View Instrument Details

Instrument No	12012486.3
Status	Registered
Date & Time Lodged	23 February 2021 12:23
Lodged By	Cameron, Nichole Julienne
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
973221	North Auckland
973222	North Auckland
973223	North Auckland
973224	North Auckland
973225	North Auckland
973226	North Auckland
973227	North Auckland
973228	North Auckland

Annexure Schedule Contains 4 Pages.

Signature

Signed by Christopher Calder Hamilton Allan as Territorial Authority Representative on 22/02/2021 11:57 AM

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

IN THE MATTER of the Resource Management Act 1991 (**"Act"**)

A N D

IN THE MATTER of the subdivision of land shown in Deposited Plan 556753 (North Auckland Land Registration District) (**"Plan"**)

CONSENT NOTICE
(Section 221 of the Act)

KAIPARA DISTRICT COUNCIL (**"Council"**) being the territorial authority of the district within which the land described in the First Schedule below (**"Land"**) is located has consented to the subdivision of the Land as shown in the Plan, subject to the conditions of the Second Schedule below to be complied with on a continuing basis by the Owner (as defined in the Act).

FIRST SCHEDULE
(Land)

Lot 2 on Deposited Plan 430128 and 1/59 share Lot 100-103, 106, 200, 202 Deposited Plan 404128 and Lot 1 Deposited Plan 430128 and Lot 1 Deposited Plan 482523

SECOND SCHEDULE
(Conditions)

The Owner (as defined in the Act) must, on a continuing basis, to the satisfaction of the Council, comply with the following conditions of the Council's Subdivision Consent RM190258, namely:

1. In respect of Lots 81-84 and Lots 91 to 94 on the Plan (each a "Lot").

   (i) Earthworks, the location of buildings, building foundations and stormwater and wastewater disposal shall be subject to specific engineering design by a suitably qualified Chartered Professional Engineer having regard to any soil instability/saturation issues that may exist or arise as a result of the development. Design shall take into account the recommendations identified in the Engineering Suitability Report prepared by Hawthorn Geddes dated 12 July 2019 and submitted to Council with subdivision consent RM190258.

   (ii) At the time of lodging a building consent for a habitable building on the lots and before issuing a Code of Compliance for that building, a vehicle crossing and driveway must be

constructed which meets the requirements of the Kaipara District Council Engineering Standards 2011.

(iii) At the time of lodging a building consent, a site specific landscape plan prepared by a suitably qualified and experienced Landscape Architect shall be submitted to the Council for approval and be approved. The landscape plan shall refer to Appendix 10 - Building Site Landscape Planting Plan examples within the Assessment of Landscape and Visual Effects prepared by Hawthorn Landscape Architects dated 20 August 2019 and integrate any future buildings within each lot with the landscape, using planting that reflects the character of the surrounding landscape and should include but not be limited to the following:

- A description of the purpose and objectives of the planting.
- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity.
- A programme of establishment and post establishment protection and maintenance (e.g. planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme). Management of the vegetation within the lot shall be the responsibility of the Lot owner.
- Details of weed management.
- Details of certification process once established

(iv) All works described in the approved site specific landscape plan (above) shall be implemented to the satisfaction of the Council or their delegated representative within the next available planting season following approval of the plan. Evidence shall be prepared by a qualified and experienced landscape architect that the planting required has been implemented to the satisfaction of Council or their delegated representative.

(v) The planting undertaken in accordance with the approved Landscape Plan and the approved site specific landscape plan for this lot created by resource consent RM190258 shall be maintained in perpetuity to the satisfaction of Council or their delegated authority. Should the vegetation be removed or die off, equivalent landscape planting is to be undertaken immediately for the purposes of softening the overall effect of the development and protecting rural character and amenity values in the area.
Note: No plants listed in Section 6 of the Northland Regional Pest and Marine Pathway Management Plan 2017- 2027 are permitted.

(vi) All planting on site shall be maintained in accordance with the approved Ecological Enhancement Plan. Evidence of compliance with this requirement shall be provided to Council in writing by a suitably qualified ecologist five years from the date of issue of titles for RM190258. Maintenance of planting will be monitored by Council for a period of five years from the date of issuing of 224 certificate for RM190258. There will be a Council charge for this monitoring payable by the lot owner.

(vii) Ongoing weed and pest control shall be undertaken in accordance with the approved Ecological Enhancement Plan in perpetuity. Evidence of compliance with this requirement shall be provided to Council in writing by a suitably qualified ecologist five years from the date of issuing of 224 certificate for RM190258.

Weed and pest plant control will be monitored by Council for a period of five years from the date of issuing of 224 certificate for RM190258. There will be a Council charge for this monitoring payable by the lot owner.

(viii) The keeping of mustelids and rodents on the lots is prohibited. Cats shall be limited to no more than two cats for each lot and they shall be required to wear a bell when outside.

No cats or dogs shall be permitted within the conservation covenanted areas and appropriate signs/symbols to this effect shall be erected and maintained at any access points to the conservation covenanted areas.

(ix) Within the lots, dogs shall not be kept on the lot unless the following conditions are complied with:

1. Any dog kept on the lot shall be secured/contained at all times to ensure that they cannot roam into the covenant area on the lot or beyond the boundaries of the lot. Containment shall be demonstrated to the satisfaction of the Council's Team Leader Monitoring and Compliance and may be in the form of an "electronic pet containment fence", secure fenced area or dog run. For the purposes of this condition, "electronic pet containment fence" means a system installed or attached to the perimeter of a defined area (or wireless equivalent) which is designed to prevent dogs escaping by transmitting a digital or electronic signal to a receiver collar worn by the dog.

2. Ongoing compliance with this condition will be monitored by Council. There will be a Council charge for this monitoring payable by the lot owner.

(x) All buildings must be located within the identified building areas shown on the Plan.

Lot	DP	Record of Title	Building Site
81	556753	973221	N
82	556753	973222	O
83	556753	973223	P
84	556753	973224	Q
91	556753	973225	R
92	556753	973226	S
93	556753	973227	T
94	556753	973228	U

(xi) No buildings shall be constructed within the identified areas to be retained as open space within the lots.

(xii) Sufficient firefighting water supply shall be provided for any single residential dwelling on the lot(s) with a minimum volume of 10,000 litres and shall remain accessible and available all year round.

Sufficient firefighting water supply shall be provided for any commercial or industrial land use on the lot(s). Sufficient firefighting water supply is deemed to mean meeting full criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.

(xiii) All buildings shall be sited and constructed, and landscaping provided in accordance with the Sanctuary Building and Landscaping Guidelines.

(xiv) The site specific landscaping plan required above shall be accompanied by evidence of compliance with the Sanctuary Building and Landscaping Guidelines and associated consultation with the Sanctuary Residents Association who administer the guidelines.

(xv) At the time of building consent suitable engineering evidence/design shall be provided to demonstrate that on site stormwater attenuation will be provided to limit peak flows from impervious areas to less than 1.2l/sec/100m^2 impervious area during a 20% Annual Event Probability (AEP) storm event and 1.2l/sec/100m^2 impervious area during a 1% AEP storm event. The evidence/design shall take into account the findings and recommendations of the Stormwater Management Staging Letter prepared by Hawthorn Geddes dated 25 June 2020 and submitted to Council with subdivision consent RM190258.

(xvi) Future lot owners are advised that no physical telecommunication connections are provided and the Kaipara District Council will not be responsible for ensuring nor providing telecommunication connections to the lots.

DATED the 16th day of February 2021

SIGNED by)
KAIPARA DISTRICT COUNCIL)
by its authorised signatory)

Dina Tetzner