

27 July 1998

Please Quote: ~~6598108~~

Your Ref: 96393/S

Martin McCaulay Morton Ltd  
Surveyors  
PO Box 878  
ROTORUA

Doc No. 92957  
**FILE** Copy to: P00858  
P00859

Attention: Bart Yetsenga

Dear Sir,

**RESOURCE MANAGEMENT ACT 1991**  
**NON-NOTIFIED APPLICATION FOR SUBDIVISION CONSENT**  
**BOSSTAN CORPORATION LTD, 96-100 PUKUATUA STREET**

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 33(4), 94, 104, 105, 108 and 220 of the Resource Management Act 1991, the Rotorua District Council grants consent to the subdivision application by Bosstan Corporation, to subdivide Lot 1 DPS 19165 located at 96 - 100 Pukuatua Street, Rotorua Central into two freehold lots, subject to the following conditions:-***
- 1. That the sewer and geothermal easement along the southern boundary of proposed Lot 2 be increased in width to follow the proposed building footprints at a width of 2.6 to 3.0 metres, as appropriate.***
  - 2. That the sewer and geothermal easement along the southern boundary of proposed Lot 1 shall follow the proposed building footprints at a width of 2.6 to 3.0 metres, as appropriate.***
  - 3. That a reserves and heritage contribution of 5% of the land value of Lot 2 is paid to Council, less any credit from the moneys already paid at the time Building Consent was obtained for the 14 household units, less that taken on the application for variation of land use consent.***
  - 4. That a separate metered water connection is provided to proposed Lot 2 in accordance with the Engineering Code of Practice and the District Plan.***
  - 5. That a separate sewer connection is provided for proposed Lot 2 in accordance with the Engineering Code of Practice and the District Plan.***
  - 6. That the proposed concrete block wall footings on the southern boundary have a pile foundation to sewer invert level, and that the toe of the footing is south of the boundary, such being to the satisfaction of the District Engineer.***
- B. That pursuant to Sections 33(4), 94, 104, 105, 108 and 220 of the Resource Management Act 1991, the Rotorua District Council grants consent to the subdivision application by Bosstan Corporation, to subdivide Lot 1 of proposed subdivision of Lot 1 DPS 19165 located at 96 - 100 Pukuatua Street, Rotorua Central by way of Unit Titles, subject to the following condition being undertaken for Stage I:-***
- 1. That a report certified by a Soils Engineer be provided for the filling placed under Units 1 to 4 on proposed Lot 1.***

***The reasons for this decision are that:***

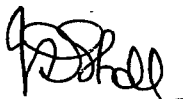
- 1. The site is zoned Residential D in the Proposed District Plan and the proposal in relation to the Unit Titling is a Non-Complying Activity and in relation to the two freehold titles is a Controlled Activity.***
- 2. The proposal is in accordance with the provisions and requirements of the Proposed District Plan for a Unit Title development in a Residential D zone, being able to meet the density requirements of that Plan.***
- 3. The proposal is in addition in accordance with the provisions and requirements of the Proposed District Plan for a two lot freehold subdivision in a Residential D zone.***
- 4. The subdivision application is in accordance with the Land Use consent for the development to which a variation has been granted consent.***
- 5. The proposal is not contrary to the objectives and policies of the Proposed District Plan.***
- 6. The land use consent was granted on the basis that that proposal had no detrimental effects on adjoining property owners/occupiers and this subdivision proposal likewise has no detrimental effects on adjoining property owners/occupiers.***

***Advice Note:***

- a) Should you wish to object to any of the conditions of the resource consent then you are reminded that you have 15 working days from the granting of the resource consent in which to make an objection to the Council.***
- b) The Land Use consent for the same proposal has been varied in accordance with the two stages proposed by the applicant. The conditions attached to each of the two stages should be complied with to satisfy each Unit Title Stage.***
- c) It is not acceptable for the geothermal pipeline to be within 1.5 metres of the public sewer main, unless it is strapped to the concrete block boundary wall. There is insufficient access provided to the sewer main by the proposed 2 metre easement.***
- d) A Bond is acceptable for the Lot 2 sewer and water connections.***

