

FILE

P03554

copy to: 6520/578

26 March 1997

Please Quote: ~~6597018~~

Your Ref: 91189/P

Doc No: 54431

Martin McCaulay Morton Ltd  
Surveyors  
PO Box 878  
ROTORUA



Attention: Bart Yetsenga

Dear Sir,

**APPLICATION FOR SUBDIVISION CONSENT - S. WILSON**  
**17 HIGH STREET, GLENHOLME**

At its meeting on 26<sup>th</sup> March 1997, Council resolved that the application for the subdivision of Lot 10 DP 23730 Block IV Tarawera Survey District, be approved in terms of Section 105 of the Resource Management Act 1991, subject to the following conditions:

- i) That engineering plans and specifications for the services construction 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.
- ii) That a new sanitary connection is provided for Lot 2 in accordance with Council's Engineering Code of Practice and District Plan.
- iii) That the existing letterbox is relocated to the satisfaction of the District Engineer.
- iv) That the existing vehicle crossing to serve the proposed right of way is widened, formed, drained and constructed in accordance with Council's Engineering Code of Practice and District Plan.
- v) That the existing deteriorated sections of driveway which coincide with the proposed right of way are removed to the satisfaction of the District Engineer.
- vi) That the right of way is laid off as shown on the approved scheme plan and the same is formed, constructed and drained in accordance with Council's Engineering Code of Practice and District Plan.
- vii) That the garage is removed to the satisfaction of the District Engineer.
- viii) That the maintenance agreement for the proposed right of way is 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.
- ix) That a financial contribution for reserves and heritage purposes is calculated at five percent of the land value of Lot 2 and that this sum be paid to Council.


x) That the relevant building consents are obtained for the removal/resiting of the garage.

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

- a) That written consent shall be obtained from the owners of either of Lots 71 or 72 DPS 603 should access be required to lay the new sewer connection.
- b) That the length of right of way allowed for Lot 1 prevents legal vehicular access to the rear of Lot 1. If a garage/carport is to be built in the front yard of Lot 1 in the future, then neighbours consent and Resource Consent will be required.

You will be advised further regarding the reserves contribution upon receipt of the valuation of Lot 2 from Council's Valuer.

