

FILE

29 July 2002

Please Quote: 6302044

Your Ref: 5531 002

Doc No: 205661/ps

Canmap Hawley Ltd
PO Box 396
Rotorua

Attention: Paul Andrews

Dear Sir,

Copy to

P 00858

P 30711

P 30712

P 30713

P 30714

P 30715

P 30716

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
APPLICANT - DC HEARD LTD

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 Sections 34(4) 94, 104, 105, and 108 of the Resource Management Act 1991, the Rotorua District Council grants its consent to the application of DC Heard Ltd to undertake a unit title subdivision on Lot 2 DPS 82612 into six Units with associated Accessory Units and common areas, subject to the following condition:*
1. *That the Land Transfer Plan be prepared in accordance with the preliminary plan of subdivision prepared by Canmap Hawley, numbered 5531-1 and dated 4 July 2002.*

Advice Notes:

- a) *There is an approved Land Use Consent associated with this subdivision.*
- b) *All the servicing and access requirements for this proposal were addressed via the recent land use consent for the units.*
- c) *Council records show one water connection to the subject property, approximately in the position indicated on the submitted scheme plan.*

The reasons for this decision are that:

1. *The site is zoned Residential D under the Operative District Plan and the proposed Unit Title Subdivision is a Non-complying Activity which is, however, in accordance with a Land Use Consent for a Controlled Activity that was granted consent on 11 March 2002.*
2. *Any adverse effects of the proposal on the environment are considered to be no more than minor.*
3. *The proposal is additionally not contrary to the Objectives and Policies of the Operative District Plan.*
4. *A financial contribution is not required on this Subdivision Consent as stated in the Consent Notice granted on 10 September 1998 as follows -*

'All owners of Lot 2 DPS 82612 are advised that the Rotorua District Council will not ask that a Reserves Contribution be payable at the time of the consent of up to six (6) household units on Lot 2 DPS 82612.'

Note: *No financial contribution has been payable on the proposed development on Lot 2 DPS 82612 as an anomaly in the amount of contribution payable on the subdivision of this particular lot and the development of household units on Lot 1 DPS 82612, both lots being under the ownership of the same property owner, satisfied the amount of the contribution that would ordinarily have been payable from this development.*

5. No persons are considered to be affected by the proposed Unit Title subdivision.

If you have any questions, please contact the undersigned.

Yours faithfully



JD Sholl
Resource Management Planner

PUKUATUA STREET

(Legal Road)

30.18 wide



EXISTING 300 Dia STORMWATER LINE

CONCRETE FOOTPATH

Common

AU 1A

36.72

AU 4A

Common

UNIT 1

UNIT 4

AU 4B

LOT 1
DPS82612

33.28

UNIT 2

Common

UNIT 5

(40.25)

SEC 16
S013178

AU 2A

AU 5A

AU 3A

AU 6A

UNIT 3

UNIT 6

1.89
7.00

33.86

30
S013178

31
S013178

32
S013178

EXISTING EASEMENTS

SHOWN	PURPOSE	Dom. Ten.
	Right to Take and Convey Water, Steam Minerals and Gas	Sec 16 BLK LXIII TOWN OF ROTORUA
		LOT 1 DPS 82612
	Sanitary Sewer	LOT 1 DPS 82612
SHOWN	PURPOSE	Grantee
	Sanitary Sewer	ROTORUA DISTRICT COUNCIL

NOTES:

- 1) Areas and dimensions are subject to Land Transfer Survey
- 2) SERVICES HAVE BEEN PLOTTED FROM RDC RECORDS

REGISTERED OWNER: D C Heard Ltd
COMPRISED IN: SA658/749
LOCAL AUTHORITY: Rotorua District Council
TOTAL AREA: 1465 m2

I, Paul Jeffrey Andrews, Registered Surveyor hereby certify that this Scheme Plan has been prepared by me or under my supervision in accordance with the provisions of the Resource Management Act 1991.

4/7/02

This plan has been prepared for the purpose of obtaining Resource Management Act 1991 approvals. All areas and measurements are subject to final survey. This plan should not be relied upon for any other purpose without reference to and approval from Canmap Hawley Ltd.

Scale 1:300

3m 0m 3m 6m 9m 12m

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APPROVED
20 Jan 2002
PL 02-001-000
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Proposed Unit Title Subd
of Lot 2 DPS82612

D C HEARD LTD.
96 PUKUATUA STREET
ROTORUA

ADDITIONAL

REFERENCE No:

5531-1

SHEET 1 OF 1

DATE: 2 JULY 2002