

Property File Information

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Property Address: HODGKINS STREET
PUKEHANGI
ROTORUA

Property File No: P32783

Legal Description: LOT 49 DP 399109

Ref: 32783 **Type:** INFO - Fill

TOP AND SUBSOIL - ALL
TYPES

Class ID: 21841


INFO - Building Restriction

Class ID: 21840


Explanation: Filling works carried out as part of subdivision earthworks. All lots certified as suitable for normal residential development. Lots 39, 40, 53 to 55, 57 to 63 contain areas restricted from building due to steep slopes.

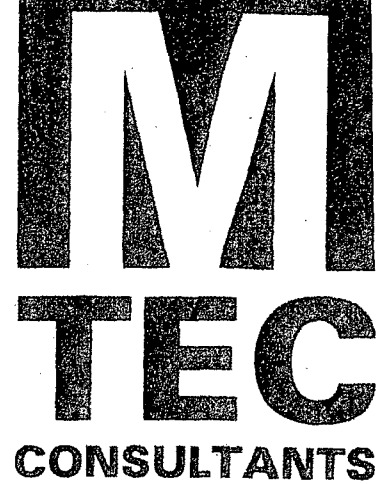
References: See attached MTEC Report 190801-R-E-C138 dated 12 December 2007.

Initiating Officer

Name: Paula Meredith
Position: Asset Transfer Engineer
Date: 03/03/2008
Signature: 

Authorising Officer

Name: Nico Claassen
Position: District Engineer
Date: 03/03/2008
Signature: 



**EARTHWORKS COMPLETION REPORT
FOR
HAMON PARK
RESIDENTIAL SUBDIVISION
AT HODGKINS ST, ROTORUA
FOR
PINNACLE HILL SUBDIVSIONS LTD**

12 DECEMBER 2007

190801-R-E-C138

PINNACLE HILL SUBDIVISIONS LTD

HAMON PARK SUBDIVISION

EARTHWORKS COMPLETION REPORT

1. INTRODUCTION

The Pinnacle Hill Subdivisions Ltd, Hamon Park Subdivision comprises the development of Pt SECT 20 BLK IV HOROHORO with 63 new residential lots over an area of approximately 6.0 hectares.

The site is located on the western side of Hodgkins St. The property is adjoined by orthodox residential development all around the edge of the property. Lot 13 has access from Blomfield St.

2. TOPOGRAPHY AND SOILS

The property had previously been used as a grazing block with one existing house on the site. The topography of the existing site was undulating and dominated by three moderate deep gullies.

A preliminary geotechnical investigation confirmed that the site is underlain in various silt and sand layers. The upper two metres consisted generally of medium fine sands and silts with the underlying layers consisted of coarse granular sands and pumice gravels.

Earthworks were undertaken to recontour the existing land profile to smooth the Lots, fill the two smaller gullies and provide roading levels that are lower than the Lot levels. The cut and fill operation has produced a finished smoothed contour with a consistent slope across the overall subdivision to tie into the existing contours at the perimeter of the site.

3. EXTENT OF WORKS AND METHODOLOGY

The majority of the site was earth worked and as such this resulted in approximately 4.8 Ha being reworked during earthworks. Lot 40 did not have earthworks carried out as this Lot contains the original house.

The area was cleared of all fences, trees, stumps, logs and other rubbish prior to any excavations. The earthworks operation involved stripping the topsoil to stockpiles and then carrying out cut to fill operations to allow for recontouring of the sections. The gullies were excavated with a longreach digger and involved the removal of 8000m³ of unsuitable material. Granular pumice was laid in the base of the gullies prior to filling approximately 1.5m deep to drain any spring water present.

During the cut to fill operation, fill was placed in thin layers of up to 0.2m deep and compacted with motor scrapers

The earthworks operations were carried out from November 2006 to May 2007.

At the completion of the contouring, the topsoil was re-spread across the Lots to a maximum depth of 250mm (minimum 100mm) and grassed.

4. SUPERVISION AND TESTING

All earthworks were supervised on a regular, but not continuous, basis by a representative of MTEC Consultants Ltd to ensure topsoil and any unsuitable material was completely removed and clean fill placed in an appropriate manner. We can confirm that the insitu and imported fill material was placed in thin layers and compacted satisfactorily.

The depth of earthworks varied from 3.0m cut to 5.0m fill with the gullies having the largest fill depth. The average depth of earthworks was around 1.5m metres of cut and 2.0m of fill, across the site.

A series of 9 boreholes to 2.0m and 9 Scala Penetrometer tests were carried out (prior to earthwork, refer attached).

Every lot has had at least one scala penetrometer test, except Lot 40 which has an existing house on it. At the location of the temporary earthworks sediment ponds, 6 scala penetrometer tests were carried out. The target Scala Penetrometer Test values used as a benchmark in assessing the compaction densities achieved was 200mm per 5 blows for building sites (Factored Ultimate Bearing Capacity of 150kPa or Allowable Bearing Capacity of 100kPa).

On all of the Lots the typical penetration values were 50 to 200mm per 5 blows over the upper 1.0m depth of testing, indicating that a minimum Factored Ultimate Bearing Capacity over the depth of testing was 150kPa.

It is noted that occasionally Scala Penetrometer Values in the upper 300mm indicated a penetration value greater than the permissible. This is due either the upper layer being predominantly of topsoil or due to the loose upper layer of sand that generally can not be compacted to the same level as the underlying soils due to a lack of confinement.

5. SLOPE STABILITY ASSESSMENT ADJACENT TO THE MAIN GULLY

We have carried out a slope stability assessment adjacent to the main gully in order to determine any areas that are restricted from construction without additional foundation design.

The Lots adjacent to the main gully (Lots 39, 40, 53, 54, 55, 57, 58, 59, 60, 61, 62, 63) have been assessed based on a typical cross section and possible future failure plane of 1 vertical to 2 horizontal.

As a "rule of thumb" in the Rotorua Region in the volcanic ashes (pumice silts, sand and gravels), a slope of 26.6 degrees (1 in 2) is considered to be stable provided there are no unfavourable conditions such as uncontrolled stormwater, high ground water table, a long slope (i.e., in excess of 20m) and the grazing of large stock which causes erosion.

Therefore the conditions on the slopes adjacent to the gully can be considered to be favourable provided stormwater is controlled from flowing over the slope and there is no grazing of large stock (cattle, horses & deer) on the slope.

Slope failures in cohesionless pumice soils tend to be shallow planar failures however where near vertical banks are involved the failures tend to progress from frittering back to a slope of close to 26.6 degrees (1 in 2). The attached cross section indicates an assumed failure plane at an angle of 26.6 degrees (1 in 2). The edge of the restricted areas have been located on the edge of the assumed zone of instability. Outside the restricted area is suitable for normal foundations. Buildings should not be located within the restricted area and the following consent notice should be placed on the titles of the Lots identified

The owners and subsequent owners of Lots 39, 40, 53, 54, 55, 57, 58, 59, 60, 61, 62, 63 are advised that area "X" is a restrictive area and is unsuitable for building. No earthworks, building or retaining shall be undertaken within the said area without the approval of the District Engineer

6. BENKLEMAN BEAM TESTING

Benkleman Beam testing was undertaken on the new road alignment.

