



PLANNING
BUILDING SERVICES
OVER COUNTER/PHONE ADVICE NOTES

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communications to:
Chief Executive
Rotorua District Council

Date: 12/12/05		Property File: P29078
Address:	Ariki Street # 7 Harris Street. P19980  RC	
People Present: Colin Davis (Architectural Design & Drafting - Colin Davis & Assoc. Ltd). Cordell Hockley (Generation Developments Ltd). Alison Ellery (RDC) Larissa Conbrough (RDC). Bart Tetsen (MTEC)		
Issues Discussed - Proposed subdivision of above site. (see attached plans). Current 'preferred' proposal has a number of side (front/rear) yard intrusions. Applicant is looking to seek resource consent for a Comprehensive Res. Development with a number of buffer intrusions. - Applicant queried how the reserve contribution is calculated and which proposed lots Council considers appropriate as reserve land should it be proposed to offer land rather than pay cash. - Applicant queried whether compensation can be paid in relation to vesting land as reserve.		
Outcomes: (see attached emails). - Applicant needs to demonstrate that adverse effects, particularly amenity values, will be minor with regard to large number of buffer intrusions. - Will need thorough assess. of objectives & policies. - Transit NZ affected party. - Alison to discuss Council's position with regard to reserve land with Manager, Parks & Reserves. - Applicant to consider redesigning/moving proposed dwellings to reduce the number of buffer intrusions, to achieve compliance.		

design and documentation by:

COLIN J DAVIS & Associates Ltd
MADNZI NZCO (ARCH)
Architectural Design and Drafting
p.o box 884 TAURANGA Ph/Fax 578 3792



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SITE DEVELOPMENT PLAN PROPOSED RESIDENTIAL DEVELOPMENT HARRIS RD NGONGOTAHA - ROTORUA

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NOTES/KEY:

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FRONT LOTS 34
REAR LOTS 16
TOTAL LOTS 50
AVERAGE NET LOT AREA = 535m²

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No.	Date	By	Issue/Revision
A	24/11/05	SAW	ISSUED FOR APPROVAL

DRAWN: SAW	DESIGNED: BY
CHECKED: BY	SURVEYED BY: N/A
LOCAL AUTHORITY REF:	

MTEC CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS
ROTORUA TE PUKE OPOTIKI
MT MALINGANUI WHAKATANE

CLIENT:
GENERATION DEVELOPMENTS LTD

PROJECT/LOCATION:
HARRIS STREET
NGONGOTAHA

DRAWING DESCRIPTION:
POSSIBLE SUBDIVISION

OPTION D

SCALE: 1:500	ORIGINAL DWG. SIZE A1
DRAWING No. 192725-R-P-D002	SHEET No. 01
	ISSUE A

DRAFT



Ellery, Alison

From: Ellery, Alison
Sent: Thursday, 22 December 2005 09:14
To: 'Bart Yetsenga (bart.yetsenga@mtec.co.nz)'
Cc: Lloyd, Keith; Page, Garry; Coubrough, Larissa
Subject: Harris street subdivision

Bart,

Further to your fax yesterday and our discussion this morning, I can confirm that we are prepared to accept lots 25 and 26 as recreation reserve as part of the financial contribution for reserves and heritage purposes for this subdivision. Although the area of 1064m² is less than what we would normally accept for a neighbourhood reserve, the wide road berm on this corner will increase the useable area of the reserve. We consider that this small reserve in combination with innovative streetscape design will be a pragmatic solution to the provision of public space for recreation within this subdivision.

Alison Ellery
Senior Parks Planning Officer
Rotorua District Council
Tel. 07 3500209 ext 8116
Fax 07 3500206

FAX

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**SURVEYORS ENGINEERS PLANNERS**

TO	CC	COMPANY	ATTENTION	FAX No.
X		Rotorua District Council – Parks and Reserves	Alison Ellery	3500206

SENDER BART YETSENGA**FILE No. 192725-R-S-C00****DATE 20/12/2005****No. OF PAGES 1 (Including this page)****FOR ☒ ACTION**☐ **COMMENT**☐ **INFORMATION**

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RE : GENERATION DEVELOPMENTS LTD - HARRIS STREET

Further to your email we ask that you consider the option of just creating Lots 25 and 26 as Recreation Reserve. The area would be in the order of 1064 square metres. As you have noted this would improve the pedestrian access through to Ariki Street.

