

THE TOWN AND COUNTRY PLANNING ACT 1953

ROTORUA CITY COUNCIL

APPLICATION FOR CONSENT TO CONDITIONAL USE AND SPECIFIED DEPARTURE

TO The Town Clerk,
ROTORUA CITY COUNCIL



This application is made under Section 28C and/or Section 35 of the Town and Country Planning Act 1953.

We hereby apply for consent to use an existing household unit on the property below described and known as Utuhina Lodge Motel as a motel and to erect and use thereon two additional motel units.

The property in respect of which this application is made is situated on the north side of Lake Road, Rotorua immediately to the east of the Utuhina Stream road bridge and the legal description is -

- (a) Turanga O Hikanui Nos. 1 and 2A Blocks Nos. 2B Block Te Korokoro 1B No. 1 Block Ohinemutu Village containing 2 roods 8.10 perches
- (b) Turanga O Hikanui No. 4 containing 17.8 perches
- (c) Lot 1 DPS 9062 containing 21.2 perches
- (d) Lot 2 DPS 9062 containing 21.2 perches

We are the owners of the property.

Special conditions restrictions or provisions proposed for the application are as may be directed by Council.

Name of Owners : Kenneth James Smith and Constance Lillian Smith

Address : c/o Urquhart, Roe & Partners, P.O. Box 52, Rotorua

Name of Occupier : Kenneth James Smith and Constance Lillian Smith

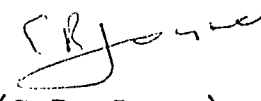
Address : c/o Urquhart, Roe & Partners, P.O. Box 52, Rotorua

Names of persons particularly affected : Addresses :

See schedule attached.

DATED at Rotorua this 23rd day of November 1973.

KENNETH JAMES SMITH and CONSTANCE LILLIAN SMITH by this solicitors and agents Urquhart, Roe & Partners
per :


(G.R. Joyce)

Full name of applicants : Kenneth James Smith and Constance Lillian Smith

Address for service : At the offices of Messrs. Urquhart, Roe & Partners, Solicitors, Legal Chambers Building, Haupapa Street, Rotorua, Phone 88 079, P.O. Box 52.

CITY OF
ROTORUA



Arawa Street,
Rotorua.
P.O. Box 496. ^{XX} 1145

Messrs Urquhart, Roe & Partners,
Barristers and Solicitors,
P.O. Box 52,
ROTORUA.

648

IN THE MATTER OF the Town and Country Planning
Act 1953

AND

IN THE MATTER OF an application by
K. J. & C. L. SMITH

for consent to a
SPECIFIED DEPARTURE & CONDITIONAL USE
under the provisions of the Rotorua City District
Planning Scheme.

~~Town Planner's File~~

~~Town Clerk's File~~

Property File


Pursuant to Regulation 32(9) of the Town and Country Planning Regulations 1960, I hereby notify you that the Council at its meeting on 18th March, 1974 considered the report of its Town Planning Committee on the hearing of the above application for consent to a Specified Departure and Conditional Use to enable the use of an existing household unit on the property known as Utuhina Lodge Motel in Lake Road as a motel and to erect thereon two additional motel units and resolved that the application be approved, subject to the following conditions:

- (i) That the accesses and parking areas on the whole complex be redesigned to reduce the accesses from Lake Road by at least one such redesign to be to the satisfaction of the Town Planning Officer.
- (ii) That the landscaping for the new units be designed, installed and maintained to the satisfaction of the Town Planning Officer.
- (iii) That, pursuant to Section 387 of the Municipal Corporations Act 1956, a building permit be issued only on the recombination into one lot of all the areas of land forming this application.

The following riders do not form part of the above conditional approval but should be read in conjunction therewith.

- (a) That in the event of it being impractical to comply with condition (i) above, the applicant be granted the right to reapply to the Hearings Committee for reconsideration of this matter, and
- (b) That the applicant be advised that in certain aspects, the existing house does not comply with the City By Laws and that the above approval in no way abrogates the need for compliance in such matters.

DATED at Rotorua this 21st day of March, 1974.


H. C. Childs
TOWN CLERK

3479
650/651

Nicholson

8 April 1974

Mr K.S. Smith,
Utuhina Lodge Motel,
Lake Road,
ROTORUA

Dear Sir,

UTUHINA LODGE MOTEL

Further to our recent telephone discussion I wish to confirm that the rider (b) of the recently approved Specified Departure and Conditional Use Application in respect of the new units and not the existing house as stated.

The internal design will have to be rearranged to meet the By-laws and therefore I would advise that before the Building permit stage to contact the Building Inspector as to his requirements.

Yours faithfully,
Alan Smith,
TOWN PLANNING OFFICER

DN
Per: D. Nicholson,
TOWN PLANNING ASSISTANT