

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 617923

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60399845 to the subdivision of Lot 4 DP 487154, comprised in Record of Title 696416, as shown on DP 617923, subject to conditions, including the requirement of the owners of Lots 1 and 2 to comply with the following conditions on a continuing basis at no cost to the Council.

A. Building restrictions – geotechnical foundation design - Lot 1 Any buildings located on Lot 1 must be subject to the requirements of the geotechnical report entitled '*Residential Subdivision – Fordyce Road, Te Pua 0874: Geotechnical Investigation and Assessment Report Ref. P-001316*' by Initia Geotechnical Specialists, dated 2/2/2022 and any subsequent reports. The foundations for any buildings to be located within Lot 1 are subject to specific design and further site-specific subsoil investigation prior to building consent stage. Copies of the said report(s) will be held at the offices of the Council.

B. Building restrictions – stormwater control - Lot 1 All stormwater from roof areas, and any water tank overflows on Lot 1, must be collected and disposed of in accordance with Part 3 of the Infrastructure Report entitled '*Infrastructure Report: Lot 4 DP 487154 Fordyce Rd, Te Pua: S.A. Businesses Ltd: Project Number: 2021062*' by Thomas Consultants Ltd, dated 23/02/2022 and any subsequent reports approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council.

Advice Note: The building consent application will be required to demonstrate compliance with the requirements of the New Zealand Building Code Clause E1 Surface Water.

C. Firefighting supply – Lot 1 At the time a building consent application is submitted for the dwelling(s) on Lot 1, it must be demonstrated that sufficient water volume, pressure & flow will be provided in accordance with NZFS Fire Fighting Water Supplies Code of Practice (CoP) SNZ 4509:2008 and that this water supply is accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP. If an alternative fire-fighting water supply is to be provided the written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application.

D. Provision of telecommunication services – Lot 1 Future owners of Lot 1 are advised that a physical telecommunication connection has not been provided to Lot 1 and if such services are required, the full cost of providing these services will be met by the owners for the time being. This cost may include the installation of equipment to the utility providers and Council requirements and any growth or other applicable charges.

E. Resource Management (National Environmental Standards for Freshwater Regulations 2020 ('NES-F')) – Lot 1 The owners and / or occupiers of Lot 1 must be aware that natural wetland areas exist on the site to the north and on Lot 2 to the south. The building platform, wastewater and stormwater disposal areas of Lot 1 will be within a 100-metre setback of either or both of these wetlands. The discharge of water from future development, such as the discharges from site earthworks and the ongoing disposal of stormwater and wastewater must be:

- i. Designed, located, and maintained to minimise, and avoid where possible, adverse effects on the natural wetlands and must be subject to a resource consent application and approval under the provisions of the National Environmental Standards for Freshwater (NES-F), Clause 54.
- ii. At a minimum, the design for on-site disposal of wastewater must include:
 - The provision of an advanced secondary wastewater treatment system.
 - Avoid earthworks/storage of materials on the areas shown as disposal fields (i.e. primary and reserve fields).
- iii. At a minimum, any stormwater management device must be installed outside any area that is to be used for the treatment and disposal of wastewater.

The owner / occupier must engage a suitably qualified and experienced freshwater ecologist to identify and define the extent of the wetlands and work with the architect to ensure that all buildings and / or associated infrastructure is designed in such a way as to minimise potential adverse effects on the wetlands.

A resource consent application under the NES-F, if needed, must be made to the satisfaction of Auckland Council at building consent stage, and the owner / occupier is advised that the conditions of any future consent under the NES-F shall prevail over the requirements listed in the consent notice above.

F. Protection of Natural Areas – Lots 1 & 2 The areas of indigenous vegetation, including all revegetation indigenous planting and existing indigenous vegetation, to be protected on Lot 1 (Areas BB and BC) and Lot 2 (Areas AB, BD, BE and BF) in accordance with subdivision consent SUB60399845 and defined by survey must be protected in perpetuity to the satisfaction of the Team Leader, Compliance Monitoring NW2.

The owners or their successors in title of Lots 1 and 2 must respectively:

- i. Preserve the indigenous vegetation to be protected (Areas BB and BC on Lot 1 and Areas AB, BD, BE and BF on Lot 2).
- ii. 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 to be protected.
- iii. 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.

- iv. 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.
- v. Control all invasive plants and control pest animals within the areas of natural areas to be protected in accordance with the Pest Plant and Pest Animal Management Plan to be approved by the Council as required by conditions 27 and 31 of subdivision consent SUB60399845.
- vi. Maintain the approved fences around the perimeter of these areas as shown on the plans entitled 'Fencing Plan Sheet 1 of 2, Deer Proof Fencing, Fence, FRd_Fence Plan Rev 1' and 'Fencing Plan Sheet 2 of 2, SEA Additional Fence Line, FRd_Fence Plan Rev 1', both prepared by S. Gilmour and dated 2 July 2022 and keep stock and deer out of these areas.
- vii. Not to be in breach of this condition if any of the areas of vegetation to be protected die as a result of fire and / or natural causes not attributable to any act or default on their part for which they are not responsible.

G. Monitoring Reports for indigenous revegetation planting area(s) – Lots 1 & 2 The owners of the respective lots or their successors in title must submit a Monitoring Report for each area of protected indigenous vegetation and indigenous revegetation planting prepared by a suitably qualified and experienced ecologist to Council's Team Leader, Compliance Monitoring NW2, for certification 6 monthly for the first 18 months then annually thereafter for a minimum period of five years. The reporting period commences on the date council certified the planting completion report. The Monitoring Report must include but is not to be limited to the following information in respect of each protected area within each lot:

- i. Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses).
- ii. Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds.
- iii. A running record of fertilisation, animal and weed pest control and replacement of dead plants.
- iv. Details on the condition of, and recommendations for maintenance of, the fencing.
- v. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work must include a start date for replanting.

If remediation work is recommended, the consent holder must:

- 1) Undertake this remediation work within six months from the start date as recommended in accordance with the consent notice condition **G. v.** above.
- 2) Provide Council with a report confirming the remediation work has been undertaken. This report must be submitted to Council's Team Leader, Compliance Monitoring NW2 within 6 months after the remediation work has been undertaken.

H. Three yearly monitoring of indigenous vegetation planting – Lots 1 & 2 Within one month of the end of every 3-year period following the legal protection of the indigenous vegetation and indigenous revegetation planting within Lots 1 and 2, the owners of the respective lots must submit a Monitoring Report, prepared by a suitably qualified and experienced ecologist, of the areas of protected indigenous revegetation planting to Council's Team Leader, Compliance Monitoring NW2 for audit and certification. The Monitoring Report must include but is not limited to the following information:

- i. Effectiveness of fencing.
- ii. Presence of pest animals and plants.
- iii. Health of the indigenous revegetation planting.
- iv. Presence of pollutants.
- v. Vegetation loss, or clearance, and any remediation.
- vi. Effectively managing and controlling pest animals and plants; and
- vii. Providing appropriate access to any sites and places of significant to Mana Whenua.

Advice Note The three-year monitoring period shall begin once the s224(c) certificate has been issued.

Dated this 23rd day of October 2025.

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



Signed by KEN BERGER
Senior Subdivision Specialist

Authorised officer under delegated authority.

References: CCT90127748, SUB60399845 & BUN60399843.