



RRD00216TO

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Date Registered: 23/6/2015

18 May 2006

Please Quote: ~~63-05-075405~~
Your Ref: 173975-R-S-C013

Doc.No: OW-62648

MTEC Consultants Ltd
P O Box 878
ROTORUA

Attention: Chris Hopper

FILE

copy to: P11719
P18799
P18794
P11720
P18768
P31810 - P31844
P318

Dear Sir

APPLICATION FOR SUBDIVISION CONSENT
EASTGATE DEVELOPMENTS LTD - PUKEHANGI ROAD,
PUKEHANGI - STAGE A

The land transfer plan relating to Stage A of this subdivision has been approved.

Therefore, as the conditions of consent have been satisfied, the plan is returned herewith with the approval executed under seal and the certificate of compliance in terms of Section 224(c) of the Resource Management Act 1991, duly signed.

Conditions 27, 28 and 29 require work to be completed and a revised Revegetation Plan to be supplied to Council at the completion of the 2006 planting season which is August 2006.

Please be advised that the Section 223 and 224 plan has been released on the condition that these outstanding conditions are complied with as soon as possible after August.

Given the substantial revegetation works undertaken and demonstrated commitment to achieve the Revegetation Plan objectives, Council is happy to trust that the works will be completed.

In answer to who will Council be appointing to fulfil condition 29. Council will be appointing Wildlands Consultants Ltd to provide ecologist input to verify compliance with condition 29. Please let me now when you are close to completion of the Revised Revegetation Plan so that we can discuss the matter with Wildlands Consultants.

Yours faithfully

rf Joanne Watts
Best Practice Advisor

Encl.

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

IN THE MATTER of Lots 1 - 35 DP 367422

AND

IN THE MATTER of Subdivision Consent 6305075 pursuant to Sections 34(4), 104, 105, 108, 220 and 221 of the Resource Management Act 1991.

Subdivider: Eastgate Developments Ltd

Locality: Pukehangi Road

- (i) The owners and subsequent owners of Lots 1 - 34 DP 367422 inclusive are advised that all buildings (house and any accessory buildings) shall be sited within the respective designated building platforms referred to as Z1 - Z34 inclusive on DP 367422.
- (ii) The owners and subsequent owners of Lots 1 - 9 DP 367422, Lot 13 DP 367422, Lot 14 DP 367422, Lots 20 - 22 DP 367422 and Lots 30 - 35 DP 367422 inclusive are advised that they and any contractors, agents or invitees of the owner must comply at all times with the provisions of the Revegetation Management Plan or any subsequent revision of it as approved by the Rotorua District Council. In the event that any vegetation were to be destroyed (for example by fire or wind) vegetation shall be replaced with appropriate indigenous vegetation specified in and in accordance with the approved Revegetation Plan as soon as practicable
- (iii) The owners and subsequent owners of Lots 1 - 35 DP 367422 inclusive are advised that no exotic species shall be planted in and within 2 metres from the edges of areas on Lots 1 - 35 DP 367422 that are required to be revegetated with indigenous species as shown on the Revegetation Plan or any subsequent revision as approved by the Rotorua District Council.
- (iv) The owners and subsequent owners of Lots 1 - 35 DP 367422 inclusive are advised that all stormwater runoff from buildings and impermeable hard surfaces resulting from a 10% AEP (10 year) storm event, shall be collected and disposed of on-site to a Chartered Professional Engineer designed and certified system.
- (v) The owners and subsequent owners of Lots 1 - 2 DP 367422, Lot 14 DP 367422, Lots 20 - 22 DP 367422 and Lots 29 - 33 DP 367422 inclusive are advised that the stormwater disposal system shall be:
 - Dispersed over a wide area.
 - Should be a minimum of 4.0 metres deep and
 - Setback a minimum of 6.0 metres from the edge of the slope.

(vi) The owners and subsequent owners of Lots 1 - 2 DP 36722, Lot 4 DP 367222, Lot 11 DP 367422, Lot 13 DP 367422, Lot 26 DP 367422, Lot 28 DP 367422 and Lots 31 - 32 DP 367422 inclusive are advised that the foundations for any building requiring a Building Consent shall be:

- (a) Specifically designed by a Chartered Professional Engineer for a Factored Ultimate Bearing Capacity of 108kPa (Allowable Bearing Capacity of 72kPa), or;
- (b) The ground below the building shall be excavated and recompactd or replaced with granular material as follows, in order to provide suitable to support a building constructed to NZS 3604.

- * Excavate 0.8m deep below existing ground level and extend to 1.5m minimum around the perimeter of the building.

- * Compact the base of the excavation with a vibrating roller with a minimum of 4 passes to achieve a Factored Ultimate Bearing Capacity of 150kPa. (Allowable Bearing Capacity of 100kPa).

