



Property File Information

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Property Address: 13-15 HAMON PLACE
PUKEHANGI
ROTORUA

Property File No: P32741

Legal Description: LOT 7 DP 399109

Ref: 32741 **Type:** INFO - Planning Restriction
INFO - Building Restriction
INFO - Access

INFO-ACCESS &
EGRESS

Class ID: 20889

Class ID: 20888

Class ID: 20989

Explanation: Consent Notice for Lot 7 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:

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



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

Digitally Generated Plan
Generated on: 25/01/2008 11:01am Page 7 of 8