Yours faithfully

  
Marilyn Regnault  
Planner

FILE

01 December 1997

Please Quote: ~~6597018~~

Your Ref: 91189/S

Doc No: 75809

Martin McCaulay Morton Ltd  
PO Box 878  
ROTORUA

FILE copy to: P03554  
P50369  
P50371

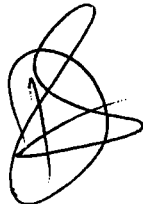
Attention: Bart Yetsenga

Dear Sir

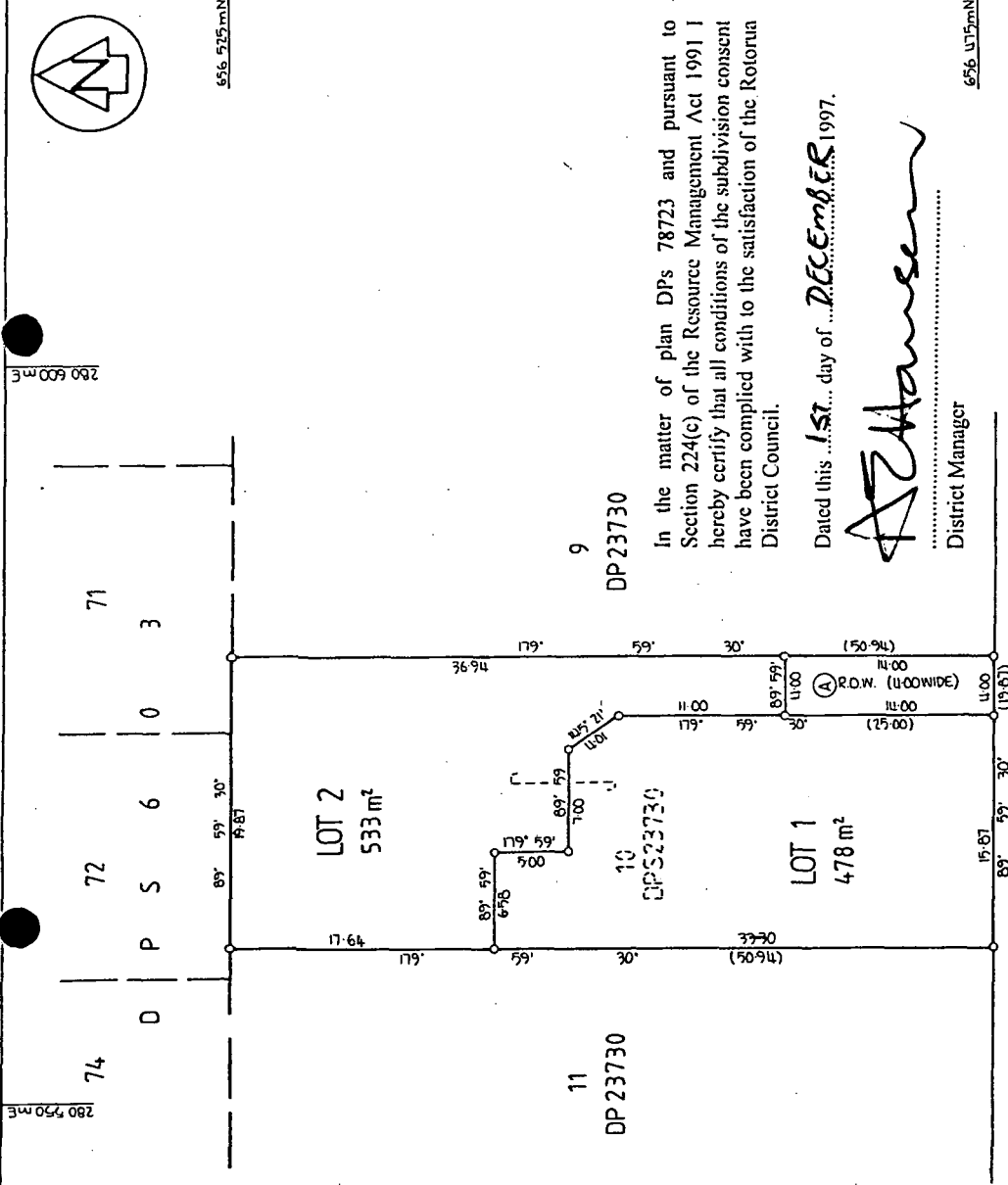
**APPLICATION FOR SUBDIVISION CONSENT - S WILSON, 17 HIGH STREET**

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.

Yours faithfully



Dayle Fenton  
Planner



Approvals

REGISTERED OWNERS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 23rd DAY OF JULY 1997  
SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

THE COMMON SEAL OF THE ROTORUA DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

Mayor

District Manager  
SUB: 6597010

MEMORANDUM OF EASEMENT

PURPOSE	SERV. TEN.	SHOWN	DOM. TEN.
RIGHT OF WAY	LOT 2 HEREON	(A)	LOT 1 HEREON

NEW C.T. ALLOCATION	
LOT	C.T. REFERENCE
1	
2	

Total Area 1011 m²

Comprised in CT 739/151 (ALL)

I, BART YETSENGA, 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 1980, 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 26th day of AUGUST 1997.  
Signature

Field Book  
Reference Plans DPs 603, DP 23730, SO 604/39, SO 607/29, DPs 364/2  
Examined Correct

Approved as to Survey

Chief Surveyor  
Deposited this day of 1997

District Land Registrar

Received Instructions  
D/S 78723

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
Surveyed by MARTIN MCCAULAY MORTON LTD  
Scale 1:250 Date JULY 1997

LOTS 1 & 2 BEING SUBDIVISION OF  
LOT 10 DP 23730.

