

6 May 2024

Surveyone Limited
22 GRAND VUE ROAD
KAWAHA POINT
ROTORUA 3010

Attn: Paul Andrews

Tēnā koe Paul,

Re: Section 223 and 224 approval

Application number:	SD21-017400.S001
Type of application:	Combined Survey Plan Approval and Compliance Certificate (Combined s223 and s224C)
Applicant:	Leah K Taratu Francine A Muraahi
Description:	To subdivide 1 into 2 lots creating a vacant lot.
Site address:	21 Island View Road Western Heights Rotorua 3015
Legal Description:	Lot 179 DPS 1083

You will have been advised electronically on 6 May 2024 that certification has been given for the above subdivision pursuant to Section 223 and Section 224(c) of the Resource Management Act 1991.

A copy of the Landonline Territorial Authority Approvals report is enclosed for your records.

The Consent Notice forwarded is also returned signed pursuant to Section 221 of the Resource Management Act 1991.

Ngā mihi,



Amanda Lory
Business Support Administrator

📍 Civic Centre, 1061 Haupapa Street, Private Bag 3029,
Rotorua 3046, New Zealand

☎ +64 7 348 4199 | ✉ info@rotorualc.nz

🌐 rotorualakescouncil.nz

TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	6321016
Survey Number	LT 567116	Survey Purpose	LT Subdivision
Surveyor Reference	2036 Muraahi Taratu	Land District	South Auckland
Surveyor	Paul Jeffrey Andrews		
Surveyor Firm	SurveyOne Limited (Rotorua)		
Dataset Description	Lots 1 and 2 being a subdivision of Lot 179 DPS 1083		

TA Certificates

I hereby certify that plan LT 567116 was approved by the Rotorua District pursuant to section 223 of the Resource Management Act 1991 on the 6th day of May 2024. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan LT 567116 ☒

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Rotorua District and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 6th day of May 2024. ☒

Signature

Signed by Jason Timothy Ward, Authorised Officer, on 06/05/2024 02:57 PM

Receipt Information

Transaction Receipt Number	16846360
Signing Certificate (Distinguished Name)	Ward, Jason Timothy
Signing Certificate (Serial Number)	-1869788129
Signature Date	06/05/2024

*** End of Report ***



Title Plan - LT 567116

Survey Number	LT 567116
Surveyor Reference	2036 Muraahi Taratu
Surveyor	Paul Jeffrey Andrews
Survey Firm	SurveyOne Limited (Rotorua)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 and 2 being a subdivision of Lot 179 DPS 1083		
Status	Initiated		
Land District	South Auckland	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Rotorua District

Comprised In

RT SA1260/87

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 567116	Easement		
Lot 1 Deposited Plan 567116	Fee Simple Title	0.0622 Ha	1015694
Lot 2 Deposited Plan 567116	Fee Simple Title	0.0370 Ha	1015695
Total Area		<u>0.0992 Ha</u>	



