

FILE

P 2 4 4 3 9

P 2 4 4 3 8
FILE

P 2 4 4 3 9

Copy TO: 6562/107

09 April 1996

Please Quote: ~~6596021~~

Ref: esl0904a.twh

Your Ref: 79561.11

Martin McCaulay Morton
Surveyors
PO Box 878
ROTORUA

Attn: Bart Yetsenga

Dear Sir

**APPLICATION FOR SUBDIVISION CONSENT - RUTHERFORD
WESTBROOK PLACE**

At its meeting on 4 April 1996, council resolved that the application for the subdivision of lot 9 DPS 27001 Block IV Horohoro Survey District be approved in terms of Section 105 of the Resource Management Act 1991, subject to the following conditions:

- i) That a financial contribution for reserves purposes is calculated at 5 percent of the land value of proposed Lot 1, 2 and 3, and that this sum less \$1300 previously paid on the building consent for Lot 3, is paid to the District Council.
- ii) That engineering plans, calculations and specifications for the right of way and stormwater overland flow path 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.
- iii) That the existing stormwater pipe and open drain crossing Lot 4 is protected by a drainage easement in favour of the Rotorua District Council.
- iv) That a surface stormwater secondary flow path crossing Lots 1, 2, 3 and 4 is designed and constructed to contain surface flows and is protected by an easement in accordance with Council's Engineering Code of Practice and District Plan.
- v) That the vehicle crossing to serve the proposed right of way is formed and constructed in accordance with Council's Engineering Code of Practice and District Plan.
- vi) That the rights of way serving Lots 1, 2 and 3 are laid off as shown on the plan and the same formed, constructed and drained in accordance with Council's Engineering Code of Practice and District Plan.
- vii) That the maintenance agreements for the proposed rights of way are submitted to the District Engineer for approval in order that he may ensure that adequate provision is made in the

documentation for the maintenance and cost sharing of the proposed right of way by the various parties concerned.

- viii) That Lots 1, 2 and 3 are each provided with a separate sanitary sewerage connection in accordance with Council's Engineering Code of Practice and District Plan.
- ix) That any sewerage laterals serving Lots 1, 2 and 3 and crossing Lot 4 are protected by sewerage easements in favour of the Rotorua District Council.
- x) That the redirected stormwater pipes and open drain crossing Lot 4 are investigated and upgraded where necessary to comply with Council's Engineering Code of Practice and District Plan .
- xi) That the redundant portion of the existing stormwater easement on Lot 4 is uplifted to the satisfaction of the District Engineer.
- xii) That all of the existing filling on Lots 1 and 2 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.
- xiii) That a Consent Notice be registered against the titles of the Lots 1 & 2 advising owners that no habitable buildings are to be erected on the proposed Lot 1 or 2 with a floor level of less than 300mm above a 50 year flood level.

Rider:

Council further advises the applicant as follows:

- a) In granting this consent, Council resolves in terms of section 321(3)(c) of the Local Government Act 1974, that adequate access to Lot 1 and Lot 2 is provided by easement of ROW.
- b) The future development on Lot 4 will be restricted by the width of the proposed access leg.

