

P28357

04 June 1998

Please Quote: 6596090

Your Ref: JF4122

Doc No: 89783

Phipps Hawley
Surveyors
PO Box 190
ROTORUA

Attention: Paul Andrews

copy to: P60101
P60102
P60103
P60104
P60105
P60106
P60107
P60108
~~P60109~~

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Dear Sir

APPLICATION FOR STAGE THREE OF SUBDIVISION CONSENT
TGG HARPER, GEMINI PLACE, KAWAHA POINT

The copy of the land transfer plan is returned herewith with the certificate of compliance in terms of Section 224(c) of the Resource Management Act 1991 duly signed.

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

Yours faithfully



Hayley Chamberlin
Planner

Encl.

Version: 1, Version Date: 29/03/2010

CONSENT NOTICE PURSUANT TO SECTION 221

OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of DPS79547

AND

IN THE MATTER of Subdivision Consent
6596090 pursuant to
Sections 105, 108, 220 and
221 of the Resource
Management Act 1991.

SUBDIVIDER TGG Harper

LOCALITY Gemini Place, Rotorua

Pursuant to Section 221 of the Resource Management Act 1991 the Rotorua District Council, by resolution passed under a duly constituted sub-committee meeting on 9 September 1996, imposed a condition of subdivision consent to register the following Consent Notice on Lots 5 - 12 DPS79547.

For Lots 5 - 7:

That all present and future owners of Lots 5 - 7 DPS79547 are advised that no habitable buildings are to be erected on the Lots with a floor level of less than 281.6 metres above mean sea level Moturiki Datum.

For Lot 8:

That all present and future owners of Lot 8 DPS79547 are advised that:

- a) there shall be no traversing across the restricted area by any type of vehicle and that the construction of any pedestrian access across the area to a house site will require certification by a Registered Engineer with particular regard to effect on stability and erosion of the slope and restricted area.
- b) Lot 8 DPS79547 is restricted to accommodate a maximum of two household units and no subsidiary household units.

For Lots 8 - 12:

That all present and future owners of Lots 8 - 12 DPS79547 are advised that no buildings are to be constructed within the restricted zone (Areas E - K on DPS79547) unless:

- a) The foundations extend to the underlying bedrock, and they are designed to withstand potential movement of the overlying soils, or
- b) A detailed stability analysis is undertaken of the proposed foundation system for any building, and it can be shown that acceptable factors of safety against instability can be obtained, or


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- c) The foundation system of any building is specifically designed to ensure acceptable factors of safety against the instability of the slope are achieved; and,
- d) Any building foundation designs shall be certified by a Registered Civil Engineer.

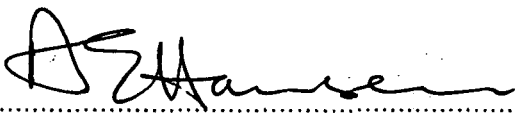
This document is hereby authenticated in terms of Section 252 of the Local Government Act 1974.

DATED at Rotorua this 4th day of JUNE 19 98

The COMMON SEAL of the)
ROTORUA DISTRICT COUNCIL)
was affixed hereto in the presence of:)


.....

Mayor


.....

District Manager