**You will be advised further regarding the reserves contribution upon receipt of the valuation of Lots 1 & 2 from Council's Valuer.**

**Yours faithfully**



**J.D. Sholl  
Principal Planner**



Approvals

Registered Owners

Address of Body Corporate  
96 - 100 Pukuatua Street, Rotorua

Memorandum of Easements in Gross

Purpose	Serv. Ten.	Shown	Grantee
Right to Drain Sewage	Lot 1 hereon	(A) (A2)	Rotorua District Council
	Lot 2 hereon	(B) (B2)	

Schedule of Proposed Easements

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to Convey Geothermal Steam	Lot 2 hereon	(C) (C2)	Sec. 16 SO13178
	Lot 2 hereon	(C) (B2) (B1)	Lot 1 hereon
	Lot 1 hereon	(D) (A2)	Lot 2 hereon

AREAS AND MEASUREMENTS ARE  
SUBJECT TO SURVEY.**REDUCED COPY  
NOT ORIGINAL SCALE**Total Area 3035m<sup>2</sup>

Comprised in CT 18A/197

I, **BART YETSENGA**  
Registered Surveyor and holder of an annual practising certificate for 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 ..... this ..... day  
of ..... 19 ..... Signature

Field Book ..... p. Traverse Book ..... p.  
Reference Plans DPS19165  
Examined ..... Correct

Approved as to Survey

..... / ..... Chief Surveyor

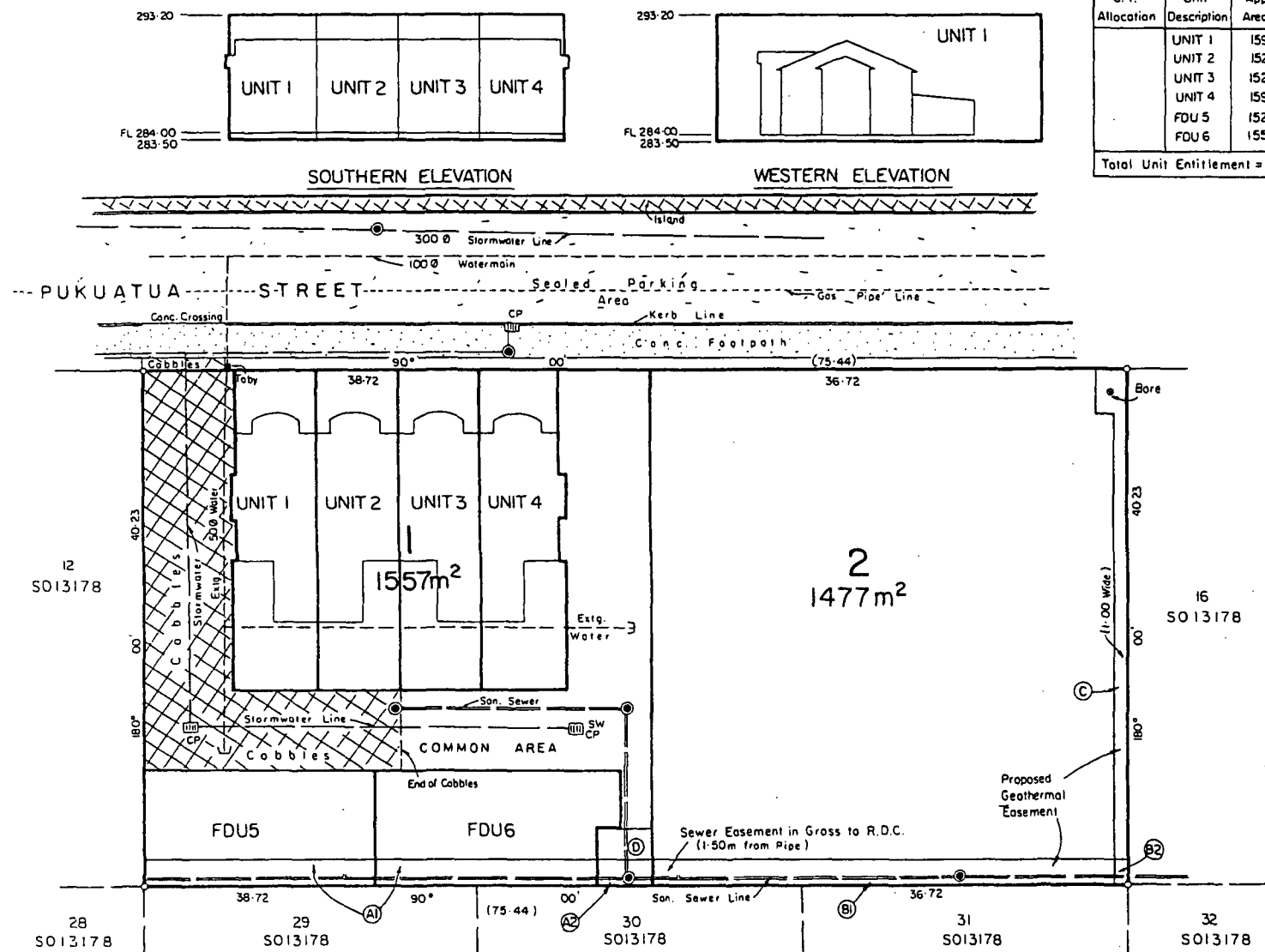
Deposited this ..... day of ..... 19 .....

