

FILE

**REPORTS AND CORRESPONDENCE
PLANNING & BYLAWS COMMITTEE
3 FEBRUARY 1997**

- y) Kingston, Rykers & Larkin, 94-100 Pukuatua Street and 19-21 Ranolf Street - Residential D (D) - P00858

To construct 16 town houses as a Comprehensive Residential Development that exceeds the 7.5 metre height requirement by 500mm.

Consent was granted on the following conditions and Riders

1. That all foundations be supervised and approved by a Registered Engineer and that a Producers Statement be provided to Council to show the suitability of the site for the proposed construction, such being to the satisfaction of the Director, Environmental Services.
2. That only one exit/entry point, with no reverse manoeuvring, be permitted to Ranolf Street from the development, such being to the satisfaction of the District Engineer.
3. That the parking spaces, manoeuvring areas and driveways be permanently surfaced, drained and maintained to the satisfaction of the District Engineer. (NB: A plan showing stormwater control of impermeable surfaces and the permanent surfacing of the above areas will be required at the Building Consent stage).
4. That this approval relates to an intrusion to a maximum height of 8.000 metres above natural ground level.
5. That during the construction phase of development, noise levels generated from the site shall comply with the requirements of NZS 6803P.
6. That development shall otherwise generally be in accordance with the submitted plans.

Riders:

- i) At the Building Consent stage a development contribution will be charged based on the provisions contained in Appendix U of the Council's Proposed District Plan.
- ii) Also at the Building Consent stage a bond will be taken to ensure the formation of impermeable surfaces utilised by vehicles, and the provision of landscaping is undertaken to Council's satisfaction.
- iii) Again, at the Building Consent stage, a Section 37 Building Act certificate will be required to be prepared in view of the construction of the building on two or more allotments.

Please Quote: P00848
Doc No: 37837

IN THE MATTER of the Resource
Management Act 1991

ROTORUA
DISTRICT
COUNCIL

FILE

AND

P 0 0 8 5 8

IN THE MATTER of a resource consent
application by

KINGSTON, RYKERS & LARKIN

for a non-notified discretionary activity
from the provisions of the Rotorua District
Plan

Private Bag RO 3029
Rotorua
New Zealand
Telephone 07-348 4199
Fax 07-346 3143

Kingston, Rykers & Larkin
PO Box 696
ROTORUA

Attention: Jim Larkin

Address all
communications to:
District Manager
Rotorua District Council

Dear Sir,

**ADDRESS: 94-100 PUKUATUA STREET, 19-21 RANOLF STREET,
ROTORUA**
APPLICATION: CONSTRUCTION OF 16 TOWN HOUSES

The Rotorua District Council considered the abovementioned application at its meeting held on 6 December 1996.

The decision of Council was that consent to the application be granted under Section 105 of the Resource Management Act 1991, subject to:

1. That all foundations be supervised and approved by a Registered Engineer and that a Producers Statement be provided to Council to show the suitability of the site for the proposed construction, such being to the satisfaction of the Director, Environmental Services.
2. That only one exit/entry point, with no reverse manoeuvring, be permitted to Ranolf Street from the development, such being to the satisfaction of the District Engineer.
3. That the parking spaces, manoeuvring areas and driveways be permanently surfaced, drained and maintained to the satisfaction of the District Engineer. (NB: A plan showing stormwater control of impermeable surfaces and the permanent surfacing of the above areas will be required at the Building Consent stage).
4. That this approval relates to an intrusion to a maximum height of 8.000 metres above natural ground level.
5. That during the construction phase of development, noise levels generated from the site shall comply with the requirements of NZS 6803P.
6. That development shall otherwise generally be in accordance with the submitted plans.

SISTER CITIES:
Klamath Falls, Oregon, U.S.
Beppu City, Oita, Japan.

RIDERS:

- i) At the Building Consent stage a development contribution will be charged based on the provisions contained in Appendix U of the Council's Proposed District Plan.
- ii) Also at the Building Consent stage a bond will be taken to ensure the formation of impermeable surfaces utilised by vehicles, and the provision of landscaping is undertaken to Council's satisfaction.
- iii) Again, at the Building Consent stage, a Section 37 Building Act certificate will be required to be prepared in view of the construction of the building on two or more allotments.

Reasons for approval:

- 1. The building relating to the development is situated a substantial distance away from neighbours' property boundaries which has required the obtaining of those written consents already provided by the applicant which are those persons that Council considers to be affected by the proposal. No further written consents are considered necessary as the proposal is unlikely to produce any environmental effects that are more than minor - in fact the opposite is considered to be the case, as the proposal will have a positive effect on the environment inasmuch as the site for a number of years has existed in a derelict state.
- 2. The height intrusion of 500mm more than the 7.500 metres permitted in the zone, i.e. to a maximum height of 8.000 metres, would have less impact on shading or overlooking of adjoining property than a conforming building situated closer to property boundaries, and again the written consents obtained are all that is considered necessary in terms of Section 94(2) of the Act.

Dated at Rotorua this 9th day of December 1996.

Yours faithfully



JD Sholl
Principal Planner

26/11/96 ✓

P00858



NON-NOTIFIED RESOURCE CONSENT APPLICATIONS

65001729 P00858
65001728

Property File: 65001728 Planning File No: 1996/769

Applicant: KINGSTON, RYKOIS & LARSEN

Property: 9N-100 PUKYATUA STREET chr
19-21 RANDI STREET

Legal Description: Sec 16, 3N, 3S BLOCK LXIII Zoning Res D
LOT 11 DPS 19165

Nature of Application: CONSTRUCTION OF 16 TOWN HOUSES
as a Comprehensive Residential Development, that exceeds
7.5 metre height requirement by 0.5 metres

Type of application: Controlled Discretionary Non-complying

Lodgement date:	<u>30/10/96</u>
Information received:	
Completed resource consent application	✓
Completed Environmental Effects Checklist	✓
Fee paid	Receipt \$141964 ✓ 26/11/96
Additional Information provided	
Adjoining Property Owners Consents required:	
Acknowledgement letter sent out	_____ (date)
PLANNER RESPONSIBLE:	_____

Decision: Approved Declined

Granted consent subject to Conditions 1 to 6
and Riders i) to iii)

6/12/96

PLANNERS CHECKLIST/FILE NOTES:

Initial Check:

All required information provided; OR

Letter sent out requesting the following additional information on:

Site Visit

No further neighbours consents required

Comments:

Potential adverse environmental effects from (Add comment if ✓):

Noise

Visual amenity (external appearance of buildings, streetscape)

Traffic generation

Noise

Glare

Public safety

Any other potential effects

NOTE: For Controlled Activities adverse environmental effects are only relevant in determining conditions of consents for those matters over which the consent authority has retained control.

**RECOMMENDED CONDITIONS OF RESOURCE CONSENT-KINGSTON, RYKERS &
LARKIN - 94-100 PUKUATUA STREET AND 19-21 RANOLF STREET**

1. That all foundations be supervised and approved by a Registered Engineer and that a Producers Statement be provided to Council to show the suitability of the site for the proposed construction, such being to the satisfaction of the Director, Environmental Services.
2. That only one exit/entry point, with no reverse manoeuvring, be permitted to Ranolf Street from the development, such being to the satisfaction of the District Engineer.
3. That the parking spaces, manoeuvring areas and driveways be permanently surfaced, drained and maintained to the satisfaction of the District Engineer. (NB: A plan showing stormwater control of impermeable surfaces and the permanent surfacing of the above areas will be required at the Building Consent stage).
4. That this approval relates to an intrusion to a maximum height of 8.000 metres above natural ground level.
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- ii) Also at the Building Consent stage a bond will be taken to ensure the formation of impermeable surfaces utilised by vehicles, and the provision of landscaping is undertaken to Council's satisfaction.
- iii) Again, at the Building Consent stage, a Section 37 Building Act certificate will be required to be prepared in view of the construction of the building on two or more allotments.

Reasons for approval:

1. The building relating to the development is situated a substantial distance away from neighbours' property boundaries which has required the obtaining of those written consents already provided by the applicant which are those persons that Council considers to be affected by the proposal. No further written consents are considered necessary as the proposal is unlikely to produce any environmental effects that are more than minor - in fact the opposite is considered to be the case, as the proposal will have a positive effect on the environment inasmuch as the site for a number of years has existed in a derelict state.
2. The height intrusion of 500mm more than the 7.500 metres permitted in the zone, i.e. to a maximum height of 8.000 metres, would have less impact on shading or overlooking of adjoining property than a conforming building situated closer to property boundaries, and again the written consents obtained are all that is considered necessary in terms of Section 94(2) of the Act.

townp93

TOWN PLANNING - RESOURCE CONSENT APPLICATION/NON COMPLYING/DISCRETIONARY USE

FILE NO: 1996/76A

PROPERTY FILE NO: P00858

1992

APPLICANT: Kingston, Rykers + Larkin

APPLICATION FOR: Comprehensive Residential Development that exceeds 7.5 metre height requirement by 0.5 metres

21/11

LOCATION:

LEGAL DESCRIPT:

~~DRAUGHTING~~ (Check for Services Only)

TIME DATE INITIALS

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BUILDING INSPECTOR

20 th	21.11.96	R
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PLUMBING & DRAINAGE INSPECTOR

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GEOTHERMAL INSPECTOR

✓	21.11.96	R
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~~DANGEROUS GOODS INSPECTOR~~

--	--	--

HEALTH INSPECTOR

2:00	21.11.96	ARS
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RESOURCES ENGINEER

	22/11/96	MKL
--	----------	-----

TRADE WASTE INSPECTOR

--	--	--

RECREATION & COMMUNITY

	22.11.96	WAL
--	----------	-----

Return to Planning J. Sholl.

3493036

ROTORUA DISTRICT COUNCIL



Private Bag

ROTORUA

Facsimile No. (07) 3463143

Phone No. (07) 3484199

13-26

31.10.96

P00858

FAXED

P00858

FILE

Facsimile to:

Facsimile No. 3493036

Attention: Jim Larkin

Phone No.

From: Robert Schlotjes

File reference 6500/731

Date: 31 October 1996

Pages (Incl this) 2

CAUTION

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Message

Jim,

List of Property owners and their addresses as requested.

Regards

Robert Schlotjes

Please pass this message to the correct person immediately.

Jim - the list of owners as requested.

Tapseu P.W., 2 Ngahu Street, Rotorua.

Finlay R J + DM, 6 Coopers Avenue, Holdens Bay.

F + G Griffiths Ltd, 16 Kerswell Terrace, Rotorua

Greenfield M.A. + D.J., 351 Old Taupo Road, Rotorua.

Sinclair L.G., 129a Hinemoa Street, Rotorua

Dukes H J + PA, 2/129 Hinemoa Street Rotorua

Hopkins B.W. + B.A., PO Box 1022, Rotorua

McKeesick W.H. + DM, 102a Pukuatua Street, Rotorua

Chasen D J + V.N., 102b Pukuatua Street, Rotorua

Day S.A., 102c Pukuatua Street, Rotorua.

Fitzpatrick J., 1/131 Hinemoa Street, Rotorua.

Luijken C.W., 131b Hinemoa Street, Rotorua

Steed E.G., 131c Hinemoa Street, Rotorua

Bird E, 131d Hinemoa Street, Rotorua

Please note that where the owners do not reside at the above properties, it will also be necessary to obtain the written consents of occupiers. On Tapseu's property there are 4 flats, Finlay's property 10 flats, Griffiths Ltd 8 flats and for Greenfield's property 6 flats.

P00859 Z

ROTORUA DISTRICT COUNCIL



Private Bag

ROTORUA

Facsimile No. (07) 3463143

Phone No. (07) 3484199

FILE

10.44 P00858
30.10.96 KD
FAXED

Facsimile to: Jim Larkin

Facsimile No. 3493036

Attention:

Phone No.

From: Robert Schlotjes

File reference 6500/731

Date: 29 October, 1996

Pages (Incl this) 3

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Message Dear Jim,

Further to our discussion I advise that as the proposed development will be a Comprehensive Residential Development it will be assessed as a Discretionary Activity.

At this stage the following will need to be supplied:

- all adjoining neighbour's consents in respect of the maximum height for the Residential D Zone of 7.5 metres being exceeded by 0.5 metres
- ~~the~~ Environmental Effects Checklist will need to be completed and returned
- the plans will need to show that each unit has an area of 150m² exclusive to it.

The fees required if all the neighbour's consents are obtained is \$195. The application could then proceed as a non-notified application.

If all the written consents of owners and occupiers has not been obtained, then the application would need to be notified. The fee for this is \$900.

It is also drawn to your attention that the scale shown on the main plans should be 1:200.

It is also drawn to your attention that a Reserve Contribution would also be required for the development.

Yours faithfully

Robert Schlotjes

Please pass this message to the correct person immediately.

TRICT COUNCIL

3

..... **Facsimile No.**

..... **Phone No.**

..... **File reference**

..... **Pages (incl this)**

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received this document in error, please
(call collect to the person and number
usage. Thank you.



RESOURCE MANAGEMENT ACT 1991

Environmental Effect Checklist For Land Use Consents

The effects of your proposed activity will be one of the key considerations when your application is assessed. This checklist has been compiled to assist you to prepare an application which will meet the requirements of the *Resource Management Act 1991*. Your application must be accompanied by this completed checklist.

Through consultation with Council staff and the affected parties, you should be able to identify the significant environmental effects which should be addressed in your application. We strongly recommend that you consult at an early stage. The formal process of the statutory application will be much smoother if you have done so.

Should you answer YES to any of the following questions, you may be required to provide an assessment of the effects from a professional person experienced in assessing the effects of your proposed activity, eg. soil engineer, or environmental health expert. This assessment should also accompany the application. If there is any doubt, discussions with Council staff may assist.

NOTE: Unless the question is clearly not applicable to the application, it is unacceptable to claim without any reason that the proposed activity will have no effect on the environment. Applications with such incomplete assessments will not be processed until the relevant information is provided.

The assessment should include but not be limited to:

- a) the type of effect (positive/negative/cumulative);
- b) the extent of the effect (geographic spread/duration/volume; and
- c) possible actions to reduce (avoid, remedy or mitigate) adverse effects.

1. Are any of the following natural constraints or hazards present on the site?

- | | | |
|--|------------------------------|-----------------------------|
| Is there any stormwater or flood-flow path? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Is the land unstable or on a slope greater than 20°? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Is the site in or adjacent to a gully? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Is the site within 20 metres of a permanent watercourse? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Are there any geothermal features on the site? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Are there any geothermal bores on the site? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Has the site been subject to landfill? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Are there any other natural constraints to the site? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

(If YES, what are they?)

SHOW ON PLAN

2. Is there any waahi tapu or archaeological site present which may be affected by the proposed development?

- | | | |
|---|------------------------------|-----------------------------|
| Is there any historic or significant building, tree, object or site affected by the proposed development? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
|---|------------------------------|-----------------------------|

Note 1: The District Plan contains registers of the above features for reference, see Appendix A.

Note 2: If the above feature is registered under the *Historic Places Act 1993* the consent of the Historic Places Trust will be required. In addition a survey of archaeological sites, including registered, no-registered and NZAA listed and previously unlisted sites may be required to be undertaken.

PTO..

ROTORUA DISTRICT COUNCIL, PRIVATE BAG RO 3029, ROTORUA, NEW ZEALAND
PH: 07 348 4199 FAX: 07 346 3143

DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ABOVE FEATURE.

Has the value of any of the above items been assessed and relevant parties consulted?

☐ YES ☐ NO

Does the proposed development affect tangata whenua?

☐ YES ☐ NO

If YES outline how you have taken account of the principles of the Treaty of Waitangi.
See Part Five of the District Plan for an explanation of these principles.

SHOW ON PLAN

3. Does the site or neighbouring site contain:

Any wildlife habitat, wetland or area of indigenous vegetation that could be affected by the proposed activity?

☐ YES ☐ NO

Any trees that will be affected by the proposed activity?

☐ YES ☐ NO

SHOW ON PLAN

4. Will the proposed development generate:

Any additional utility service requirements?

☐ YES ☐ NO

Any additional vehicular traffic?

☐ YES ☐ NO

Any additional noise?

☐ YES ☐ NO

Any dust that can drift beyond the site?

☐ YES ☐ NO

Any odour beyond the site?

☐ YES ☐ NO

Will the above be during the construction period?

