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CKL NEWSLETTER SPRING 2011

CKL INTRODUCES ASSOCIATE SCHEME

CKL has always been committed to quality and excellence. Strategic succession planning is undertaken continuously, to ensure that those individuals displaying the attributes important to CKL are identified early on.

To that end, this year CKL introduced its first Associate programme. Being appointed to Associate level within CKL is recognition of an individual's value to the company. It is also a commitment by the firm to developing that person's technical and business skills to contribute to company growth.

CKL congratulates Hamish Ross (Hamilton Survey Manager), Kay Carter (Te Awamutu Branch Manager), and Bevan Houlbrooke (Hamilton Planning Manager), CKL's first Associate appointments.



L to R - Hamish Ross, Kay Carter, Bevan Houlbrooke

INTRODUCING NEW CKL AUCKLAND MANAGEMENT TEAM

Mark Bayfield - Engineering Manager

CKL is delighted to welcome on board our newest staff member Mark Bayfield, an experienced Chartered Professional Engineer with a successful background in managing design, consenting and construction for infrastructure and development projects for both the public and private sector.

Mark has over 18 years experience in the Auckland property sector working for local Councils, developers and well known engineering consultancies, giving him the ability to continue CKL's well known reputation for managing and delivering practical and robust solutions.

When not working Mark enjoys spending time with his wife and three daughters, for which he attributes his well developed communication and negotiation skills!



Mark Bayfield

Joseph Bartley - Planning Manager

Joseph Bartley has been lead planner on numerous structure planning and development projects throughout the Auckland area and United Kingdom.

Having worked for both Local Councils and in private consultancy, Joseph is well versed in managing applications for land use and subdivision consents, including general engineering matters in accordance with Section 223 and 224 of the Resource Management Act.

Joseph has a special interest in the economics of development and how this relates to housing affordability, urban design and community development. He has recently been tasked to co-present a professional education seminar on this topic for the New Zealand Planning Institute.

In his own time, Joseph helps out in a number of grassroots projects serving the local Auckland community, including the set up of a community centre and a housing trust.



Joseph Bartley



Errol Balks

RETIREMENT OF DIRECTOR ERROL BALKS

This year CKL Director Errol Balks took planned retirement from his directorship and ownership in the company.

Among Errol's many achievements during his time with CKL was the implementation of the ISO 9001 quality assurance system. Errol is now happily tending his Pekenui conservation

block with wife Megan. He continues to operate from CKL as a part-time consultant, ensuring that the company does not lose his considerable expertise.

Errol's Te Awamutu based clients are now being managed by Kay Carter, and his Hamilton clients by Hamish Ross.

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The new Spatial Plan sets out Auckland's plans for future growth.

UPDATE ON THE DRAFT AUCKLAND PLAN

Over the last nine months Auckland Council has been preparing its draft Spatial Plan (otherwise known as the Auckland Plan) for Auckland.

The Spatial Plan will identify how different parts of the Region will develop, when this might occur and outline a programme of services for the delivery of infrastructure over the next 20 years.

Of particular importance, the Spatial Plan will

identify land for those seeking short, medium or long term intensification and greenfield development opportunities and where Council will be investing in infrastructure. Further more, the Spatial Plan will also identify how the future land use of Auckland will be determined which may affect major landowners.

The Spatial Plan has been formally notified to the public and it is now the last chance to have a say in

helping shape Auckland's future.

Submissions close at the end of October 2011. The Spatial Plan will then be given statutory weighting under the new Unitary Plan (or the District Plan) which will be out for consultation mid-2012.

If you would like further information about how the plan will affect you, please feel free to contact our Auckland planning team on (09) 524 7029.



CKL is collaborating on affordable housing projects in Auckland.

AFFORDABLE HOUSING PROJECTS

Housing affordability is a key issue facing those living in Auckland. Land availability, rigid planning regulations, and rising costs of construction have contributed to the shortage of housing supply and house price increases.

Over the last year and a half, CKL has been working with third-sector housing providers helping them and their development partners secure resource consents for affordable housing projects in Auckland.