File  
Received  
Instructions

District Land Registrar

96393/P

Schedule					
C.T. Allocation	Unit Description	Approx Area(m <sup>2</sup> )	Unit Entitlement	Height Limits	
	UNIT 1	159		293.20	283.50
	UNIT 2	152		293.20	283.50
	UNIT 3	152		293.20	283.50
	UNIT 4	159		293.20	283.50
	FDU 5	152		293.20	283.50
	FDU 6	155		293.20	283.50
Total Unit Entitlement =					



Scheme Plan

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 50-07  
50-06

UNITS ON LOT 1 DPS19165 AND SUBDIVISION THEREOF

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
96393/S  
Surveyed by MARTIN McCAULAY MORTON LTD.  
Scale 1:250 Date JULY 1998





Approvals

Registered Owners

Address of Body Corporate  
96 - 100 Pukuatua Street, Rotorua

Memorandum of Easements in Gross

Purpose	Serv. Ten.	Shown	Grantee
Right to Drain Sewage	Lot 1 hereon	(A1) (A2)	Rotorua District Council
	Lot 2 hereon	(B1) (B2)	

Schedule of Proposed Easements

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to Convey Geothermal Steam	Lot 2 hereon	(C) (B2)	Sec. 16 SO13178
	Lot 2 hereon	(C) (B2) (B1)	Lot 1 hereon
	Lot 1 hereon	(D) (A2)	Lot 2 hereon

AREAS AND MEASUREMENTS ARE  
SUBJECT TO SURVEY.REDUCED COPY  
NOT ORIGINAL SCALETotal Area 3035m<sup>2</sup>

Comprised in CT. 18A/197

I, **BART YETSENGA**  
Registered Surveyor and holder of an annual practising certificate who may act as a registered surveyor pursuant to section 25 of the Survey Act 1985 hereby certify that this plan has been made in accordance with the Survey Act 1985 and that both the plan and the survey are correct and have been made in accordance with the Regulations 1972 or any regulations made in substitution thereof.

Dated at ..... this ..... day ..... of ..... 19 ..... Signature .....

Field Book ..... p. .... Traverse Book ..... p. ....  
Reference Plans ..... OPS 19165

Examined ..... Correct .....

Approved as to Survey

Deposited this ..... day of ..... 19 .....

