

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 552810

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent BUN60344688 SUB60344689 SUB60344689-A (CCT90088635) to the subdivision of Lot 61 DP 514249 and Lot 4 DP 550570 shown on DP 552810 subject to conditions, including the requirement of the owners of Lots 1 – 83 (inclusive) DP 552810 to comply with the following conditions on a continuing basis at no cost to the Council.

Conditions 20 (e) & (f) and 56 (e) and (f) – Minimum Floor Levels – Lots 6, 7, 17, 18, 26, 32, 39, 40 and 71 DP 552810

Any development(s) on Lots 6, 7, 17, 18, 26, 32, 39, 40 and 71 DP 552810 shall adhere to the recommended minimum floor levels contained within the report titled “*Stormwater – Minimum Floor Levels Report Donegal Stud Stage 11D/12*” prepared by Harrison Grierson Consultants referenced HG Project No: 1050-142875-01 R001v1-142875-01-MGL-sck and dated 11 August 2020.

Condition 45 – Stormwater Management – Lots 1 – 83 (inclusive) and 178 – 183 (inclusive) DP 552810

Any development(s) on Lots 1 – 83 (inclusive) and 178 – 183 (inclusive) DP 552810 shall adhere to the following:

Hydrology mitigation:

- i) Provide retention (volume reduction) of 5mm runoff from all new impervious areas; and
- ii) Provide detention (temporary storage) of 17.7mm runoff from the 95th percentile, 24-hour rainfall event for all new impervious areas.
- iii) This will be achieved onsite per the Flat Bush Sub-Precinct C provisions by using the available options in the approved Flat Bush Special Housing Area Stormwater Management Plan (McKenzie & Co. 2015).

- iv) Design in accordance with the approved Flat Bush sub-precinct C to be demonstrated at the time of building consent.
- v) In accordance with Flat Bush Sub Precinct C, stormwater devices within the National Grid Yard must be designed to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their ongoing operation and maintenance.

Stormwater Retention and Detention Devices

- i) A private stormwater retention and detention system shall be established to serve the dwelling and all impervious surfaces on the lot. The devices shall be designed in accordance with the Flat Bush Sub-Precinct C provisions and the approved Flat Bush Special Housing Area Stormwater Management Plan (McKenzie & Co. 2015).
- ii) The retention and detention device(s) shall be designed to cater for at least the flows generated by the design standard for primary system in accordance with Section 4.3.5.2 of the Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater.
- iii) The overflow from the retention and detention system shall be discharged to the public stormwater system provided to the lot; an overland flow path must also be provided capable of catering for the flows in accordance with the design standard for secondary systems.
- iv) The continued effective operation and maintenance of this system is the responsibility of the property owner.
- v) Devices are to remain in private ownership by the lot owner.

Condition 46 – National Grid Corridor – Lots 1 – 5 (inclusive) DP 552810

No habitable buildings on Lots 1 – 5 (inclusive) DP 552810 shall be located within 12m of the centreline of the OTA-WKM A & B National Grid Transmission lines.

Any buildings or structures within the transmission line blowout corridor of the OTA-WKM A & B National Grid Transmission lines (shown on DG12 Subdivision Scheme, prepared by Harrison Grierson, Drawing No. 142875-UD-101, Rev D, dated 21 January 2020) shall comply with the minimum safe distance requirements of Table 3, section 3.4 of NZECP34:2001.

Any newly planted trees or vegetation within 12m of the centreline of the OTA-WKM A & B transmission lines must not exceed 2 metres in height at full maturity and comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Any newly planted trees or vegetation outside of 12m of the centreline of the OTA-WKM A & B transmission lines must:

- a. Be setback sufficiently to ensure the tree cannot fall within 4m of the OTA-WKM A & B lines; and
- b. Comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Condition 82 – Access at Intersections – Lots 28, 29 and 30 DP 552810

For Lots 28, 29 and 30 DP 552810, a vehicle crossing no greater than 3m in width at the property boundary may be established within 10m of an intersection, as this is authorised by Resource Consent LUC60344740 (BUN60344688).

Condition 83 – National Grid Corridor – Lot 9 DP 552810

For Lot 9 DP 552810, no habitable buildings shall be located within 12m of the centreline of the OTA-WKM A National Grid Transmission Line.