These providers deliver affordable, well-designed homes to fill an ever widening gap in the market place which large commercial operators simply cannot meet. The homes provide an opportunity for struggling families and couples to own their first home and provide an alternative source of affordable rental housing for households struggling in the private rental market, including elderly people and people in need of emergency accommodation.



SCANNER INSTRUMENT GETS BIG TICK FOR SPEED, ACCURACY AND HEALTH AND SAFETY BENEFITS

The detail in the picture shown below right includes about 500,000 data points collected by the scanner and then turned into a 3D model through in-house survey software. This is an amazing amount of data considering that it took a two man survey party less than one day to collect.

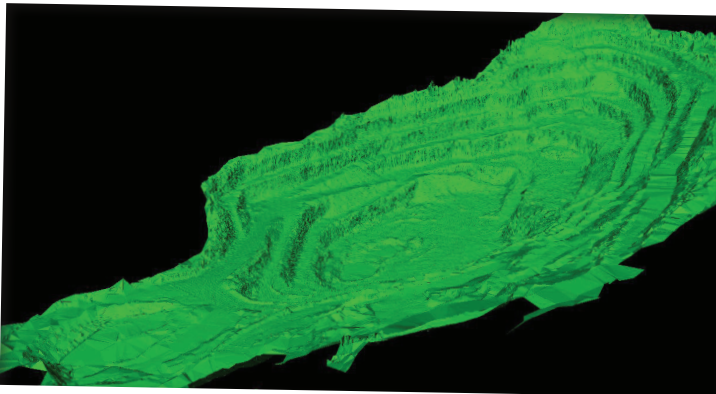
As a comparison, the same survey done by conventional methods would have taken two staff approximately two full days to collect, and would comprise only 5,000 data points.

One of the major benefits of using the scanner is not only the speed and accuracy of the data collection, but the huge health and safety benefits. Prior to working with the scanner, survey staff had to place themselves at numerous points inside the quarry pit in order to get instrument readings.

The scanner can now collect a wealth of data, with surveyors now being able to conduct work from fewer, and safer locations. This also creates operational benefits to the quarry managers, who no longer have to cease heavy machinery operations to allow survey teams access to the pit.

The scanner can be used for quarries, stockpiles, mines and landfill survey purposes, and the accuracy and speed of the data makes it perfect for regular monitoring surveys (reduced potential for human error). CKL is the only survey firm in the North Island to have this instrument.

To learn more about this exciting service please call **Jonathan Gwyn** (Survey Manager, Te Awamutu) on (07) 871 6144 or **Geoff Webster** (Director, Auckland) on (09) 524 7029.



A 3d model of a quarry pit, surveyed by CKL staff using the company's new Quarryman Pro scanner.

UNIT TITLES vs OTHER OWNERSHIP FORMS

The Unit Titles Act 2010 brought various changes to the establishment and ongoing management of unit title developments.

Due to some of these changes, under certain circumstances other forms of tenure can be more desirable to the developer. The table below gives a brief outline of some of the issues associated with each ownership type.

Assessing the requirements of a multi-unit development can be a complex task and requires careful consideration by your development team.

If you wish to discuss your development options, please call **Mark Gilbert** on (07) 849 9921 or **Geoff Webster** on (09) 524 7029.



Is Unit Title still the best form of tenure for your development? Talk to CKL about your options.

