate local authority. All building work must be completed within 12 months of commencement.
3. Not to place or permit to be placed or transported on to the servient tenement any second-hand dwelling house of any type or description.
4. Not to erect or place or permit or cause to be erected or placed upon the servient tenement any caravan, hut or shed to be used as a dwelling or temporary dwelling.
5. Not to allow vehicle bodies, trucks, tractors, earth moving machinery or machinery of any kind to be parked, stored or left on or adjacent to the servient tenement except as may be necessary to complete construction of any dwelling.
6. Not to use the servient tenement or permit the same to be used for any trading or commercial purposes.

These covenants will forever enure for the benefit of each of the Dominant Tenements and shall forever bind the registered proprietor for the time being of each of the Servient Tenements.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten signatures]

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement

Page **1** of **1** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

WESTPAC NEW ZEALAND LIMITED	Mortgagee under Mortgage No. 7477492.2
------------------------------------	---

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section _____ of the _____ Act _____]


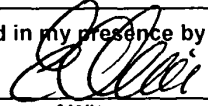
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

- i. The deposit of Plan LT385673;**
- ii. The issue of new Certificates of Title for Lots 6 - 14 DP385673;**
- iii. Registration of the Easement Instruments in the form annexed.**

Dated this **15th** day of **November** **2007**

Attestation

<p>EXECUTED by </p> <p>WESTPAC NEW ZEALAND LIMITED by its duly appointed attorney</p> <p>Denise Mary Pennell Bank Officer Hamilton</p>	<p>Signed in my presence by the Consentor </p> <p>Signature of Witness _____</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name ELIZABETH SOPHIA OLIVIER</p> <p>Occupation BANK OFFICER</p> <p>Address HAMILTON</p>
<p>Signature of Consentor _____</p>	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Denise Mary Pennell, of Hamilton in New Zealand, Bank Officer

HEREBY CERTIFY -

1. **THAT** by Deed dated 6 September 2006, a copy of which is deposited with Land Information New Zealand Registry Office at Christchurch (Canterbury Registry) and numbered 7032934.1, **WESTPAC NEW ZEALAND LIMITED**, incorporated in New Zealand and having its principal place of business at 188 Quay Street, Auckland appointed me its attorney on the terms and subject to the conditions set out in that Deed.
2. **THAT** at the date hereof I am a Tier Three Attorney for Westpac New Zealand Limited.
3. **THAT** at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of **Westpac New Zealand Limited** or otherwise.

SIGNED at Hamilton



Denise Mary Pennell

this 15 November 2007

STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.