

18 July, 1996

McPherson & Goodwin
P. O. Box 9379
HAMILTON

Attn. Peter McPherson

Dear Sir

RE: SUBDIVISION CONSENT APPLICATION NUMBER 48/1/R109
FOR SUBDIVISION PURPOSES 14 RIVERLEA ROAD - M. P. &
C. J. KNOPP

Further to your application dated 25 June 1996, I advise that Council granted consent on 16 July 1996 and Council's decision is as follows:

*That Council pursuant to the provisions of Section 105(1)(a) of the Resource Management Act 1991 **grants consent** to the subdivision consent as a controlled activity to the proposed subdivision of Lot 16 DP 4170 at 14 Riverlea Road, Hamilton as shown on Scheme Plan 11366 submitted by McPherson & Goodwin Registered Surveyors on 25 June 1996, subject to the following conditions:*

1. ☒ That the subdivision be in general accordance with the plans and information on Scheme Plan 11366 submitted by McPherson & Goodwin Registered Surveyors on 25 June 1996.

2. Reserve Contribution requirements being satisfied by a cash payment of \$1800.00 (inc. GST), which is equal to 4.5% of the current market value of Lot 2 less any amount already paid in accordance with the land use consent 38/1/1825.

3. A consent notice pursuant to section 221 of the Resource Management Act 1991 is to be registered on the certificate/s of title for both Lots 1 & 2 and advising the owners and subsequent owners thereof that no dwelling unit may be erected thereon except where such a dwelling is in accordance with the site development plans approved as part of land use consent number 38/1/1825, as granted by the Hamilton City Council on 15 July 1996, or in accordance with any subsequent approved land use consent for a dwelling on Lot 2.

(Note: This condition (No. 3) will not be required if the proposed dwelling authorised by land use consent number 38/1/1825 is under construction, at least to the framing stage, when the section 224 certificate is requested).

4. A consent notice pursuant to section 221 of the Resource Management Act 1991 is to be registered on the certificate/s of title for both Lots 1 & 2 and advising the owners and subsequent owners thereof that the eave on the existing dwelling extends into ROW (B) by 200mm as shown on the site plan as part of land use consent number 38/1/1825, as granted by the Hamilton City Council on 15 July 1996.

5. The following engineering requirements being met:

- a) The provision of water supply connections to Lot 2.
- b) No water supply pipes passing between one lot and another except where the lots are amalgamated under one rating assessment.
- c) The provision of sanitary sewer reticulation and connections to Lot 2.
- d) No private sanitary sewer drains passing between one lot and another.
- e) The provision of stormwater reticulation and connections to Lot 2.
- f) No private stormwater drains passing between one lot and another.
- g) Payment of a fee equalling 0.5% of the value of the work involved in the subdivision (plus G.S.T.) with a minimum charge of \$60.00 (G.S.T. inclusive) towards the cost of examining the engineering plans and inspecting the works. (This does not include the work carried out by the Council on behalf of the subdividers).
- h) All the above being in accordance with the Council's Code of Practice for Urban Land Development, and / or to the satisfaction of the General Manager Assets.
6. All G.S.T. requirements with respect to the transferring of assets to the Council (eg roads, reserves, public amenities) being complied with by completion and return of the attached G.S.T. Requirement/Asset Register and Tax Invoice forms.

Reasons for the Decision

1. *Subject to the above conditions the proposed subdivision complies with the requirements of the Hamilton City Transitional District Plan.*

Advisory Notes

1. *Compliance with conditions of land use consent number 38/1/1825 will be required on a continuing basis.*
2. *Current cost for 20 mm diameter water service is \$420.00 (G.S.T. inclusive).*
3. *When utilising existing house drains. The subdividor is to ensure that the connection depth at the boundary allows servicing for the whole Lot.*

Objections and Appeals:

If you disagree with this decision or any conditions, you may lodge an objection to Council or an appeal to the Planning Tribunal in writing within **15 working days** of receipt of this letter, and if you do then:

- (a) a survey plan pursuant to section 223 of the Resource Management Act 1991 may not be able to be approved; and/or
- (b) a completion certificate pursuant to section 224 may not be able to be issued,

Lapse of Consent:

This resource consent shall lapse within a period of 2 years of the date of notification of this consent (or resolution of any objection or appeal in respect of this consent) unless given effect to before the end of that period by the execution of a Section 223 resolution.

Advisory Note

The survey plan to be lodged with the District Land Registrar can be executed by the Council pursuant to Section 223 of the Resource Management Act 1991 on its receipt by the City Secretary and later, when the above requirements have been met, a certificate pursuant to Section 224(c) of the Resource Management Act 1991 may be presented to him for signing.

If you have any queries in relation to the above, please contact the Hamilton City Council.

Yours faithfully



G BILIMORIA
PLANNING GUIDANCE MANAGER

