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SPACELINK SURVEYORS LIMITED

Dear Friends of Spacelink

Spacelink Surveyors Ltd provides a full range of land surveying services. You may have come across our business name, as we have been around since 1993. If not, I hope that you consider "thanks again" for the work that you have referred to us in the past, and we look forward to a friendly professional association in the future. We have from time to time referred our clients to architects we have an association with and will continue to do so.

AUCKLAND COUNCIL NEWS

The new Auckland Council has set its long term plan in place, but any changes to the District Plan will not come into force until around 2013. This means that the old District Plans of Auckland City, Waitakere City, etc continue to be the rules we go by in the subdivision process. However we look forward indeed to the new District Plan, so that we can provide

certainty to all of our clients across all areas of Auckland.

SEE LINK TO COUNCIL WEBSITE:

<http://www.aucklandcouncil.govt.nz/EN/BuildingPropertyConsents/DistrictRegionalPlans/Pages/unitaryplan.aspx>

Subdivision staff in a limited way has the same application format. But individual councils continue to issue subdivision consents that are quite different from one area to the next. Hopefully council staff will soon work out a standard format of consent.

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May 31, 2012

Page 2

COUNCIL GIS WEBSITE

There is now a GIS website for all regions, with all drainage information that we use each day to assess each subdivision in the early stages. This is a valuable tool. At present this does not include the 100-year flood zones, or overland flood plains.

Knowledge of these areas is critical to floor levels being designed 500mm above the 50- year flood level. Catchment studies have been done by Aecom Ltd to provide the flood-prone areas.

WORKLOAD & TRENDS

This year has started with much gusto, but as winter has set in, the workload has quietened off a little.

From the past, 2007 was our best year in the height of the boom, while 2009 was certainly a low-point, comparable to our level of work in 2004. The workload has gradually increased since then, with 2011 ending as a very good year, and we hope this trends has continued into 2012.

I have certainly noticed that banks are more eager the developer gets the subdivision completely finished before building new houses. In Auckland with the high value of new sections within the most popular areas of Mt.Roskill and

Hillsborough, some of our clients are opting to sell off the sections, rather than build new houses, and make a fair profit.

OPTIMISM

We are optimistic that the mini-recovery will continue, and that land development continues to provide a valuable revenue source.

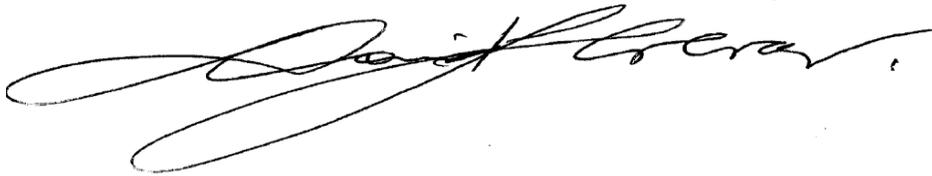
Wishing you well, and we will always work with you, having your interests firmly in our theodolite sights.

Thanks you.

DAVID CRERAR

Licensed Cadastral surveyor and Registered Professional Surveyor.

(B.Surv. Dip.Hort. NC

A handwritten signature in black ink, appearing to read "David L. Crerar". The signature is fluid and cursive, with a large loop at the end.

DAVID L. CRERAR

(Licensed Cadastral Surveyor)