Benkelman Beam testing on the finished base course was carried out on the 12 December 2007 and indicated that the results were satisfactory with no reading greater than the peak allowable value of 4.55mm (refer attached). There were 5 tests where the allowable deviation was more than the 0.875mm, with the majority less than 3.70mm, in the following locations

SIDE	DISTANCE	DEFLECTION
LEFT	440 (CUL DE SAC)	3.64mm
RIGHT	60	3.62mm
RIGHT	120	3.52mm
RIGHT	160	3.70mm
RIGHT	360	4.12mm

The road was still being prepped on the day of testing and was saturated with water and sensitive due to the construction machinery, therefore leading to high readings. The road will improve once the water has drained and the surfacing as generally there is a minimum improvement of 0.5mm with drying of the basecourse and subgrade

7. CONCLUSION

In our professional opinion, ground conditions on all lots (lots 1- 63) of the subdivision are suitable for construction of residential buildings in accordance with the requirements of clause B1 of the Building Regulations 1992, subject to a Consent Notice with respect to the restricted areas on the titles of the following Lots

The owners and subsequent owners of Lots 39, 40, 53, 54, 55, 57, 58, 59, 60, 61, 62, 63 are advised that area "X" is a restrictive area and is unsuitable for building. No earthworks, building or retaining shall be undertaken within the said area without the approval of the District Engineer

8. LIMITATIONS

The recommendations given in this report are based on limited site data from discrete test locations. Variations in ground conditions could exist across the site. The nature and continuity of subsoil conditions away from the test sites are inferred and it must be appreciated that actual conditions could vary from the assumed model.

This report has been prepared only for the Rotorua District Council and for the initial purchaser of each property for their purposes. It is not to be relied upon or used out of context by any other person without reference to MTEC Consultants Ltd. The reliance by other parties on the information or opinions contained in the report shall, without prior review and agreement in writing, be at such parties sole risk.

MTEC Consultants Ltd



Steve Pittman

BE, MIPENZ (Civil, Struct), CPEng, IntPE

date 12th December 2007

Attachments: - RDC Forms
Plan showing Test Locations
Cut and Fill Plan
Benklelman Beam Test Results
Scala Penetrometer Results

To: The District Engineer
Rotorua District Council
Private Bag
ROTORUA

**1B - STATEMENT OF PROFESSIONAL OPINION AS TO SUITABILITY OF LAND
FOR BUILDING DEVELOPMENT**

Subdivision: STAGE 2/3

Owner/Developer: PINNACLE SUBDIVISIONS LTD

Location: HODGKINS STREET, PUKEHANGI

I, Stephen Michael Pittman of MTEC Consultants Ltd, PO Box 878, Rotorua
(Full Name) (Name and Address of Firm)

hereby confirm that:

1. I am a Certified Professional Engineer experienced in the field of soils engineering and was retained by the owner/developer as the Soils Engineer on the above subdivision.
2. The extent of my inspections during construction, and the results of all tests carried out are described in my report dated 12 DEC 2007
3. In my professional opinion, not be construed as a guarantee, I certify that:
 - *a) That earth fills shown on the attached Plan No. 190801-R-E-0003 SHF 12 have been placed in compliance with the Code of Practice of the Rotorua District Council.
 - *b) The completed works give due regard to land slope and foundation stability considerations.
 - *c) The filled ground is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZ Building Act 2004 and NZ Building Regulations 2004, and related documents, providing that:
 - i)

 - ii)

 - iii)

 - *d) The original ground not affected by filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZ Building Act 2004 and NZ Building Regulations 2004, and related documents, providing that:

i) BUILDING IS PROHIBITED IN THE RESTRICTED AREAS
OF LOTS 53-55, 59-63, 39

ii)

iii)

4. This professional opinion is furnished to the Council and the owner/developer for their purposes alone on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any dwelling.

Signed:

Date: 31/01/08

*Delete items not applicable.

1D - COMPLETION OF SUBDIVISIONAL WORK

ISSUED BY: STEPHEN MICHAEL PITTMAN

(Suitably qualified professional)

TO: ROTORUA DISTRICT COUNCIL

(Territorial Authority)

COPY TO BE SUPPLIED TO: PINNACLE HILL SUBDIVISIONS LTD

(Subdividing Owner/Principal)

IN RESPECT OF: STAGE 2/3

(Description of subdivisional work)

AT: HODGKINS STREET, PUKEHANGI

(Address)

MTEC CONSULTANTS LTD has been engaged by

PINNACLE HILL SUBDIVISIONS LTD
(Subdividing Owner)

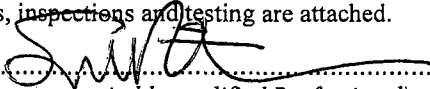
to provide construction observation, review and certification services in respect of the above subdivisional work.
My qualifications and experience related to this work are:

- BE MIPEAZ (CIVIL/STRUCTURAL) CP ENG
- 17 YEARS AS A CONSULTING CIVIL/STRUCTURAL ENGINEER

I am familiar with the conditions of consent to the subdivisional works, and the specification and drawings as granted and

approved by : ROTORUA DISTRICT COUNCIL
(Territorial Authority)

As an independent professional I or personnel under my control have carried out regular observations, inspections and testing of the subdivisional work and based upon these regular observations, inspections and tests, information supplied by the contractor during the course of the subdivisional works and the contractor's certification upon completion of the subdivisional works (copy attached) I BELIEVE ON REASONABLE GROUNDS that the subdivisional works other than those outstanding works listed below, have been completed in accordance with the above consent and that good, normally acceptable engineering design and construction implementation practices have been undertaken. I note that the Rotorua Civil Engineering Industry Standard 2000 is the recommended Means of Compliance with the consent conditions and I Believe on Reasonable Grounds that the work has been carried out to the same standard as required by the Rotorua Civil Engineering Industry Standard 2000. Details of the regular observations, inspections and testing are attached.

Signature:  Date: 31/01/08
(Signature suitably qualified Professional)

BE MIPEAZ (CIVIL/STRUCT) CP ENG
(Professional Qualifications)

Member CSNZ ☐ NZIS ☐

MTEC CONSULTANTS P.O. BOX 873 ROTORUA
(Address)

ACENZ ☐ IPENZ ☒

Current Policy of Professional Indemnity Insurance : Yes No

Outstanding Works



NOTES/KEY:

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No.	Date	By	Issue/Revision
A		CW	ISSUED FOR INFORMATION

DRAWN: CP **DESIGNED:**

CHECKED: **SURVEYED BY:**

LOCAL AUTHORITY REF:

