COUNCIL PROPERTY FILE

File 1

34C Ripiro Drive, Baylys Beach

STATEMENT OF PASSING OVER

This building inspection has been supplied by the vendor in good faith. Pocklington 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.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

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.

Pocklington

REAL ESTATE

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

Tree Schedule

Botanical Name	Common Name	Planting Size	Quantity
Cordyline australis	Cabbage Tree / Ti kouka	Pb95	3
Agonis sinclairii	Puka	Pb95	6
Hedyscepe canterburyana	Chatham Island Nikau Palm	Pb95	3
Yucca elephantipes	Triple Headed Yucca	Pb95	6

Shrub, Hedge + Groundcover Schedule

Botanical Name	Common Name	Planting Size	Quantity
Agave attenuata	Agave	Pb5	13
Alphitonia excelsa	Rengarenga	Pb5	170
Canna x generalis 'Tropicanna'	Tropicanna Lily	Pb5	360
Clivia miniata	Clivia	Pb5	135
Leptospermum scoparium	Poor Knights Lily	Pb5	13
Griselinia littoralis	Griselinia	Pb5	130
Ophiopogon japonicus	Mondo Grass	Pb5	205
Yucca elephantipes	Triple Headed Yucca	Pb5	13

Approvals

I have considered the boundary fence proposals by Impact Developments and confirm that I have no objections.

Name: _____

Address: _____

_____

_____

Signature: _____



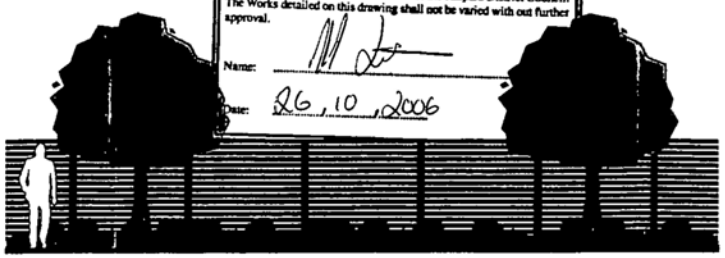
Proposed entrance wall - corrugated zincalume to match building

APPROVED

By Duffill Watts & King Ltd on behalf of the Kaipara District Council. The Works detailed on this drawing shall not be varied with out further approval.

Name: _____

Date: 26,10,2006



Fence Type A: Timber slat boundary fence stained black to match building

Landscape Proposals

01 **Entrance**
1500mm high x 200mm horizontal corrugated zincalume cladding entrance wall (to match building) with capping detail, lettering and mailboxes built into the wall. Wall up lit at night. Kalaua pebble feature garden with mass Pb5 Clivia shrub planting forward of wall edged with 200mm wide exposed pebble concrete mowing strip. Pb95 Cabbage Trees and Nikau Palms behind.

02 **Driveway**
100mm thick reinforced concrete with black oxide and shell chip and 10mm sawcuts at 3000mm centres. Allow for feature paving of 100x100x50mm granite setts at the entrance.

03 **Planting Type A**
Mass Pb5 Rengarenga shrub planting edged along lawn with 100x50mm timber garden edging stained black. Pb95 Pukas uplit at night. Boundary fenced with Fence Type A.

04 **Planting Type B**
Mass Pb5 'Tropicanna' Lilly shrub planting edged along lawn with 100x50mm timber garden edging stained black. Allow for 3000mm of Fence Type A along boundary.

05 **Service Area**
Service areas for foldout clothesline with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Screened off with Fence Type B.

06 **Private Gardens**
Outdoor areas with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Kalaua pebble feature gardens with sun loving plants (i.e. Agaves, Yuccas, Poor Knights Lily). Large smooth feature rocks sourced locally are up lit at night to provide interest. Allow for screening with Fence Type B.

07 **Planting Type C**
Specimen tree grade triple headed Yucca up lit at night and under planted with mass Pb5 'Tropicanna' Lilly shrub planting.

08 **Tanks**
Area covered with Kalaua pebble and screened off with Fence Type B.

09 **Wash down Area**
Outdoor area for fish cleaning, rubbish bins, etc with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Screened off with Fence Type B.

10 **Reserve Parking**
Flush kerb to allow access onto grassed area for extra vehicle parking.

11 **Planting Type D**
Large smooth feature rocks sourced locally with a specimen tree grade triple headed Yuccas up lit at night and mass underplanted with Pb5 Clivia shrub planting.

FTA **Fence Type A:** All boundaries (except where shown otherwise) to be 1800mm high timber fence with 75x35mm slats, 50mm gaps.

FTB **Fence Type B:** 1800mm high horizontal corrugated zincalume cladding fence panels to match house.

VILLA 3

VILLA 2

VILLA 1

Flush Kerb & Sump

Notes

Yuccas to be supplied by client.

Allow for 1 large pot with Yucca per upper deck of each villa.

Landscape lighting system to be designed and installed by client.

Scale
1:200 A3 / 1:100 A1

Project No.
LSW041

Revision / Issue
F / Resource Consent Amendments

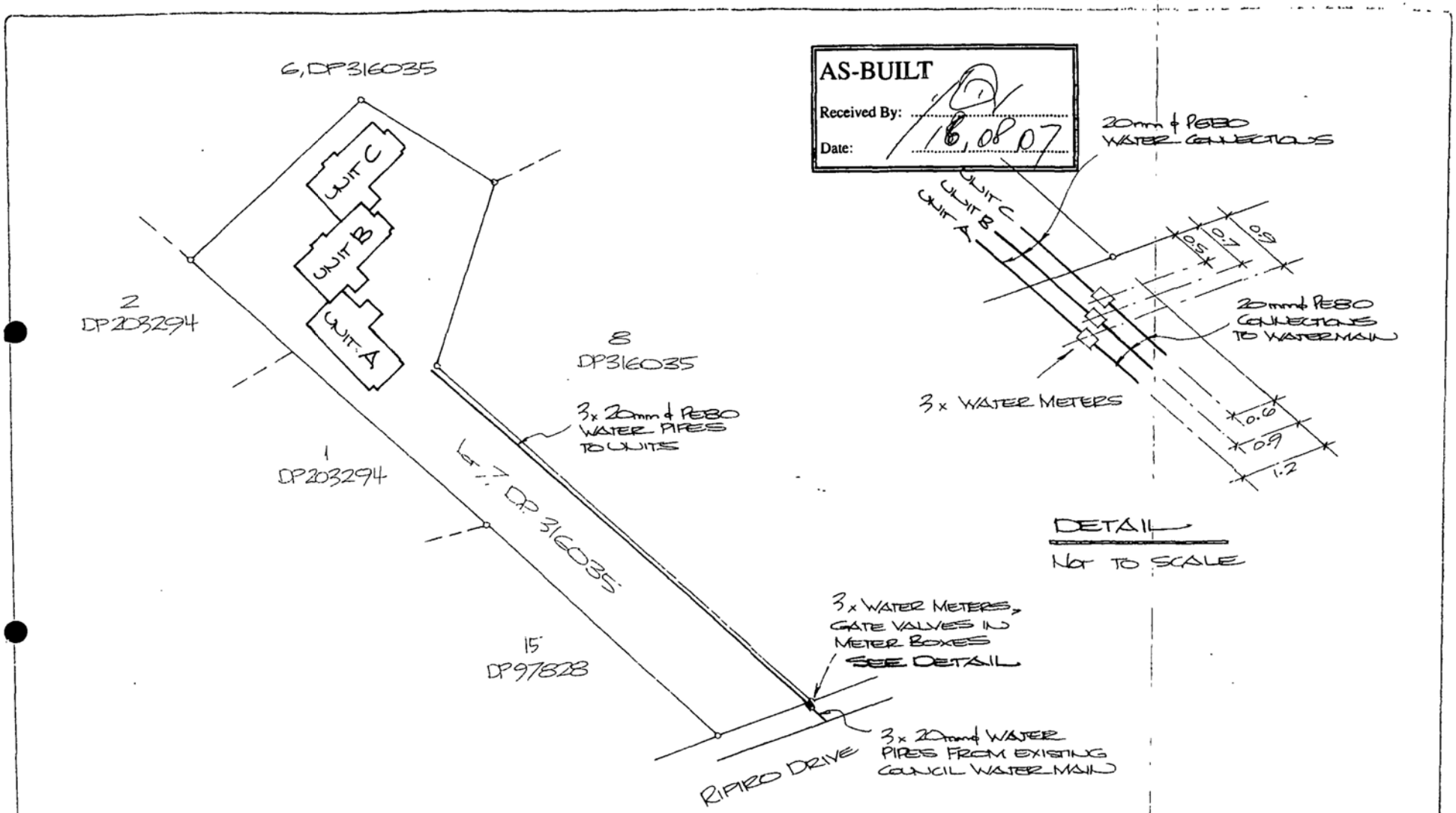
Date
18 September 2006

Ripiro Villas. Impact Developments. Baylys Beach

Landscape Concept Plan

LANDSCAPEWORKS

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK



KDC Ref: RM 050277

ORIGINAL SCALE (A3) 1:500

AMENDMENTS	
A	

'AS BUILT' PLAN - WATER SUPPLY
UNITS A, B, C, DP 385495 (of Lot 7 DP 316035)

CLIENT
IMPACT DEVELOPMENTS
RIPIRO DR, BAYLYS BEACH

REYBURN & BRYANT 1999 Ltd
Surveyors, Planners & Resource Managers
7, Selwyn Avenue - Whangarei - PO. Box 191 - Phone (09) 438 - 3563 Fax (09) 438 - 0251
Warkworth - 1 Neville Street - Upstairs Roberts Corner - Phone (09) 422 2277 Fax (09) 422 2276
E-Mail Address: reyburn@reyburnandbryant.co.nz

JULY
DATE: '07
A10113

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

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

AND

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 385495

AND

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

I, ALAN JOHN McKERCHAR Principal Administrative Officer for the Council HEREBY CERTIFY that the following condition to be complied with on a continuing basis was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer Plan No. 385495 ("the plan")

1. The registered proprietor for the time being of Units A, B and C on the plan will notify any prospective purchaser of such Units that all landscaping works undertaken in accordance with the Landscape Concept Plan prepared by Impact Developments Limited and dated 18 September 2006 shall be maintained in accordance with the maintenance programme and to the satisfaction of the Council for a period of at least three years after the date of completion of planting.

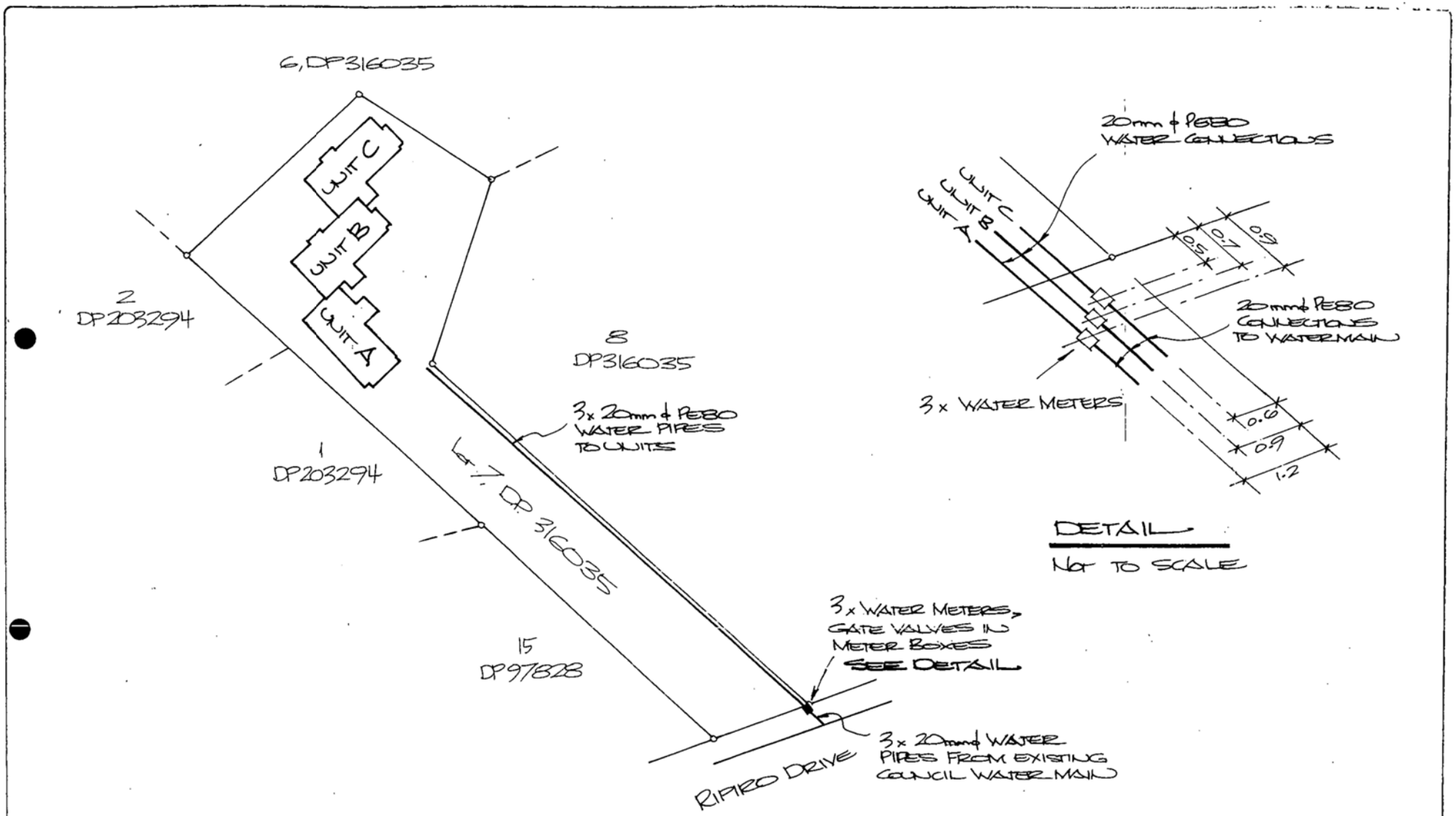
2. The registered proprietor for the time being of Units A, B and C on the plan will notify any prospective purchaser of such Units that the above Condition will be monitored by Council for a period of three years from the date of completion of planting. There will be a Council charge for this monitoring.

DATED at Dargaville this 28th day of June 2007

Authenticated by the said ALAN JOHN McKERCHAR , Chief Executive Officer for THE KAIPARA DISTRICT COUNCIL

A.J McKerchar

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK



KDC REF: RM 050277

ORIGINAL SCALE (A3) 1:500

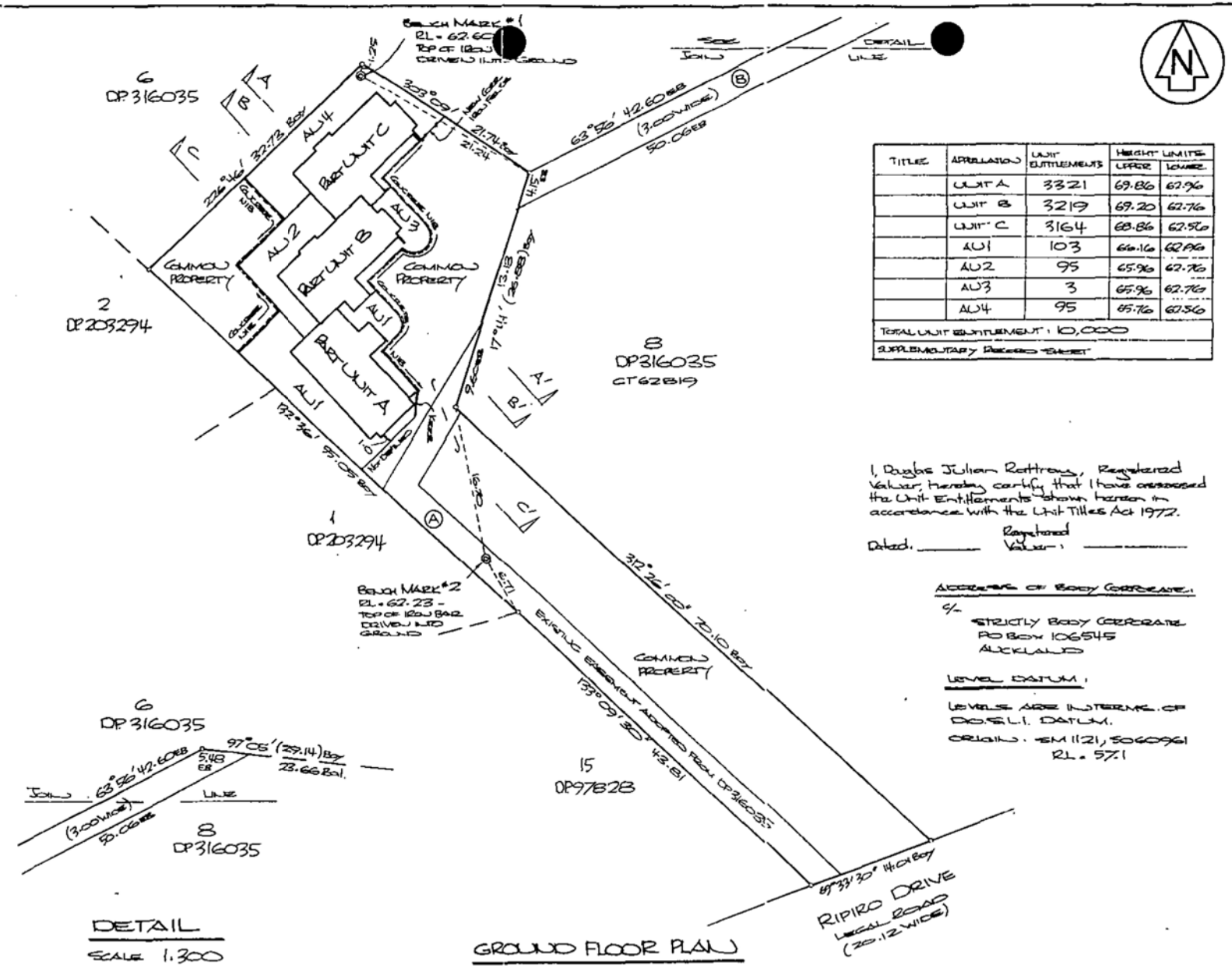
AMENDMENTS	
A	

'AS BUILT' PLAN - WATER SUPPLY
UNITS A, B, C, DP 385495 (OF LOT 7 DP 316035)

CLIENT
IMPACT DEVELOPMENTS
RIPIRO DR, BAYLYS BEACH

REYBURN & BRYANT 1999 Ltd
Surveyors, Planners & Resource Managers
7, Selwyn Avenue - Whangarei - PO. Box 191 - Phone (09) 438 - 3563 Fax (09) 438 - 0251
Warkworth - 1 Neville Street - Upstairs Roberts Corner - Phone (09) 422 2277 Fax (09) 422 2276
E-Mail Address: reyburn@reyburnandbryant.co.nz

JULY
DATE: '07
A10113



TITLE	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
	UNIT A	3321	69.86	62.96
	UNIT B	3219	69.20	62.76
	UNIT C	3164	68.86	62.56
	AU1	103	66.16	62.96
	AU2	95	65.96	62.76
	AU3	3	65.96	62.76
	AU4	95	65.76	60.56
TOTAL UNIT ENTITLEMENT: 10,000				
SUPPLEMENTARY RECORD SHEET				

I, Douglas Julian Rattray, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated. _____ Registered Valuer: _____

ADDRESS OF BODY CORPORATE:

C/-
STRICTLY BODY CORPORATE
PO BOX 106545
AUCKLAND

LEVEL DATUM:

LEVELS ARE IN TERMS OF DOSLI DATUM.
ORIGIN: SM 11121, 5060961
RL = 57.1

Approvals

FOR IMPACT DEVELOPMENTS LTD

I hereby certify that this plan was approved by the Kaipara District Council pursuant to Section 273 of the Resource Management Act 1991 on the 01st day of May 2007 subject to the granting or reserving of the easements set out in the Memorandum hereon

Authorised Officer –
Kaipara District Cl. _____

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that the Kaipara District Council is satisfied on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 116A of the Building Amendment Act 2005

Dated this _____ day of _____ 2007

Authorised officer
Kaipara District Cl. _____

Pursuant to Section 5(1)(c) of the Unit Titles Act 1972, I _____, Authorised officer for the Kaipara District Council, hereby certify that every building shown hereon has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.

Dated this _____ day of _____ 2007

Authorised officer
Kaipara District Cl. _____

FOR EASEMENT SCHEDULES – SEE SHEET 2

CLASS OF SURVEY: 1

Total Area 1899m2

Comprised in CT 62B/8 (All) & CT 62B/9 (RD)

I Bryce Rodney Woodward

being a person entitled to practise as a licensed cadastral surveyor, certify that –

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2.:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book _____ p. _____ Traverse Book _____ p. _____

Reference Plans _____

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on

/ /

Deposited by Land Information NZ on

/ /

File Received Instructions

10113 - IMPACT DEVEL.

LAND DISTRICT North Auckland

SHEET 1 OF 2 SHEETS

UNITS ON LOT 7, DP 316035 AND EASEMENT OVER LOT 8, DP 316035

TERRITORIAL AUTHORITY Kaipara District

Surveyed by Bryce R & Bryan J.

