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FILE

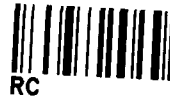
31 July 1998

Please Quote: 6596021
Your Ref: JF 4887

Doc No: 94450

copy to: 24438
24439

Phipps Hawley
Surveyors
PO Box 190
ROTORUA



Dear Sirs,

APPLICATION FOR SUBDIVISION CONSENT -
DG RUTHERFORD, WESTBROOK PLACE, SUNNYBROOK

The copy of the land transfer plan is returned herewith with the certificate of compliance in terms of Section 224(c) of the Resource Management Act 1991 duly signed.

The Consent Notice forwarded is also returned herewith signed and sealed pursuant to Section 221 of the Resource Management Act 1991.

Yours faithfully

A handwritten signature, likely of Julia Nicholson, consisting of stylized initials.

Julia Nicholson
Admin Assistant, Resource Consents

Encl.

CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of DPS81300

AND

IN THE MATTER of Subdivision Consent 6596021
pursuant to Sections 105, 108, 220
and 221 of the Resource
Management Act 1991.

SUBDIVIDOR D G Rutherford and G D & J A Winchcombe

LOCALITY Westbrook Place, Rotorua

On 4 April 1996 the Rotorua District Council granted consent to a subdivision of Lot 9 DPS27001 legally described as Lots 1 to 4 DPS81300.

All owners of Lots 1 and 2 DPS81300 are advised 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.

All owners of Lot 4 DPS81300 are advised that, upon further subdivision or redevelopment of Lot 4 DPS81300 the stormwater pipe network shall be replaced/upgraded to comply with the Engineering Code of Practice and District Plan to the satisfaction of the District Engineer and if necessary the drainage easement relocated to protect the new line(s). Further, that the rights and property access provided by the existing easement registered against the title are made applicable to the drain as it has been reconstructed out of the easement.

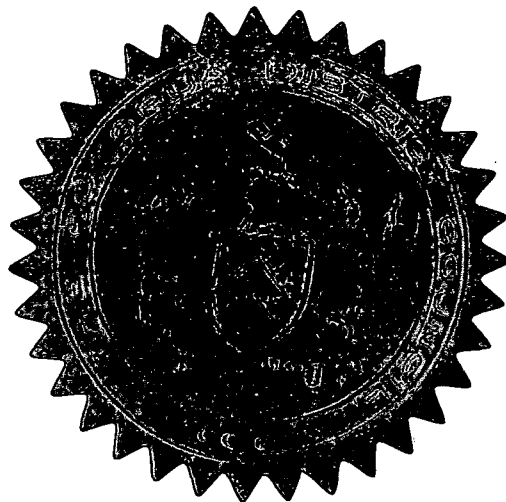
This document is hereby authenticated in terms of Section 252 of the Local Government Act 1974.

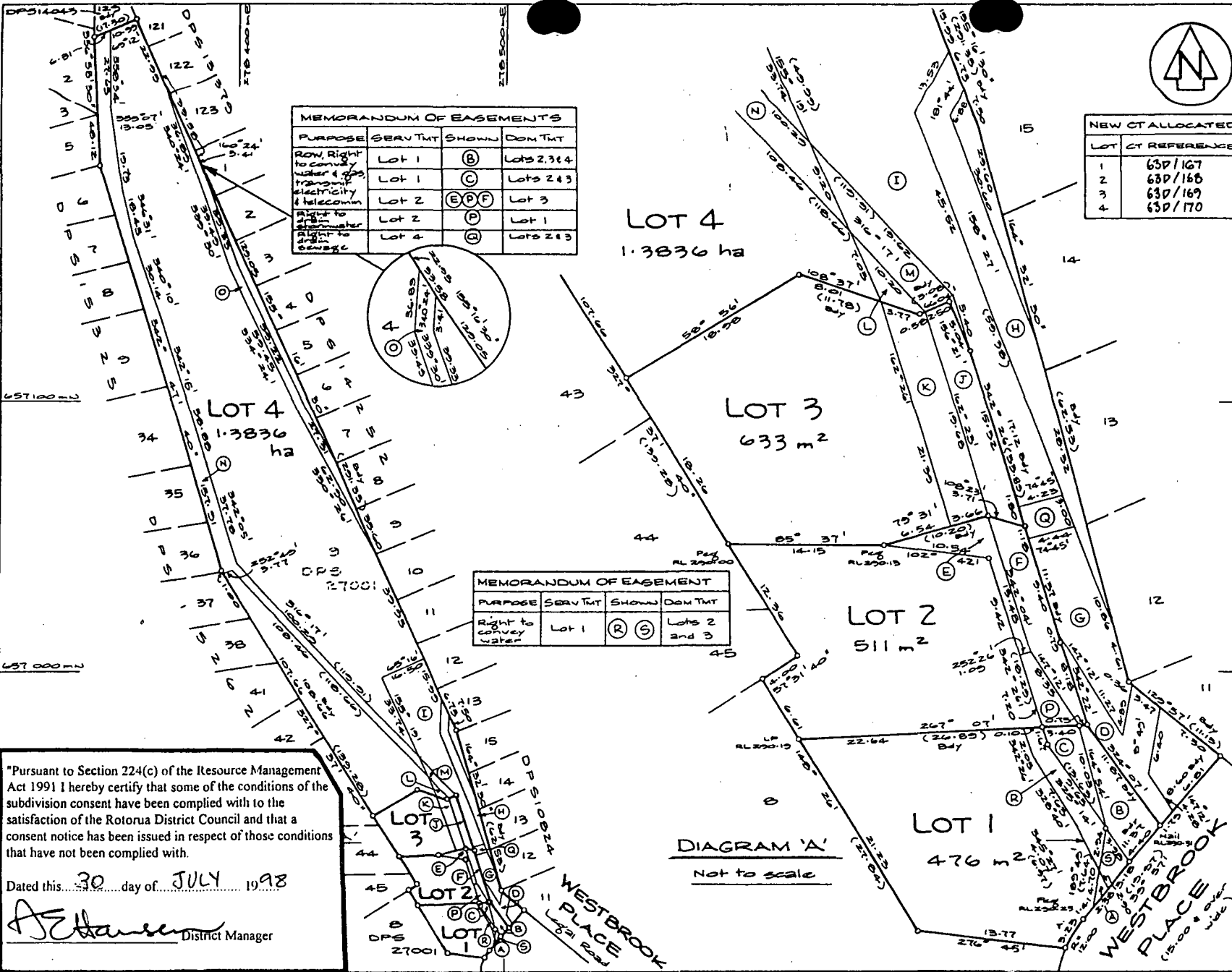
DATED at Rotorua this 30 day of JULY 1998

