

5 March 2020

Please Quote: 6318037

Doc no: RDC-995819

Enquiries to: **Simon Thurston**

Your ref: 18016

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

STAMM SURVEYS LIMITED
10 RAILWAY ROAD
MANGAKAKAHI
ROTORUA 3015

copy to: P16045
P35354

Attn: Symon Stamm

Dear Symon,

SECTION 223 AND 224 APPROVAL

Consent no:	RC16255
Type of application:	COMBINED
Applicant:	GOTZ, MR REX LUCAS
Site address:	22 ALASTAIR AVENUE
Original application:	SUBDIVISION CONSENT - CONTROLLED
Original proposal:	TO SUBDIVIDE 1 INTO 2 LOTS.
Original agent:	STAMM SURVEYS LIMITED
Contact & reference:	LUKE NELSON - 18016

You will have been advised electronically on 4 March 2020 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 reports are enclosed for your records.

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

Yours faithfully



Jane Thomsen
Business Support Administrator

Encl.

TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	6318037
Survey Number	LT 527086	Survey Purpose	LT Subdivision
Surveyor Reference	18016 Gotz	Land District	South Auckland
Surveyor	Symon Pieter Stamm		
Surveyor Firm	Stamm Surveys Ltd		
Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 45 DPS 8048		

TA Certificates

I hereby certify that plan LT 527086 was approved by the Rotorua District Council pursuant to section 223 of the Resource Management Act 1991 on the 4th day of March 2020 ☒

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 527086 ☒

Signature

Signed by Jason Timothy Ward, Authorised Officer, on 04/03/2020 03:35 PM

Receipt Information

Transaction Receipt Number	13201356
Signing Certificate (Distinguished Name)	Ward, Jason Timothy
Signing Certificate (Serial Number)	1292644771
Signature Date	04/03/2020

*** End of Report ***



TA Approvals

Territorial Authority	Rotorua District Council TA Certification Division	TA Reference	6318037
Survey Number	LT 527086	Survey Purpose	LT Subdivision
Surveyor Reference	18016 Gotz	Land District	South Auckland
Surveyor	Symon Pieter Stamm		
Surveyor Firm	Stamm Surveys Ltd		
Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 45 DPS 8048		

TA Certificates

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 Council and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 4th day of March 2020



Signature

Signed by Jason Timothy Ward, Authorised Officer, on 04/03/2020 03:36 PM

Receipt Information

Transaction Receipt Number	13201367
Signing Certificate (Distinguished Name)	Ward, Jason Timothy
Signing Certificate (Serial Number)	1292644771
Signature Date	04/03/2020

*** End of Report ***



Title Plan - LT 527086

Survey Number	LT 527086
Surveyor Reference	18016 Gotz
Surveyor	Symon Pieter Stamm
Survey Firm	Stamm Surveys Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 45 DPS 8048		
Status	Initiated		
Land District	South Auckland	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Rotorua District

