

CAUTION / HAZARD RECORD.

CAUTION - is a potential or existing risk of known effect.

HAZARD - is a potential or existing risk of unknown effect.

For example: Uncontrolled filling would be a **HAZARD**, or

A controlled fill certified as suitable for residential development would be a **CAUTION**.



This property is to be registered with: **CAUTION** ☒, or **HAZARD** ☐.

Address of Property: 45 MOUNTAIN ROAD, WESTERN HEIGHTS, ROTORUA.

Valuation Number: 06552/668-00

Legal Description: PROPOSED LOT 1 BEING A SUBDIVISION OF LOT 233 DPS. 5333.

Property File Number: P. 07671

Planning Map Number: 28

Associated Subdivision File or Other File Number (for cross reference): 65/94/001

NATURE OF CAUTION OR HAZARD:

- | | |
|--|--|
| ☐ FILL | ☐ VOLCANIC |
| ☐ EROSION | ☐ GEO THERMAL |
| ☐ SLIPPAGE | ☐ SEISMIC |
| ☐ FALLING DEBRIS | ☐ HAZARDOUS CONTAMINATION |
| ☐ SUBSIDENCE | ☐ PLANNING RESTRICTIONS |
| ☐ AVULSION (Taking of land by flooding) | ☐ BUILDING RESTRICTIONS |
| ☐ ALLUVION (Deposition of land by flood) | ☐ STATUTORY CLASSIFICATION |
| ☐ INUNDATION (Flooding) | ☐ OTHER |

EXPLANATION (This Must Be Filled In):

A WATERCOURSE IS SHOWN AS RUNNING THROUGH PROPOSED LOT 1. A REQUIREMENT WAS MADE IN 1976 BY COUNCIL TO PIPE THE RUN OFF AS PART OF A SUBDIVISION CONSENT AT THAT TIME. HOWEVER, WORKS FURTHER UPSTREAM HAVE RESULTED IN LESS FLOW ALONG THIS WATERCOURSE AND THUS THE NEED TO PIPE THE WATER HAS BEEN REMOVED.

HOWEVER COUNCIL HAS PLACED A CONDITION ON THIS LATEST SUBDIVISION PROPOSAL TO PROTECT THE EXISTING STORMWATER FLOW PATH CROSSING PROPOSED LOT 1 BY WAY OF A SEWERAGE AND DRAINAGE EASEMENT IN FAVOUR OF THE ROTORUA DISTRICT COUNCIL.

Is there any other information (Plans, Correspondence, Reports etc) which support this record: YES ☒ NO ☐.

DETAILS: REPORT: T WHITTAKER TO SUBDIVISION COMMITTEE 24 FEBRUARY 1994
LETTER: PHIPPS HAWLEY LTD TO RDC 20 JANUARY 1994 REF:65/94/001

