

Property File Information



Property Address: 47 AQUARIUS DRIVE
KAWAHA POINT
ROTORUA

Property File No: P24387

Legal Description: FLAT 2 DPS 53057

Classification ID: 10192

Type: INFO - Fill
TOP AND SUBSOIL - ALL TYPES

Explanation: Fill tested suitable for normal residential development with standard foundation construction in accordance with normal acceptable engineering practice. Ground levels have been contoured and shaped to provide protection to house sites from adjacent Waiawhero stream. No excavation of surface to provide house sites permitted.
Original Caution Notice recorded on file 23 June 1994. Revised to an Information 4 February 2003.

References: Letter: RDC to Dagg & Thorn 25 September 1987. Ref: 6587074
Report: MMM Ltd to Carter Holt 6 August 1987. Ref: 32263/10
Memo: A. Bell to District Engineer 17 December 1987. Ref: 6587074

Initiating Officer

Name: Paula Meredith
Position: Resource Technician
Date: 04/02/2003

Signature: *Paula Meredith*

Authorising Officer

Name: Paul Sampson
Position: District Engineer
Date: 04/02/2003

Signature: *Paul Sampson*

25th September 1987

Please Quote
6587074

Messrs Dagg and Thorn
Registered Surveyors
P O Box 395
NAPIER

LT035445SR

Dear Sirs,

SUBDIVISION - PT KAWAHA 3FL BLOCK, BLOCK XVI ROTORUA S.D. AND BLOCK
XIII ROTOITI S.D. AQUARIUS DRIVE - CARTER HOLT HARVEY
LTD

Council at a meeting on 23 September 1987 considered the above
subdivision and resolved that the subdivision be approved subject to
the following conditions:

1. That the proposed Lots 27-30 are re-arranged to the satisfaction of the District Planner in order to ensure that the said lots do not qualify for more than eight household units in total.
2. That the access strip serving Lot 41, and the rights of way serving Lots 27-30 and Lots 52 and 53, are laid off with a minimum accumulative width of not less than 4.5, 6.0 and 4.5 metres respectively, in accordance with the requirements of Ordinance 402-6.2.
3. That engineering plans and details for earthworks, roading and services to Council's engineering standards, are submitted to the District Engineer for approval and such works carried out to his satisfaction.
4. That the rights of way serving Lots 27-30 and Lots 52 and 53 are laid off and the same formed and constructed to Council's engineering standards and the satisfaction of the District Engineer.
5. That the vehicle crossings serving Lots 14, 27-30, 41, 42, 52 and 53 are formed and constructed between the carriageway and the road boundary to Council's engineering standards and the satisfaction of the District Engineer.
6. That the road over Lot 56 is henceforth known as Capricorn Place and Council reimbursed for the supply and erection of a suitable road nameplate.
7. That the land is cleared and filled so no portion of any building platform (being the area within each lot whereon a building may be located as of right in terms of the Operative District Scheme) lies

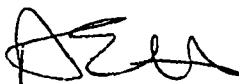
JS/PB 13Q (P)

25 September 1987

Messrs Dagg and Thorn, Napier

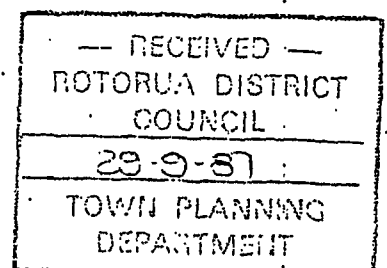
- below a level of 281.6 metres (Moturiki Datum) and further, that such filling is compacted, graded and contoured to Council's engineering standards and the satisfaction of the District Engineer, in order to provide stable building platforms for all sites.
8. That the subdivision is contoured such that the proposed carriageway (Aquarius Drive) acts as a secondary flowpath with a suitable outlet into the Waiowhero Stream and that all lots adjacent to the Waiowhero Stream are contoured such that their high points are located along the rear building restriction line of each lot, at a level to be agreed upon with the District Engineer.
 9. That all swamp areas are drained, filled, compacted and contoured to Council's engineering standards and the satisfaction of the District Engineer.
 10. That all lots at the foot of the slopes are contoured such that stormwater ponding shall not occur.
 11. That all lots are provided with a connection to a piped stormwater system to the satisfaction of the District Engineer.
 12. That any existing stormwater outlets are connected to the piped stormwater system to the satisfaction of the District Engineer.
 13. That provision is made for sanitary sewerage connections for any lots located in the adjoining subdivisions which were not capable of being connected to the existing sanitary sewerage system.
 14. That the reserves contribution of 6,890 square metres is fully satisfied by vesting Lots 57, 58 and 60 in Council as Recreation Reserve.
 15. That the width of the proposed road shown as Lot 56 is increased to a minimum of 20 metres in accordance with the requirements of Council's engineering standards.

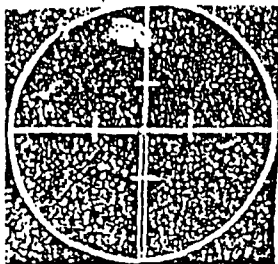
Yours faithfully

A.E. Hansen
District Manager

→ CC District Planner - for your information.

