

25 February 1994

Please Quote: 6594001

WLT343714TWH

Phips Hawley Ltd
Surveyors
PO Box 190
ROTORUA

Attn: P.J. Hawley



Dear Sir,

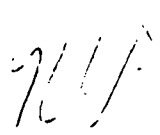
APPLICATION FOR SUBDIVISION CONSENT - ERICKSON,
MOUNTAIN ROAD, WESTERN HEIGHTS

At its meeting on 24 February 1994, Council resolved that the application for the subdivision of Lot 233 DPS 5333 Block IV Horohoro Survey District be approved in terms of Section 105 of the Resource Management Act 1991 subject to the following conditions:

- i) That a Reserves Contribution is calculated at five percent of the proposed Lot 2 and paid to Council.
- ii) That the proposed Lot 2 is provided with a stormwater connection to the existing stormwater flow path crossing Lot 1 in accordance with Council's subdivisional engineering standards and to the satisfaction of the District Engineer.
- iii) That the proposed stormwater pipe crossing Lot 1 is protected by a drainage easement in favour of Lot 2.
- iv) That proposed Lot 2 is provided with a separate sanitary sewerage connection to service any possible building site in accordance with Council's subdivisional engineering standards, and to the satisfaction of the District Engineer.
- v) That the existing sewer pipe crossing proposed Lot 2 and the existing stormwater flow path crossing proposed Lot 1 is protected by sewerage and drainage and easements in favour of the Rotorua District Council.

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

Yours faithfully


Todd Whittaker
Planner

APPLICATION FOR SUBDIVISION CONSENT - PROPOSED SUBDIVISION OF
LOT 233 DPS 5333 BLOCK IV HOROHORO SURVEY DISTRICT - ERICKSEN,
MOUNTAIN ROAD

Subdivision Report (TP Map 28)

The proposed subdivision provides for the division of an existing property into two residential lots.

The property is located east off Mountain Road and has a steep slope running along the new lot boundaries of Lot 2. There is however a level building site suitable for development on the lot and an existing dwelling is located on the proposed Lot 1.

Both lots will share a common driveway which is covered by a ROW in favour of Lot 1. A sewerage line runs through lot 2 and is available for connection. Water connection will be available from Mountain Road and both the water and sewer pipes will have to be protected by easements.

A watercourse is shown as running through Lot 1 and in 1976 a requirement from Council to pipe the run off as part of a subdivision consent at that time. However, works further upstream have resulted in less flow along this watercourse and thus the need to pipe the water has been removed. Our Engineers have however, suggested the laying off of an easement over the watercourse.

The application constitutes a Controlled Activity as both the proposed lots comply with the subdivision standards of the Residential 2/B zone of the Rotorua District Plan.

RECOMMENDATION

The application is RECOMMENDED for approval in terms of Section 105 of the Resource Management Act 1991 subject to the following conditions:

- i) That a Reserves Contribution is calculated at five percent of the proposed Lot 2 and paid to Council.
- ii) That the proposed Lot 2 is provided with a stormwater connection to the existing stormwater flow path crossing lot 1 in accordance with Council's subdivisional engineering standards and to the satisfaction of the District Engineer.
- iii) That the proposed stormwater pipe crossing Lot 1 is protected by a drainage easement in favour of Lot 2.
- iv) That proposed Lot 2 is provided with a separate sanitary sewerage connection to service any possible building site in accordance with Council's subdivisional engineering standards, and to the satisfaction of the District Engineer.
- v) That the existing sewer pipe crossing proposed Lot 2 and the existing stormwater flow path crossing proposed Lot 1 is protected by sewerage and drainage and easements in favour of the Rotorua District Council.

Todd Whittaker
Planner

24 February 1994

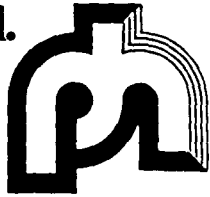
Ronald A. Phipps M.N.Z.I.S.
Peter J. Hawley M.N.Z.I.S., R.S., FIJI

Our Ref: J4079 F444

Phipps Hawley Ltd.

REGISTERED SURVEYORS

20 Haupapa Street,
P.O. Box 190, Rotorua.
Phone (07) 347-6995
Fax (07) 347-6994



20th January 1994

The District Manager
Rotorua District Council
ROTORUA

Dear Sir

APPLICATION FOR RESOURCE CONSENT. PROPOSED SUBDIVISION OF
LOT 233 DPS 5333. JERICKSEN, MOUNTAIN ROAD, ROTORUA.

