

175781-R-P-C037

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

IN THE MATTER of Lots 24 to 30, 32 to 63 DP 393131

AND

IN THE MATTER of Subdivision Consent 6305026\05 pursuant to Sections 34(4), 104, 105, 108, 220 and 221 of the Resource Management Act 1991.

Subdivider: Pioneer Property Trust Ltd

Locality: Western Road, Ngongotaha, Rotorua

A. Overland Flow - Lot 58 DP 393131

All owners and future owners of Lot 58 DP 393131 shall be advised that the area inside the overland flow easement (marked FF on DP 393131) is low lying with the potential to act as secondary flow path for short durations during extreme storm events. Earthworks, access formation and landscaping within the lot shall not restrict the natural overland flows or divert water onto adjacent lots.

B. Number of Household Units - Lots 56 to 61 DP 393131

All owners and future owners of Lots 56 to 61 DP 393131 shall be restricted to one household unit and no subsidiary household unit.

C. Geotechnical Constraints - Lots 24 to 30, 32 to 63 DP 393131

All owners and future owners of Lots 24 to 30 and 32 to 63 DP 393131 be advised that there are geotechnical constraints within these sites due to the presence of compressible soils, seasonally high groundwater levels and slope stability for some lots. Compressible soils vary in thickness up to 7.5m for some lots (Lots 24, 25, 26 & 63) to very limited or no soft compressible materials (Lots 35 to 42, 48 & 49). Lots 35, 36 and 38 to 42 are identified as being vulnerable to shallow slipping and erosion if not appropriately managed.

Unless not required by the Completion Report all foundations shall be subject to Specific Engineering Design by a suitably qualified Chartered Professional Engineer with qualifications MIPENZ CPEng (Geotechnical) familiar with the contents and recommendations detailed in the 'Stage Three – Geotechnical Completion Report' prepared by Tonkin & Taylor Ltd (ref:851126/Version 2.2 dated March 2009) and the 'Geotechnical Assessment Report – (volumes 1 - 2)' prepared by Tonkin & Taylor Ltd (ref: 851126/Version 1.0 dated March 2009). A summary of the requirements for each lot is provided below.

Information shall be provided at the time of application for building consent demonstrating and certifying that all relevant requirements of the Geotechnical Completion Report have been met.

Building Foundations

- a) Lots 24, 25, 26 and 63 DP 393131 are lots with a significant depth of placed fill over a thick layer of compressible soils. Refer Section 6.2.1 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations which include the need for pre loading of the lots prior to building.
- b) Lots 27, 55, 56, 58 to 62 DP 393131 are lots in cut, or at grade, and over a thick layer of compressible soils. Refer Section 6.2.2 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations
- c) Lot 58 DP 393131 is a lot in cut, or at grade and over a thick layer of compressible soils. Land within Consent Notice Area UH on Lot 58 DP 39313 has been utilised for a trial load area. Refer to both Sections 6.2.2 and 6.2.6 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations.
- d) Lots 28 to 30, 32 to 34, 43 to 47, 50 to 54 and 57 DP 393131 are lots with a limited depth of placed fill over a layer of compressible soils. Refer Section 6.2.3 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations.
- e) Lots 35 to 42, 48 and 49 DP 393131 are lots with very limited or no soft compressible silt materials. Refer Section 6.2.5 of the Geotechnical Completion Report mentioned above for specific requirements for building foundations.

Stockpiling - Lots 24 to 30 and Lots 32 to 35, 37, 42 to 63 DP 393131

All owners and future owners of Lots 24 to 30 and Lots 32 to 35, 37, 42 to 63 DP 393131 shall be advised that uncontrolled loading of the ground must be avoided. There shall be no stockpiling of materials over 1m high and / or covering an area greater than 4m² placed on or adjacent to any proposed building footprints or existing underground services (including subsoil drainage). Any stockpiles within the dimensions given above shall be at least 2m from any adjacent stockpiles. Any larger stockpiles shall be subject to assessment as part of the Specified Engineering Design of the foundations. The location, dimensions and duration of any stockpiles larger than the dimensions given above shall be provided to the Rotorua District Council to record on the property file for future reference. For further details refer Tonkin & Taylor Ltd Stage Three Geotechnical Completion Report (reference 851126/Version 2.2, dated March 2009) Section 6.7.