MTEC CONSULTANTS
 SURVEYORS
 ENGINEERS
 PLANNERS
 ROTORUA TE PUKE OPOTIKI
 MT MAUNGANUI WHAKATANE

CLIENT:
 PINNACLE HILL SUBDIVISIONS LTD

PROJECT/LOCATION:
 HODGKINS STREET
 ROTORUA

DRAWING DESCRIPTION:
 ASBUILT TESTING PLAN

SCALE: 1:1000 **ORIGINAL DWG. SIZE:** A2

DRAWING No.	SHEET No.	ISSUE
190801-R-E-D002	01	A

MTEC CONSULTANTS LTD

BENKELMAN BEAM TEST

JOB NAME: PINNACLE HILL SUBDIVISIONS
SITE ADDRESS: HODGKINS STREET, ROTORUA
JOB NUMBER: 190801/E

DATE: 17.12.2007
BY: CBW

DEFLECTIONS READINGS GREATER THAN 10.00mm ARE INDICATED AS 10.00mm

ALLOWABLE VALUE: 3.5 mm

1

PEAK VALUE: 4.55 mm

2

ALLOWABLE DEVIATION

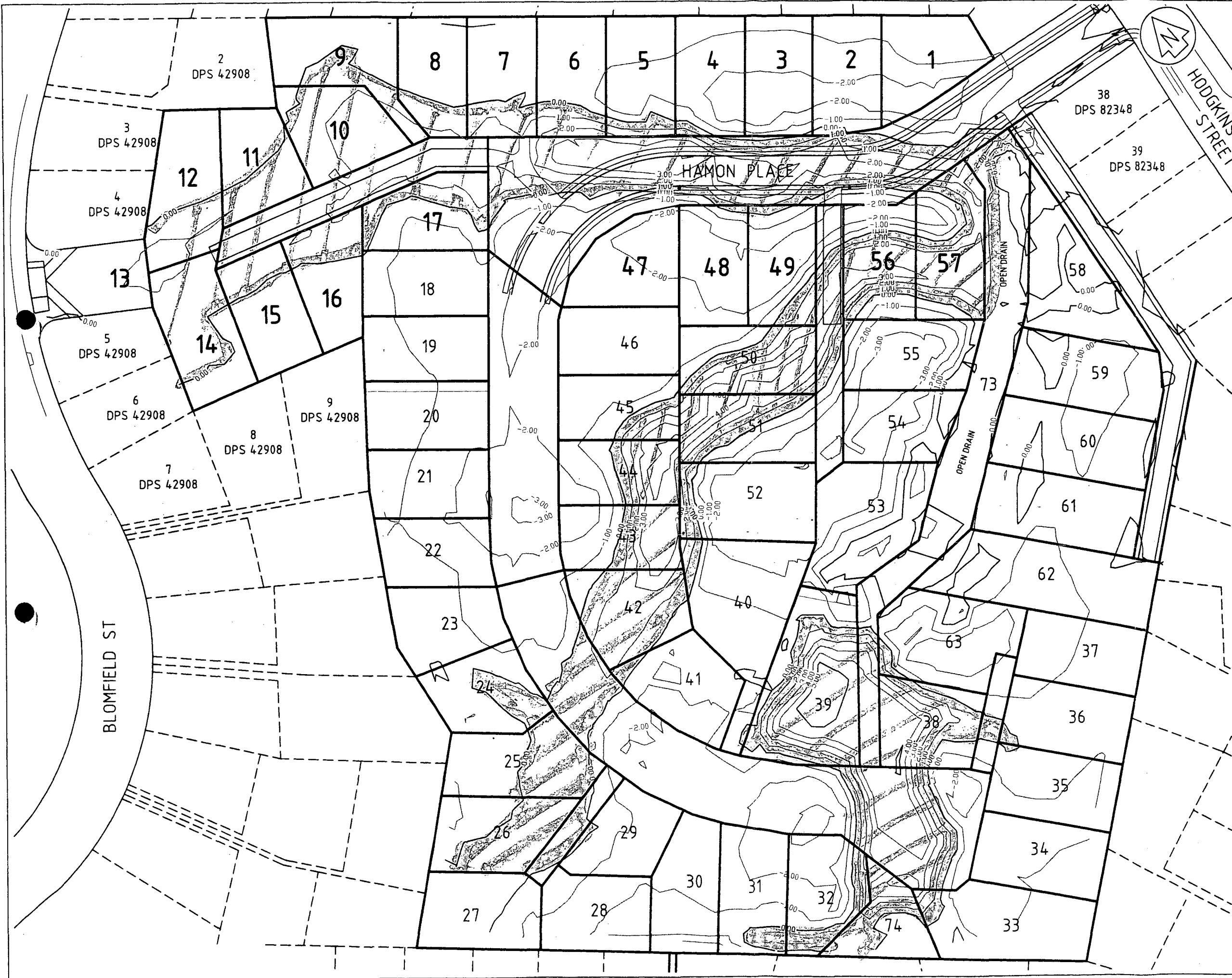
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3

BETWEEN ADJACENT READINGS

LOCATION	DISTANCE Metre	READING	DEFLECTION mm
1	20	1.38	2.76
2	40	1.34	2.68
3	60	0.92	1.84
4	80	0.76	1.52
5	100	1.26	2.52
6	120	0.9	1.70
7	140	0.72	1.44
8	160	1.16	2.32
9	180	1.04	2.08
10	200	0.98	1.96
11	220	0.82	1.64
12	240	0.64	1.28
13	260	1.32	2.64
14	280	1.14	2.28
15	300	1.27	2.54
16	320	1.00	2.00
17	340	0.94	1.88
18	360	1.2	2.40
19	380	0.74	1.48
20	400	0.79	1.58
21	420	0.75	1.50
22	440	1.82	3.64
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LOCATION	DISTANCE M	READING	DEFLECTION mm
1	20	1.65	3.30
2	40	1.22	2.44
3	60	1.81	3.62
4	80	0.8	1.60
5	100	1.14	2.28
6	120	1.8	3.52
7	140	0.8	1.60
8	160	1.85	3.70
9	180	1.15	2.30
10	200	1.20	2.40
11	220	1.22	2.44
12	240	1.49	2.98
13	260	1.53	3.06
14	280	1.52	3.04
15	300	1.30	2.60
16	320	1.07	2.14
17	340	1.59	3.18
18	360	2.06	4.12
19	380	1.27	2.54
20	400	1.51	3.02
21	420	0.65	1.30
22	440	1.30	2.60
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NOTES/KEY:

- 1. FIELD WORK COMPLETED ON 28/11/2007
- 2. LEVELS ARE IN TERMS OF MOTURIKI DATUM 1953
ORIGIN CB XLV SO 48121
RL 317.70
- 3. CONTOUR INTERVAL IS 1.0m

※ STREET LIGHT

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No.	Date	By	Issue/Revision
A	03/12/07	GD	ISSUED FOR APPROVAL

