

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 569654

PARTIAL CANCELLATION OF CONSENT NOTICE

(Pursuant to Section 221(3) and (5) of the Act)

THE AUCKLAND COUNCIL being the Council named in a consent notice pursuant to Section 221 of the Act registered under **No. 11918036.5** (Auckland Registry) pursuant to Section 221(3) of the Act cancels that consent notice as to the land described in the schedule below.

Schedule

13.3697 hectares more or less being Lots 303 and 1001 on Deposited Plan 569654 and also being all the land comprised and described in Computer Freehold Register Numbers 1029201 and 1029207 (Auckland Registry) respectively.

Dated at Manukau this day of 2022.

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

Authorised officer under delegated authority

Agreed _____

as Owner of the Land shown in the schedule

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 569654

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent BUN6033825 SUB60363827 SUB60363827-A (CCT90097472-1) to the subdivision of Lot 4000 DP 565400 & Lot 1002 DP 556681 shown on DP 569654 subject to conditions, including the requirement of the owners of Lots 48 – 110 (inclusive) DP 569654 to comply with the following conditions on a continuing basis at no cost to the Council.

Condition 66 – Geotechnical Requirements – Lots 48 – 110 (inclusive) DP 569654

Any development(s) on Lots 48 – 110 (inclusive) DP 569654 shall adhere to the recommendations contained within the following report titled “*Geotechnical Completion Report Park Green Stage 2A, Hingaia South For Hugh Green Limited*” prepared by LDE Limited referenced J00571 and dated 11 February 2022.

Condition 67 – Stormwater Management – Lots 48 – 58 (inclusive) and 66 – 69 (inclusive) DP 569654

For Lots 48 – 58 (inclusive) and 66 – 69 (inclusive) DP 569654, all new impervious surfaces of 50m² or more shall be subject to stormwater management devices designed to provide:

- a) Retention (volume reduction) of at least 5mm of run-off depth; and
- b) Detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development run-off volumes from the 90th percentile, 24 hour rainfall event minus the provided retention volume (i.e. 11.5mm depth where the retention volume is 5mm of run-off depth).

Condition 68 – Stormwater Requirements – Lots 59 – 65 (inclusive) and 70 – 110 (inclusive) DP 569654

For Lots 59 – 65 (inclusive) and 70 – 110 (inclusive) DP 569654, regardless of any requirement within the Hingaia 1 Precinct provisions of the Auckland Unitary Plan Operative in Part, no retention or detention of stormwater from proposed impervious surfaces shall be required. The contravention of the rule is authorised by resource consent LUC60363826 (BUN60363825).

Condition 69 – Vehicular Access – Lots 55 and 56 DP 569654

For Lots 55 and 56 DP 569654, no vehicle access shall be constructed directly to Parkmore Drive, across the shared path.

Condition 70 – Vehicular Access – Lots 58 – 61 (inclusive) DP 569654

For Lots 58 – 61 (inclusive) DP 569654, no vehicle access is to be constructed directly to Parkmore Drive, across the shared path. All vehicle access shall be via the common vehicle access within Lot 603 DP 569654.

Condition 71 – Design Requirements – Lots 57 – 68 (inclusive) DP 569654

The front façade of any dwelling on Lots 57 – 68 (inclusive) DP 569654 shall be orientated towards the public street and shall contain:

- a. Glazing to habitable rooms that is cumulatively at least 20 percent of the area of the front façade; and
- b. A main entrance door that is visible and accessible from the street.

Condition 72 – Lighting – Lots 57 – 69 (inclusive) DP 569654

Motion sensor lighting shall be installed on the garage and/or dwelling on Lots 57 – 69 (inclusive) DP 569654 to provide security lighting for access from the commonly owned access lot (Lot 603 DP 569654). The sensor lighting shall be shown on plans submitted with the Building Consent application for new dwellings on Lots 57 – 69 (inclusive) DP 569654.

