

SENIOR CLERK, REVENUE

REFUND IN CONNECTION WITH DISCRETIONARY USE BOND

PO1814

A deposit of \$..17.00.00 in lieu of a bond for the works necessary to satisfy the discretionary use consent granted in respect of the development of the property at

.....21. Seddon Street.....
was credited to account Code G9711/890. REC 262392 8/6/90

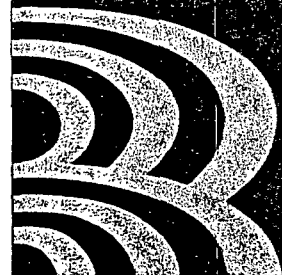
As the works have now been completed and the applicant released from the bond, will you please arrange for a refund from account - Code G9711/772. REC

Refund of \$..17.00.00 payable to:

.....Mr. Beale.....
.....21. Seddon Street.....
.....ROTUNDA.....

V.J.G Beckett
Senior Assistant Planner Control

Authorised:.....J. Shoo.....



24th May 1990

The Manager
Glencoe Construction
PO Box 1999
ROTORUA

Please Quote
P01814

LT147593PMI
6512/13900/

Private Bag RO 3029
Rotorua
New Zealand
Telephone (073) 484-199
Fax (073) 463-143

Address all
communications to:
District Manager
Rotorua District Council.

Dear Sir,

PROPOSED DWELLING - LOT 27 DPS 15373, 21 SEDDON STREET

I wish to advise that the above property has been inspected by the Planning Department. The following work will be required in order to satisfy the discretionary use criteria:

1. The formation and construction of a driveway to the rear-most unit.

To ensure that such works are carried out satisfactorily, Council requires the applicant, pursuant to Section 39 of the Town and Country Planning Regulations 1978, to deposit such sum as it considers appropriate to cover the cost of the work. This will be refunded in full on satisfactory completion of the work.

Council in this particular instance requires a bond of one thousand seven hundred dollars (\$1,700.00) to cover the works which must be paid before the building permit can be uplifted.

Yours faithfully

J. Sholl
Senior Planner, Administration

PLANNING

24th May 1990

Please Quote
P01814

The Manager
Glencoe Construction
PO Box 1999
ROTORUA

LT147593PMI
6512/13900/

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Yours faithfully



J. Sholl
Senior Planner, Administration

16th May 1990

Please Quote
P01814

Glencoe Construction Ltd,
P.O. Box 1999,
ROTORUA.

LT146318PMI
6512/13900/

Dear Sir,

PROPOSED DWELLINGS - LOT 27 DPS 15373 - 21 SEDDON STREET

The proposal to erect three units on the above lot is a development as defined by Section 271A of the Local Government Act 1974.

In accordance with Section 293(2) you are required to submit a development plan showing detailed proposals for the provision of sanitary sewage and stormwater disposal, water supply and vehicle access. Also required on the plan is provision for parking and manoeuvring areas in accordance with the specifications set out in Appendix K of the Rotorua District Scheme.

Application for discretionary use approval is required on this development, with the requirement of a bond to cover the cost of internal fencing where necessary, the formation of a driveway, parking and manoeuvring areas as well as planting and landscaping. The position of internal fences or hedges plus landscaping must be shown on the site plan.

A reserves contribution will be levied on the third unit in accordance with the provisions of Section 294 of the Local Government Act 1974.

In terms of Section 294(10) of the Act, a building permit should not be granted until Council is satisfied that adequate provision has been made for the above requirements.

Yours faithfully



J. Sholl
Senior Planner, Administration

FLATS PLAN - TOWN PLANNING CHECK

Address of Property:

21 Seddar St.

DISCRETIONARY USE REQUIREMENTS:

Vehicle Crossing:

No

Driveway:

No

Fences: External

Yes

Internal

No

Landscaping:

Same

Signed:

Date:

P. M. Chesar

14/07/20

ROTORUA DISTRICT COUNCIL

RESIDENTIAL DEVELOPMENT

Where more than one dwelling is to be erected on a residential site, Discretionary Use approval must be obtained from Council.

Certain site works connected to the development must be carried out to Council's satisfaction at the completion of the dwelling or dwellings.

To ensure that such works are carried out satisfactorily, Council requires the applicant, pursuant to Section 39 of the Town and Country Planning Regulations 1978, to deposit such sum as it considers appropriate to cover the cost of the work.

This will be refunded on satisfactory completion of the work.

Valuation No:

6512/139

Address of Property:

21 Seddon St

Legal Description:

Lot 27 OPA 15373

Fencing, hedging or screening to define covenant boundaries and to provide each unit with adequate privacy _____ metres \$ _____

Driveway formed and constructed

(Two concrete strips minimum)

40

metres \$

1700

Planting or Landscaping _____

\$ _____

V J G Beckett

Senior Assistant Planner, Control

Valuation No: 6512/139

APPLICATION FOR DISCRETIONARY USE

To the Rotorua District Council

I hereby apply for discretionary
use consent to erect:

- a) a dwelling at (address)
- b) 3 dwellings at (address) 21 Seddon St.

Legal Description of property is Lot 27 DPS 15373

I am the owner / lessee / developer of the property.

Name of owner Address

Name of occupier Address

DATED at Rotorua this day of 19.....

Signature

Address for service

.....

