



FEA

Property File Information

DESTINATION

ROT@RUA

ROTORUA DISTRICT
COUNCIL

Property Address: 23 Harris Street
Ngongotaha
Rotorua

Property File No: P32309

Legal Description: LOT 8 DP 387252

Ref: 32309 **Type:** INFO - Other
INFO - Building Restriction

Class ID: 18432

Class ID: 18431

Explanation: Attached Planning Restriction Notice for Lot 8 DP 387252
Other : Stormwater Disposal

References: Subdivision consent reference 6306013.

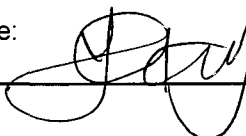
Initiating Officer

Name: Joanne Watts
Position: Best Practice Advisor
Date: 19/05/2006

Signature: 

Authorising Officer

Name: Tracey May
Position: Manager Planning Services
Date: 12/09/2007

Signature: 

TOWN PLANNING
RESTRICTION

192725-R-S-C054

lot 8 DP 387252

CONSENT NOTICE PURSUANT TO SECTION 221

OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lots 1 - 48 DP 387252

AND

IN THE MATTER of Subdivision Consent
6306013 pursuant to Sections 105, 108, 220 and
221 of the Resource Management Act 1991.

Subdivider: Generation Developments Ltd

Locality: Harris Street, Ariki Street and Ngongotaha Road

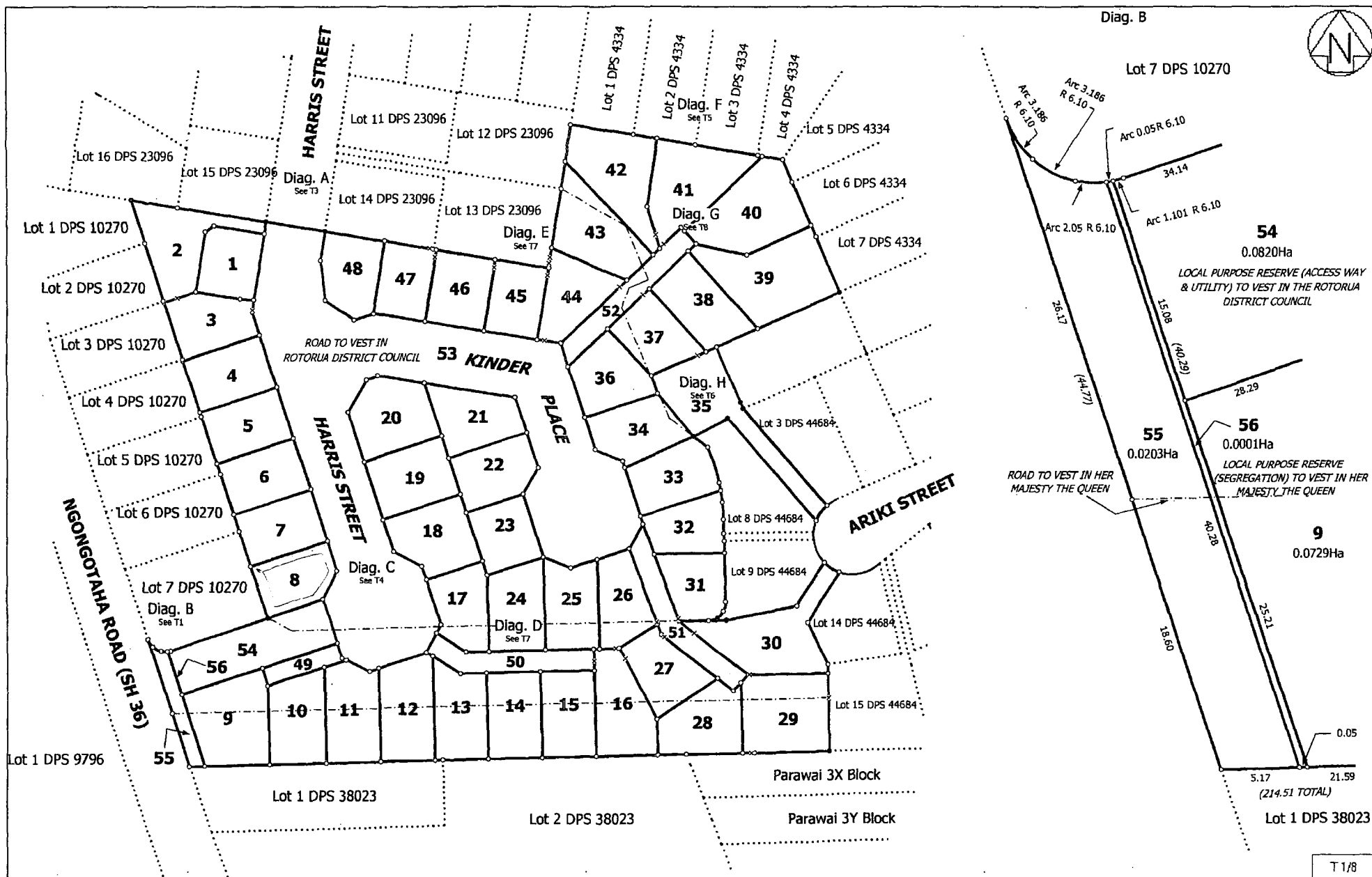
- (i) That all owners and subsequent owners of Lots 1 – 48 DP 387252 (inclusive) be advised of the following:
 - (a) That the minimum finished floor level for any building requiring a building consent shall be 1.30 metres above the ground water level for buildings with concrete floors and 1.55 metres above the ground water level for buildings with timber floors.
 - (b) That the minimum building platform level shall be 1.0 metre above the ground water level. The building platform shall be certified by a Chartered Professional Engineer as suitable for building prior to foundation inspection.
 - (c) Stormwater disposal from any development on the lots (roof, driveway and hard surfaces) shall be reticulated to the approved connection for that lot and a secondary overland flow path formed to dispose of surface stormwater so that it discharges to the Council reticulated system.
- (ii) That all owners and subsequent owners of Lots 16, 27, 30, 35, 37 and 44 on DP 387252 be advised that areas E, F, G, T, N, P and Q shown on DP 387252 are easements to allow an overland flow path for storm events greater than a 2% AEP (50 years). Within the easement area there shall be no alteration to the shape or level and there shall be no placement of anything that could create an obstruction for stormwater. This notice is in addition to the easement documents which you are advised to refer to.

- (iii) Any habitable buildings on Lots 9 – 16 (inclusive), 28 and 29 DP 387252 shall comply with the appropriate NZS Standards for internal noise (NZS 2107 : 2000) or latest version of the standard applicable at the time of building.

Dated at Rotorua this 16TH day of AUGUST 2007



.....
Principal Administration Officer



Land District: South Auckland Digitally Generated Plan Generated on: 17/08/2007 12:23am Page 4 of 11	Lots 1 - 56 Being Subdivision of Section 1 SO 50280 and Lots 1 - 3 DPS 79465	Surveyor: Richard James Lawton Firm: MTEC Consultants Limited (Rotorua)	Digital Title Plan LT 387252 DRAFT
---	---	---	---