DRAWN:	GD	DESIGNED:	C.P
CHECKED:	C.P	SURVEYED BY:	C.P

LOCAL AUTHORITY REF:
63-06-038

**SURVEYORS
ENGINEERS
PLANNERS**

ROTORUA TE PUKE OPOTIKI
TAURANGA WHAKATANE

CLIENT

PINNACLE HILL SUBDIVISIONS LTD

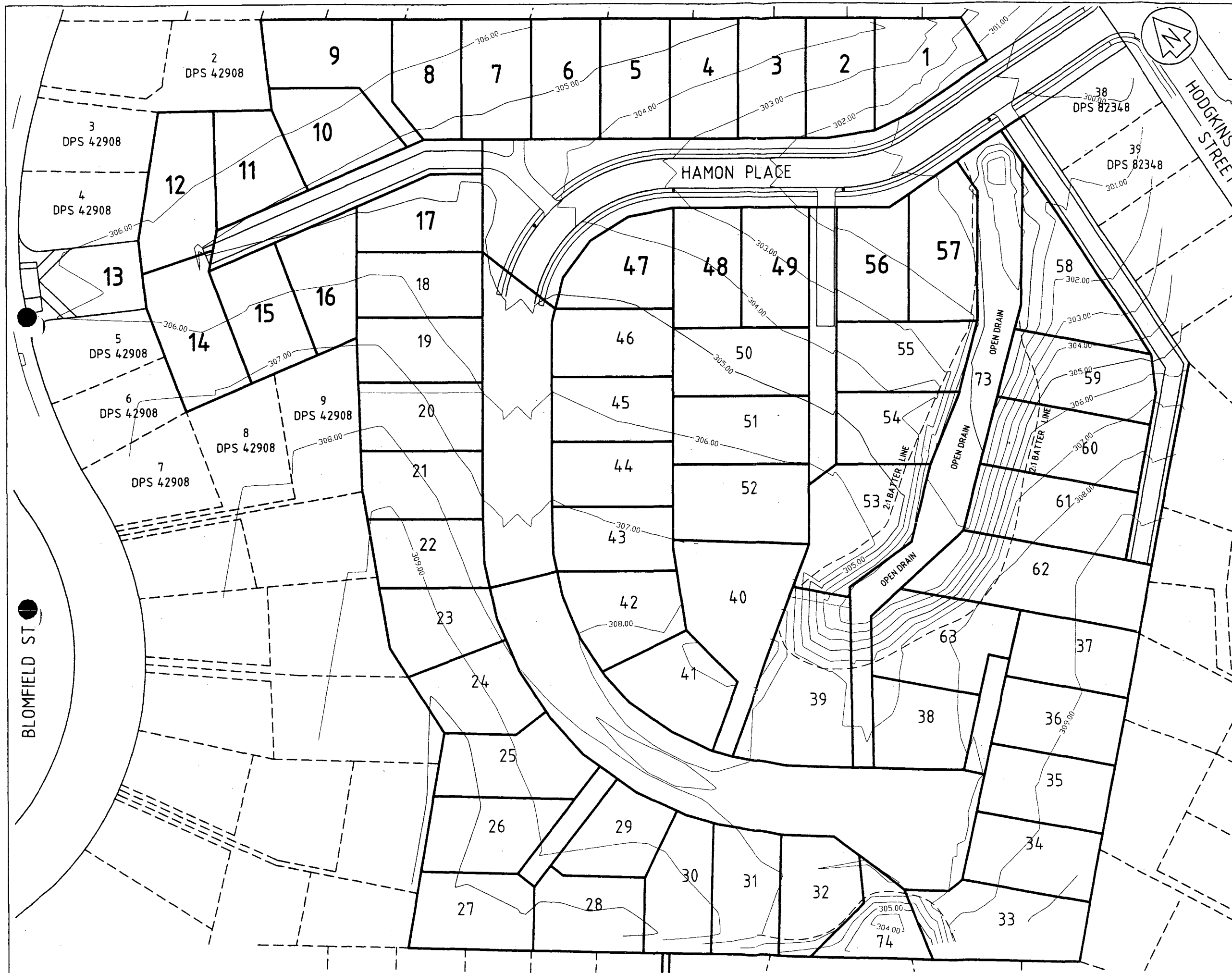
PROJECT/LOCATION

HODGKINS STREET
ROTORUA

DRAWING DESCRIPTION

CUT - FILL CONTOUR PLAN
ASBUILTS
STAGE 1

SCALE:	1 : 250	ORIGINAL DWG. SIZE	A2
DRAWING No.	190801-R-E-D003	SHEET No.	12
		ISSUE	A



NOTES/KEY:

1. FIELD WORK COMPLETED ON 28/11/2007
2. LEVELS ARE IN TERMS OF MOTURIKI DATUM 1953
ORIGIN CB XLV SO 48121
RL 317.70
3. CONTOUR INTERVAL IS 1.0m

* STREET LIGHT

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No.	Date	By	Issue/Revision
A	03/12/07	GD	ISSUED FOR APPROVAL

DRAWN: GD		DESIGNED: C.P
CHECKED: C.P		SURVEYED BY: C.P

LOCAL AUTHORITY REF: 63-06-038

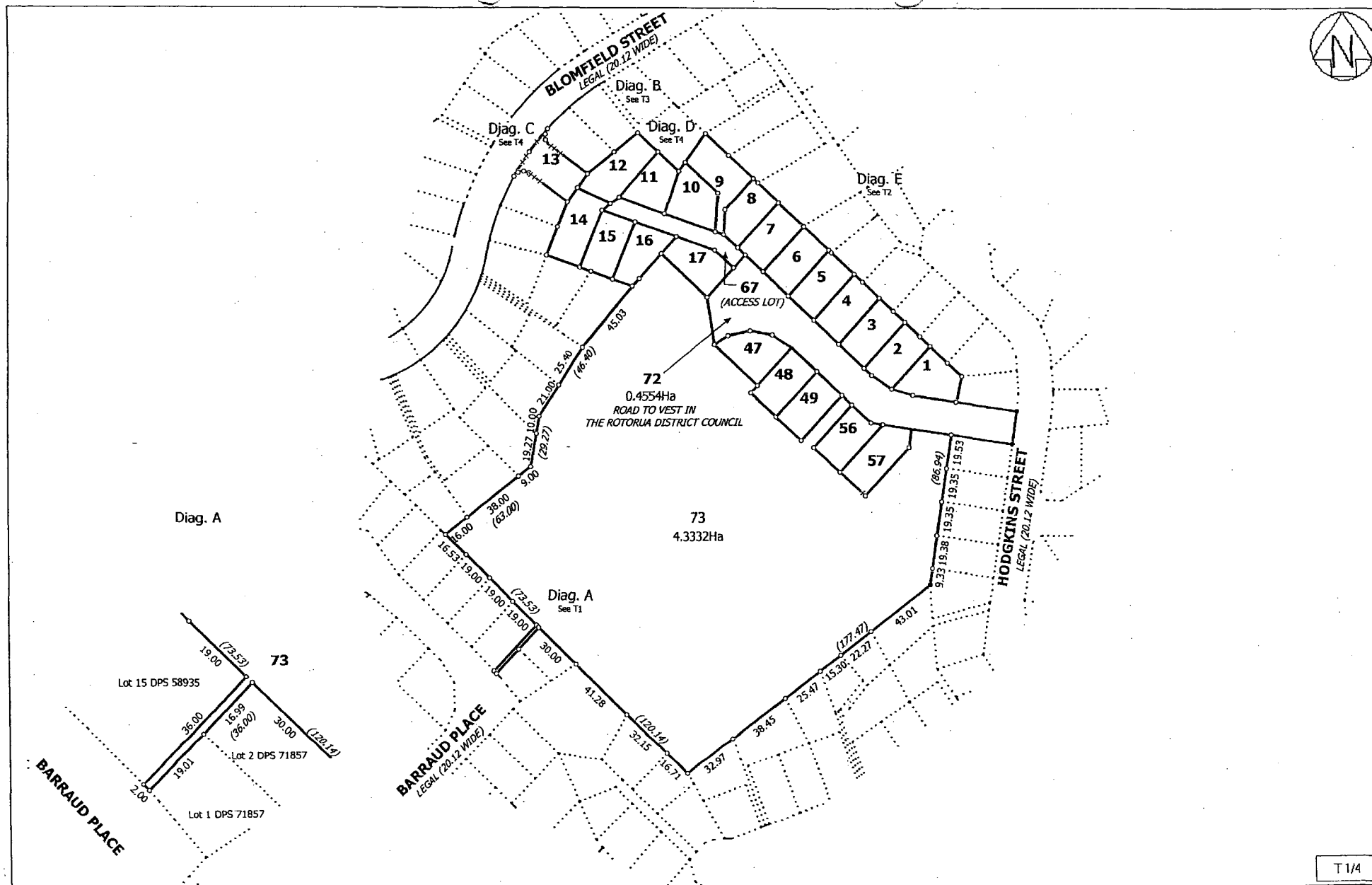
MTEC CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS
ROTORUA TE PUKE OPOTIKI
TAURANGA WHAKATANE

CLIENT
PINNACLE HILL SUBDIVISIONS LTD

PROJECT/LOCATION
HODGKINS STREET
ROTORUA

DRAWING DESCRIPTION
FINAL CONTOUR PLAN
AS BUILT
STAGE 1

SCALE: 1 : 250	ORIGINAL DWG. SIZE A2
DRAWING No. 190801-R-E-D003	SHEET No. 11 ISSUE A



T 1/4

Land District: South Auckland

LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART
SECTION 20 BLK IV HOROHORO S.D