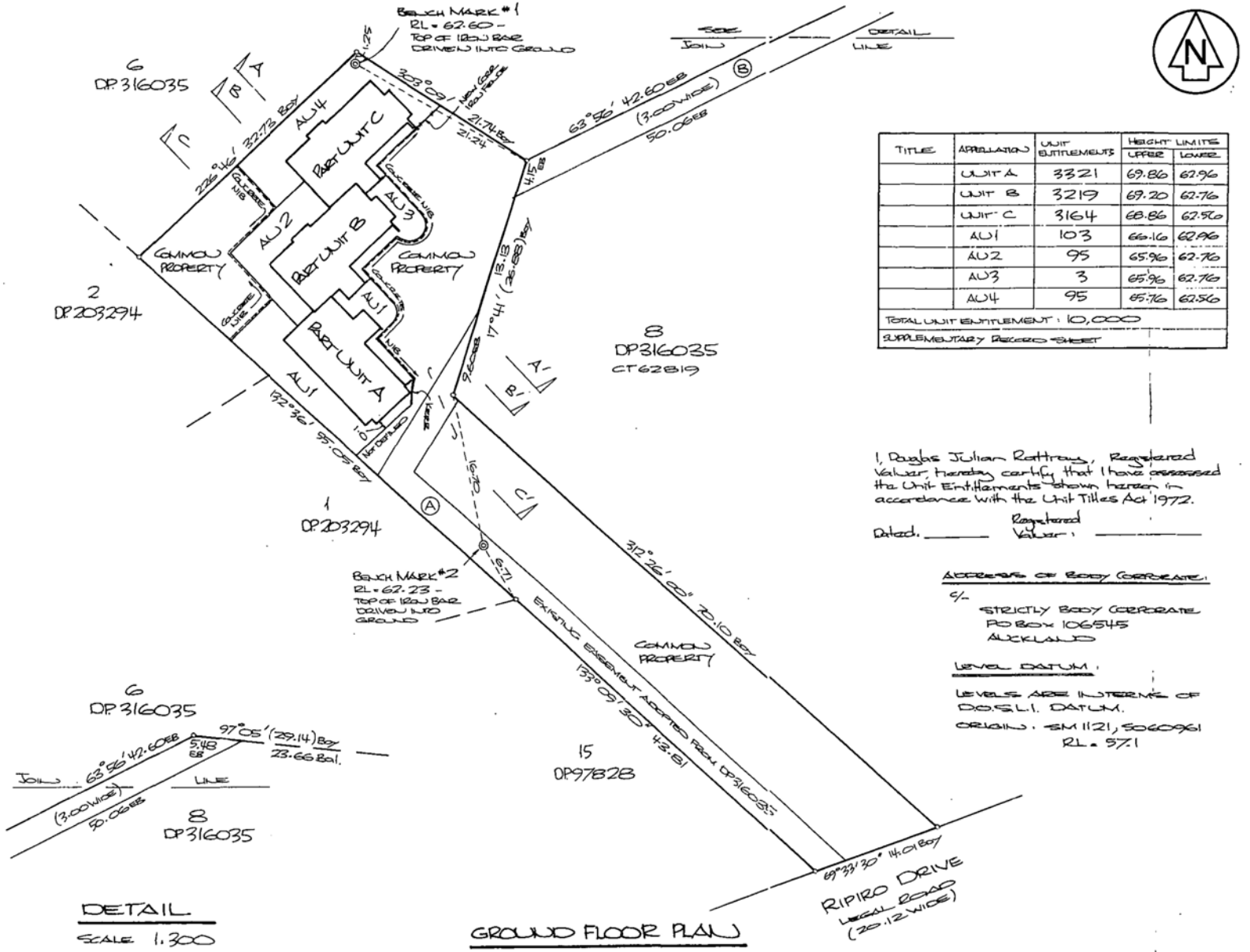
Scale 1:300 Date August 2006

A.J. BEVAN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND. KDC Ref: RM 050277

APPROVED WITH [illegible]

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

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DETAIL
SCALE 1:300

GROUND FLOOR PLAN

TITLE	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
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	AU2	95	65.96	62.76
	AU3	3	65.96	62.76
	AU4	95	65.76	62.56
TOTAL UNIT ENTITLEMENT : 10,000				
SUPPLEMENTARY RECORD SHEET				

I, Douglas Julian Rattray, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated. _____ Registered Valuer: _____

ADDRESS OF BODY CORPORATE:

C/-
STRICTLY BODY CORPORATE
PO BOX 106545
AUCKLAND

LEVEL DATUM:

LEVELS ARE IN TERMS OF
DOSLI DATUM.
ORIGIN: SM 11121, SO 60961
RL = 57.1

10113 - IMPACT DEVEL.

Approvals

FOR IMPACT DEVELOPMENTS LTD

I hereby certify that this plan was approved by the Kaipara District Council pursuant to Section 223 of the Resource Management Act 1991 on the 01st day of May 2007 Subject to the granting or reserving of the easement set out in the Memorandum hereon

Authorised officer -
Kaipara District Cl. _____

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that the Kaipara District Council is satisfied on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 116A of the Building Amendment Act 2005

Dated this day of 2007

Authorised officer
Kaipara District Cl. _____

Pursuant to Section 5(1)(a) of the Unit Titles Act 1972, I _____, Authorised officer for the Kaipara District Council, hereby certify that every building shown hereon has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.

Dated this day of 2007

Authorised officer-
Kaipara District Cl. _____

FOR EASEMENT SCHEDULES - SEE SHEET 2

CLASS OF SURVEY : 1

Total Area 1859m2

Comprised in CT 62818 (AU)
CT 62819 (ED)

I, Bryce Rodney Woodward
being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book ____ p. ____ Traverse Book ____ p. ____
Reference Plans _____

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on
/ /

Deposited by Land Information NZ on
/ /

File
Received
Instructions

LAND DISTRICT North Auckland

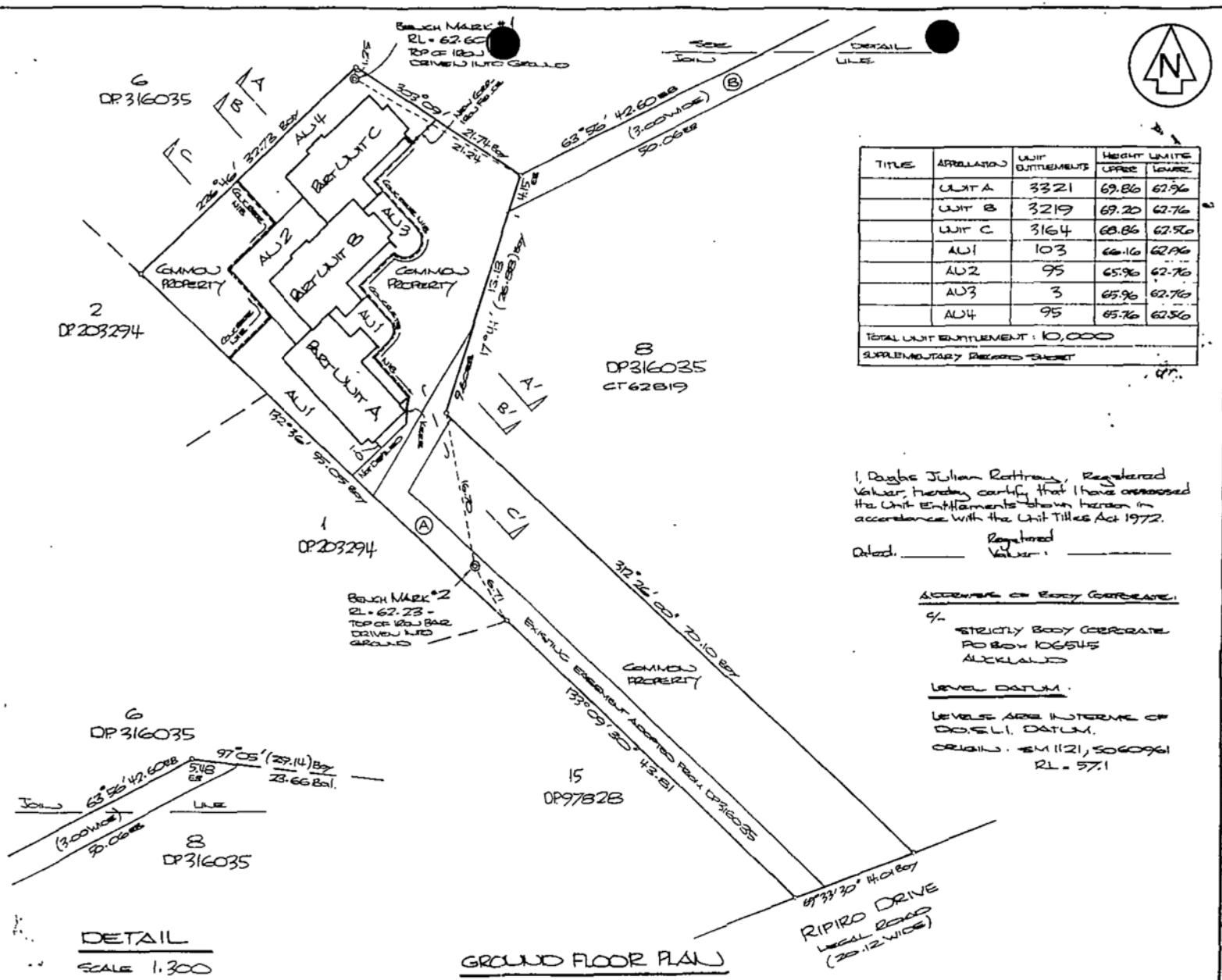
SHEET 1 OF 2 SHEETS

UNITS ON LOT 7, DP 316035
AND EASEMENT OVER LOT 8, DP 316035

TERRITORIAL AUTHORITY Kaipara District
Surveyed by Reyburn & Bryant
Scale 1: 300 Date August 2006

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND. KDC REF: RM 050277

*APPROVED WGTN



TITLE	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
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	UNIT C	3164	68.86	62.56
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	AU3	3	65.96	62.76
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TOTAL UNIT ENTITLEMENT : 10,000				
SUPPLEMENTARY RECORD SHEET				

I, Douglas Julian Rattray, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated. _____ Registered Valuer: _____

ADDRESS OF BODY CORPORATE:

C/-
STRICTLY BODY CORPORATE
PO BOX 106545
AUCKLAND

LEVEL DATUM:

LEVELS ARE IN TERMS OF DOSLI DATUM.
ORIGIN: SM 1121, 5060961
RL = 57.1

1013 - IMPACT DEVEL.

Approvals

FOR IMPACT DEVELOPMENTS LTD

I hereby certify that this plan was approved by the Kaipara District Council pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of _____ 2007 Subject to the granting or reserving of the easement set out in the Memorandum hereon

Authorised Officer -
Kaipara District Ct. _____

Pursuant to Section 224(f) of the Resource Management Act 1991 I hereby certify that the Kaipara District Council is ~~satisfied~~ on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 46(4) of the Building Act 1991

Dated this _____ day of _____ 2006
Authorised officer
Kaipara District Ct. _____

Pursuant to Section 5(1)(c) of the Unit Titles Act 1972, I _____, Authorised officer for the Kaipara District Council, hereby certify that every building shown hereon has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured

Dated this _____ day of _____ 2006
Authorised officer
Kaipara District Ct. _____

FOR EASEMENT SCHEDULES - SEE SHEET 2

CLASS OF SURVEY : 1

Total Area 1859m2

Comprised in CT 62B18 (AU), CT 62B19 (CP)

I, Bryce Rodney Woodward being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2 ;

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book ____ p. ____ Traverse Book ____ p. ____
Reference Plans _____
Examined _____ Correct _____

Approved as to Survey by Land Information NZ on
/ /

Deposited by Land Information NZ on
/ /

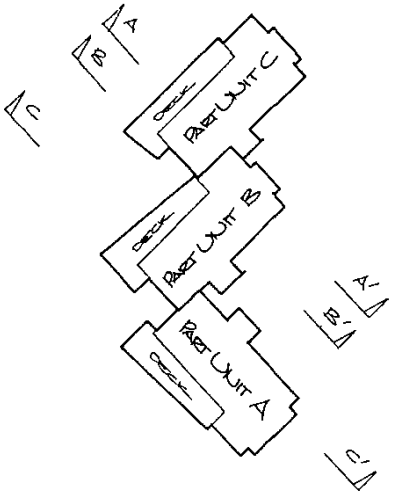
File
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Instructions

LAND DISTRICT North Auckland
SHEET 1 OF 2 SHEETS

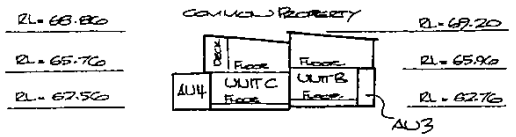
UNITS ON LOT 7, DP 316035
AND EASEMENT OVER LOT 8, DP 316035

TERRITORIAL AUTHORITY KAIPARA DISTRICT
Surveyed by REXBURN & BRYANT
Scale 1: 300 Date August 2006

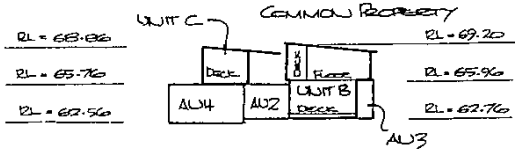
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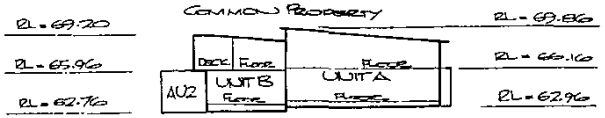
UPPER FLOOR PLAN



SECTION A - A'



SECTION B - B'



SECTION C - C'

Approvals

MEMORANDUM OF EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO DRAIN STORMWATER	B	Lot 8 DP 316035	Lot 7 DP 316035

EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	CREATED BY
ELECTRICITY	A	T 606695.1

EXISTING APPURTENANT EASEMENT	
PURPOSE	CREATED BY
WATER RIGHT	T 598118

Total Area

Comprised in

I Bruce Rodney Woodward

being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2.:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book ____ p ____ Traverse Book ____ p ____

Reference Plans

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on

/ /

Deposited by Land Information NZ on

/ /

File
Received
Instructions

10113 - IMPACT DEVEL

LAND DISTRICT North Auckland

Sheet 2 of 2 Sheets

UNITS ON LOT 7, DP 316035
AND EASEMENT OVER LOT 8, DP 316035.

TERRITORIAL AUTHORITY Kaipara District

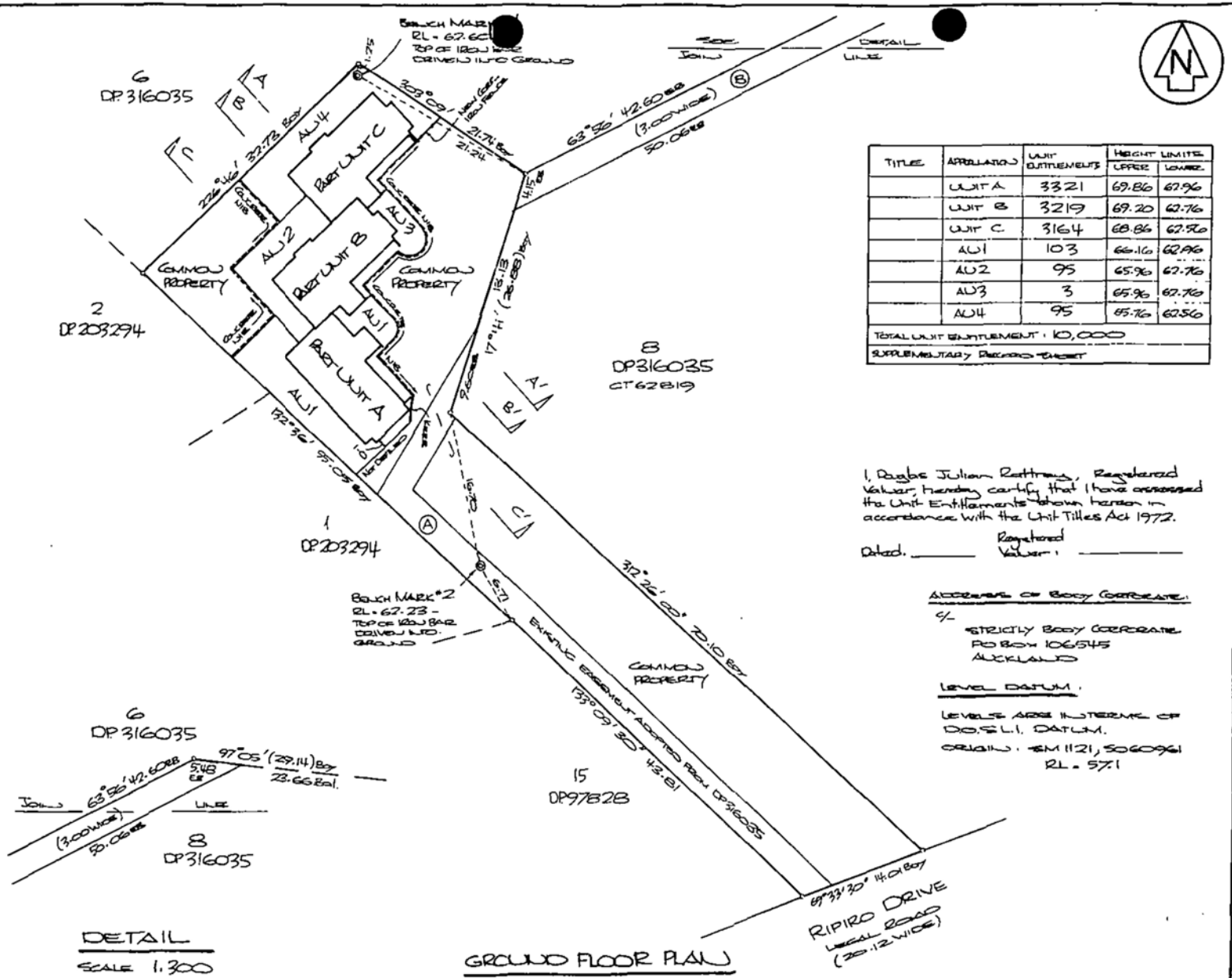
Surveyed by Reyburn & Bryant

Scale 1: 300 Date August 2006

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND

*APPROVED 14/07/N 6971

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK



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	AU4	95	65.76	62.56
TOTAL UNIT ENTITLEMENT : 10,000				
SUPPLEMENTARY RECORD SHEET				

I, Rayba Julian Rattray, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated. _____ Registered Valuer: _____

ADDRESS OF BODY CORPORATE:

C/- STRICTLY BODY CORPORATE
PO BOX 106545
AUCKLAND

LEVEL DATUM:

LEVELS ARE IN TERMS OF DOSLI DATUM.
ORIGIN: SM 11121, SO 60961
RL - 57.1

10113 - IMPACT DEVEL.

Approvals

FOR IMPACT DEVELOPMENTS LTD

I hereby certify that this plan was approved by the Kaipara District Council pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of _____ 2007 subject to the granting or reserving of the easement set out in the Memorandum hereon

Authorised Officer -
Kaipara District Cl. _____

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that the Kaipara District Council is satisfied on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 46(4) of the Building Act 1991

Dated this _____ day of _____ 2006

Authorised officer
Kaipara District Cl. _____

Pursuant to Section 5(1)(a) of the Unit Titles Act 1972, I _____, Authorised officer for the Kaipara District Council, hereby certify that every building shown hereon has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.

Dated this _____ day of _____ 2006

Authorised officer
Kaipara District Cl. _____

FOR EASEMENT SCHEDULES - SEE SHEET 2

CLASS OF SURVEY : 1

Total Area 1859m²

Comprised in CT 62818 (AU) & CT 62819 (RD)

I, Bryce Rodney Woodward
being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:

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Signed _____ Date / /

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Reference Plans _____

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on
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Received
Instructions

LAND DISTRICT North Auckland

SHEET 1 OF 2 SHEETS

UNITS ON LOT 7, DP 316035
AND EASEMENT OVER LOT 8, DP 316035

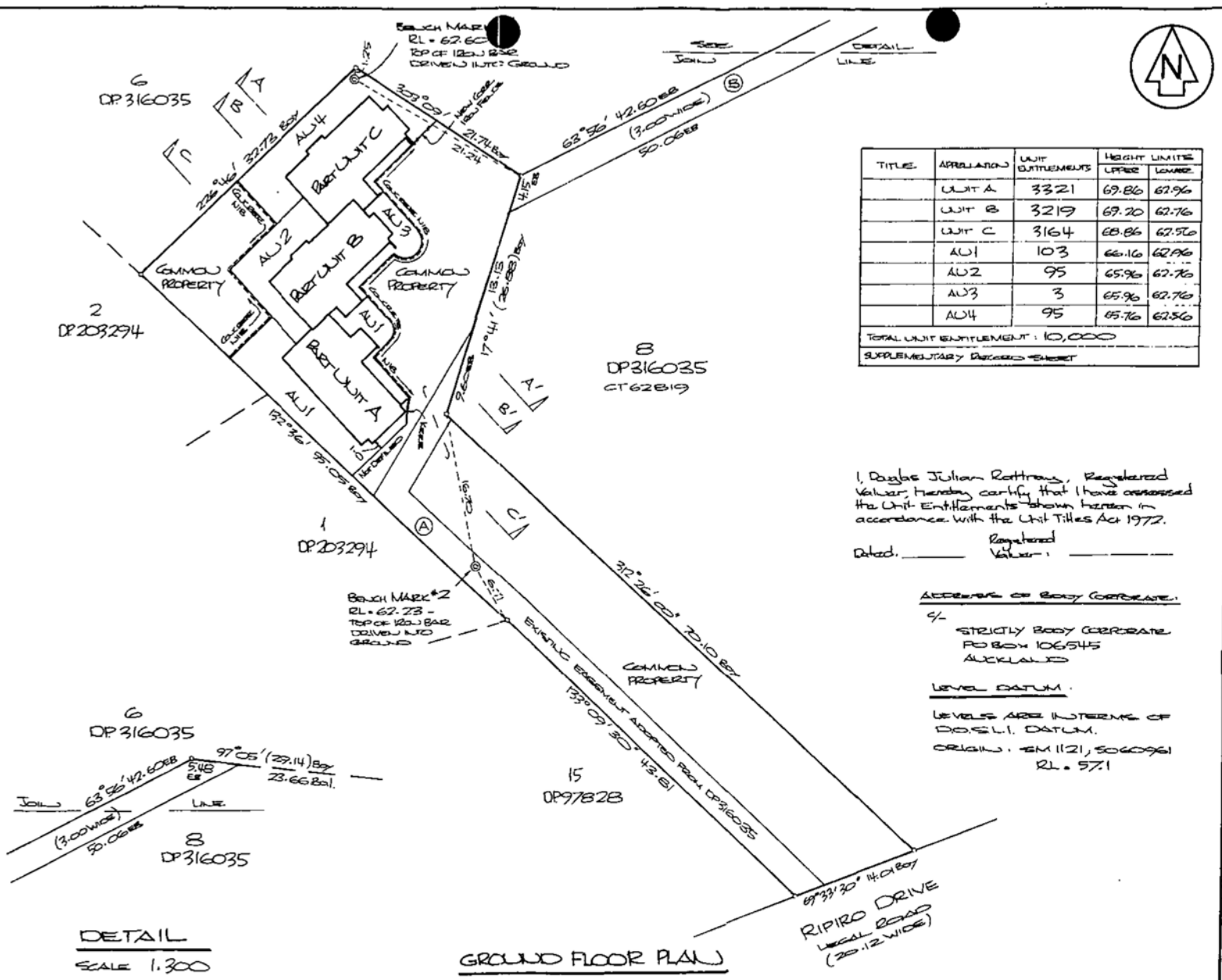
TERRITORIAL AUTHORITY Kaipara District
Surveyed by Reyburn & Bryant
Scale 1: 300 Date August 2006

A.J. BEVAN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND. KDC Ref: RM 050277

APPROVED WITH SEP

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK



TITLE	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
	UNIT A	3321	69.86	62.96
	UNIT B	3219	69.20	62.76
	UNIT C	3164	68.86	62.56
	AU1	103	66.16	62.96
	AU2	95	65.96	62.76
	AU3	3	65.96	62.76
	AU4	95	65.76	62.56
TOTAL UNIT ENTITLEMENT : 10,000				
SUPPLEMENTARY RECORD SHEET				

I, Douglas Julian Rattray, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated. _____ Registered Valuer: _____

ADDRESS OF BODY CORPORATE:

C/-
STRICTLY BODY CORPORATE
PO BOX 106545
AUCKLAND

LEVEL DATUM.