Condition 73 – Boundary Treatment – Lots 94 – 98 (inclusive) and 102 DP 569654

For Lots 94 – 98 (inclusive) and 102 DP 569654, further to the rules that apply to the site under the Auckland Unitary Plan (or a succeeding district plan):

- a) No fences or walls shall be constructed within 1.0m of the boundary with Lot 501 DP 569654 (Esplanade Reserve); and
- b) Within 1.5m of the boundary with Lot 501 DP 569654 (Esplanade Reserve):
 - i) No retaining walls shall be constructed;
 - ii) Any fences shall not exceed a height of either:
 - (1) 1.2m; or

- (2) 1.6m, if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary;
- iii) Fences shall be a dark recessive colour (e.g. black, charcoal to achieve a visually recessive outcome for amenity); and
- iv) If a fence is constructed, the area between the fence and the boundary of Lot 501 DP 569654 (Esplanade Reserve) shall be fully planted with shrubs that are maintained at a height of at least 1.0m, except that:
 - (1) Where a fence contains a gate, no planting is required between that gate and the boundary of Lot 501 DP 569654 (Esplanade Reserve), for a maximum width of 2m.

Condition 74 – Boundary Treatment – Lots 48 and 50 – 55 (inclusive) DP 569654

For Lots 48 and 50 – 55 (inclusive) DP 569654, further to the rules that apply to the site under the Auckland Unitary Plan (or a succeeding district plan), within 1.5m of the boundary with Lot 303 DP 569654 (Drainage Reserve):

- a) Any fences shall not exceed a height of either:
 - i) 1.2m; or
 - ii) 1.6m, if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary; and
- b) Fences shall be a dark, recessive colour (e.g. black, charcoal to achieve a visually recessive outcome for amenity); and
- c) If a fence is constructed, the area between the fence and the boundary of Lot 303 DP 569654 (Drainage Reserve) shall be fully planted with shrubs that are maintained at a height of at least 1.0m.

Condition 75 – Access Requirements – Lots 55, 56, 78, 79, 82, 100, 106 and 107 DP 569654

For Lots 55, 56, 78, 79, 82, 100, 106 and 107 DP 569654, a vehicle crossing may be established within 10m of an intersection if it complies with conditions 9 and 10 of resource consent LUC60363826 (BUN60363825) or any other resource consent that authorises this activity. Condition 9 of resource consent LUC60363826 (BUN60363825) requires that:

- a) The vehicle crossing shall only serve one dwelling;
- b) The vehicle crossing shall be no greater than 3m in width of the site boundary; and
- c) Further to the rules that apply to the site under the Auckland Unitary Plan (or a succeeding district plan), any fences within 2.5m of the road boundary and within 2m of the vehicle crossing shall not exceed a height of 900mm.

Dated at Manukau this day of 2022.

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

Authorised officer under delegated authority

In the matter of Sections 221(3) and (5) of the
Resource Management Act 1991
(The Act)
and
in the matter of Consent Notice **12226594.3**
registered on the Computer
Freehold Register Number
1009851 (North Auckland
Registry)

VARIATION OF CONSENT NOTICE

That pursuant to Sections 221(3) and (5) of the Resource Management Act 1991, THE AUCKLAND COUNCIL hereby varies the Consent Notice registered as **12226594.3** on the Computer Freehold Register of Lot 11 DP 565400 (Identifier: 1009851) but without prejudice to the Council's rights, powers and remedies otherwise thereunder, to the following extent:

Note: Deletions shown in strikethrough and addition shown in bold and underline.

Conditions 58 and 120 – Geotechnical Requirements – Lots 9 – 47 (inclusive) DP 565400

Any development(s) on Lots 9 – 47 (inclusive) DP 565400 shall adhere to the recommendations contained with the report titled '*Addendum Geotechnical Completion Report for Park Green Stage 1A, Hingaia South*' prepared by Land Geotechnical referenced J00571 and dated 28 July 2021.