Surveyor: Christopher Paul Hopper

Digital Title Plan

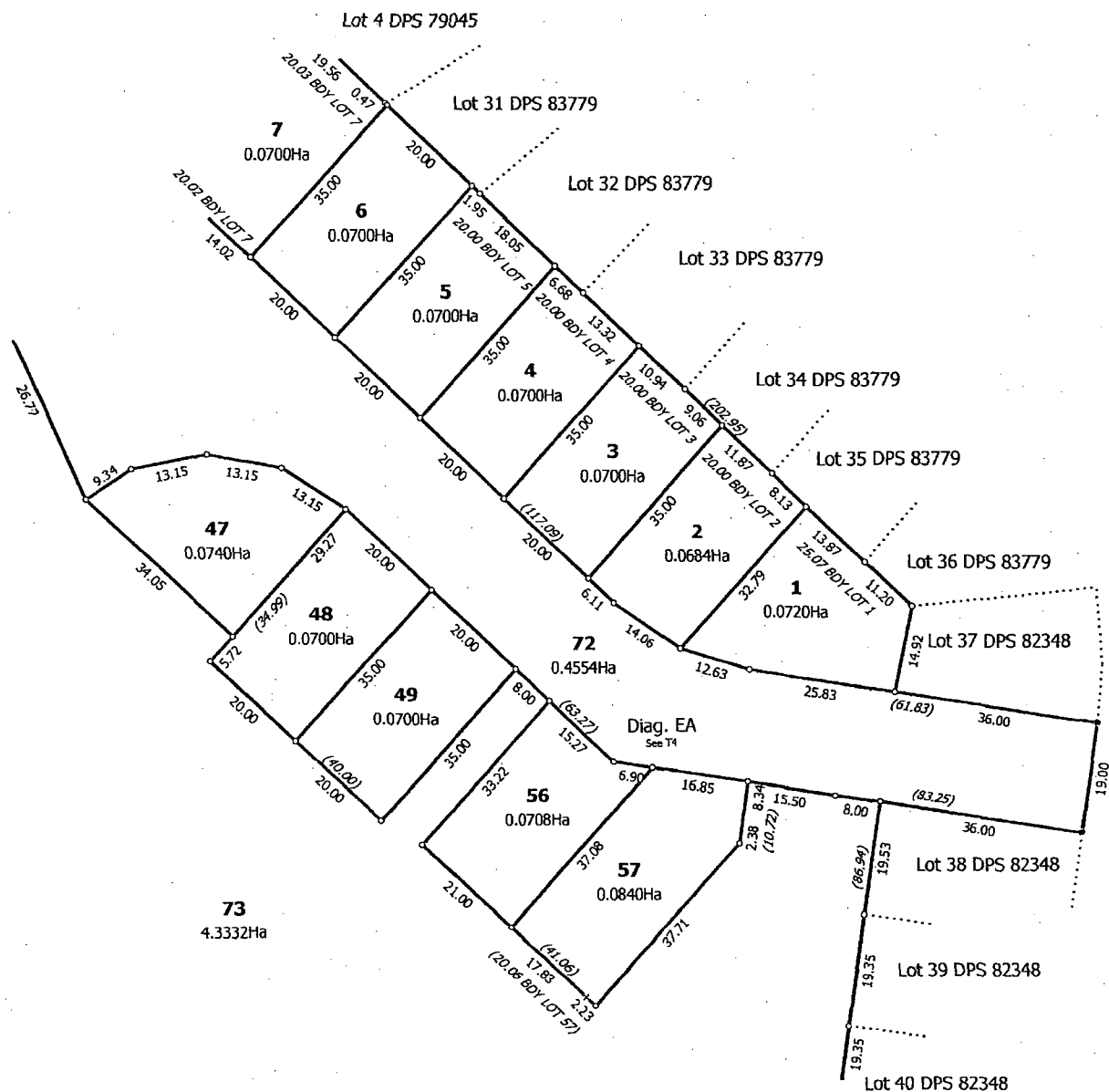
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Firm: MTEC Consultants Limited (Rotorua)

LT 399109
DRAFT



Diag. E



T 2/4

Land District South Auckland

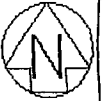
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LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART
SECTION 20 BLK IV HOROHORO S.D

Surveyor: Christopher Paul Hopper
Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan
LT 399109
DRAFT

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BLOMFELD STREET



T 3/4

Land District South Auckland

LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART
SECTION 20 BLK IV HOROHORO S.D

Surveyor: Christopher Paul Hopper

Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan

LT 399109

DRAFT

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Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 399109

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, RIGHT TO CONVEY WATER, GAS, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA. RIGHT TO DRAIN STORMWATER. RIGHT TO DRAIN SEWAGE	A DP 399109	LOT 67 DP 399109	LOT 8 DP 399109 LOT 9 DP 399109 LOT 10 DP 399109 LOT 11 DP 399109 LOT 12 DP 399109 LOT 14 DP 399109 LOT 15 DP 399109 LOT 16 DP 399109

Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Grantee
RIGHT TO DRAIN STORMWATER	A DP 399109	LOT 67 DP 399109	ROTORUA DISTRICT COUNCIL
RIGHT TO DRAIN SEWAGE	A DP 399109	LOT 67 DP 399109	
	G DP 399109 C DP 399109 H DP 399109 E DP 399109 I DP 399109	LOT 13 DP 399109	
RIGHT TO CONVEY ELECTRICITY	A DP 399109	LOT 67 DP 399109	UNISON NETWORKS LTD
	B DP 399109 C DP 399109 D DP 399109 E DP 399109 F DP 399109	LOT 13 DP 399109	
RIGHT TO CONVEY TELECOMMUNICATIONS AND COMPUTER MEDIA.	A DP 399109	LOT 67 DP 399109	TELECOM NZ LTD
RIGHT TO CONVEY GAS	A DP 399109	LOT 67 DP 399109	VECTOR LTD

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 399 109

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Amalgamation Conditions

(Pursuant to s220 Resource Management Act 1991)

THAT LOT 67 DP 399109 (LEGAL ACCESS) BE HELD AS TO EIGHT UNDIVIDED ONE-EIGHTH SHARES BY THE OWNERS OF LOTS 8, 9, 10, 11, 12, 14, 15, & 16 DP 399109 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

PART SECTION 20 BIK IV HOROHORO S.D IS SUBJECT TO PART IVA
CONSERVATION ACT 1987

J IS A CONSENT NOTICE AREA

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

IN THE MATTER of Lots 1 – 17, 47 – 49 & 56
- 57 DP 399109

AND

IN THE MATTER of Subdivision Consent
6306038 pursuant to Sections 34(4), 104, 105,
108, 220 and 221 of the Resource Management
Act 1991.

