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21 October 1996

Please Quote: ~~8596021~~

Your Ref: 79561/11

Doc No: 33465

Martin McCaulay Morton Ltd
Surveyors
PO Box 878
ROTORUA

Attention: Bart Yetsenga

Dear Sir,

APPLICATION FOR SUBDIVISION CONSENT - RUTHERFORD
14-30 WESTBROOK PLACE, SUNNYBROOK

At its meeting on 18 October 1996, Council resolved that the application for the cross-lease subdivision of Flat 2 on Lot 9 DPS 27001 Block IV Horohoro Survey District, be approved in terms of Sections 104, 105 and 108 of the Resource Management Act 1991, subject to the following conditions:

- i) That engineering plans and specifications for the design and construction of the common area F in accordance with Council's Engineering Code of Practice are submitted to the District Engineer for approval, and such works are carried out to his satisfaction. Design of the drive shall provide for the surface flowpath from Westbrook Place.
- ii) That the existing vehicle crossing shall not be widened.
- iii) That each building site shown as B, D & E is provided with a separate sanitary sewer connection in accordance with Council's Engineering Code of Practice and District Plan.
- iv) That the filling on building sites D & E is investigated by an engineer specialising in soil mechanics and the land certified in accordance with Council's Engineering Code of Practice and District Plan.
- v) That a financial contribution for reserves and heritage purposes is calculated at 5 % of the land value of restricted areas B, D & E, and that this sum less the \$1300 previously paid as part of the building consent for Flat 2 is paid to Council.

Council further advises the applicant of the following by way of a rider to the decision:

- a) That the property files for restricted areas B, D & E are noted with a caution/ hazard requiring the minimum floor levels to be at or above a level of 300mm above a 50 year flood.
- b) The future development on restricted area A (Flat 1) will be restricted by the width of the proposed access leg.

- c) A new subdivision application will be required before the future flats to be built on restricted areas D & E can be shown on a land transfer plan.

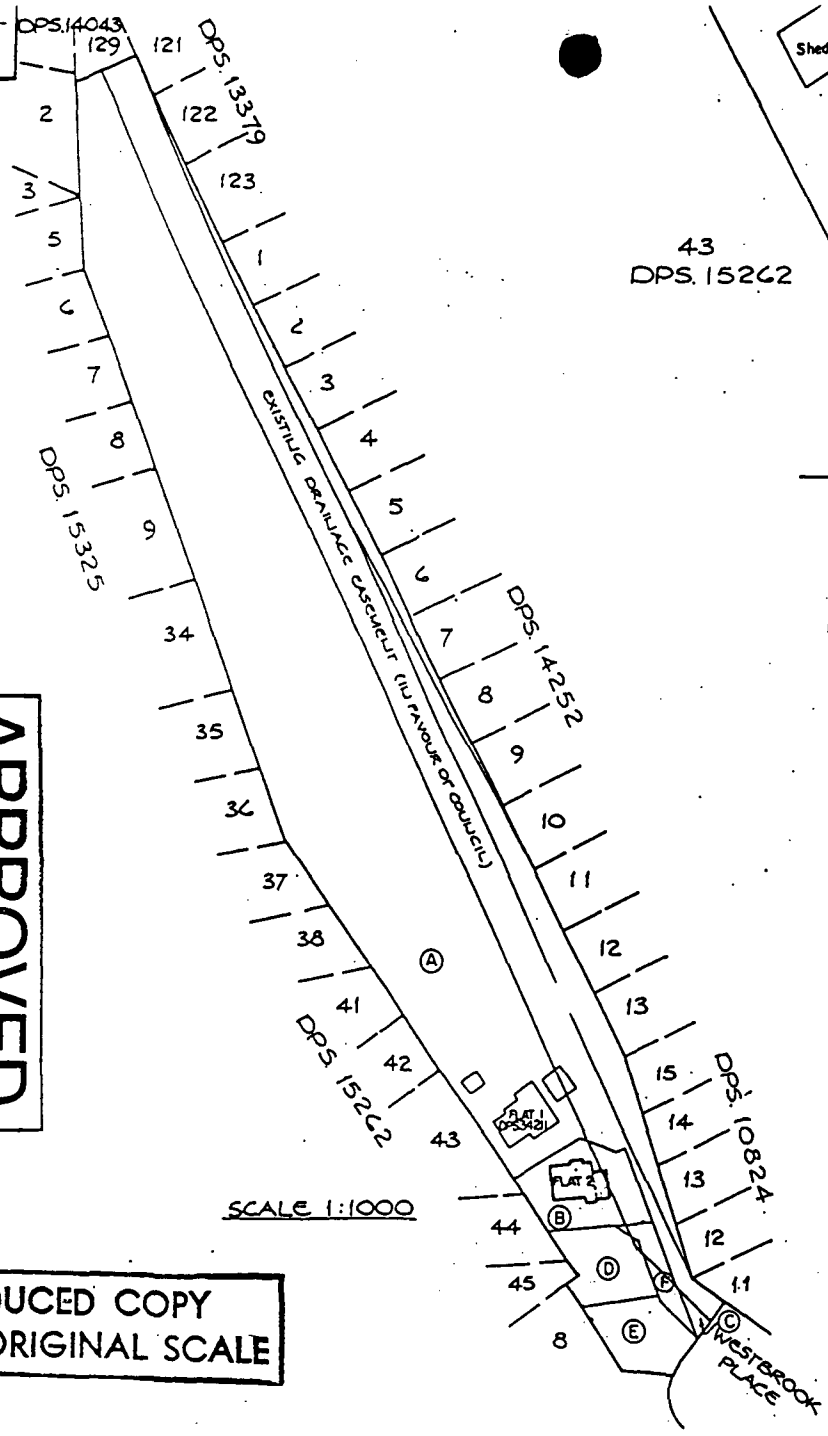
You will be advised further regarding the reserves contribution upon receipt of the valuation of restricted areas B, D and E from Council's Valuer.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Joanne Watts', written over a horizontal line.