LEVELS ARE IN TERMS OF D.O.S.L.I. DATUM.
ORIGIN: SM 1121, SO 60961
RL = 57.1

Approvals

FOR IMPACT DEVELOPMENTS LTD

I hereby certify that this plan was approved by the Kaipara District Council pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of _____ 2007 subject to the granting or reserving of the easement set out in the Memorandum hereon

Authorised officer -
Kaipara District Cl. _____

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that the Kaipara District Council is satisfied on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 46(4) of the Building Act 1991

Dated this _____ day of _____ 2006

Authorised officer
Kaipara District Cl. _____

Pursuant to Section 5(1)(a) of the Unit Titles Act 1972, I _____, Authorised officer for the Kaipara District Council, hereby certify that every building shown hereon has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every Unit and the common property shown on the plan to be physically measured.

Dated this _____ day of _____ 2006

Authorised officer-
Kaipara District Cl. _____

FOR EASEMENT SCHEDULES - SEE SHEET 2

CLASS OF SURVEY : 1

Total Area 1859m²

Comprised in CT 62818 (All)
CT 62819 (50)

I, Bryce Rodney Woodward
being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2 ;

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book _____ p. _____ Traverse Book _____ p. _____
Reference Plans _____
Examined _____ Correct _____

Approved as to Survey by Land Information NZ on
/ /

Deposited by Land Information NZ on
/ /

File
Received
Instructions

LAND DISTRICT North Auckland

SHEET 1 OF 2 SHEETS

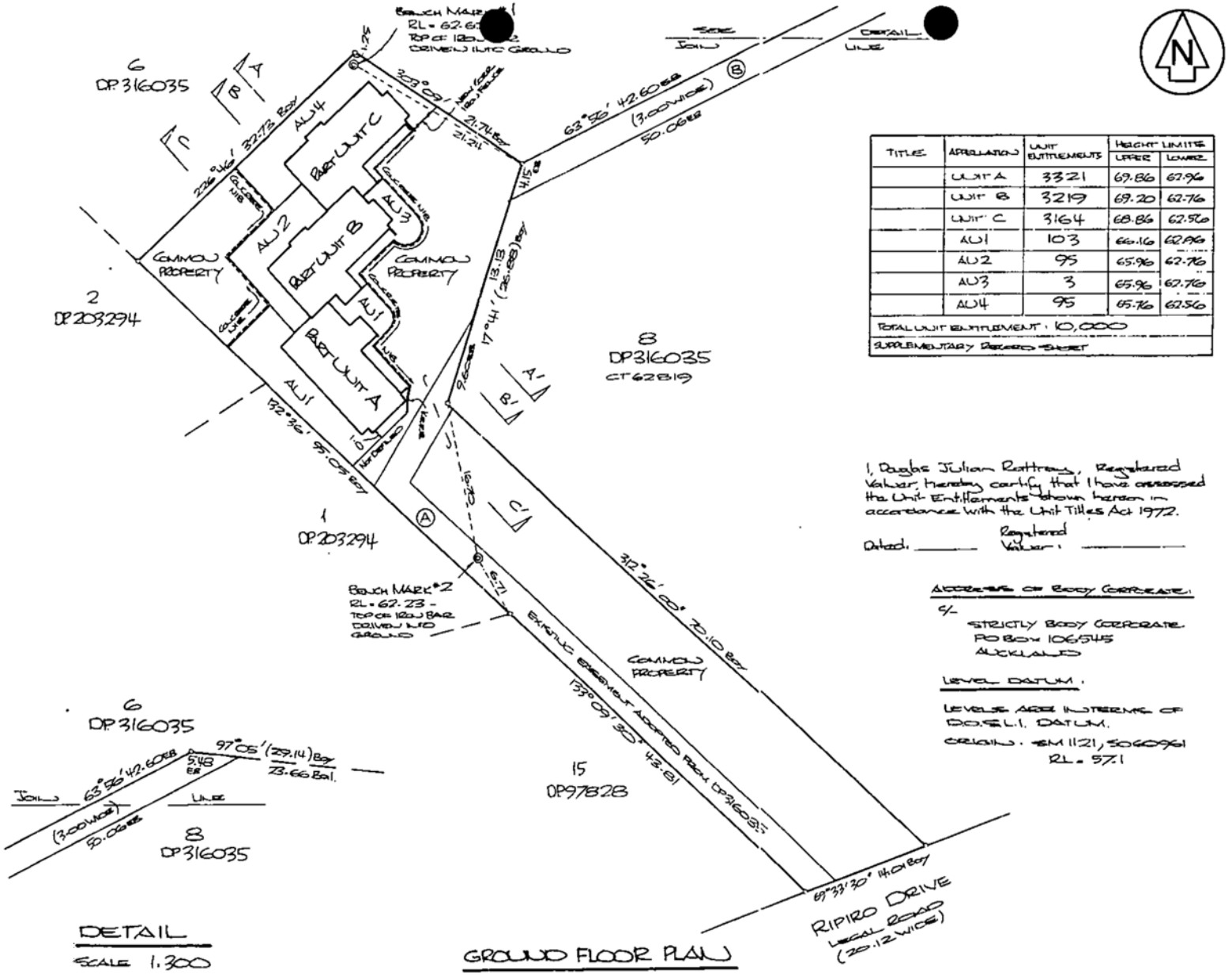
UNITS ON LOT 7, DP 316035 AND EASEMENT OVER LOT 8, DP 316035

TERRITORIAL AUTHORITY Kaipara District
Surveyed by Reyburn & Bryant
Scale 1: 300 Date August 2006

10113 - IMPACT DEVEL.

A.I. BEVIN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND K.D.C. Ref: RM 050277

"APPROVED WITH BRY"



TITLE	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
	UNIT A	3321	69.86	67.96
	UNIT B	3219	69.20	62.76
	UNIT C	3164	68.86	62.56
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	AU2	95	65.96	62.76
	AU3	3	65.96	62.76
	AU4	95	65.76	62.56
TOTAL UNIT ENTITLEMENT : 10,000				
SUPPLEMENTARY RECORD SHEET				

I, Douglas Julian Rattray, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated. _____ Registered Valuer: _____

ADDRESS OF BODY CORPORATE:

C/-
STRICTLY BODY CORPORATE
PO BOX 106545
AUCKLAND

LEVEL DATUM:

LEVELS ARE IN TERMS OF DOSLI DATUM.
ORIGIN: SM 11121, 5060961
RL = 57.1

10113 - IMPACT DEVEL.

Approvals

FOR IMPACT DEVELOPMENT LTD

I hereby certify that this plan was approved by the Kaipara District Council pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of _____ 2007 subject to the granting or reserving of the easement set out in the Memorandum hereon

Authorised officer -
Kaipara District Cl. _____

Pursuant to Section 224(f) of the Resource Management Act 1991 I hereby certify that the Kaipara District Council is satisfied on reasonable grounds that every existing building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 116A of the Building Amendment Act 2005

Dated this _____ day of _____ 2007

Authorised officer
Kaipara District Cl. _____

Pursuant to Section 5(1)(a) of the Unit Titles Act 1972, I _____, Authorised officer for the Kaipara District Council, hereby certify that every building shown hereon has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.

Dated this _____ day of _____ 2007

Authorised officer -
Kaipara District Cl. _____

FOR EASEMENT SCHEDULES - SEE SHEET 2

CLASS OF SURVEY : 1

Total Area 1859m2

Comprised in CT 62B13 (All), CT 62B19 (80)

I, Bryce Rodney Woodward

being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book _____ p. _____ Traverse Book _____ p. _____

Reference Plans _____

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on

/ /

Deposited by Land Information NZ on

/ /

File
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Instructions

LAND DISTRICT North Auckland

SHEET 1 OF 2 SHEETS

UNITS ON LOT 7, DP 316035
AND EASEMENT OVER LOT 8, DP 316035

TERRITORIAL AUTHORITY Kaipara District

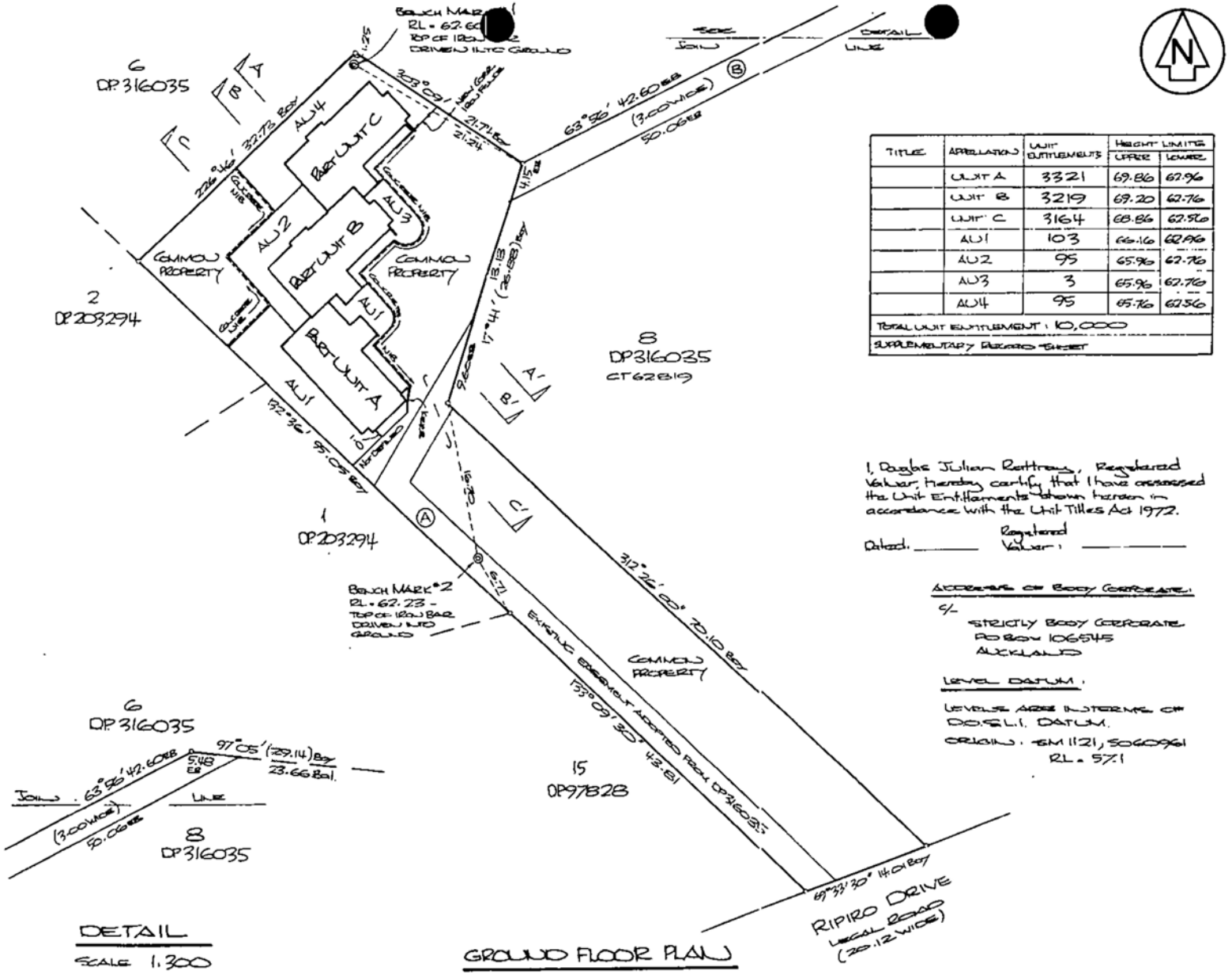
Surveyed by Rexburn + Bryant

Scale 1: 300 Date August 2006

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND. KDC REF: RM 050277

"APPROVED WITH C

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK



TITLE	APPELLATION	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER	HEIGHT LIMITS LOWER
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	AU3	3	65.96	67.76
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TOTAL UNIT ENTITLEMENT : 10,000				
SUPPLEMENTARY RECORD SHEET				

I, Douglas Julian Rotthery, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Dated. _____ Registered Valuer: _____

ACCESS OVER BODY CORPORATE:

S/-

STRICTLY BODY CORPORATE
PO BOX 106545
AUCKLAND

LEVEL DATUM:

LEVELS ARE IN TERMS OF DOSLI DATUM.
ORIGIN: SM 11121, SO 60961
RL = 57.1

10113 - IMPACT DEVEL.

Approvals

FOR IMPACT DEVELOPMENT LTD

I hereby certify that this plan was approved by the Kaipara District Council pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of _____ 2007 Subject to the granting or reserving of the easement set out in the Memorandum hereon

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Kaipara District Cl. _____

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Dated this _____ day of _____ 2007

Authorised officer
Kaipara District Cl. _____

Pursuant to Section 5(1)(a) of the Unit Titles Act 1972, I _____, Authorised officer for the Kaipara District Council, hereby certify that every building shown hereon has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured

Dated this _____ day of _____ 2007

Authorised officer-
Kaipara District Cl. _____

FOR EASEMENT SCHEDULES - SEE SHEET 2

CLASS OF SURVEY : 1

Total Area 1857m2

Comprised in CT 62B/18 (AU) & CT 62B/19 (B2)

I Bryce Rodney Woodward

being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book ____ p ____ Traverse Book ____ p ____

Reference Plans _____

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on

/ /

Deposited by Land Information NZ on

/ /

File
Received
Instructions

LAND DISTRICT North Auckland

SHEET 1 OF 2 SHEETS

UNITS ON LOT 7, DP 316035 AND EASEMENT OVER LOT 8, DP 316035

TERRITORIAL AUTHORITY Kaipara District

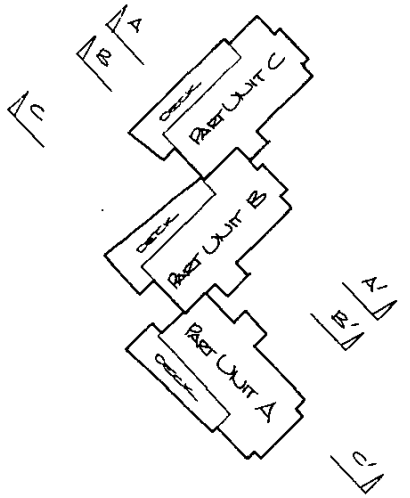
Surveyed by Reyburn & Bryant

Scale 1: 300 Date August 2006

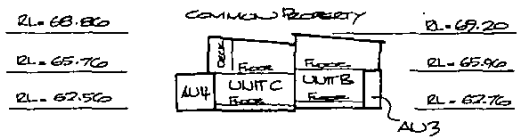
A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND. KDC REF: RM 050277

*APPROVED WITH I

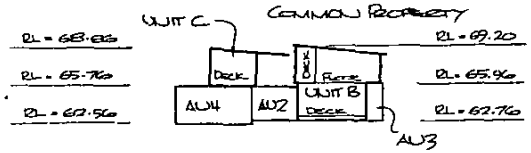
RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK



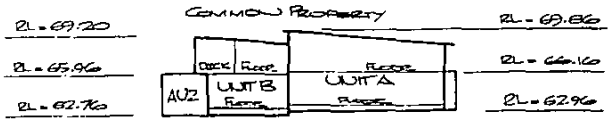
UPPER FLOOR PLAN



SECTION A - A'



SECTION B - B'



SECTION C - C'

10113 - IMPACT PANEL

Approvals

MEMORANDUM OF EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO DRAIN STORMWATER	B	Lot 8 DP 316035	Lot 7 DP 316035

EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	CREATED BY
ELECTRICITY	A	T 606695.1

EXISTING APPURTENANT EASEMENT	
PURPOSE	CREATED BY
WATER RIGHT	T 598118

Total Area

Comprised in

I, Bruce Rodney Woodward being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002; and

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book ____ p. ____ Traverse Book ____ p. ____

Reference Plans

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on

/ /

Deposited by Land Information NZ on

/ /

File
Received
Instructions

LAND DISTRICT North Auckland

Sheet 2 of 2 Sheets

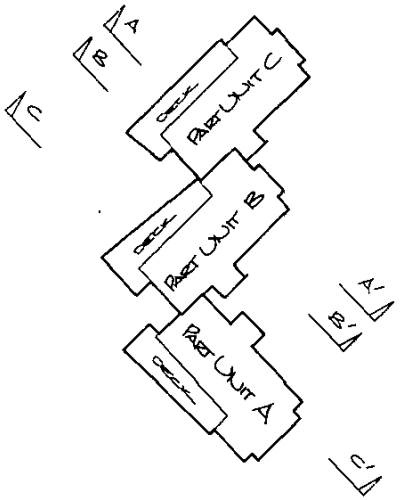
UNITS ON LOT 7, DP 316035
AND EASEMENT OVER LOT 8, DP 316035.

TERRITORIAL AUTHORITY Kaipara District
Surveyed by Reyburn & Bryant
Scale 1: 300 Date August 2006

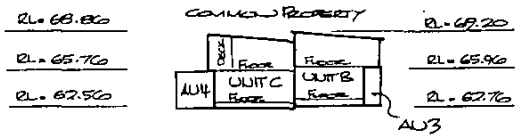
A.J. BEVIN, SURVEYOR-GENERAL, LAND INFORMATION, NEW ZEALAND

*APPROVED WGTN 6911

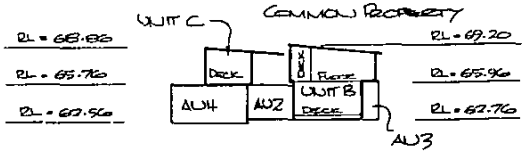
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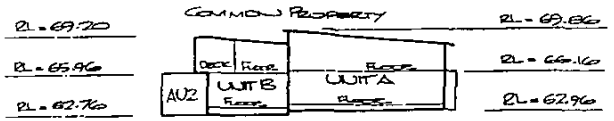
UPPER FLOOR PLAN



SECTION A - A'



SECTION B - B'



SECTION C - C'

10113 - IMPACT DOME

Approvals

MEMORANDUM OF EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO DRAIN STORMWATER	B	Lot 8 DP 316035	Lot 7 DP 316035

EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	CREATED BY
ELECTRICITY	A	T606169S.1

EXISTING APPURTENANT EASEMENT	
PURPOSE	CREATED BY
WATER RIGHT	T 598118

Total Area

Comprised in

I Bruce Rodney Woodward

being a person entitled to practise as a licensed cadastral surveyor, certify that -

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed _____ Date / /

Field Book ____ p. ____ Traverse Book ____ p. ____

Reference Plans

Examined _____ Correct _____

Approved as to Survey by Land Information NZ on

/ /

Deposited by Land Information NZ on

/ /

File
Received
Instructions

LAND DISTRICT North Auckland

Sheet 2 of 2 Sheets

UNITS ON LOT 7, DP 316035
AND EASEMENT OVER LOT 8, DP 316035.

TERRITORIAL AUTHORITY Kaipara District

Surveyed by Reyburn & Bryant

Scale 1: 300 Date August 2006

A.J. BEVAN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND

*APPROVED UNDER SR1

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

Tree Schedule

Botanical Name	Common Name	Planting Size	Quantity
Cordyline australis	Cabbage Tree / Ti kouka	Pb95	3
Meryta sinclairii	Puka	Pb95	6
Rhopalostylis 'Chatham Island'	Chatham Island Nikau Palm	Pb95	3
Yucca elelphantipes	Triple Headed Yucca	Pb95	6

Shrub, Hedge + Groundcover Schedule

Botanical Name	Common Name	Planting Size	Quantity
Agave attenuata	Agave	Pb5	13
Asthenodium virgatum	Rengarenga	Pb5	170
Canna x generalis 'Tropicanna'	Tropicanna Lily	Pb5	360
Clivia miniata	Clivia	Pb5	135
Xeronema callistemon	Poor Knights Lily	Pb5	13
Griselinia littoralis	Griselinia	Pb5	130
Ophiopogon japonicus	Mondo Grass	Pb5	205
Yucca elelphantipes	Triple Headed Yucca	Pb5	13

Approvals

I have considered the boundary fence proposals by Impact Developments and confirm that I have no objections.

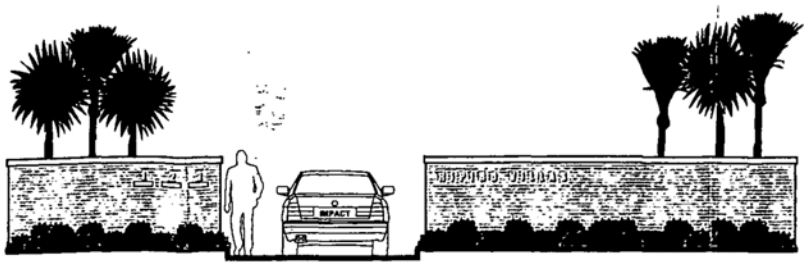
Name: _____

Address: _____

_____

_____

Signature: _____



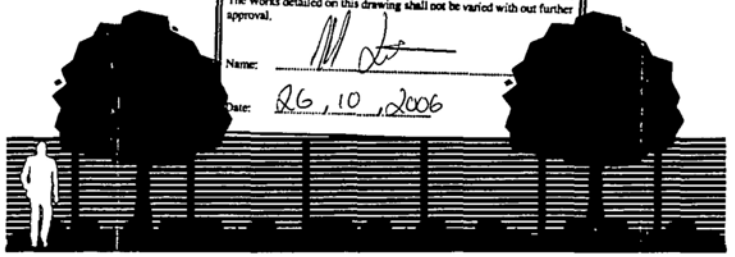
Proposed entrance with [illegible] zincalume to match building

APPROVED

By Duffill Watts & King Ltd on behalf of the Kaipara District Council. The Works detailed on this drawing shall not be varied with out further approval.

Name:

Date: 26, 10, 2006



Fence Type A: Timber slat boundary fence stained black to match building

Landscape Proposals

01 **Entrance**
1500mm high x 200mm horizontal corrugated zincalume cladding entrance wall (to match building) with capping detail, lettering and mailboxes built into the wall. Wall up lit at night. Kalaua pebble feature garden with mass Pb5 Clivia shrub planting forward of wall edged with 200mm wide exposed pebble concrete mowing strip. Pb95 Cabbage Trees and Nikau Palms behind.