We seek consent under the Resource Management Act 1991 to a proposal to subdivide a residential property into two complying Lots.

We forward herewith:

1. Completed application form.
2. Seven copies of our plan 2204S.
3. Copy of the plan reduced to A4 size.
4. Copy of the Certificate of Title.
5. Our clients' cheque for \$430.00 being your fee.

Although it has no relevance now, the proposal was approved by the then Rotorua City Council in 1976, subject to four conditions set out in a letter of 24th June 1976, reference 21/1/466.

The property has an area of 3798 m² and the existing house is located close to the Mountain Road boundary, leaving a large clear area at the rear of the property. While most of this area is quite steep there is a level building site with more than sufficient area for a house, and pole construction would allow building on the slope itself. The level site commands excellent views of Rotorua City and Lakes. A 3.66 metre strip has been allowed to provide access to the rear Lot 2. The first part of this strip is formed and concreted and used for access to the rear of the existing house on the proposed Lot 1, so a right-of-way is proposed over the concreted part of this strip to allow this continued access by Lot 1.

A trunk sewer runs through Lot 2 as shown on the plan (from Council records), and is available for connection in a position to suit any building on the Lot, and water connection is available in Mountain Road.

Land and Engineering Surveyors • Land Development Consultants • Resource Managers
Town Planning

Members of the Consulting Surveyors of N.Z.

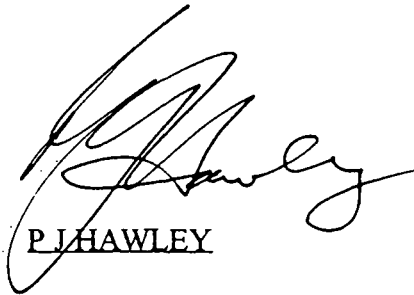
Document Set ID: 028077
Version: 1, Version Date: 10/06/2010

In Association with Browne, Spurr and Krona
Consulting Engineers, Rotor

There is a natural water course running through Lot 1 which carries a small amount of water in wet weather. A condition of the Rotorua City Council's 1976 approval was the piping of this water course. However since then works have evidently been carried out by Council upstream, which considerably reduces the flow through this water course. The applicant has had discussions with Council's Mr Bob Peacock and in view of the changing situation he has indicated that piping of the water course would not be a requirement. There are existing vehicle entrances for both Lots so consent to the proposal should be subject to only one condition, being the payment of a Reserve Contribution based on 5% of the value of the proposed Lot 2.