☐ YES ☐ NO

Will the above be when the development is completed?

☐ YES ☐ NO

5. Will the property have direct access to a State Highway?

☐ YES ☐ NO

(If YES, the written comments of Transit New Zealand will be required for both existing and proposed vehicular access points)

6. Will the development produce any waste materials?

☐ YES ☐ NO

7. Will you be applying for a liquor licence in relation to this activity?

☐ YES ☐ NO

8. Will you be storing, using, transporting or disposing of any hazardous substance or contaminant?

☐ YES ☐ NO

9. Will the scale/size/use of your development have any adverse effect on the environment or the amenities of the neighbourhood and the resources and services already provided to support such a use?

☐ YES ☐ NO

10. Describe the visual effects of the proposed development?

☐ YES ☐ NO

To the best of my knowledge the answers on this form are correct. Where the answer is "YES" I have included an assessment from a recognised professional or addressed the issue in consultation with Council staff and have shown on a plan of the site those particular features.

(date)

(Signature of applicant or agent for applicant)

ROTORUA DISTRICT COUNCIL, PRIVATE BAG RO 3029, ROTORUA, NEW ZEALAND

PH: 07 348 4199 FAX: 07 346 3143

P 00850

Resource Consent Application

under the Resource Management Act 1991

PLEASE FILL OUT ALL PARTS OF THIS FORM UNLESS OTHERWISE STATED
(Failure to do so may result in delays in processing your application.)

1. APPLICANT'S NAME AND ADDRESS

Applicant's name: KINGSTON, RYKERS & LARKIN

Applicant's postal address: P.O. BOX 696, ROTORUA

Contact name and address
(if different from above):

JIM LARKIN

Contact telephone number: 07) 348-4202

Fax: 3493036

2. OWNER AND OCCUPIER OF PROPERTY

Owner of property to which the
application relates:
(If different from applicant)

Name: AS ABOVE

Address: _____

Occupier of property to which the
application relates:
(If different from applicant)

Name: NIL

Address: _____

3. LOCATION OF ACTIVITY

Describe the location of the application to which this application relates in a way which will enable it to be readily identified (e.g. street address and legal description).

94-100 PUKUATUA STREET, ROTORUA

19-21 RANOLF STREET, (CORNER PUKUATUA STREET), ROTORUA

AFFECTED PROPERTIES : SECS 16, 34, 35 BLOCK LX111 TOWN OF ROTORUA

AND LOT 1 DPs 19165

Rotorua District Council

RECEIVED 30 OCT 1999

REFERRED TO Env

COPY TO _____

INSTRUCTIONS:

Original to J. Watt

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 348 3143

Version: 1, Version Date: 12/06/2013

4. RESOURCE CONSENT INFORMATION

- a. I am applying for: ☒ *** Resource Consent
☐ Subdivision Consent
- b. List any other resource consents that you require from other consent authorities to carry out the proposed activity (e.g. discharge or water permit or resource consent from Environment BOP or Environment Waikato):

- c. Please provide a brief description of the activity to which this application relates:

CONSTRUCTION OF 16 TOWN HOUSES, GENERALLY AS PER THE PLANS

ATTACHED, WITH APPROPRIATE LANDSCAPING AND BEAUTIFICATION

Attach any further sheets needed.

5. OTHER INFORMATION REQUIREMENTS

I have attached:

- ☐ A completed environmental effect checklist
- ☒ A plan/plans showing the location of the activity and what is proposed
- ☐ All required neighbours consent forms and plans signed by them
(Please check with the Planning Services Section to find out who you need to obtain consents from)
- ☐ An assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Act
(NOTE: this assessment is not always required - please check with Planning Services to find out if you need to complete one)

SUBDIVISION CONSENT APPLICATIONS ONLY

- ☐ I attach sufficient information in accordance with Section 219 of the Act to adequately define:
- The position of all new boundaries;
 - The areas of all new allotments (Not required for cross leases, company leases, or unit plans);
 - The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
 - The location and areas of esplanade strips to be created under Section 232 of the Act;
 - The location and areas of any existing esplanade reserves, esplanade strips, or access strips;
 - The location and areas of land of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act;
 - The location of any areas of land to be set aside as new road.

ROTORUA
DISTRICT
COUNCIL



James Larkin
Signature of applicant or person authorised
to sign on the applicants behalf

24 Oct. 1996
Date

P00858

650010

ST.

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65004

DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ABOVE FEATURE.

Has the value of any of the above items been assessed and relevant parties consulted?

☐ YES☒ NO

Does the proposed development affect tangata whenua?

☐ YES☒ NO

If YES outline how you have taken account of the principles of the Treaty of Waitangi.
See Part Five of the District Plan for an explanation of these principles.

SHOW ON PLAN

3.

Does the site or neighbouring site contain:

Any wildlife habitat, wetland or area of indigenous vegetation that could be affected by the proposed activity?

☐ YES☒ NO

Any trees that will be affected by the proposed activity?

☐ YES☒ NO

SHOW ON PLAN

4.

Will the proposed development generate:

Any additional utility service requirements?

☒ YES☐ NO

Any additional vehicular traffic?

☒ YES☐ NO

Any additional noise?

☒ YES☐ NO

Any dust that can drift beyond the site?

☒ YES☒ NO

Any odour beyond the site?

☐ YES☐ NO

Will the above be during the construction period?

☒ YES☐ NO

Will the above be when the development is completed?

☐ YES☒ NO

5.

Will the property have direct access to a State Highway?

☐ YES☒ NO

(If YES, the written comments of Transit New Zealand will be required for both existing and proposed vehicular access points)

6.

Will the development produce any waste materials?

☐ YES☒ NO

7.

Will you be applying for a liquor licence in relation to this activity?

☐ YES☒ NO

8.

Will you be storing, using, transporting or disposing of any hazardous substance or contaminant?

☐ YES☒ NO

9.

Will the scale/size/use of your development have any adverse effect on the environment or the amenities of the neighbourhood and the resources and services already provided to support such a use?

☐ YES☒ NO

10.

Describe the visual effects of the proposed development?

☐ YES☐ NO

As will be seen from the drawings, it is the intention of the owner to construct quality town houses on this now derelict site. Together with proper fencing and landscaping the development will do justice to this high profile site and be a credit to its location overlooking Kuirau Park.

To the best of my knowledge the answers on this form are correct. Where the answer is "YES" I have included an assessment from a recognised professional or addressed the issue in consultation with Council staff and have shown on a plan of the site those particular features.

5th Nov 1996
(date)

James Larkin
(Signature of applicant or agent for applicant)

ROTORUA DISTRICT COUNCIL, PRIVATE BAG 3029, ROTORUA, NEW ZEALAND

PH: 07 348 4199 FAX: 07 346 3143



RESOURCE MANAGEMENT ACT 1991

Environmental Effect Checklist For Land Use Consents

The effects of your proposed activity will be one of the key considerations when your application is assessed. This checklist has been compiled to assist you to prepare an application which will meet the requirements of the *Resource Management Act 1991*. Your application must be accompanied by this completed checklist.

Through consultation with Council staff and the affected parties, you should be able to identify the significant environmental effects which should be addressed in your application. We strongly recommend that you consult at an early stage. The formal process of the statutory application will be much smoother if you have done so.

Should you answer YES to any of the following questions, you may be required to provide an assessment of the effects from a professional person experienced in assessing the effects of your proposed activity, eg. soil engineer, or environmental health expert. This assessment should also accompany the application. If there is any doubt, discussions with Council staff may assist.

NOTE: Unless the question is clearly not applicable to the application, it is unacceptable to claim without any reason that the proposed activity will have no effect on the environment. Applications with such incomplete assessments will not be processed until the relevant information is provided.

The assessment should include but not be limited to:

- a) the type of effect (positive/negative/cumulative);
- b) the extent of the effect (geographic spread/duration/volume; and
- c) possible actions to reduce (avoid, remedy or mitigate) adverse effects.

1. Are any of the following natural constraints or hazards present on the site?

- | | | |
|--|---|--|
| Is there any stormwater or flood-flow path? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Is the land unstable or on a slope greater than 20°? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Is the site in or adjacent to a gully? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Is the site within 20 metres of a permanent watercourse? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Are there any geothermal features on the site? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Are there any geothermal bores on the site? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Has the site been subject to landfill? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Are there any other natural constraints to the site? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| (If YES, what are they?) | SHOW ON PLAN | |

- ### 2. Is there any waahi tapu or archaeological site present which may be affected by the proposed development?
- | | | |
|---|------------------------------|--|
| Is there any waahi tapu or archaeological site present which may be affected by the proposed development? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Is there any historic or significant building, tree, object or site affected by the proposed development? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |

Note 1: The District Plan contains registers of the above features for reference, see Appendix A.

Note 2: If the above feature is registered under the *Historic Places Act 1993* the consent of the Historic Places Trust will be required. In addition a survey of archaeological sites, including registered, no-registered and NZAA listed and previously unlisted sites may be required to be undertaken.

PTO..

ROTORUA DISTRICT COUNCIL, PRIVATE BAG RO 3029, ROTORUA, NEW ZEALAND
PH: 07 348 4199 FAX: 07 346 3143



LARKIN BROS **FILE** LTD

06500/728-00
06500/729-00
06500/748-00

DEVELOPERS AND BUILDING CONTRACTORS
INDUSTRIAL, COMMERCIAL, SHOPFITTING SPECIALISTS

P00857
P00858
P00884

24 January 1996

Rotorua District Council
Private Bag RO 3029
ROTORUA

Attn: Property Records Office

Dear Sir/Madam,

RE: SECTIONS 16. 34. 25 (BLOCK LXIII) AND LOT 1 D.P.S. 19165,
PUKUATUA STREET, ROTORUA.

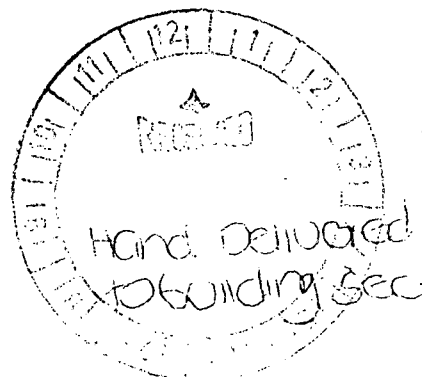
Please find enclosed a copy of a Geotechnical Investigation Report covering the above site, together with a covering letter from Browne Spurr and Kronast.

This Geotechnical Report, prepared by Tonkin and Taylor Limited, Consulting Geotechnical Engineers, describes ground conditions on the site and contains test data, interpretation and recommendations.

Please attach this report to the Property File as future engineering design will likely refer to information contained therein.

Yours faithfully,

Eugene Larkin
for Messrs Kingston, Larkin, Rykers



25.1 1 012	25.2 212 1416 742	25.3 4120 954 741 LXIX _{D.P}	25.4 2115 954 740 28101	25.5 5110 1012 739	25.6 2115 506 738 D.P 16	25.7 114 506 737 5 46	25.8 1107 1012 736 25.1
05/3 012 28 25.1 171	765/1 1416 18 25.2 109	765 1012 19 25.1 107	764 809 5 25.1 105	763 4 105	762 809 5 25.1 101	906 746 809 157 34.0	209 789 1 95

HINEMOA

777	777	777	777	777	777	777	777
25-1	25-1	25-1	25-1	25-1	25-1	25-1	25-1
3	6	7	8	1049	1016	11158	11154
1011	809				809	1406	1012
783	783	782	781	780	779	778	777
1	D	P	3	6	9	0	6
25-1	25-1				25-1		
0	P	S.LXV	800	800	799	798	797
505	804	803	802	801	800	799	798
0							
9							
05							

ERUERA

[illegible]

ST.

<u>776</u>		<u>775</u>		<u>772</u>				<u>766</u>	
25.1 150 3 1012	148 29.0 1 1164	144 32.6 2 1309	140 32.5 3 1306	150 31.7 4 1274	130 25.1 19 1012	124 20 1012	25.1 129 2548		
776	775	774	773	772	767	766	750		
6	D. P. 29.0	S. 3	4 0	5 0					
8		D. P. S. 29.0 45.3 8 3	28 12.5 8 9 9	LXIV D.P. 29083			D.P.S. 27405	28464	
794	793	792	791	790	789	788	787	786	750
1012 30 25.1 105	31 103	1014 1101 25.1	506 506 1 2 12.5 12.5	653 675 174 297 16.2 16.7	696 395 17.3	1012 36 25.1 95	12.5 27405 314 506 12.5	D.P.S. 28464 37.9	35
794		792							

57.

Affected Parties Consent Form

Consent of affected property owner/occupier to a
proposed activity or building work

POC858

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I BETTY ANN & BRIAN WILLIAM HOPKINS being the owner/occupier
of 129^c Huenua St Rotorua (address),

having studied the proposal of LARKIN BROS. LTD. (name)

located at 94-100 Pukuatua St. and 19-21 Ranolf St.

ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN HOUSES SHOWN ON THE PLANS,

SIGNED BY ME/US FROM 7.500 to 8.000 (metres) AND FOR A

COMPREHENSIVE RESIDENTIAL DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of
environmental effects. You need to sign these documents as well as this form.

Date:

Signature:

Contact name/address:

(if different from above)

Phone: 07-348-4121 Fax: 07-348-9155

ROTORUA
DISTRICT
COUNCIL

ENVIRONMENTAL
SERVICES

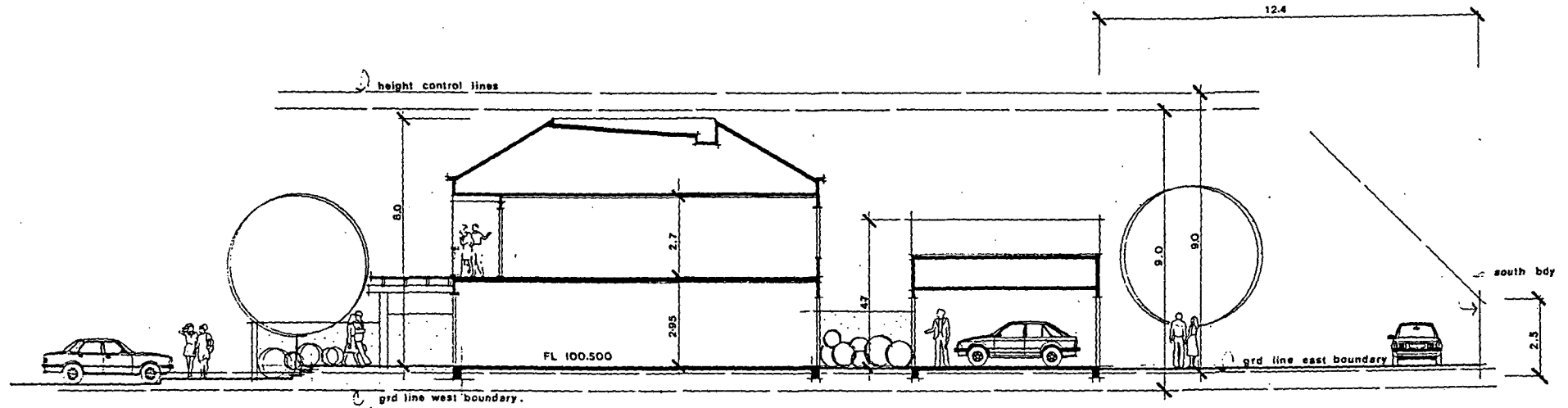
Private Bag 3029

Rotorua

Ph (07) 348 4121

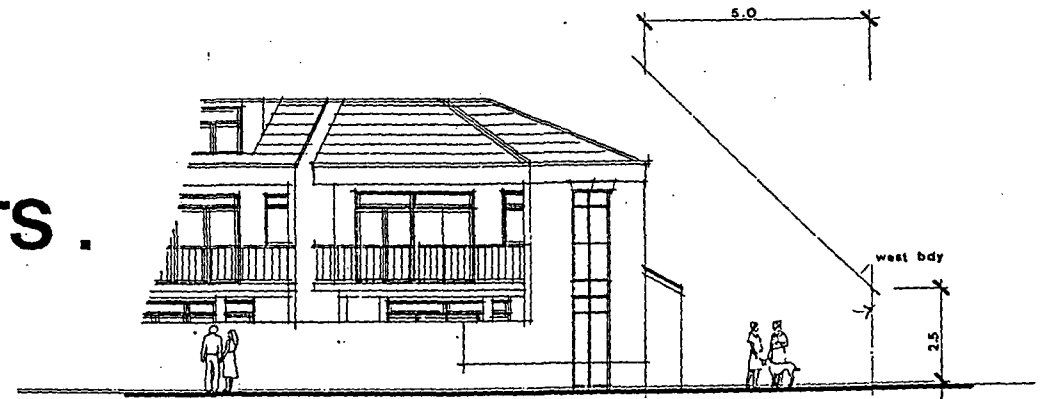
Fax (07) 348 9155

POC 538



TYPICAL SECTION 1:100

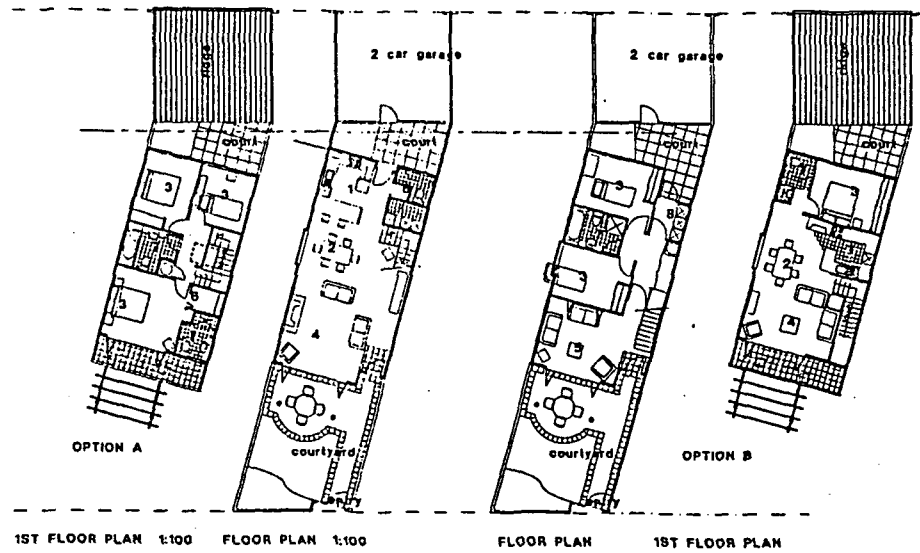
KUIRAU PARK APARTMENTS .