Condition 59 and 121 – Stormwater – Lots 10 – 23 (inclusive) DP 565400

All new impervious surfaces on Lots 10 – 23 (inclusive) DP 565400 of 50m² or more shall be subject to stormwater management devices designed to provide:

- a. Retention (volume reduction) of at least 5mm of run-off depth; and
- b. Detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development run-off volumes from the 90th percentile, 24 hour rainfall event minus the provided retention volume (i.e. 11.5mm depth where the retention volume is 5mm of run-off depth).

Conditions 60 and 122 – Retention and Detention – Lots 9 and 24 – 47 (inclusive) DP 565400

Regardless of any requirement within the Hingaia 1 Precinct provisions of the Auckland Unitary Plan Operative in Part, no retention or detention of stormwater from proposed impervious surfaces on Lots 9 and 24 – 47 (inclusive) DP 565400 is required. The contravention of the rule is authorised by resource consent LUC60353349 (BUN60353348).

Condition 61 – Vehicular Access – Lot 10 DP 565400

No vehicle access from Lot 10 DP 565400 is to be constructed directly to Park Estate Road or Parkmore Drive, across the cycleway or shared path.

Condition 62 – Vehicular Access – Lots 9 DP 565400

No vehicle access from Lot 9 DP 565400 is to be constructed directly to Parkmore Drive, across the shared path. All vehicle access is to be via the common accessway within Lot 600 DP 565400.

Condition 63 – Landuse Compliance – Lot 47 DP 565400

Landuse activities on Lot 47 DP 565400 shall be undertaken in accordance with resource consent LUC60371271 or any approved variation.

No residential activities are permitted on Lot 47 DP 565400.

Conditions 64 and 125 – Esplanade Boundaries Treatment – Lots 24 – 27 (inclusive) DP 565400

For the development of Lots 24 – 27 (inclusive) DP 565400, further to the rules that apply to the site under the Auckland Unitary Plan (or a succeeding Plan):

- a. No fences or walls shall be constructed within 1.0m of the boundary with Lot 500 DP 565400 (esplanade reserve); and
- b. Within 1.5m of the boundary with Lot 500 DP 565400 (esplanade reserve):
 - i. No retaining walls shall be constructed;
 - ii. Any fences must not exceed a height of either:
 - (1) 1.2m; or
 - (2) 1.6m, if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary; and
 - iii. Fences shall be a dark, recessive colour (e.g. black, charcoal to achieve a visually recessive outcome for amenity);
 - iv. If a fence is constructed, the area between the fence and the boundary of Lot 500 DP 565400 (esplanade reserve) shall be fully planted with shrubs that are maintained at a height of at least 1.0m, except that:
 - (1) Where a fence contains a gate, no planting is required between that gate and the boundary of Lot 500 DP 565400 (esplanade reserve), for a maximum width of 2m.

Condition 67A – Affordable Dwellings – Lot 11 DP 565400

Development of Lot 11 DP 565400 must provide for either (at a minimum)

- ~~• At least five relative affordable dwellings; or~~
- At least three **six** retained affordable dwellings.

In accordance with the Affordable Housing Land Use Controls of the Hingaia 1 Precinct within the Auckland Unitary Plan Operative in Part.

Condition 123 – Vehicle Access – Lots 12 – 17 (inclusive) DP 565400

No vehicle access from Lots 12 – 17 (inclusive) DP 565400 is to be constructed directly to Park Estate Road, across the cycleway. All vehicle access is to be via the common accessway within Lot 602 DP 565400.

Condition 124 – Vehicle Access – Lot 18 DP 565400

No vehicle access from Lot 18 DP 565400 is to be constructed directly between Lot 18 DP 565400 and Park Estate Road, across the cycleway.

Condition 125A – Further Development – Lot 24 DP 565400

Prior to any future subdivision or occupation of any buildings on Lot 24 DP 565400, the frontage of Park Estate Road along Lot 24 DP 565400 shall be upgraded to urban standards through construction of kerb and channel, lighting, landscaping and installation of new services (including public stormwater reticulation).

Dated at Manukau this _____ day of _____ 2022.

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

Authorised officer under delegated authority

Agreed by _____

As Owner of the land in the Computer Freehold Register Number 1009851