No buildings or structures shall be located within 12m of any outer visible edge of the foundation of the OTA-WKM-A Tower 496, except for non-conductive fencing, which can be located 5m from any outer visible edge of the support structure foundation, and pavement.

Any buildings or structures within the transmission line blowout corridor of the OTA-WKM A National Grid Transmission lines (shown on DG12 Subdivision Scheme, prepared by Harrison Grierson, Drawing No 142875-UD-101, Rev D, dated 21 January 2020) shall comply with the minimum safe distance requirements of Table 3, section 3.4 of NZECP34:2001.

Any newly planted trees or vegetation outside of 12m of the centreline of the OTA-WKM A transmission lines must:

- c. Be setback sufficiently to ensure the tree cannot fall within 4m of the OTA-WKM A line; and
- d. Comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Condition 84 – National Grid Corridor – Lots 39 DP 552810

For Lot 39 DP 552810, no habitable buildings shall be located within 12m of the centreline of the OTA-WKM C National Grid Transmission Line.

No buildings or structures shall be located within 12m of any outer visible edge of the foundation of the OTA-WKM-C Tower 476, except for non-conductive fencing, which can be located 5m from any outer visible edge of the support structure foundation, and pavement.

Any buildings or structures within the transmission line blowout corridor of the OTA-WKM C National Grid Transmission lines (shown on DG12 Subdivision Scheme, prepared by Harrison Grierson, Drawing No 142875-UD-101, Rev D, dated 21 January 2020) shall comply with the minimum safe distance requirements of Table 3, section 3.4 of NZECP34:2001.

Any newly planted trees or vegetation outside of 12m of the centreline of the OTA-WKM C transmission lines must:

- e. Be setback sufficiently to ensure the tree cannot fall within 4m of the OTA-WKM C line; and
- f. Comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Condition 85 – National Grid Corridor – Lots 40 – 46 (inclusive), 52, 53, 56, 59 – 64 (inclusive) and 83 DP 552810

For Lots 40 – 46 (inclusive), 52, 53, 56, 59 – 64 (inclusive) and 83 DP 552810, no habitable buildings shall be located within 12m of the centreline of the OTA-WKM C National Grid Transmission Line.

Any buildings or structures within the transmission line blowout corridor of the OTA-WKM C National Grid Transmission lines (shown on DG12 Subdivision Scheme, prepared by Harrison Grierson, Drawing No 142875-UD-101, Rev D, dated 21 January 2020) shall comply with the minimum safe distance requirements of Table 3, section 3.4 of NZECP34:2001.

Any newly planted trees or vegetation outside of 12m of the centreline of the OTA-WKM C transmission lines must:

- g. Be setback sufficiently to ensure the tree cannot fall within 4m of the OTA-WKM C line; and
- h. Comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.

Condition 85A – Reserve Fencing – Lots 6 – 9 (inclusive), 22 – 24 (inclusive), 39 and 180 DP 552810

For Lots 6 – 9 (inclusive), 22 – 24 (inclusive), 39 and 180 DP 552810, any fencing, hedging or planting along boundaries or within 1 metre of boundaries of Lot 405 or 408 DP 552810 must not exceed the height specified below, measured from the ground level at the boundary.

- a. 1.4m in height; or
- b. 1.8m in height for no more than 50 per cent of the site boundary and 1.4m for the remainder; or
- c. 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the site boundary.

Condition 87 – Affordable Housing – Lots 37, 181, 182 and 183 DP 552810

The dwellings on Lots 37, 181, 182 and 183 DP 552810 shall be constructed in general accordance with the *“Concept Design Plans for Affordable Dwellings – DG12 Typical Duplex”* listed in condition 1 of Resource Consents SUB60344689 and SUB60344689-A. In this regard:

- a. Each dwelling must form part of a duplex, with party walls established along the common boundaries of:
 - Lots 37 and 181 DP 552810; and
 - Lots 182 and 183 DP 552810.
- b. Each dwelling must contain no more than four bedrooms;
- c. No more than one garage door with a maximum width of 3m shall be provided for each dwelling; and
- d. Resource consent must be obtained, if necessary, if the final design of any dwelling contravenes a rule of the Auckland Unitary Plan or any other legislative requirements.

This condition shall be deemed cancelled under section 221(3) of the Resource Management Act 1991 following issue of a Code Compliance Certificate under the Building Act 2004 for a dwelling on that allotment.

Dated at Manukau this day of 2020.

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

Authorised officer under delegated authority