

RPNZ document ordering service

Document, Interest, Instrument: 7773358.1

Property: 100 Greenhills Drive, Coromandel, Thames-Coromandel District

Legal Description: Lot 19 Deposited Plan 397312

CoreLogic Reference: 3211438/1

Processed: 18 September 2024

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Thames Coromandel District Council

(Consent Notice Pursuant to Section 221 Resource Management Act 1991)

In the Matter

of Deposited Plan 397312

and

In the Matter

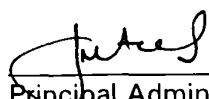
of Subdivision Consent of Plan
pursuant to Sec. 104B, 220
& 221 of the Resource
Management Act 1991

Pursuant to Section 221 (1) of the Resource Management Act 1991 the Thames Coromandel District Council by resolution passed on the 21st day of JANUARY 2008 imposed the following conditions on the subdivision consent for Deposited Plan 397312.

1. An application for a vehicle crossing to serve Lots 4, 5, 8 - 23, 48 - 55 and 60 - 65 shall be made to Council at the time of building consent application for a garage or dwelling. The vehicle crossing shall be constructed within six (6) months of Council granting the building consent. The vehicle crossing shall be installed to the standards specified in Council's "Code of Practice and Development" and shall be constructed by an approved vehicle crossing contractor unless specific approval is granted by Council's Roading Manager.
2. Foundation design and stormwater disposal (including on site detention tanks), for Lots 4, 5, 8 - 23, 48 - 65 shall be undertaken in accordance with the recommendations contained in the engineer's report by Tonkin & Taylor Ltd., reference 22978/v1, and dated December 2005 and subsequent Tonkin and Taylor letters dated 21 March 2006, 15 May 2006 (2 letters). If an alternative building site is chosen than that in the above report, a further geotechnical investigation shall be submitted for approval at the time of Building consent application.

3. Minimum habitable floor level for Lots 4, 5, 8 - 23, 48 - 65 shall be at the recommended floor levels contained in the engineer's report by Tonkin & Taylor Ltd., reference 22978/v1, and dated December 2005 and subsequent Tonkin and Taylor letters dated 21 March 2006, 15 May 2006 (2 letters). Floor levels for these lots shall be established by a registered surveyor and surveyor's certification shall be submitted at the time of building consent application.
4. That the Stormwater Management and Maintenance Plan provided for Lots 4, 5, 8 - 23, 48 - 65 shall be complied with, on an ongoing basis. At any stage the landowner shall, at the request of Council, provide a report by a Chartered Professional Engineer experienced in stormwater design and management, that reports on and details compliance with the original plan. The same report may also advise on maintenance and improvements that may need to be undertaken to ensure that the original design and requirements of the system are being achieved.
5. No residential development shall occur on Lot 4 and 65 in the area shown as being within the 100 flood plain on Figure 3.1 of the Tonkin and Taylor report Drawing No: 22978 - 01, until appropriate flood mitigation works have been carried out as recommended in that report.
6. Residential development of lots shown to be within the Recreation zone on the TCDC Planning Maps shall be undertaken in accordance with the relevant provisions of the Housing zone - Outside All Policy Areas.

Dated this 31st day of March 2008



Principal Administrative Officer/Authorised Officer

548/2006/8 + 548/2007/152

Landonline User ID: **barrycleau**

LODGING FIRM: **BARRY GREEN LAND CSLT**

Address: **PO BOX 1105**

SHORTLAND ST

AUCKLAND

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref:

GREEN HILLS

Dealing / SUD Number:
(LINZ Use only)

HEREWITH

Survey Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

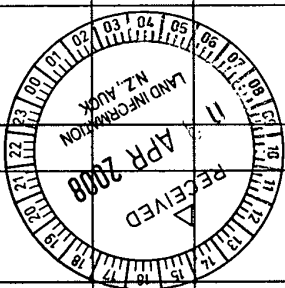
Priority Stamped Date Stamp
(LINZ use only)

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Cpy - 02/04, Pgs - 004, 04/04/08, 08:27
Copies
(inc. original)
DocID: 313091316

LT 397312

Other (state) **FAST TRACK - STH AKLD**

Rejected Dealing Number:



Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES & GST INCLUSIVE
1	SA26B/140, 141 144	CONO	GREEN HILLS	60.00							\$60.00
2	SA26B/140	PDM	GREEN HILLS/BNZ	60.00							\$60.00
3	As Above	T	GREEN HILLS/ OOSTERROM	60.00							\$60.00
4	SA6B/141	T	ALEXANDER/ GREEN HILLS	60.00							\$60.00
5	26B/140, 141	OCT	GREEN HILLS					36	65		2340
6	26B/141	OCT	ALEXANDER					2	65		130

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Original Signatures? _____

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form PD05

LINZ Form PD05 - PDF

Less Fees paid on Dealing #

Cash/Cheque enclosed for

Subtotal (for this page)

Total for this dealing

33340

33340

Landonline User ID: barygiclau
LODGING FIRM: BARRY GREEN LAND CSLT

Dealing / SUD Number:
(LINZ Use only)
Priority Barcode/Date Stamp
(LINZ use only)

Plan Number Pre-Allocated or
Plan Number to be Deposited:

LT 397312

Client Code / Ref:

GREEN HILLS

Rejected Dealing Number:

Priority Order	[CT Ref]	[Type of Instrument]	[Names of Parties]	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	266/140, 144	OCT	OOSTERROM					165			65
2	266/140	OCT	TCDC					565			325
26	DP 397312	EI	GREEN HILLS	60.00							\$60.00
10 7	As Above	EI	ALEXANDER	60.00							\$60.00
11 8	As Above	EI	GREEN HILLS	60.00							\$60.00
12 9	As Above	T	GREEN HILLS	60.00							\$60.00
13											

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Subtotal (for this page)

~~\$240.00~~
630

Fees, Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

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Running Total for Page 2 -

Version 1.7: 28 May 2004