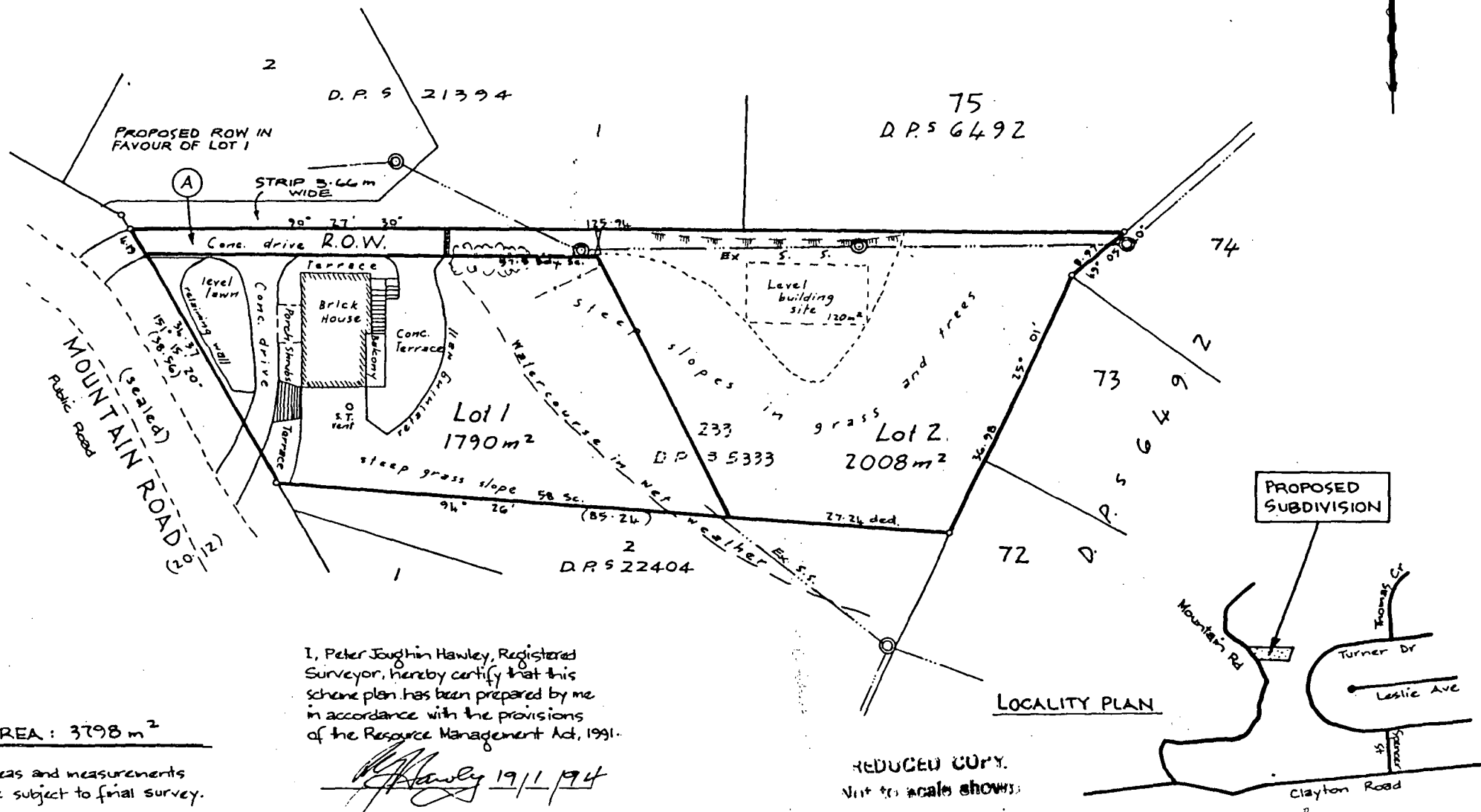
We await your advice.

Yours faithfully
PHIPPS HAWLEY LIMITED



P.J. HAWLEY

NOTE: Existing sanitary sewers
are from RDC records.



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 19/1/94

SUBDIVISION - WORKSHEETORIGINAL V/ROLL NO. 6552/668/100

Date First

N.O.S. Rec'd 26-5-95.P07-6-71New Valuation Roll Nos.