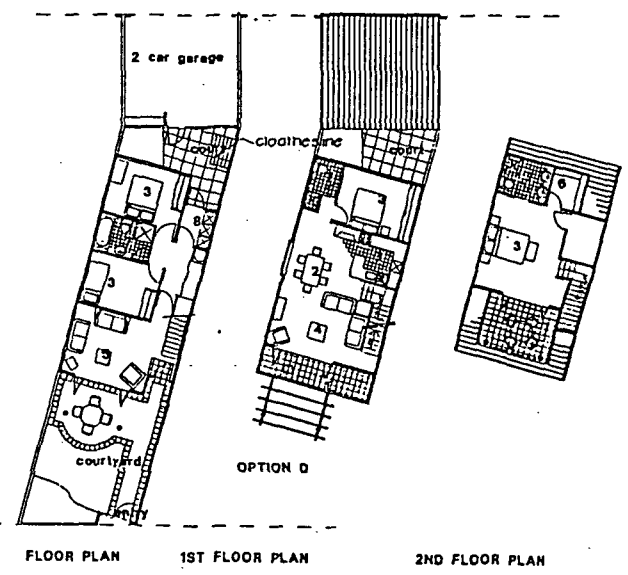
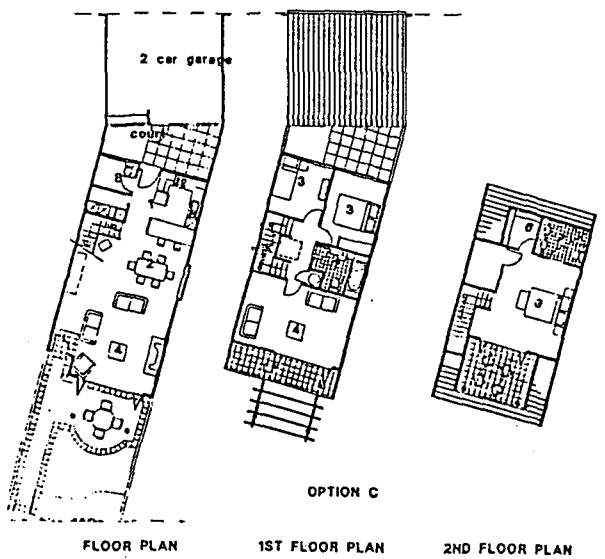
PART NORTH ELEVATION

Handwritten signatures and initials.

SK 474 30



- LEGEND**
- 1 = KITCHEN
 - 2 = DINE
 - 3 = BEDROOM
 - 4 = LIVING/FAMILY
 - 5 = STUDIO
 - 6 = W/ROBE
 - 7 = BATHROOM
 - 8 = LAUNDRY

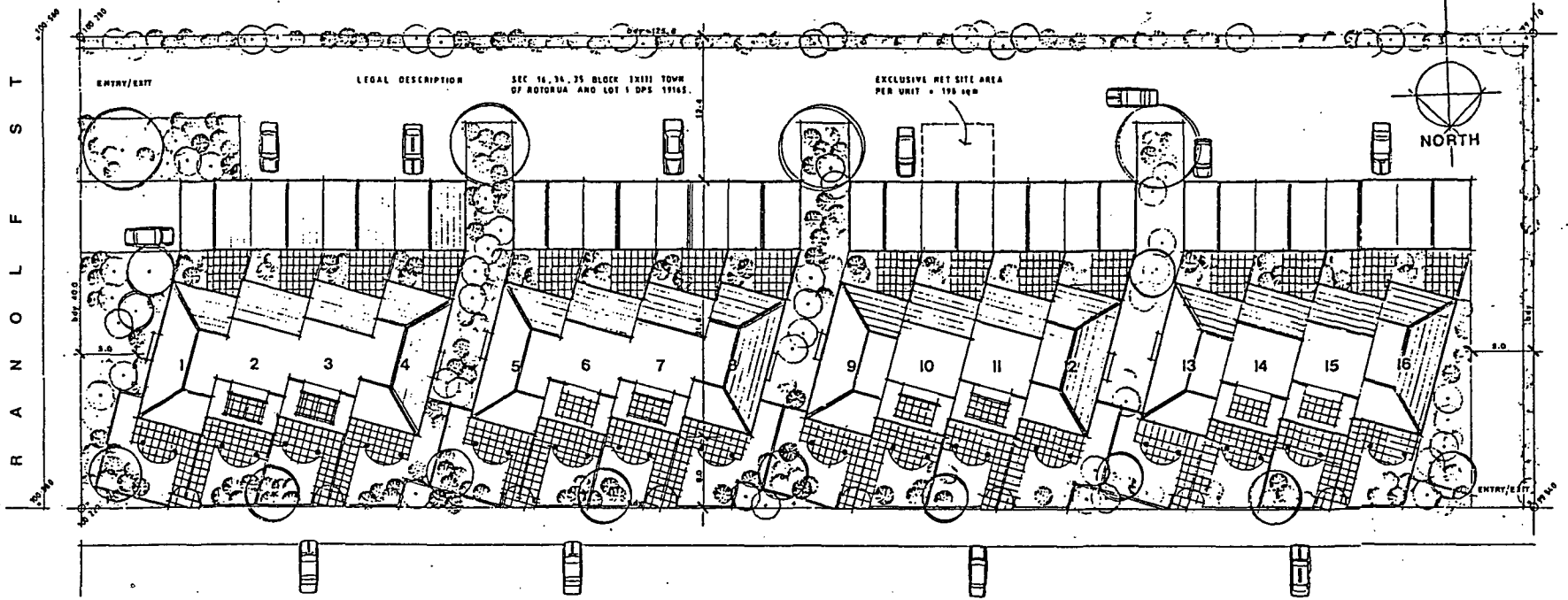


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KUIRAU●PARK APARTMENTS .



P U K U A T U A S T R E E T E L E V A T I O N

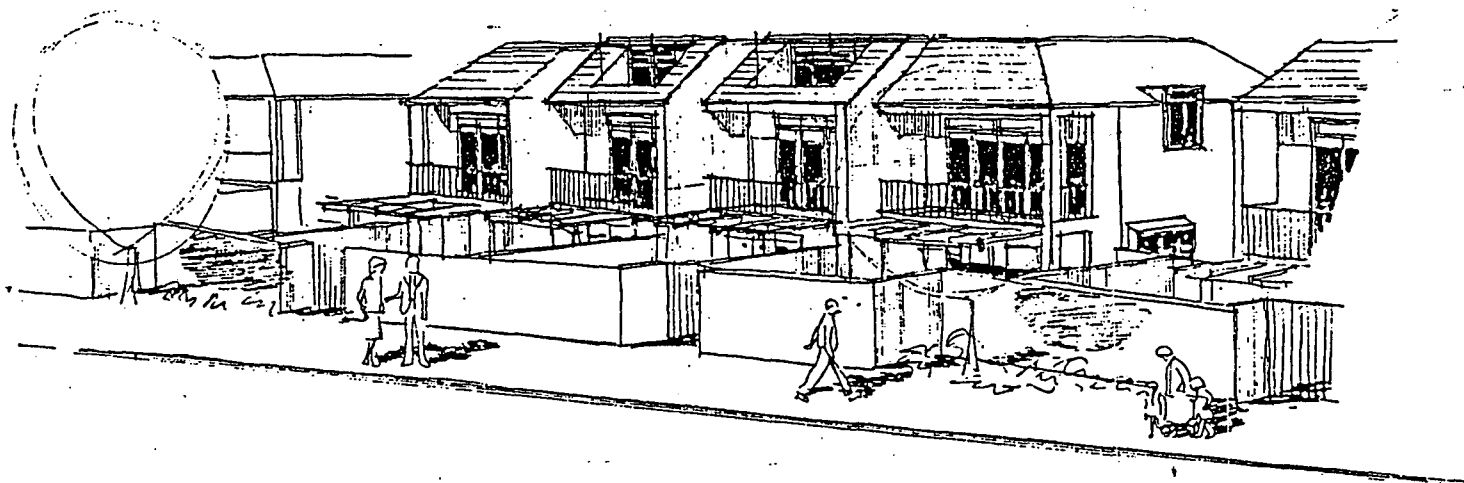


P U K U A T U A S T R E E T

KUIRAU PARK APARTMENTS

1:200 SK474. 1A

Handwritten signature and initials



KUIRAU PARK APARTMENTS .

L A R K I N B R O S L I M I T E D

Barb

Affected Parties Consent Form

Consent of affected property owner/occupier to a
proposed activity or building work

P00358

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I RS & OM FINLAY being the owner/occupier
of 123 HINEMOA ST (address),

having studied the proposal of LARKIN BROS. LTD. (name)

located at 94-100 Pukuatua St. and 19-21 Ranolf St.
ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN HOUSES SHOWN ON THE PLANS,

SIGNED BY ME/US FROM 7.500 to 8.000 (metres) AND FOR A

COMPREHENSIVE RESIDENTIAL DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

6-11-96

Signature:

RS Finlay / OM Finlay

Contact name/address:

6 Cooper Ave Holden's Bay

(if different from above)

ROTORUA.

Phone: 3456653 Fax: 3456651

ROTORUA
DISTRICT
COUNCIL



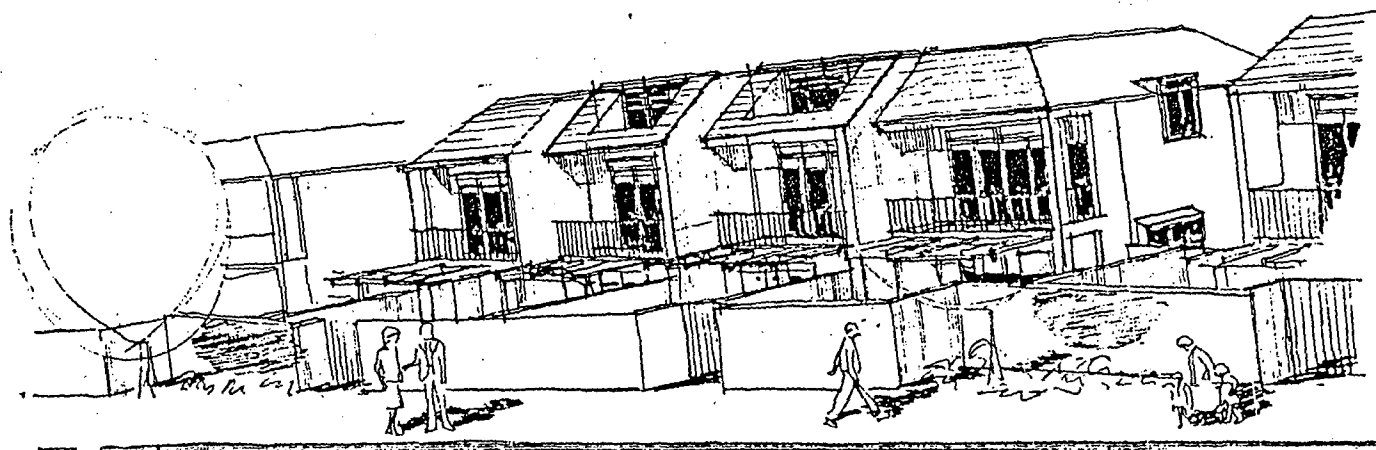
Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

P00858



KUIRAU PARK APARTMENTS.

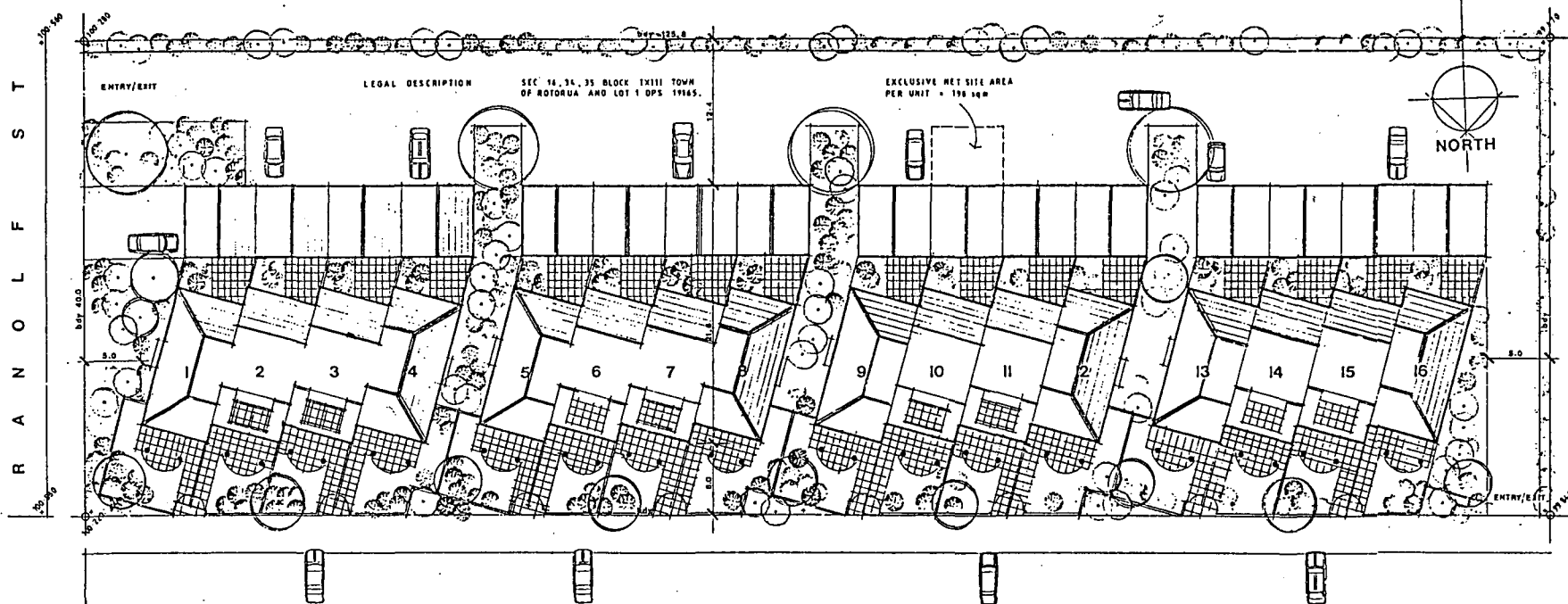
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Handwritten signature and initials.

