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79561/S

24 July 1996

The District Manager
Rotorua District Council
Private Bag
ROTORUA

Attention: A Bell / P Cherry

Dear Sir/Madam

re: RUTHERFORD - WESTBROOK PLACE - YOUR
REF: 6596021

Further to our objection (dated 19 April 1996) and our subsequent discussions (namely our meeting Yetsenga/Rutherford/Bell/Cherry, 15 August 1996) we wish to confirm our understanding of the matters discussed.

- * The Council Officers do not support the objection as lodged on the basis that the stormwater pipe was laid illegally by a past owner.
- * The actual subdivision which is the subject of the application is in fact only Lots 1 - 3. Also the application proposes to convert the existing title of Lot 4 from cross lease to freehold. As Lot 4 is therefore included in the subdivision Council Officers do not consider that Condition (x) is unreasonable.

←
NOT ONLY ILLEGALLY, BUT ALSO INCORRECTLY
WITH OR WITHOUT COUNCIL CONSENT OR
ANY COMPLIANCE TO STANDARD SPECIFICATIONS
~~THE~~ WHY ME TO COUNCIL'S ENGINEERING
CODE OF PRACTICE. WHEN NO-ONE ELSE HAS
TO. AS IN LETTER 9 APRIL 96



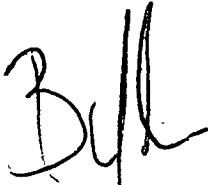
- * If the application was for the second stage of a cross lease, i.e., to issue a new cross lease title for the existing house occupied by Mr Rutherford, from our discussions on 15 July 1996 and our experience with Council policy on cross lease titles it would seem that Council would not impose condition (x) relating to the upgrading of the stormwater pipes and open drain (or a similar condition).

Please confirm the above as being your understanding of our discussions.

We look forward to your reply.

Yours faithfully

MARTIN McCAULAY MORTON LTD



Bart Yetenga
Registered Surveyor



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Specialist

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Martin, McCaulay Morton Ltd

P O Box 678

ROTORUA

Our Ref: HMS5/6

18 May, 1996

Attention: Andy Morton

COPY

Dear Andy

Re: Petrie St Flooding Problem

I have input the as-built information you have provided. ~~Parts changed include the manhole and the culvert length. As previously modelled, I connected the culvert to the invert of the existing "main" pipe.~~

It was found that ~~even~~ with energy losses in the new manhole, the water level at 22 Petrie St was not affected. The water level was RL294.61m at 22 Petrie St for the 50 year return period storm used previously.

Re: Westbrook Place Secondary Flowpath

As requested I tested the model for a secondary flowpath in Westbrook Place. The assumptions I made were;

1. The combined width of the secondary flowpath is 8m (2 driveway widths, cross section plot is attached).
2. The new 1200mm pipe is included
3. The highest ground level at the beginning of the driveways (ch. 10.110km) is RL290.30m
4. The ground level at the back house (ch.10.189km) is RL289.84m.
5. Stormwater can flow freely into the back paddock without ponding above RL289.70m.

The results I found were;

The water level at 22 Petrie St dropped a further 80mm due to the new pipe.

The flow through the secondary flowpath at Westbrook Place peaked at 700l/s.

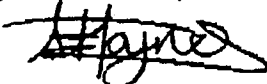
The pipe flow under Westbrook Place peaked at 3,500l/s.

The water depth for the new secondary flowpath was 100mm.

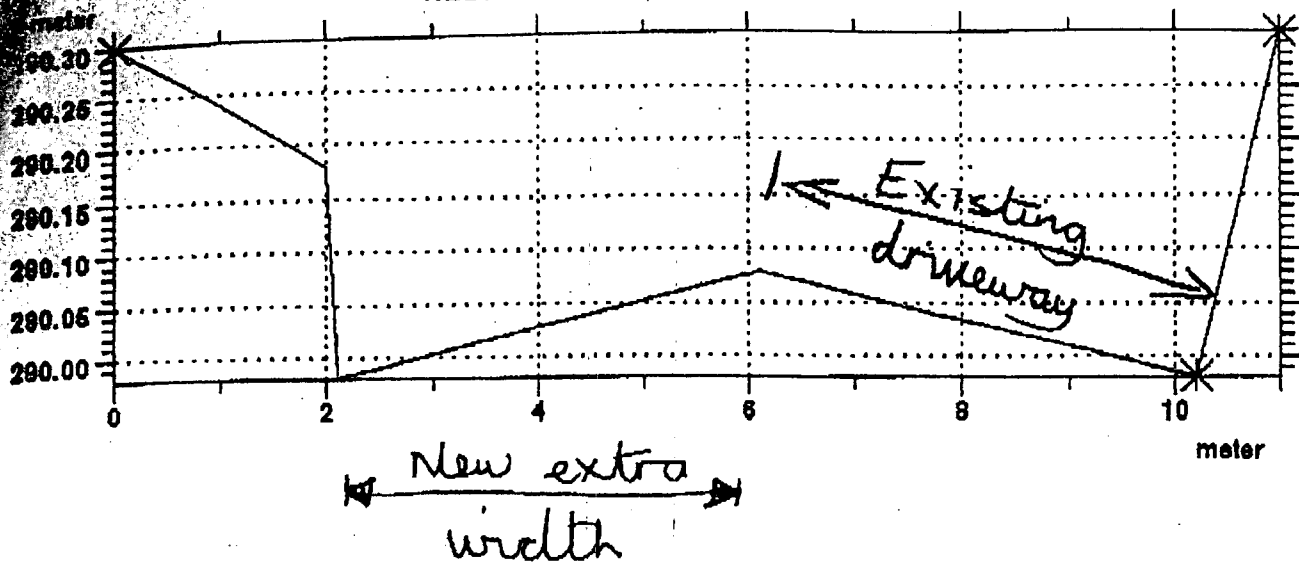
The water level peak along the secondary flowpath was RL290.40m.

I think that covers most of the questions. Please call if you have any further questions.

Yours sincerely

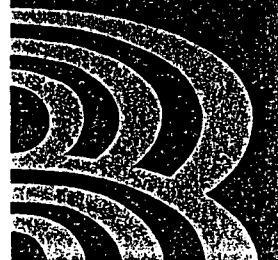

Dr Steve Joynes

WESTBROOK 10.144 km TOPO ID : PETRIE



Typical x-s for
new secondary flowpath
at Westbrook Place

DATA BASE : OPTION - F	
MIKE 11	
Dwg no.:	



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Address all
communications to:
District Manager
Rotorua District Council



RC

24 March 1998

Please Quote: 6596021

Your Ref: JF 4887

Doc No: 84305

Phipps Hawley
Surveyors
PO Box 190
ROTORUA

COPY

from

P. HIPPS HAWLEY LTD.

Attention: Peter Hawley

Dear Sir

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR SUBDIVISION CONSENT
DJ RUTHERFORD, WESTBROOK PLACE

At its meeting on 24 March 1998, Council considered the application for variation to condition x) of the consent and resolved

That pursuant to Section 127 of the Resource Management Act 1991, that condition x), be varied to read as follows:

- x) *That upon further subdivision or redevelopment of Lot 4 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 shall be registered as a Consent Notice against the title of Lot 4.*

Advice Note:

- a) *Should Council require that the stormwater drain/pipe be replaced or upgraded prior to any redevelopment or subdivision of Lot 4, Council will carry out the works at cost to Council.*

Yours faithfully

Dayle Fenton
Planner