

View Instrument Details



Instrument No	12798731.3
Status	Registered
Date & Time Lodged	02 October 2023 12:44
Lodged By	Blackwood, Richard Holmes
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1056508	North Auckland
1056509	North Auckland
1056510	North Auckland
1056511	North Auckland
1056512	North Auckland
1056514	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Richard Holmes Blackwood as Territorial Authority Representative on 01/09/2023 11:29 AM

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

In the matter	of the Resource Management Act 1991 (The Act)
and	
in the matter	of a subdivision of land in the North Auckland Land Registration District shown on DP 575590

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that the AUCKLAND COUNCIL granted its consent SUB60358600 to the subdivision of Part Lot 1 DP 120523 as shown on DP 575590 subject to conditions, including the requirement of the owners of Lots 1 to 5 (inclusive) and Lot 7 DP 575590 to comply with the following conditions on a continuing basis at no cost to the Council.

Condition 17, 18 & 19 – Protection of National Grid Yard (Affects Lots 1 to 5 (Inclusive) and Lot 7 DP 575590)

17. All land use activities, including the construction of new buildings/structures, earthworks, fences, any operation of mobile plant and/or persons working near exposed line parts shall comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) or any subsequent revision of the code.
18. No buildings or structures (except non-conductive fencing) shall be located within the conductor blowout area 31.5m of the centreline of the OTA-WKM-A National Grid transmission line as shown on the site plan approved by Transpower New Zealand Limited.
19. Any buildings located within the conductor blowout area 31.5m of the centreline of the OTA-WKM-A National Grid transmission line as shown on the site plan approved by Transpower New Zealand Limited, will require a line clearance report prepared by a suitably qualified person to show compliance with NZECP34:2001 or its subsequent iterations and provided to Transpower New Zealand Limited for its certification.

Condition 20 – Flood Risk (Lots 1 to 5 and Lot 7 DP 575590 (inclusive))

The owner must maintain (provide) the function of the 1 in 100-year floodplain on the site in accordance with the recommendation of the Post Development Flood Report prepared by The Surveying Company titled *'POST-DEVELOPMENT FLOOD REPORT (224c) REVISION A FOR*

HUNUA DEVELOPMENT LIMITED SUBDIVISION AT WHITE ROAD, HUNUA referenced J785 dated 25 May 2022. All buildings shall comply with the terms of the Post Development Flood Report and amendment to the minimum floor level on Lot 1 and inclusion of Lot 7 in the table by request of John Gasson, The Surveying Company, reference dated 28/02/2023.

The design and construction of any building on this lot is to have a habitable floor level 500mm above the 1% AEP (Annual Exceedance Probability) storm event in accordance with the following table:

Lot	Minimum Floor Level (MFL)
1	109.00
2	110.40
3	113.00
4	115.00
5	116.30
7	109.00

Levels are in terms of "Benchmark D" DP 548557 which has a reduced level of 119.63 (Auckland Vertical Datum 1946). The benchmark is located in the Frost Rise cul-de-sac footpath.

A copy of the Post Development Flood Report and amended Minimum Floor Level request is available from Council's file CCT90101101.

Condition 21 – Fire-fighting Water Supply (Affects Lots 1 to 5 (inclusive) and Lot 7 DP 575590)

At the time a building consent application is submitted for the dwellings in Lots 1 to 5 (inclusive) and Lot 7, it must be demonstrated that sufficient water volume, pressure & flow will be provided in accordance with NZFS Fire Fighting Water Supplies 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.

Condition 22 - Building Restrictions - Waste Water Disposal (Lots 1 to 5 (inclusive) and Lot 7 DP 575590)

All wastewater disposal from any buildings on Lots 1 to 5 (inclusive) and Lot 7 must be of the design specified within, and installed and operated in accordance with the requirements of, the wastewater

disposal report titled: 'On-site wastewater treatment and land disposal for proposed residential subdivision at White Road, Hunua' prepared by Ormiston and Associates Ltd., ref: 4614, dated 6 May 2020, 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 report referred to in this condition demonstrated that wastewater disposal installed and operated in accordance with the report would be a permitted activity in terms of the provisions of the Auckland Unitary Plan (Operative in Part). Installation of a wastewater disposal system of another design may require resource consent if the relevant AUP (OP) permitted activity standards cannot be complied with.

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



Ken Berger - Senior Subdivision Advisor, Resource Consents-South
Authorised officer under delegated authority