Subdivider: Pinnacle Hills Subdivisions Ltd

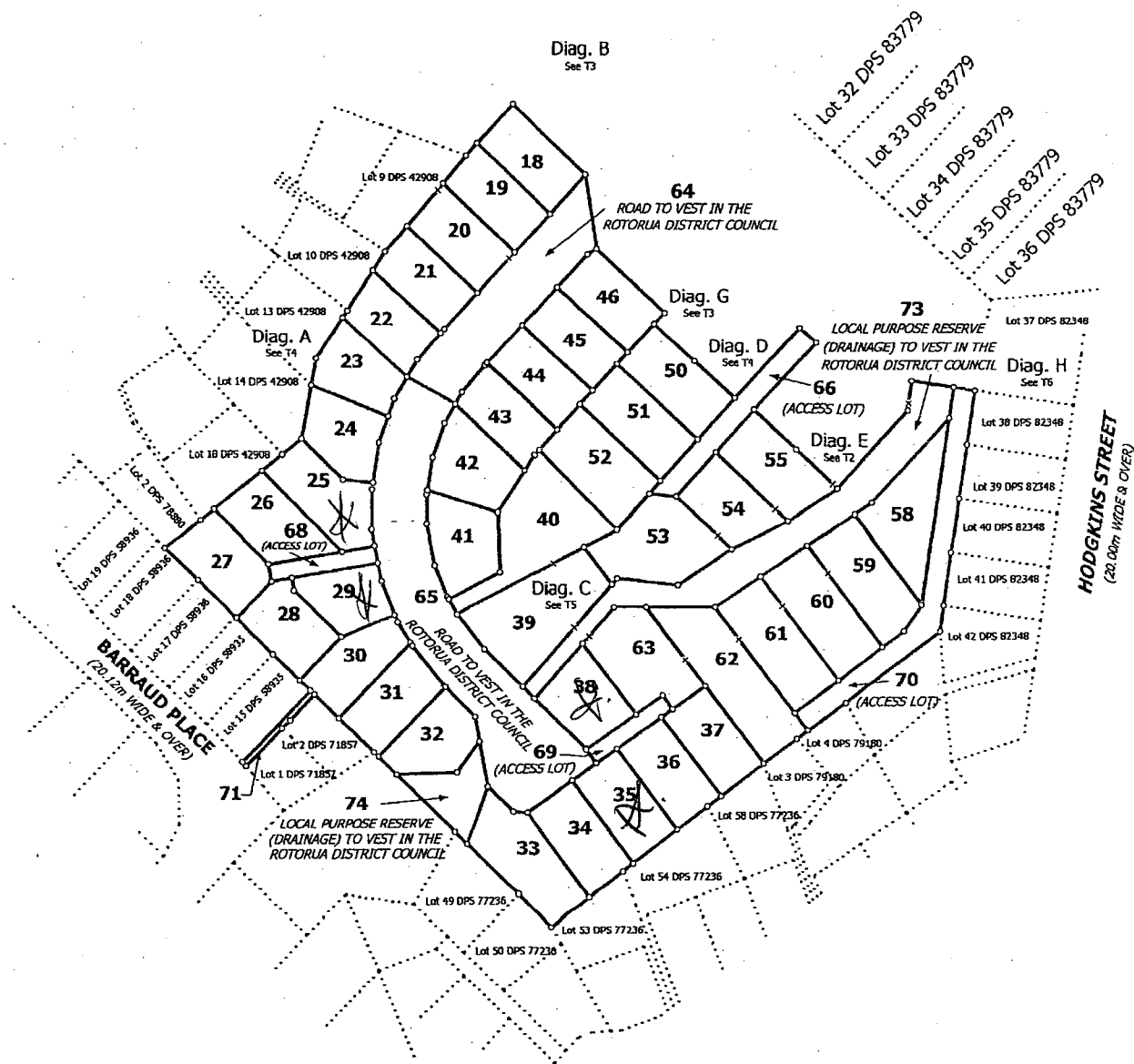
Locality: Blomfield Street / Hodgkins Street

- (i) The owners and subsequent owners of Lots 1 – 17, 47 – 49 and 56 – 57 DP 399109 inclusive are advised that only one household unit and no subsidiary household units shall be constructed on each of the said lots.
- (ii) The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 7 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iii) The owners and subsequent owners of Lot 17 DP 399109 are advised that Lot 17 DP 399109 has no legal access to Lot 67 DP 399109 (Access Lot). All access from Lot 17 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 67 DP 399109 (Access Lot).
- (iv) The owners and subsequent owners of Lot 49 DP 399109 are advised that Lot 49 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 49 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (v) The owners and subsequent owners of Lot 56 DP 399109 are advised that Lot 56 DP 399109 has no legal access to Lot 73 DP 399109. All access from Lot 56 DP 399109 shall be directly onto the public road (Lot 72 DP 399109) and not via Lot 73 DP 399109.
- (vi) The owners and subsequent owners of Lot 7 DP 399109 are advised that Lot 7 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (vii) The owners and subsequent owners of Lot 17 DP 399109 are advised that Lot 17 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.

- (viii) The owners and subsequent owners of Lot 47 DP 399109 are advised that Lot 47 DP 399109 is within 15 metres of a corner and / or approved traffic calming measure and that on-site turning areas shall be required to enable the exit of vehicles in a forward motion.
- (ix) The owners and subsequent owners of Lot 57 DP 399109 are advised that a fencing covenant shall be registered on all titles of properties with a common boundary to the proposed drainage reserve, indemnifying the Rotorua District Council against all costs of erection and maintenance of fences on the common boundary.
- (x) The owners and subsequent owners of Lot 57 DP 399109 are advised that area J is a restrictive area and is unsuitable for building. No earthworks, building or retaining shall be undertaken within the said area without the approval of the District Engineer.

Dated at Rotorua this day of

.....
Chief Executive Officer



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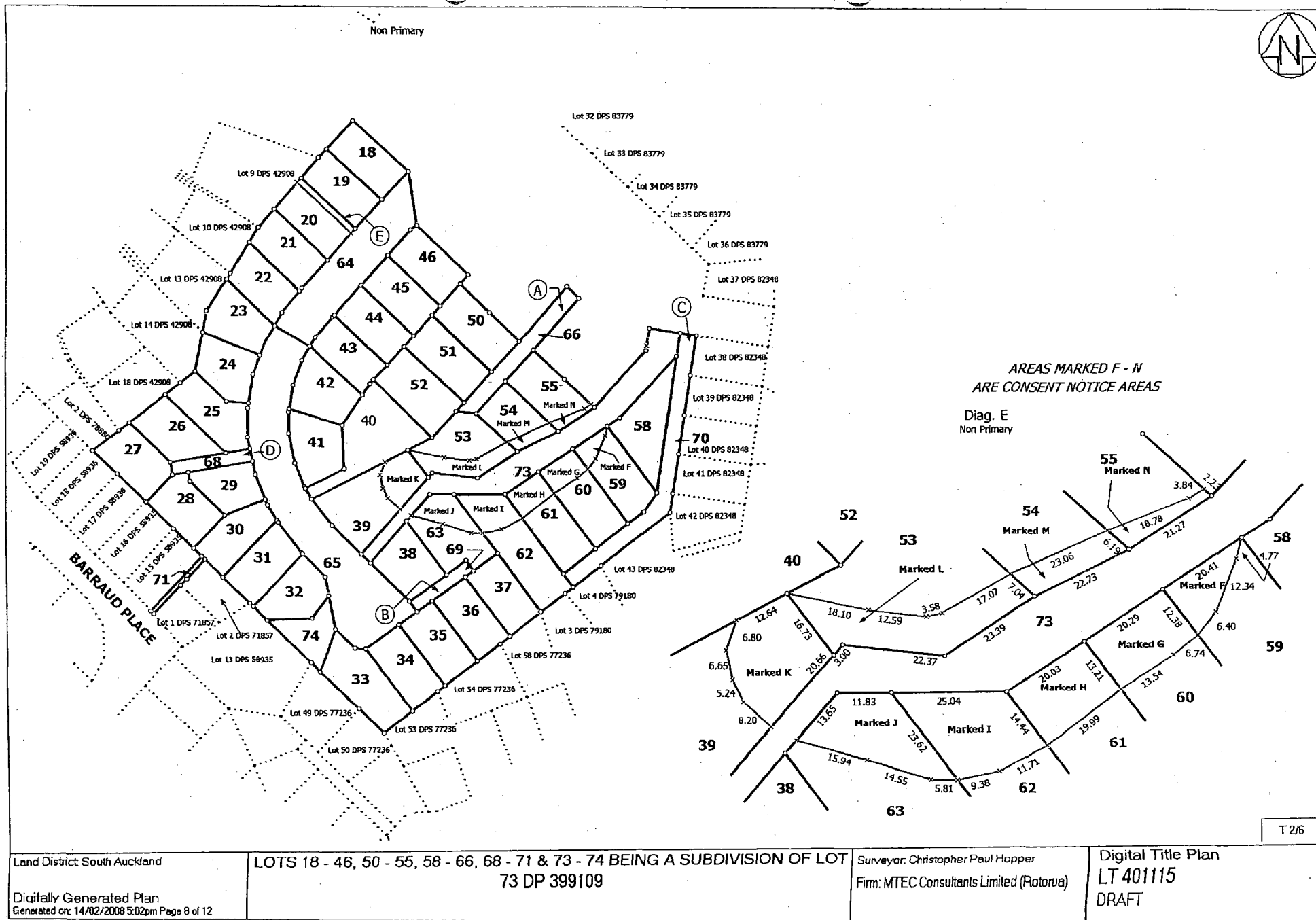
Land District South Auckland