Ground Water Control Measures - Lots 24 to 30, 32 to 63 DP 393131

All owners and future owners of Lots 24 to 30, 32 to 63 DP 393131 are advised that additional ground water control measures are required. These include providing an enhanced damp proof membrane (double layer) and capillary-break layer with perforated pipe connection into the stormwater disposal system at the time of building foundation construction. Refer to Tonkin & Taylor Ltd Stage Three Geotechnical Completion Report (reference 851126/Version 2.2, dated March 2009) Section 6.3 for details and recommendations.

Minimum Floor Levels and Design for Soft Ground– Lots 24 to 30 and 32 to 63 DP 393131

All owners and future owners of Lots 24 to 30, 32 to 63 DP 393131 are advised that the design for all habitable buildings must take into account the existing ground elevations and potential magnitude of post-construction settlements to ensure the minimum required floor levels and minimum step between floor level and external ground are maintained in the long term. The minimum 1% AEP floor levels including a 50mm future settlement allowance have been set in column 2 of the table below. The geotechnical engineer shall determine if a greater settlement allowance is required. Refer to Tonkin & Taylor Ltd Stage Three Geotechnical Completion Report (reference 851126/Version 2.2, dated March 2009) Section 6.2.4 for details.

Building Restriction Lines and Construction on Sloping Sites – Lots 35, 36 and 38 to 42 DP 393131

All owners and future owners of Lots 35, 36 and 38 to 42 DP 393131 are advised that these lots are identified as being vulnerable to shallow slipping and erosion, if not appropriately managed. For Lots 36 and 38 to 42 DP 393131 these areas are identified as Consent Notice Areas RA, RB, RC, RD, AE and AF on DP 393131.

Refer to Section 6.4 of the Stage Three - Geotechnical Completion Report prepared by Tonkin & Taylor Ltd (reference 851126/Version 2.2, dated March 2009) for specific requirements for construction on the said lots, use of the land within the Consent Notice Areas, the need for debris interception fences or bunds, excavation, retaining wall design; and building platform construction.

Building Restriction Line and Erosion Control – Lot 94 DP 393131

All owners and future owners of Lot 94 DP 393131 are advised that the land within Consent Notice areas AE and AF on DP 393131 contains sloping ground considered to be vulnerable to shallow slipping and erosion. A strong vegetative cover must be maintained at all times or an appropriate alternative method established to avoid surface erosion to the satisfaction of the District Engineer.

Summary Table of Individual Lot Requirements (See Schedule A over)

Dated at Rotorua this 30TH day of MARCH 2009


Principal Administrative Officer

Western Road, Ngongotaha
Stage Three Geotechnical Assessment Report
Schedule A. Summary Table of Individual Lot Requirements

This table is provided as a summary of the main geotechnical requirements at each of the lots. It is based on the conclusions and recommendations contained in the "Stage Three Geotechnical Completion Report" prepared by Tonkin & Taylor Ltd (ref. 8511126/Version 2.2, dated March 2009). The full report must be referred to. Where any apparent inconsistency between the report and this table occurs, then the report text shall prevail.

