

9 July 2007

File Ref: ~~63-07-054~~
Your Ref: 07 554

Doc No: OW-86424

Stamm Surveys
PO Box 707
ROTORUA

Attention: Symon Stamm

copy to: P10551
P32728
FILE

Dear Sir,

NOTICE OF DECISION REGARDING SUBDIVISION CONSENT

Consent No.: 6307054
Applicant: PatMac Holdings
Location of proposal: 32 Nikau Street, Springfield
Legal Description: Lot 64 DPS 3893
Proposal: To subdivide one lot into two residential lots

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

- (a) That pursuant to Section 93(1) of the Resource Management Act 1991, the Rotorua District Council resolves that as the application is for a controlled activity and the adverse effects of the proposal will be minor the application need not be notified. The Council is satisfied after taking into due consideration the requirements of Section 94, 94A(a) and Section 94B that in the opinion of Council there are no persons considered adversely affected by the proposal Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.
- (b) That pursuant to Sections 34(1), 104, 104A, 108 and 220 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Stamm Surveys to subdivide the property at 32 Nikau Street, Springfield, legally described as Lot 64 DPS 3893 into two residential lots:

This consent is subject to the following conditions:

1. That the Land Transfer Plan be prepared in accordance with the preliminary plan of subdivision prepared by Stamm Surveys numbered 07554-Sch-1.0 and dated May 2007.
2. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the District Engineer.
3. That the consent holder shall comply with the engineering works and proposals set out in section 8 of the application submitted by Symon P Stamm, Ref: 07 554, dated 20 June 2007 for the provision of sewer, water, power, removal of existing garage and construction of a vehicle crossing, except where modified by conditions of this consent

4. That adequate power and telecommunication connection shall be provided to the boundary of proposed Lot 2.
5. That a new vehicle crossing for Lot 1 shall be constructed in accordance with the RCEIS Standards, RD 13.

Financial Contribution

6. That a financial contribution of \$6,750.00 (GST inclusive) for reserves and heritage purposes be paid to Council. This amount has been assessed at 5% of the land value of proposed Lot 1.

The reasons for this decision are that:

1. The site is zoned Residential B in the District Plan where the proposed subdivision is a Controlled Activity. As a controlled activity as it fully complies with the Rules for subdivision in 16.3 and 16.4 of the District Plan.
2. After considering the assessment criteria for Controlled activity subdivision Council is satisfied that any adverse effects of the proposal are minor. As the subdivision complies with the rules it is also considered to be consistent with the relevant objectives & policies of the District Plan and the purposes and principles of the Resource Management Act 1991.
3. The minimum access and formation width for a vehicle crossing is 3 metres.
4. A financial contribution is payable in accordance with Appendix U of the District Plan towards the development of existing, and purchase of additional, land to enhance the amenity and heritage value of reserves. A copy of the valuation report this amount is assessed on is enclosed for your information.

The applicants are advised that:

(a) Right of objection to this decision

If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357 of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision.

(b) Timeframe for giving effect to this consent

The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to. A subdivision is given effect to when the survey plan in respect of the subdivision has been submitted to Council under Section 223. Certification that all conditions of the subdivision consent have been complied pursuant to Section 224 must be obtained by the applicant within a period of less than 3 years from the date the survey plan was approved.

(d) Engineering Specifications

1. Prior to any works in the road reserve, a Road Opening Notice must be obtained from Council. This is available free of charge, by contacting Council's Road Opening Administrator on Ext 8238.
2. The new stormwater connection as proposed is coming in directly against existing stormwater flow. The connections should be either on the main at 90° or the invert must be 600 above the invert of the existing pipe.
3. Application should also be made to Council for temporary disconnection from the

existing wastewater and water supply systems.

4. The work on the active public sewer main shall be carried out by an approved Council contractor.

5. The water connection and private water supply pipes to lot 1 shall be clear of the proposed sewer easement.

(e) Development Contributions

Please note this subdivision will attract a Development Contribution in accordance with the 'Development Contributions Policy' adopted by Rotorua District Council on 26 June 2006 prepared in accordance with the local Government Act 2002.

Please find attached the Development Contribution Assessment. The Development Contribution is due for payment prior to issuance of Section 224 certification for the subdivision.