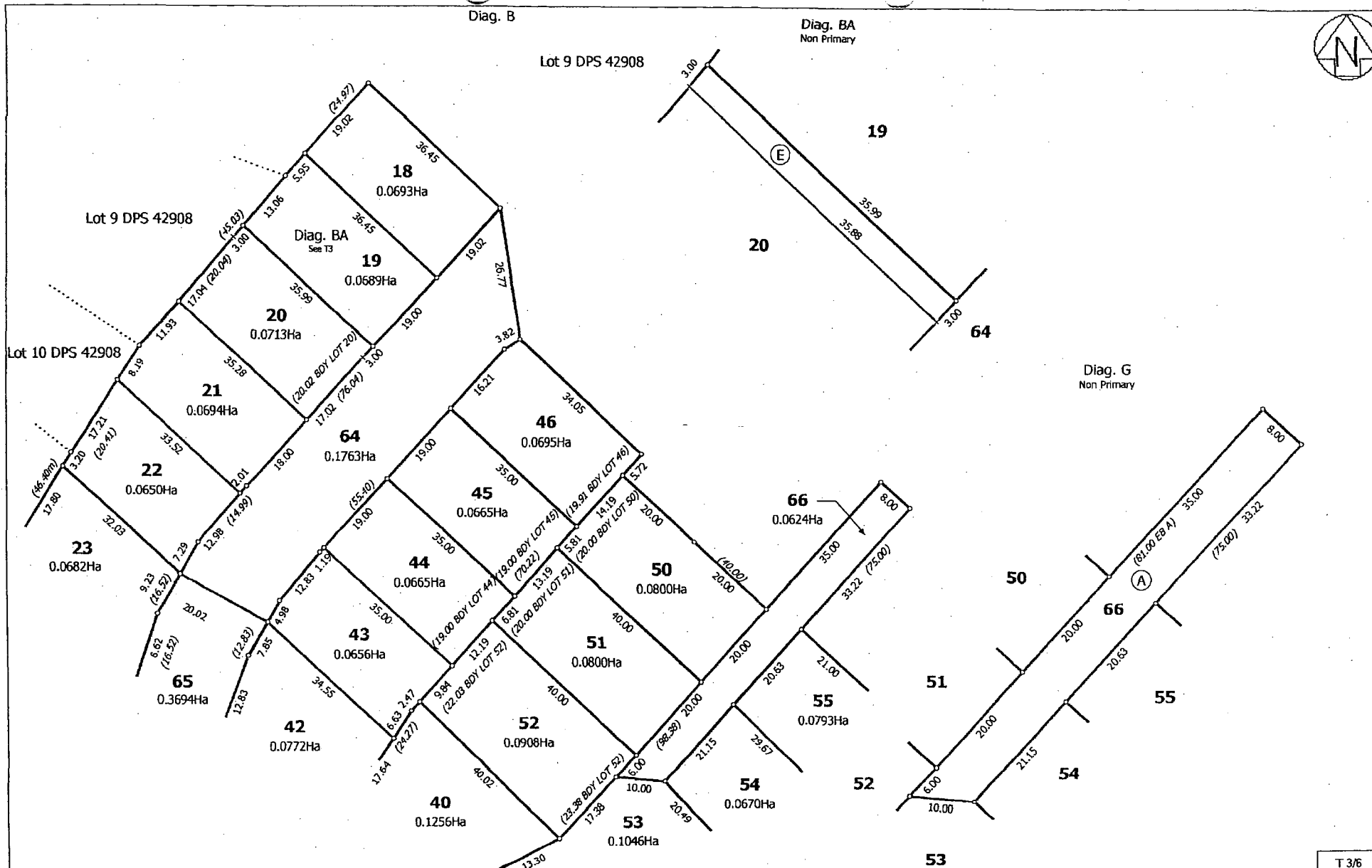
LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT
73 DP 399109

Surveyor: Christopher Paul Hopper
Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan
LT 401115
DRAFT

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Generated on: 14/02/2008 5:02pm Page 7 of 12





Land District: South Auckland

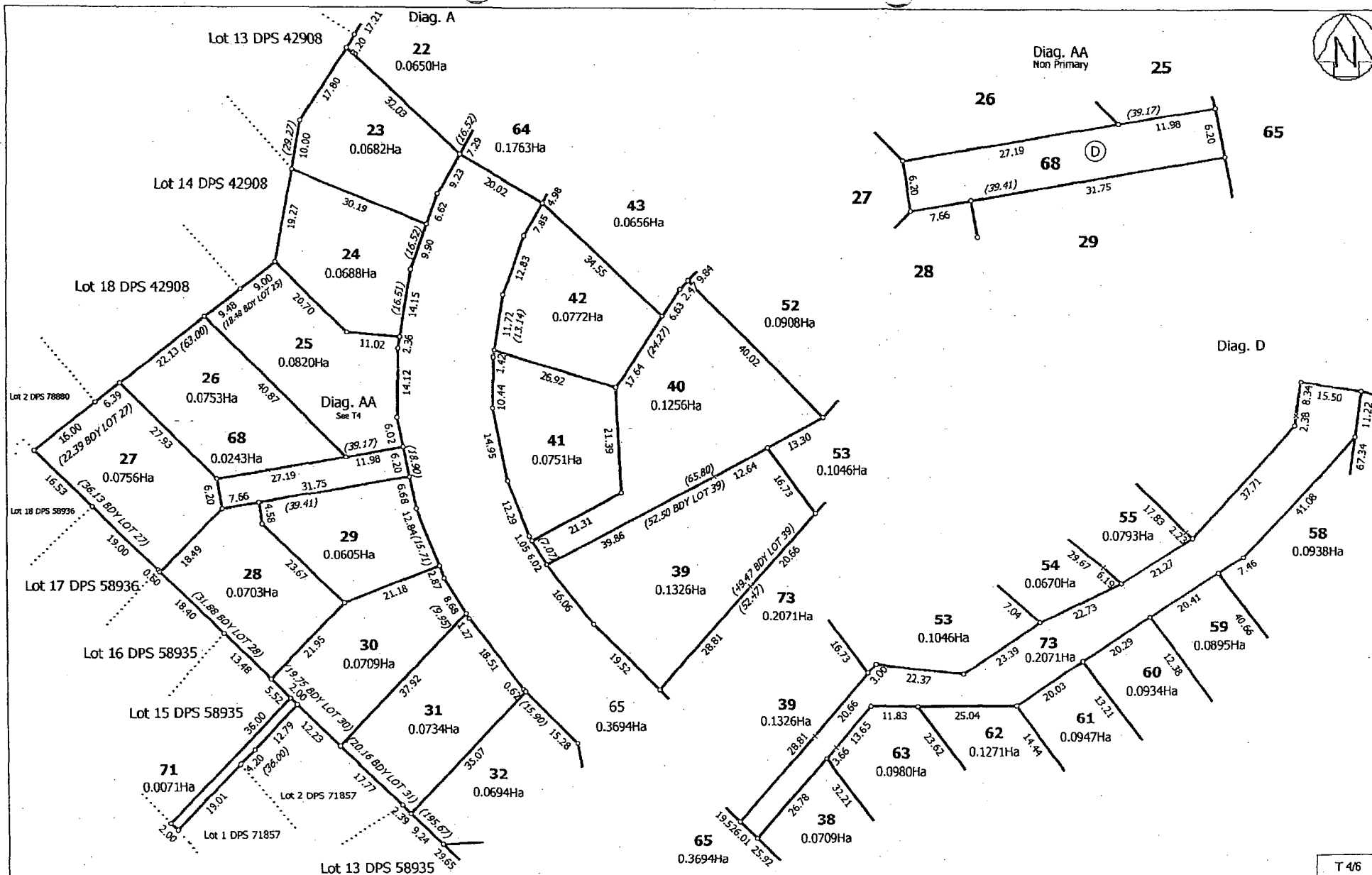
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Generated on: 14/02/2008 5:02pm Page 9 of 12

LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT 73 DP 399109

Surveyor: Christopher Paul Hopper
Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan
LT 401115
DRAFT

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Land District: South Auckland

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Generated on: 14/02/2008 5:02pm Page 10 of 12

LOTS 18 - 46, 50 - 55, 58 - 66, 68 - 71 & 73 - 74 BEING A SUBDIVISION OF LOT
73 DP 399109

Surveyor: Christopher Paul Hopper
Firm: MTEC Consultants Limited (Rotorua)

Digital Title Plan
LT 401115
DRAFT

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Digital Title Plan - LT 401115

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 42 Deposited Plan 401115	Fee Simple Title	0.0772 ha	402445
Lot 43 Deposited Plan 401115	Fee Simple Title	0.0656 ha	402446
Lot 44 Deposited Plan 401115	Fee Simple Title	0.0665 ha	402447
Lot 45 Deposited Plan 401115	Fee Simple Title	0.0665 ha	402448
Lot 46 Deposited Plan 401115	Fee Simple Title	0.0695 ha	402449
Lot 50 Deposited Plan 401115	Fee Simple Title	0.0800 ha	402450
Lot 51 Deposited Plan 401115	Fee Simple Title	0.0800 ha	402451
Lot 52 Deposited Plan 401115	Fee Simple Title	0.0908 ha	402452
Lot 53 Deposited Plan 401115	Fee Simple Title	0.1046 ha	402453
Lot 54 Deposited Plan 401115	Fee Simple Title	0.0670 ha	402454
Lot 55 Deposited Plan 401115	Fee Simple Title	0.0793 ha	402455
Lot 58 Deposited Plan 401115	Fee Simple Title	0.0938 ha	402456
Lot 59 Deposited Plan 401115	Fee Simple Title	0.0895 ha	402457
Lot 60 Deposited Plan 401115	Fee Simple Title	0.0934 ha	402458
Lot 61 Deposited Plan 401115	Fee Simple Title	0.0947 ha	402459
Lot 62 Deposited Plan 401115	Fee Simple Title	0.1271 ha	402460
Lot 63 Deposited Plan 401115	Fee Simple Title	0.0980 ha	402461
Lot 64 Deposited Plan 401115	Vesting on Deposit for Road	0.1763 ha	
Lot 65 Deposited Plan 401115	Vesting on Deposit for Road	0.3694 ha	
Lot 66 Deposited Plan 401115	Fee Simple Title	0.0624 ha	
Lot 68 Deposited Plan 401115	Fee Simple Title	0.0243 ha	
Lot 69 Deposited Plan 401115	Fee Simple Title	0.0211 ha	
Lot 70 Deposited Plan 401115	Fee Simple Title	0.1163 ha	
Lot 73 Deposited Plan 401115	Vesting on Deposit for Local Purpose Reserve	0.2071 ha	
Lot 71 Deposited Plan 401115	Fee Simple Title	0.0071 ha	
Lot 74 Deposited Plan 401115	Vesting on Deposit for Local Purpose Reserve	0.0505 ha	
Marked A Deposited Plan 401115	Easement		
Marked B Deposited Plan 401115	Easement		
Marked C Deposited Plan 401115	Easement		
Marked D Deposited Plan 401115	Easement		
Marked E Deposited Plan 401115	Easement		
Marked F Deposited Plan 401115	Covenant Area		
Marked G Deposited Plan 401115	Covenant Area		
Marked H Deposited Plan 401115	Covenant Area		
Marked I Deposited Plan 401115	Covenant Area		
Marked J Deposited Plan 401115	Covenant Area		
Marked K Deposited Plan 401115	Covenant Area		
Marked L Deposited Plan 401115	Covenant Area		
Marked M Deposited Plan 401115	Covenant Area		



Digital Title Plan - LT 401115

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked N Deposited Plan 401115	Covenant Area		
Total Area		4.3313 ha	

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 401115

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, RIGHT TO CONVEY WATER, GAS, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA. RIGHT TO DRAIN STORMWATER. RIGHT TO DRAIN SEWAGE	A DP 401115	LOT 66 DP 401115	LOT 50 DP 401115 LOT 51 DP 401115 LOT 52 DP 401115 LOT 53 DP 401115 LOT 54 DP 401115 LOT 55 DP 401115
	B DP 401115	LOT 69 DP 401115	LOT 36 DP 401115 LOT 37 DP 401115 LOT 63 DP 401115
	C DP 401115	LOT 70 DP 401115	LOT 58 DP 401115 LOT 59 DP 401115 LOT 60 DP 401115 LOT 61 DP 401115 LOT 62 DP 401115
	D DP 401115	LOT 68 DP 401115	LOT 26 DP 401115 LOT 27 DP 401115 LOT 28 DP 401115
RIGHT TO DRAIN SEWERAGE	E DP 401115	LOT 20 DP 401115	LOT 9 DPS 42098

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 401115

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Memorandum of Easements in Gross (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Grantee
RIGHT TO DRAIN STORMWATER AND SEWAGE RIGHT TO CONVEY WATER	A DP 401115	LOT 66 DP 401115	ROTORUA DISTRICT COUNCIL
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	
RIGHT TO CONVEY ELECTRICITY	A DP 401115	LOT 66 DP 401115	UNISON NETWORKS LTD
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	
RIGHT TO CONVEY TELECOMMUNICATIONS AND COMPUTER MEDIA.	A DP 401115	LOT 66 DP 401115	TELECOM NZ LTD
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	
RIGHT TO CONVEY GAS	A DP 401115	LOT 66 DP 401115	VECTOR LTD
	B DP 401115	LOT 69 DP 401115	
	C DP 401115	LOT 70 DP 401115	
	D DP 401115	LOT 68 DP 401115	

Schedule / Memorandum

Land Registration District

SOUTH AUCKLAND

Plan Number

DP 401115

Territorial Authority (the Council)

ROTORUA DISTRICT COUNCIL

Amalgamation Conditions

(Pursuant to s220 Resource Management Act 1991)

THAT LOT 66 DP 401115 (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 50, 51, 52, 53, 54 & 55 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 70 DP 401115 (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 58, 59, 60, 61 & 62 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 68 DP 401115 (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 26, 27 & 28 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 69 DP 401115 (LEGAL ACCESS) BE HELD AS TO THIRD UNDIVIDED ONE-THIRDSHARES BY THE OWNERS OF LOTS 36, 37 & 63 DP 401115 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 71 DP 401115 BE TRANSFERRED TO THE OWNER OF LOT 15 DPS 58935 (CT SA48D/556) AND THAT ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS.

SEE REQUEST 710747

LOT 73 DP 399109 IS SUBJECT TO PART IVA CONSERVATION ACT 1987.

F, G, H, I, J, K, L, M & N ARE CONSENT NOTICE AREAS.