P00353



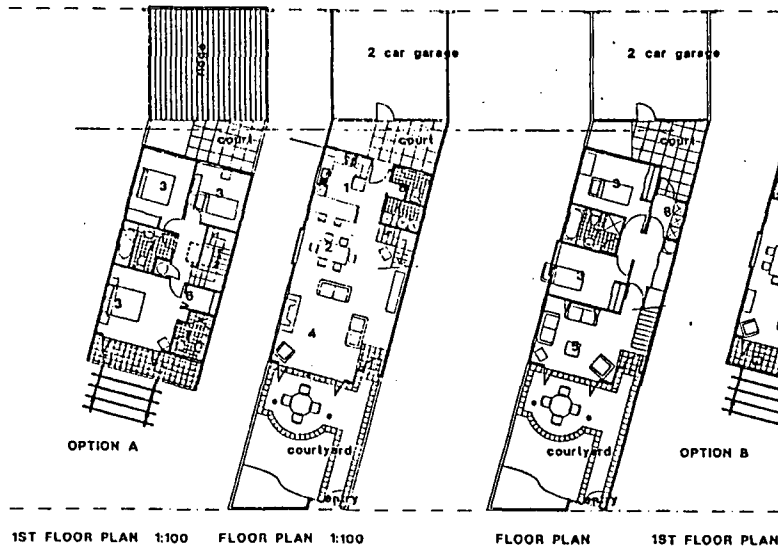
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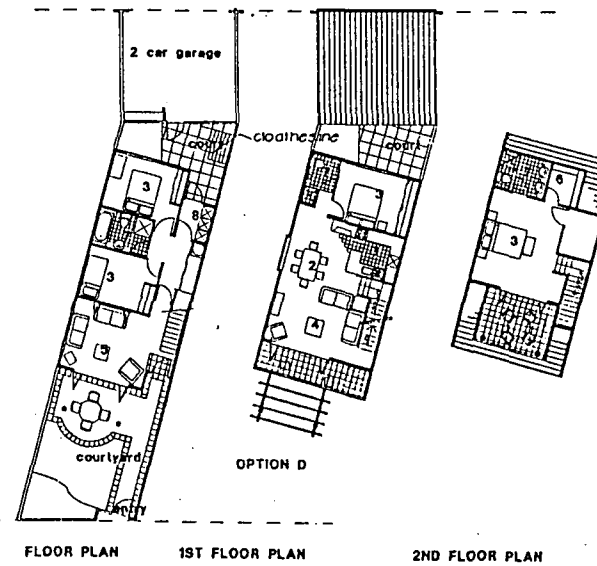
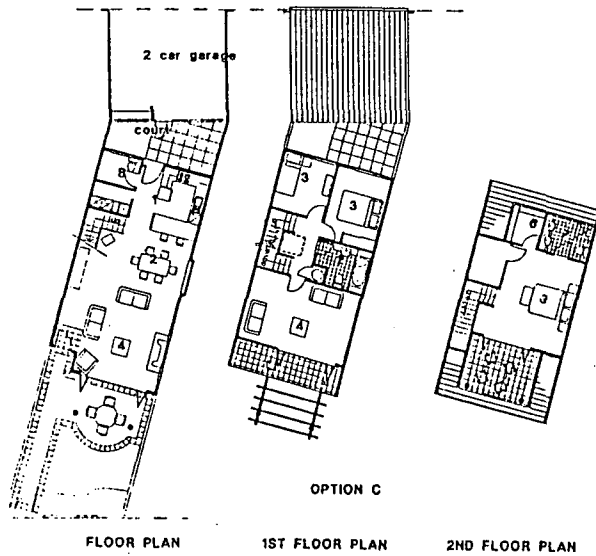
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KUIRAU PARK APARTMENTS

1:200 SK474. 1A

Handwritten signature: Andy Fanloy



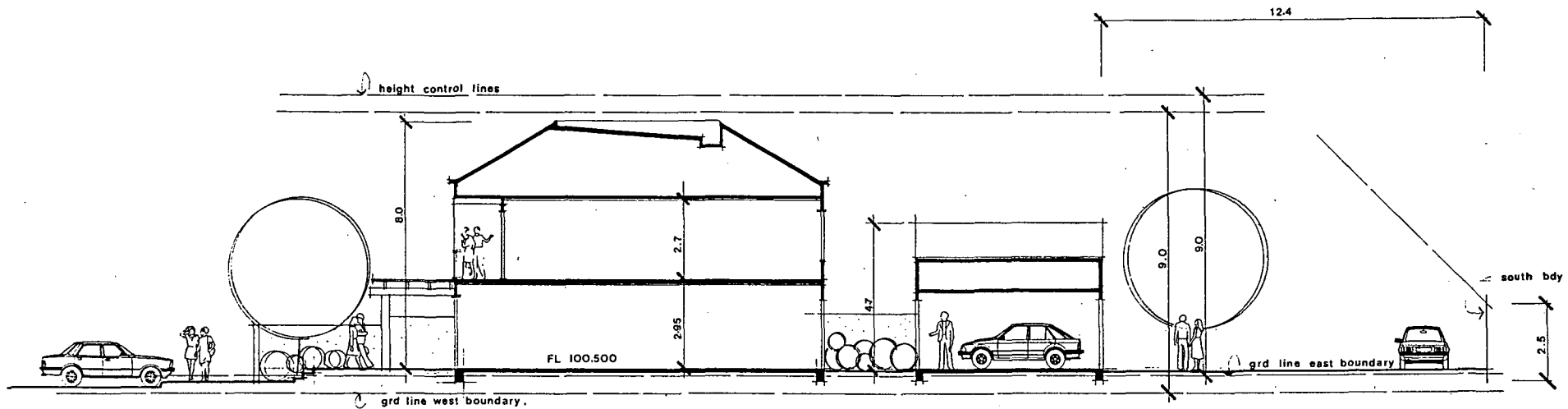
- LEGEND**
- 1 = KITCHEN
 - 2 = DINE
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 - 4 = LIVING/FAMILY
 - 5 = STUDIO
 - 6 = W/ROBE
 - 7 = BATHROOM
 - 8 = LAUNDRY



KUIRAU PARK APARTMENTS.

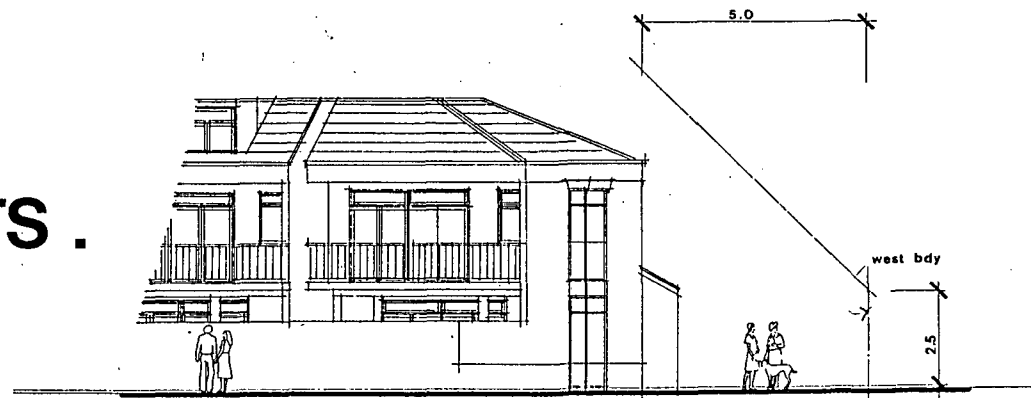
Anthony Furley

P00858



TYPICAL SECTION 1:100

KUIRAU PARK APARTMENTS.



PART NORTH ELEVATION

SK 474 3C
Furley

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I SHIRLEY ANNE DAY being the owner/occupier

of 3/102 Pukuatua St ROTORUA (address),

having studied the proposal of LARKIN BROS. LTD. (name)

located at 94-100 Pukuatua St. and 19-21 Ranolf St.

ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):
TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN HOUSES SHOWN ON THE PLANS,

SIGNED BY ME/US FROM 7.500 to 8.000 (metres) AND FOR A

COMPREHENSIVE RESIDENTIAL DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 15-11-96

Signature: S. A. Day

Contact name/address: SHIRLEY DAY

(if different from above)

Phone: 07 3482375 work. Fax: Home 3475477

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 302
Rotorua
Ph: (07) 348 4199
Fax: (07) 348 3133



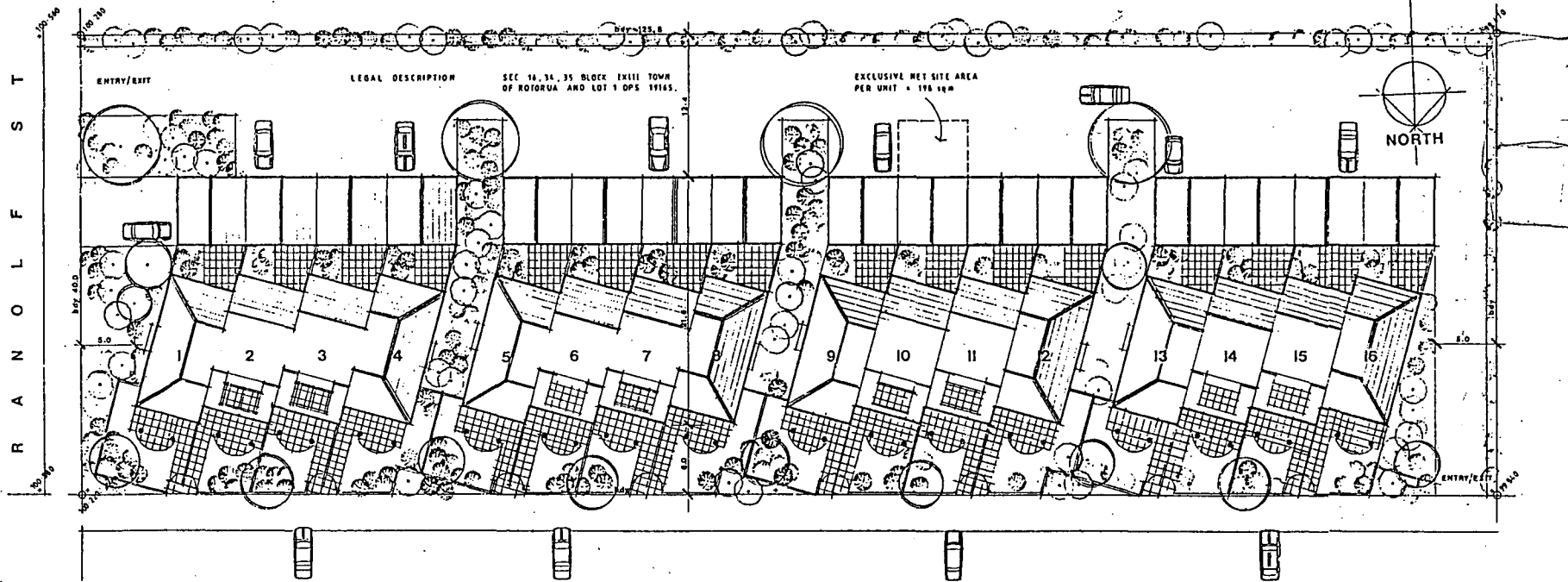
KUIRAU PARK APARTMENTS.

L A R K I N B R O S L I M I T E D .

J. A. 2004



P U K U A T U A S T R E E T E L E V A T I O N

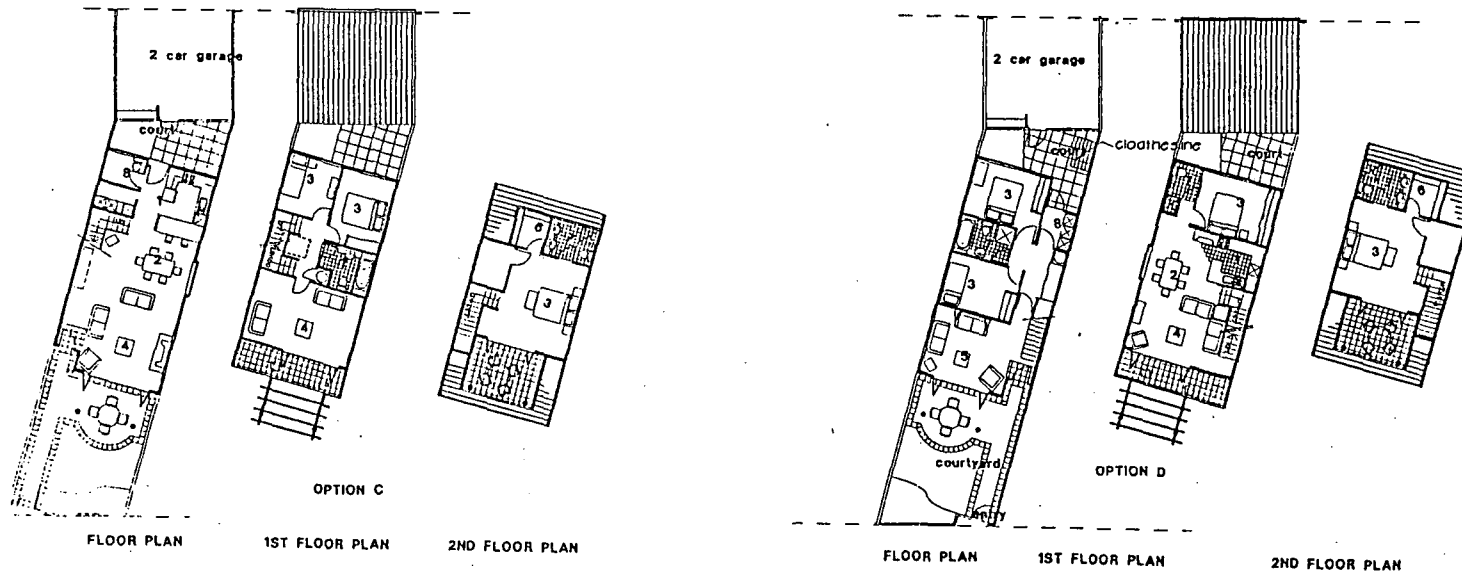
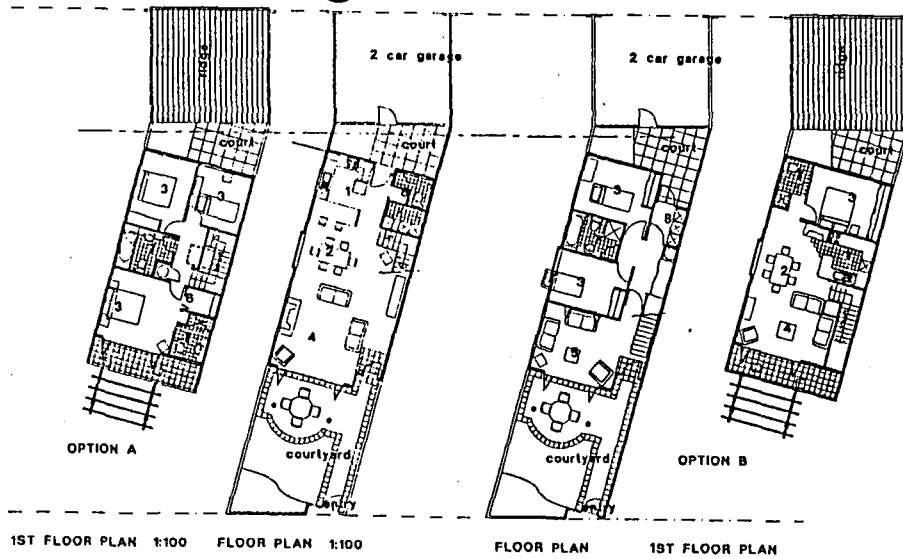