- * Replace excavated material or replacement granular material in 200mm thick layers (maximum and compact as noted above).

A Chartered Professional Engineer shall inspect the excavation, test the final compaction and certify that the filling operation achieves a Factored Ultimate Bearing Capacity of 150kPa (Allowable Bearing Capacity of 100kPa), suitable to support a building designed to NZS 3604.

(vii) The owners and subsequent owners of Lots 1 - 34 DP 367422 inclusive are advised that no building shall be carried out in the areas outside the designated Building Platforms.

(viii) The owners and subsequent owners of Lot 15 DP 367422 and Lots 23 - 24 DP 367422 inclusive are advised that any excavation into the up slope shall be limited to 0.60 metres in height and is to be supported by a retaining wall designed and certified by a suitable experienced Chartered Professional Engineer.

(ix) The owners and subsequent owners of Lots 1 - 35 DP 367422 inclusive are advised that at the time of approval of the subdivision consent, Council is unable to provide water to Lots 1 - 35 DP 367422. Water supply to these lots is from a private water supply scheme.

(x) The owners and subsequent owners of Lot 39 DP 367422 are advised that areas XW, XX, XY and XA on DP 367422 are restrictive areas and are unsuitable for building. No earthworks, building or retaining shall be undertaken within the said areas without approval from the District Engineer.

Dated at Rotorua this 18TH day of MAY 2006


.....
Chief Executive Officer

173975-R-S-C016

ROTORUA DISTRICT COUNCIL

CANCELLATION OF CONSENT NOTICE

IN THE MATTER of the cancellation of a
Consent Notice set out on Lots 2 & 3 DP 343069

Subdivider: Eastgate Developments Limited

Location: 237 Pukehangi Road – Rotorua

THE ROTORUA DISTRICT COUNCIL hereby certifies:

1. That the following resolution was passed under delegated authority on the 24TH day of FEBRUARY, 2006

THAT pursuant to Section 221(3) of the Resource Management Act 1991, the Rotorua District Council cancels the Consent Notice (dated 7th October 2004) registered as Doc.No: 6265522.2 (CT 176713 and CT 176714), as it relates to Lots 2 & 3 DP 343069

Dated at Rotorua this 18TH day of MAY 2006


.....
Chief Executive
Rotorua District Council

Agreed to by:

.....
Eastgate Developments Limited

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERV. TEN	DOM. TEN
Right of Way	(A)(B)(C)	Lot 35 Hereon	Lots 1 - 34 Hereon
Right to convey water, Gas, Electricity	(D)(E)(F)	Lot 3 Hereon	Lots 4-7 Hereon
Telecommunications & Computer Media	(G)	Lot 4 Hereon	Lots 5 & 6 Hereon
Right Of Way	(A)(B)	Lot 35 Hereon	Lot 39 Hereon
Right to convey Water	(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)(V)(W)(X)(Y)(Z)	Lot 39 Hereon	Lot 35 Hereon
	(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)(V)(W)(X)(Y)(Z)	Lot 35 Hereon	Lots 1 - 34 Hereon
	(B)(C)(W)	Lot 35 Hereon	Lots 39 Hereon
	(W)(X)	Lot 34 Hereon	Lots 1-33, 35 & 39 Hereon
	(X)(Y)	Lot 33 Hereon	Lots 1-32, 34, 35 & 39 Hereon
	(Y)(Z)	Lot 32 Hereon	Lots 1-31, 33-35 & 39 Hereon
	(Z)	Lot 31 Hereon	Lots 1-30, 32-35 & 39 Hereon
	(A)	Lot 30 Hereon	Lots 1-29, 31-35 & 39 Hereon
	(A)	Lot 29 Hereon	Lots 1-28, 30-35 & 39 Hereon
	(A)	Lot 28 Hereon	Lots 1-27, 29-35 & 39 Hereon
	(A)	Lot 27 Hereon	Lots 1-26, 28-35 & 39 Hereon
	(A)	Lot 26 Hereon	Lots 1-25, 27-35 & 39 Hereon
	(F)	Lot 3 Hereon	Lots 4 - 7 Hereon
	(G)	Lot 4 Hereon	Lots 5 & 6 Hereon
Right To Drain Sewage	(E)	Lot 16 Hereon	Lot 17 Hereon
Right to Drain Water	(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)(V)(W)(X)(Y)(Z)	Lot 35 Hereon	Lots 1 - 34 & 39 Hereon
	(Y)(Z)	Lot 32 Hereon	Lots 1-31, 33-35 & 39 Hereon
	(X)(Y)	Lot 33 Hereon	Lots 31,32,35 & 39 Hereon
	(S)	Lot 39 Hereon	Lots 25-30, & 35 Hereon
	(E)	Lot 16 Hereon	Lots 35 & 39 Hereon
	(W)(X)(Y)(Z)	Lot 34 Hereon	Lots 17-21,23-33,35&39 Hereon
	(P)	Lot 9 Hereon	Lots 35 & 39 Hereon
	(O)	Lot 8 Hereon	Lots 9-35 & 39 Hereon
	(F)	Lot 3 Hereon	Lots 4-6 Hereon
	(G)	Lot 4 Hereon	Lots 5-6 Hereon
	(X)	Lot 33 Hereon	Lots 17-21,27-32,35&39 Hereon
	(Y)	Lot 32 Hereon	Lots 17-21,27-31,35&39 Hereon
	(Z)	Lot 31 Hereon	Lots 17-21,27-30,35&39 Hereon
	(N)	Lot 7 Hereon	Lots 8-9,35 & 39 Hereon
Right to Convey Water, Electricity & Telecommunications	(J)(I)(Z)	Lot 39 Hereon	Lots 1 - 35 Hereon
Right to Convey Gas, Electricity, Telecommunications & Computer Media	(E)	LOT 35 Hereon	Lots 1-34 Hereon

