



# Property File Information

DESTINATION

**ROT@RUA**

ROTORUA DISTRICT  
COUNCIL

**Property Address:** 30 HAMON PLACE  
PUKEHANGI  
ROTORUA

**Property File No:** P32783

**Legal Description:** LOT 49 DP 399109

**Ref:** 32783 **Type:** INFO - Planning Restriction  
INFO - Building Restriction


**Class ID:** 20974

**Class ID:** 20973

**Explanation:** Consent Notice for Lot 49 DP 399109 dated 25 January 2008.

**References:** Subdivision consent reference 6306038.

## Initiating Officer

**Name:** Liam Dagg  
**Position:** Team Leader Policy/Planning  
**Date:** 06/03/2007  
**Signature:** 

## Authorising Officer

**Name:** Tracey May  
**Position:** Manager Planning Services  
**Date:** 19/03/2008  
**Signature:** 



Lot 49 DP 399109

184365-R-S-C012

**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

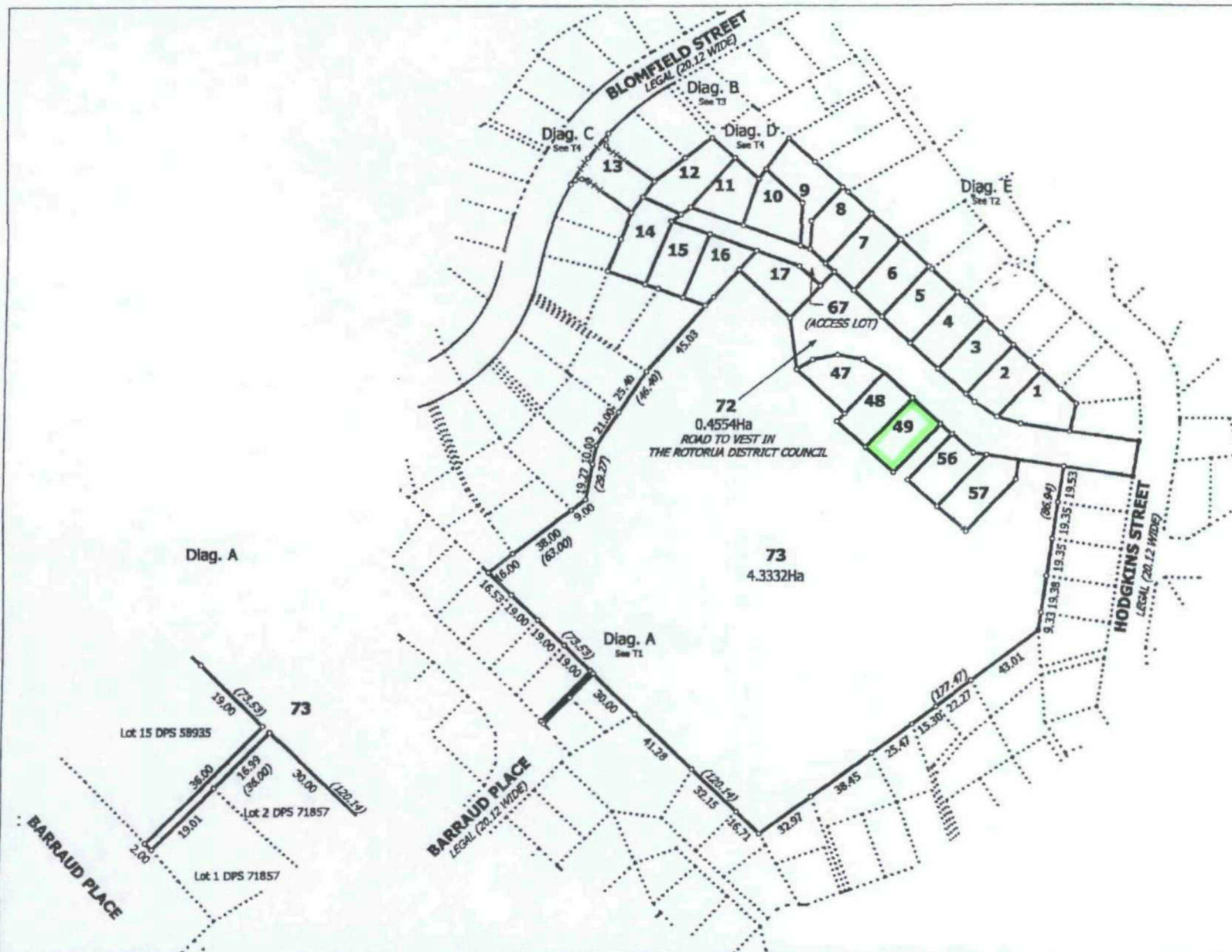
Locality: Blomfield Street / Hodgkins Street

- (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 shall be advised that the land to the east of Lot 57 DP 399109 is proposed Local Purpose Reserve (Drainage). This consent notice clause shall be deemed to be a fencing agreement to the effect that Council will be exempt from liability to contribute to the cost of the erection of a fence on the boundary of Lot 57 DP 399109 and any adjoining reserve for the purposes of the Fencing Act 1978.
- (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 25TH day of JANUARY 2008

  
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Principal Administrative Officer



T1/4

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

Diag. E



Land District: South Auckland

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LOTS 1 - 17, 47 - 49, 56 - 57, 67, 72 & 73 BEING A SUBDIVISION OF PART  
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Digital Title Plan  
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