



View Instrument Details

Instrument No	13151138.2
Status	Registered
Lodged By	Blackwood, Richard Holmes
Date & Time Lodged	10 Dec 2024 13:59
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1200237	North Auckland
1200238	North Auckland
1200239	North Auckland
1200240	North Auckland

Annexure Schedule	Contains 5 Pages
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Signature

Signed by Richard Holmes Blackwood as Territorial Authority Representative on 20/12/2024 11:30 AM

*** End of Report ***

IN THE MATTER Of the Resource Management
Act 1919 ("**Act**")

AND

IN THE MATTER Of the subdivision of land
shown in Deposited Plan
DP 608365 (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 that parcel of Land being containing 4.6526 ha being Lot 10 DP 464004 RT 615366.

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 RM 220249, namely:

1. In respect of Lots 2, 3 and 4 on DP 608365 (each a "Lot").

General

- 1.1 Earthworks, the location of buildings (as per scheme plan by Altisurv (reference: J4740-1, Rev: D, dated: December 2022)), building foundations, driveway, storm water disposal, drainage, 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 site suitability investigation by Deane Consultancy Ltd reference: 22/241/CC, dated: 21/7/2022 submitted to Council with subdivision consent RM 220249.

Flooding

- 1.2 The lots have been identified as being susceptible to inundation in a 100-year Annual Average Recurrence Interval (ARI) flood event. The lot owner is to ensure all

Flooding

- 1.2 The lots have been identified as being susceptible to inundation in a 100-year Annual Average Recurrence Interval (ARI) flood event. The lot owner is to ensure all habitable buildings have finished floor level with a 500mm freeboard above the 100-year ARI flood level.

Water Supply

- 1.3 At the time of residential development on the lots and prior to any occupation of a residential dwelling, a water tank for water supply use shall be installed and accompanied with an appropriate designed tank overflow discharge system in accordance with Kaipara District Council Engineering Standards 2011.

Servicing

- 1.4 Future owners are advised that no physical telecommunication connections are provided. Kaipara District Council will not be responsible for ensuring nor providing telecommunication connections to this lot.

Firefighting Water Supply

- 1.5 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.
- 1.6 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).

Built Development/Design Guidelines

- 1.7 All buildings must be located wholly within the identified building areas shown as "M" on Lot 2 DP 608365, "N" on Lot 3 DP 608365 and "O" on Lot 4 DP 608365.
- 1.8 The following design guidelines shall apply to development on the lots and shall be confirmed via a design statement from a suitably qualified and experienced landscape architect in support of a building consent application.

Building

- 1.8.1 The maximum height of all buildings and structures (not including chimneys) within lots 2-4 shall not exceed 6m. The height shall be measured using the rolling height method.
- 1.8.2 Ancillary buildings shall compliment the design and materials of the primary dwelling and shall be located a maximum of 10m from the main dwelling.
- 1.8.3 All glazing is to be non-mirrored.
- 1.8.4 Any buildings on the lots are to be finished in the colours found in BS2525 complying with the following:
 - 1.8.4.1 Hue (colour) – All the colours from 00-24 are acceptable
 - 1.8.4.2 Reflectance Value (RV) and Greyness Groups – The predominant wall colours shall have a RV rating of no more than 30% for greyness group A, B and C – colours within greyness groups D and E are not permitted.
 - 1.8.4.3 Roofs – A RV rating of no more than 20% for greyness groups A, B and C – colours within greyness groups D and E are not permitted.

Infrastructure services

- 1.8.5 Water tanks, if not placed underground shall be unobtrusive and designed to integrate with the overall design of the main structures and screened with planting.
- 1.8.6 Septic tanks and other sewerage treatment infrastructure will be placed underground.
- 1.8.7 Service courts must have an enclosure or be screened with planting to conceal rubbish bins, plant and equipment.
- 1.8.8 Exterior lighting shall minimise blue light emissions and shall be fully shielded, or pointing downwards thus controlling the light spill such that it is confined to the immediate curtilage of the building. Security lights shall also be shielded/pointing downwards and fitted with a timer.
- 1.8.9 All services shall be buried underground.

1.8.10 Driveways and accessways shall be constructed from materials with a dark and recessive appearance. Blue metal or brown rock is appropriate, as is concrete with a black oxide additive (to a rate of 5kg/m³)

2. In respect of Lots 2 and 4 on DP 608365 (each a "Lot").

Landscape and Amenity Planting Maintenance

- 2.1 All landscape and amenity planting on site in the areas marked "K" on Lot 2 DP 608365 and "L" on Lot 4 DP 608365 shall be maintained in perpetuity in accordance with the approved Landscape Planting and Management Plan prepared by Evolve Planning + Landscape Architecture dated July 2024. Diseased dying or dangerous plants must be removed and replaced in accordance with the approved Landscape Management Plan.

Evidence of compliance with this requirement shall be provided to Council in writing from a qualified landscape architect or tertiary qualified horticulturist specialising in amenity horticulture five (5) years from the date of issue of the Section 224(c) certificate for RM 220249.

- 2.2 Maintenance of planting in the areas marked "K" on Lot 2 DP 608365 and "L" on Lot 4 DP 608365 will be monitored by Council for a period of five years from the date of issue of the Section 224(c) certificate. There will be a Council charge for this monitoring payable by the lot owner.

3. In respect of Lots 1 to 4 on DP 608365 (each a "Lot").

Ecological Planting Maintenance, Weed and Animal/Pest Control

- 3.1 All ecological planting on site shall be maintained in accordance with the approved Ecological Planting and Weed/Pest Control Management Plan, include areas E & P on Lot 2 prepared by Rural Design dated August 2024.

Evidence of compliance with this requirement shall be provided to Council in writing from a suitably qualified ecologist five (5) years from the date of issue of the Section 224(c) certificate for RM 220249.

- 3.2 Ongoing weed and animal/pest control shall be undertaken in accordance with the approved Ecological Planting and Weed/Pest Control Management Plan, approved under resource consent RM 220249.

Evidence of compliance with this requirement shall be provided to Council in writing from a suitably qualified ecologist five (5) years from the date of issue of the Section 224(c) certificate for RM 220249.

3.3 The keeping of cats, mustelids and rodents on the lots is prohibited.

3.4 Dogs shall not be kept on the lot unless the following conditions are complied with:

3.4.1 Prior to the keeping of a dog on the lot, the owner shall provide details of the dog, including registration number, to the Council's Team Leader Monitoring and Compliance for ongoing monitoring purposes; and

3.4.2 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. 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" 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.

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

3.4.4 Fences shall be constructed from materials and be of a design and scale that reflects a rural character. Timber post and rail, and post, wire and batten fences are appropriate, solid screen fences are not. Fences shall be a maximum of 1.2m in height.

DATED the

5th

day of

November

2024.

SIGNED by
KAIPARA DISTRICT COUNCIL
By its authorised signatory

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Dina Tetzner