Comprised In

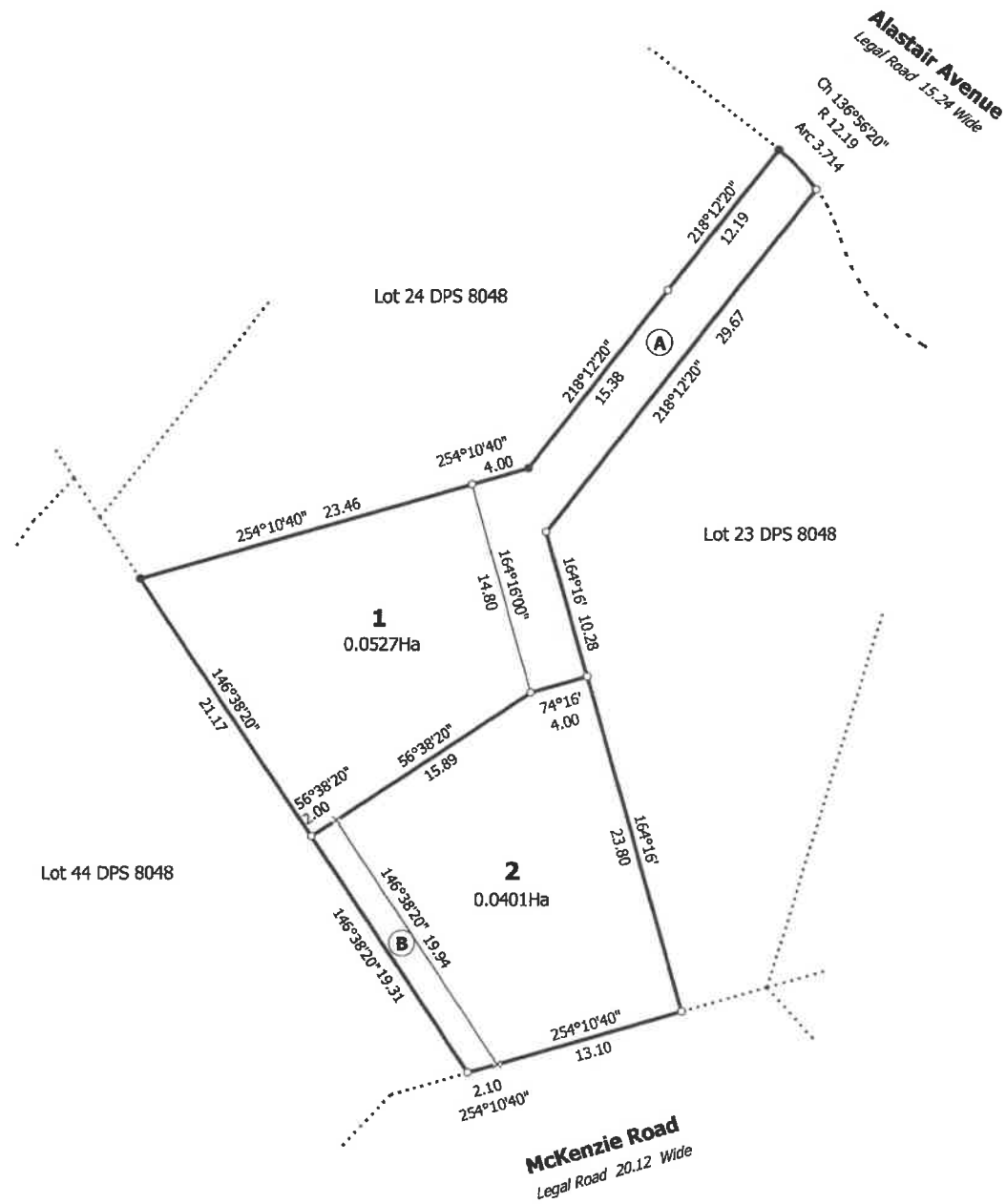
RT SA18B/507

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 527086	Fee Simple Title	0.0527 Ha	848107
Lot 2 Deposited Plan 527086	Fee Simple Title	0.0401 Ha	848108
Area A Deposited Plan 527086	Easement		
Area B Deposited Plan 527086	Easement		
Total Area		0.0928 Ha	

Land Registration District**South Auckland****Plan Number****DP 527086****Territorial Authority****Rotorua District Council****Ref: 18016 Gotz**

Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way Right to Convey Electricity, Water &Telecommunications. Right to Drain Sewage and Water.	A	Lot 1 DP 527086	Lot 2 DP 527086
Right to Convey Water	B	Lot 2 DP 527086	Lot 1 DP 527086



T 1/1

Land District: South Auckland

Lots 1 and 2 Being a Subdivision of Lot 45 DPS 8048

Surveyor: Symon Pieter Stamm
Firm: Stamm Surveys Ltd

Title Plan
LT 527086
DRAFT

Digitally Generated Plan

Generated on: 04/04/2019 10:15am Page 3 of 3

Document Set ID: 3559143

Version: 1, Version Date: 05/03/2020

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

File Ref: 6318037

IN THE MATTER of Lots 1-2 DP 527086

AND

IN THE MATTER of Subdivision Consent RC16255
pursuant to Sections 34A, 104, 104A, 108, 220 and
221 of the Resource Management Act 1991.

Subdivider: Rex Gotz

Locality: 22 Alastair Avenue, Owkata, Rotorua

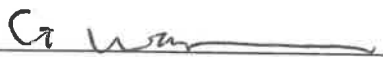
On 15 June 2018, the Rotorua District Council granted consent to a subdivision of Lot 45 DPS 8048 subject to a number of conditions, one of which related to the registration of the following Consent Notice against the Records of Title of said lots:

- i. The owners and subsequent owners of Lot 1 DP 527086 are advised that:
The geotechnical investigation undertaken by BSK Consulting Engineers Ltd on Lot 1 DP 527086 as part of the subdivision process has identified that the soils on this lot does not meet the definition of 'good ground' as specified by NZS3604:2011 due to soft soils; therefore a specific engineered foundation design by a suitably qualified chartered professional engineer is required for any future dwelling in accordance with the recommendations of BSK Consulting Engineers Ltd Geotechnical Investigation Report (Ref. 22164, May 2018)

An alternative specific foundation design would be accepted if its suitability is demonstrated by further specific geotechnical investigation and assessment undertaken by a geo-professional and submitted in conjunction with a building consent application to the satisfaction of the General Manager Infrastructure, Rotorua District Council or their delegate.

- ii. The owners and subsequent owners of Lot 2 DP 527086 are advised that:
No vehicular access is to be provided to Morey Street from Lot 2 DP 527086 to ensure that the existing traffic network and stormwater management of Morey Street and McKenzie Road are not compromised.

Dated at Rotorua this 5th day of MARCH 2020


Principal Administrative Officer