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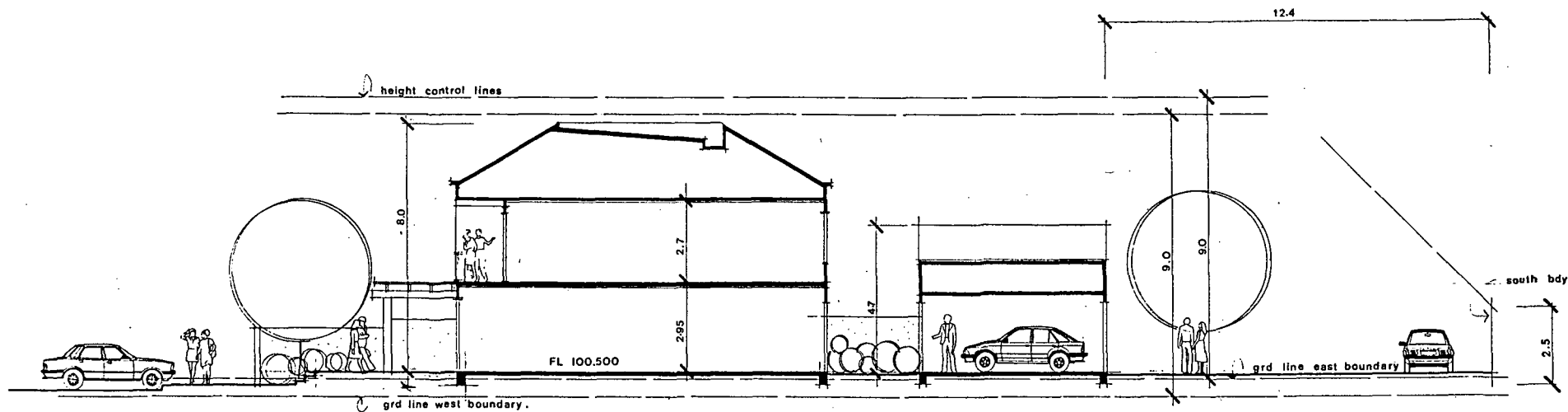
KUIRAU PARK APARTMENTS

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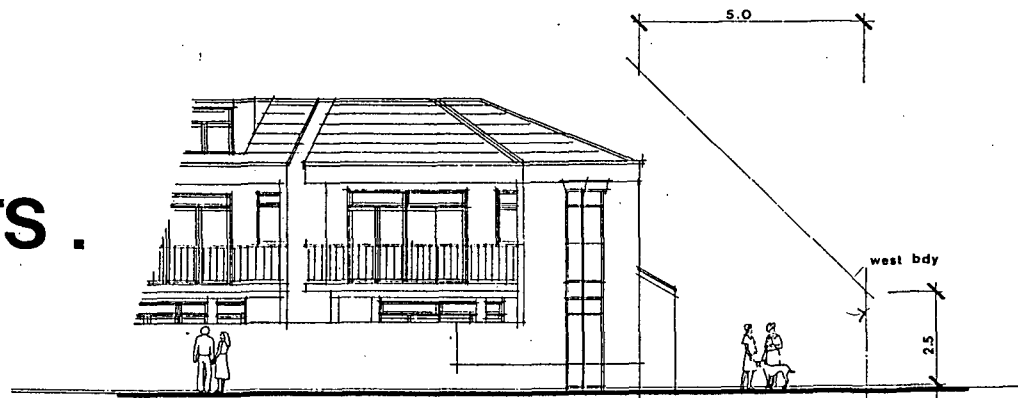


KUIRAU PARK APARTMENTS.



TYPICAL SECTION 1:100

KUIRAU PARK APARTMENTS .



PART NORTH ELEVATION

J. A. May

SK 474 3C

Affected Parties Consent Form

*Consent of affected property owner/occupier to a
proposed activity or building work*

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I KELLY MACMILLAN being the ~~owner~~/occupier
of FLAT 6 127 HINEMOA ST (address),
having studied the proposal of LARKIN BROS LTD (name)
located at P O BOX 696
ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

ERECTION OF KUIRAY PARK APARTMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 19-11-96

Signature: K. Macmillan

Contact name/address: AS ABOVE

(if different from above) _____

Phone: _____ Fax: _____

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 725033

Version: 1, Version Date: 12/06/2013

127 HINEMOA ST
Rotorua.



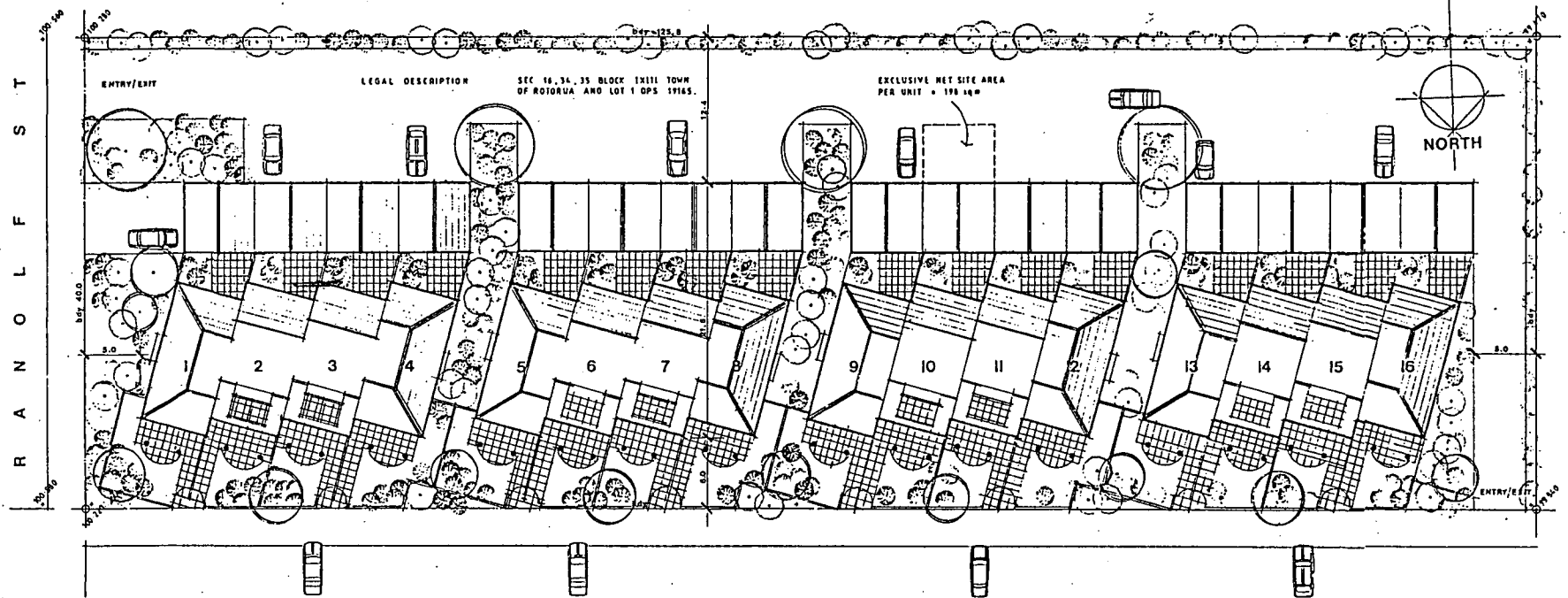
KUIRAU PARK APARTMENTS.

L A R K I N B R O S L I M I T E D

H. Maemela
M. Greenfield
J. Greenfield

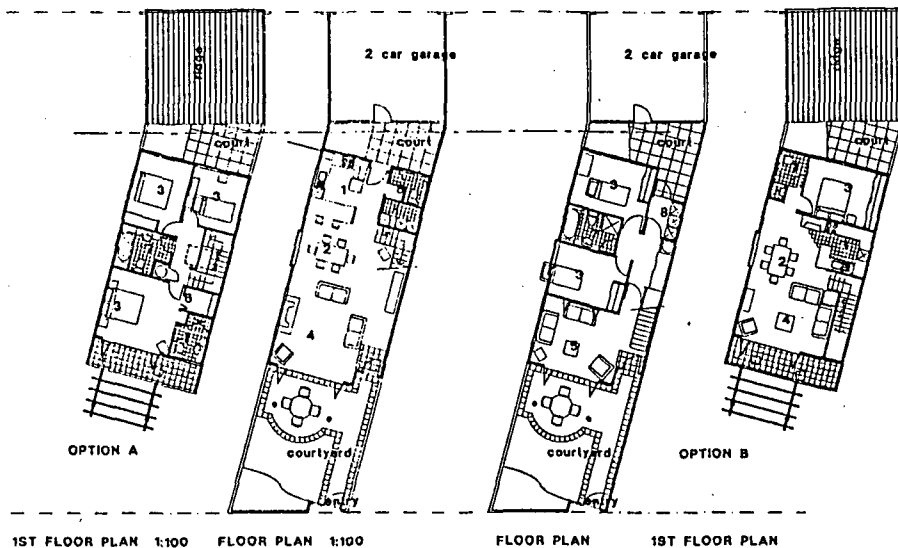


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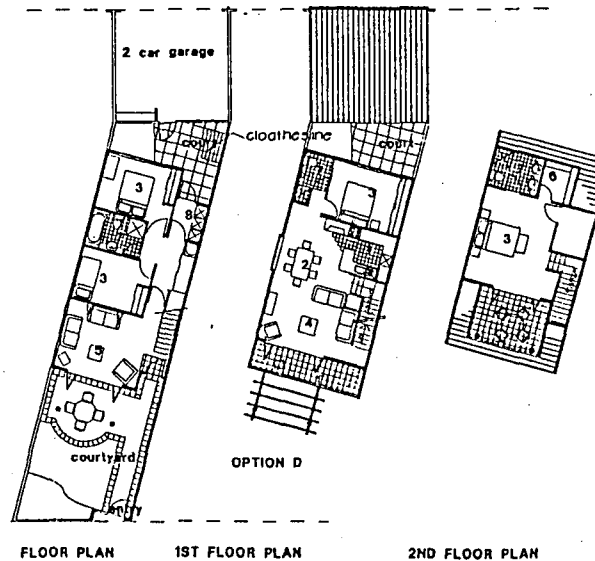
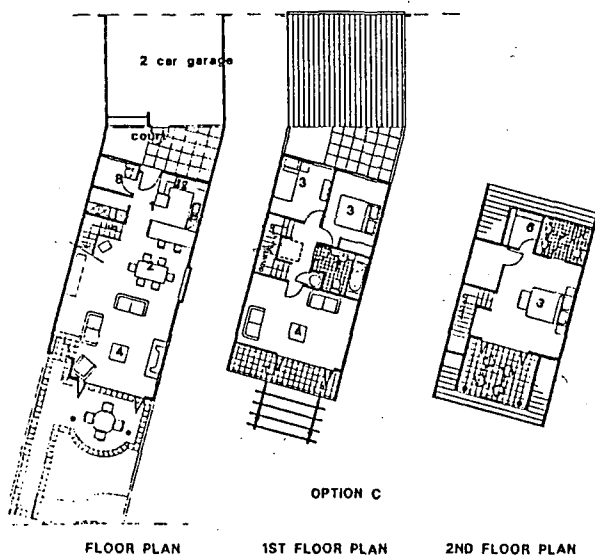


P U K U A T U A S T R E E T
KUIRAU PARK APARTMENTS

L. Macmillan
200 SK 474. 1A
Abeyaratne
Greenfield



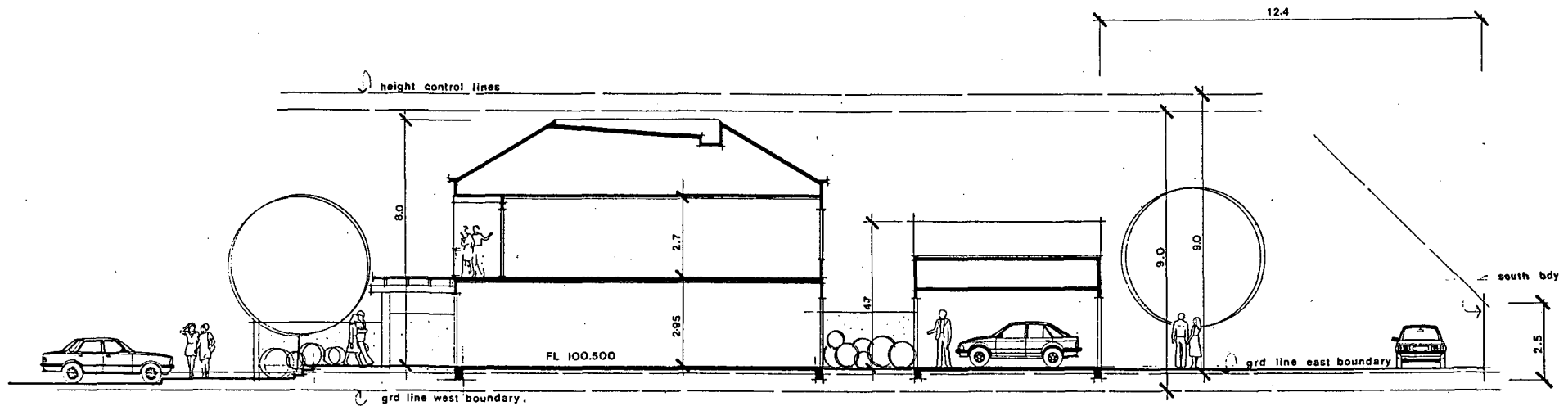
- LEGEND**
- 1 = KITCHEN
 - 2 = DINE
 - 3 = BEDROOM
 - 4 = LIVING/FAMILY
 - 5 = STUDIO
 - 6 = W/ROBE
 - 7 = BATHROOM
 - 8 = LAUNDRY



KUIRAU PARK APARTMENTS.

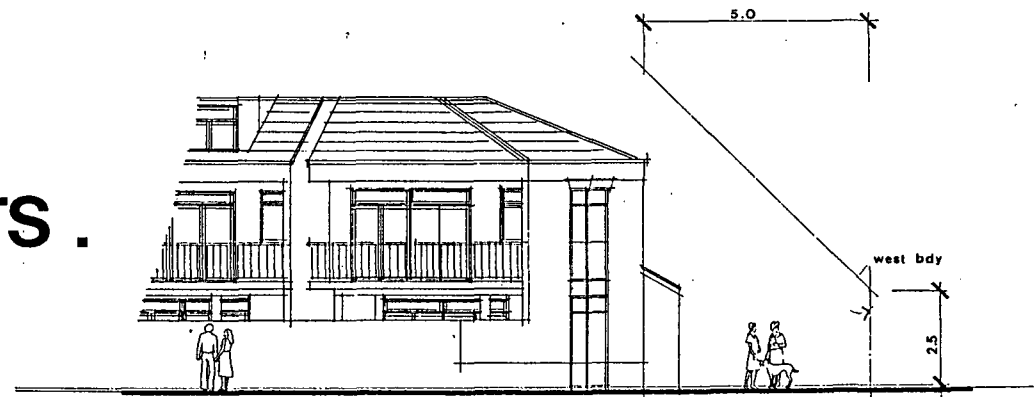
SK 474

Handwritten signatures:
 S. Maemela
 M. Greenfield
 J. Greenfield



TYPICAL SECTION 1:100

KUIRAU PARK APARTMENTS.



PART NORTH ELEVATION

K. Mearns
W. Greenfield
 SK 474 3C
W. Greenfield

Affected Parties Consent Form

Consent of affected property owner/occupier to a
proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I M.A. & D.J. GREENFIELD being the owner/occupier

of 127 HINEMOA ST. ROTORUA (address),

having studied the proposal of LARKIN BROS LTD (name)

located at

CR PUKATUA, Rangi St

ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN
HOUSES SHOWN ON THE PLANS, SIGNED BY US FROM 7.500
TO 8.000 METRES. AND FOR A COMPREHENSIVE RESIDENTIAL
DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

6/16/96

Signature:

M. Greenfield

Contact name/address:

M & D GREENFIELD

(if different from above)

351 OLD TRAP ROAD

ROTORUA

Phone: (07) 3478232 Fax: (07) 3478232

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 725033

Version: 1, Version Date: 12/06/2013

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I W. H. McKeesick being the owner/occupier

of 1/102 Pukuatua Street (address),

having studied the proposal of LARKIN BROS. LTD. (name)

located at 94-100 Pukuatua St. and 19-21 Ranolf St.

ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN HOUSES SHOWN ON THE PLANS,

SIGNED BY ME/~~US~~ FROM 7.500 to 8.000 (metres) AND FOR A

COMPREHENSIVE RESIDENTIAL DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

7-11-96

Signature:

W. H. McKeesick

Contact name/address:

(if different from above)

Phone: 3480 556 Fax: _____

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3024

Rotorua

Ph (07) 348 4199

Fax (07) 346 3123



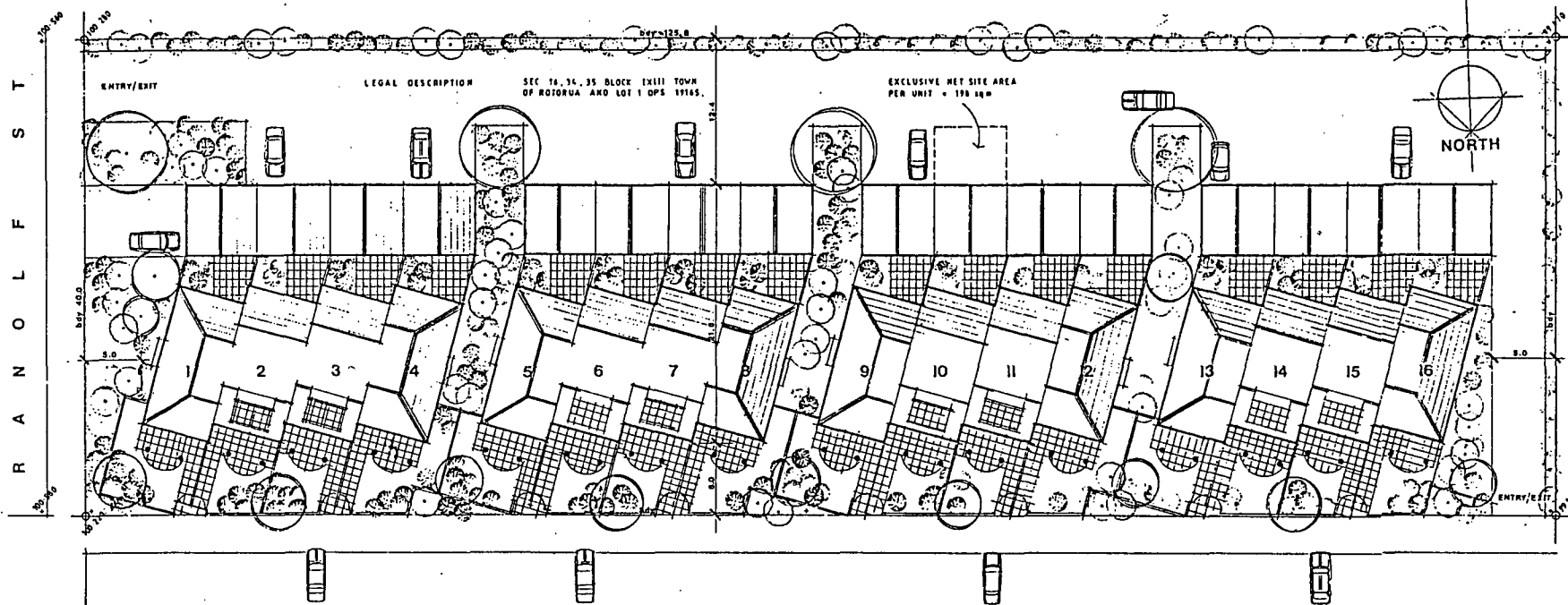
KUIRAU PARK APARTMENTS .

L A R K I N B R O S L I M I T E D .

W. H. McK.



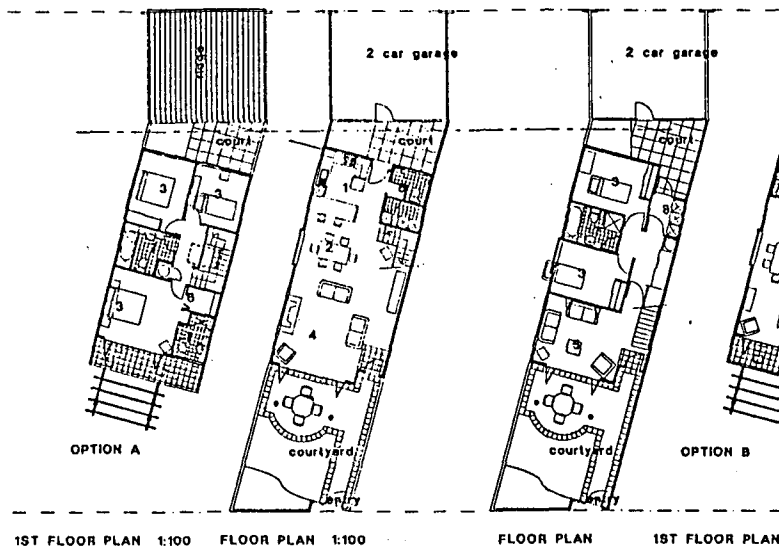
P U K U A T U A S T R E E T E L E V A T I O N



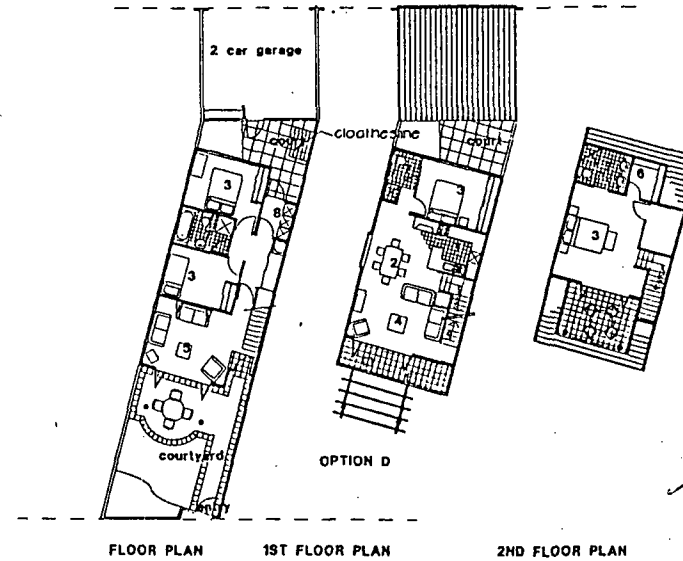
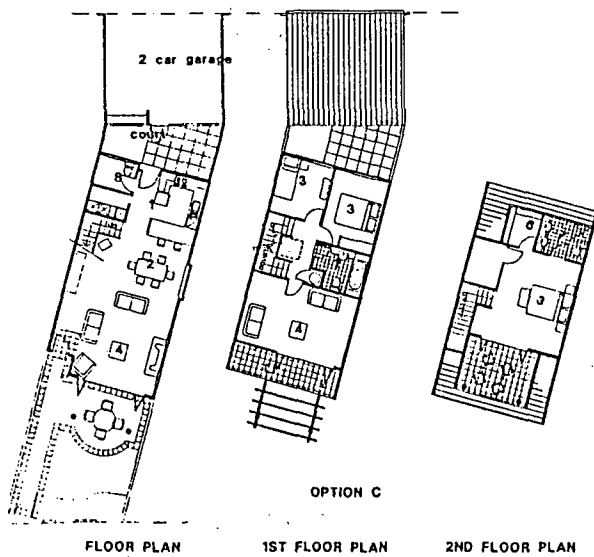
P U K U A T U A S T R E E T
KUIRAU PARK APARTMENTS

1:200 SK 474. 1A

W. H. McK.



- LEGEND**
- 1 = KITCHEN
 - 2 = DINE
 - 3 = BEDROOM
 - 4 = LIVING/FAMILY
 - 5 = STUDIO
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 - 7 = BATHROOM
 - 8 = LAUNDRY

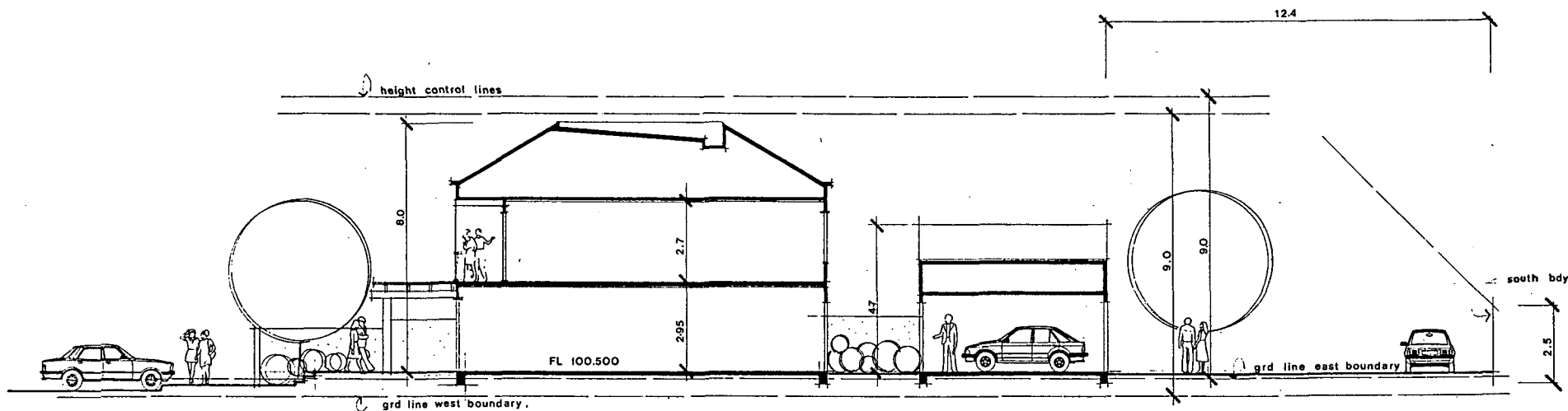


W. H. McK.

KUIRAU PARK APARTMENTS.

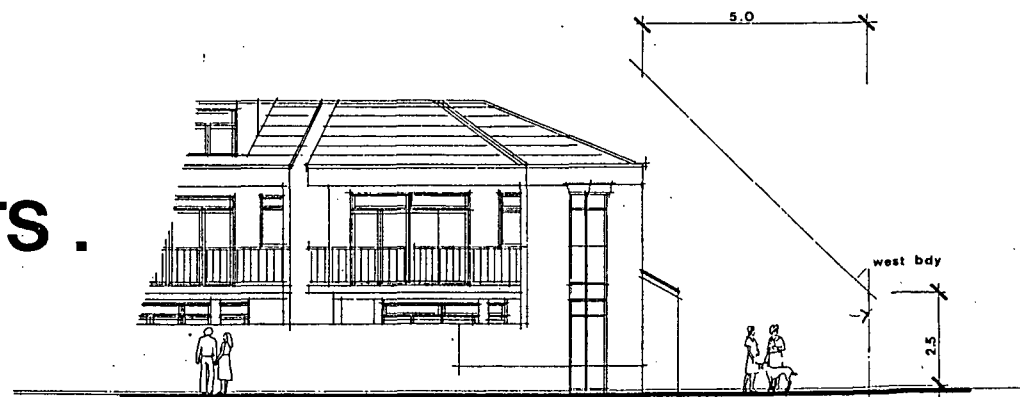
SK 474

2



TYPICAL SECTION 1:100

KUIRAU PARK APARTMENTS .



PART NORTH ELEVATION

W. H. McK.

SK 474 3C

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I Donald George Claassen being the owner/occupier
of Valda Neelene Claassen
of 102 B Pukuatua St. (address),

having studied the proposal of LARKIN BROS. LTD. (name)

located at 94-100 Pukuatua St. and 19-21 Ranolf St.

ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN HOUSES SHOWN ON THE PLANS,

SIGNED BY ME/US FROM 7.500 to 8.000 (metres) AND FOR A COMPRE-

HENSIVE RESIDENTIAL DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

15.11.96

Signature:

D. Claassen Valda Claassen

Contact name/address:

(if different from above)

Phone:

3488410

Fax:

ROTORUA
DISTRICT
COUNCIL

ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3123



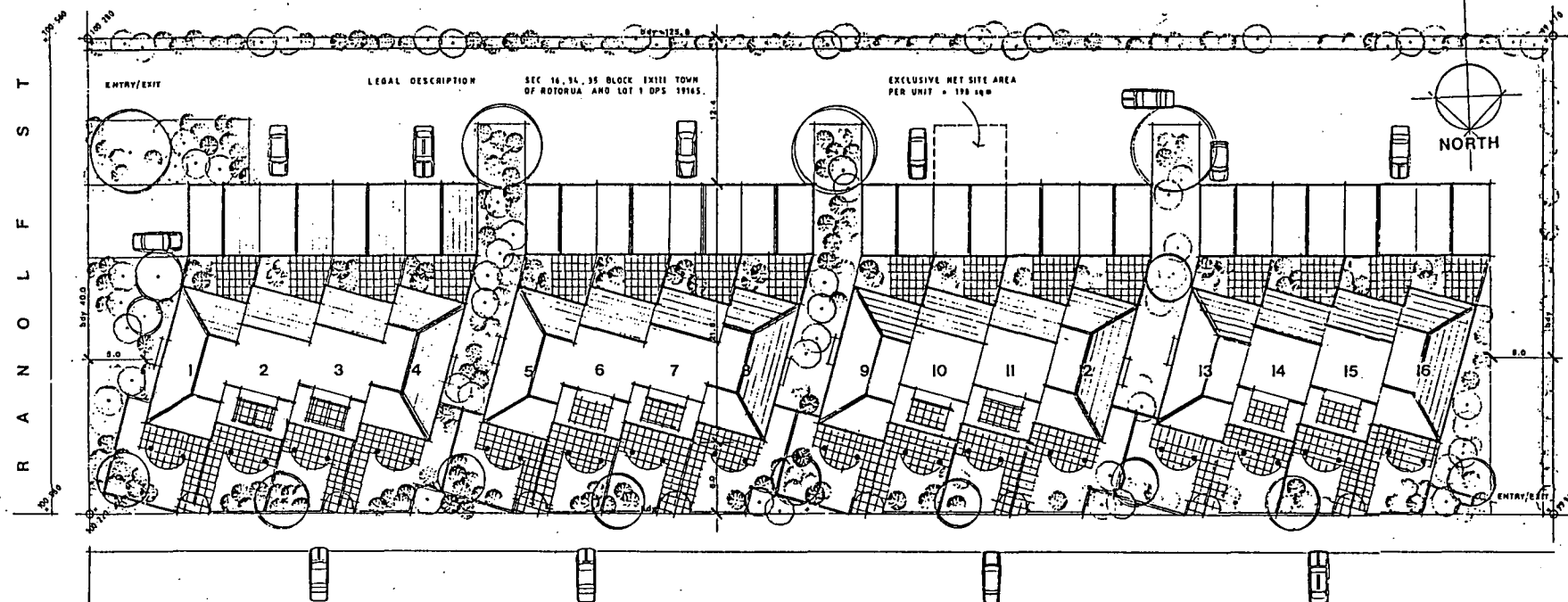
KUIRAU PARK APARTMENTS .

L A R K I N B R O S L I M I T E D .

