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FILE COPY

17 September, 1996

Please Quote: 6596111

Ref: esl1715v.jwt

Phipps Hawley Ltd
Surveyors
PO Box 190
ROTORUA
ATTN: PJ Andrews

Dear Sir

APPLICATION FOR SUBDIVISION CONSENT
JACKSON, 32 OTONGA ROAD SPRINGFIELD
YOUR REF: JF4640

At its meeting on 13 September 1996 Council resolved that the application for the subdivision of Lot 48 DP 27272 Block Survey District be approved in terms of Section 104, 105 & 108 of the Resource Management Act 1991 subject to the following conditions:

- i) That a geothermal easement in Lot 2 be laid off in favour of Lot 1 *deleted*
- ii) That the right-of-way serving Lot 1 is laid off as shown on the approved scheme plan and the same formed, constructed and drained in accordance with Council's Engineering Code of Practice and District Plan. ✓
- iii) That the maintenance agreement for the proposed right of way is submitted to the District Engineer for approval in order that he may ensure that adequate provision is made in the documentation for the maintenance and cost sharing of the proposed right of way by the various parties concerned.
- iv) That proposed Lot 2 is provided with a separate sanitary sewerage connection in accordance with Council's Engineering Code of Practice and District Plan.
- v) That a financial contribution for reserves and heritage purposes is calculated at 5 % of the land value of proposed Lot 2 and that this sum be paid to Council.

It is further RECOMMENDED that Council advises the applicant of the following by way of a rider to the decision:

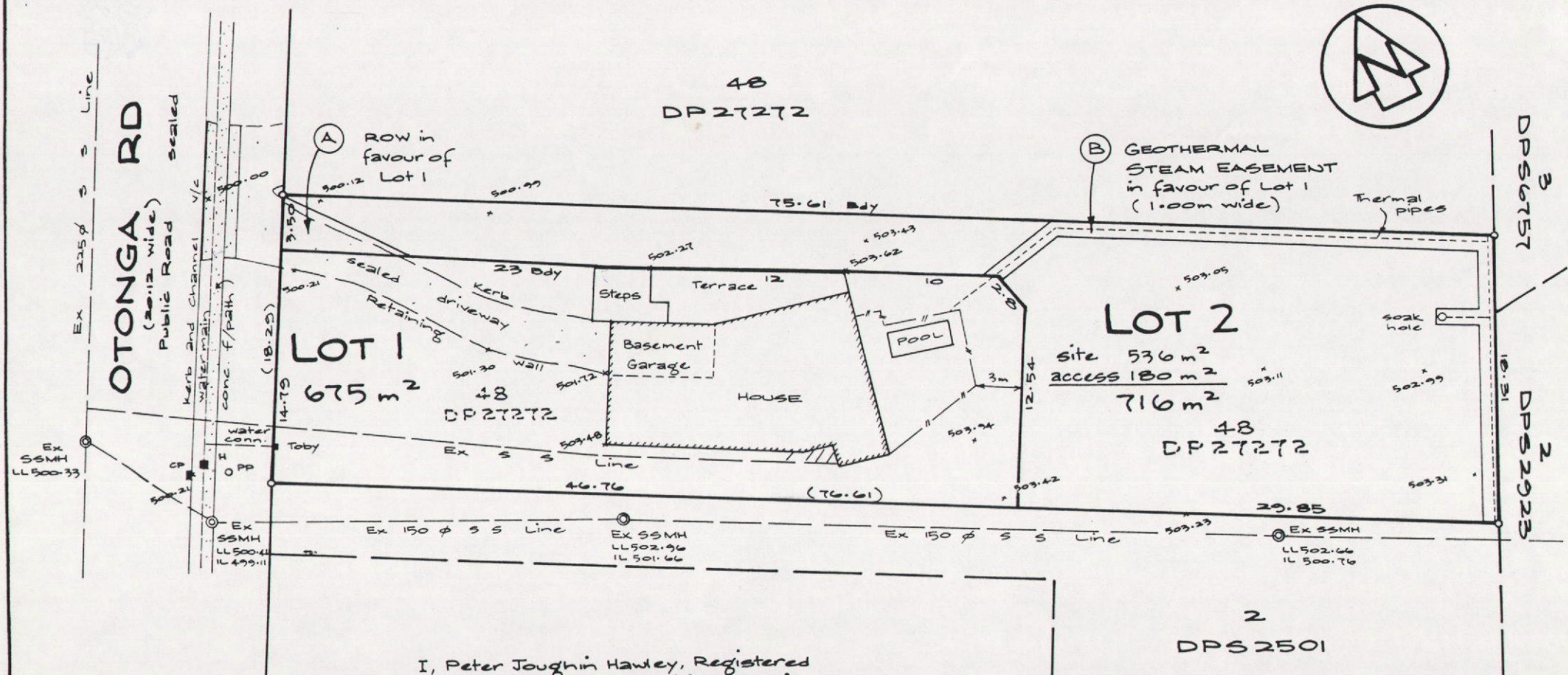
Written consent from the owner of Lot 2 DPS 2501 is required before a new sewer connection can be laid. Although the new connection is installed by council, the neighbours consent is to be arranged by the applicant and provided to Council. N/A

You will be advised further regarding the reserves contribution upon receipt of the valuation of Lot 2 from Council's Valuer.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Joanne Watts', written over a large, loopy blue oval.

Joanne Watts
Planner



I, Peter Joughin Hawley, Registered Surveyor, hereby certify that this scheme plan has been prepared by me in accordance with the provisions of the Resource Management Act 1991.

P. Hawley 14/8/96

REDUCED COPY
Not to scale shown

TOTAL AREA: 1391 m²

Note - Areas and measurements subject to final survey.

PROPOSED SUBDIVISION OF LOT 48

DP 27272

BLOCK 1 TARAWERA SD
OWNER: L.H. JACKSON

ROTORUA DISTRICT
CT 1209/185

Phipps Hawley Ltd.

REGISTERED SURVEYORS
20 Haupapa Street,
P.O. Box 190, Rotorua.
Phone (073) 476-995
Fax (073) 476-994



SCALE
1: 250

DATE
JULY, 1996

DRAWING No.

2508^S₁

JF 4640
FB 20/34

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