

Property File Information

Land Feature



Date: 09 Sep 1996

TRIM Reference: D-81358

Property File ID:	Parcel ID:	Legal Description:	Property Address:
P28357 P28351 P28350	2911/10 2911/13 2911/15	LOT 5 DPS 82928 LOT 7 DPS 82928 LOT 6 DPS 79547	24 GEMINI PLACE 52 GEMINI PLACE 38 GEMINI PLACE

Feature ID:	13281	Type:	INFO - Building Restriction
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Subdivision file reference 6596090


Details

See attached Consent Notice for Lots 5-7 DPS 79547 (now for Lot 6 DPS 79547 and Lots 5 & 7 DPS 82928)

Original Caution Notice recorded on file 9 September 1996. Updated to Information notice 15 November 2016 with correct legal descriptions.

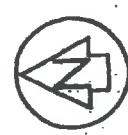
Initiating Officer

Authorising Officer

Name: Position: Date:	Joanne Watts Supervising Planner 09 Sep 1996	Name: Position: Date:	Jason Ward MANAGER CONSENT SOLUTIONS 15 Nov 2016
		Signature:	

Please contact: Planning Services for further information.

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AMALGAMATION CONDITION
That Lot 15 heron (left access) be held as to eight undivided one eighth shares by the owners of lots 5, 6, 7, 8, 9, 10, 11 and 12 heron as tenants in common in the said certificates and that individual certificates of title be issued in accordance therewith.
See Dec. No. B-468274.

NOTE
(C), (H), (I), (J), (K) are areas subject to restrictions.

NEW CT ALLOCATED	
Lot	CT REFERENCE
5	G3C/703
6	G3C/704
7	G3C/705
8	G3C/706
9	G3C/707
10	G3C/708
11	G3C/709
12	G3C/710
15	G3C/703-710



"Pursuant to Section 224(c) of the 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 JUNE 1998
A. Hanger District Manager

LAND DISTRICT SOUTH AUCKLAND
Survey Blk. 8 Dist. XIII Rotorua
NZHS 261 Sheet 111 Record Map No. 42-01
(Rotorua)

LOTS 5-12 AND LOT 15 BEING SUBDN. OF
Surveyed by SUPPES HAWLEY LTD 794122
Scale 1:579664.
LOT 15

TERRITORIAL AUTHORITY ROTORUA DISTRICT
Date Nov. 1997

REDUCED COPY
Not to scale shown

Approved: T. G. Harper
Registered Owner

Approved pursuant to Section 213 of the Resource Management Act 1991 on the 11th day of December 1997 subject to the amalgamation condition set out herein and subject to the granting or reserving of the easements set out in the Memorandum herein.

The Common Seal of the Rotorua District Council is affixed hereto in the presence of:
Mayor
District Manager

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	DEVELOPER	GRANTEE
Right to drain	Lot 5	Rotorua
Right to drain	Lot 7	District
Right to drain	Lot 8	Council
Right to drain	Lot 10	Council
Right to drain	Lot 15	Council
Right to drain	Lot 15	Suburban 200 Corporation
Right to drain	Lot 15	Post Office
Right to drain	Lot 15	Telecom
Right to drain	Lot 15	Lot 15

Total Area 2.0624 ha

Computed in 62/118

Paul Jeffrey Andrews
Registered Surveyor and holder of an annual practice certificate for the year 1998 surveying this plan has been made under the Survey Act 1980 and is a true and correct copy of the original plan and is a true and correct copy of the original plan and is a true and correct copy of the original plan.

Chief Surveyor

Deposited this day of 19

District Land Registrar

DP 79547

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4122

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