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 49.09

FILE P03554

25 July 1997

Please Quote: ~~6597018~~

Your Ref: 91189/S

FILE

Doc No: 64313

copy to: 6520/578  
P50360  
P50371

Martin McCaulay Morton Ltd  
Surveyors  
PO Box 878  
ROTORUA

Attention: Bart Yetsenga

Dear Sir,

**APPLICATION FOR SUBDIVISION CONSENT - WILSON**  
**17 HIGH STREET, GLENHOLME**

At its meeting on 25 July 1997, Council approved the land transfer plan relating to this subdivision.

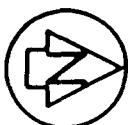
Therefore, the plan is returned herewith with the approval executed under seal.

A copy of the approved land transfer plan should be submitted when requesting a certificate of compliance pursuant to Section 224(c) of the Resource Management Act 1991.

Yours faithfully



Dayle Fenton  
Planner



280 750 mE  
74  
D P S 6 0 3  
72  
71  
280 600 mE

676 775 mN

Approver  
*S. Wilson*  
S. WILSON  
REGISTERED OWNERS  
APPROVED PURSUANT TO SECTION 223 OF THE RESOURCES MANAGEMENT ACT 1991 ON THE 21<sup>ST</sup> DAY OF JULY 1997  
SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON

THE COMMON SEAL OF THE ROTORUA DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

*S. Wilson*  
MAYOR

*A. Williams*  
DISTRICT MANAGER  
SIB: 6971018

MEMORANDUM OF EASEMENT			
PROPOSED EASEMENT	SERV. TEN.	SHOWN	COM. TEN.
RIGHT OF WAY	LOT 2 HEREON	(A)	LOT 1 HER

NEW CT ALLOCATION	
LOT 1	CT REFERENCE
LOT 2	

Total Area 1011 m<sup>2</sup>  
Comprised in CI.739/151 (ALL)

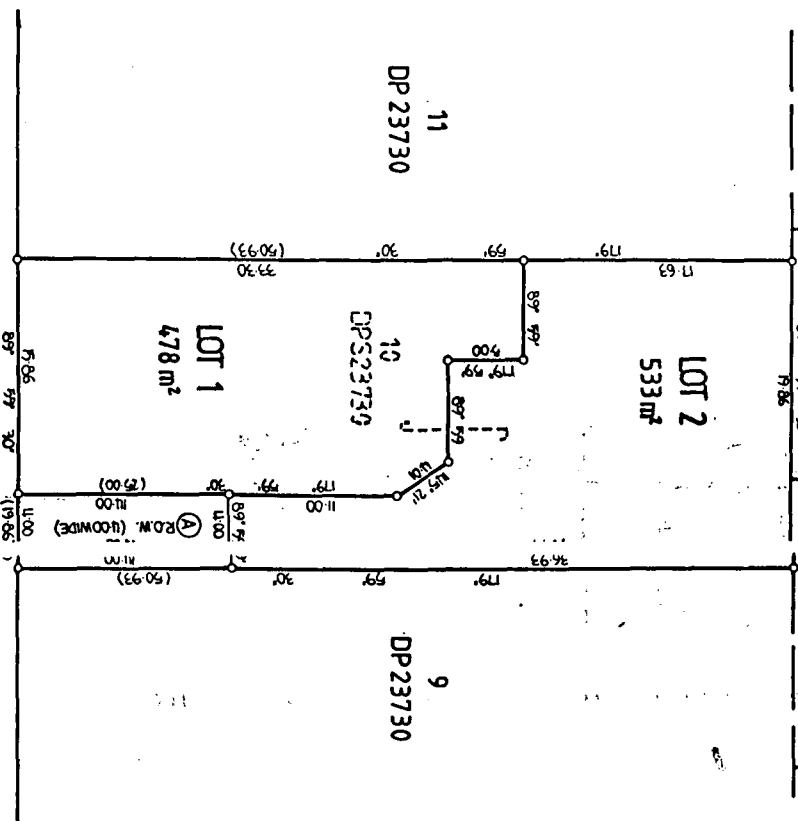
L. BART. KETSENGA

Approved as to Survey  
Deposited this 19 day of July 1997  
Chief Surveyor

Field Book  
Reference Plans DRS 13770  
Estimated  
Approved as to Survey

Approved as to Survey  
Deposited this 19 day of July 1997  
Chief Surveyor

Approved as to Survey  
Deposited this 19 day of July 1997  
Chief Surveyor



HIGH STREET  
PUBLIC ROAD ~ T 205722  
(20-12)

