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Document, Interest, Instrument: 10991928.25

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View Instrument Details

Instrument No. 10991928.25
Status Registered
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Lodged By Tagimacruz, Emeryn Gardones
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
799405	South Auckland
799406	South Auckland
799407	South Auckland
799408	South Auckland
799409	South Auckland
799410	South Auckland
799411	South Auckland
799412	South Auckland
799413	South Auckland
799414	South Auckland
799415	South Auckland
799416	South Auckland
799417	South Auckland
799419	South Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Helen Maree Nathan as Territorial Authority Representative on 13/04/2018 03:28 PM

***** End of Report *****

File Ref: 6312023/04
Consent Id: RC15397 02
203654-R-P-C080

CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 16 and 100 DP 514027

AND

IN THE MATTER of Subdivision Consent
6312023/04 pursuant to Sections 34(4), 105, 108,
220 and 221 of the Resource Management Act 1991.

Applicant: Todd Duncan Holdings Limited

Locality: 359 Central Road, Rotorua

On 4 September 2017 the Rotorua District Council varied a consent to subdivide Lots 3 and 4 DP 363726 into 14 rural lots, subject to a number of conditions, one of which required the registration of the following clauses as a Consent Notice against the relevant titles of the said lots:

The owners and subsequent owners are advised of the following:

- (a) The owners and subsequent owners of Lot 5 DP 514027 are advised that no buildings shall be constructed or located on Area X on Lot 5 DP 514027.
- (b) The owners and subsequent owners of Lots 4 – 16 DP 514027 are advised that only one household unit per lot and no additional or subsidiary household units are to be constructed or located.
- (c) Deleted.
- (d) The owners and subsequent owners of Lots 7, 8, 9, 10 and 11 DP 514027 are advised that no building shall be constructed or located in area ZA to ZF shown on DP 514027.
- (e) The owners and subsequent owners of Lots 4, 5, 7, 10, 11, 12, 13, 15 and 16 DP 514027 are advised that the planting shown as Area YA to YM and ZE & ZF on DP 514027 shall be maintained on an on-going basis. Any tree or shrub that is dead, diseased or removed shall be replaced with a specimen similar to that originally required to be planted. The maintenance of the vegetation areas shall be carried out in accordance with the Ecological Management Plan prepared by Wildland Consultants Limited, Report 1820d, dated March 2017.
- (f) The owners and subsequent owners of Lots 4, 5, 7, 10, 11, 12, 13, 15 and 16 DP 514027 are advised that the Area YA to YM and ZE & ZF shown on DP 514027 shall be fenced in a manner that stock cannot enter the planting.
- (g) The owners and subsequent owners of Lots 4 – 16 DP 514027 are advised that a suitable house site area has been identified on these lots which is free from natural hazards and is shown on DP 514027 as Areas HA to HM. Any buildings constructed within these house site areas will require a specific foundation design to be provided in accordance with Stratum Consultants Geotechnical Assessment

report (Ref. 203654-M-E-C001 and dated 29 May 2017). Any buildings constructed outside of these areas will require further site specific geotechnical investigation and assessment to be undertaken by a geoprofessional and submitted to Council for written approval to the satisfaction of the General Manager Infrastructure.

- (h) The owners and subsequent owners of Lots 4 – 16 and 100 DP 514027 are advised that these lots are supplied with potable water from the Kaharoa Water Supply, which is a restricted supply and that the daily water allocation to each lot on a steady flow basis is restricted to a maximum of 1.566m³ per day for Lots 4 – 16 DP 514027 and 7.833m³ for Lot 100 DP 514027. The owners and subsequent owners of these lots are further advised that each lot requires a minimum of 12 hours on-site storage of water as per the rules of the Kaharoa Water Scheme, and that a pressure pump from this storage may be required in order to provide adequate water pressure and flow on demand.
- (i) The owners and subsequent owners of Lots 4 – 16 DP 514027 are advised that:
 - i. Upon construction of a habitable building, sufficient water volume, pressure and flows must be provided in accordance with NZFS Fire Fighting Code of Practice SNZ PAS 4509:2008 and that this water supply must be accessible for firefighting purposes.
 - ii. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve. Alternatively a 7,000 litre firefighting reserve is to be made available in association with a sprinkler system installed to an approved standard.
 - iii. If the water supply is to be provided by way of tank storage, this must be located a safe distance away from any habitable dwelling in accordance with NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008; or the firefighting water supply and/or sprinkler system shall be installed prior to the occupation of any building.
- (j) The owners and subsequent owners of Lots 4 to 16 DP 514027 are advised that as the underlying subsoil on these lots is not considered free draining any future buildings constructed on these lots will require a site specific soakage assessment and disposal design. This is required to be carried out by a suitably experienced Chartered Professional Engineer in order to facilitate the disposal on site of all stormwater runoff from roofs and hard standing areas resulting from a 2% AEP (50 year) storm event.
- (k) Deleted.
- (l) The owners and subsequent owners of Lots 5 to 7 DP 514027 are advised that these lots contain overland flow paths and stormwater attenuation ponds which have been designed to buffer the downstream stormwater runoff effects from this development, so as to help reduce the likelihood of flooding occurring in the lower reaches of the Awahou Stream. No modification or obstruction of the existing overland flow paths leading to or from the attenuation ponds will be permitted unless prior approval from the General Manager Infrastructure, Rotorua District Council or their delegate is obtained.
- (m) The owners and the subsequent owners of Lots 4 – 16 DP 514027 are advised that it is the property owner's responsibility to undertake regular inspection and maintenance of the landscaping located on the road reserve on an ongoing basis. Any tree or shrub that is dead, diseased or removed shall be replaced with a specimen similar to that originally required to be planted to the satisfaction of the General Manager Infrastructure.
- (n) That any future habitable building on Lots 4 – 9 and 12 to 15 DP 514027 shall be provided with a metered water connection equipped with an approved flow

restrictor and backflow prevention device in accordance with RCEIS at the building consent stage.

- (o) The owners and subsequent owners of Lots 8, 9, 10, 11, 12, 13 and 16 DP 514027 are advised that:
- i. That no habitable buildings/structures shall be located within 12.0 metres of the centreline of a National Grid Transmission Line.
 - ii. That no buildings or structures shall be located within 12.0 metres from any outer visible edge of the foundation of a National Grid Transmission support structure: except for non-conductive fencing, which can be located 5.0 metres from any outer visible edge of the support structure.
 - iii. That all land use activities, including the construction of new buildings/structures, earthworks, fences, any operation of mobile plant and/or persons working near exposed line parts shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2011) or any subsequent revision of the code.
 - iv. That any trees or vegetation planted shall comply with the Electricity (Hazards from Trees) Regulations 2003 or any subsequent revision of the regulations.
 - v. That Transpower NZ Ltd has a right to access its existing assets under s23 of the Electricity Act 1992. Any development must not preclude or obstruct this right of access. It is an offence under s163(f) of the Electricity Act to intentionally obstruct any person in the performance of any duty or in doing any work that the person has the lawful authority to do under s23 of the Electricity Act.
- (p) The owners and subsequent owners of Lots 4 – 16 DP 514027 be advised that these lots are served by wireless telecommunication and computer media connections provided by RexNetworks Limited. The current wireless system is designed to provide a minimum of 20Mbps Down and 5Mbps Up.

Dated at Rotorua this 14TH day of MARCH 2018

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Principal Administrator Officer