

# View Instrument Details



**Instrument No** 11839802.5  
**Status** Registered  
**Date & Time Lodged** 30 March 2021 16:17  
**Lodged By** Beca, Richard James  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Records of Title	Land District
943460	North Auckland
943461	North Auckland
943462	North Auckland
943463	North Auckland
943464	North Auckland
943465	North Auckland
943466	North Auckland
943467	North Auckland
943468	North Auckland
943469	North Auckland
943470	North Auckland
943471	North Auckland
943472	North Auckland
943473	North Auckland
943474	North Auckland
943475	North Auckland
943476	North Auckland
943477	North Auckland
943478	North Auckland
943479	North Auckland
943480	North Auckland
943481	North Auckland
943482	North Auckland
943483	North Auckland
943484	North Auckland
943485	North Auckland
943486	North Auckland
943487	North Auckland
943488	North Auckland
943489	North Auckland
943490	North Auckland
943491	North Auckland
943492	North Auckland
943493	North Auckland
943494	North Auckland

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**Annexure Schedule** Contains 3 Pages.

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## Signature

Signed by Richard James Beca as Territorial Authority Representative on 30/03/2021 11:02 AM

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

**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 549093

## CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent BUN60077180 to the subdivision of Lots 1000 and 1001 DP 536250 shown on DP 549093 subject to conditions, including the requirement of the owners of Lots 40, 50-81 and 123-124 DP 549093 to comply with the following conditions on a continuing basis at no cost to the Council.

### **Condition 69d - Retaining Walls (Affects Lots 40, 60-68 & 70-81 DP 549093):**

Where any future retaining walls in excess of 600mm height are located within 3m of the road boundary on Lots 40, 60-68 and 70-81 DP 549093 inclusive the following standards shall be met:

- Walls shall be constructed of timber or stone, or other material agreed in writing by Council's Southern Resource Consent Monitoring Team; and
- Any fence constructed between the retaining wall and the dwelling shall be set back at least 500mm from the top of the retaining wall and such fence shall be no higher than 1.2 metres; and
- Shrubs shall be planted at a maximum of 1.2 metre intervals in front of the retaining wall.
- The retaining wall shall be located within the lot at a distance to enable shrubs to be planted within the lot.

### **Condition 69e - Riparian vegetation management, maintenance and weed control (Affects Lots 54-62, 64-65 & 73-81 DP 549093):**

The owners of Lots 54-62 inclusive, 64-65 & 73-81 inclusive DP 549093, shall ensure that the riparian margins and vegetation shown as a covenant area on the Title Plan are at all times maintained in accordance with the approved Planting Plan and Weed Removal Plan approved under resource consent LUC60113576-A and SUB60230386-A and SUB60230386-D.

Approved Weed Removal Plan, referenced drawing number 6054/1 Revision D by Greenwood Associates and dated 22/11/17.

• Planting Plan, Drawing 6054/2	Greenwood Associates	F	19/8/19
• Plant Palette 1, drawing number 6054/3	Greenwood Associates	F	19/8/19
• Plant Palette 2, drawing number 6054/4	Greenwood Associates	C	04/09/17
• Planting Detail 1, drawing number 6054/5	Greenwood Associates	D	22/11/17
• Planting Detail 2, drawing number 6054/6	Greenwood Associates	F	19/8/19

**Condition 69f - Riparian Fencing (Affects Lots 50-51, 54-62, 64-65 & 73-81 DP 549093):**

The owners of Lots 50-51, 54-62 inclusive, 64-65 & 73-81 (inclusive) shall ensure that the fencing adjoining the riparian margin shown as a covenant area on the Title Plan is maintained as a permeable aluminium construction (for example a swimming pool type fencing) in accordance with the approved fencing plan referenced drawing number 6054/7 - Rev F by Greenwood Associates dated 19/8/19 approved under resource consent SUB60230386-D.

**Condition 69g – Countryside Living Lots Fencing (Affects Lots 123-124 DP 549093):**

The owners of lots 123-124 DP 549093 shall ensure that any fences on the road boundary is of a post and rail type and constructed in accordance with the approved fencing plan referenced drawing number 6054/7 - Rev F by Greenwood Associates dated 19/8/19 approved under resource consent SUB60230386-D.

**Condition 69i - Geotechnical (Affects Lots 40, 50-81 & 123-124 DP 549093):**

Any building on the proposed Residential Lots 40, 50-81 & 123-124 DP 549093 shall be constructed in accordance with the recommendations contained in the Geotechnical Completion Report titled '*Geotechnical Completion Report Stage 2A – 162 to 166 Settlement Road, Papakura, Auckland, dated 26.11.2020*' by Engeo, or any addendums produced as part of this development, specifying information and recommendations relating to foundation design, minimum floor levels and stormwater disposal plus any additional restrictions shall be continually upheld.