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 49.09

LOTS 1 & 2 BEING SUBDIVISION OF  
LOT 10 DP 23730

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
Surveyed by MARTIN MCCAULAY MORTON LTD  
Scale 50 Date JULY 1997

SUBDIVISION - WORKSHEET

Date First

N.O.S. Received 23-2-98

ORIGINAL VALUATION ROLL NO. 6520 / 578 / 00

(P03554)

Fl No.	DPS	Lot No.	DPS	Area Ha	Area m <sup>2</sup>	Situation Address	New Valuation Roll No.	Reason
1		2	78-723		533	17A High St	6520/577-01	P 59371
2								
3		1	✓		478	✓ ✓	6520/578-00	P 59369
4								
5								
6								
7						<del>Sube deleted - use existing No. 03554</del>		
8								
9								
10								

Rating Year for New Owners to Comment Payment: 19 /

RATES WILL NOT BE  
SEPARATELY ASSESSED  
UNTIL

DELETIONS AND AMALGAMATIONS

Old Valuation Roll No.	Legal Description	Situation	New Valuation Roll No.	Reason
1				
2				
3				

6520/578.00

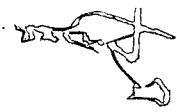
Valuation Reference 6520 57800		Computer Codes CFIJ 0 change		Date of Revision 1/09/96		Date form printed 7/04/98	
Special Values		Nature of Improvements		Occupier (in the meaning of the Rating Act)			
VI	86000	DWG QB OI		WILSON SHARRON GAIL			
LV	35000	Rateable					
CV	121000			17 HIGH ST ROTORUA			
SQ METRES 478		Address of Property/Situation HIGH ST		Name of District ROTORUA DISTRICT		24	
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.							
RECORD UPDATED: Date: 7/04/98 Time: 14:32:25 WARD: 03 East							
REGION: 04 BAY OF PLENTY REGION							
LOT 1 DPS 78723							
REASON: LAW...sale-lot 2 gone to 6520 57701 P 03554 (P59369 s/b deleted) change as per slip 98/99 Log 174 - DNU change x = 1 Add 154 (17.4.98)							

Valuation Reference 6520 57701		Computer Codes CFIJ 0 change		Date of Revision 1/09/96		Date form printed 7/04/98	
Special Values		Nature of Improvements		Occupier (in the meaning of the Rating Act)			
VI	2000	DWG QB OI		YOUNG SHIRLEY MARGARET			
LV	35000	Rateable					
CV	37000			22B MALFROY RD ROTORUA			
SQ METRES 533		Address of Property/Situation HIGH ST		Name of District ROTORUA DISTRICT		24	
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.							
RECORD UPDATED: Date: 7/04/98 Time: 14:35:28 WARD: 03 East							
REGION: 04 BAY OF PLENTY REGION							
LOT 2 DPS 78723							
PREVIOUSLY ASSESSED AT.... 6520 57800							
REASON: LAW...sale-to here from 6520 57800 P 59371 New 98/99 154 20A 20A 40A 50A 70A (17.4.98)							



Valuation Reference PD3554 6520 57800		Computer Codes ex 0 change CJO		Date of Revision 1/09/96		Date form printed 9/03/98	
Special Values		Nature of Improvements		Occupier (in the meaning of the Rating Act)			
86000		DWG OB OI		WILSON SHARRON GAIL			
59000		Rateable		17 HIGH STREET			
145000				ROTORUA			
SQ METRES		Address of Property/Situation		Name of District			
1011		174 17A HIGH ST		ROTORUA DISTRICT			
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.							
RECORD UPDATED: Date: 9/03/98 Time: 12:05:42							
REGION: 04 BAY OF PLENTY REGION							
WARD: 03 East							
LOTS 1 2 DPS 78723							
REASON: SUR...RESURVEY AS PER DPS 78723							