Handwritten signature: H. G. Gasser



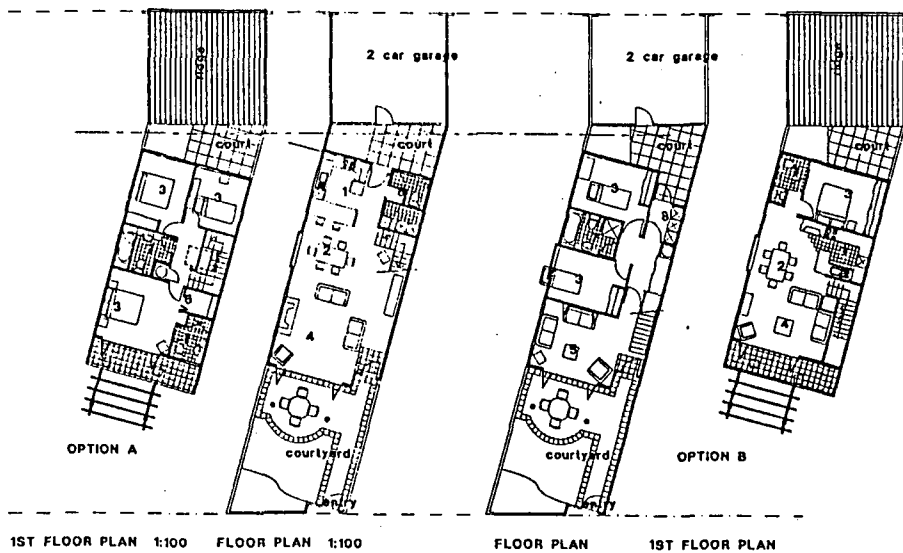
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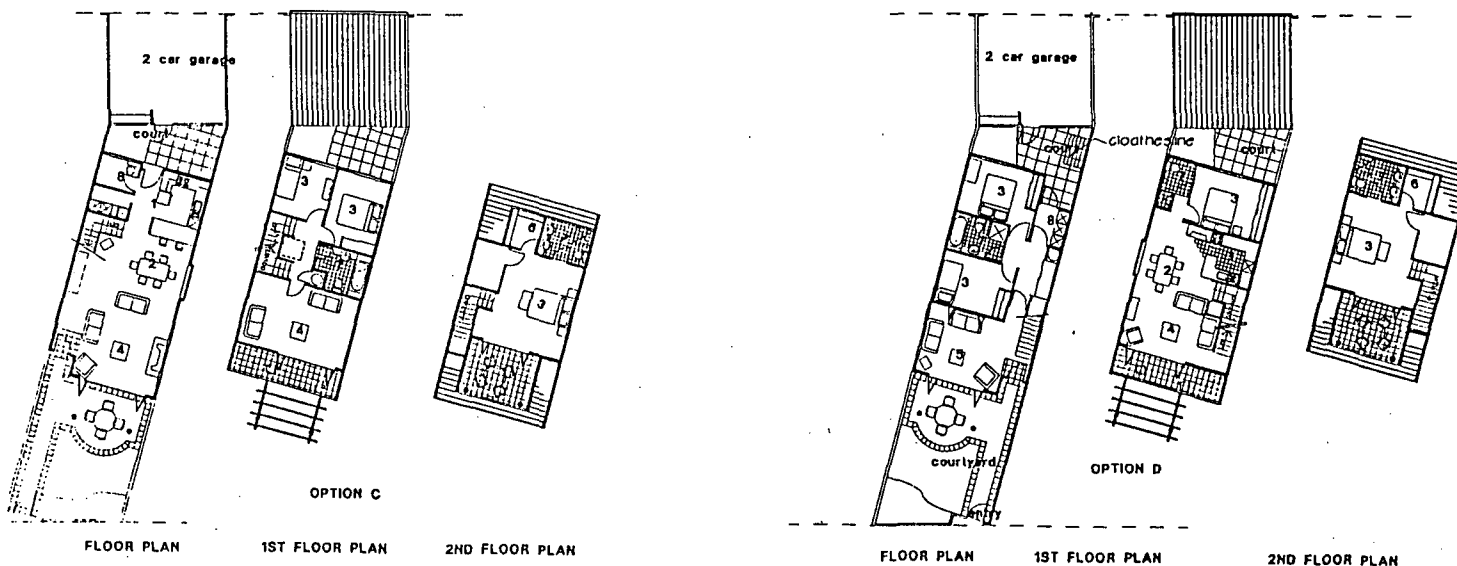
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KUIRAU PARK APARTMENTS

1:200 SK 474. 1A

W. Haasen
W. Haasen



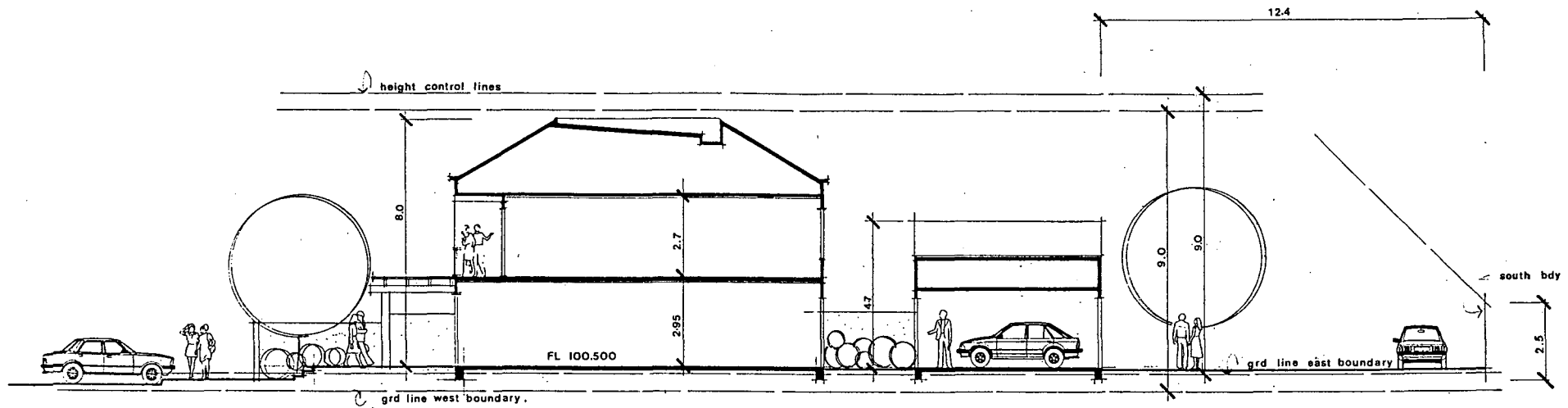
- LEGEND**
- 1 = KITCHEN
 - 2 = DINE
 - 3 = BEDROOM
 - 4 = LIVING/FAMILY
 - 5 = STUDIO
 - 6 = W/ROBE
 - 7 = BATHROOM
 - 8 = LAUNDRY



KUIRAU PARK APARTMENTS

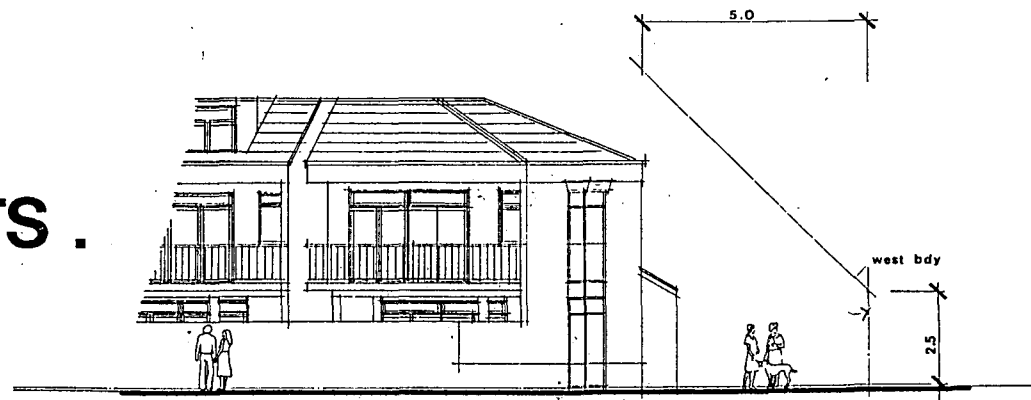
SK 474

*Wh. Chapman
for G. G. G. G.*



TYPICAL SECTION 1:100

KUIRAU PARK APARTMENTS .



PART NORTH ELEVATION

SK 474 3C

Handwritten signature: John Cassey

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I Rein Tapsee being the owner/occupier
of Cnr Ranolf + Keneon Sts (address),

having studied the proposal of LARKIN BROS. LTD. (name)

located at CNR. RANOLF & PUKUATUA STREETS,
ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

Vaunation in height of 500mm

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

12/11/16

Signature:

Rein Tapsee

Contact name/address:

2 Ngahuru Rd Rotorua (07) 348563

(if different from above)

Taron Stn Rotorua (06) 864 0812

Phone: _____ Fax: _____

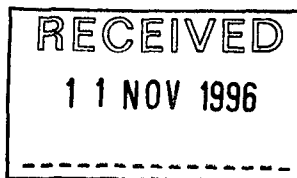
ROTORUA
DISTRICT
COUNCIL



Private Bag 100
Rotorua
Ph: 06 349 3036
Fax: 06 349 3037
Document No: 001/002/003

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work



TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I, E. G. Steed being the owner/occupier
of 3/131 Hinemoa St (address),

having studied the proposal of LARKIN BROS. LTD. (name)

located at 94-100 Pukuatua St. and 19-21 Ranolf St.

ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN HOUSES SHOWN ON THE PLANS,

SIGNED BY ME/US FROM 7.500 to 8.000 (metres) + COMPREHENSIVE RESIDENTIAL

DEVELOPMENT

agree to 8.000 metres.

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

9-11-96

Signature:

E. G. Steed

Contact name/address:

3/131 Hinemoa St.

(if different from above)

Phone:

3461212

Fax:

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3023

Rotorua

Ph (07) 343 4122

Fax (07) 343 5123



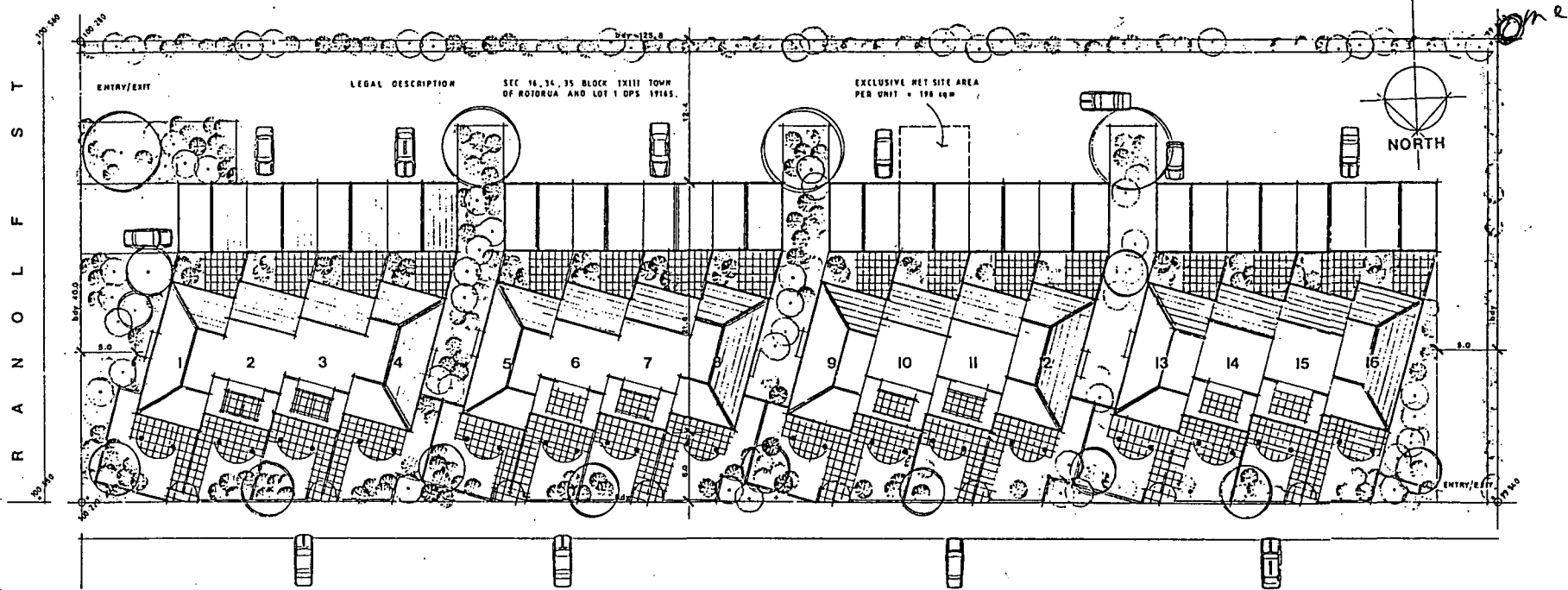
KUIRAU PARK APARTMENTS.

L A R K I N B R O S L I M I T E D

E. J. S.



P U K U A T U A S T R E E T E L E V A T I O N



P U K U A T U A S T R E E T

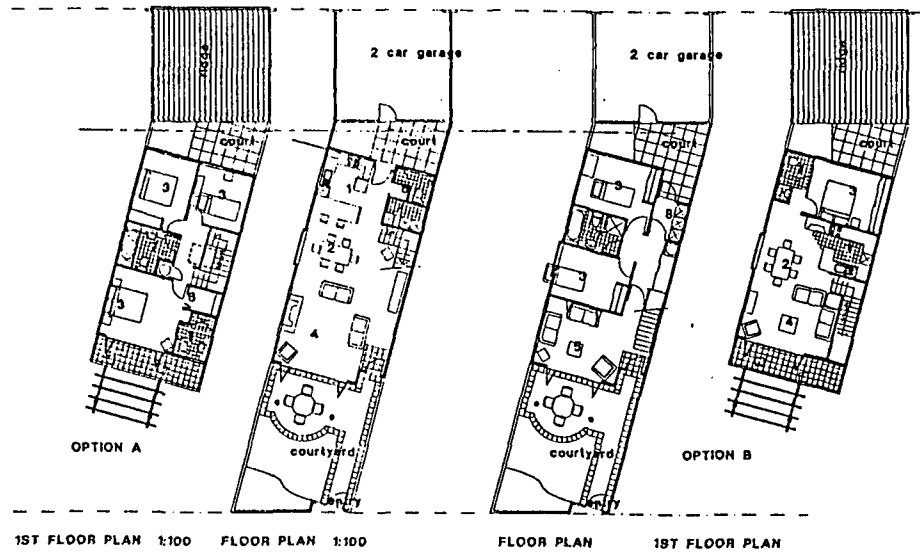
KUIRAU PARK APARTMENTS

1:200

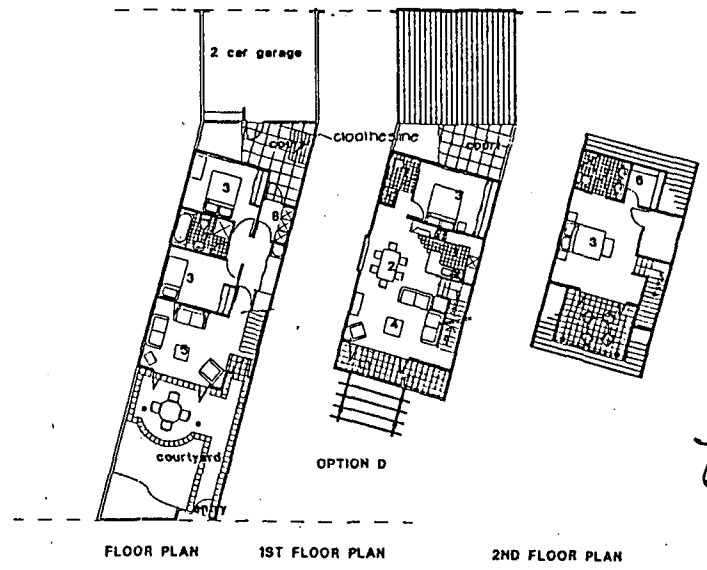
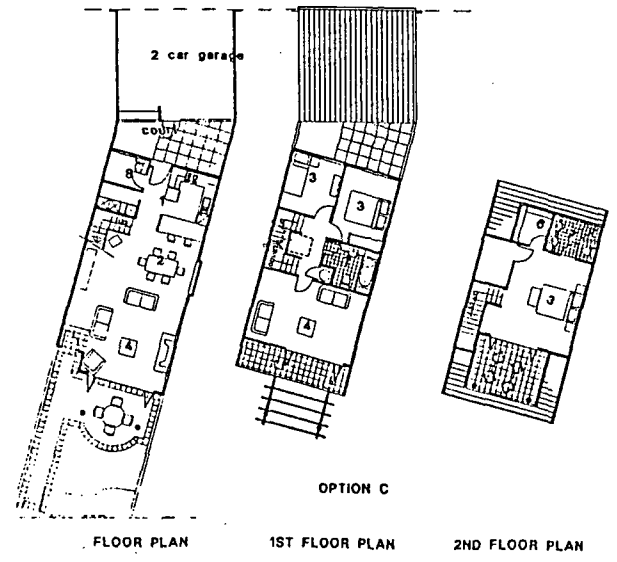
SK474.

