



View Instrument Details

Instrument No	13174655.2
Status	Registered
Lodged By	Spicer, Nicole Leanne
Date & Time Lodged	27 Jan 2025 15:20
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1111132	North Auckland
1111133	North Auckland
1111134	North Auckland

Annexure Schedule	Contains 4 Pages
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Signature

Signed by Jaxon James Grieve as Territorial Authority Representative on 27/01/2025 03:03 PM

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

STATEMENT OF PASSING OVER INFORMATION:

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Council ref: CCT90118191
Address: 33A Landing Road Titirangi

In the matter of the Resource Management Act 1991 (The Act)

in the matter of a subdivision of land in the North Auckland Land Registration District shown on DP 586784

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60069951 to the subdivision of Lot 2 DP 389118 shown on DP 586784 subject to conditions, including the requirement of the owners of Lot 1-3 (inclusive) DP 586784 comply with the following condition on a continuing basis at no cost to the Council.

Firefighting water supply

- a. Public reticulated fire coverage is not able to be provided to Lots 1 and 2, therefore the owner(s) of Lots 1 and 2 must provide at all times and fully maintain ready access to sufficient water supplies for firefighting purposes to meet the requirements of the NZ Fire Service as set out in SNZ PAS 4509: 2008 'New Zealand Fire Service Fire Fighting Water Supplies Code of Practice'.

Geotechnical reports

- b. Any future development on Lots 1, 2 and 3 must be undertaken in accordance with:
 - I. A geotechnical report specific to the any future development proposal; and
 - II. The recommendations of the 'Geotechnical Investigation Report, Proposed Subdivision , 33a Landing Road, Titirangi, Justice Ink Limited' prepared by Zacharia Martin of Geoconsult Geotechnical Consultants, reference GG1123, issued 23rd June 2016; and
 - III. The correspondence from Zacharia Martin of Geoconsult Geotechnical Consultants to Justice Ink Limited dated 14th June 2018 titled '33a Landing Road, Titirangi – Response to AC RFI dated 25-05-17'.

Future buildings on Lot 1

c. Any buildings erected on Lot 1:

- I. must be located within the identified building platform as shown on the approved scheme plans prepared by Thornley & Associates Ltd, titled: 'Proposed Subdivision of 33A Landing Road, Titirangi (Lot 2 DP 389118)', ref: 8273, sheet 1, Rev D, dated April 2018; and 'Proposed Subdivision of 33A Landing Rd Lot 1 Scheme Plan', ref: 8273, sheet 2, Rev D, dated April 2018;
- II. either must not exceed a maximum of 6 metres in height above existing ground level at the time of subdivision, or must be single storey;
- III. must be finished with visually recessive external wall claddings and colours of less than 30% light reflectance value and be in the natural range of greens, greys and browns; and
- IV. must be finished with visually recessive roofing materials and colours in dark tones (less than 20% light reflectance value) and be in the natural range of greens, greys and browns.

Future buildings on Lot 3

d. Any buildings erected on Lot 3:

- I. must be located within the identified building platform as shown on the approved scheme plans prepared by Thornley & Associates Ltd, titled: 'Proposed Subdivision of 33A Landing Road, Titirangi (Lot 2 DP 389118)', ref: 8273, sheet 1, Rev D, dated April 2018; and 'Proposed Subdivision of 33A Landing Rd Lots 2 & 3 Scheme Plan', ref: 8273, sheet 3, Rev B, dated Mar 2017; and
- II. the maximum building height must not exceed 6.0m above RL 37.0.

Significant Ecological Areas (SEA) and vegetation management areas

- e. The areas of SEA and vegetation management areas to be protected on Lot 1, 2 and 3 identified by survey (labelled P, Q and R) must be protected in perpetuity to the satisfaction of Council's Team Leader Compliance Monitoring, North west 2.

The owners or their successors in title of Lots 1, 2 and 3 must:

- I. Preserve the native vegetation, wildlife habitats and the natural landscape within the areas of native vegetation to be protected.
- II. Not (without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) cut down, damage or

- destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the natural areas to be protected.
- III. Not (without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) undertake any earthworks or land modifications within the areas of native vegetation to be protected.
 - IV. Not do anything that would prejudice the health or ecological value of the natural areas to be protected, their long-term viability and/or sustainability.
 - V. Not plant any species (either native or exotic) not outlined in a Council approved planting plan.
 - VI. Control all invasive plants and control pest animals within the areas of native vegetation to be protected in accordance with the approved Biodiversity Management Plan.
 - VII. Permanently exclude all livestock from the protected areas of SEA and vegetation management areas; and
 - VIII. Maintain the fencing around the fully enclosed areas used for purpose of keeping stock as approved by the council, if stock is not excluded from the lot in accordance with condition 36f below.

No livestock

- f. The owner(s) of Lots 1, 2 and 3, their successors in title and any occupiers, are not permitted to own, house, care for or feed any livestock (i.e. all grazing animals) within the boundaries of their property.

Kitchen removal & removal of barn additions on Lot 1

The kitchen facilities within the existing half-round barn on Lot 1 must be removed prior to the occupation or use of any new dwelling established on the identified building platform on Lot 1.

- g. The additions to the existing barn located in the southern part of Lot 1 must be removed such that the floor area does not exceed 10m², prior to the occupation or use of any new dwelling established on the identified building platform on Lot 1.
- h. The owner(s) of Lot 1 must provide evidence to the Team Leader Compliance Monitoring, North West 2, to demonstrate that conditions 36.g and h above have been complied with within the specified timeframe.

Private Bag 92300, Auckland 1142
Ph 09 301 0101 www.aucklandcouncil.govt.nz



Dated this 4th day of December 2024.

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



Signed by SHARON LEGGE-MURRAY
Subdivision Advisor
Authorised officer under delegated authority