
2E SCHEME PLAN NO. SPW 16611
OWNER: I.G., V.M. & A.F. YUKICH (Cont'd)

RECOMMENDATION (Cont'd)

- (6) Provide easements for the discharge of stormwater off Carter Road in favour of the Council and any legal costs incurred in the granting of such easements shall be borne by the owners.
- (7) Define a complying building platform on Lot 1 and investigate and provide a soils report from a Registered Engineer experienced in geomechanics to demonstrate the stability of the site, the satisfactory disposal of effluent, and also to identify areas of filling. A Solicitor's undertaking to register any necessary restrictions will be required.

2F SCHEME PLAN NO. SPW 16586
OWNER: MRS J.I. MOREY

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 (Postal No 17-21) approx 750m west of Birdwood Road and located in the Rural Residential zone of the Waitemata Section of the Waitakere District Scheme.

This scheme provides for the first stage of the subdivision of the balance of Mrs Morey's property to provide a site for her son to construct a house. The subdivision provides for the minimum area of 1.0 ha as allowed for in the averaging provisions of the Rural Residential zone ordinances.

The topography of this block rises relatively steeply up off Yelash Road and while access is provided to Mrs Morey's homestead via a new concrete bridge and metalled driveway, a right-of-way easement is required to guarantee access to the new site.

A 20m x 20m building platform has been cleared at the northern "possible building site" shown on the scheme plan and preliminary work done to construct a new dwelling.

Normal services are available apart from sanitary sewage which will be disposed of via a septic tank and stormwater which will be piped to one of the adjoining creeks. A road upgrading contribution is required for Yelash Road, plus a fee for the water supply connection.

The reserve contribution has been considered 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 \$45,000 supplied by the Valuation Department for a notional building platform on Lot 1.

The proposal is fully complying and approval is recommended.

2F SCHEME PLAN NO. SPW 16586
OWNER: MRS J.I. MOREY (Cont'd)

RECOMMENDATION

That Scheme Plan No SPW 16586 of subdivision of Pt Section 9 Block XIII Waitemata SD comprised in CT 22B/1152 owned by Mrs J.I. Morey be approved pursuant to Sections 279 & 348 of the Local Government Act 1974, and that a plan of subdivision will be approved under Section 305 of the Local Government Act 1974, and the seal of the Council attached thereto provided that the following conditions are complied with to the satisfaction of the Council within three years. Prior to the release by the Council of the Section 306 Certificate for this subdivision, the owner shall:-

- (1) Pay to the Council the sum of \$337.50 (Inclusive of GST at 12.5%) to provide connections from the watermain to the boundary, (such amount being separate from the water meter fees) for Lot 1.
- (2) Pay to the Council within 18 months or before the survey plan is approved whichever is the sooner the sum of \$3796.88 (inclusive of GST at 12.5%) 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.
- (3) Pay to the Council the sum of \$863.35 (inclusive of GST at 12.5%) towards the cost of road improvements along Yelash Road such sum being not more than half the estimated cost thereof.
- (4) Remove or relocate any non-complying buildings and structures within 3m of the proposed new boundary to complying positions to the satisfaction of the Council.
- (5) The rights of way over parts of Section 9 lettered A and referred to in the Memorandum of Easements endorsed on the plan shall be granted or reserved.
- (6) Provide a Solicitor's undertaking to register suitably worded restrictions against the new title to be issued for Lot 1 with the form of such restrictions being to the satisfaction of the City Solicitors. The restriction will require the foundations of any residential buildings and means of stormwater and effluent disposal on site shall be subject to specific design by a Registered Engineer experienced in Geomechanics.
- (7) Take note that the side yard of any new building on Lot 1 must be not less than 3.0m.
- (8) Take note that if the water supply to Lot 1 is connected via the bridge and R.O.W. easement A, it will be prudent to create a water supply easement.