



Document Number: **RDC-47270**

Date Received: **26/05/2009**

Property File Information

Land Feature



Property File No: P20315

Parcel ID:	5375/172
Legal Description:	LOT 2 DP337743
Property Address:	31 NGONGOTAHA ROAD

Date: 06 Mar 2009

Land Feature Reference: 25025

Land Feature Type: INFO - Building Restriction
INFO - Fill
INFO - Groundwater Levels & Ground Conditions

Explanation:

A preliminary geotechnical appraisal has been undertaken on this land by Terrane Consultants Ltd.

The report identifies potential ground hazards that may affect the suitability of this land for development.

A detailed Geotechnical assessment is required prior to any further development of this land.

Reference Details: Terrane Consultants Ltd, Ref: 3462 dated 04/03/2009.

Reference: RDC-31969

Initiating Officer

Authorising Officer

Name:	Paula Meredith	Name:	Nico Claassen
Position:	Asset Transfer Engineer	Position:	District Engineer
Date:	06 Mar 2009	Date:	06 Mar 2009
Signature:		Signature:	

Please contact: Engineering Services for further information.

FILE

5 May 2009

File No: P20315

C/o M Thomas
D & N Healy Family Trust
PO Box 110
Seventh Avenue
TAURANGA 3140

To Whom It May Concern,

Property Location: 31 NGONGOTAHA ROAD
Legal Description: LOT 2 DP337743

Land Feature Reference: 25025

Rotorua District Council has recently identified information in relation to your property at the above address. A Property File Notice has been placed on the Council file for this property. A copy of the notice is attached for your information.

Such notices are necessary to alert Council staff or any other person having an interest in the property to matters that affect or may affect the use of that property.

If you have any queries or concerns regarding this notification, please contact the Customer Centre between 8.00am – 5.00pm Monday – Friday.

Yours faithfully



Paula Meredith
Asset Transfer Engineer

69-01-038

Eng

Terrane Consultants Limited
PO Box 13-607
Tauranga, 3141, New Zealand
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www.terrane.co.nz



Our Ref. 3462
4 March 2009

Rotorua District Council
Private Bag RO3029
ROTORUA



Document Number: **RDC-31969**
Date Received: **6/03/2009**

Attention: Keith Lloyd

Dear Mr Lloyd,

**WAITETI BLOCK, NGONGOTAHA - SUITABILITY FOR DEVELOPMENT
PRELIMINARY GEOTECHNICAL APPRAISAL**

Further to your request we have considered the geotechnical aspects that may affect the development of the block of land adjacent to the Waiteti Stream and Hamurana Road, Ngongotaha.

The assessment comprised a review of background data from our geotechnical database for the general area, discussions with Council officers and a brief walkover inspection. No subsurface investigations were undertaken.

The site comprises an area of gently rolling farmland between Hamurana Road, Waiteti Stream and the railway line. It appears to have a somewhat limited freeboard to the Waiteti Stream.

Based on the walkover inspection of the site and our experience from similar, low-lying, sites around Lake Rotorua there are a number of ground hazards which have the potential to adversely affect the suitability of the site for development. Some examples of the issues that need to be considered include (the list is not comprehensive):

- Soft sedimentary soils, including peat;
- High groundwater levels;
- Liquefaction under strong earthquake shaking;
- Non-engineered filling (possibly old sludge pits?);
- Interaction effects with other hazards - for example, ground settlement affecting freeboard of buildings against flooding.

The assessment would need to consider building development and infrastructure such as buried services and roading.

It is clear that a detailed geotechnical assessment would be needed to demonstrate the suitability of this for development. A subsurface investigation would be essential. The amount of subsequent work (analysis, monitoring, etc) would depend on the investigation results.

The geotechnical assessment would need to be undertaken by a Chartered Professional Engineer with competence in geotechnical engineering.

Closure

We trust the above is sufficient for your present purposes. It is provided for Rotorua District Council with respect to the specific brief given to us. Comments and conclusions provided herein shall not be used in any other context without our prior review and written agreement.

Please contact the undersigned on ph 07 - 579 9708 if there are any queries arising.

Yours faithfully
TERRANE CONSULTANTS LTD



A. J. (Tony) Cowbourne
BE(Hons) MSc(Hons) BSc MIPENZ CPEng
GEOTECHNICAL SPECIALIST

4 Mar 09
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