District Land Registrar

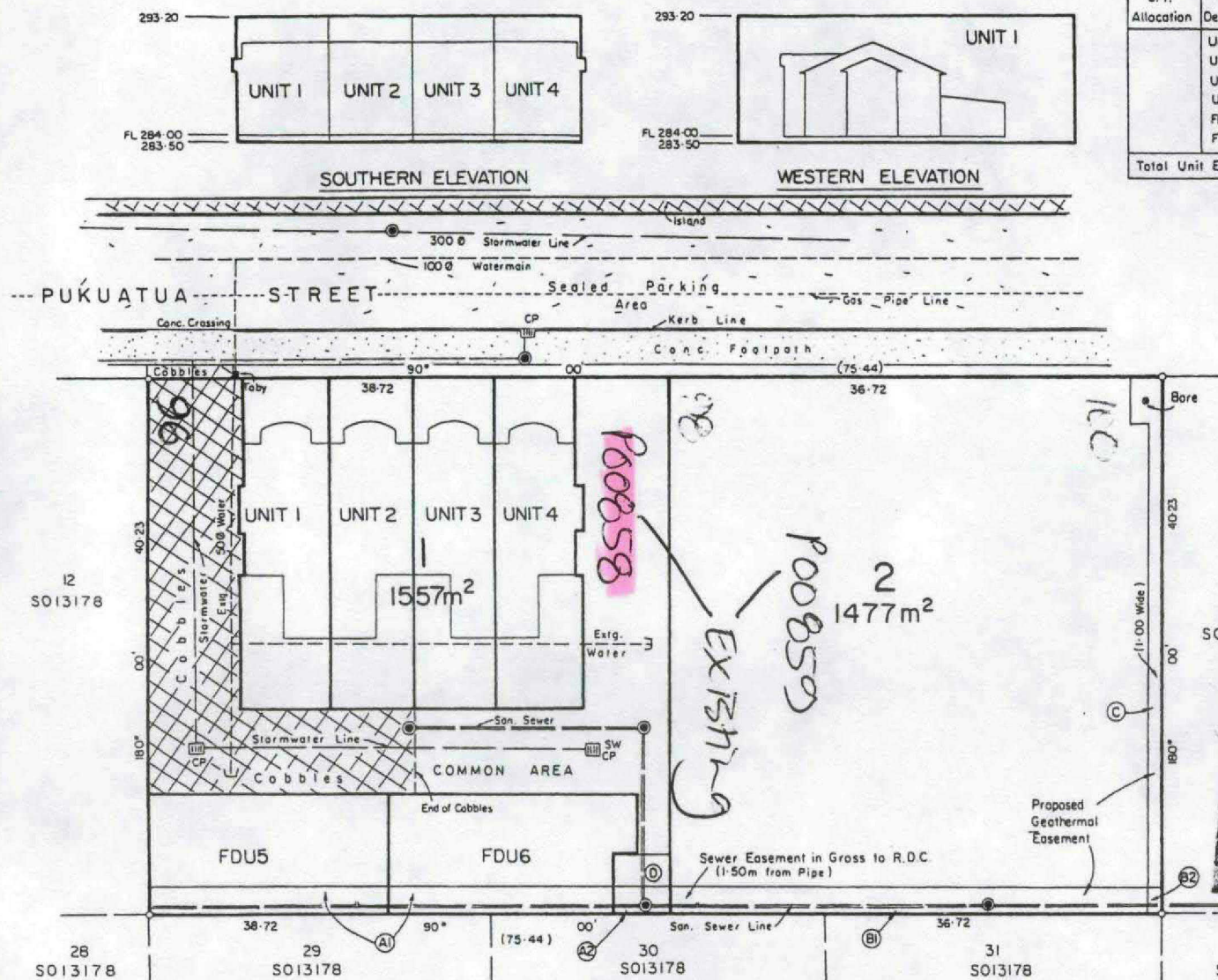
File  
Received  
Instructions

96393/P

Schedule					
C.T. Allocation	Unit Description	Approx. Area (sqm)	Entitlement	Height Limits	
	UNIT 1	1557		293.20	283.50
	UNIT 2	1557		293.20	283.50
	UNIT 3	1557		293.20	283.50
	UNIT 4	1557		293.20	283.50
	FDU 5	1557		293.20	283.50
	FDU 6	1557		293.20	283.50
Total Unit Entitlement				293.20	283.50

REDACTED PLAN

P00858



Scheme Plan

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 50-06

UNITS ON LOT 1 DPS19165 AND SUBDIVISION THEREOF

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
Surveyed by MARTIN McCAULAY MORTON LTD.  
Scale 1:250 Date JULY 1998