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERV. TEN	GRANTEE
Pedestrian Access	(I)(J)	Lot 39 Hereon	Pukehangi Parkland Estate Incorporation
Right To Drain Sewage	(Z)(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)(V)(W)(X)(Y)(Z)	Lot 31 Hereon Lot 35 Hereon	Rotorua District Council
	(L)	Lot 5 Hereon	
	(M)	Lot 6 Hereon	
	(N)	Lot 7 Hereon	
	(O)	Lot 8 Hereon	
	(P)	Lot 9 Hereon	
	(A)	Lot 26 Hereon	
	(A)	Lot 27 Hereon	
	(A)	Lot 28 Hereon	
	(A)	Lot 29 Hereon	
	(A)	Lot 30 Hereon	
	(Q)	Lot 2 Hereon	
	(R)	Lot 4 Hereon	
	(W)	Lot 34 Hereon	
	(X)(Y)	Lot 33 Hereon	
	(Y)(Z)	Lot 32 Hereon	
Right To Convey Telecommunications & Computer Media	(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)	Lot 35 Hereon	Telecom New Zealand Limited
	(F)	Lot 3 Hereon	
	(G)	Lot 4 Hereon	
	(I)(J)(Z)	Lot 39 Hereon	
Right To Convey Electricity	(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)(K)(L)(M)(N)(O)(P)(Q)(R)(S)(T)(U)(V)(W)(X)(Y)(Z)	Lot 35 Hereon	Unison
	(F)	Lot 3 Hereon	
	(G)	Lot 4 Hereon	
	(I)(J)(Z)	Lot 39 Hereon	
Right To Convey Gas	(A)(B)(C)(D)(E)(F)(G)(H)(I)(J)	Lot 35 Hereon	Natural Gas Corporation Limited
	(F)	Lot 3 Hereon	
	(G)	Lot 4 Hereon	
	(I)	Lot 39 Hereon	
Right to Drain Sewage	(E)	LOT 16 Hereon	Rotorua District Council

