

650/729

Nicholson

1 November 1974

Alderton, Kingston & Co,
Barristers & Solicitors,
P.O. Box 6448,
ROTORUA.

ATTENTION: Mr Kingston.

Dear Sir,

re: RYKERS,,LARKIN, KINGSTON & VAN EDEN.

Further to your letter of the 21st October 1974 I wish to confirm that the land is zoned Residential C on the Operative District Scheme in which Motels are a conditional use.

The plan as shown will conform to all the requirements for a motel as to bulk and location. The density allowed for on the site is 75 persons and as shown the proposal caters for accommodation for 73 persons.

I would like to point out that it would be advisable to delete the divans in the living areas where separate bedroom accommodation is shown, as this will only confuse the Committee when the application is heard before Council.

The Licenced restaurant is accepted as part of the Motel under the "Interpretation" of a Motel in the Code of Ordinances and therefore this will be considered as part of the Motel complex.

The plans have been circulated to the Health and Building Inspectors for comment, but with the detail shown they have no comment at this stage but any minor detail can be finalised at the permit stage.

Yours faithfully,

C.R. Edwards,
TOWN PLANNING OFFICER.

PER: D. Nicholson,
TOWN PLANNING ASSISTANT.

ALDERTON, KINGSTON & CO.

BARRISTERS AND SOLICITORS

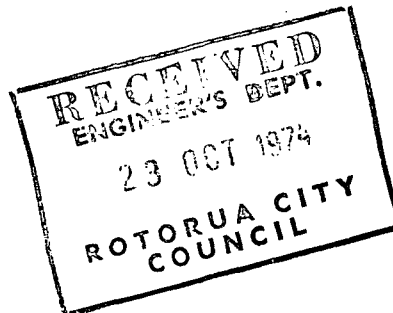
5th FLOOR, 43 HIGH STREET, AUCKLAND 1
P.O. BOX 6448
TELEPHONE 32-749

James R. B. Kingston, LL.B.
Edwin T. Midlane, LL.B.
Christopher J. Rolfe, LL.B.

21 October 1974

IN REPLY PLEASE QUOTE JRBK:AJP

The Town Planning Officer
Rotorua City Council
P O Box 1145
ROTORUA



Dear Sir

Re: RYKERS, LARKIN, KINGSTON & VAN EDEN

We act for Messrs Rykers, Larkin, Kingston and Van Eden who are the owners of Nos. 96, 98 and 100 Pukuatua Street, Rotorua.

The legal descriptions are:

- (a) 96 Pukuatua Street
1 rood Section 15 Block LXIII Rotorua Town C.T.
895/63. Frontage 82' 6"
- (b) 98 Pukuatua Street
1 rood Section 14 Block LXIII Rotorua Town C.T.
991/259. Frontage 82' 6"
- (c) 100 Pukuatua Street
1 rood Section 13 Block LXIII Rotorua Town

We do not have a copy of the District Scheme available to us but we understand that the proposal of the owners to erect a motel and licensed restaurant would be in part a predominant use and in other parts a conditional use. We enclose four sets of plans which you can hold as they will form the basis of the Application when we lodge it.

We should be obliged if you would let us know what form you consider our Application should take and if you would also indicate what points of non-compliance, if any, with the Scheme, you see from the perusal of the plans.

We look forward to hearing from you at your earliest convenience.

W. B. Edwards
Yours faithfully
ALDERTON KINGSTON & CO

[Signature]