1A

Handwritten signature/initials

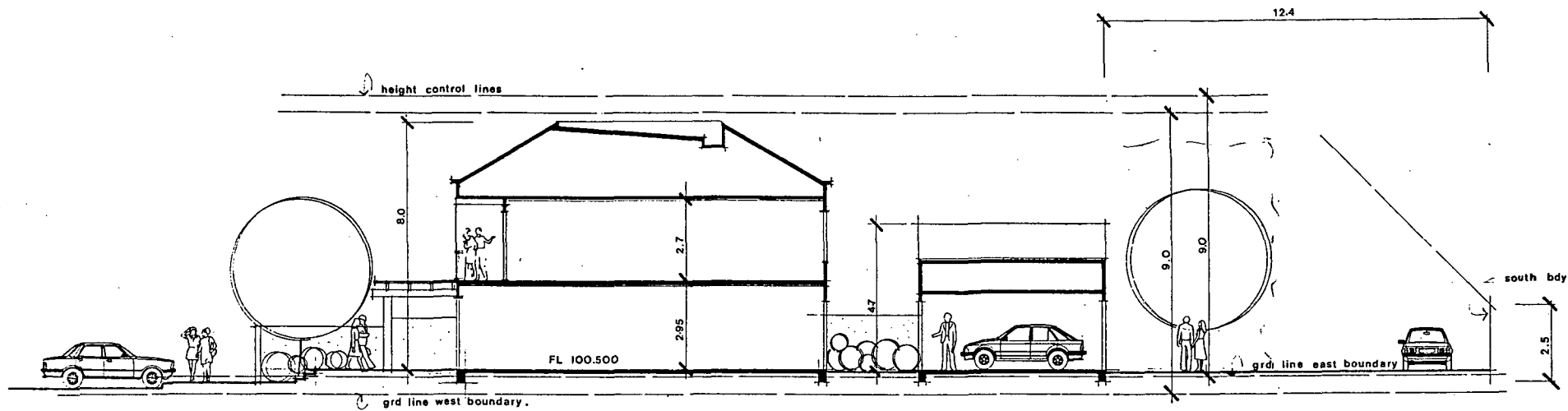


- LEGEND**
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 - 6 = W/ROBE
 - 7 = BATHROOM
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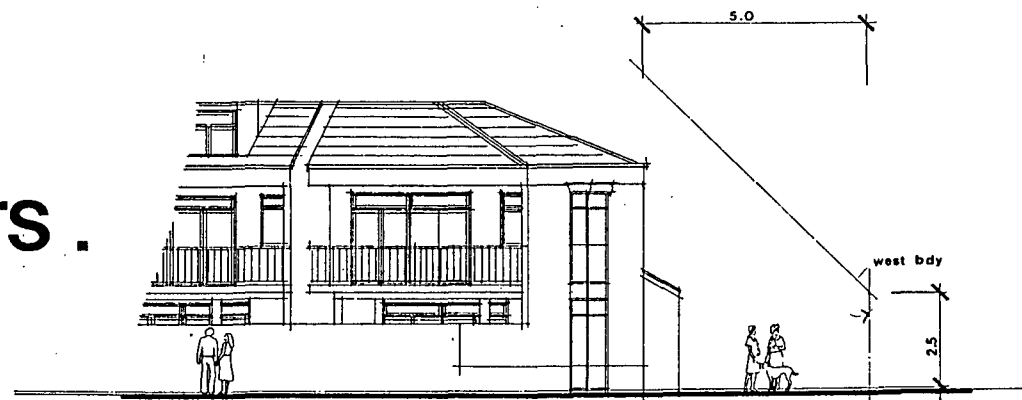
E. J. L.

KUIRAU PARK APARTMENTS.



TYPICAL SECTION 1:100

KUIRAU PARK APARTMENTS .



PART NORTH ELEVATION

Lakin Bros.
Eugene or Jim
348 4202.

To Lakin Bros
Box 696
R. I. I. I. I.

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I Brian Coke being the owner/occupier
of 125E Hinemoa Street (address),

having studied the proposal of LARKIN BROS LTD (name)

located at CNR RANOLF, PUKUATUA STS
ROTORUA. (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN
HOUSES SHOWN ON THE PLANS, SIGNED BY ME FROM 7.500
TO 8.000 METRES AND FOR A COMPREHENSIVE RESIDENTIAL
DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: _____

Signature: *Brian Coke*

Contact name/address: _____

(if different from above) _____

Phone: _____ Fax: _____



Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I N PARAKUKA being the owner/occupier

of 125 D. HINEMOE ST. (address),

having studied the proposal of LARKIN BROS LTD (name)

located at CNR RANOLF + PUKUATUA STS
ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

TO ALLOW FOR AN INCREASE IN HEIGHT OF THE TOWN
HOUSES SHOWN ON THE PLANS. SIGNED BY ME FROM 7.500
TO 8.000 METRES AND FOR A COMPREHENSIVE RESIDENTIAL
DEVELOPMENT

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 15-11-96

Signature: M. Parakuka.

Contact name/address: _____

(if different from above) _____

Phone: _____ Fax: _____



Private Bag 3022

Rotorua

Ph (07) 348 4199

Fax (07) 348 3135

Affected Parties Consent Form

Consent of affected property owner/occupier to a proposed activity or building work

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I F & G GRIFFITHS being the owner/occupier

of 16 Kerwell Tce Rotorua (address),

having studied the proposal of LARKIN BROS LTD (name)

located at CR RANOLF + PUKUATUA ST
ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

Construction of Town Houses as per the
plans presented and which we have signed.

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 13. 11. 96

Signature: Fred & G Griffiths

Contact name/address: _____

(if different from above) _____

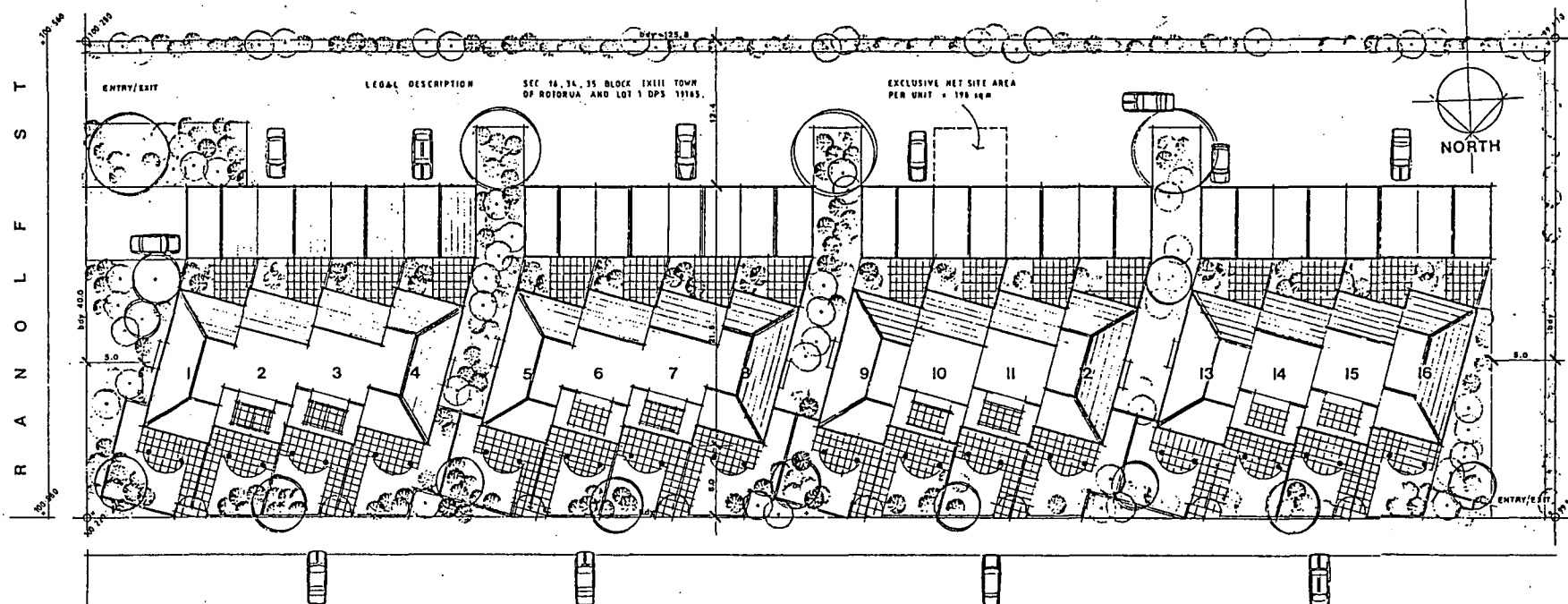
Phone: (07) 348 2237 Fax: _____



Private Bag 3029
Rotorua
Ph (07) 348 4199
Fax (07) 348 3143



P U K U A T U A S T R E E T E L E V A T I O N



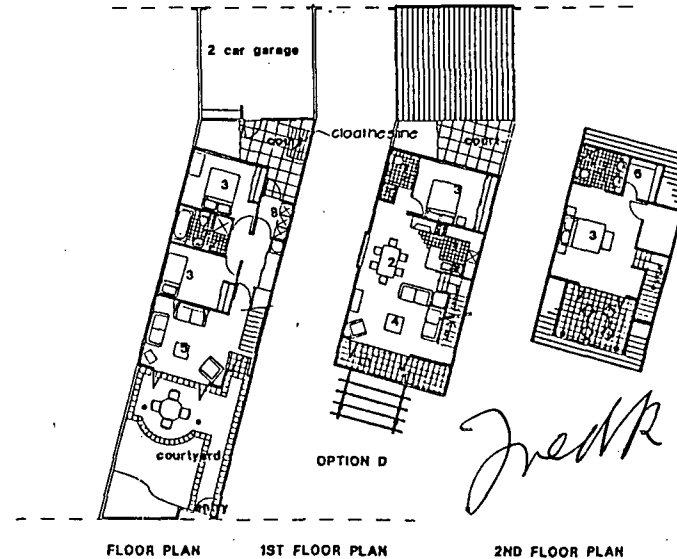
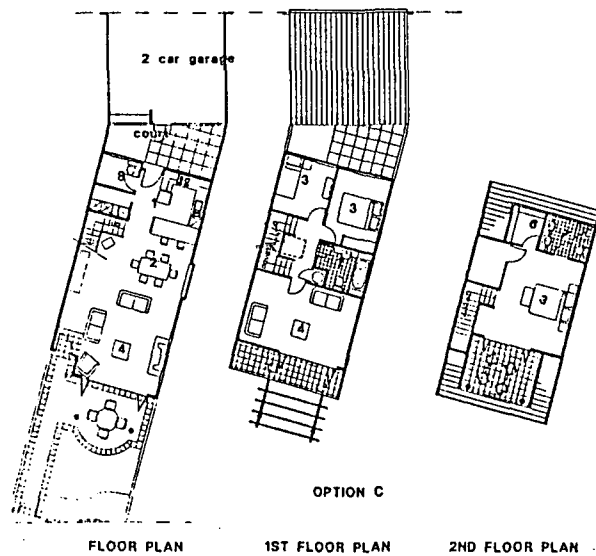
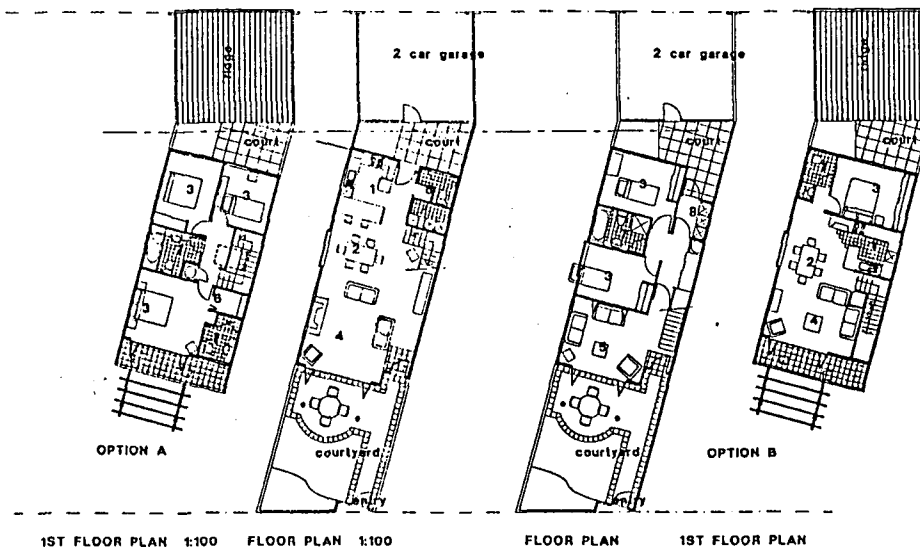
P U K U A T U A S T R E E T

KUIRAU PARK APARTMENTS

1:200

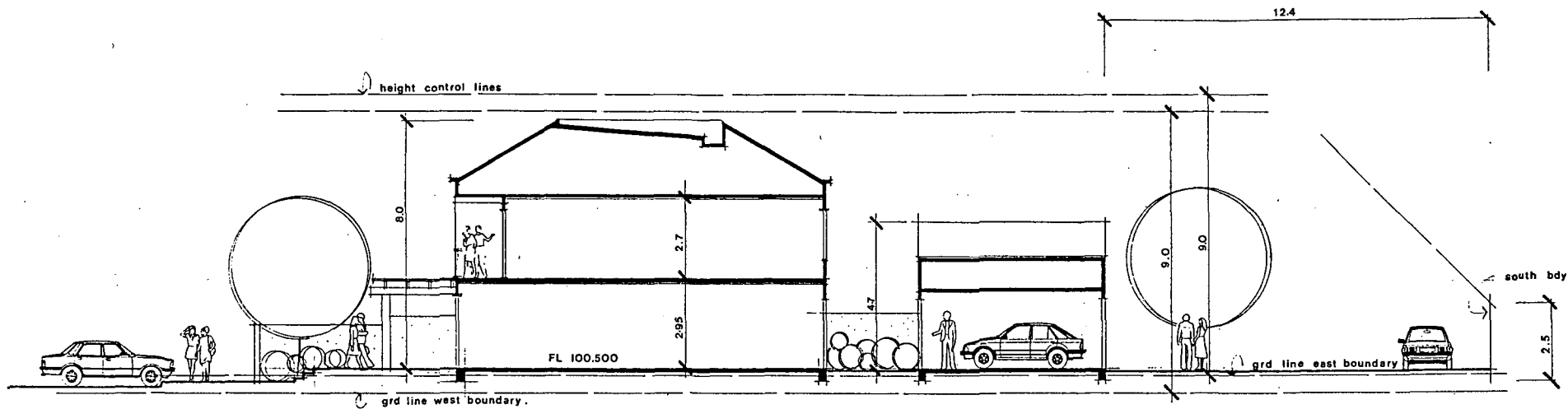
SK 474. 1A

Jedrek ab Griffiths



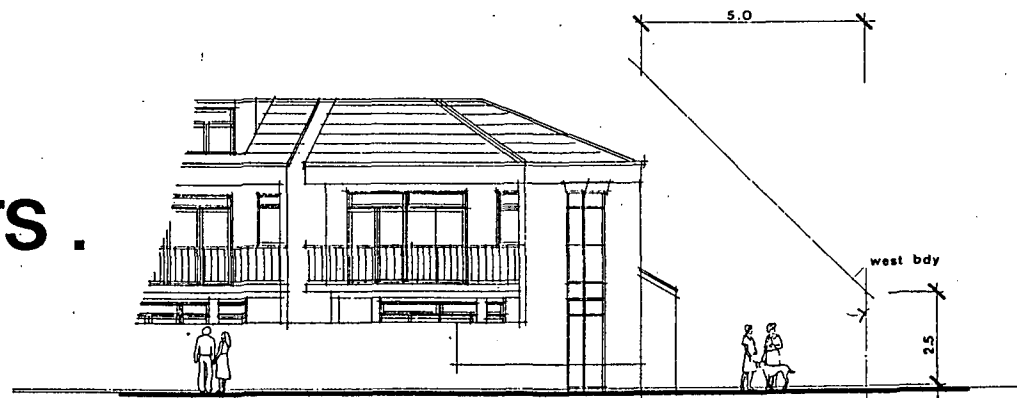
Michael Griffiths

KUIRAU PARK APARTMENTS.



TYPICAL SECTION 1:100

KUIRAU PARK APARTMENTS .



PART NORTH ELEVATION

Fredrick Griffiths

SK 474 3C