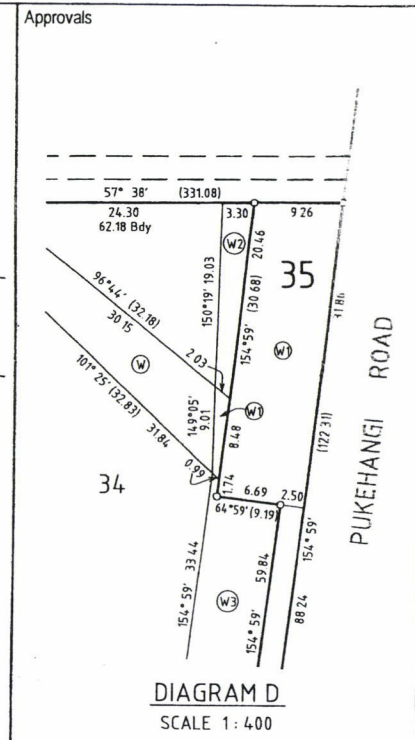
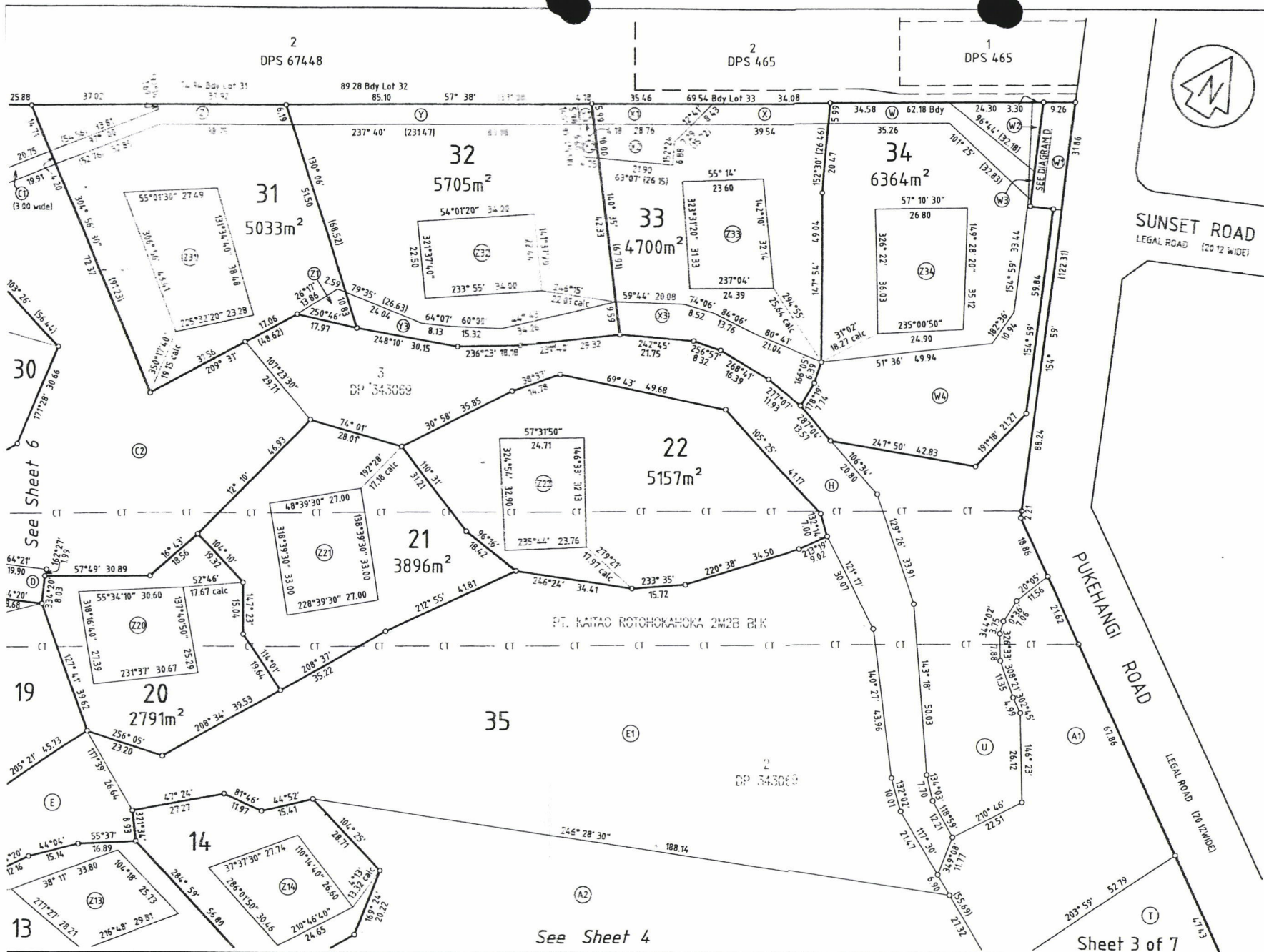
Approvals	
CLASS OF SURVEY: LOTS 1-35 = I; LOT 39 = III	
Total Area	
Comprised in	
I. CHRISTOPHER PAUL HOPPER being a person entitled to practise as a Licensed Cadastral Surveyor, certify that: (a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules	
Signed	Date / /
Field Book	Reverse Book
Reference Plans	
Examined	Correct
Approval as to Survey by Land Information New Zealand on: / /	
Deposited by Land Information New Zealand on: / /	
File Received Instructions	DP 367422

Sheet 2 of 7

LAND DISTRICT SOUTH AUCKLAND

LOTS 1-35 & 39 BEING A SUBDIVISION OF LOTS 2 & 3 DP 343069,
LOT 2 DPS 40792 AND PART KAITAO ROTOHOKAHOKA 2M2B BLOCK

TERRITORIAL AUTHORITY ROTORUA DISTRICT
 173975-R-S-D002-S02
 Surveyed by MTEC CONSULTANTS LTD
 Scale NOT TO SCALE Date JANUARY 2006



Approvals

CLASS OF SURVEY:
LOTS 1 - 35 = I; LOT 39 = III

Total Area
Comprised in

I, CHRISTOPHER PAUL HOPPER
being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules

Signed _____ Date / /

Field Book _____ Traverse Book _____
Reference Plans _____

Examined _____ Correct _____

Approval as to Survey by Land Information New Zealand: _____

Deposited by Land Information New Zealand on: _____

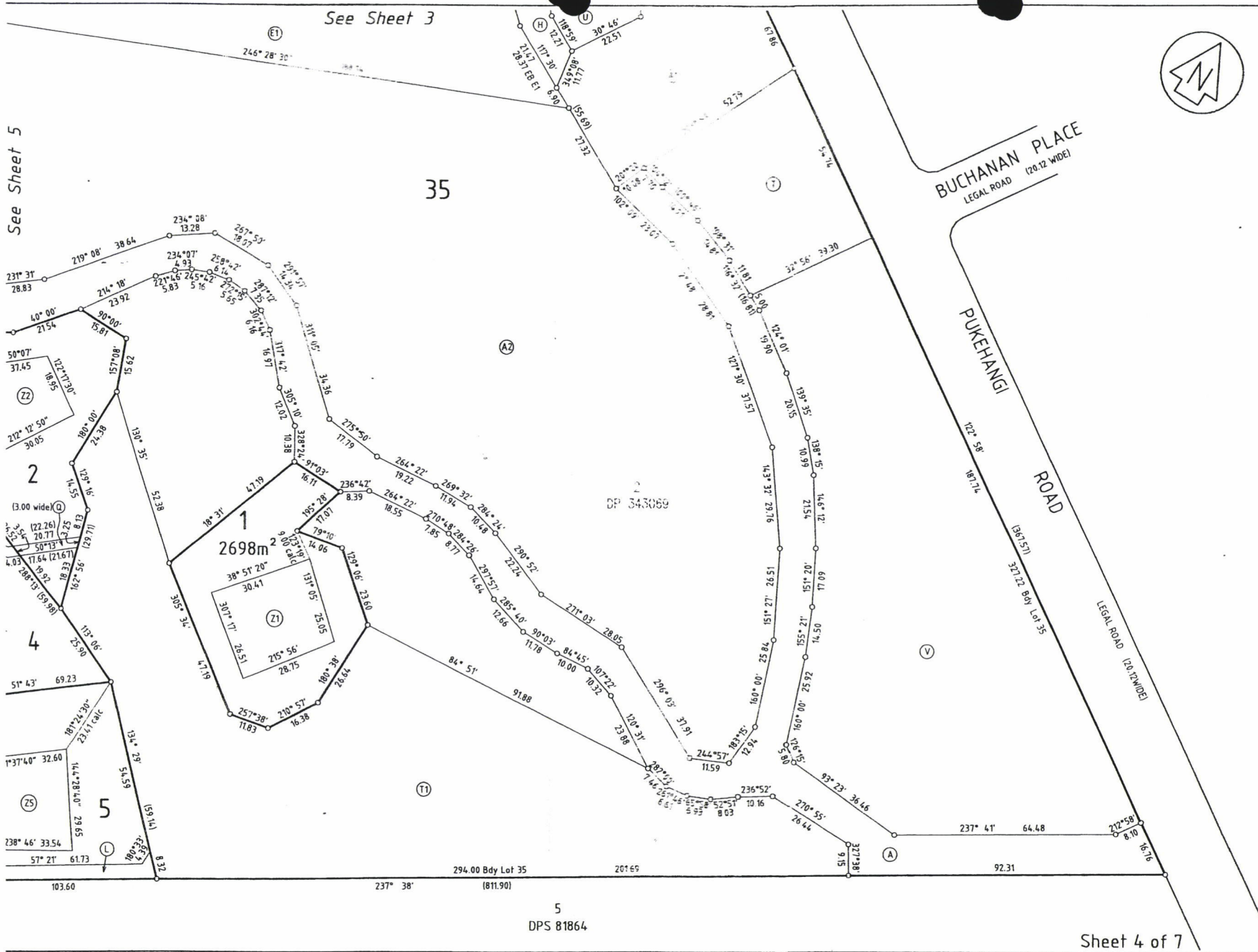
File Received Instructions _____

DP 367422

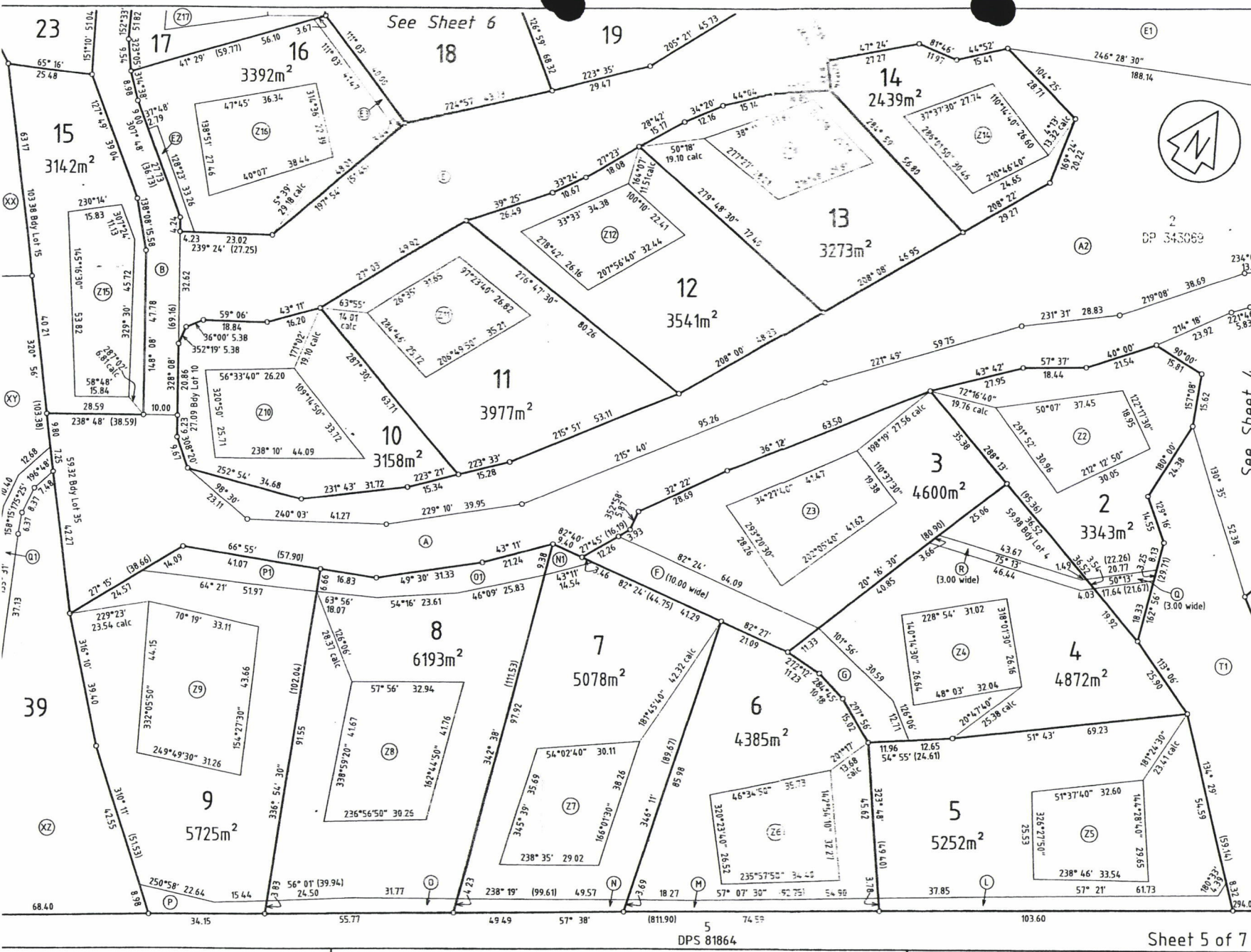
AND DISTRICT SOUTH AUCKLAND

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LOT 2 DPS 40792 AND PART KAITAO ROTOHOKAHOKA 2M2B BLOCK

TERRITORIAL AUTHORITY ROTORUA DISTRICT
173975-R-S-D001-S03
Surveyed by MTEC CONSULTANTS LTD
Scale 1:800 Date JANUARY 2006



Approvals	
CLASS OF SURVEY: LOTS 1 - 35 = I; LOT 39 = III	
Total Area	
Comprised in	
I, CHRISTOPHER PAUL HOPPER being a person entitled to practise as a Licensed Cadastral Surveyor, certify that: (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2. (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.	
Signed	Date / /
Field Book	Traverse Book
Reference Plans	
Examined	Correct
Approval as to Survey by Land Information New Zealand on:	
/ /	
Deposited by Land Information New Zealand on:	
/ /	
File Received Instructions	DP 367422