The COMMON SEAL of the)
ROTORUA DISTRICT COUNCIL)
was affixed hereto in the presence of:)

.....
Mayor

.....
District Manager





MEMORANDUM OF EASEMENTS			
PURPOSE	SERV TMT	SHOWN	DOM TMT
ROW, Right to convey water & effluent	Lot 1	(B)	Lots 2, 3 & 4
transmit electricity & telecom	Lot 1	(C)	Lots 2 & 3
Right to drain	Lot 2	(E) (F)	Lot 3
Right to drain	Lot 2	(P)	Lot 1
Right to drain	Lot 4	(A)	Lots 2 & 3

MEMORANDUM OF EASEMENT			
PURPOSE	SERV TMT	SHOWN	DOM TMT
Right to convey water	Lot 1	(R) (S)	Lots 2 and 3

NEW CT ALLOCATED	
LOT	CT REFERENCE
1	63D/167
2	63D/168
3	63D/169
4	63D/170



Approvals
G. Phipps
G. Phipps
 G.D. Winchcombe
 Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of APRIL 1998 subject to the granting or reserving of the easements set out in the memoranda hereon.

The Common Seal of the Rotorua District Council is affixed hereto in the presence of:
K. Hansen
 Mayor
K. Hansen
 District Manager

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SERV TMT	SHOWN	GRANTEE
Right to drain	Lot 1	(A) (B)	Rotorua District Council
sewerage	Lot 4	(D) (H)	
Right to drain	Lot 1	(B)	Rotorua District Council
stormwater	Lot 2	(F)	
stormwater	Lot 3	(J)	
stormwater	Lot 4	(D) (M) (N)	
Right to drain	Lot 1	(B) (C)	Council
surface	Lot 2	(E) (F) (P)	
stormwater	Lot 3	(K) (J)	
overflow	Lot 4	(D) (G) (H)	Council
		(I) (L) (M)	

Total Area 1.5456 ha

Comprised in CT 258/1252 (3/4 sh)
 and CT 310/428 (1/4 sh)

Peter Joughin Hawley
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Rotorua this 19th day of APRIL 1998.
 Signature: Peter Joughin Hawley

Field Book
 Reference Plans
 Examined Correct

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this day of 19

District Land Registrar

File
 Received 27-4-98
 Instructions
 DPS 81300

"Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Rotorua District Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Dated this 30 day of JULY 1998

K. Hansen
 District Manager

LAND DISTRICT SOUTH AUCKLAND
 SURVEY BLK. & DIST. IV HOROHORO
 NZMS 261 SHT UIC RECORD MAP No 42.98

LOTS 1-4 BEING SUBDIVISION OF
 LOT 9 DPS27001

TERRITORIAL AUTHORITY ROTORUA DISTRICT
 Surveyed by PHIPPS HAWLEY LTD JF4087
 Scale 1:1000 Date MAR 1998
 REDUCED COPY

P24439