

The abovementioned scheme plan of subdivision forwarded for Council's consideration under the provisions of the Local Government Act 1974, is of land situated on the northern end of Yelash Road off Birdwood Road at Swanson in a Rural Residential zone.

The block has a total area of some 35 ha, and it is proposed to subdivide the eastern 10 ha portion into five allotments served by a common access lot from the road and developed in two stages. The District Land Registrar has consented to the necessary conditions of amalgamation.

Mrs Morey will retain her existing house and ancillary buildings on the balance 25 ha, and investigation has determined that it can be satisfactorily developed in the future either by an extension of Yelash Road, or by means of two further access strips to the north and west.

It will be necessary to demonstrate the stability of a 20m x 20m building platform on each allotment, together with its suitability for septic tank effluent disposal. The common access lot will be fully constructed to Council's standards, and contributions towards the cost of road upgrading made necessary by the subdivision have been assessed.

The application complies with the averaging provisions of Ordinance 11.3:5 and approval is recommended.

The reserve contribution has been computed in accordance with the Local Government Act 1974.

The sum to be paid in lieu of reserves was computed from a gross realisation value of \$197,000.00 supplied by the Valuation Department for Lots 1-5 inclusive.

W A I T E M A T A      C I T Y      C O U N C I L

I, HAROLD VINCENT O'ROURKE, hereby certify that the following is a true copy of a resolution passed in exercise of its delegated power at a meeting of the Planning Committee held on 12 February 1987.

THAT scheme plan no SPW 14012 Stages 1 & 2 of subdivision of Section 9 Block XIII Waitemata S.D. comprised in CT 22B/1152 owned by Mrs J.I. Morey be approved pursuant to Section 279 of the Local Government Act 1974, and that a plan of subdivision will be approved under Section 305 of the Local Government Act 1974, provided that the following conditions are complied with within three years:-

- (1) Prior to the approval by the Council of the survey plan of this subdivision, the owner shall:-
  - (a) Form the privateways over parts of Lots 6 & 7 and construct thereon a carriageway and stormwater control to the entire satisfaction of the Council.
  - (b) Pay to the Council the sum of \$3,872.00 (Inclusive of GST) towards the cost of road improvements along Yelash Road, such sum being not more than half the estimated cost thereof.
  - (c) Pay to the Council within 18 months or before the survey plan is approved whichever is the sooner the sum of \$16,252.50 (Inclusive of GST) in lieu of reserves pursuant to Section 285 of the Act, Council being of the opinion that it is impracticable to provide such reserves in this subdivision.

N.B. Contribution for Stage 1 is \$6,270.00  
" " " 2 is \$9,982.50

- (d) Provide for the following conditions of amalgamation to be shown on the plan:-

Stage 1

"That Lot 6 hereon be held as to two undivided one-fifth shares by the owners of Lots 1 & 2 hereon and a three-fifth share by the owner(s) of Lot 3 hereon as tenants-in-common in the said shares and that individual Certificates of Title be issued in accordance therewith".

Stage 2

"That Lot 6 hereon be held as to three undivided one-fifth shares by the owners of Lots 3 to 5 inclusive hereon as tenants-in-common in the said shares and that individual Certificates of Title be issued in accordance therewith".

"That Lot 7 hereon be held as to three undivided one-third shares by the owners of Lots 3 to 5 inclusive hereon as tenants-in-common in the said shares and that individual Certificates of Title be issued in accordance therewith".  
See Doc. A626837

- (e) Carry out such earthworks and drainage as may be necessary to ensure that all lots have satisfactory building sites with particular reference to Lot 1.
- (2) Pipe or otherwise control all watercourses to the entire satisfaction of the Council.
- (3) Provide evidence of the suitability of each lot for septic tank effluent disposal taking full regard of the stability of the land and the areas available for irrigation fields and building sites.
- (4) Demonstrate a suitable method of stormwater disposal from the building platform on Lots 1-5 inclusive to the satisfaction of the Council.
- (5) Define a 20m x 20m building platform on Lots 1-5 inclusive and investigate and provide a report on the development of the sites with respect to soil characteristics and their influence on foundation conditions for building areas with special reference to any restriction for the use thereof. Such report to accompany the plans and specifications for the development of this subdivision. A Solicitor's undertaking to register any necessary restrictions will be required with the form of such restrictions to be to the satisfaction of the City Solicitors.
- (6) In the development of this subdivision, the owners shall take particular care to ensure the maximum practicable preservation of the natural landscape, trees or bush and before commencing any construction work shall obtain the approval of the Council to engineering plans detailing the nature and extent of any proposed work.

Signed by HAROLD VINCENT O'ROURKE )  
Town Clerk, Waitemata City )  
Council on behalf of and by )  
authority of the said Council )  
under Section 252 of the Local )  
Government Act 1974 )

  
Town Clerk