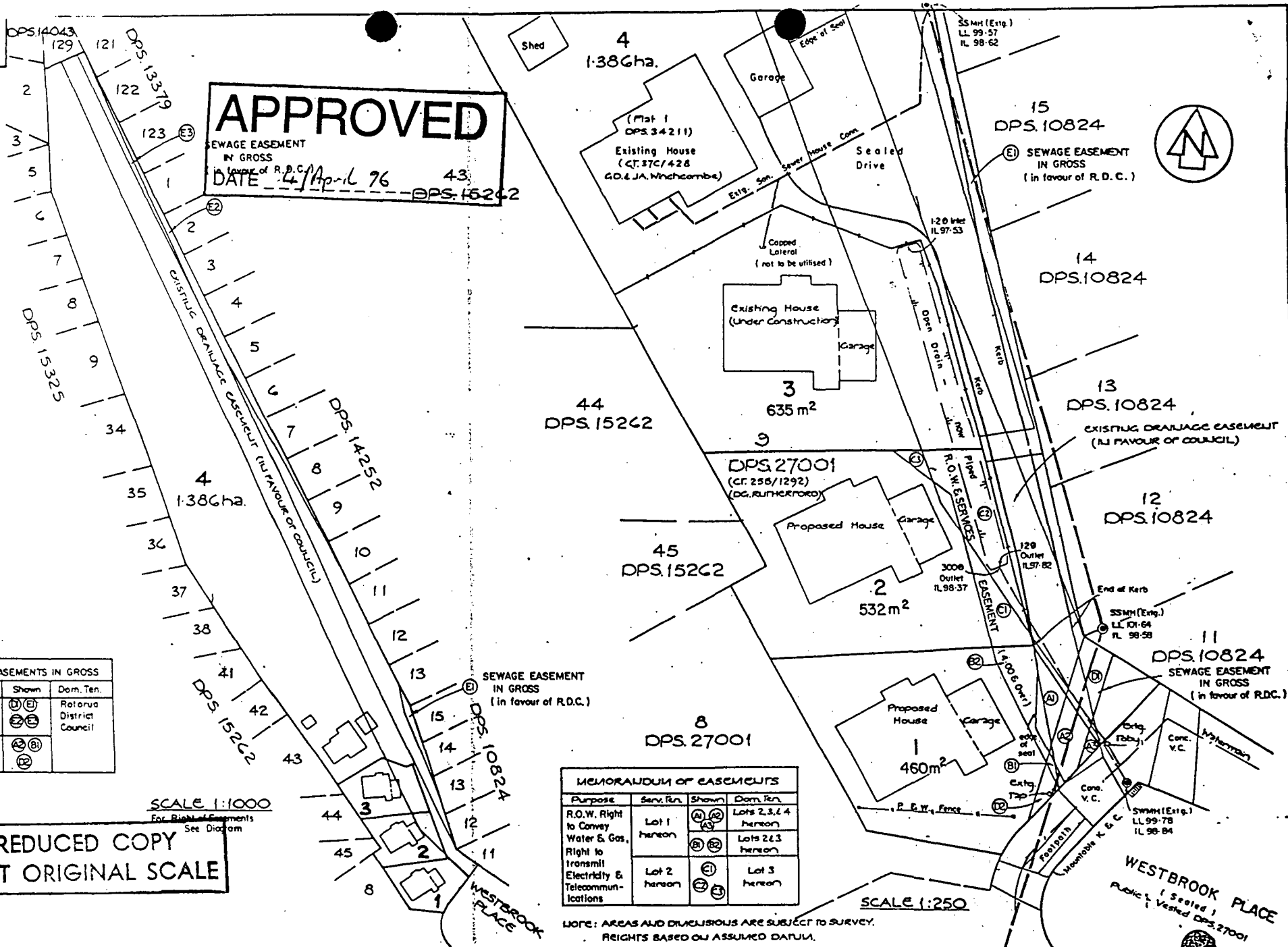
You will be advised further regarding the reserves contribution upon receipt of the valuation of Lots 1 to 3 from Council's Valuer.

Yours faithfully



Todd Whittaker
Planner

COPYRIGHT © MARTIN McCAULAY MORTON LTD.
THIS DOCUMENT SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS SUPPLIED AND MUST NOT BE USED IN VIOLATION OF ANY OTHER APPLICABLE INFORMATION.



MARTIN McCAULAY MORTON LTD.
REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS

PROPOSED SUBDIVISION OF LOT 9 DPS.27001
PREPARED FOR: D.G. RUTHERFORD

SCALE	AS SHOWN	DATE	FEB. 96	Drawn	J.H.	FILE	79561 / II
				Checked	BY		SHEET 1 OF 1

6556021
P24133