

View Instrument Details



Instrument No	12539177.5
Status	Registered
Date & Time Lodged	18 July 2023 17:32
Lodged By	Waterhouse, Tracie Jane
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1076567	North Auckland
1119995	North Auckland
1119996	North Auckland
1119997	North Auckland
1119998	North Auckland
1119999	North Auckland
1120000	North Auckland
1120002	North Auckland
1120003	North Auckland
1120004	North Auckland
1120005	North Auckland
1120006	North Auckland
1120014	North Auckland
1120001	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Nadine Alice Hopkins as Territorial Authority Representative on 17/07/2023 07:20 AM

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

IN THE MATTER of the Resource Management
Act 1991 ("**Act**")

A N D

IN THE MATTER of the subdivision of land
shown in Deposited Plan
579625 (North Auckland
Registry) ("**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 of that land being Lot 301 Deposited Plan 560726 and Lot 4 Deposited Plan 154785 described in Computer Freehold Register as Record of Title 990199 and Record of Title NA92C/38 respectively.

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 RM190283C ("**Resource Consent**"), namely:

1. In respect of Lots 1-8, and 10-15 on the Plan (each a "Lot" and together the "Lots"):

1.1. Any development shall comply with the restrictions and recommendations identified in the McKenzie&Co Engineering Report dated September 2019, Wiley Geotechnical Ltd

(Reference No:18108_RV dated July 2019, and 18108_SZ dated July 2019) and Geotechnical Completion Report for Service and Retail Zones, Mangawhai Central, 83 Molesworth Dr. submitted to MCL on the 18/07/2022 (reference number 18108_GCR_Service&Retail), unless an alternative engineering report prepared by a suitably qualified and experienced Chartered Professional Engineer is approved in writing by Council.

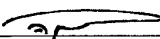
- 1.2. At the time of building consent, the owner of any Lot shall connect to stormwater and wastewater reticulation available on the Lot, and submit a Stormwater assessment report which details proposed stormwater devices to Council for approval.
- 1.3. The private stormwater management system (re-use tanks and any other onsite devices situated on each Lot for treatment of contaminants) outlined in the McKenzie & Co Limited Engineering Report dated September 2019 ("**System**") shall be installed at the time of building consent. The installation, replacement and ongoing maintenance of the System are the responsibility of the owner of each Lot. A copy of the operation and maintenance procedures for onsite stormwater management measures shall be submitted to Council at building consent stage.
- 1.4. At the time of building consent, the owner of any Lot obtaining access directly from a vested road, shall construct the vehicle entrance crossing (including those over swales), and the associated stormwater infrastructure in accordance with Council's Engineering Standards 2011 and the McKenzie & Co Engineering Report dated September 2019 (with the exception of the location of crossings for Lots 4, 5, 6, 7, 8, and 11 of which shall be constructed in accordance with the engineering design plans certified by condition 1, 7, 8 and 9 of resource consent RM190283 and approved Engineering Design Plans of RM 190283 certified by KDC on 14 May 2020. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property.
- 1.5. The owner of each Lot is responsible for ensuring the Lot complies with the NZ Fire Safety (NZFS) check list for the water supply requirement in accordance with NZFS water supply requirements at the time of Building consent.

- 1.6. Development on the Lots shall be implemented in accordance with the Urban Design Guidelines, referenced 'Local Service Activity Design Guidelines – Version 1' prepared by Ian Munro dated June 2019, as amended by condition 130 of the Resource Consent.
2. In respect of Lots 3-8, 10 and 15 on the Plan:
- 2.1. The landscape planting within the 2.5m front yard setback as per the approved planting plan ('RM190283C Mangawhai Central Local Service Activity Subdivision Landscape Development Plan Package prepared by LA4 dated 25th May 2023 plan reference PP03') shall be implemented prior to the issue of a Code of Compliance Certificate associated with any building consent for each Lot.
- 2.2. The landscape planting within covenant areas V, "R", "O", "K", "W", "EE", "E", "F", "G", "H", and "J" on the Plan shall be protected in perpetuity as per the approved planting plan 'RM190283C Mangawhai Central Local Service Activity Subdivision Landscape Development Plan Package prepared by LA4 dated 25th May 2023 plan reference PP04-PP06, CS01-CS04'.
- 2.3. Earthworks, new buildings or storage of goods or materials shall not be undertaken or permitted, or be built, placed, erected or established within covenant areas V, "R", "O", "K", "W", "EE", "E", "F", "G", "H", and "J" on the Plan.
- 2.4. The façade of any building adjacent to and facing the planted bund shall be finished in a dark recessive colour.

DATED the 6th day of June 2023

SIGNED by the Council
by its authorised signatory

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Dina Tetzner