District Manager





MARTIN McCAULAY MORTON LTD

REGISTERED SURVEYORS CIVIL ENGINEERS TOWN PLANNERS

ROTORUA
QUADRANT HOUSE
77 MAUPAPA STREET
P O BOX 978
TELEPHONE (073) 477-840
FAX (073) 478-191

TE PUKU
KING'S BUILDING
77 JELICOE STREET
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OPOTIKI
PROFESSIONAL CHAMBERS
ELLIOT STREET
P O BOX 34
TELEPHONE (076) 58-127

KAWERAU
SUITE 5
60 OWSLOW STREET
TELEPHONE (0163) 3785

DIRECTORS:
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REGISTERED SURVEYOR,
TOWN PLANNER

AWR McCAULAY,
M NZIS
REGISTERED SURVEYOR

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EWIS,
M NZIS
REGISTERED SURVEYOR

CONSULTANTS:
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REGISTERED VALUER

R GILLESPIE,
M NZIS
REGISTERED VALUER

32263/10

6 August 1987

Carter Holt Harvey Ltd
C/- Dagg & Thorn
Registered Surveyors
P O Box 395
NAPIER

ATTENTION: Mr K Thorn

Dear Sir

re: AQUARIUS DRIVE ROTORUA - SUBDIVISION
YOUR REF: 87/185

Further to your letter of 24 July and our telecom of 3rd inst we confirm that we have undertaken foundation tests as requested on the proposed Aquarius Drive Subdivision.

We report as follows:

(i) Location

Testing was restricted to within the area outlined on your plan included with your instruction to proceed. Our plan 32263/10, Sheet 1, indicates each of the 12 test sites within that envelop.

(ii) Tests

Twelve bore holes, generally to 2.3 or 2.4m, were drilled with a 300Ø mechanical auger.

Scala penetrometer ground bearing strength tests were undertaken adjacent each bore hole.

Test sites were chosen in accordance with existing scheme plan layouts on proposed sections, i.e. testing was not undertaken within the carriageway of Aquarius Drive or the reserve areas.

(iii) Bore Results

Tests 1 - 6 indicated various depths of fill (.8m at No 6 and approximately 1.0m at No's 1 - 5).

(iii) Bore Results (cont'd)

The fill layer was hard, well compacted, pumice loam in holes 1 - 4 with less compacted and darker coloured loam (i.e. some brown earth contamination) in holes 5 and 6.

Below the fill in holes 1, 2 and 3 there was a 200mm layer of natural ground/topsoil material, fairly compact.

The water table for holes 1 - 6 was at about 2.0m below ground level.

Tests 7 - 12 were in natural ground with no indication of fill. However, the levels of different strata (e.g. fine sand or pumice layers) indicated that these areas had been subject to cut (i.e. material had been borrowed from these areas; probably for the fill on the other side of Aquarius Drive).

Generally the material in holes 7 - 12 was fine pumice sands, coarse pumice and moist silt. The latter occurred in holes 8, 9, 10 and generally at a depth of 1.5m or more below ground level.

The water table for holes 7 - 12 varied between 1.7m (hole 12) below ground level to not located (holes 8, 9).

(iv) Scala Penetrometer Results

Tests in the compact fill layer (sites 1 - 4) indicated ground bearing strength (g.b.s.) values of 150KPa or greater. The g.b.s. values for underlying layers (including the topsoil at original ground level) were generally around 200KPa.

Tests at sites 5 and 6 were reasonably similar to No's 1 - 4 but had g.b.s. values less than 100KPa within the top 1.0m for No 5 and 0.5m for No 6.

Of the remainder (No 7 - 12) site 10 had the worst g.b.s. values (around 150 KPa for the top 1.0m and then around 70 KPa below 1.0m i.e. in a fine wet sand and silty sediment layers).

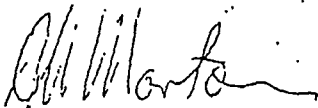
Other sites tested at 160KPa or better to the end of each test (at 1.6m).

(v) Conclusions

In our opinion the bores and g.b.s. tests indicated the area tested is suitable for normal residential development (compatible with NZS 3604 and NZS 4203) with standard foundation construction in accordance with normal acceptable engineering practice.