The applicant has reconfigured the house footprints to reduce the number of lots with reduced yards to 13. Both Lots 25 and 26 have reduced yards and therefore if these were to be made Recreation Reserve the number of lots with reduced yards would be 11.

We look forward to your feedback.

Regards
 MTEC Consultants Ltd
 Bart Yetsenga

Ellery, Alison

From: Ellery, Alison
Sent: Friday, 16 December 2005 10:35
To: 'Bart Yetsenga (bart.yetsenga@mtec.co.nz)'
Cc: Coubrough, Larissa; Page, Garry; Lloyd, Keith
Subject: Harris st subdivision

Bart,

I have been through this proposal with Garry Page. Our response with respect to reserves is as earlier indicated, i.e. that the high-density of this development in an area that is otherwise deficient in reserves makes it more important that this subdivision provide an area of reserve to meet the needs of the immediate neighbourhood if not the wider community. The design of the properties where houses are stuffed in like sardines into a can to maximise the opportunity for profit for the developer, leaves very little room for active play on the sections. Given that these houses are apparently designed for and being marketed to families, I would have thought that greater provision would have been made for those families to recreate and interact as a community.

We will therefore be requiring two main areas of mitigation. The first is that part of the financial contribution be provided as land for recreation reserve. This is to provide an open space within the immediate neighbourhood where children can play the games they will not have the space to play at home due to small section sizes. It also provides a focal point for the community for activities and events. The area does not need to be huge but the smaller it is the less suitable it will be. I would usually require between 2000 and 4000m² for a good neighbourhood reserve particularly if it is anticipated that it will have play equipment installed at some future date. In this instance a lesser area may be sufficient provided it is well designed, highly visible and safe. The area will need to be a minimum of 1500m². I suggest lots 25, 26 and 27 which will also improve the accessway. An alternative would be lots 44, 48, 49 and 50.

The second area of mitigation is in street design and streetscaping. As section sizes get smaller, more activity spills out onto the street and good design is essential to provide for safe play, pedestrian movement, visitor parking and the vehicle movements associated with 50 proposed residential lots packed into a small area. The street is going to become the main public space in this development and needs to be designed accordingly. This is a great opportunity for some innovative design.

Although lot sizes and site coverage comply with the plan, without some mitigation this is going to be a playstation neighbourhood. I don't think this is what we should be aiming for.

Alison Ellery
Senior Parks Planning Officer
Rotorua District Council
d.d. 07 3500209 ext 8116
fax 07 3500206

Coubrough, Larissa

From: Lloyd, Keith
Sent: Tuesday, 6 December 2005 16:51
To: Coubrough, Larissa
Subject: FW: New Generation S/d Proposal; (ex McEwan)

Also fyi

Intersection Wīkaraka St and SH 36 may trigger right turn bay from TNZ

K

From: Lloyd, Keith
Sent: Wednesday, 30 November 2005 12:31
To: Bart Yetsenga (bart.yetsenga@mtec.co.nz)
Cc: Steve Pittman (steve.pittman@mtec.co.nz)
Subject: New Generation S/d Proposal; (ex McEwan)

Unfortunately Tracey advises that TransitNZ have got High Court Case Law that says if the property is adjacent / fronts SH land then they are an affected party.

A pity, but you will need to forward it to them.