02 **Driveway**
100mm thick reinforced concrete with black oxide and shell chip and 10mm sawcuts at 3000mm centres. Allow for feature paving of 100x100x50mm granite setts at the entrance.

03 **Planting Type A**
Mass Pb5 Rengarenga shrub planting edged along lawn with 100x50mm timber garden edging stained black. Pb95 Pukas uplit at night. Boundary fenced with Fence Type A.

04 **Planting Type B**
Mass Pb5 'Tropicanna' Lilly shrub planting edged along lawn with 100x50mm timber garden edging stained black. Allow for 3000mm of Fence Type A along boundary.

05 **Service Area**
Service areas for foldout clothesline with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Screened off with Fence Type B.

06 **Private Gardens**
Outdoor areas with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Kalaua pebble feature gardens with sun loving plants (i.e. Agaves, Yuccas, Poor Knights Lily). Large smooth feature rocks sourced locally are up lit at night to provide interest. Allow for screening with Fence Type B.

07 **Planting Type C**
Specimen tree grade triple headed Yucca up lit at night and under planted with mass Pb5 'Tropicanna' Lilly shrub planting.

08 **Tanks**
Area covered with Kalaua pebble and screened off with Fence Type B.

09 **Wash down Area**
Outdoor area for fish cleaning, rubbish bins, etc with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Screened off with Fence Type B.

10 **Reserve Parking**
Flush kerb to allow access onto grassed area for extra vehicle parking.

11 **Planting Type D**
Large smooth feature rocks sourced locally with a specimen tree grade triple headed Yuccas up lit at night and mass underplanted with Pb5 Clivia shrub planting.

FTA **Fence Type A:** All boundaries (except where shown otherwise) to be 1800mm high timber fence with 75x35mm slats, 50mm gaps.

FTB **Fence Type B:** 1800mm high horizontal corrugated zincalume cladding fence panels to match house.

Notes

Yuccas to be supplied by client.

Allow for 1 large pot with Yucca per upper deck of each villa.

Landscape lighting system to be designed and installed by client.

Scale
1:200 A3 / 1:100 A1

Project No.
LSW041

Revision / Issue
F / Resource Consent Amendments

Date
18 September 2006

Ripiro Villas. Impact Developments. Baylys Beach

Landscape Concept Plan

LANDSCAPEWORKS
CREATING YOUR SENSE OF PLACE

LANDSCAPE WORKS LTD
Landscape Architecture
Project Management

Auckland
Christchurch

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

Botanical Name	Common Name	Planting Size	Quantity
Cordyline australis	Cabbage Tree / Ti kouka	Pb95	3
Meryta sinclairii	Puka	Pb95	6
Rhopalostylis 'Chatham Island'	Chatham Island Nikau Palm	Pb95	3
Yucca elelphantipes	Triple Headed Yucca	Pb95	6

Shrub, Hedge + Groundcover Schedule

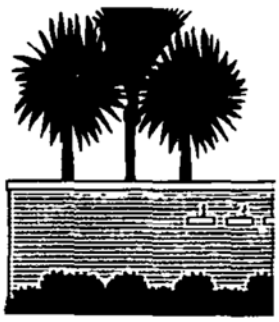
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Xerophyta callistemon	Poor Knights Lily	Pb5	13
Griselinia littoralis	Griselinia	Pb5	130
Ophiopogon japonicus	Mondo Grass	Pb5	205
Yucca elelphantipes	Triple Headed Yucca	Pb5	13

Impact Developments and confirm that I have no objections.

Name: Ray Mayall

Address: 12 Bayly St R.D.7

Signature: DARGAVILLE 0377





Ripiro Villas. Impact Developments. Baylys Beach

Landscape Concept Plan

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

Tree Schedule

Botanical Name	Common Name	Planting Size	Quantity
Cordyline australis	Cabbage Tree / TI kouka	Pb95	3
Meryta sinclairii	Puka	Pb95	6
Rhopalostylis 'Chatham Island'	Chatham Island Nikau Palm	Pb95	3
Yucca elelphantipes	Triple Headed Yucca	Pb95	6

Shrub, Hedge + Groundcover Schedule

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Agave attenuata	Agave	Pb5	13
Arthropodium cirratum	Rengarenga	Pb5	170
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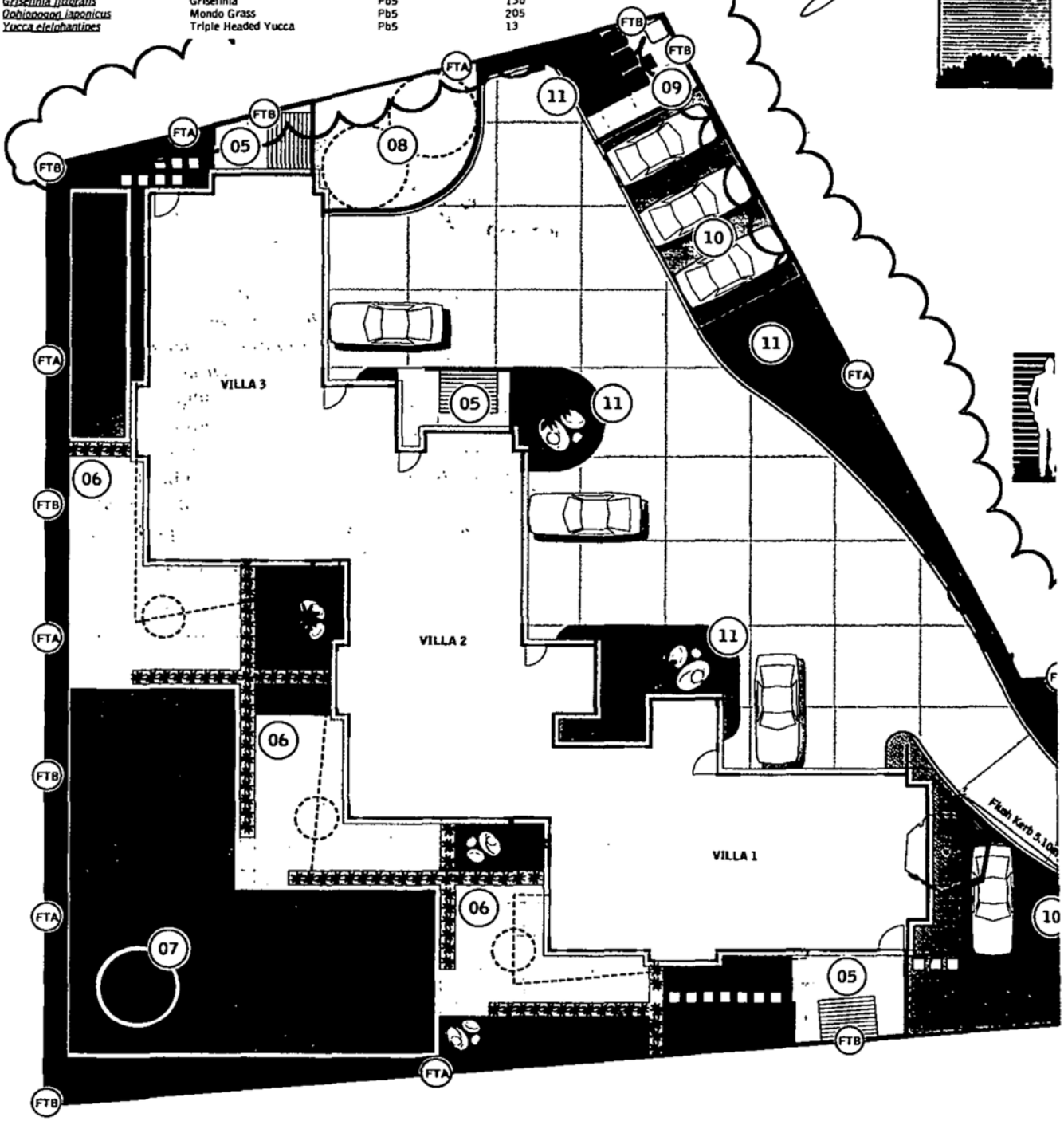
Approvals

I have considered the boundary fence proposals by Impact Developments and confirm that I have no objections.

Name: Clare Firth

Address: 519 Pento Rd Omaha

Signature: Clare Firth



Ripiro Villas. Impact Developments. Baylys Beach

Landscape Concept Plan

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

Tree Schedule

Botanical Name	Common Name	Planting Size	Quantity
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Meryta sinclairii	Puka	Pb95	6
Rhopalostylis 'Chatham Island'	Chatham Island Nikau Palm	Pb95	3
Yucca elelphantipes	Triple Headed Yucca	Pb95	6

Shrub, Hedge + Groundcover Schedule

Botanical Name	Common Name	Planting Size	Quantity
Agave attenuata	Agave	Pb5	13
Arthropodium cirratum	Rengarenga	Pb5	170
Canna x generalis 'Tropicanna'	Tropicanna Lily	Pb5	360
Clivia miniata	Clivia	Pb5	135
Xeronema callistemon	Poor Knights Lily	Pb5	13
Griselinia littoralis	Griselinia	Pb5	130
Ophiopogon lapponicus	Mondo Grass	Pb5	205
Yucca elelphantipes	Triple Headed Yucca	Pb5	13

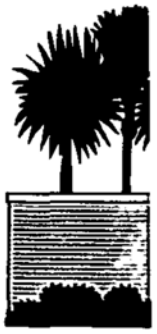
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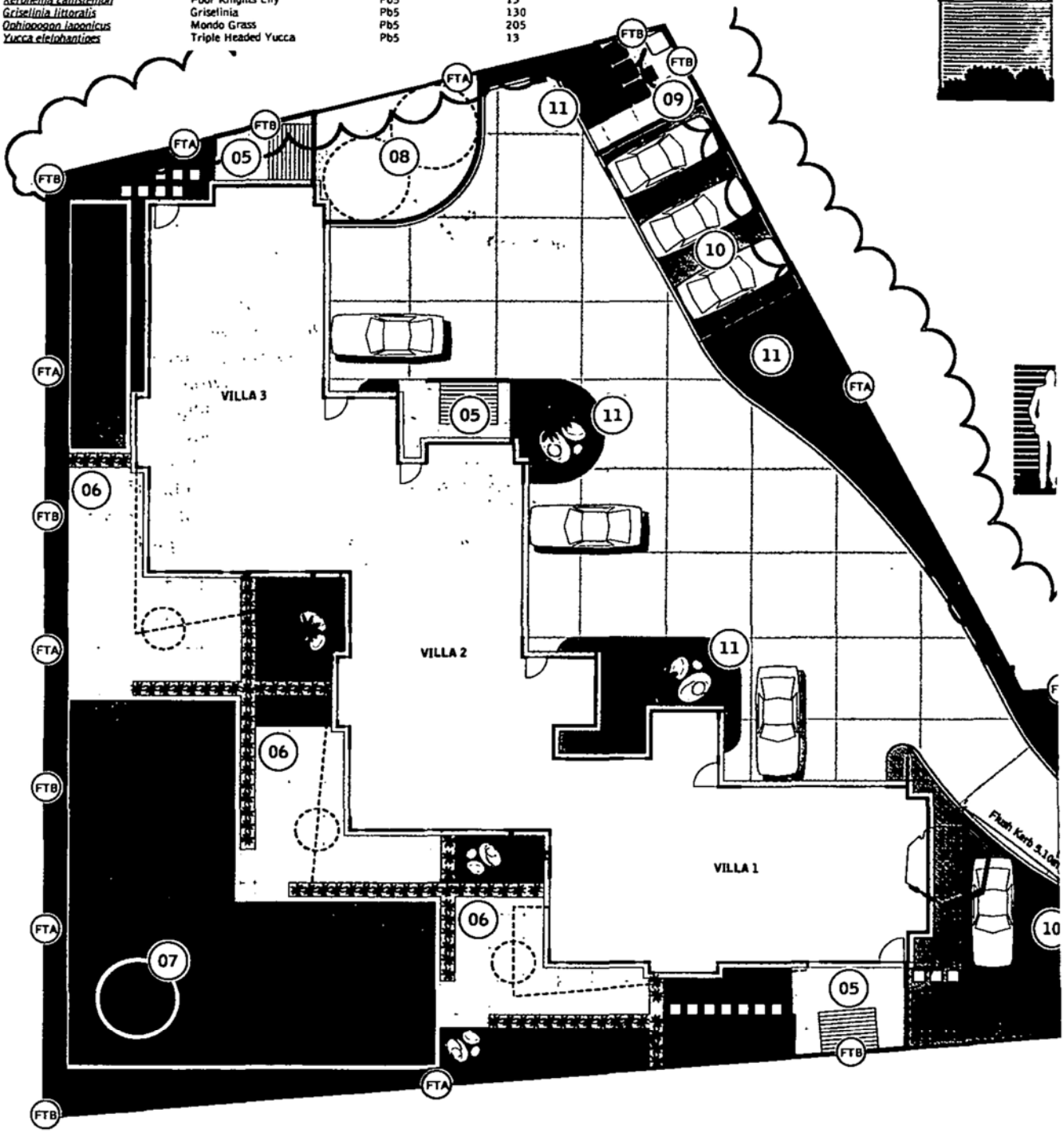
I have considered the boundary fence proposals by Impact Developments and confirm that I have no objections.

Name:

Address:

Signature:





Ripiro Villas. Impact Developments. Baylys Beach

Landscape Concept Plan

RECEIVED: 21 May 2012 SCANNED: 21 May 2012 BOX: 8 BATCH: 91180 DOC: KDCAAOZK

Tree Schedule

Botanical Name	Common Name	Planting Size	Quantity
Cordyline australis	Cabbage Tree / Ti kouka	Pb95	3
Meryta sinclairii	Puka	Pb95	6
Rhopalostylis 'Chatham Island'	Chatham Island Nikau Palm	Pb95	3
Yucca elelohantipes	Triple Headed Yucca	Pb95	6

Shrub, Hedge + Groundcover Schedule

Botanical Name	Common Name	Planting Size	Quantity
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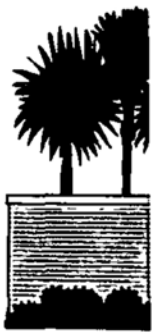
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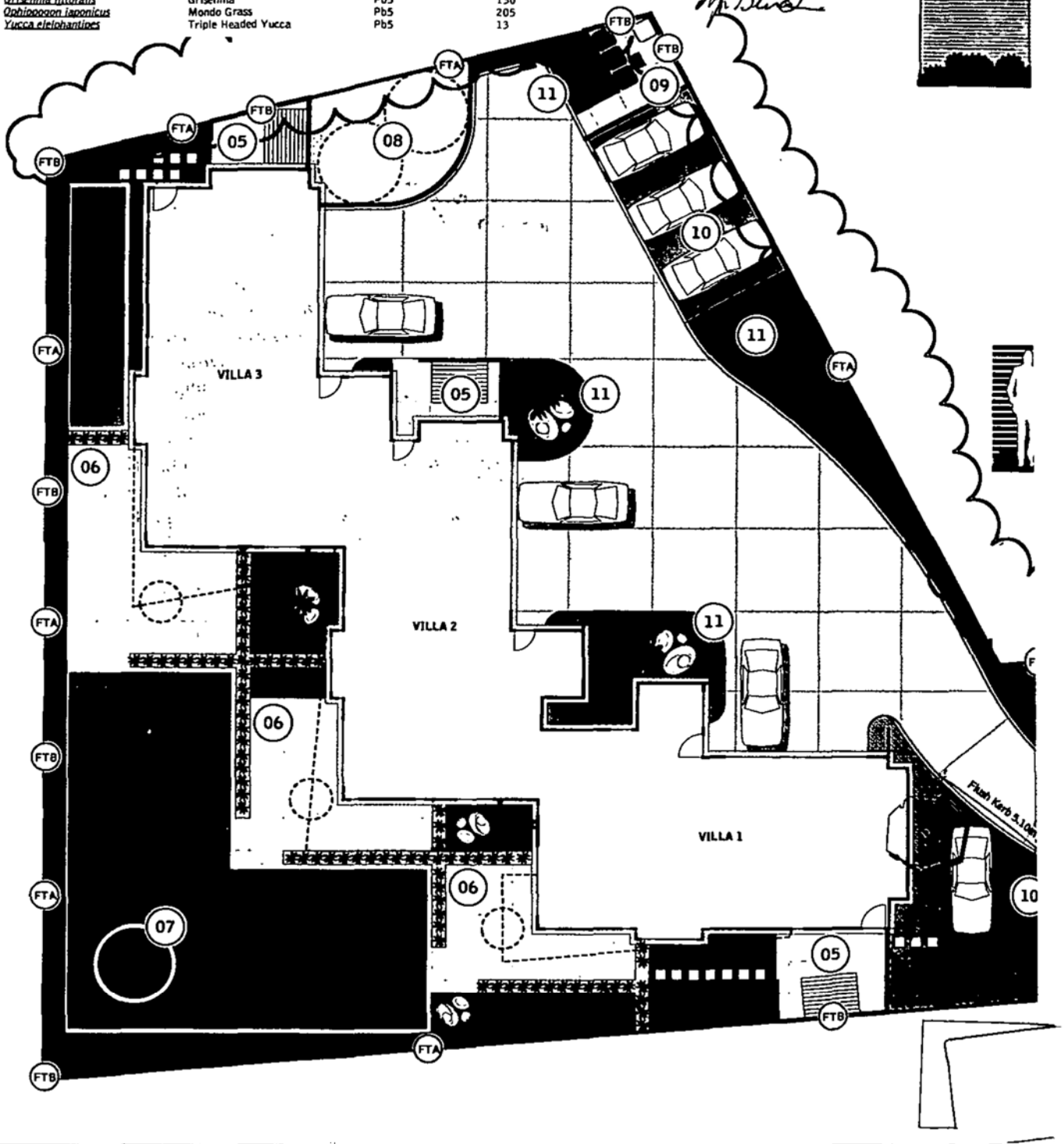
I have considered the boundary fence proposals by Impact Developments and confirm that I have no objections.

Name: Neil & Pam Sinclair

Address: 6 Aleemere Lane, Baylys Beach

Signature:





Ripiro Villas. Impact Developments. Baylys Beach

Landscape Concept Plan

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Tree Schedule

Botanical Name	Common Name	Planting Size	Quantity
Cordyline australis	Cabbage Tree / Ti kouka	Pb95	3
Metrosideros sinclairii	Puka	Pb95	6
Rhopalostylis 'Chatham Island'	Chatham Island Nikau Palm	Pb95	3
Yucca elelphantipes	Triple Headed Yucca	Pb95	6

Shrub, Hedge + Groundcover Schedule

Botanical Name	Common Name	Planting Size	Quantity
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Griselinia littoralis	Griselinia	Pb5	130
Ophiopogon Japonicus	Mondo Grass	Pb5	205
Yucca elelphantipes	Triple Headed Yucca	Pb5	13

Approvals

I have considered the boundary fence proposals by Impact Developments and confirm that I have no objections.

Name: _____

Address: _____

_____

_____

Signature: _____



Proposed entrance with horizontal corrugated zincalume to match building



Fence Type A: Timber slat boundary fence stained black to match building

Landscape Proposals

01 **Entrance**
1500mm high x 200mm horizontal corrugated zincalume cladding entrance wall (to match building) with capping detail, lettering and mailboxes built into the wall. Wall up lit at night. Kalaua pebble feature garden with mass Pb5 Clivia shrub planting forward of wall edged with 200mm wide exposed pebble concrete mowing strip. Pb95 Cabbage Trees and Nikau Palms behind.

02 **Driveway**
100mm thick reinforced concrete with black oxide and shell chip and 10mm sawcuts at 3000mm centres. Allow for feature paving of 100x100x50mm granite setts at the entrance.

03 **Planting Type A**
Mass Pb5 Rengarenga shrub planting edged along lawn with 100x50mm timber garden edging stained black. Pb95 Pukas uplit at night. Boundary fenced with Fence Type A.

04 **Planting Type B**
Mass Pb5 'Tropicanna' Lilly shrub planting edged along lawn with 100x50mm timber garden edging stained black. Allow for 3000mm of Fence Type A along boundary.

05 **Service Area**
Service areas for foldout clothesline with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Screened off with Fence Type B.

06 **Private Gardens**
Outdoor areas with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Kalaua pebble feature gardens with sun loving plants (i.e. Agaves, Yuccas, Poor Knights Lily). Large smooth feature rocks sourced locally are up lit at night to provide interest. Allow for screening with Fence Type B.

07 **Planting Type C**
Specimen tree grade triple headed Yucca up lit at night and under planted with mass Pb5 'Tropicanna' Lilly shrub planting.

08 **Tanks**
Area covered with Kalaua pebble and screened off with Fence Type B.

09 **Wash down Area**
Outdoor area for fish cleaning, rubbish bins, etc with 100mm thick concrete with oxide and 10mm saw cuts at 1200mm centres. Screened off with Fence Type B.

10 **Reserve Parking**
Flush kerb to allow access onto grassed area for extra vehicle parking.

11 **Planting Type D**
Large smooth feature rocks sourced locally with a specimen tree grade triple headed Yuccas up lit at night and mass underplanted with Pb5 Clivia shrub planting.

FTA **Fence Type A:** All boundaries (except where shown otherwise) to be 1800mm high timber fence with 75x35mm slats, 50mm gaps.

FTB **Fence Type B:** 1800mm high horizontal corrugated zincalume cladding fence panels to match house.

Notes

Yuccas to be supplied by client.

Allow for 1 large pot with Yucca per upper deck of each villa.

Landscape lighting system to be designed and installed by client.

Scale
1:200 A3 / 1:100 A1

Project No.
LSW041

Revision / Issue
F / Resource Consent Amendments

Date
18 September 2006

Ripiro Villas. Impact Developments. Baylys Beach

Landscape Concept Plan

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

Resource Management Act 1991 Sections 93 and 94

Notification Decision on Resource Consent Application

Description of Application

Applicant	*Impact Developments Ltd*
Proposal	*Subdivision application to convert three units located on one title into three titles.*
Location	*Ripiro Drive, Baylys Beach.*
Legal Description	*Lot 7, DP 316035*
Site Area	*1,859 m^2*
KDC References	*RM 050277*

Processing Details

Date Received	*11 November 2005*	Date of Report	*9 January 2006*
Section 92 Request(s)	*Nil*	Assets Department and Building Inspector Comments	*Separate water meters to be located in Ripiro Drive*
Reporting Planner	*Jackie Nairn*	Date of Site Inspection	*23 November 2005*

Planning Requirements

Map	Zone	Planning Notation(s)	Category of Application
31	*Residential*		*Controlled Activity under Rule 11.5.4(1)(iii)(e)*

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KAIPARA DISTRICT

1 Assessment of Plan Requirements

The proposal is to subdivide three semi-detached, two-storey residential units currently being constructed under RM 040255 into unit titles. Each unit shares a common wall and they are staggered along the north-south axis within a 1.859m^2 site. Communal on-site wastewater treatment and disposal is proposed to service the development. The northern corner of Unit C encroaches into the 1.5m side yard. The original proposal included the use of a communal driveway and swimming pool. Access to proposed Units A – B will be via a 10m wide accessway from Ripiro Drive.

