

# View Instrument Details



**Instrument No** 11460986.5  
**Status** Registered  
**Date & Time Lodged** 13 February 2020 11:52  
**Lodged By** Allan, Marise Francis  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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<b>Affected Records of Title</b>	<b>Land District</b>
892959	North Auckland
892960	North Auckland
892962	North Auckland
892963	North Auckland
892964	North Auckland
892965	North Auckland
892966	North Auckland
892967	North Auckland

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**Annexure Schedule** Contains 5 Pages.

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## Signature

Signed by Marise Francis Allan as Territorial Authority Representative on 11/02/2020 05:34 PM

**\*\*\* End of Report \*\*\***

Council ref: CCT90080456  
7 Greenwoods Close, Tūrangī

In the matter of the Resource Management  
Act 1991 (The Act)

in the matter of a subdivision of land in the  
North Auckland Land  
Registration District shown on  
DP 537194

## CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60039477 to the subdivision of Lot 2 DP 486573 shown on DP 537194 subject to conditions, including the requirement of the owners of Lots 3, 4, 7, 8, 12, 13, 14 & 15 DP 537194 comply with the following condition on a continuing basis at no cost to the Council.

### Lots 3 and 4

- 1) Any future development on the lots is undertaken:
  - a) in accordance with the geotechnical report submitted with the application and referenced, and has been subject to further geotechnical investigation and slope stability analysis by a suitably qualified geotechnical engineer familiar with the contents of this geotechnical report, prior any development
- 2) At the building consent stage for each dwelling, the consent holder shall demonstrate that the following methods and specific requirements are adopted and met in full for the dwelling, to the satisfaction of the Development Engineering Team West
  - a) Maintain stormwater runoff flows, volumes, and timing to the pre-development levels for the 1 in 2-year storm event.
  - b) Each dwelling also must provide additional 2,200litres capacity in the stormwater mitigation system to compensate stormwater runoff from the public road and the shared driveway
  - c) Non-potable rainwater reuse shall be utilised from the dwelling to toilet, laundry and garden.
- 3) There is an onsite stormwater management system on the affected lots.
  - a) The owner must operate, monitor and maintain the stormwater management system (*stormwater tank*) in accordance with the conditions below:

- b) Regular maintenance (as specified in the Operation and Maintenance Manual) of the stormwater management system shall be carried out by the owner as required to ensure efficient operation.
- c) Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the stormwater management system and; to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
- d) Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the stormwater management system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
- e) The owner must not modify or remove the stormwater management system without express written permission of Auckland Council.

**Lots 7 and 8**

- 1) Any future development on the lots is undertaken:
  - in accordance with the geotechnical report submitted with the application and referenced, and has been subject to further geotechnical investigation and slope stability analysis by a suitably qualified geotechnical engineer familiar with the contents of this geotechnical report, prior any development
- 2) At the building consent stage for each dwelling, the consent holder shall demonstrate that the following methods and specific requirements are adopted and met in full for the dwelling, to the satisfaction of the Development Engineering Team West
  - a) Maintain stormwater runoff flows, volumes, and timing to the pre-development levels for the 1 in 2-year storm event.
  - b) Each dwelling also must provide additional 2,200litres capacity in the stormwater mitigation system to compensate stormwater runoff from the public road and the shared driveway
  - c) Non-potable rainwater reuse shall be utilised from the dwelling to toilet, laundry and garden.
- 3) There is an onsite stormwater management system on the affected lots.
  - a) The owner must operate, monitor and maintain the stormwater management system (*stormwater tank*) in accordance with the conditions below:
  - b) Regular maintenance (as specified in the Operation and Maintenance Manual) of the stormwater management system shall be carried out by the owner as required to ensure efficient operation.

- c) Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the stormwater management system and; to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
- d) Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the stormwater management system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
- e) The owner must not modify or remove the stormwater management system without express written permission of Auckland Council.

Lot 8

Any future development on Lot 8 is to be limited to the specified building area as identified on the approved Scheme Plan prepared by Envivo Ltd, titled *Scheme Plan – Stage 2*, Job No 22790, Plan No 131, Rev G, dated 3/10/17.

Lots 12, 13, 14 and 15

- 1) Any future development on the lots is undertaken:
  - a) in accordance with the geotechnical report submitted with the application and referenced, and has been subject to further geotechnical investigation and slope stability analysis by a suitably qualified geotechnical engineer familiar with the contents of this geotechnical report, prior any development;
  - b) and limited to the relevant building platform for each lot, as identified on the approved Scheme Plan titled *Scheme Plan – Stage 3*, Envivo, Rev G and dated 31/10/17.
- 2) At the building consent stage for each dwelling, the consent holder shall demonstrate that the following methods and specific requirements are adopted and met in full for the dwelling, to the satisfaction of the Development Engineering Team West
  - a) Maintain stormwater runoff flows, volumes, and timing to the pre-development levels for the 1 in 2-year storm event.
  - b) Each dwelling also must provide additional 2,200litres capacity in the stormwater mitigation system to compensate stormwater runoff from the public road and the shared driveway
  - c) Non-potable rainwater reuse shall be utilised from the dwelling to toilet, laundry and garden.


- 3) There is an onsite stormwater management system on the affected lots.
- a) The owner must operate, monitor and maintain the stormwater management system (*stormwater tank*) in accordance with the conditions below:
  - b) Regular maintenance (as specified in the Operation and Maintenance Manual) of the stormwater management system shall be carried out by the owner as required to ensure efficient operation.
  - c) Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the stormwater management system and; to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
  - d) Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the stormwater management system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
  - e) The owner must not modify or remove the stormwater management system without express written permission of Auckland Council.
- 4) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of the esplanade reserve must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability. The council is exempt from sharing costs.
- 5) The owners or their successors in title of Lots 12, 13, 14, and 15 shall:
- Preserve in perpetuity, the native vegetation, wildlife habitats and the natural landscape within the areas of native vegetation to be protected and marked "F", "G", "H", "I" on DP 537194
- a. Not (without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the natural areas to be protected. Such prior written consent may be withheld for any reason at the total discretion of Auckland Council.
  - b. Not (without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) undertake any earthworks or land modifications within the areas of native vegetation to be protected. Such prior written consent may be withheld for any reason at the total discretion of Auckland Council.
  - c. Not do anything that would prejudice the health or ecological value of the natural areas

to be protected, their long-term viability and/or sustainability;

- d. Not plant any species (either native or exotic) not outlined in a Council approved planting plan.
- e. Control all invasive plants and control pest animals within the areas of to be protected in accordance with the approved Weed and Pest Management Report.

Dated this 30th day of November 2019.

Authenticated by the Auckland Council pursuant to  
Section 221(2) of the Resource Management Act 1991



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Signed by HELEN FLEMING

Sen.Subdivision Advisor

**Authorised officer under delegated authority**