

RPNZ document ordering service

Document, Interest, Instrument: 11008524.4

Property: 14 Otohikawa Avenue, Glenbrook, Auckland - Franklin

Legal Description: Lot 65 Deposited Plan 519578

CoreLogic Reference: 3251858/2

Processed: 03 July 2025

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.

View Instrument Details



Instrument No 11008524.4
Status Registered
Date & Time Lodged 03 May 2018 15:56
Lodged By Tan, Jacintha
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
817021	North Auckland
817022	North Auckland
817023	North Auckland
817024	North Auckland
817025	North Auckland
817026	North Auckland
817027	North Auckland
817028	North Auckland
817029	North Auckland
817030	North Auckland
817031	North Auckland
817032	North Auckland
817033	North Auckland
817034	North Auckland
817035	North Auckland
817036	North Auckland
817037	North Auckland
817038	North Auckland
817039	North Auckland
817040	North Auckland
817041	North Auckland
817042	North Auckland
817043	North Auckland
817044	North Auckland
817045	North Auckland
817046	North Auckland
817047	North Auckland
817048	North Auckland
817049	North Auckland
817050	North Auckland
817051	North Auckland
817052	North Auckland
817053	North Auckland
817054	North Auckland
817055	North Auckland
817056	North Auckland
817057	North Auckland
817058	North Auckland
817059	North Auckland
817060	North Auckland
817061	North Auckland

Affected Computer Registers	Land District
817062	North Auckland
817063	North Auckland
817064	North Auckland
817065	North Auckland
817066	North Auckland
817067	North Auckland
817068	North Auckland
817069	North Auckland
817070	North Auckland
817071	North Auckland
817072	North Auckland
817073	North Auckland
817074	North Auckland
817075	North Auckland
817076	North Auckland
817077	North Auckland
817078	North Auckland
817079	North Auckland
817080	North Auckland
817081	North Auckland
817082	North Auckland
817083	North Auckland
817084	North Auckland
817085	North Auckland
817086	North Auckland
817087	North Auckland
817088	North Auckland
817089	North Auckland
817090	North Auckland
817091	North Auckland
817092	North Auckland
817093	North Auckland
817094	North Auckland
817095	North Auckland
817096	North Auckland
817097	North Auckland
817098	North Auckland
817099	North Auckland
817100	North Auckland
817101	North Auckland
817102	North Auckland
817103	North Auckland
817104	North Auckland
817105	North Auckland
817106	North Auckland

Affected Computer Registers	Land District
817107	North Auckland
817108	North Auckland
817109	North Auckland
817110	North Auckland
817111	North Auckland
817112	North Auckland
817113	North Auckland
817114	North Auckland
817115	North Auckland
817116	North Auckland
817117	North Auckland
817118	North Auckland
817119	North Auckland
817120	North Auckland
817121	North Auckland
817122	North Auckland
817123	North Auckland
817124	North Auckland
817125	North Auckland
817126	North Auckland
817127	North Auckland
817128	North Auckland
817129	North Auckland
817130	North Auckland
817131	North Auckland
817132	North Auckland
817133	North Auckland
817134	North Auckland
817135	North Auckland
817136	North Auckland
817137	North Auckland
817138	North Auckland
817139	North Auckland
817140	North Auckland
817141	North Auckland
817142	North Auckland
817143	North Auckland
817144	North Auckland
817145	North Auckland
817146	North Auckland
817147	North Auckland
817148	North Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by William Brian Barnes as Territorial Authority Representative on 27/04/2018 04:36 PM

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

In the matter	of the Housing Accords and Special Housing Areas Act 2013 (HASHAA) and 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 519578

CONSENT NOTICE

(Pursuant to Section 44 of HASHAA and Section 221 of the Act)

I hereby certify that AUCKLAND COUNCIL (**Council**) granted its consent R/SUB/2015/3983 (SUB60227563), R/SUB/2015/4046 (SUB60229428), FVC90047926, SUB60229428-A to the subdivision of Lot 4004 DP 513833 shown on DP 519578 subject to conditions, including the requirement of the owners of Lots 1–5 (inclusive), 10–93 (inclusive), 95–106 (inclusive), 108–132 (inclusive), 172 and 173 DP 519578 to comply with the following conditions on a continuing basis at no cost to the Council.

Stormwater – Lots 1–5 (inclusive), 10–93 (inclusive), 95–106 (inclusive), 108–132 (inclusive), 172 and 173 DP 519578

Lots 10–13 (inclusive), 16–93 (inclusive), 95–106 (inclusive), 108–128 (inclusive), 172 and 173 DP 519578 that discharge to a stream without being routed through a detention basin

- (a) Stormwater runoff from impervious areas greater than 50m² shall be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 20.8mm of runoff with a drain down period of 24 hours.
- (b) Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.
- (c) A proposal may use more than one device to achieve compliance with (a).

Lots 1–5 (inclusive), 14, 15 and 129–132 DP 519578 that discharge to a stream after being routed through a detention basin at the head of a stream (Basins 1, 4 or 5)

- (d) Stormwater runoff from impervious areas greater than 50m² must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff.
- (e) Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.
- (f) A proposal may use more than one device to achieve compliance with (d).