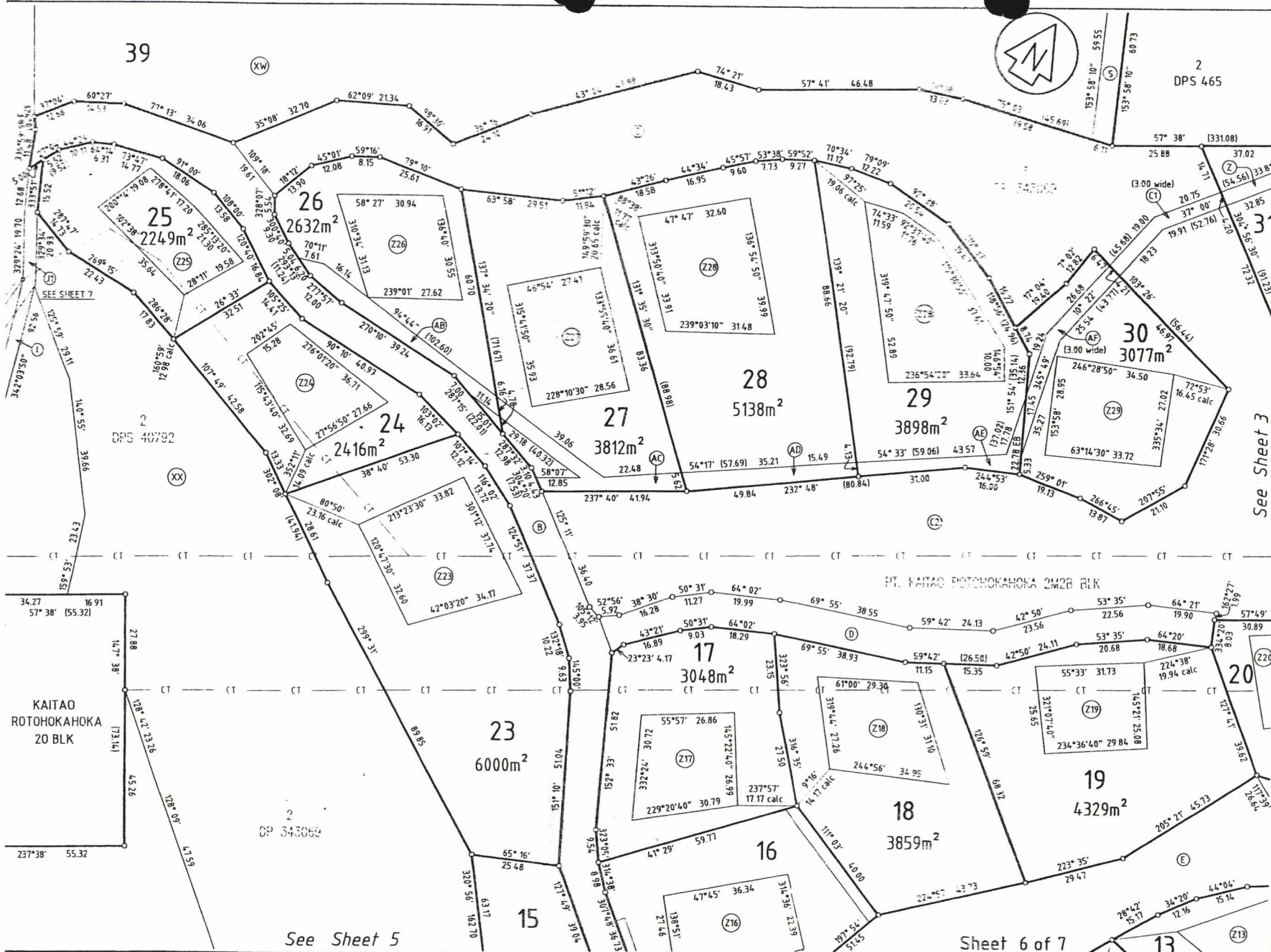


Approvals	
CLASS OF SURVEY: LOTS 1 - 35 = I; LOT 39 = III	
Total Area Comprised in	
L. CHRISTOPHER PAUL HOPPER being a person entitled to practise as a Licensed Cadastral Surveyor, certify that: (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2. (b) This dataset is accurate, and has been created in accordance with that Act and those Rules	
Signed	Date / /
Field Book Reference Plans	Traverse Book
Examined	Correct
Approval as to Survey by Land Information New Zealand on:	
Deposited by Land Information New Zealand on:	
File Received Instructions	DP 367422

AND DISTRICT SOUTH AUCKLAND

LOTS 1-35 & 39 BEING A SUBDIVISION OF LOTS 2 & 3 DP 343069,
LOT 2 DPS 40792 AND PART KAITAO ROTOHOKAHOKA 2M2B BLOCK

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by MTEC CONSULTANTS LTD
Scale 1 : 800 Date JANUARY 2006



Approvals

CLASS OF SURVEY:
LOTS 1-35 = I; LOT 39 = III

Total Area

Comprised in

4. CHRISTOPHER PAUL HOPPER
being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:
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(b) This dataset is accurate, and has been created in accordance with that Act and those Rules

Signed _____ Date / /

Field Book _____ Traverse Book

Reference Plans

Examined _____ Correct

Approval as to Survey by Land Information New Zealand on:

Deposited by Land Information New Zealand on:

