

View Instrument Details



Instrument No	12086992.2
Status	Registered
Date & Time Lodged	23 April 2021 11:29
Lodged By	Fallon, Bridget Amanda
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
988294	North Auckland
988296	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by John Muru Walters as Territorial Authority Representative on 16/04/2021 10:52 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
560279 (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)

ALL of the land contained in Record of Title NA42B/368

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 RM200139 namely:

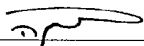
1. In respect of Lots 1 and 3 on the Plan (each a "Lot").
 - (i) Earthworks, the location of buildings, building foundations and stormwater and wastewater disposal shall be subject to specific engineering design by a suitably qualified Chartered Professional Engineer having regard to any soil instability/saturation issues that may exist or arise as a result of the development. Design shall take into account the recommendations identified in the reports titled "Geotechnical Investigation Report", reference 20034, dated 18/05/2020, prepared by Wiley Geotechnical and "Flood Assessment", reference 97465, revision 1, dated 26/06/2020, prepared by Wilton Joubert, and submitted to Council with subdivision consent RM200139.

- (ii) The lots have been identified as being susceptible to inundation in a 100-year Annual Average Recurrence Interval (ARI) flood event. To provide for a 500mm freeboard for habitable buildings and 300mm freeboard for non-habitable, commercial and industrial buildings above the 100-year ARI flood level, taking into account the effects of climate change, the following finished floor levels are required for any new dwelling within the lots:
 - Lot 1 and 3 – 35.00 for all buildings using One Tree Point (OTP) Datum.
- (iii) A site specific onsite effluent treatment and disposal system shall be designed and submitted to Council for approval prior to lodgement of building consent which shall refer to the soil issues and other observations and recommendations made in the Geotechnical Report.
- (iv) Sufficient firefighting water supply shall be provided for any single residential dwelling on the lot with a minimum volume of 10,000 litres and shall remain accessible and available all year round.
- (v) Unless specifically authorised in writing by Fire and Emergency New Zealand, sufficient firefighting water supply shall be provided for any commercial or industrial land use. 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).
- (vi) All buildings must be located wholly within the designated building areas shown on the survey plan. For Lot 1 this is shown as area D. For Lot 2 this is shown as area E.
- (vii) Landscape planting undertaken in area B on Lot 1 and area C on Lot 3 in accordance with the approved Landscape Management Plan prepared by Evolve Planning and Landscape Architecture, dated November 2020 shall be the responsibility of the lot owner and shall be managed in accordance with the Landscape Management Plan and protected in perpetuity.
Diseased, dying or dangerous plants must be removed and replaced in accordance with the approved Landscape Management Plan.

DATED the 15th day of April 2021

SIGNED by
KAIPARA DISTRICT COUNCIL
by its authorised signatory

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Dina Fetzner