Rule 11.5.4(1)(iii)(e) provides as a Controlled Activity for Subdivision of Sites Subject of a Land Use Consent - where the subdivision is intended to create a separate lot for any land use activity for which a land use consent has been granted.

As the proposal involves the subdivision of the three units for which Land Use Consent was granted in March 2005 as a unit title subdivision the application must be considered by the Kaipara District Council as a Controlled Activity.

2 Section 94C Considerations

2.1 Section 94C(1) (Request for Notification)

The applicant has not requested that the application be publicly notified.

2.2 Section 94C(2) (Special Circumstances)

Section 94C(2) provides that where special circumstances are considered to exist, the Council may choose to publicly notify the application.

Having assessed the application in consideration of relevant case law, it is concluded that there are no special circumstances that would require public notification of the application pursuant to Section 94C(2).

3 Section 93 Considerations

3.1 Section 93(1)(a) (Controlled Activity Non-notification)

The application is for a controlled activity. Accordingly the Kaipara District Council is not required to notify the application under Section 93(2).

4 Section 94 Considerations

4.1 Section 94D(3) (Rules for Service)

The application is for a controlled activity. There are no rules in the Kaipara District Plan that expressly provides that notice of such applications does not need to be served.

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KAIPARA DISTRICT

4.2 Section 94B Considerations (Affected Persons)

4.2.1 Section 94B(2) (Statutory Acknowledgements)

Relevant to this application, there are no statutory acknowledgements within the meaning of an Act specified in Schedule 11.

4.2.2 Section 94B(3)(b)(i) (Matters of Reserved Control)

The application is for a Controlled Activity.

Sections 13.3.4 limits the exercise of the Council's control to specific matters in respect of all applications for Controlled Activity in the rural zone.

4.3 Section 94(1) (Affected Persons)

4.3.1 Assessment of Environmental Effects

Within the matters over which the Kaipara District Plan has limited the exercise of the Council's control (Section 94B(3)(b)(i)), the Environmental Effects of the proposal are assessed in the table below.

Matter	Comment
Subdivision Layout	*The subdivision layout is appropriate to the residential purposes of the proposed lots.* *The Units A – C share common property which provides for a shared driveway and turning area to each unit. Accessory Unit Areas D – G are also associated with each specific unit as follows:* • *Unit A – Accessory Unit D* • *Unit B – Accessory Unit E and G* • *Unit C – Accessory Unit F*
Lot Shape	*The unit shapes are suitable for the development undertaken as a multiunit dwelling and provide for private areas, communal areas and access and turning provisions.*
Natural Hazards	*The site is effectively flat and is not adjacent to any watercourses nor subject to erosion, subsidence or slippage.*
Road Access	*The proposed multi unit development will gain access via an approximately 70 m long pan-handle off Ripiro Drive. Ripiro Drive is a 50 km/hr zone at this point.* *The access point onto Ripiro Drive affords adequate sight distances in both directions.* *There will be no additional traffic generated by the proposed subdivision.*

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Matter	Comment
Utility Services	*Water supply is available via the existing community reticulated scheme. Power and telephone services are available from Ripiro Drive. Stormwater is proposed to be piped off site across the adjoining property (Lot 8 DP 316035). Wastewater is proposed to be treated and disposed of on-site. The proposed system has been designed by appropriately qualified engineers and is assessed to be as adequate. Disposal fields are located under the driveway and under the vehicle turning area. The reserve field is proposed to be located under the swimming pool. These matters have been considered and conditioned as part of the consent granted for the previous land use consent, RM 040255.*
Earthworks and Site Development	*No earthworks will be required as these have been undertaken as part of the works involved in constructing the multiunit dwelling.*
Protection of Heritage and Natural Features	*There are no known historic features on the site. The site has no natural features of note that require protection.*
Reserves	*A reserves contribution was required as a condition of the land use consent granted in March 2004 therefore it is considered unnecessary to call for a further contribution. The payment of this reserve contribution will be required prior to the issue of the 224(f) certificate.*
Esplanade Areas	*There are no esplanade areas as the site does not abut any watercourses.*
Proximity to High Voltage Transmission Lines	*No Issues*
Stormwater Drainage	*Refer 'Utility Services' heading above.*

4.3.2 Relevant Permitted Activities (Section 94A(a))

There are no permitted activities in terms of Section 94A(a) that are considered to be of particular relevance to the consideration of this application.

4.3.3 Assessment of Environmental Effects

The adverse environmental effects of the proposed development have been previously assessed in Section 4.2.

4.3.4 Assessment of Affected Persons

Having regard to the assessment of environmental effects in Section 4.3.1 there are no persons considered to be adversely affected by the subdivision.

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4.4 Section 94(2) (Approvals Received)

No written approvals have been received.

5 Recommendation/Decision

1. That the subdivision application be processed without public notification and without service of notice of the application on affected persons, pursuant to Sections 93 and 94 of the Resource Management Act 1991, because:

   a) The subdivision is a Controlled Activity, and

   b) No persons have been assessed to be adversely affected by the subdivision, and

   c) No special circumstances exist that would require public notification of the application.

Reporting Planner

Jackie Nairn ..... Date

Senior Engineer

Peter Waldron ..... Date

DWK Team Leader

Phillipa Campbell ..... Date

Recommendation Confirmed as Decision

Resource Consents Officer

Sandra King ..... 10/1/06 Date

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Resource Management Act 1991 Section 88

Assessment of Controlled Activity Application

For Subdivision Consent

To be Considered under Delegated Authority

Description of Application

Applicant	*Impact Developments Ltd*
Proposal	*Subdivision application to convert three unit located on one title into three unit titles.*
Location	*Ripiro Drive, Baylys Beach.*
Legal Description	*Lot 7, DP 316035*
Site Area	*1,859 m²*
KDC References	*RM 050277*

Processing Details

Date Received	*11 November 2005*	Date of Report	*9 January 2006*
Section 92 Request(s)	*Nil*	Assets Department and Building Inspector Comments	*Separate water meters to be located in Ripiro Drive*
Reporting Planner	*Jackie Nairn*	Date of Site Inspection	*23 November 2005*

Planning Requirements

Map	Zone	Planning Notation(s)	Category of Application
31	*Residential*		*Controlled Activity under Rule 11.5.4(1)(iii)(e)*

External Distribution

	Date Sent	Date Received	Comments
Northland Regional Council	*11 November 2005*	*Nil.*	
Iwi	*11 November 2005*	*Nil.*	

Notification

A decision was made under delegated authority to process the application without notification.

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1 Introduction

1.1 The Proposal

The proposal is to subdivide three semi-detached, two-storey residential units currently being constructed under RM 040255 into unit titles. Each unit shares a common wall and the units are staggered along the north-south axis within a 1.859m^2 site. Communal on-site wastewater treatment and disposal is proposed to service the development. The northern corner of Unit C encroaches into the 1.5m side yard. The original proposal included the use of a communal driveway and swimming pool. Access to proposed Units A – B will be via a 10m wide, 70m long panhandle accessway from Ripiro Drive.

1.2 The Site

The site is flat and currently the units are nearing construction completion. The site is surrounded by residentially zoned land, with properties to the west, east and south already developed, while land to the north is also being developed. The site affords generous views of the Tasman Sea.

The site is adequately described in the application.

1.3 Status of the Activity

The status of the activity has been assessed in detail through the notification decision process.

The overall conclusion reached is that the application must be considered by the Kaipara District Council as a Controlled Activity under Rule 11.5.4(1)(iii)(e) of the Kaipara District Plan.

1.4 Relevant Statutory Provisions

Sections 104 and 104A of the Resource Management Act 1991 set out the framework for assessing applications for a Controlled Activity.

2 Section 104 Assessment

2.1 Assessment of Irrelevant Matters

2.1.1 Trade Competition

With regards to Section 104(3)(a), there is no issue of trade competition in this case.

2.1.2 Written Approvals

No written approvals have been received.

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2.2 Assessment of Relevant Matters

2.2.1 Assessment of Actual and Potential Effects on the Environment

2.2.1.1 Adverse Effects

The adverse effects of the proposal have been assessed through the notification decision process and that assessment is considered to be equally applicable to the Section 104(1)(a) assessment.

2.2.1.2 Relevant Permitted Activities

There are no permitted activities in terms of Section 94A(a) that are considered to be of particular relevance to the consideration of this application.

2.2.1.3 Positive Effects

Relevant to Section 104(1)(a), the proposal will result in positive effects to the extent that it will enhance, to a minor degree, the opportunities to live in a quiet coastal environment in the Baylys Beach community and be near Ripiro Beach and the West Coast.

2.2.1.4 Conclusion of Assessment of Actual and Potential Effects

Having regard to the above assessment, the conclusions reached on the actual and potential effects on the environment of the proposed subdivision are that:

- The adverse actual and potential effects of the subdivision are assessed to be of no significance.
- The proposed subdivision will result in positive effects to the extent that it will enhance, to a minor degree, the opportunities to live in a quiet coastal environment in the Baylys Beach community and be near Ripiro Beach and the West Coast.

2.2.2 Relevant Objectives and Polices of the Kaipara District Plan

2.2.2.1 Objectives and Policies for Reserves Contributions

Section 11.6.6 sets out the matters to be considered when assessing reserve contributions. Based on policies of the District Plan, the typical condition for subdivisions is that a cash contribution in lieu of reserves be paid based on 5% of the assessed value of a nominal 4000m^2 building site on each new lot, such value to be determined by a registered valuer.

Taking into account the contribution which will be made upon occupation of the units under RM 040255, it is concluded that it is unreasonable to require a further contribution.

2.2.2.2 Objectives and Policies for Financial Contributions for Road Upgrading

Section 11.3.6 of the District Plan sets a threshold of a 10% increase in existing traffic volumes above which, road upgrading contributions are able to be assessed in detail under Section 9.8.1.

In this case the proposed subdivision will not add new traffic movements to Ripiro Drive that would exceed 10% of the present average annual daily traffic (AADT).

It is concluded that a road upgrading contribution is not applicable.

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2.2.3 Assessment Against the Other Matters - Section 104(1)(c)

2.2.3.1 Approved Resource Consents

In this case, the subject site and proposed development of a multiunit dwelling have been consented to under RM 040255. Conditions pertaining to stormwater and wastewater disposal, engineering issues, vehicle crossing formation, reserve contributions and landscaping have been dealt with under this consent and the effects of the subdivision do not enable any further development or increased density within the site than that which has already been consented to. The site is being developed concurrently with this application to subdivide.

There are no other issues arising from implemented resource consents, effects arising from existing use rights, or the existence of unimplemented resource consents.

2.2.3.2 Statutory Acknowledgements

Relevant to this application, there are no statutory acknowledgements within the meaning of an Act specified in Schedule 11.

2.2.4 Assessment Against Part II Matters - Section 104(1)

2.2.4.1 Section 5

With respect to Section 5(2)(a), it is likely and foreseeable that future generations will continue to wish to enjoy the amenity values of the rural areas of the District. This proposal could go some way toward meeting those needs by providing an opportunity to live in the Baylys Beach community and near Ripiro Beach and the West Coast.

The matter that needs to be determined however, is whether or not this proposal would compromise the very features and qualities of the environment that make the area so valuable in the first place. It is concluded in this regard that this proposal would not compromise the residential amenity of this residential environment to such an extent that the reasonably foreseeable needs of future generations would not be met.

With respect to Section 5(2)(c), it is concluded that there will be no significant adverse effects on the environment.

2.2.4.2 Section 7(b)

It is considered that this proposal, if approved, would maintain the residential amenity values of the area, values that the District Plan seeks to protect. It can therefore be said that the proposal will provide an efficient use and development of the land.

2.2.4.3 Section 7(c)

With respect to Section 7(c), the pleasantness, coherence and harmony of the existing residential area will be maintained.

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3 Section 106 Matters

Section 106 enables the Kaipara District Council to refuse to grant subdivision consent in certain circumstances.

In this case, there are no circumstances that would warrant consideration of refusing to grant this application for subdivision consent.

4 Conclusion

Based on the above assessment it is concluded that the application passes the relevant tests of Section 104 of the Resource Management Act 1991 and deserves a grant of consent under Section 104A. The reasons for reaching this conclusion are set out in the attached recommended decision.

Having regard to Section 104A, the recommended decision includes conditions under section 108 that are considered necessary for mitigation purposes and to ensure that the development proceeds in an orderly and sustainable manner.

Reporting Planner

Jackie Nairn ..... Date .....

Senior Engineer

Peter Waldron ..... Date .....

DWK Team Leader

Phillipa Campbell ..... Date .....

Reviewed 10/1/06

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KAIPARA DISTRICT

Kaipara te Oranganui - Two Oceans Two Harbours

KAIPARA DISTRICT COUNCIL

In the Matter of:	*The Resource Management Act 1991*
And	
In the Matter of:	*An application under Section 88 of the Resource Management Act 1991 made by Impact Developments Ltd*
File Reference:	*RM 050277*

Decision on Resource Consent Application

Pursuant to Section 104 and 104A of the Resource Management Act 1991, the Kaipara District Council grants consent to the application by Impact Developments Ltd to subdivide Lot 7 DP 316035 (CT62818) into three residential unit title lots, Ripiro Road, Baylys Beach for the following reasons and subject to compliance with the conditions set out below.

Reasons for Decision

Pursuant to Section 113 of the Act, the reasons for this decision are:

1. *The proposed subdivision is a Controlled Activity under the District Plan and satisfies the requirements of Sections 104 and 104A of the Act.*
2. *The conditions of consent will ensure that adverse effects of the subdivision are avoided, remedied, and/or mitigated.*
3. *The application does not offend Part II of the Act.*

Conditions of Consent

Pursuant to Section 108 of the Act, this consent is subject to the following conditions:

1) *Prior to the sealing of the Survey Plan pursuant to Section 223 of the Act, the following conditions shall be complied with:*
   a) *The survey plan shall generally be in accordance with the plan of subdivision prepared by Reyburn and Bryant dated October 2005 (ref S10113) submitted in support of the application.*
   b) *The Survey Plan shall show all necessary easements for the provision of access, drainage and utility services.*
   c) *The consent holder shall provide evidence to the satisfaction of Council that legal rights exist for the construction of the stormwater pipeline across Lot 8 DP 316035 and for the subsequent discharge of stormwater from the site through this pipeline.*

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d) *Written confirmation shall be provided from the appropriate network utility providers that satisfactory arrangements have been made for the provision of electricity and telecommunications services, in particular with respect to any required easements.*

2. *Before a Certificate is issued pursuant to Section 224(f) of the Act, the following conditions shall be complied with:*

a) *The applicant shall request from Council a Certificate authenticated under Section 252 of the Local Government Act advising the multiunit dwelling within the site comply with S46(4) of the Building Act. This certificate shall be lodged with the District Land Registrar.*

b) *The wastewater treatment and disposal system to serve the facility, including Disposal Fields 'A' and 'B' and the identified reserve area – Disposal Field 'C' shall be constructed in accordance with the report and drawings by Studio Marotta received by the Kaipara District Council on 26 October 2004 under RM 040255.*

c) *Any proposed swimming pool shall be the subject of specific engineering design with particular emphasis on crack control and leakage, taking into account the location of reserve Disposal Field 'C'. In order to satisfy this condition, a Producer Statement – Design shall be provided to Council certifying that the swimming pool has been designed taking into account the location of reserve effluent Disposal Field 'C' and that neither the reserve disposal field nor the swimming pool will be adversely affected by the other.*

d) *The vehicle crossing to Ripiro Drive shall be formed to comply with drawing KDC/ A4/S28 of the Kaipara District Council Draft Engineering Code of Practice for Land Subdivision and Development Year 2000 and of appropriate width. Any necessary permit procedures shall be complied with.*

e) *The driveway shall be formed to comply with Appendix 9J of the District Plan (2 to 3 household equivalent standard, 3.0 m wide sealed or concrete carriageway).*

f) *A plan for amenity and screen planting, together with an ongoing monitoring and maintenance programme for this landscaping for a three-year period, shall be prepared and submitted to the Council for approval. The purpose of the landscaping plan shall be to soften the overall effect of the development and protect residential amenity values of the surrounding area. The landscaping plan shall specifically target the following areas:*

- *Northwestern, northeastern and southeastern boundaries of the site.*
- *Effluent disposal area along the driveway.*

g) *All landscaping works described in the approved landscape plan submitted to Council in accordance with Condition 2(f) shall be carried out to the satisfaction of the Council.*

Water Supply

j) *Water supply connections including gate valves and water meters shall be provided at the Ripiro Drivet road boundary to serve each of Units A - C and as-built plans provided in accordance with Council's Code of Practice for Land Subdivision and Development and in accordance with the appropriate application made separately to Council.*

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KAIPARA DISTRICT

Other Matters

k) Consent Notices pursuant to Section 221 of the Act shall be prepared for registration against the titles to proposed Units A – C of the subdivision. The consent notices shall require that:

i) All landscaping works undertaken in accordance with Condition 2(g) above shall be maintained in accordance with the maintenance programme and to the satisfaction of the Council for a period of at least three years after the date of completion of planting.

ii) Condition (i) above will be monitored by Council for a period of three years form the date of completion of planting. There will be a Council charge for this monitoring.

l) A solicitor's undertaking shall be provided to Council confirming that all consent notices prepared for registration under the relevant conditions of this resource consent will be duly registered against the new titles to be issued for the subdivision.

All consent notices to be prepared for registration under the relevant conditions of this resource consent shall be prepared by a Solicitor at the applicant's expense and shall be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of the Survey Plan.

m) The cash contribution in lieu of reserves as imposed in Condition 1 (i) of RM 040255 shall be paid. This contribution is based on 0.5 % of the assessed value of two of the three residential units constructed under RM 040255. Valuation shall be by a registered valuer appointed by Council, at the applicant's expense.

At the time of payment of the contribution, the valuation upon which the cash contribution is calculated shall be no more than 3 months old.

d) Written confirmation shall be provided from the appropriate network utility providers that electricity and telecommunication services are available to the boundary of each lot of the subdivision.

Advice Notes

1) The consent holder shall pay all charges set by the Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The consent holder will be advised of the charges as they fall.

2) Any discharge of treated wastewater to land from the three residential units must either meet the permitted activity criteria of Section 15 of the Regional Water and Soil Plan for Northland, or a resource consent must be gained for the discharge.

Monitoring

Condition 2(k) will require monitoring after the issue of the Conditions Certificate.

Signed: 10/1/06

Resource Consents Officer

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991.

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KAIPARA DISTRICT

Kaipara te Oranganui • Two Oceans Two Harbours

Subdivision Application

KAIPARA DISTRICT COUNCIL

Rm: c50277.

Application for Consent under Section 88 of the Resource Management Act 1991

8 - NOV 2005
Kaipara District Council

To: Chief Executive
Kaipara District Council
Private Bag 1001
Dargaville

IMPACT DEVELOPMENTS LTD C/- REYBURN & BRYANT

Applicant - (Full name and address)

Owner - (Full name and address) - if same as above tick box ☑

Occupier - (Full name and address) - if same as above tick box ☑

Location

Street Address: RIPIRO DRIVE Locality: BAYLYS BEACH

Legal Description: LOT 7 DP 316035

Number of Lots Existing: 1 Proposed: 3

Type of activity being applied

• Controlled • Discretionary • Non-Complying

(Circle one)

Describe nature of/or intended use of lots: UNIT TITLE SUBDIVISION FOR THREE RESIDENTIAL UNITS

Notable features (eg archaeological site, native trees):

Topography: FLAT

Name any additional resource consents required in relation to this proposal:

File:

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KAIPARA DISTRICT

Attached information in accordance with Section 219 of the Act sufficient to adequately define:

(a) Position of all new boundaries

(b) Areas of all new allotments (excluding Cross-Lease, Company Lease, Unit Plans)

(c) Location and areas of new reserves to be created including any esplanade reserves to bed set aside on a survey plan under Section 230 of the Act

(d) Location and areas of esplanade strips to be created under Section 232 of the Act

(e) Location and areas of any existing esplanade reserves, esplanade strips, or access strips

(f) Location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 237A of the Act

(g) Location and areas of land to be set aside as new road

(Helena Maesty) Date 7/11/05

Signature of applicant or person
authorised to sign on behalf of applicant

Address for Service of Applicant Reyburn & Bryant
PO Box 191, Whangarei

Telephone Number: 438 3563 Fax Number: 4380251

Annexure

(a) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act

(b) Any other information required by the District Plan or Regional Plan or Act or Regulations to be included

(c) Other information in accordance with Section 219 of the Act

Note In order to assist with the timely processing of your application it is important that you submit **four** complete copies of the application (including any supporting documents) at the time of lodgement.

Schedule of Fees *(Payment must accompany this form)*			
Public Notified Consent	$3,000.00	**Non Notified Consent**	$1000.00
Limited Notified Consent	$2000.00		

Note The actual and reasonable costs will be assessed once the application has been processed; an additional charge will then be made if the actual costs exceed the amount of the fixed charge, as provided for in s36 (3) of the Resource Management Act. Such additional charge will be based on staff charge out rate (salary x corporate overheads) plus disbursements including consultant's fees.

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IMPACT DEVELOPMENTS LTD

APPLICATION FOR RESOURCE CONSENT

REPORT PREPARED FOR: Impact Developments Ltd

REPORT PREPARED BY:

Reyburn & Bryant 1999 Ltd
Surveyors & Planners
WHANGAREI
Ref. 10113

November 2005

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2. Land Use Decision
3. Consent Notices
4. Preliminary Plan of Subdivision
5. Certificate of Title
6. Cadastral Map

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1. INTRODUCTION

1.1 Report Basis

1.1.1 This report has been prepared for Impact Developments Ltd in support of a subdivision application in respect of a property located on Riporo Drive, Bayleys Beach. It has been prepared in accordance with the provisions of Section 88 of the Resource Management Act, 1991.