Blair Appleton  
House 18/2/98  
DPS 78723  
Christine Young



TO: Rates -

Attn: Iris

2/5/97

**SUBDIVISION PARCEL**

Subdivision Appl No:

Parent Assessment No:

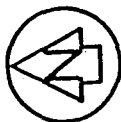
From: Jane/Planning Administration

DATE 26/3/97



SSMH26A  
LL 98.03  
K 97.04

SSMH26  
LL 99.92  
LL 98.77



PROPOSED SUBDIVISION OF  
LOT 10 DP23730

**Rotorua District Council**  
**Plan prepared for : S. Wilson**  
**17 High Street**

Memorandum of Easements			
Purpose	Serv. Ten.	Shown	Dom. Ten.
R. O. W.	Lot 2 hereon	(A)	Lot 1 hereon

**NOTES/KEY:**

1. HEIGHTS SHOWN ARE BASED ON AN ASSUMED DATUM.
2. ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.

COPIES MUST BE MADE OF ALL DOCUMENTS FOR THE RECORD AND MUST BE KEPT IN A SAFE PLACE FOR FUTURE REFERENCE.

**MARTIN MCCAULAY MORTON LTD**

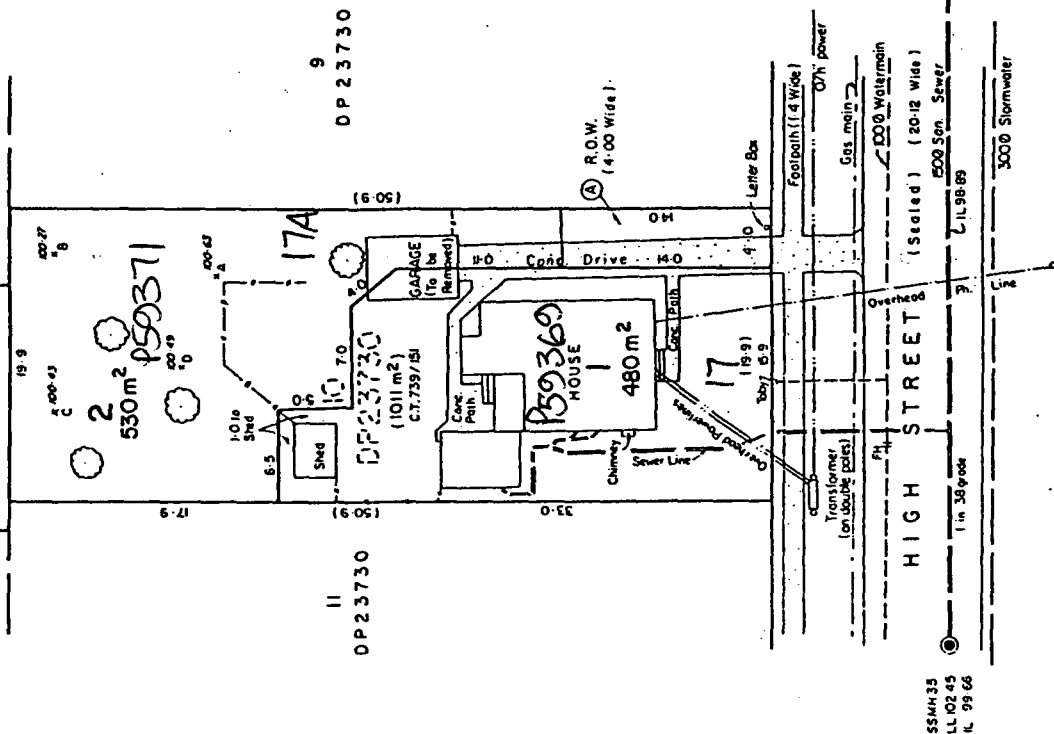
[illegible]

DRAWN: J.H.	DESIGNED: B.Y.
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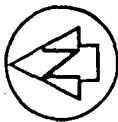
CHECKED: B.Y.	APPROVED: B.Y.
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SCALE: 1:240