Relative Affordable Dwellings – Lots 1, 2, 54, 76, 77, 116, 118, 172 and 173 DP 519578

Lots 1, 2, 54, 76, 77, 116, 118, 172 and 173 DP 519578 are identified as Relative Affordable dwellings under the HASHHA. Prior to the sale or transfer of each of these lots a statutory declaration from the purchaser of the lot shall be provided to the Council's Team Leader Compliance Monitoring South that the purchaser meets all the following criteria:

- (a) the purchaser's gross household income, as at the date of the declaration, does not exceed 120% of the Auckland median household income;
- (b) the value of the finished dwelling and land shall not be more than that defined under Criteria A of the affordability criteria set out in the Housing Accords and Special Housing Areas (Auckland – New June 2015 Area) Order 2013 McLaren Road, Glenbrook SHA dated 29 June 2015;
- (c) the purchaser has the legal right to and intends to own and occupy the affordable dwelling exclusively as their residence for not less than three years after gaining title to the dwelling; and
- (d) the purchaser is a natural person and is purchasing the lot in their own name and not in the name of any other person.

This consent notice will cease to have effect three years after the date of transfer of title to the first purchaser following the construction of a dwelling.

Coastal and Wetland setbacks – Lots 10, 11, 13, 14, 17 – 19 (inclusive), 22 – 46 (inclusive) 49, 50, 90, 92, 93, 95, 99 and 100 DP 519578

The owner(s) of Lots 10, 11, 13, 14, 17 – 19 (inclusive), 22 – 46 (inclusive) 49, 50, 90, 92, 93, 95, 99 and 100 DP 519578 shall comply with the requirement that no building shall be closer than:

- six metres to the coastal boundary of any lot which adjoins along its northern boundary the unformed legal road adjacent to the Taihiki River;
-
- three metres to the wetlands within the "Green Infrastructure Corridor" identified as 'Open Space' in the Glenbrook 3 Precinct of the Auckland Unitary Plan (Operative in Part).

Fencing – Lots 10, 11, 13, 14, 17 – 19 (inclusive), 22 – 46 (inclusive) 49, 50, 90, 92, 93, 95, 99 and 100 DP 519578

The owners of Lots 10, 11, 13, 14, 17 – 19 (inclusive), 22 – 46 (inclusive) 49, 50, 90, 92, 93, 95, 99 and 100 DP 519578 shall comply with the following conditions on an ongoing basis:

- (a) Any fencing/structure/planting on the boundary immediately adjacent to the reserves shall be a minimum of 60% permeable to provide adequate surveillance to the reserves. The owner(s) of Lots 10, 11, 13, 14, 17 – 19 (inclusive), 22 – 46 (inclusive) 49, 50, 90, 92, 93, 95, 99 and 100 DP 519578 shall thereafter maintain the fence in perpetuity. Close-boarded fencing on the boundary immediately adjacent to the reserves or between that boundary and any dwelling/building on the lot is prohibited.
- (b) Any vegetation/planting or structure between any building/dwelling and the fence on the boundary immediately adjacent to the reserves shall be maintained to have a maximum height of no more than 1.2 metre at any time.

Geotechnical – Lots 1-5 (inclusive), 10-93 (inclusive), 95-106 (inclusive), 108-132 (inclusive), 172 and 173 DP 519578

All development works on Lots 1-5 (inclusive), 10-93 (inclusive), 95-106 (inclusive), 108-132 (inclusive), 172 and 173 DP 519578 shall comply with the recommendations relating to foundation design, retaining walls, stormwater disposal and any additional restrictions contained in the Geotechnical Completion Report prepared by Lander Geotechnical titled "Geotechnical Completion Report – Stage 1B and 2B, Kahawai Point, McLaren Road, Glenbrook – For Kahawai Point Developments Limited", report reference

J00147 and dated 21 March 2018 (a copy of the report is available on the Council's file CCT90070091-2). Foundation designs shall take into account the depth of top soil located on the site and may require removal of excess topsoil.

Minimum Floor Levels – Lots 19, 43 and 44 DP 519578

Minimum floor levels for habitable buildings are required as follows for the avoidance of flowing due to stormwater flows:

- Lot 19 DP 519578 – 19.60 metres
- Lot 43 DP 519578 – 8.30 metres; and
- Lot 44 DP 519578 – 8.30 metres.

All levels are in terms of LINZ datum 1946

Wastewater Discharges – Lots 1-5 (inclusive), 10-93 (inclusive), 95-106 (inclusive), 108-132 (inclusive), 172 and 173 DP 519578

For the wastewater discharges from Lots 1-5 (inclusive), 10-93 (inclusive), 95-106 (inclusive), 108-132 (inclusive), 172 and 173 DP 519578, a low pressure public wastewater system has been provided which will need connection through an onsite wastewater pump. The wastewater pump shall be installed in accordance with the requirements of Watercare Services Limited as part of a building consent application.

Dated at Manukau this 26th day of April 2018.

Authenticated by the Council pursuant to Section 44
of the Housing Accords and Special Housing Areas
Act 2013 Section 221(2) of the Resource Management
Act 1991



James Dowding, Manager – Resource Consents South
Authorised officer under delegated authority