

FILE

FILE

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19 March 1997

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Please Quote: ~~659690~~

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Phipps Hawley  
PO Box 190  
ROTORUA

Attn: Paul Andrews

Dear Sir

**VARIATION TO APPROVED APPLICATION FOR SUBDIVISION  
CONSENT - HARPER, GEMINI AND NAERA PLACES, KAWAHA POINT**

At its meeting on 19 March 1997 Council resolved that the variation to the approved subdivision of Part Kawaha 3E Block X111 Rotoiti Survey District be approved in terms of Section 357 of the Resource Management Act 1991 subject to the original conditions with the following amendments and or additions:

Conditions (xi) & (xxvi) of the original consent be amended to read as follows:

- xi) *That the existing sewer pipe crossing proposed Lots 8 & 14 are protected by drainage easements that are 3m wide in favour of the Rotorua District Council.*
- xxvi) *That Lot 15 (Access Lot) is held as to eight undivided one-eighth shares by the owners of Lots 5 to 12 inclusive as tenants in common in the said shares and that individual certificates of title are issued in accordance herewith.*

Condition xxv) be deleted

And that the following two conditions be added to the consent:

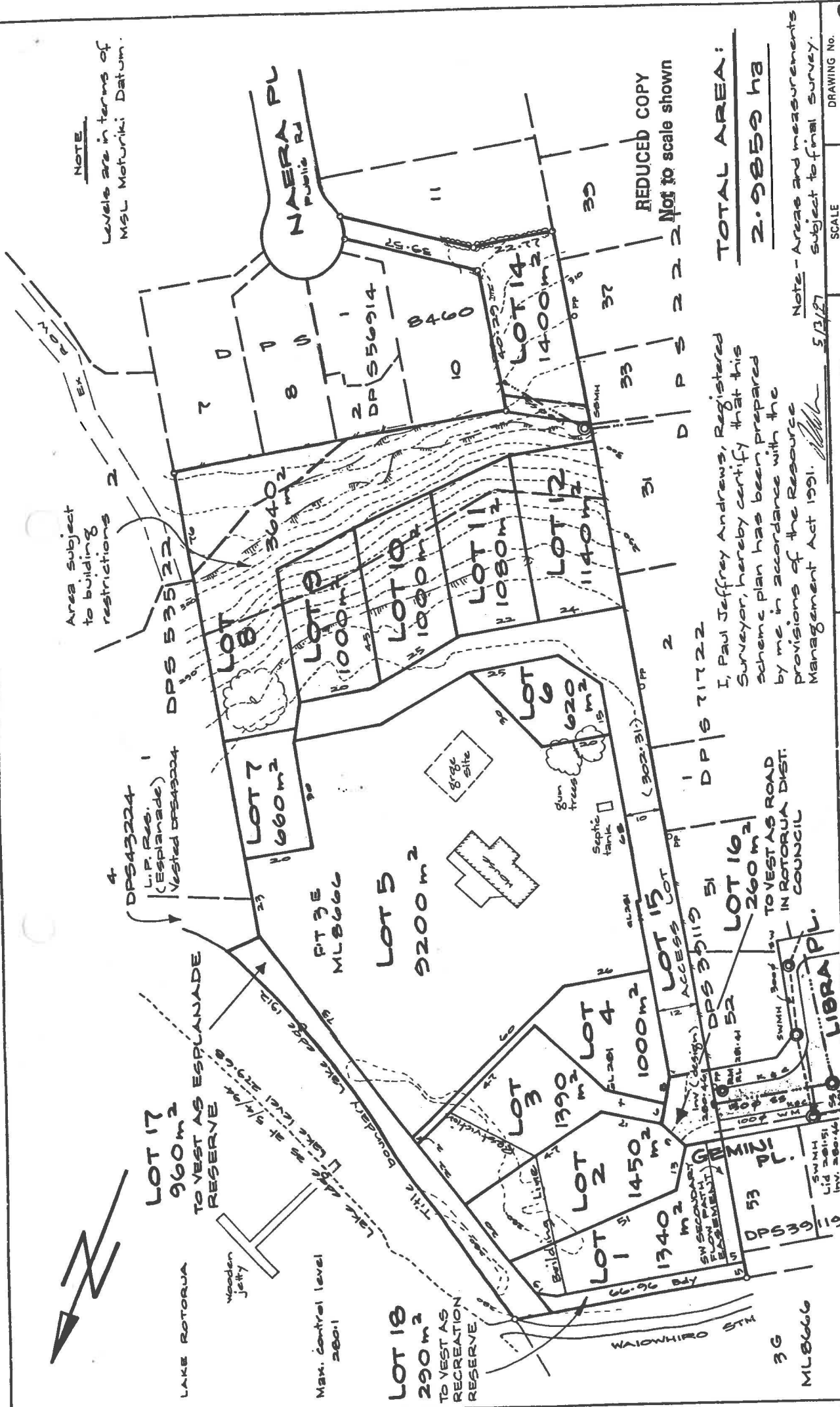
- xxvii) *That a consent notice be registered against the title of Lot 8 advising owners that:*
- a) *there will be no traversing across the restricted area by any type of vehicle and that the construction of any pedestrian access across the area to a house site will require certification by a Registered Engineer with particular regard to effect on stability and erosion of the slope and restricted area.*
- b) *Lot 8 restricted to accommodate a maximum of two household units and no subsidiary household unit/s.*

Yours faithfully

Joanne Watts  
Supervising Planner

NOTE

Levels are in terms of  
MSL Moturiki Datum.



**TOTAL AREA:**

**2.9859 ha**

Note - Areas and measurements  
Subject to final survey.

DRAWING NO.

**22379**

JF 4122

**Phipps Hawkey Ltd.**  
REGISTERED SURVEYOR.  
20 Haupapa Street,  
P.O. Box 190, P. M. H. 190,  
Rotorua.  
Phone: (073) 476-995  
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**PROPOSED SUBDIVISION OF  
PART KAWAHA 3E BLOCK.**

ROTORUA DISTRICT

CT 52/431

PREPARED FOR G. HARPER