

Property File Information

Land Feature



Date: 15 Jun 2018

TRIM Reference: RDC-832550

Property File ID: P35354	Parcel ID: 1056/43	Legal Description: LOT 1 DP 527086	Property Address: 22A ALASTAIR AVENUE
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Feature ID:	28633	Type:	INFO - Building Restriction INFO - Ground conditions & future foundation requirements
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Subdivision file reference 6318037

Details

See attached Consent Notice for Lot 1 DP 527086.

Initiating Officer		Authorising Officer	
Name:	Karla Putt	Name:	Jason Ward
Position:	PLANNING CONSULTANT	Position:	MANAGER, PLANNING & DEVELOPMENT SOLUTIONS
Date:	18 Jun 2018	Date:	05 Mar 2020
		Signature:	

Please contact: Planning Services for further information.

**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, Owhata, Rotorua

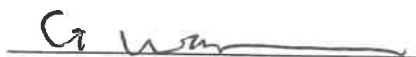
On 15 June 2018, the Rotorua District Council granted consent to a subdivision of Lot 45 DPS 8048 subject to a number of conditions, one of which related to the registration of the following Consent Notice against the Records of Title of said lots:

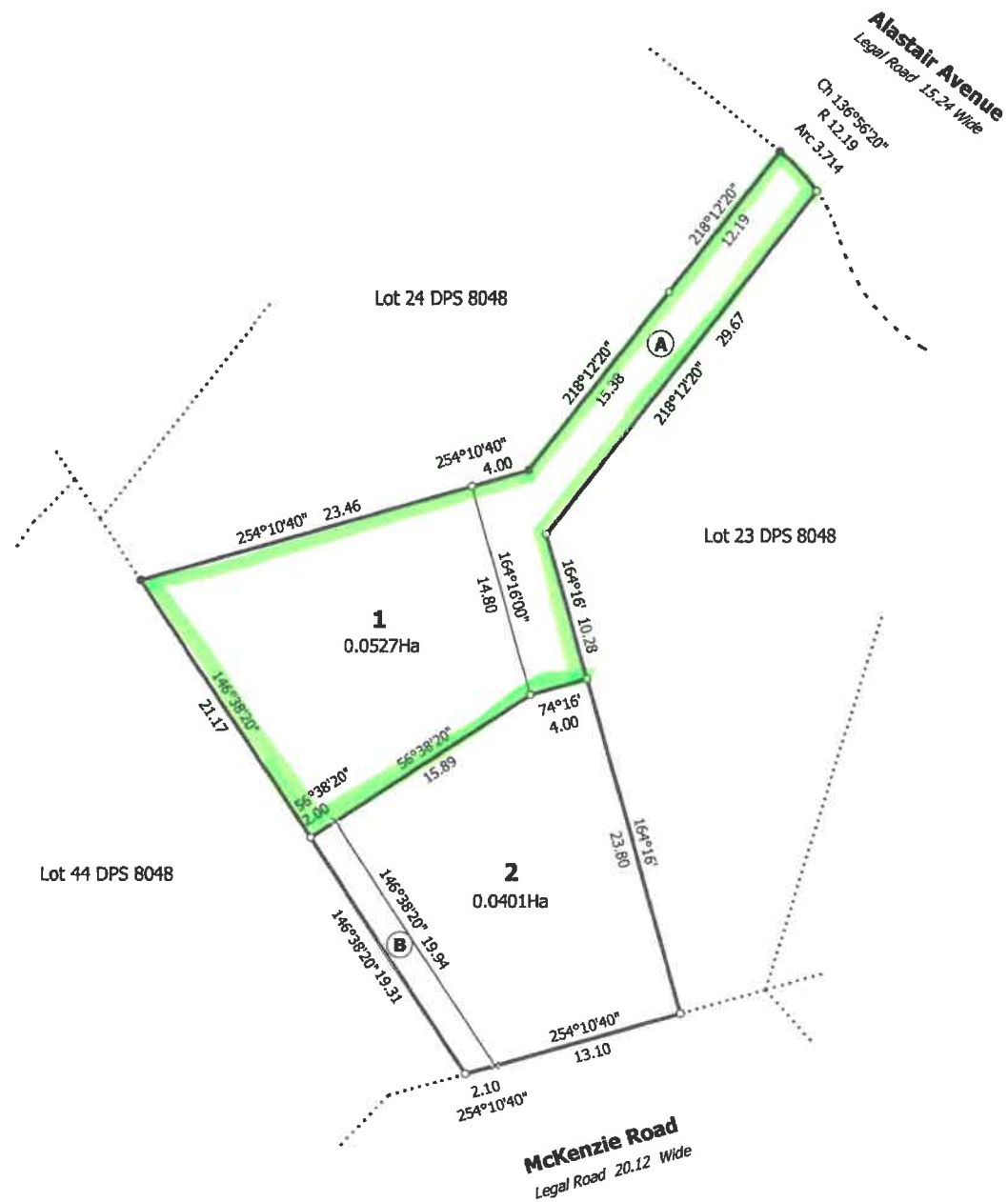
- i. The owners and subsequent owners of Lot 1 DP 527086 are advised that:
The geotechnical investigation undertaken by BSK Consulting Engineers Ltd on Lot 1 DP 527086 as part of the subdivision process has identified that the soils on this lot does not meet the definition of 'good ground' as specified 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



Ref 18016

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: 04/06/2018 14:15:00 Page 3 of 3

Version: 4, Version Date: 18/06/2018