	Unit Titles	Cross Lease	Fee Simple
Ownership	» Principal Units have individual ownership. PUs must contain a building (or part of), be contained within a building, or be a single carpark.	» Joint ownership of land. Cross lease areas defined by building footprint, with associated restrictive covenant areas.	» Individual ownership of an area of land within boundaries.
Disclosure	» Pre-contract and pre-settlement disclosure must be undertaken and may be complex and onerous. » Disclosure timeframes require careful management.	» Usually minimal or none required.	» Not compulsory.
Development Options	» Benefits for mixed use developments (e.g. retail, office, residential). » Simple redevelopments are made easier. » Staging remains the same. » Changes generally require the consent of 75% of the affected unit holders.	» Changes to lease areas requires unanimous approval by lease holders. » Further development sometimes difficult where properties are in differing ownership.	» Flexible within boundaries created. » Boundary adjustments or further subdivision require owners' consents.
Ongoing Management	» Some potentially onerous management requirements now, however ownership and utility interests provide greater flexibility for cost sharing. » Long term maintenance plans are compulsory. » All processes are clearly encompassed by the Unit Titles Act, providing clarity for all parties.	» No formal requirements. » Specific agreements for assets in common ownership (e.g. driveways).	» No requirement for ongoing management between owners. » Specific agreements for assets in common ownership (e.g. driveways).
Rights for Services	» Incidental rights provide protection of rights without requirement for easements.	» Easements required.	» Easements required.

CKL ASSISTS WAIPA DISTRICT COUNCIL & DEPARTMENT OF CONSERVATION

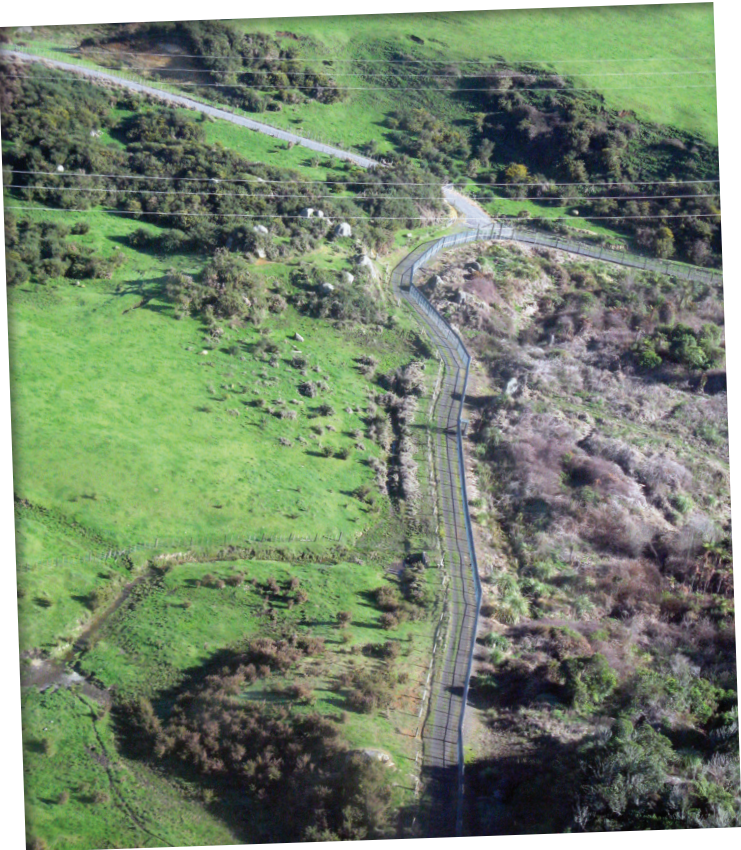
CKL were recently approached by Waipa District Council to assist in determining the position of the 47 kms of pest proof fence around Maungatautari Mountain's ecological island, in relation to the legal boundaries of the individual land holders on the mountain.

Having recently purchased the latest in GNSS (GPS) equipment CKL was able to provide cost effective methodology for this survey.

The project to provide a sanctuary for bird wildlife is a huge asset to the Waipa District and has gained a world-wide reputation. Co-operation between the local landowners, Iwi and local volunteers, together with the Maungatautari Ecological Island Trust, saw a pest proof fence built right around the mountain.

Recently, with changes in governance and looming Treaty settlements adding complications, the viability of the whole project has come under threat. Waipa District Council and the Department of Conservation have the task of finding a resolution which will protect the future of this valuable project.

That is where CKL is providing assistance. The survey will identify the length of fence and the area of private land within the fence for each affected landowner. This definitive information is vital to all parties and will provide the basis for negotiations and a way forward to protect the rights of all involved.



Aerial shot of part of the pest-proof fence which surrounds the Maungatautari Ecological Island.