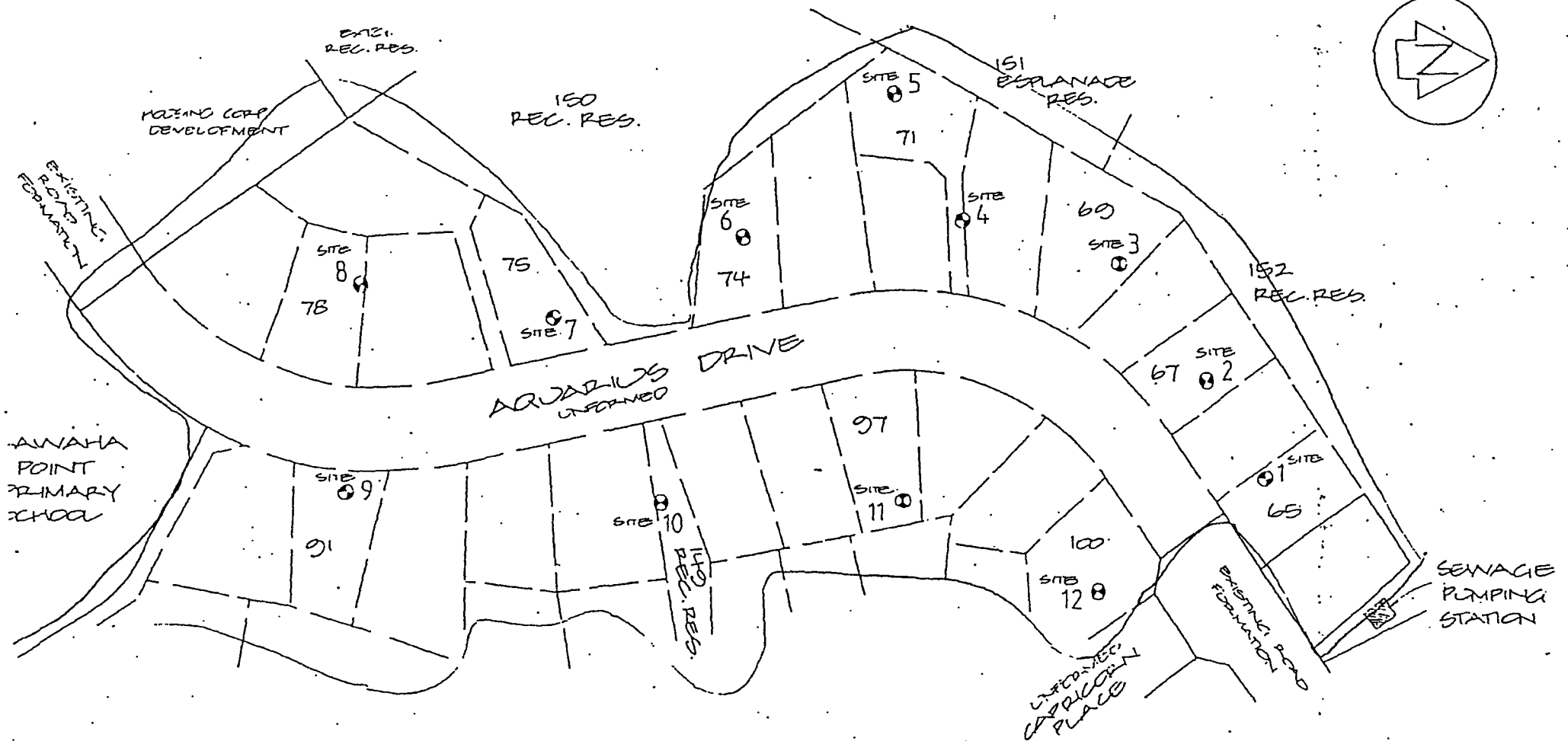
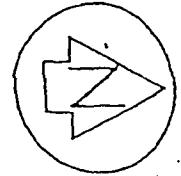
Yours faithfully

MARTIN McCAULAY MORTON LTD



A M Morton
Registered Engineer

654/891 pt



● SITE OF TEST BORES AND SCALA PENETROMETER TESTING.

MARTIN McCAULAY MORTON LTD
 STEREO SURVEYORS CIVIL ENGINEERS TOWN PLANNERS

FOUNDATION TEST SITES
 AQUARIUS DRIVE ROTORUA

SCALE 1:1000
 (FOR A3)

FILE
 32263/10

DATE
 AUGUST 1987
 DRAWN BY
 CHECKED S.M.

SHEET 1 OF 1

ROTORUA DISTRICT COUNCIL

6587074

ME045039ABE

Ref

17th December 1987

19

INTERNAL MEMORANDUM TO DISTRICT INSPECTOR

RE: SUBDIVISION - AQUARIUS DRIVE

Please find attached a report on filling for the above subdivision.

The filling which is being encountered on this stage of the subdivision has been placed for many years (maybe 12 years ago with the original earthworks).

The conclusion of the Investigating Consulting Engineer is that the area tested is suitable for normal residential development with standard foundation construction in accordance with normal acceptable engineering practice.

However, from the report, it can be seen that the consolidated fill is underlain by a layer of topsoil and the cut area also includes areas of fine wet sand and silty sediment.

It should be noted that ground levels on the whole of this subdivision, including the previous stage at the foot of the Aquarius Drive hill, have been contoured and shaped in order to provide protection to the house sites, from the adjacent Waiawhero Stream. There should be no excavation of the surface to provide house sites. I have noticed that this has already been done in a minor way in Gemini Place.

Would you please arrange for this information to be placed on the relevant Property Files.



A. Bell
Senior Design Engineer

Engineers

Engineers