1.1.2 Section 88 of the Act requires that each resource consent application be accompanied by an Assessment of Environmental Effects (A.E.E.) outlining any actual or potential effects the proposed activity may have on the environment and the ways in which any adverse effects may be mitigated. The assessment is also expected to cover various related matters listed in the Fourth Schedule to the Act, including a description of the proposal, consultation with interested or affected parties and monitoring.

1.1.3 The report identifies relevant provisions in the Act along with the Kaipara District Plan that determine the activity status of the application

1.2 Site Description

1.2.1 The 1859m² property is contained within certificate of title (C/T) 62818. The site is located on the northern side of the Ripiro Drive and is a pan handle shape.

1.2.2 The site is flat and currently has no buildings located on it. The site is located within a residential area and there are residential units located on the properties immediately adjoining the site. The site is located a short distance from Baylys Beach (approximately 500m).

1.2.3 A land use consent was granted 21 March 2005 to establish three residential units with on site wastewater treatment and disposal on the subject site (council reference RM040255). The consent decision can be found in Appendix 2.

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1.2.4 There are two consent notices registered against the title of the subject site. The first consent notice relates to owners of properties being responsible for the maintenance of the new access off Seaview Road. The second consent notice relates to an engineering report that was prepared by Frank Muldowney (see Appendix 3).

1.3 Proposal

1.3.1 The proposal is to convert three units that are located on a title into unit titles (see Appendix 4). Each of the units will have an accessory unit associated with it. The association will be as follows:

Unit A – Accessory Unit D
Unit B – Accessory Unit E and G
Unit C – Accessory Unit F

1.3.2 The access to Riporo Drive will become common property.

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2. DISTRICT PLAN STATUS

2.1 General

2.1.1 There is only one district plan that contain rules that are relevant to the proposed subdivision. This is the Kaipara District Plan which is fully operative and is the dominant planning document.

2.2 Kaipara District Plan

2.2.1 The site is within the Residential zone under the Kaipara District Plan.

2.2.2 Clause 11.5.4(iii)(e) provides for the subdivision of land where it is intended to create a separate lot for any land use activity for which a land use has been granted. The three residential units were granted consent on 21 March 2005 and as such the proposal is assessed as being a controlled activity.

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3. SUBDIVISION SPECIFICS

3.1 Access

3.1.1 The three residential units will gain access to Riporo Drive over the driveway which is to become common property as a result of this unit title application. The land use consent requires the driveway to be constructed in accordance with Appendix 9J of the District Plan. The vehicle crossing onto Riporo Drive is also required to be formed to comply with drawing KDC/A4/S28.

3.2 Effluent Disposal

3.2.1 The effluent fields for the residential units will be located within the common property. There are two disposal fields and a reserve area for effluent disposal. Only a small portion of the disposal trenches will be located within the formed driveway which will provide the units with access onto Riporo Drive.

3.3 Stormwater Disposal

3.3.1 There is an existing 100mm diameter stormwater pipe located in the northern corner of the property. It is proposed that the stormwater generated on the site will discharge into this pipe. A cesspit will be installed to allow direct discharge into the stormwater pipe.

3.3.2 At new crossing that is to be formed onto Riporo Drive there is an existing stormwater culvert. A cesspit will be installed to discharge into the existing open drain channel.

3.4 Water Supply

3.4.1 The residential units will connect into the existing council reticulated water supply.

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4. ASSESSMENT OF OBJECTIVES AND POLICIES

4.1 General Overview

4.1.1 As the subdivision is a controlled activity under the Kaipara District Plan the effects of proposed subdivision have been assessed as being acceptable by the Council who has provided a controlled activity status. Overall the proposal is assessed as being consistent with the objectives and policies of the Plan

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5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 General Overview

5.1.1 Activities associated with the proposed unit title subdivision may result in environmental effects. The effect type and their potential effects on the environment are summarised in the following table.

Effect Type	Effect Cause	Potential Effect on Environment
Amenity	• Creating unit titles for a land use activity that has been granted land use consent.	No more than minor.

5.2 Amenity Effects

5.2.1 The unit title subdivision is seeking to create a title for each of the three residential units which have been granted land use consent. The unit title subdivision will not generate any physical effects on the site. The residential units were subject to a land use consent that was assessed against the District Plan and the potential effects of the development were taken into account. Given that the land use was granted approval it was established that the effects on the environment including issues such as amenity will no more than minor. The subdivision will not alter this assessment in any way.

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6. OTHER MATTERS

6.1 Consultation & Notification

6.1.1 An application for resource consent must be notified unless the consent authority is satisfied that the effects on the environment are no more than minor and that there are no parties adversely affected by the proposal as required by Sections 93, 94, 94A and 94B of the Resource Management Act 1991. The effects on the environment have been determined to be no more than minor in Section 5 of this report and an assessment of the proposal is required in terms of potentially affected parties.

6.1.2 As the proposal is a controlled activity any effects that may arise from the unit title have been deemed acceptable by the Council. The potential effects that the residential units may have on the environment were assessed when the land use consent was processed and given approval. It is assessed that no parties are affected by each residential unit having a separate title and as such no written approvals were obtained. It is requested that the application is processed on a non notified basis.

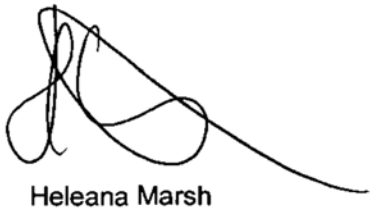
6.2 Financial Contributions

6.2.1 The land use consent requires cash contribution in lieu of reserves based on 0.5% of the assessed value of two of the residential units. It is therefore considered that no financial contributions will be required as part of this application.

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7. CONCLUSION

7.1.1 The unit title subdivision is seeking to create titles for the three residential units which were granted land use consent on 21 March 2005. The proposal is assessed as being a controlled activity under the Kaipara District Plan as land use consent was granted for the residential units. The proposal is assessed as being consistent with the objectives and policies of the Kaipara District Plan. The effects have been assessed as being no more than minor.

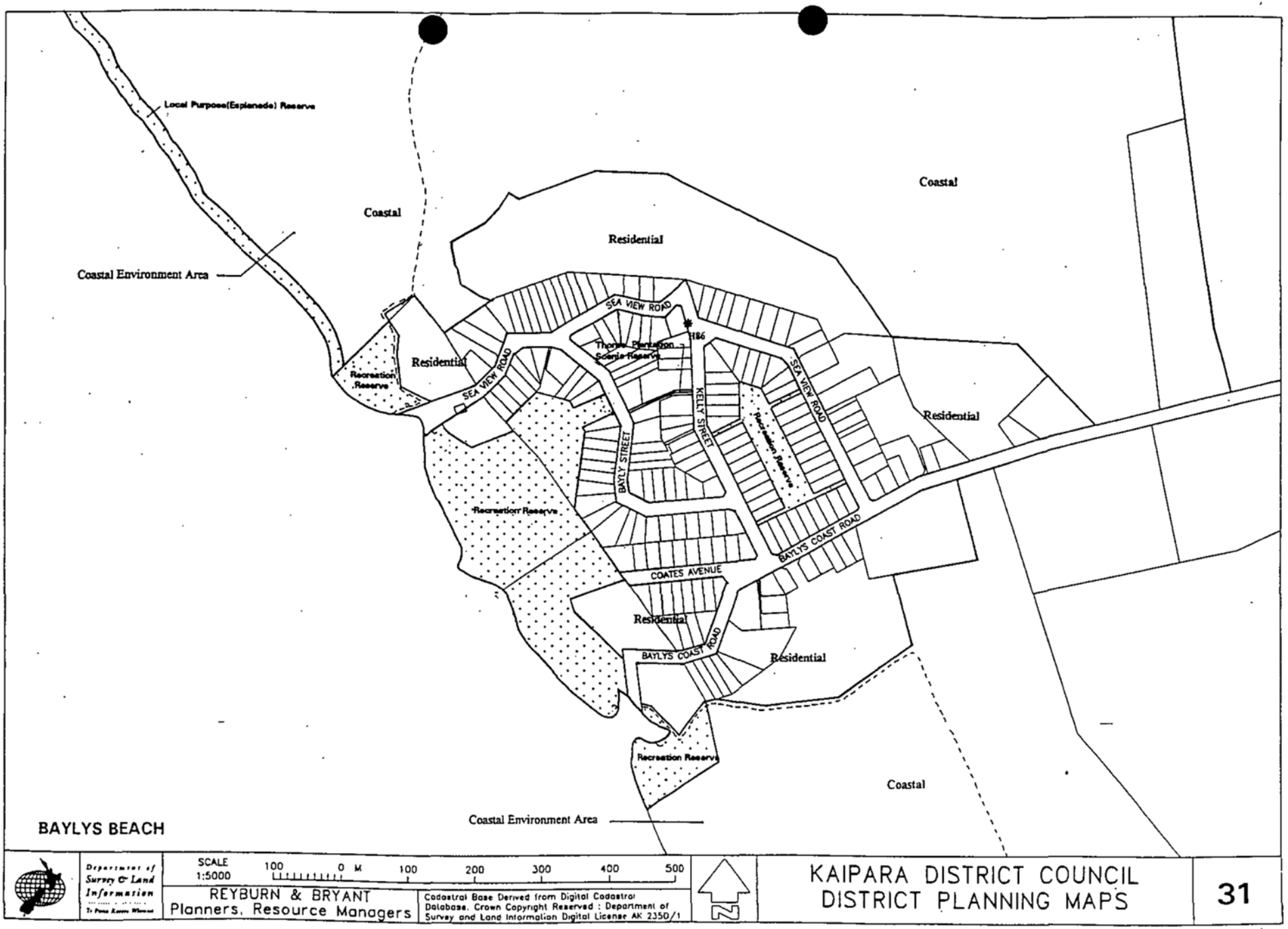


Heleana Marsh
Planner

Bryce Woodward
Director

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Appendix 1: Planning Map



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Appendix 2: Land Use Decision

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KAIPARA DISTRICT COUNCIL

KAIPARA DISTRICT

42 Hokianga Road
Private Bag 1001,
Dargaville, Northland
New Zealand
p 09 439 7059
f 09 437 6754
e council@kaipara.govt.nz
www.kaipara.govt.nz

21 March 2005

RECEIVED
10 OCT 2005

Max Wright
Impact Developments Ltd
8 Park Road
Dargaville

Fax: 439 6680 ~~95~~
FAX 4396694

Dear Max,

Application RM 040255 – Land Use – Ripiro Drive, Baylys Beach
Decision on Resource Consent Application

Please find attached the decision made under delegated authority on the above application.

You are advised that if you have any concerns about this decision, you have 15 working days from the date of receiving this notification to object to the Kaipara District Council in respect of any part of this decision pursuant to Section 357 of the Resource Management Act.

Please note that in the absence of an objection, and pursuant to Section 125 of the Resource Management Act 1991, this consent will lapse on the expiry of five years after the date of commencement of the consent, unless either the consent is given effect to before the end of that period, or a request is made to the Kaipara District Council to extend that period.

For your information I enclose a copy of the planning report on the application.

Yours faithfully

PP

Sandra King
Kaipara District Council

Enclosed. Decision on Resource Consent
Planning Report

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KAIPARA DISTRICT

KAIPARA DISTRICT COUNCIL

In the Matter of:	*The Resource Management Act 1991*
And	
In the Matter of	*An application under Section 88 of the Resource Management Act 1991 made by Impact Developments Ltd.*
File Reference	*RM 040255*

Decision on Resource Consent Application

Pursuant to Section 104 and 104B of the Resource Management Act 1991, the Kaipara District Council grants consent to the application by Impact Developments Ltd to establish three residential units with on-site wastewater treatment and disposal on Lot 7 DP 316035, located at Ripiro Drive, Baylys Beach.

This resource consent has been granted for the following reasons and subject to compliance with the conditions set out below.

Reasons for Decision

Pursuant to Section 113 of the Act, the reasons for this decision are:

1. *The proposed land use is a Discretionary Activity under the District Plan and satisfies the requirements of Sections 104 and 104B of the Act*
2. *Subject to the imposition of appropriate conditions to mitigate adverse effects, the proposal is consistent with the objectives and policies of the District Plan.*
3. *The conditions of consent will ensure that the adverse effects of the land use are avoided, remedied, and/or mitigated.*
4. *The application does not offend Part II of the Act.*

Conditions of Consent

Pursuant to Section 108 of the Act, this consent is subject to the following conditions:

1) *The following conditions shall be complied with prior to occupation of any of the residential dwelling units.*

   a) *The development shall proceed generally in accordance with the plans and information submitted with the application and subsequent responses to requests for further information except as amended by the specific requirements set out in the following conditions.*

   b) *The consent holder shall provide evidence to the satisfaction of Council that legal rights exist for the construction of the stormwater pipeline across Lot 8 DP 316035 and for the subsequent discharge of stormwater from the site through this pipeline.*

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KAIPARA DISTRICT

c) *The wastewater treatment and disposal system to serve the facility, including Disposal Fields 'A' and 'B' and the identified reserve area – Disposal Field 'C' shall be constructed in accordance with the report and drawings by Studio Marotta received by the Kaipara District Council on 26 October 2004.*

d) *The proposed swimming pool shall be the subject of specific engineering design with particular emphasis on crack control and leakage, taking into account the location of reserve Disposal Field 'C'. In order to satisfy this condition, a Producer Statement – Design shall be provided to Council certifying that the swimming pool has been designed taking into account the location of reserve effluent Disposal Field 'C' and that neither the reserve disposal field nor the swimming pool will be adversely affected by the other.*

e) *The vehicle crossing to Ripiro Drive shall be formed to comply with drawing KDC/ A4/S28 of the Kaipara District Council Draft Engineering Code of Practice for Land Subdivision and Development Year 2000 and of appropriate width.. Any necessary permit procedures shall be complied with.*

f) *The driveway shall be formed to comply with Appendix 9J of the District Plan (2 to 3 household equivalent standard, 3.0 m wide sealed or concrete carriageway).*

g) *A plan for amenity and screen planting, together with an ongoing monitoring and maintenance programme for this landscaping for a three-year period, shall be prepared and submitted to the Council for approval. The purpose of the landscaping plan shall be to soften the overall effect of the development and protect residential amenity values of the surrounding area. The landscaping plan shall specifically target the following areas:*

- *Northwestern, northeastern and southeastern boundaries of the site.*
- *Effluent disposal area along the driveway.*

h) *All landscaping works described in the approved landscape plan submitted to Council in accordance with Condition 1(d) shall be carried out to the satisfaction of the Council.*

i) *A cash contribution in lieu of reserves shall be paid, based on 0.5 % of the assessed value of two of the three residential units. Valuation shall be by a registered valuer at the applicant's expense.*

At the time of payment of the contribution, the valuation upon which the cash contribution is calculated shall be no more than 3 months old.

2) *The following conditions shall be complied with on an ongoing basis.*

a) *All landscaping works undertaken in accordance with Condition 1(e) shall be maintained in accordance with the maintenance programme and to the satisfaction of the Council for a period of at least three years after the date of completion of planting.*

b) *Any swimming pool constructed on the site shall be constructed strictly in accordance with the design submitted in accordance with Condition 1(d) unless a revised specific design and associated producer statement to that required under Condition 1(d) is submitted for an alternative design.*

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Advice Notes

1. *The consent holder shall pay all charges set by the Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring and supervision charges relating to the conditions of this resource consent. The consent holder will be advised of the charges as they fall.*

2 *Any discharge of treated wastewater to land from the three residential units must either meet the permitted activity criteria of Section 15 of the Regional Water and Soil Plan for Northland, or a resource consent must be gained for the discharge.*

Monitoring

All conditions of this consent will require monitoring by Council There will be a Council charge for this monitoring.

Signed: 21/3/05

Resource Consents Officer

Kaipara District Council

Signed under delegated authority pursuant to Section 34A of the Resource Management Act 1991

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Appendix 3: Consent Notices

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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. 315419

A N D

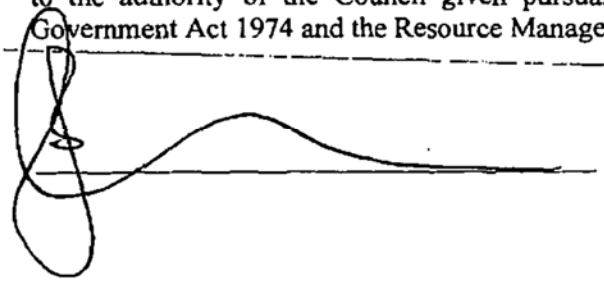
IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE KAIPARA DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 315419 ("the plan") :

1. The owners from time to time of Lots 2 and 4 on the plan shall be responsible for maintenance of the new access off Seaview Road including existing road reserve until such time as the access is upgraded to public road standard to the satisfaction of the Kaipara District Council.

DATED at Dargaville this 21st day of January 2003

SIGNED for THE KAIPARA DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 1974 and the Resource Management Act 1991



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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. 316035

A N D

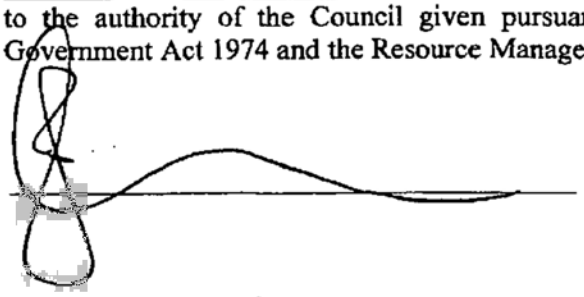
IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by THE KAIPARA DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following conditions to be complied with on a continuing basis were imposed by the Council as conditions of approval for the subdivision as effected by Land Transfer Plan No. 316035 ("the plan")

1. The intention of the owners for time to time of Lots 1 to 8 (inclusive) on the plan is drawn to the report of Frank Muldowney Limited dated July 2001, a copy of which is attached. Council will require that any development on any of the Lots addresses the issues raised in the engineer's report.

DATED at Dargaville this 31st day of January 2003

SIGNED for THE KAIPARA DISTRICT COUNCIL pursuant to the authority of the Council given pursuant to the Local Government Act 1974 and the Resource Management Act 1991



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1615

FRANK MULDOWNEY LTD

CIVIL AND STRUCTURAL ENGINEERING CONSULTANTS
PO Box 10-166, Te Mai, Whangarei
Telephone: (09) 434-7808, Fax: (09) 434-7808
Mobile: 025 602-4650
Email: FMLTD@xtra.co.nz

ENGINEERING REPORT

PROPOSED SUBDIVISION FOR F H GILLESPIE AT BAYLYS COAST ROAD

SCOPE

This report investigates the engineering feasibility of subdividing the property into lots for residential development and provides engineering information about the property and its suitability for the intended use. It is based on a walk over and topographical survey of the access road and Baylys Coast Road frontage, site testing and an investigation into matters that impact on its suitability. It considers relevant sections of the Kaipara Districts Councils Environmental Standards and Discharges and Land Management sections of the Northland Regional Councils , Regional Water and Soil Plan for Northland.

LEGAL DESCRIPTION

The legal description is Lot 1 DP 206103, BlockX111, Kaihu SD and consists of 3Ha more or less..

SITE LOCATION

The property is on the right hand side of Baylys Coast Road adjacent to the existing settlement and is zoned residential.

SITE DESCRIPTION

The parcel of land to be subdivided has a boundary of about 90m with Baylys Coast Road and contains the existing dwelling. It is part of a large farm which is clear and in grass and used for beef production. The actual area proposed for subdivision is fenced

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off from the general farm and consists of a few paddocks used for hobby horse grazing and contains some work sheds for farm use. Its topography is low rolling type country typical of sand dune formation. It contains a small water course which exits through Lot 8 into an existing storm water system. This will be discussed later under storm water disposal.

GEOLOGY

The soil type is described on New Zealand Soil Inventory Map, NZMS290, Sheet P06/07 as Red Hill sands and is part of the soils of the coastal sand dune complex. Our investigations on this block are part of this report.

PROPOSAL

The proposal is to subdivide the land into 8 lots in accordance with the layout shown on the scheme plan. The least size lot is 2000m^2 and the largest , which contains the existing dwelling, is 5190m^2.

SUBDIVISION ASSESSMENT MATTERS

In evaluating the property for the proposed use the following matters were considered.

1 **Storm Water Disposal**
2 **Effluent Disposal**
3 **Flooding Potential**
4 **Access**
5 **Stability and earthworks**
6 **General Assessment**
7 **House sites**

STORM WATER DISPOSAL

There exists on the property an open drain which is shown on sheet1. This drain is fed from a catchment which includes part of Lot 1, DP38711 and Lot 1 DP125131 as well as some of the land within the proposed subdivision. The drain is reasonably well defined outside Lot 8 and is less distinct as it crosses Lot 8 to its exit outside the subject property. It is not shown as a protected flood path in the KDC planning map, sheet 9 of 10, a copy of which is included with this report.

This report recommends that the main outlet for storm water be reversed and taken to the north in a piped system on or near the boundary of lots 1 and 2 and then take the natural course in overland flow to the main protected flood path that leads to weir gauge site 4.

The catchment that will be contributing run off to the new outlet is about 2Ha and currently in heavy storm events water ponds in a low spot below the existing house .(refer sheet1) and eventually drains away through the flow path across the proposed Lot 8. We do not intend to place a culvert under the access road where it traverses the

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existing drain so flow can only take place in the reversed direction through the proposed piped system.
It will be necessary to cater for the 50 year return event and the pipe size required is 400mm diameter which will be fed from a field sump located in the pond area. This has the effect of reducing the load on the existing outlet and also drains the property to an existing well defined flow path.

EFFLUENT DISPOSAL

To evaluate the sub grade capability for in ground disposal of effluent standard soak tests were carried out at selected locations which can be regarded as representative of the whole.

The soakage rate obtained was in the order of 135mm / hour and is regarded as representative of each lot.

Effluent disposal to ground for disposal in shallow trenches is suitable for each lot after primary treatment in 4500l septic tanks filled with bio filters.

Assuming a four bedroom house with six person occupancy the design discharge is in the order of 1000*l* per day. The following criteria is satisfied.

1 The separation distance to a natural watercourse for each lot exceeds 20m.

2 The discharge is not likely to exceed $3m^3$ per day per lot .

3 The discharge is not likely to be greater than $10l/m^2$ of total lot area per month.

4 The maximum monthly discharge is not likely to exceed $6m^3$ in any 24hour period taking peak discharge at 5 times the average flow.

We consider that after primary treatment in a septic tank fitted with a bofilter , in ground disposal in shallow trenches is a sustainable method of effluent disposal.

The design of effluent trenches shall be carried out in accordance with *TP58, ON SITE WASTEWATER DISPOSAL FROM HOUSEHOLDS AND INSTITUTIONS.*

GROUND WATER TABLE

Apart from the low lying areas which are outside the building areas the water table depth exceeds 2m. In general house sites are on elevated ground.

