

Property File Information



Property Address: Pukehangi Road
Pukehangi
Rotorua

Property File No: P31815

Legal Description: LOT 6 DP 367422

Ref: 31815	Type: INFO - Water	INFO-WATER SUPPLY	Class ID: 17920
	INFO - Vegetation		Class ID: 17919
	INFO - Other		Class ID: 17921
	INFO - Easement		Class ID: 18330
	INFO - Building Restriction		Class ID: 17918

Explanation: Consent Notice for Lot 6 DP 367422 dated 18/05/2006.
Other : Stormwater Disposal.
: Earthworks Report.

References: Subdivision consent reference 6305075 - Stage A.

Initiating Officer

Name: Tracey May
Position: Manager Planning Services
Date: 14/02/2006

Signature:

Authorising Officer

Name: Tracey May
Position: Manager Planning Services
Date: 25/05/2006

Signature:

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:

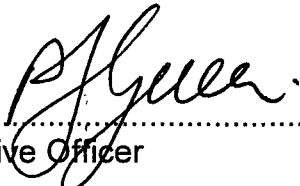
- (a) Specifically designed by a Chartered Professional Engineer for a Factored Ultimate Bearing Capacity of 108kPa (Allowable Bearing Capacity of 72kPa), or;
- (b) The ground below the building shall be excavated and recompactd or replaced with granular material as follows, in order to provide suitable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

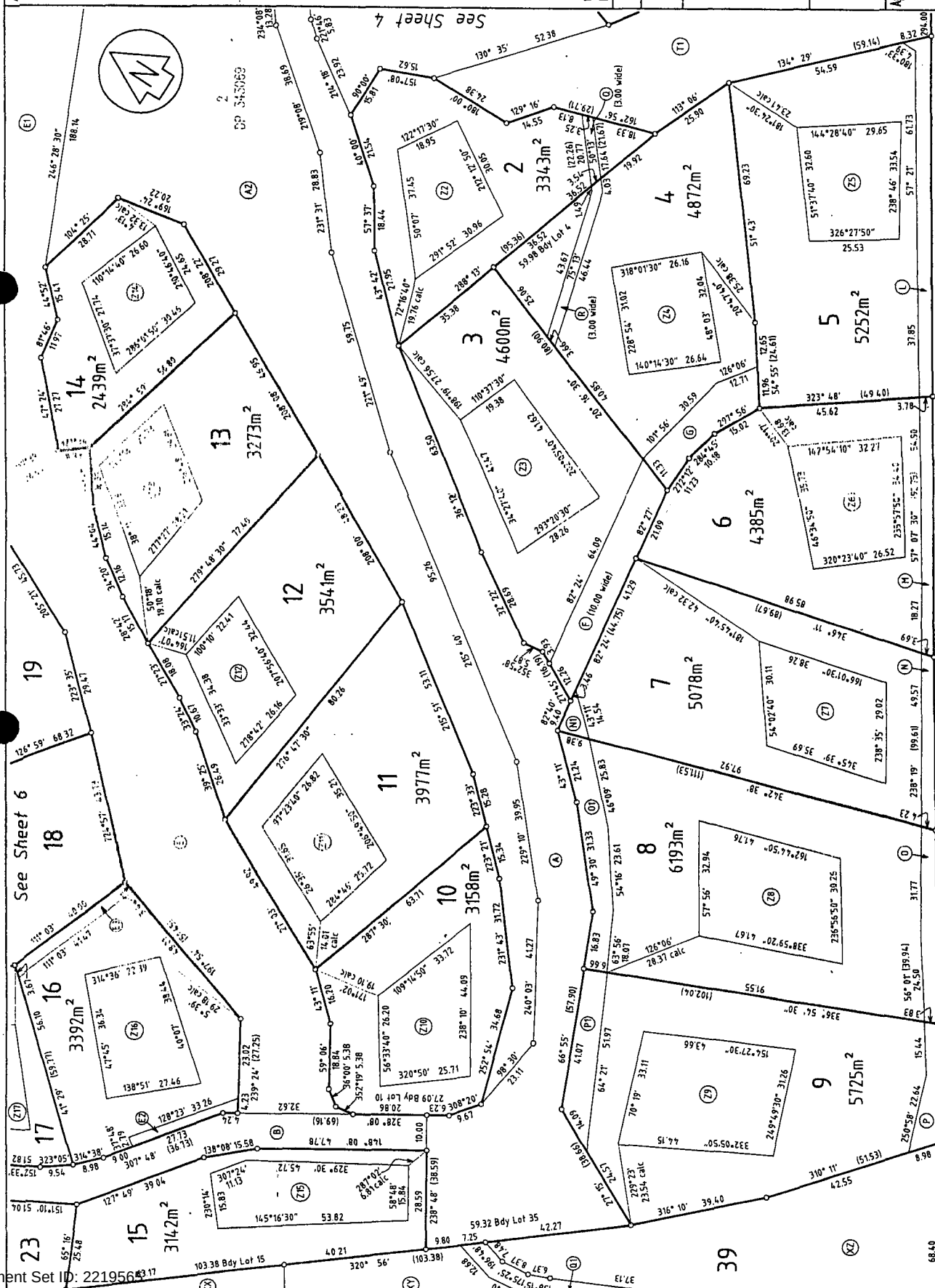
A Chartered Professional Engineer shall inspect the excavation, test the final compaction and certify that the filling operation achieves a Factored Ultimate Bearing Capacity of 150kPa (Allowable Bearing Capacity of 100kPa), suitable to support a building designed to NZS 3604.

