

**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 576590

## **CONSENT NOTICE**

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent BUN60363825, SUB60363827 and SUB60363827-A (CCT90101885-3) to the subdivision of Lot 1000 DP 572967 shown on DP 576590 subject to conditions, including the requirement of the owners of Lots 157 – 211 (inclusive), Lots 213 – 220 (inclusive) and Lots 222 – 237 (inclusive) DP 576590 to comply with the following conditions on a continuing basis at no cost to the Council.

**Condition 174 – Geotechnical Requirements – Lots 157 – 211 (inclusive), Lots 213 – 220 (inclusive) and Lots 222 – 237 (inclusive) DP 576590**

Any developments on Lots 157 – 211 (inclusive), Lots 213 – 220 (inclusive) and Lots 222 – 237 (inclusive) DP 576590 shall adhere to the recommendations contained within the report titled 'Hugh Green Group Geotechnical Completion Report Park Green Stage 2C, Hingaia' prepared by Land Development & Engineering referenced J00571 and dated 19<sup>th</sup> July 2022.

**Condition 175 – Stormwater Management Devices – Lots 157 – 211 (inclusive), Lots 213 – 220 (inclusive) and Lots 222 – 224 (inclusive) DP 576590**

For Lots 157 – 211 (inclusive), Lots 213 – 220 (inclusive) and Lots 222 – 224 (inclusive) DP 576590, all new impervious surfaces of 50m<sup>2</sup> 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 90<sup>th</sup> 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 176 – Stormwater Management – Lots 225 – 237 (inclusive) DP 576590**

For Lots 225 – 237 (inclusive) DP 576590, 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 is required. The contravention of the rule is authorised by resource consent LUC60363826 (BUN60363825).

**Condition 177 – Vehicle Access – Lots 191 – 207 (inclusive) DP 576590**

For Lots 191 – 207 (inclusive) DP 576590, no vehicle access shall be constructed directly to Parkmore Drive or Park Green Avenue, across the shared paths. All vehicle access is to be via the commonly owned access lot within Lot 604 DP 576590.

**Condition 178 – Vehicle Access – Lots 209 – 211 (inclusive) and Lot 213 DP 576590**

For Lots 209 – 211 (inclusive) and Lot 213 DP 576590, no vehicle access is to be constructed directly to Park Green Avenue, across the shared path. All vehicle access is to be via the commonly owned access lot within Lot 605 DP 576590.

**Condition 179 – Vehicle Access – Lots 162 – 164 (inclusive), Lot 208 and Lot 214 DP 576590**

For Lots 162 – 164 (inclusive), Lot 208 and Lot 214 DP 576590, no vehicle access is to be constructed directly to Park Green Avenue, across the shared path.

**Condition 180 – Front Façade of Dwellings – Lots 178 – 186 (inclusive), Lots 191 – 204 (inclusive), Lot 206, Lots 209 – 211 (inclusive) and Lot 213 DP 576590**

The front façade of any dwellings on Lots 178 – 186 (inclusive), Lots 191 – 204 (inclusive), Lot 206, Lots 209 – 211 (inclusive) and Lot 213 DP 576590 shall be oriented 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 181 – Commonly Owned Access Lot – Lots 178 – 207 (inclusive) DP 576590**

Lots 178 – 207 (inclusive) DP 576590 share a commonly owned access lot being Lot 604 DP 576590 containing two rain gardens. To ensure that each lot remains adequately serviced and connected, the owner(s) of Lots 178 – 207 (inclusive) DP 576590 shall be jointly responsible and liable for the ongoing operation, maintenance and repair of the commonly owned access lot and raingardens, at the expense of the owner(s).

**Condition 182 – Motion Sensor Lighting – Lots 178 – 207 (inclusive) DP 576590**

Motion sensor lighting shall be installed on the garage and/or dwelling on Lots 178 – 207 (inclusive) DP 576590 to provide security lighting for access from the commonly owned access lot being Lot 604 DP 576590. The sensor lighting shall be shown on the plans submitted with the Building Consent application for new dwellings on Lots 178 – 207 (inclusive) DP 576590.

**Condition 183 – Fences and Walls – Lots 188 – 191 (inclusive) DP 576590**

For Lots 188 – 191 (inclusive) DP 576590, 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 303 DP 569654 (Local Purpose Reserve); and
- b) Within 1.5m of the boundary with Lot 303 DP 569654 (Local Purpose 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 percent 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 303 DP 569654 (Local Purpose 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 303 DP 569654 (Local Purpose Reserve), for a maximum width of 2m.

**Condition 184 – Fences and Walls – Lots 178 – 207 (inclusive) DP 576590 (Being Co-owners of Lot 604 DP 576590)**

For boundaries of Lot 604 DP 576590 (being co-owned by Lots 178 – 207 (inclusive) DP 576590) that adjoin and within 1.5m of Lot 303 DP 569654 (Local Purpose Reserve) and Park Green Avenue:

- a) No retaining walls shall be constructed.
- b) Any fences shall not exceed a height of 1.2m.
- c) Any fences shall include a gate that enable pedestrian access.

**Condition 185 – Vehicle crossing – Lots 168, 169 and 214 DP 576590**

For Lots 168, 169 and 214 DP 576590, 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 at 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 30<sup>th</sup> day of September 2022.

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



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M Ali (Senior Subdivision Advisor)

**Authorised officer under delegated authority**