FLOODING POTENTIAL

As described above and shown on the plans there exists a small drain on the property which drains through Lot 7 & 8 to the west. This outlet is ill defined and causes ponding in a low lying area below the existing house on proposed lot 8. The contour is such that a considerable depth of water would need to accumulate to cause flooding

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of any house site , in fact, outflow would occur before this could happen. Hence flooding of house sites is not an issue.

As described above it is proposed to drain the low lying area through a piped system to the north which leads directly to a dedicated water course and limit the flow through the existing system to the west. Our level survey shows that flow reversal and a piped outlet to the north is possible.

ACCESS

The speed limit on Baylys Coast Road in this stretch is 50km per hour and the seal width is 6m. The sight distance required is 45m. The enclosed plans show that this is readily achieved.

The entry off Baylys Coast Road can be constructed in accordance with the Kaipara District Councils engineering plans and our survey of the internal road indicates that there are no physical or geotechnical obstacles to construction.
Culverts will be required at the entry and further along where the access crosses the open drain.

STABILITY AND EARTHWORKS.

There is no evidence of instability on the property and earthworks necessary for roading and housing are minor.

GENERAL ASSESSMENT

The development of this block of land into 8 residential sections will not impact in any serious manner on the existing infrastructure. The storm water outlet to the north is the most significant change and the likely impact is to deliver the run off more quickly to the main channel. However the quantity of water is not great in comparison with that of its own catchment.

HOUSE SITES

Each lot has suitable house sites and will most likely be constructed on the ridges to take advantage of the views available. This report places no restrictions on lots 1,2,3, 4 and 6 and the enclosed plans show the identified house site on lots 5 and 7 and indicates our choice on lots 1 to 6.

Lot 8 contains the existing dwelling.

We do not recommend further subdivision of Lot 8 without consideration been given to storm water disposal and specific design for effluent disposal to ground.

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CONCLUSION

This report concludes that the land is capable of the level of development shown on the scheme plan and recommends that :

1 Effluent disposal fields be subject to individual design when house plans are drawn up.

2 House foundations be designed on an individual basis due to the fact that the bearing depth is variable as can be seen from the small spread of the scala probes.
Foundations in accordance with NZS3604 can be achieved (qa=100Pka) where scala penetrometer probes achieve 30mm/blow. Driven timber piles should be considered where the depth to safe bearing exceeds normal footing depths (~ 450mm) below ground level.

LIMITATION

This report is prepared for our client and the Kaipara District Council and no liability is accepted by **FRANK MULDOWNEY LTD.** for its use by any other party or person and any other party or person who relies on it does so at their own risk.

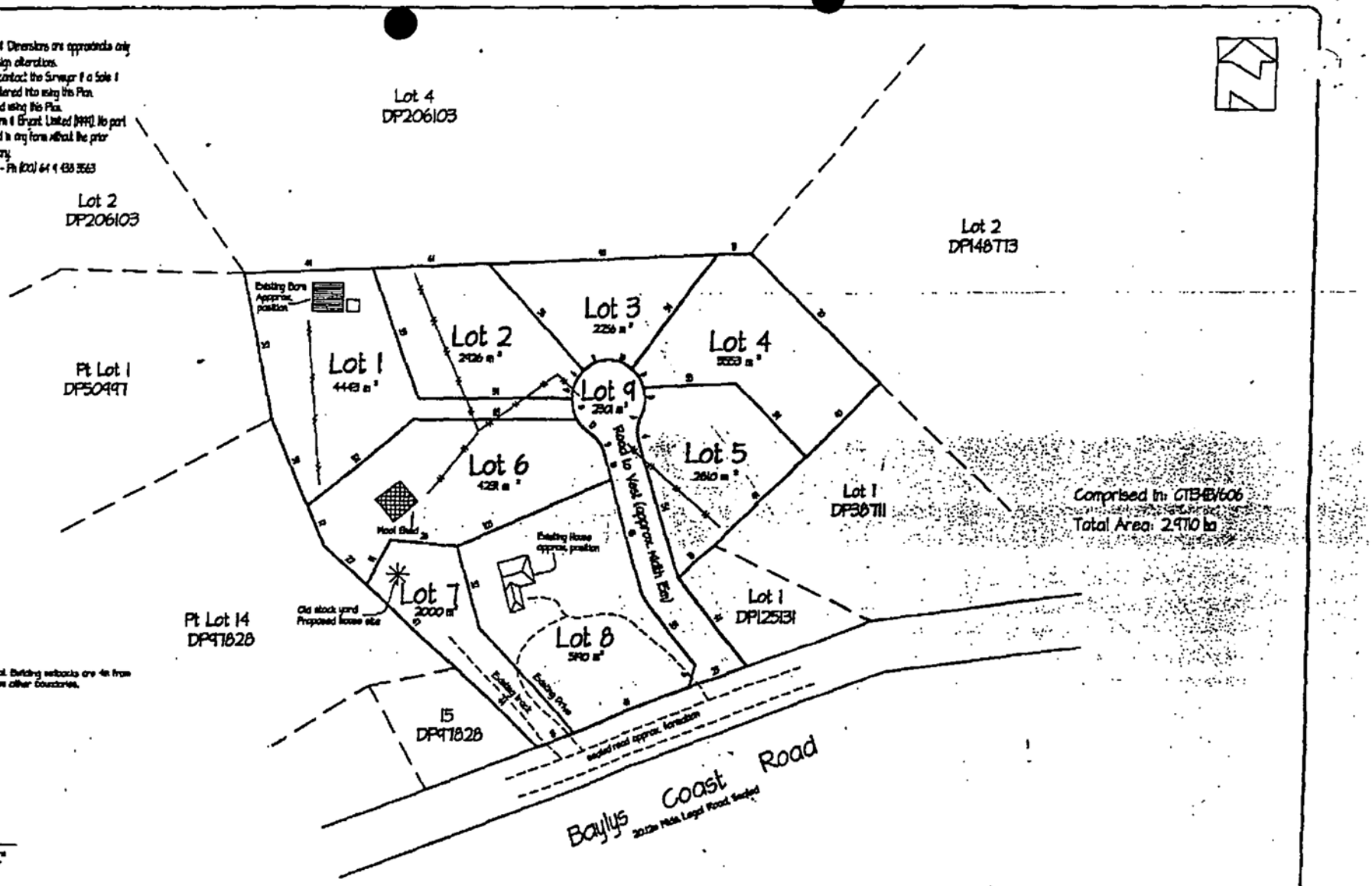
FRANK MULDOWNEY LTD

F.S.MULDOWNEY **July 2001**

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- Designed by Reyburn & Bryant - Ph (09) 64 9 438 3563



Note:

- The Land is zoned Residential. Building setbacks are 4m from road boundaries and 1.5m from other boundaries.

SCALE: 1:1000

REDUCED COPY

AMENDMENTS	
by adjusted Lots 6,7,8 areas changed	8.05.2012

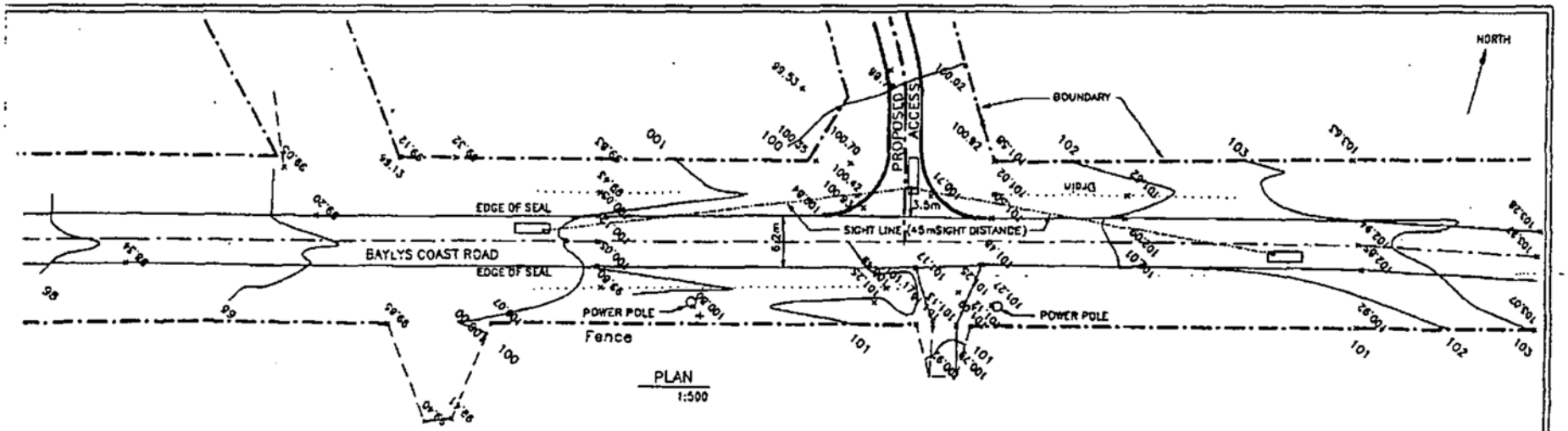
Proposed Subdivision of Lot 1 DP206103

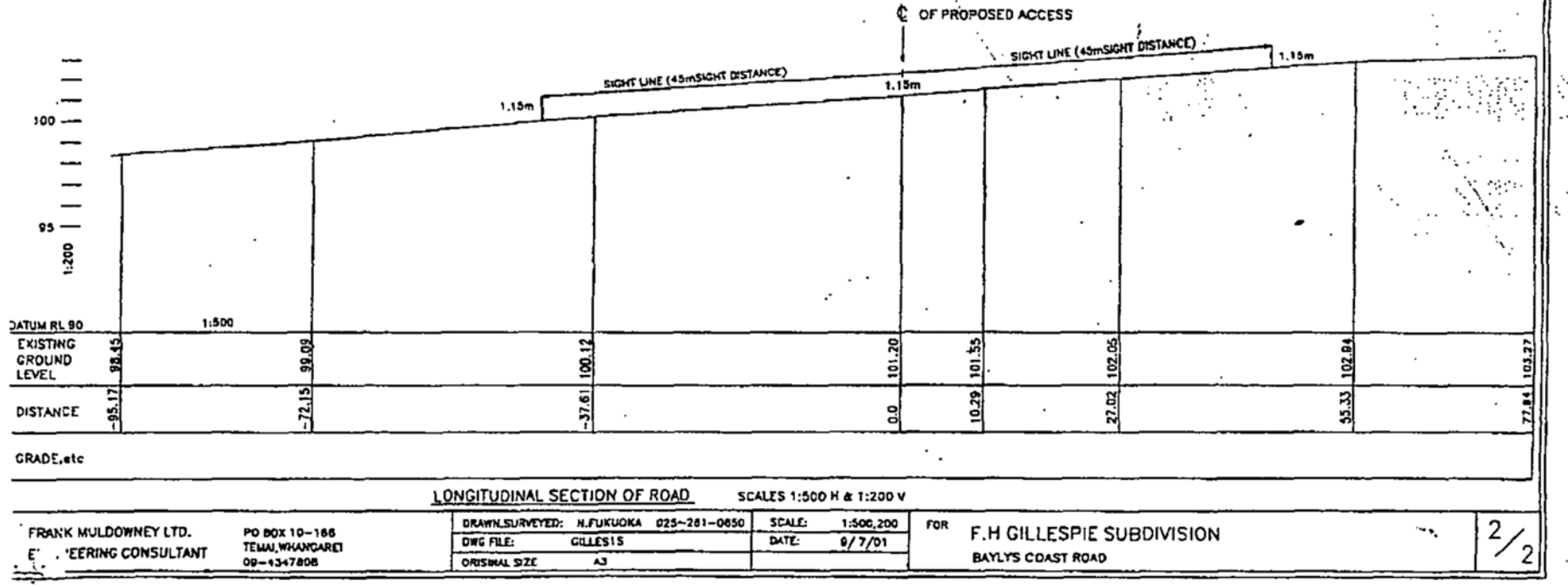
BLK XIII KAIHU SD - Kaipara District Council

CLIENT
PH Gillespie
Baylys Coast road
Dargaville

REYBURN & BRYANT
SURVEYORS, PLANNERS & RESOURCE MANAGERS
7, SELWYN AVENUE - WHANGAREI
PO. BOX 191 - E-Mail Address: reyburn@voyager.co.nz
PHONE (09) 438 - 3568 FAX (09) 438 - 0251

DRG No. 2011
57815a



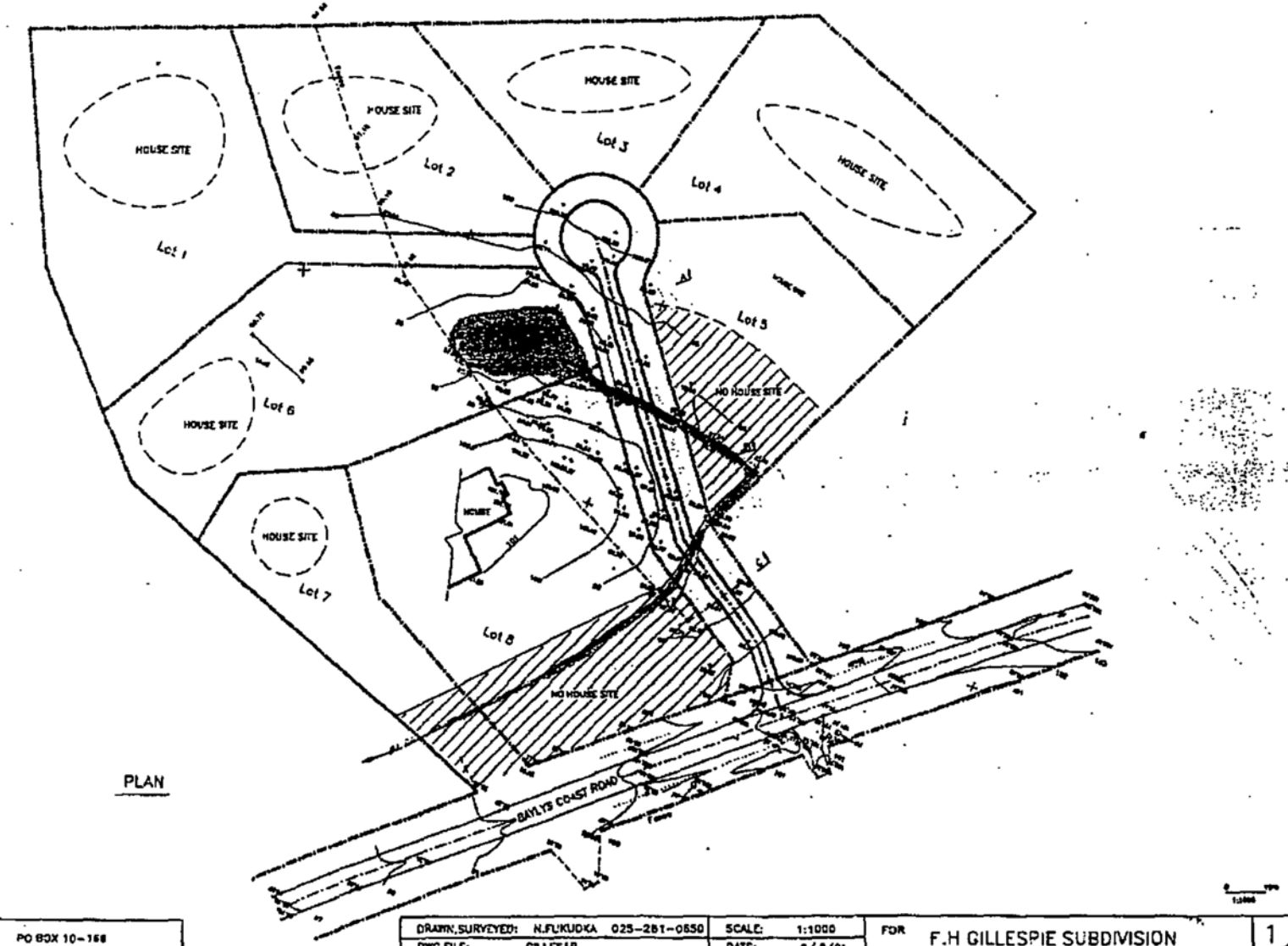


LONGITUDINAL SECTION OF ROAD SCALES 1:500 H & 1:200 V

FRANK MULDOWNEY LTD. ENGINEERING CONSULTANT	PO BOX 10-166 TEMAI, WHANGAREI 09-4347808	DRAWN,SURVEYED: N.FUKUOKA 025-281-0650	SCALE: 1:500,200	FOR F.H GILLESPIE SUBDIVISION BAYLYS COAST ROAD	2/2
		DWG FILE: GILLES1S	DATE: 9/7/01		
		ORIGINAL SIZE A3			

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PLAN

F[illegible] MULDOWNEY LTD. CONSULTING ENGINEERING CONSULTANT	PO BOX 10-168 TEMAI, WHANGAREI 09-4347808	DRAWN, SURVEYED: N.FUKUDKA 025-281-0650	SCALE: 1:1000	FOR F.H GILLESPIE SUBDIVISION BAYLYS COAST ROAD	1/2
		DWG FILE: GILLES1P	DATE: 9/8/01		
		ORIGINAL SIZE A3	SURVEYED: 26/8/01		

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DESIGNED / /
SURVEYED / /
DRAWN / /
TRACED / /

KAIPARA DISTRICT COUNCIL

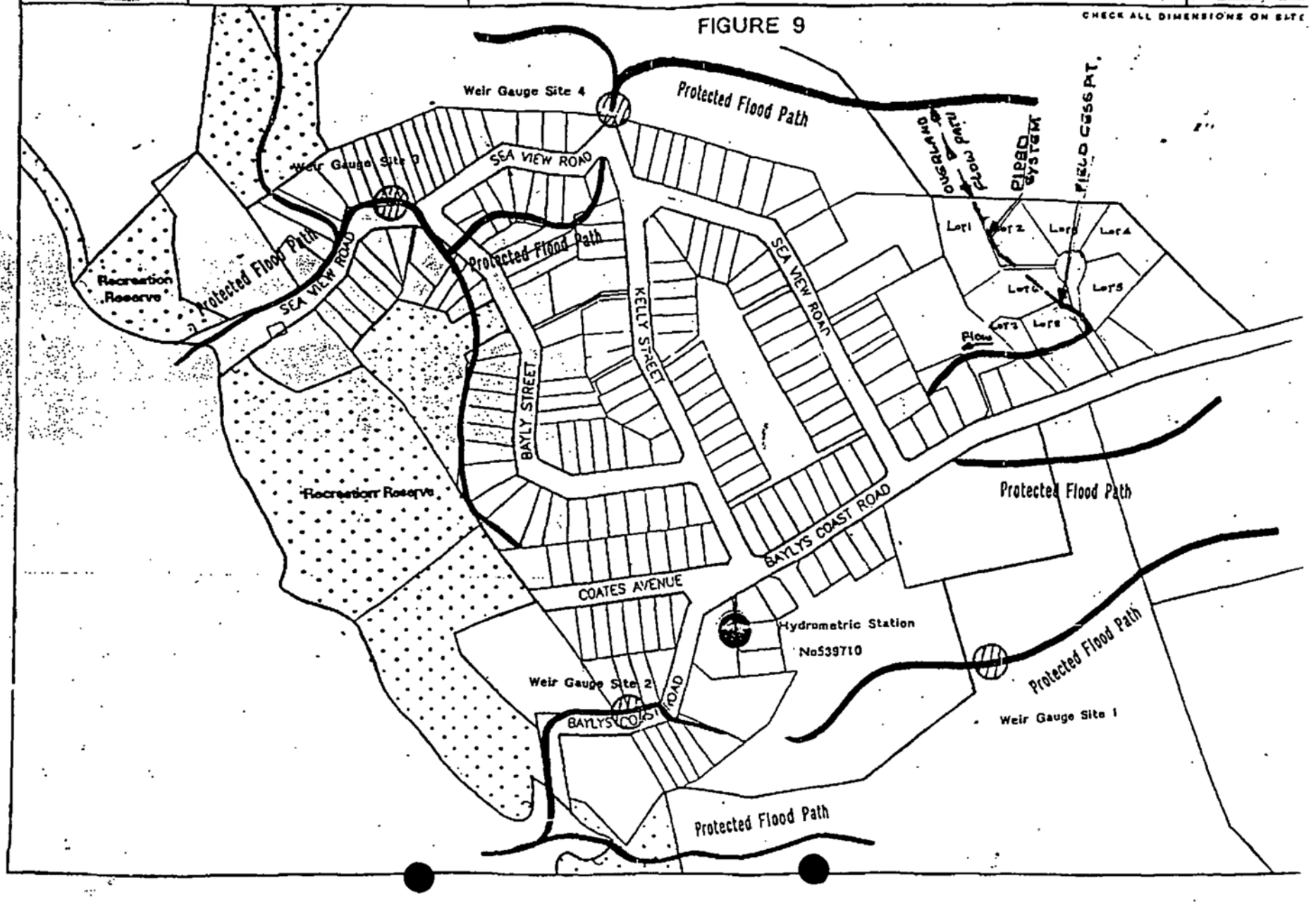
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PROPPOSED FLOOD PATH LAYOUT

DRAWING NUMBER
Sheet 9 0

FIGURE 9

CHECK ALL DIMENSIONS ON SITE



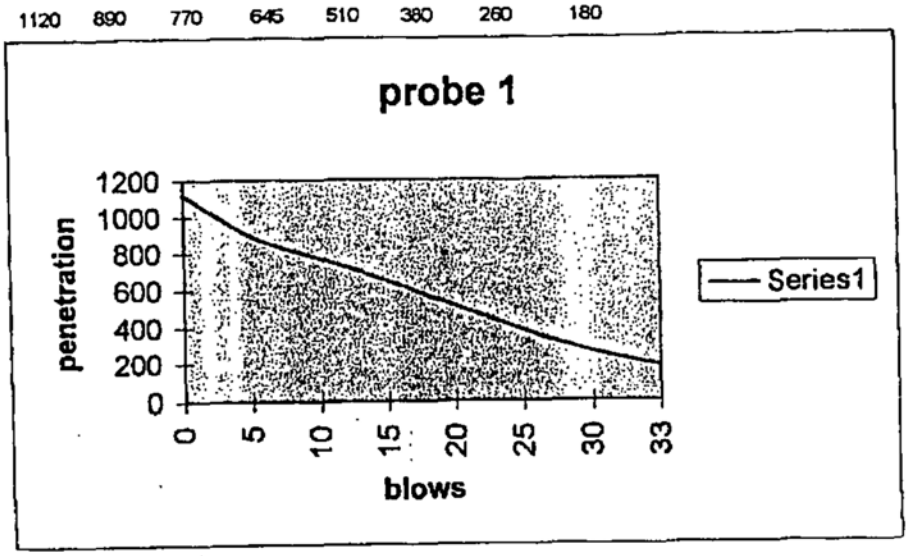
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SUBDIVISION OF LOT 1 DP 206103,BLKX111,KAIHU SD