- (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


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Chief Executive Officer

Approvals



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

Total Area

Comprised in

CHRISTOPHER PAUL HOPPER
being a person entitled to practise as a Licensed Cadastral Surveyor, certify that
(a) The surveys to which this plan 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 document is accurate, and has been created in accordance with that
Act and those Rules

Signed Date / /

Field Book
Reference Plans
Exemptions

Correct

Approval as to Survey by Land Information New Zealand on:

Deposited by Land Information New Zealand on:

Sheet 5 of 7

TERRITORIAL AUTHORITY ROTORUA DISTRICT

Surveyed by MTEC CONSULTANTS LTD

Scale 1 : 800 Date JANUARY 2006

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

AND DISTRICT SOUTH AUCKLAND

DP 367422

Approvals

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	(C)(D)(E)(F)(G)(H)	Lot 35 Hereon	Lots 1-34 Hereon
Right to Convey Electricity	(I)(J)(K)(L)	Lot 35 Hereon	Lots 1-34 Hereon
Right to Convey Gas	(M)(N)(O)(P)(Q)(R)(S)(T)(U)(V)(W)(X)(Y)(Z)	Lot 35 Hereon	Lots 1-34 Hereon
Right to Convey Telecommunications & Computer Media	(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
Right to Drain Sewage	(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
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 Hereon
Right to Drain Gas	(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
Right to Drain 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	Lots 1-34 Hereon
Right to Drain Telecommunications & Computer Media	(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

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERV. TEN.	GRANTEE
Right to Convey Water, Gas, 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 39 Hereon	Pukehangi Parkland Estate Incorporation
Right to Convey Telecommunications & Computer Media	(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	Rotorua District Council
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
Right to Convey Gas	(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	Natural Gas Corporation Limited
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 35 Hereon	Rotorua District Council
Right to Convey Telecommunications & Computer Media	(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	Telecom New Zealand Limited

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

Total Area
Comprised in

CHRISTOPHER PAUL HOPPER
Being a person entitled to practice as a Licensed Cadastral Surveyor, certify that
(a) The surveys to which this license 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) The diagram is accurate, and has been created in accordance with that
Act and these Rules

Signed
Field Book
Reference Plans
Examined
Date / /

Approval as to Survey by Land Information New Zealand on:

Deposited by Land Information New Zealand on:

Sheet 2 of 7

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by MTEC CONSULTANTS LTD
Scale NOT TO SCALE Date JANUARY 2006

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