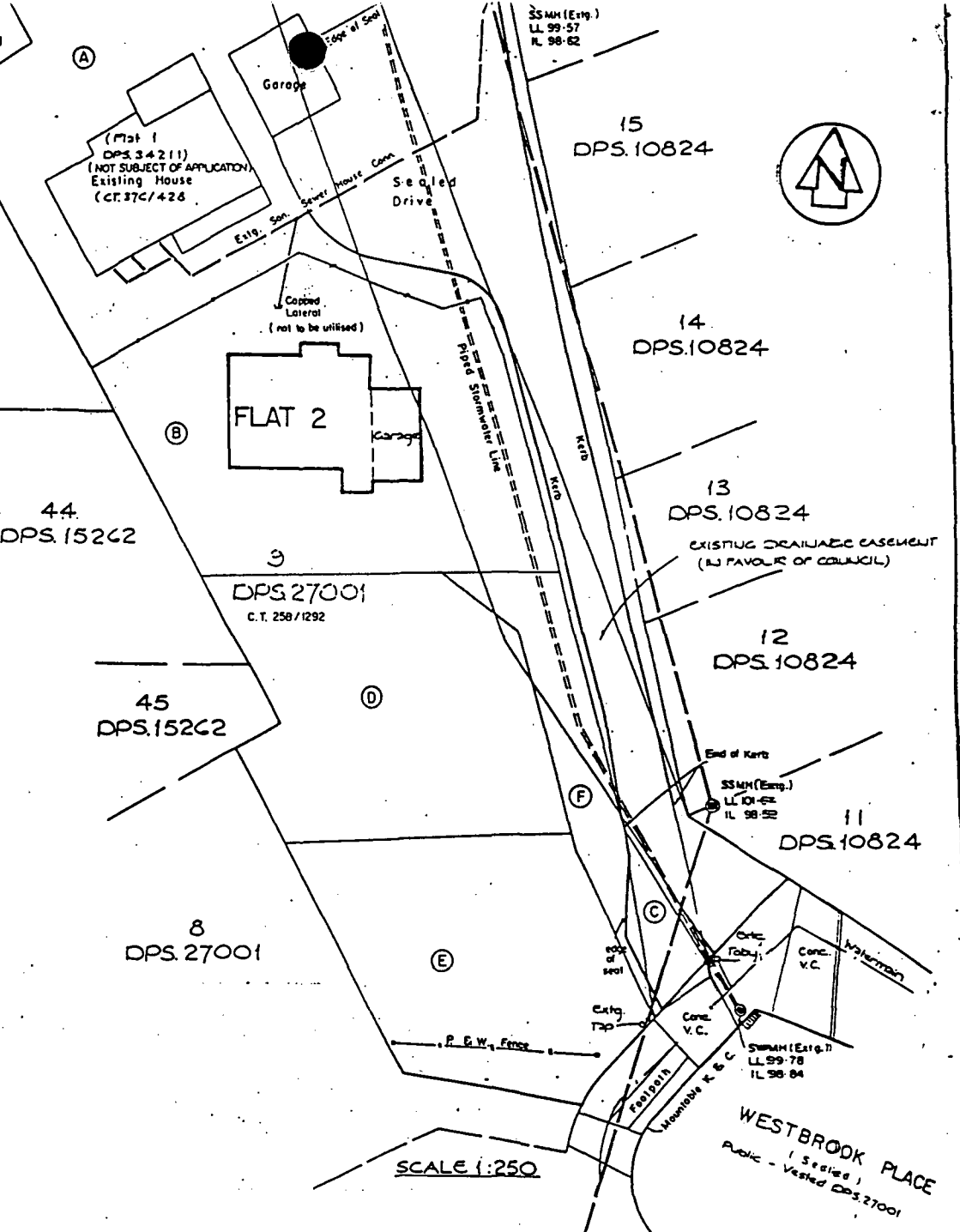
Joanne Watts
Planning Supervisor

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APPROVED
DATE 18/10/96

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