



View Instrument Details

Instrument No	13054156.3
Status	Registered
Lodged By	Plumtree, Kim Sheree
Date & Time Lodged	31 Oct 2024 08:06
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1169076	North Auckland
1169077	North Auckland
1176472	North Auckland
1176473	North Auckland
1176474	North Auckland
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1176499	North Auckland
1176500	North Auckland
1176501	North Auckland

Annexure Schedule	Contains 2 Pages
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Signature

Signed by Gregory Neale Allen as Territorial Authority Representative on 24/10/2024 09:14 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 600718

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent BUN60411308, LUC60411360-A, LUC60411360-A SUB60411361, SUB60411361-A (CCT90115482-1) to the subdivision of Lot 800 DP 588435 shown on DP 600718 subject to conditions, including the requirement of the owners of Lots 2 – 33 (inclusive) DP 600718 to comply with the following conditions on a continuing basis at no cost to the Council.

Condition 37 – Geotechnical Requirements – Lots 2 – 33 (inclusive) DP 600718

Any development(s) on Lots 2 – 33 (inclusive) DP 600718 must adhere to the recommendations contained within the report titled '*Residential Subdivision Stage 2 at 241 Park Estate Road, Hingaia Geotechnical Completion Report*' prepared by Tetra Tech Coffey referenced 773-AKLGE300069AA-AT and dated 6 September 2024.

Condition 38 – Fencing and Planting Restrictions – Lots 2, 6, 9, 10, 18, 19, 23, 27 and 29 DP 600718

Lots 2, 6, 9, 10, 18, 19, 23, 27 and 29 DP 600718 must maintain the pedestrian visibility splays on both sides of all vehicle crossings (which have been incorporated into the landscaping plans approved under Resource Consent BUN60411308, LUC60411360-A, LUC60411360-A For clarity, the boundary fencing and/or landscaping within the visibility splay areas of 2 metres x 2.5 metres must not exceed 600mm or, alternatively must be at least 80% visually permeable. This must be maintained in this state in perpetuity by the owner(s) of the lots.

Condition 39 – Fencing and Planting Restrictions – Lots 19 – 26 (inclusive) DP 600718

For Lots 19 – 26 DP 600718:

- a) Any fencing, hedging, or planting along boundaries or within 2m of boundaries of Lot 601 DP 600718 (vested as Accessway) must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). Landscape planting must be maintained to ensure 50% visual permeability. The Council is exempt from sharing costs.
- b) The total height of retaining wall and fencing of Lots 19 – 22 (inclusive) DP 600718 adjoining the boundary of Lot 601 DP 600718 (vested as Accessway) must not exceed a total height of 1.7m.

Condition 40 – Vehicle Access Restrictions – Lots 2 – 10 (inclusive), 18, 19, 23 and 27 – 29 (inclusive) DP 600718

For Lots 2 – 7 (inclusive) DP 600718, vehicular access must be obtained from the commonly owned access lot (being Lot 200 DP 600718) only, and not from the adjoining legal roads.

For Lots 8 – 10 (inclusive) DP 600718, vehicular access must be obtained from the commonly owned access lot (being Lot 201 DP 600718) only, and not from the adjoining legal roads.

For Lots 18 and 19 DP 600718, vehicular access must be obtained from the commonly owned access lot (being Lot 202 DP 600718) only, not from the adjoining legal roads.

For Lots 23 and 27 DP 600718, vehicular access must be obtained from the commonly owned access lot (being Lot 203 DP 600718) only, not from the adjoining legal roads.

For Lots 28 and 29 DP 600718, vehicular access must be obtained from the commonly owned access lot (being Lot 204 DP 600718) only, not from the adjoining legal roads.

Condition 41 – Construction of the Dwellings – Lots 2 – 33 (inclusive) DP 600718

Lots 2 – 33 (inclusive) DP 600718 have been created in accordance with approved land use resource consent BUN60411308, LUC60411360-A, LUC60411360-A. All development on Lots 2 – 33 (inclusive) DP 600718 must be in accordance with the approved land use resource consent referenced as BUN60411308, LUC60411360-A, LUC60411360-A, including all its conditions. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.

Dated at Manukau this 3rd day of *October* 2024.

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



Mohammed Ali (Senior Subdivision Advisor)

Authorised officer under delegated authority