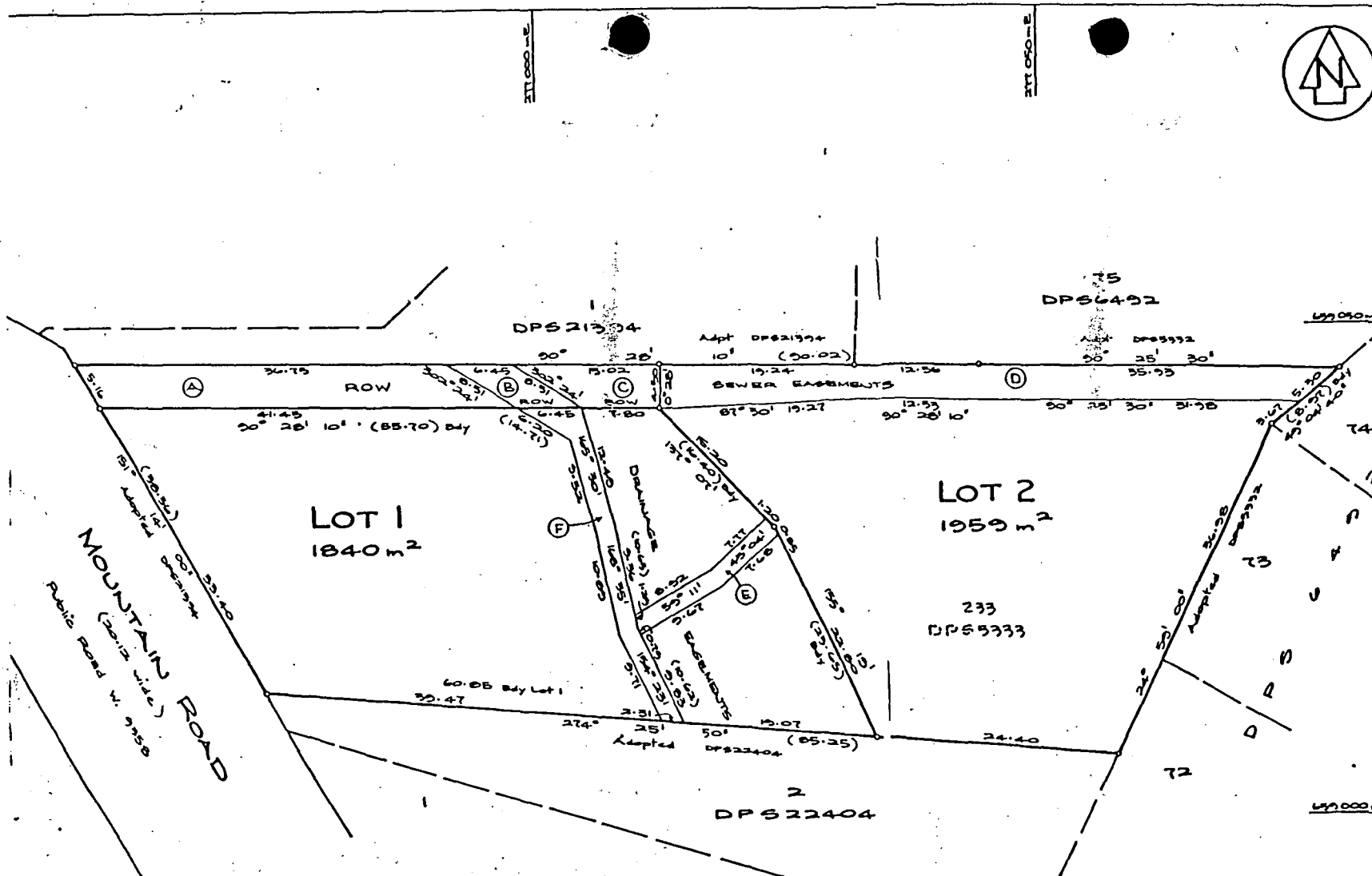
	Flat No.	DPS	Lot No.	DPS	Area Ha	m ²	Situation Address	New Valuation Roll Number
1			2	68031		1959	45A Mountain Rd	^{P26.5.43} 6552/668.01
2			1	"		1840	45 " "	^{P07-6-71} 6552/668.00
3								
4								
5								
6								
7								
8								
9								
10								

Rating Year for new owners to comment payment: 1995/96Building Permits

	Flat No.	DPS	Lot No.	DPS	Number of Dwellings
1					
2					
3					
4					
5					
6					

Amalgamations

	Old Valn Roll No.	Legal Description	Situation	New Valn Roll No.
1				
2				
3				



Approvals

[Signature]
J. Erickson
Registered Owner

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 11th day of April 1994 Subject to the granting or reserving of the easements set out in the memoranda hereon.

The Common Seal of the Rotorua District Council is affixed hereto in the presence of:

[Signature]
Mayor
[Signature]
District Manager

SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	SERV TIT	SHOWN	DON TIT
Right of Way	Lot 2	(A) (B) (C)	Lot 1

MEMORANDUM OF EASEMENTS

PURPOSE	SERV TIT	SHOWN	DON TIT
Right to drain water	Lot 1	(E)	Lot 2

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SERV TIT	SHOWN	DON TIT
Right to drain water	Lot 2	(B)	Rotorua District Council
Right to drain sewage	Lot 1	(F)	
	Lot 2	(C) (D)	

Total Area 3799 m²

Comprised in CT 28/176 (A11)

I, Paul Jeffrey Andrews
Registered Surveyor and holder of an annual practicing certificate (to who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Rotorua this 21 day of April 1994

Signature *[Signature]*

Field Book DP 22404 Traverse Book DP 22404
Reference Plans DP 22404 DP 22404 DP 22404
DP 22404 DP 22404
Examined Correct

Approved as to Survey

...../...../..... Chief Survey

Deposited this day of 19

District Land Registrar

For
Received
Instructions

DISTRICT SOUTH AUCKLAND
K. & DIST. IV HOROHORO
RECORD MAP No 21.03
43.03

LOTS 1 AND 2 BEING SUBDIVISION
233 DP 55333

OF LOT
TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by PHIPPS HAWLEY LTD J 4079 P 444
Scale 1:300 Date APRIL 1994