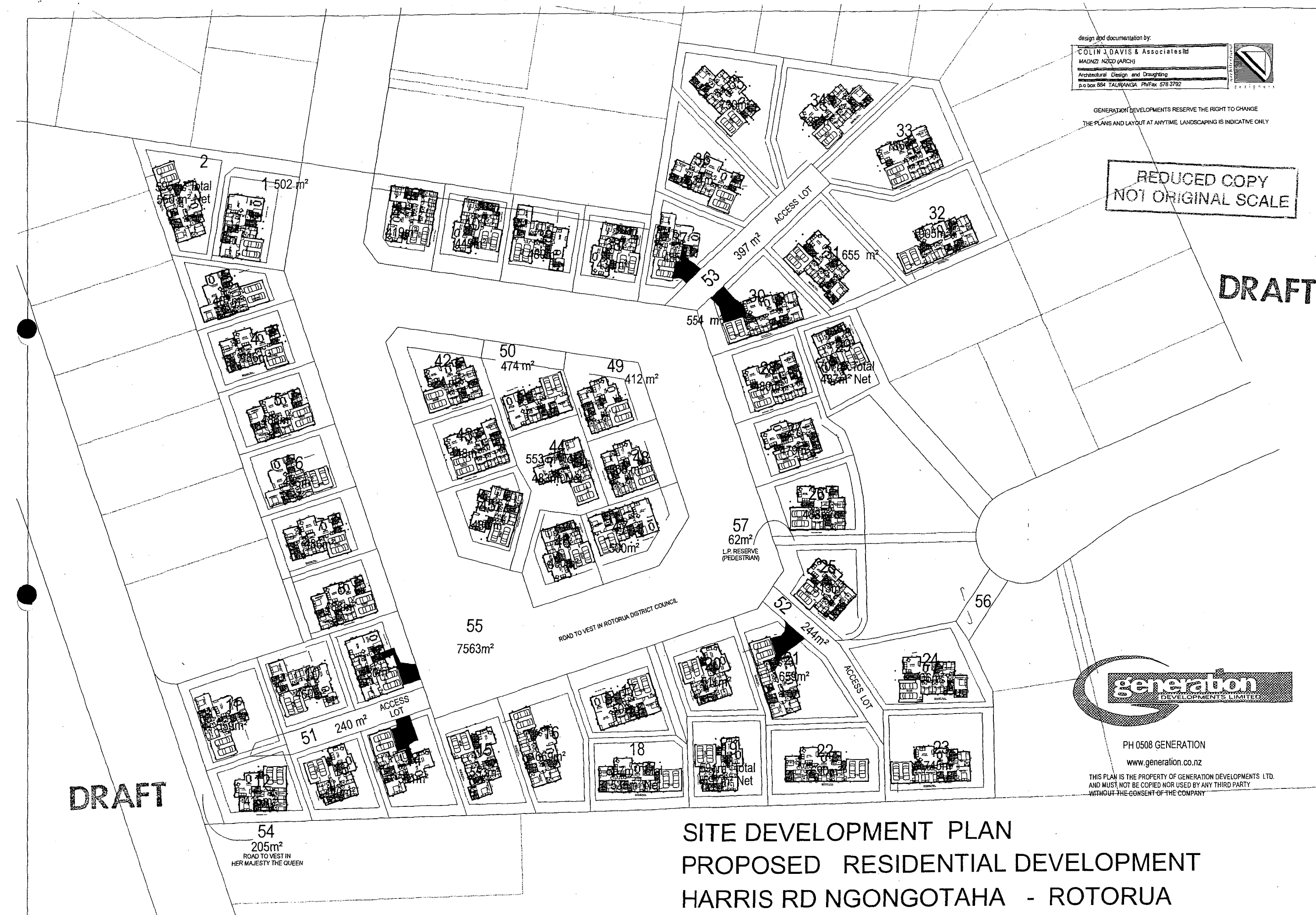
Regards
Keith Lloyd

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Coubrough, Larissa

From: Lloyd, Keith
Sent: Tuesday, 6 December 2005 16:46
To: Coubrough, Larissa
Subject: FW: Harris Street subdivision Draft proposal [Generation Homes] - Reserve issues

cfyi

From: Lloyd, Keith
Sent: Tuesday, 6 December 2005 11:58
To: Bart Yetsenga (bart.yetsenga@mtec.co.nz); Steve Pittman (steve.pittman@mtec.co.nz)
Cc: Ellery, Alison; Hill, Megan; May, Tracey
Subject: FW: Harris Street subdivision Draft proposal [Generation Homes] - Reserve issues

Parks response as discussed. Please discuss further with Alison.

[Keith Lloyd,]

From: Ellery, Alison
Sent: Thursday, 1 December 2005 4:09
To: Lloyd, Keith
Subject: Harris Street subdivision

My comments are - yes we will need an area of reserve in here as it is a significant area of Ngongotaha that is deficient in reserves and play areas.
I would be reluctant to extend the walkway any further with its existing configuration as it would be very long and narrow and unsafe. But pedestrian access should be provided to both Ariki Street and Ngongotaha Roads somehow otherwise it will be difficult for kids to get to school.

Alison Ellery
Senior Parks Planning Officer
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