Lot Number	Minimum Finished Floor Level (above Moutiri Datum)	Cut/Fill undertaken at lot as part of Subdivision Development	Summary of Ground Conditions relevant to Foundation Requirements							Requirement for Enhanced Damp proofing of Foundations	Building Restriction Lines & Construction on Sloping Sites	Requirements regarding stockpiling of material	Lots where Specific Engineering Design is NOT required if raft foundation is used Certification of fill may be required
			Lots with significant depth of placed fill over thick layer of compressible soils	Lots in cut/at-grade over thick compressible soils	Lots with limited depth of placed fill over compressible soils	Lots where compressible soils are present	Lots where little or no compressible soils identified	Lots underlain by thick compressible soils already preloaded					
		Fill	Cut	(Refer to Section 6.2.1)	(Refer to Section 6.2.2)	(Refer to Section 6.2.3)	(Refer to Section 6.2.4)	(Refer to Section 6.2.5)	(Refer to Sections 6.2.6)	(Refer to Section 6.3)	(Refer to Section 6.4)	(Refer to Section 6.7)	(Refer to Section 6.2.5)
24	287.50	✓		✓			✓			✓		✓	
25	287.40	✓	✓	✓			✓			✓		✓	
26	287.30	✓	✓	✓			✓			✓		✓	
27	287.05	✓	✓		✓		✓			✓		✓	
28	286.95	✓	✓			✓	✓			✓		✓	
29	286.90	✓				✓	✓			✓		✓	
30	286.80	✓				✓	✓			✓		✓	
32	286.75	✓				✓	✓			✓		✓	
33	286.75	✓				✓	✓			✓		✓	
34	286.80	✓				✓	✓			✓		✓	
35	286.90	✓					✓	✓		✓		✓	
36	287.20	✓						✓		✓	✓		✓
37	286.70	✓						✓		✓		✓	
38	288.60	✓	✓					✓		✓			✓
39	288.70		✓					✓		✓			✓
40	288.85		✓					✓		✓	✓		✓
41	288.20		✓					✓		✓	✓		✓
42	287.50		✓					✓		✓	✓		
43	286.60		✓			✓	✓			✓	✓	✓	
44	286.40	✓	✓			✓	✓			✓		✓	
45	286.40	✓	✓			✓	✓			✓		✓	
46	286.60	✓				✓	✓			✓		✓	

Western Road, Ngongotaha
Stage Three Geotechnical Assessment Report
Schedule A: Summary Table of Individual Lot Requirements

This table is provided as a summary of the main geotechnical requirements at each of the lots. It is based on the conclusions and recommendations contained in the "Stage Three Geotechnical Completion Report" prepared by Tonkin & Taylor Ltd (ref. 851126/Version 2.2, dated March 2009). The full report must be referred to. Where any apparent inconsistency between the report and this table occurs, then the report text shall prevail.

Lot Number	Minimum Finished Floor Level (above Moturiki Datum)	Cut/Fill undertaken at Lot as part of Subdivision Development		Summary of Ground Conditions relevant to Foundation Requirements							Requirement for Enhanced Damp proofing of Foundations		Building Restriction Lines & Construction on Sloping Sites	Requirements regarding stockpiling of material	Lots where Specific Engineering Design is NOT required if raft foundation is used. Certification of fill may be required
		Fill	Cut	Lots with significant depth of placed fill over thick layer of compressible soils	Lots in cut/at grade over thick compressible soils	Lots with limited depth of placed fill over compressible soils	Lots where compressible soils are present	Lots where little or no compressible soils identified	Lots underlain by thick compressible soils, Part of Lot already preloaded	(Refer to Section 6.3)	(Refer to Section 6.4)	(Refer to Section 6.5)	(Refer to Section 6.6)	(Refer to Section 6.7)	(Refer to Section 6.8)
47	286.60	✓				✓	✓			✓				✓	
48	286.80	✓	✓					✓		✓				✓	
49	287.40	✓	✓					✓		✓				✓	
50	286.55	✓	✓			✓	✓			✓				✓	
51	286.60	✓				✓	✓			✓				✓	
52	286.60	✓				✓	✓			✓				✓	
53	286.70	✓				✓	✓			✓				✓	
54	286.70	✓				✓	✓			✓				✓	
55	286.70	✓	✓		✓		✓			✓				✓	
56	286.60	✓	✓		✓		✓			✓				✓	
57	286.45	✓	✓			✓	✓			✓				✓	
58	286.30	✓	✓		✓		✓		✓	✓				✓	
59	286.60		✓		✓		✓			✓				✓	
60	286.70		✓		✓		✓			✓				✓	
61	286.90		✓		✓		✓			✓				✓	
62	287.10		✓		✓		✓			✓				✓	
63	287.10	✓	✓	✓			✓			✓				✓	