

# View Instrument Details



<b>Instrument No</b>	12771318.5
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	27 November 2023 13:46
<b>Lodged By</b>	Edwards, Jennifer Ann
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Records of Title	Land District
989349	North Auckland
989350	North Auckland
989351	North Auckland
989352	North Auckland
989353	North Auckland
989354	North Auckland
989355	North Auckland

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**Annexure Schedule** Contains 4 Pages.

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## Signature

Signed by Wade Robin Hansen as Territorial Authority Representative on 23/11/2023 11:45 AM

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

Private bag 92302, Auckland 1142  
PH 021 021 0214 [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



Council ref: CCT80105861  
Address: 659 South Tiritangi Road, Tiritangi

**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 560525

## CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB-2015-1382 to the subdivision of Lot 1 DP 83291 shown on DP 560525 subject to conditions, including the requirement of the owners of Lots 1 - 7 (inclusive) DP 560525 comply with the following condition on a continuing basis at no cost to the Council.

### Condition 58

#### Lots 1 – 7 (inclusive)

Maintain stormwater runoff flows, volumes, and timing to the extent permitted of 15% total impermeable surfaces site coverage for the 1 in 2 and 1 in 10 year storm events.

### Condition 59 & 75

#### Lots 1 – 7 (inclusive)

1. There is an onsite stormwater management system (Stormfilter 360 and enviropods) and shared private stormwater drainage system installed for the shared driveway. This is the shared responsibility of all owners of Lots 1-7.
2. The owners must operate, monitor and maintain the stormwater management system and shared private stormwater drainage system in accordance with the conditions below:
  - i. Regular maintenance (as specified in the Operation and Maintenance Manual) of the stormwater management system and shared private stormwater drainage systems shall be carried out by the owner as required to ensure efficient operation.
  - ii. Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the

Private Reg 52(3)(c) Auckland 11-12  
Phone 391 3111 [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



- stormwater management system and; to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
- iii. Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the stormwater management system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
  - iv. The owner must not modify or remove the stormwater management system without express written permission of Auckland Council.

**Condition 60**

**Lots 1 – 7 (inclusive)**

1. There is an onsite stormwater management system (stormwater detention tank) located on the property.
2. The owner must operate, monitor and maintain the stormwater management system in accordance with the conditions below:
  - i. Regular maintenance (as specified in the Operation and Maintenance Manual) of the stormwater management system shall be carried out by the owner as required to ensure efficient operation.
  - ii. Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the stormwater management system and; to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
  - iii. Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the stormwater management system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
  - iv. The owner must not modify or remove the stormwater management system without express written permission of Auckland Council.

**Condition 61**

**Lots 1 – 7 (inclusive)**

Private Reg 52105, Auckland 1142  
 09-05-2011 0:01 www.aucklandcouncil.govt.nz



- a) Rain tanks sized for roofs from each lot shall be designed and constructed to achieve detention with a volume of at least 10.5m<sup>3</sup> in accordance with TP10.
- b) The rain tanks shall be maintained to ensure the tanks continue to operate as a stormwater detention device. In particular, the owner shall not block or remove the part of the tank to be reserved for stormwater detention.

**Condition 62**

**Lots 1 – 7 (inclusive)**

1. Buildings with vulnerable activities shall have a finished floor level of 500mm above the 1 in 100 year overland flow level in terms of LINZ Datum.
2. To ensure the unobstructed flow of the overland flow paths during the 1 in 100 year storm event, the owner(s) of the property are required to comply with the following restrictions on an on-going basis:
  - i) Do not change the ground levels within the overland flowpaths as shown on the plans in the report provided by Jackson Clapperton & Partners Ltd dated 24 March 2015 and addendum dated March 2016.
  - ii) Do not obstruct the overland flowpaths through the property with any fencing, object, impermeable landscaping, building, or structure.
  - iii) Maintain open boarded fencing, or similar, within the extent of the overland flowpaths with a ground clearance of 0.2m.

**Condition 69**

**Lots 1 – 6 (inclusive)**

- Preserve native vegetation, wildlife habitats and the natural landscape within areas marked as G, H, I, J, K, L & M DP 560525 on Lots 6, 5, 4, 3, 2 and 1 respectively; and
- Show and identify the area(s) of native bush to be protected (Areas G, H, I, J, K, L & M DP 560525 on Lots 6, 5, 4, 3, 2 and 1 respectively) as "areas to be subject to land covenant"
- Maintain the protected area free from earthworks or land modification.
- Not (without the prior written consent of the Team Leader Western Monitoring and then only in strict compliance with any conditions imposed by the Team Leader Western Monitoring) cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas of native bush to be protected.
- Not do anything that would prejudice the health or ecological value of the areas of native bush to be protected, their long term viability and/or sustainability

Private Reg 52500, amended 1142  
Private Reg 119101 [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)



- Control all invasive plants and control pest animals within the areas of native bush to be protected, in accordance with the approved Weed Management and Restoration Plan (Rural Design, March 2016).

**Condition 71**

**Lots 1 – 7 (inclusive)**

Any future development on the Lots is undertaken in accordance with:

- a. The recommendations of the Geotechnical Investigation Report prepared by Jackson Clapperton & Partners Ltd dated 24 March 2015 and addendum dated March 2016.

**Condition 75**

**Lots 1 – 7 (inclusive)**

Lots 1 - 7 (inclusive) are serviced by stormwater devices located within the shared accessway. For so long as they are a registered proprietor of that Lot, the owners are jointly responsible and liable for the ongoing operation, maintenance and repair.

Dated this 14th day of November 2023.

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

Signed by DALE REWA

Senior Subdivision Advisor

**Authorised officer under delegated authority**