PLAN: PHIPPS HAWLEY LTD NO. 2204s REF: J4079 & F444

NAME: Simon

APPROVED: Yes

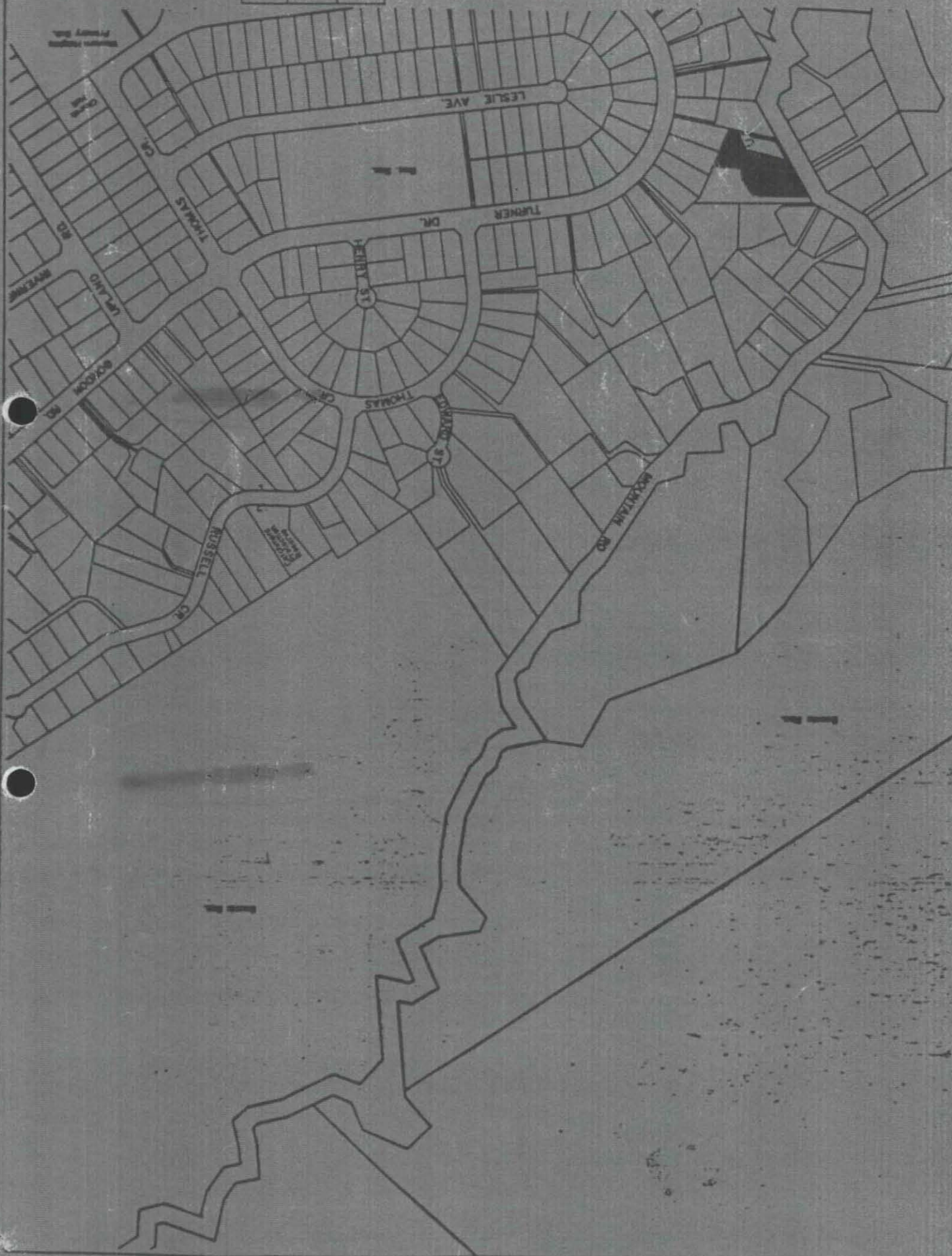
POSITION: ADMINISTRATION ASSISTANT

DATE: 24-06-94

DATE: 23 JUNE 1994

SIGNED: [Signature]

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28	29
31	32



13 July 1998

Property File No: 07671

FILE

Jocelyn Ericksen
45 Mountain Road,
Western Heights
Rotorua 3201

Dear Sir/Madam,

UPDATING OF YOUR PROPERTY FILE: 45 MOUNTAIN ROAD

Council has recently updated all the property files held by the Rotorua District Council. This updating process has included a review of known, or likely to exist, hazards. The term hazard refers to circumstances relating to the land that the Council is aware of. These circumstances may affect the present condition of the land. For example a hazard may include unconsolidated or sawdust fill on a property, geothermal activity, possibility of flooding, unstable ground, or a similar situation that is known to the Council.

Your Property File

Your property has been identified as having:

Inundation

This relates to the potential flooding of the property identified.

Council has therefore updated your property file to include the above notice/s.

If you wish to review your property file please bring this letter with you to the Records Section, which is where your property file is kept.

Further Queries

If you have reviewed your property file and still have queries regarding the hazard notification then please ring, or make an appointment to see me. I can be contacted at phone (07) 348 4199 Extn 8073.

Yours faithfully

N J Hill
Manager, Administration
Environmental Services