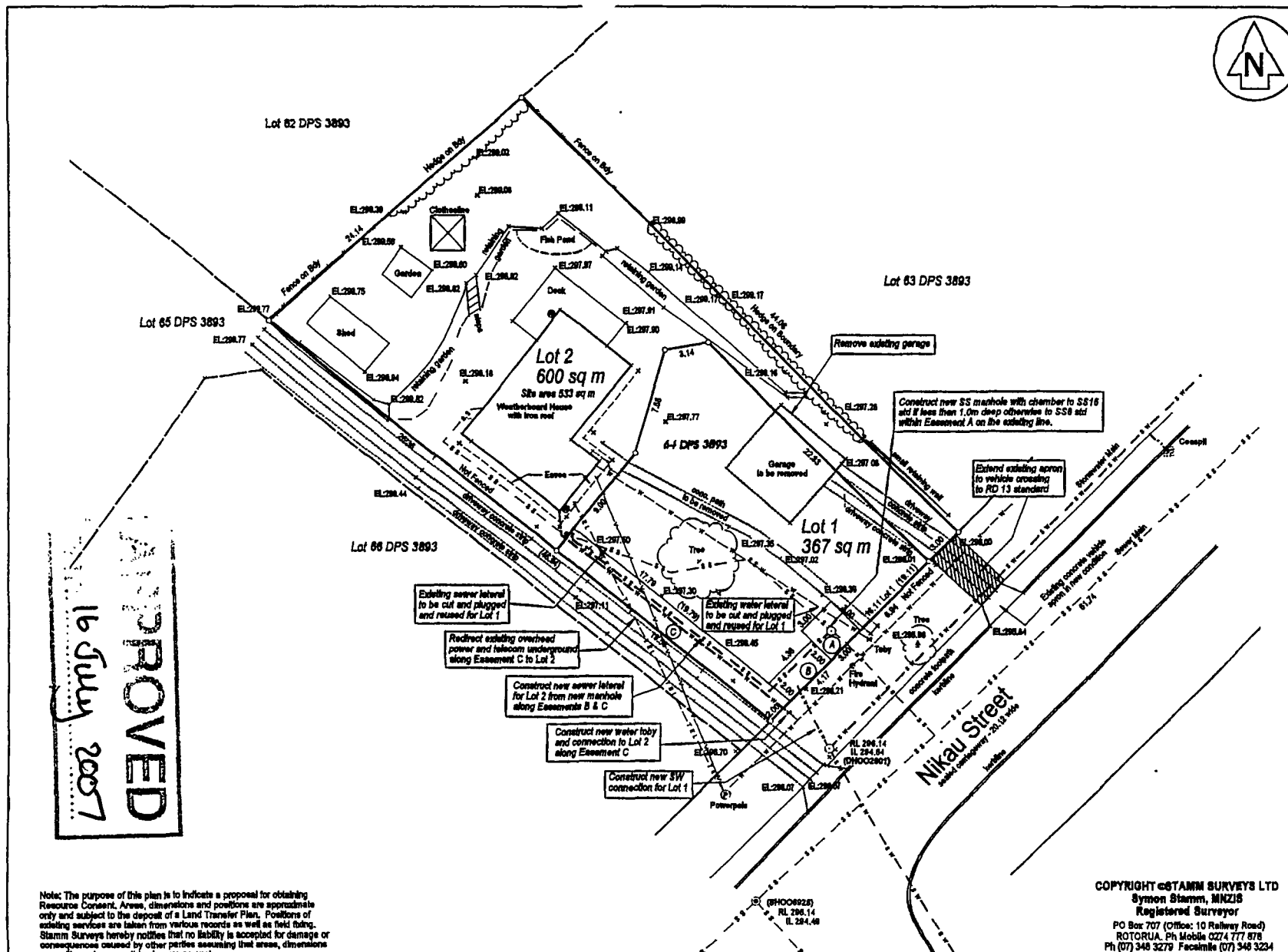
Amounts will be adjusted from time to time in accordance with Clause 2.1 of the Development Contributions Policy. You are advised to request a reassessment of the Development Contribution payable prior to applying for Section 224 certification if more than 12 months has passed since the date of the Development Contribution Assessment. Please contact Council's Development Contribution Officer if you wish to discuss Development Contribution payable.

If you have any questions regarding this consent, please contact the Team Leader Consents or the Duty Planner.

Yours faithfully



Nigel Wharton
Director, Environmental Services



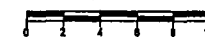
Drawing No. 07654-Sch-1.0 20 June 2007

Scheme Plan of Lots 1 and 2

32 Nikau Street
ROTORUA
Zone Residential B

**Prepared for
PatMac Holdings**

Heights are on Council Datum
SSMH SH 6928
LL 296.14
IL 294.49



Scale 1:200 on A2

MEMORANDUM OF EASEMENTS

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to convey Water, Electricity, Gas, Telecommunications & Computer Media, and right to drain sewage	Lot 1	C	Lot 2
Right to drain Sewage	Lot 1	B	Lot 2

MEMORANDUM OF EASEMENTS IN GROSS

Purpose	Serv. Ten.	Shown	Grossline
Right to drain Sewage	Lot 1	A	Rotorua District Council

Total Area 987 m²

Comprised in CT SA43D/538

I, Symon Peter Stamm, being a person entitled to practice 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.

Signature _____ Date _____

Field Book _____ Traverse Book _____

Reference Plans _____

Examined _____ Corrected _____

Approved as to Survey by Land Information New Zealand on _____

Deposited by Land Information New Zealand on _____

File
Number
Instructions

LAND DISTRICT:
SOUTH AUCKLAND

LOTS 1 AND 2 BEING SUBDIVISION OF LOT 64 DPS 3893

TERRITORIAL AUTHORITY ROTORUA DISTRICT COUNCIL

Surveyed by STAMM SURVEYS LTD (Symon Stamm, File 07 554)

Scale 1:200 DATE May 2007

COPYRIGHT © STAMM SURVEYS LTD
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e-mail: stamm@nzsurveys.co.nz

Note: The purpose of this plan is to indicate a proposal for obtaining Resource Consent. Areas, dimensions and positions are approximate only and subject to the deposit of a Land Transfer Plan. Positions of existing services are taken from various records as well as field finding. Stamm Surveys hereby notifies that no liability is accepted for damage or consequences caused by other parties assuming that areas, dimensions or positions shown on this plan are accurate.