Land Registration District

South Auckland

Plan Number

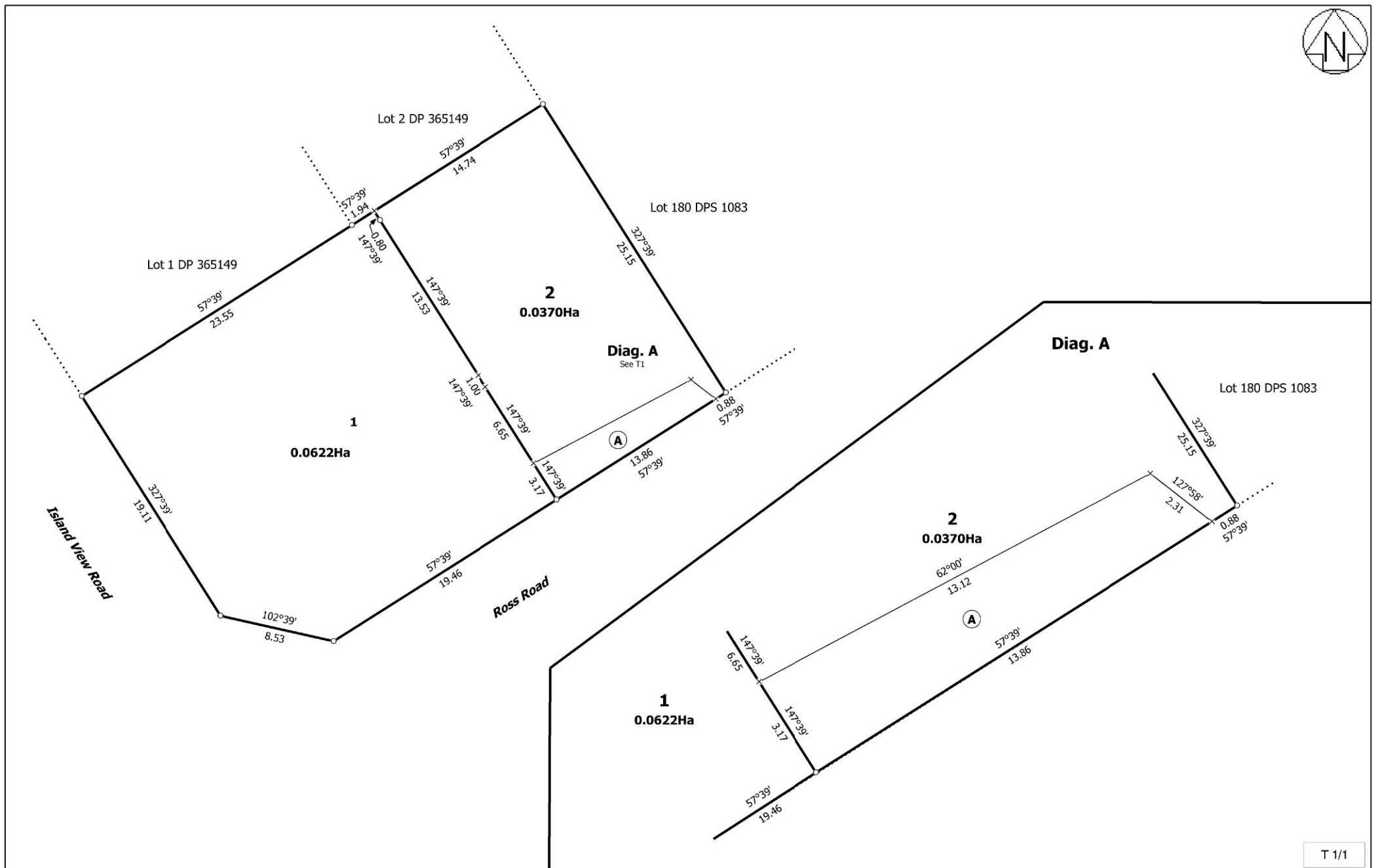
DP 567116

Territorial Authority (the Council)

Rotorua District Council

Memorandum of Easements

Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right to Drain Sewage	A	Lot 2 DP 567116	Lot 1 DP 567116



T 1/1

Land District: South Auckland

Lots 1 and 2 being a subdivision of Lot 179 DPS 1083

Surveyor: Paul Jeffrey Andrews
Firm: SurveyOne Limited (Rotorua)

Title Plan
LT 567116
DRAFT

Digitally Generated Plan
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**CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER of Lot 2 DP 567116

AND

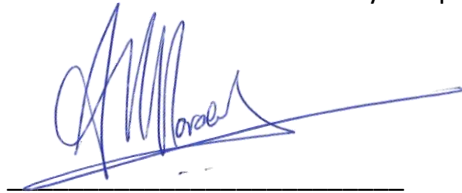
IN THE MATTER of Subdivision Consent RC17400 pursuant to Section 34A, 104, 104B, 108, 220 and 221 of the Resource Management Act 1991.

Subdivider: FA Muraahi & LK Taratu
Locality: 21 Island View Road, Rotorua

On 20 May 2021 the Rotorua Lakes Council granted consent to subdivide Lot 179 DPS 1083 into 2 lots subject to a number of conditions some which required the registration of the following clauses as a consent notice against the title of Lot 2 DP 567116:

1. The owners and subsequent owners of Lot 2 DP 567116 are advised of the following:
 - i. That the geotechnical investigation undertaken by Stratum Consultants as part of the subdivision process has identified that the soils on this lot do not meet the definition of 'good ground' as specified by NZS3604:2011 due to insufficient bearing capacity of surficial material. A specific engineered foundation design by a suitably qualified chartered professional engineer shall be required for any future household unit in general accordance with the recommendations of the Stratum Consultants Geotechnical Assessment Report (233840-M-E-C003 GAR V2, 14 April 2021).
 - ii. That all stormwater runoff from the roof of any future household unit and any impermeable hard standing surfaces on this lot resulting from a 10% AEP (10 year) storm event shall be collected and disposed of via a stormwater soakage system in general accordance with the Stratum Consultants Soakage Report (233840-R-E-C001, 18 February 2021).

Dated at Rotorua this 19th day of April 2024

A handwritten signature in blue ink, appearing to read 'Andrew Moraes', is written over a horizontal line.

Andrew Moraes
Chief Executive / Authorised Officer