FILE No. 91189/P



REDUCED COPY  
NOT ORIGINAL SCALE



# PROPOSED SUBDIVISION OF LOT 10 DP23730

Rotorua District Council  
Plan prepared for : S. Wilson  
17 High Street

Memorandum of Easements			
Purpose	Serv. Ten.	Shown	Dom. Ten.
R.O.W.	Lot 2 hereon	(A)	Lot 1 hereon

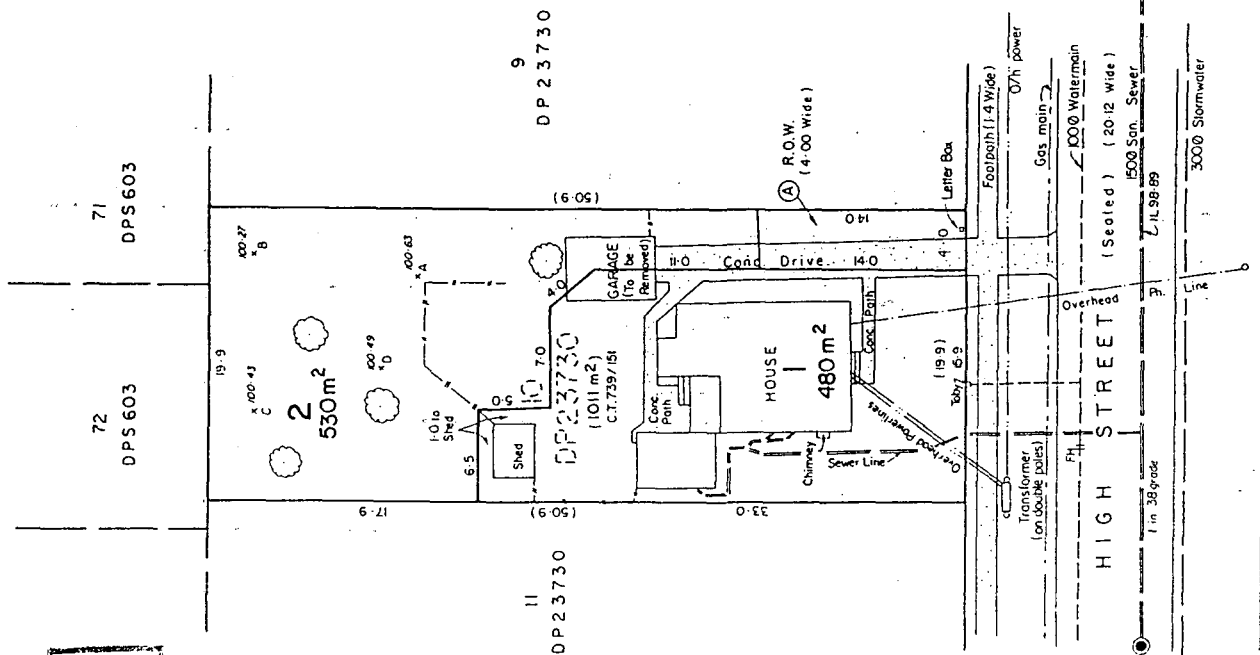
APPROVED

DATE 26/3/97

## NOTES/KEY:

1. HEIGHTS SHOWN ARE BASED ON AN ASSUMED DATUM.
2. ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.

CONVEYANCE - MARTIN MCCAULAY MORTON LTD THIS DOCUMENT SHALL BE USED ONLY FOR THE PURPOSE FOR WHICH ISSUED AND NOT BE USED IN ANY OTHER MANNER.	
MARTIN MCCAULAY MORTON LTD REGISTERED BANKRUPT CY, OWNERS OF PLANNED RESERVE LANDS SUBJECT TO THE PLANNED RESERVE LANDS ACT 1991 17 HIGH STREET ROTORUA 3125 TEL: 0183 312500 FAX: 0183 312501	
DRAWN: J.H.	DESIGNED: B.Y.
CHECKED: B.Y.	APPROVED: B.Y.
SCALE: 1:250	DATE DRAWN: JAN 1997
FILE NO. 91189/P SHEET 1 OF 1	



SSM26A  
LL 98 83  
IL 97 84

Son. Sewer

SSM26  
LL 99 92  
IL 98 77