File
Received
Instructions

DP 367422

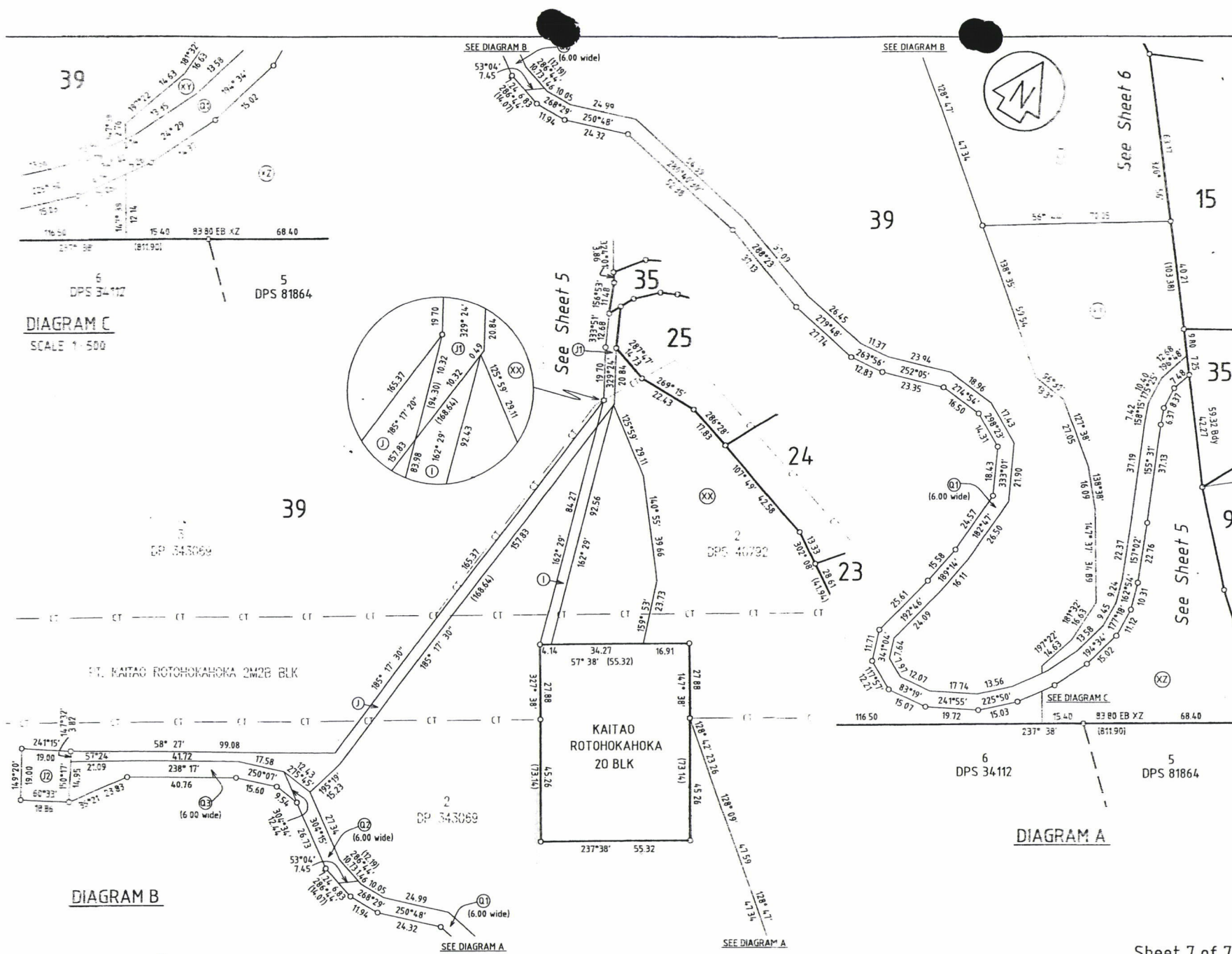
AND DISTRICT SOUTH AUCKLAND

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LOT 2 DPS 40792 AND PART KAITAO ROTOHOKAHOKA 2M2B BLOCK

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by MTEC CONSULTANTS LTD
Scale 1:800 Date JANUARY 2006

Document Set ID: 2911080

Version: 1, Version Date: 23/06/2015



Approvals	
CLASS OF SURVEY: LOTS 1-35 = I; LOT 39 = III	
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Signed	Date / /
Field Book	Traverse Book
Reference Plans	
Examined	Correct
Approval as to Survey by Land Information New Zealand on:	
/ /	
Deposited by Land Information New Zealand on:	
/ /	
File Received Instructions	DP 367422

LAND DISTRICT SOUTH AUCKLAND

LOTS 1-35 & 39 BEING A SUBDIVISION OF LOTS 2 & 3 DP 343069,
LOT 2 DPS 40792 AND PART KAITAO ROTOHOKAHOKA 2M2B BLOCK

TERRITORIAL AUTHORITY ROTORUA DISTRICT
 Surveyed by MTEC CONSULTANTS LTD
 Scale 1 : 1000 Date JANUARY 2006