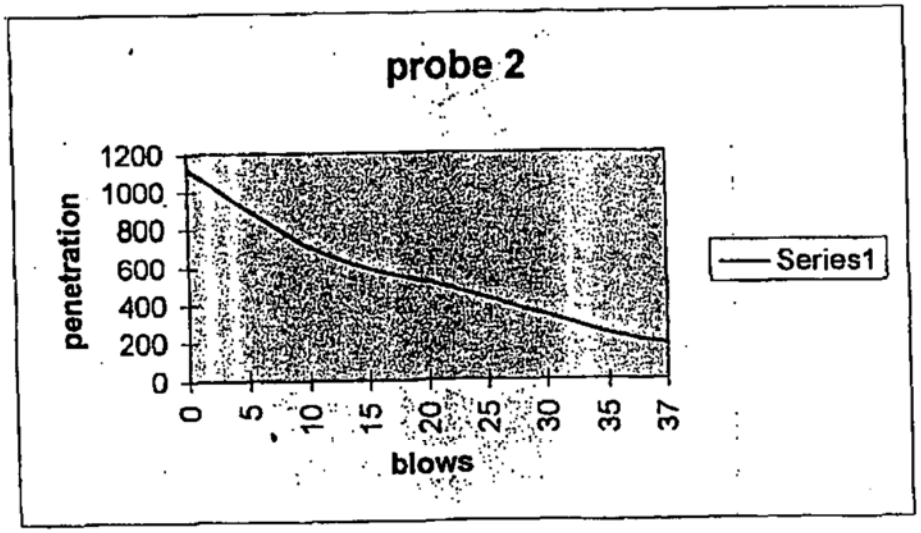
SITE INVESTIGATION

Scala Penetrometer test records

blows	0	5	10	15	20	25	30	33
penetration	1120	890	770	645	510	380	260	180



blows	0	5	10	15	20	25	30	35	37
penetration	1120	900	710	590	515	425	335	240	180



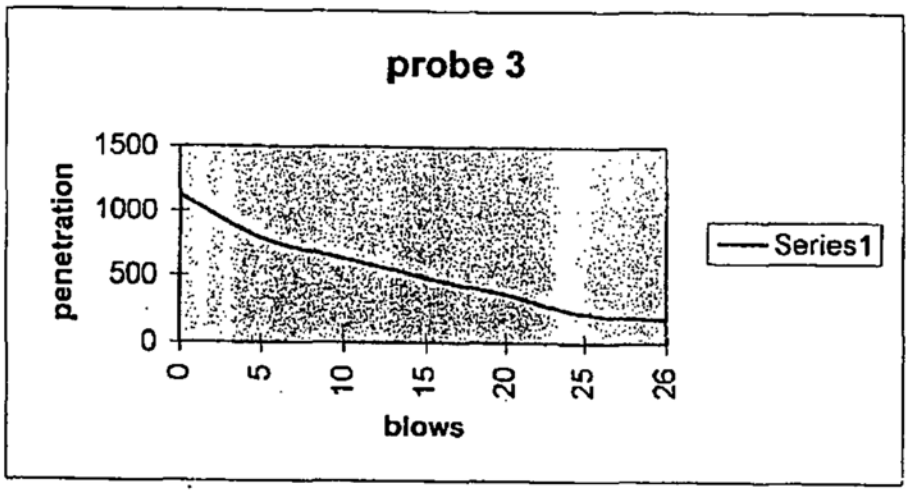
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SUBDIVISION OF LOT 1 DP 206103,BLKX111,KAIHU SD

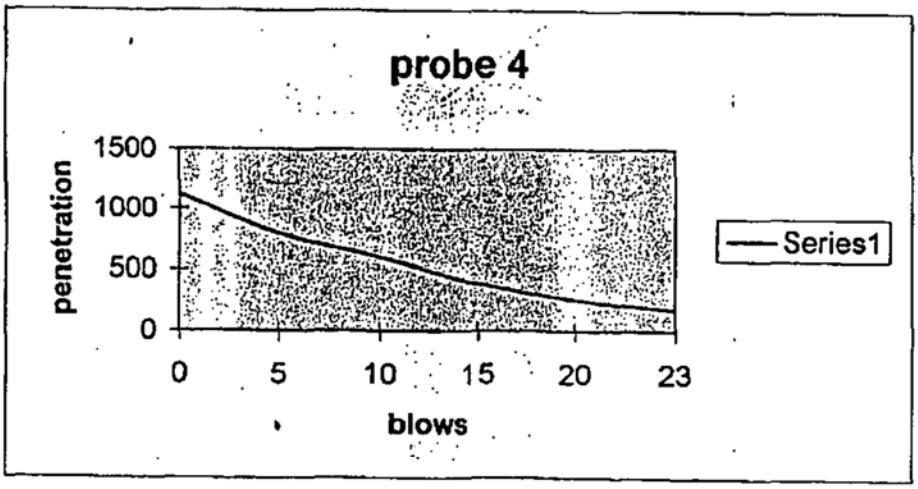
SITE INVESTIGATION

Scala Penetrometer test records

blows	0	5	10	15	20	25	26
penetration	1120	785	630	490	370	220	180



blows	0	5	10	15	20	23
penetration	1120	790	600	390	260	180



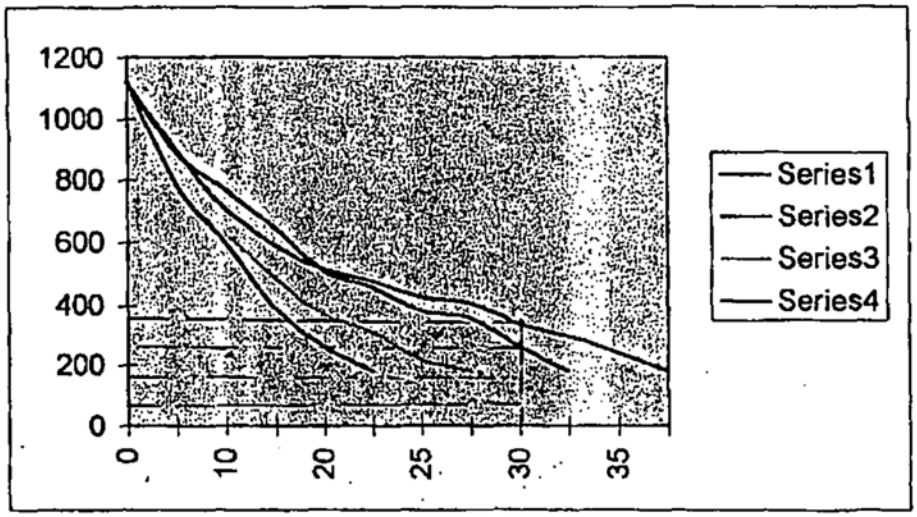
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SUBDIVISION OF LOT 1 DP 206103,BLKX111,KAIHU SD

SITE INVESTIGATION

Scala Penetrometer test records(combined)

blows	0	5	10	15	20	23	25	26	30	33	35	37
penetration	1120	890	770	645	510	458	380	356	260	180		
	1120	900	710	590	515	479	425	407	335	297	240	180
	1120	785	630	490	370	310	220	180				
	1120	790	600	390	260	180						



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Appendix 4: Preliminary Plan of Subdivision

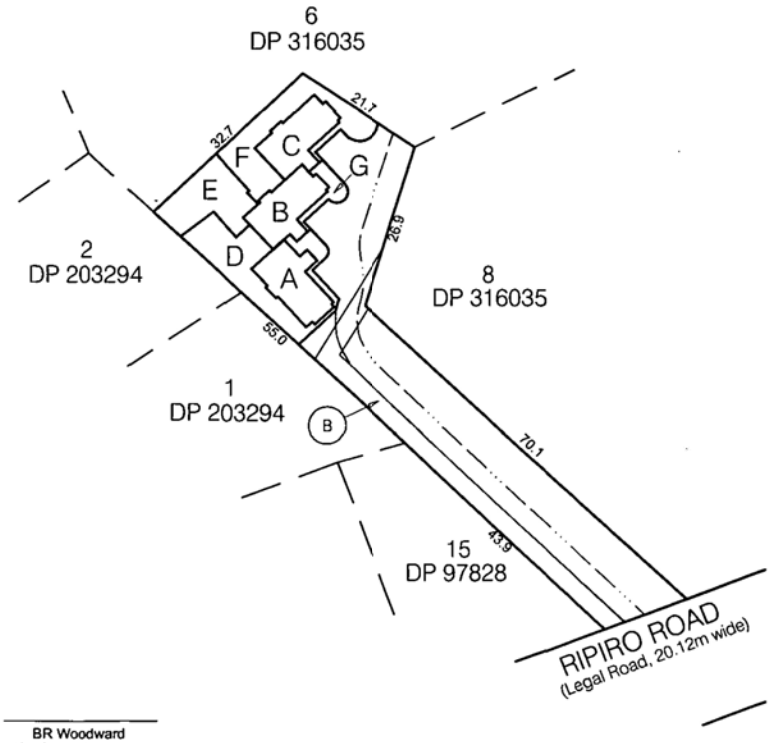
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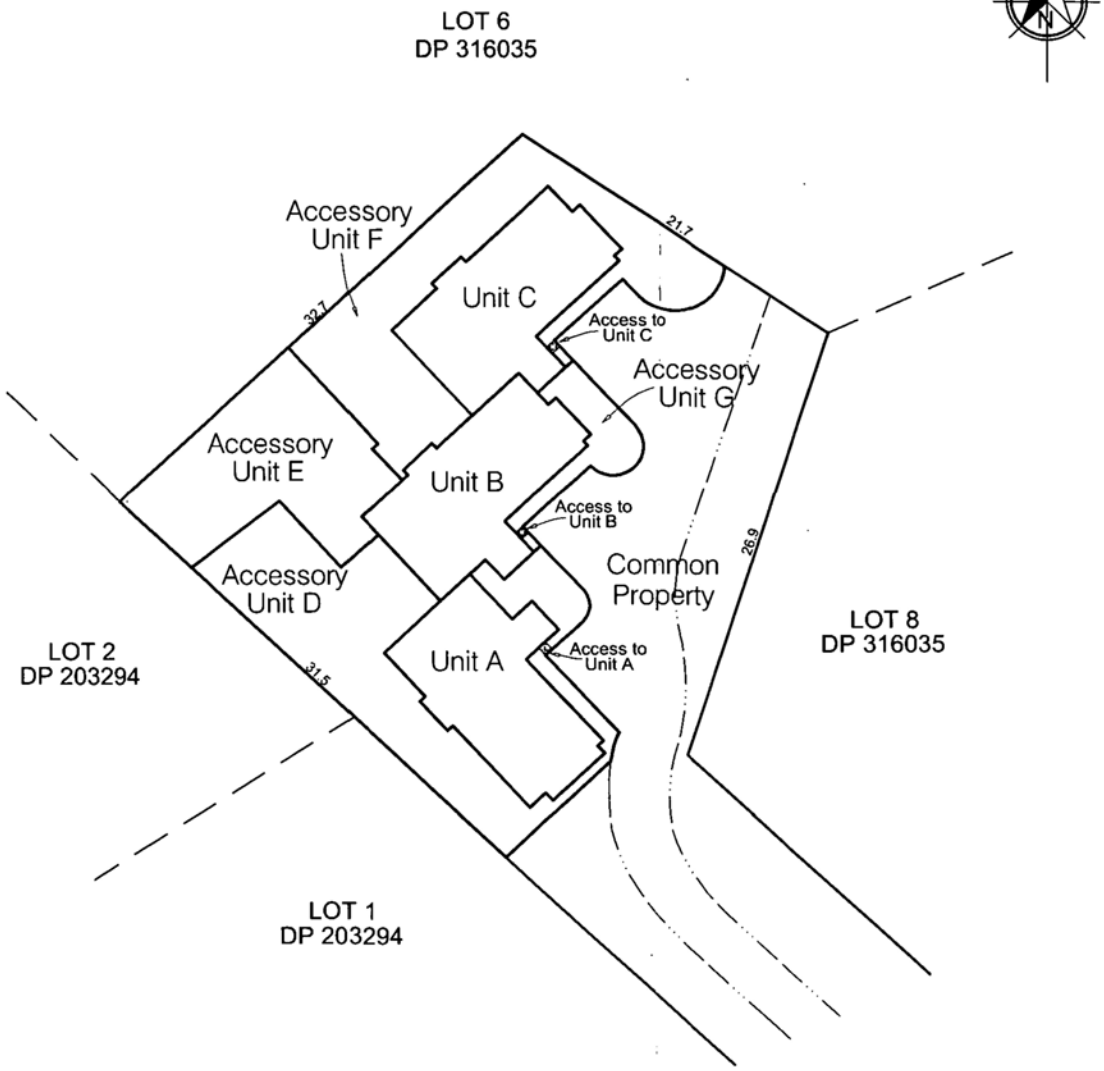
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- Designed by Reyburn & Bryant - Whangarei - New Zealand

Total Area 1859m²
Comprised in CT 62818

Schedule of Existing Easements			
Shown	Purpose	Servient Tenement	Created By
(B)	Right to Transmit Electricity	Lot 7 DP 316035	Northpower Limited T 6061695.1





BR Woodward
Registered Surveyor

AMENDMENTS	
A	

PROPOSED UNIT TITLES SUBDIVISION OF
LOT 7 DP 316035
LOCAL AUTHORITY KAIPARA DISTRICT COUNCIL

IMPACT DEVELOPMENTS LTD
RIPIRO DRIVE
BAYLYS COAST

REYBURN & BRYANT
SURVEYORS, PLANNERS & RESOURCE MANAGERS
7, SELWYN AVENUE - WHANGAREI
PO. BOX 191 - E-Mail Address: reyburn@reyburnandbryant.co.nz
PHONE (09) 438 - 3563 FAX (09) 438 - 0251

October
DATE: '05
S10113

D Lewers, Reyburn & Bryant Surveyors 25/10/2005 9:53 a.m. DL10113sc Impact Developments Ltd.dwg

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Appendix 5: Certificate of Title

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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**62818**
Land Registration District	**North Auckland**
Date Issued	31 May 2004

Prior References
60738

Estate	Fee Simple
Area	1859 square metres more or less
Legal Description	Lot 7 Deposited Plan 316035

Proprietors
Impact Developments Limited

Interests

Appurtenant hereto is a water right created by Transfer 598118

5716128.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.9.2003 at 9:00 am

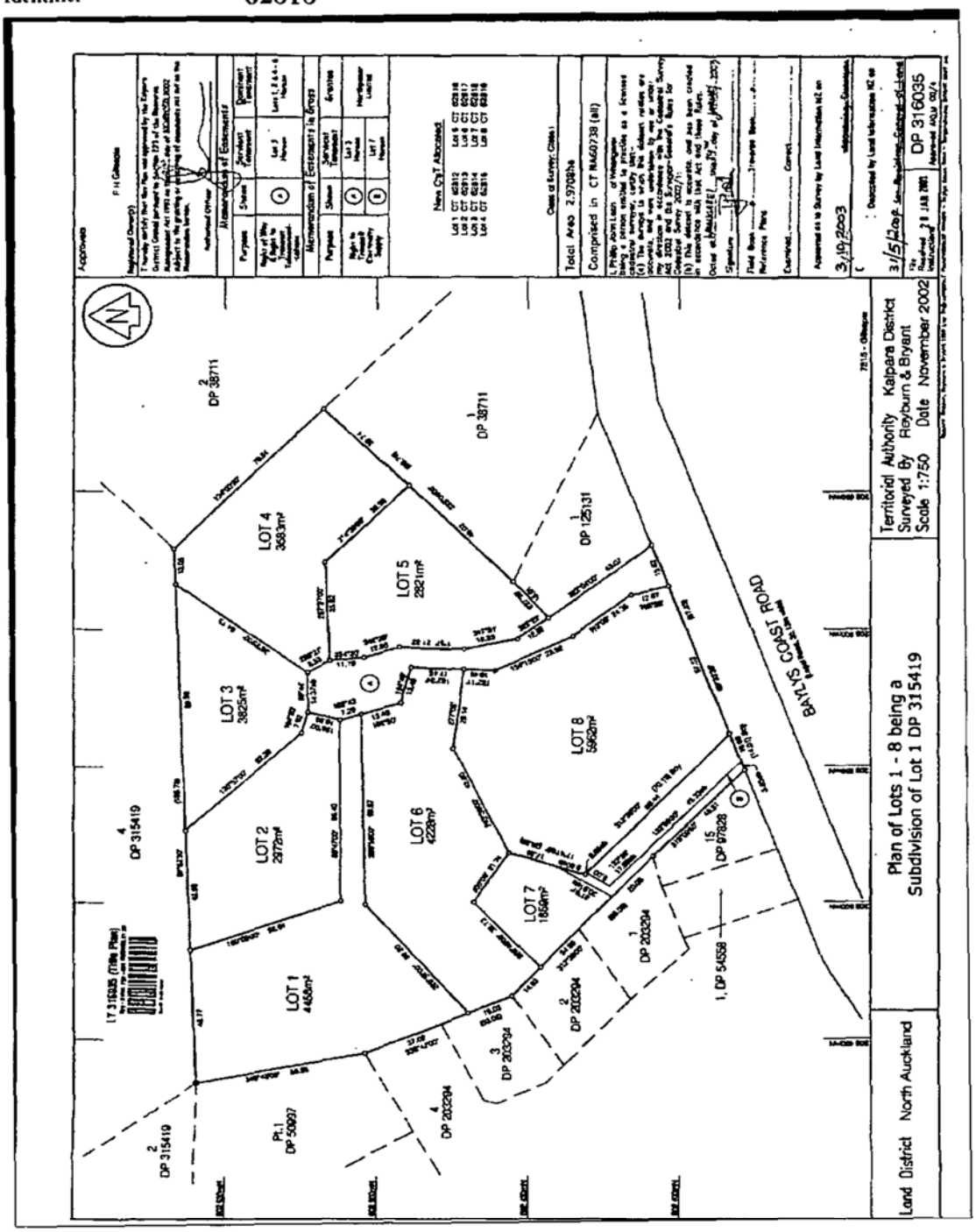
6023758.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.5.2004 at 9:00 am

Subject to an electricity easement (in gross) over part marked B on DP 316035 in favour of Northpower Limited created by Transfer 6061695.1 - 30.6.2004 at 9:00 am

The easements created by Transfer 6061695.1 are subject to Section 243 (a) Resource Management Act 1991

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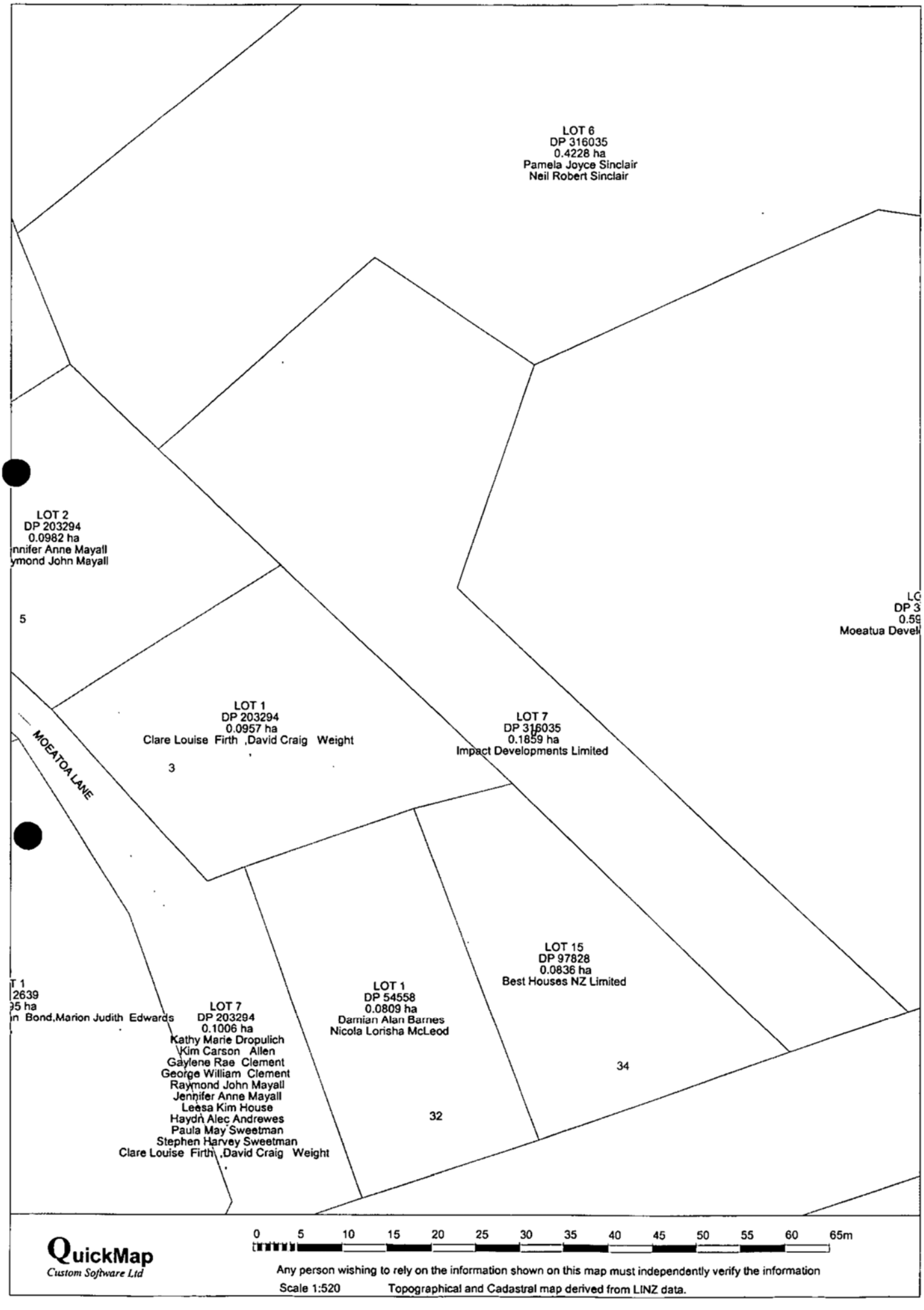
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Appendix 6 – Cadastral Map

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QuickMap
Custom Software Ltd

Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:520 Topographical and Cadastral map derived from LINZ data.