**Condition 69j - Minimum Floor Levels**

The design and construction of any building on these lots is to have a habitable floor level 500mm above the 1% AEP (Annual Exceedance Probability) (100 year) storm event. The minimum floor levels shall be determined by the owner's Development Engineer to the satisfaction of the Council.

**Condition 69k - Private Stormwater Discharge System (Affects Lots 54-69 & 73-81 DP 549093):**

Stormwater discharge system shall be maintained at all times, by the owner(s) and all future owners of the lots to the satisfaction of Council, at the owner's expense

**Condition 69I – Restriction on Excavations in Proximity to Retaining Walls (Affects Lots 55-62 DP 549093):**

Any excavations located within a distance of 1.0 metre from a retaining wall or within a distance equal to its retained height from the toe (whichever is the greater value) must have a written endorsement by a Chartered Professional Geotechnical Engineer provided as part of the Building Consent for the building.

Dated at Manukau this 24th day of March 2021.

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



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Mohammed Ali (Senior Subdivision Advisor)  
**Authorised officer under delegated authority**

# View Instrument Details



**Instrument No** 12558791.6  
**Status** Registered  
**Date & Time Lodged** 20 December 2022 08:53  
**Lodged By** Hakiwai, Tanya-Marie  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Records of Title	Land District
1034160	North Auckland
1034161	North Auckland
1034162	North Auckland
1034163	North Auckland
1034164	North Auckland
1034165	North Auckland
1034166	North Auckland
1034167	North Auckland
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1034178	North Auckland
1034179	North Auckland
1034180	North Auckland
1034181	North Auckland
1034182	North Auckland
1034183	North Auckland
1034184	North Auckland
1034185	North Auckland
1034186	North Auckland
1034187	North Auckland
1034188	North Auckland
1034189	North Auckland
1034190	North Auckland
1034191	North Auckland
1034192	North Auckland
1034193	North Auckland
1034194	North Auckland

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**Annexure Schedule** Contains 3 Pages.

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## Signature

Signed by Richard James Beca as Territorial Authority Representative on 19/12/2022 05:23 PM

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

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 571188

## CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60230386 SUB60230386-D (CCT90100606-5) to the subdivision of Lot 1104 DP 568174 shown on DP 571188 subject to conditions, including the requirement of the owners of Lots 88 – 119 (inclusive) and 125 – 127 (inclusive) DP 571188 to comply with the following conditions on a continuing basis at no cost to the Council.

### **Condition 69d – Retaining Walls – Lots 88 – 104 (inclusive) DP 571188**

Where any future retaining walls in excess of 600mm height are located within 3m of the road boundary on Lots 88 – 104 (inclusive) DP 571188, the following standards shall be met:

- Walls shall be constructed of timber or stone, or other material agreed in writing by Council's Compliance Monitoring South;
- Any fence constructed between the retaining wall and the dwelling shall be set back at least 500mm from the top of the retaining wall and such fence shall be no higher than 1.2 metres;
- Shrubs shall be planted at a maximum of 1.2 metre intervals in front of the retaining wall;
- The retaining wall shall be located within the lot at a distance to enable shrubs to be planted within the lot.

### **Condition 69g – Countryside Living Lots Fencing – Lots 125 – 127 (inclusive) DP 571188**

The owners of Lots 125 – 127 (inclusive) DP 571188 shall ensure that any fences on the road boundary is constructed in accordance with the approved fencing plan referenced drawing number 6054/7 – Rev F by Greenwood Associates dated 19/8/19 approved under resource consent SUB60230386-D.

**Condition 69i – Geotechnical Requirements – Lots 88 – 119 (inclusive) and 125 – 127 (inclusive) DP 571188**

Any developments on Lots 88 – 119 (inclusive) and 125 – 127 (inclusive) DP 571188 shall adhere to the recommendations contained within the report titled '*Geotechnical Completion Report – Stages 2B, 2C & 3 45 Crestview Rise, Papakura, Auckland*' prepared by ENGEO Limited referenced Project Number 13230.001.002 and dated 30/06/2022.

**Condition 69j – Minimum Floor Levels – Lots 88 – 104 (inclusive) DP 571188**

The design and construction of any building on Lots 88 – 104 (inclusive) DP 571188 shall have a habitable floor level 500mm above the 1% AEP (Annual Exceedance Probability) (100 year) storm as per the reduced levels contained within the following report –

- Report titled '*Stormwater Report 162 – 166 Settlement Road Stage 2C – Overland Flow*' prepared by CrangCivil Consulting Engineers referenced File Ref. 1152 and dated 19/05/22.

**Condition 69k – Private Stormwater Discharge System – Lot 119 DP 571188**

Any development(s) on Lot 119 DP 571188 shall adhere to the report titled '*Operation & Maintenance Manual Private Stormwater Manhole and Outlets 162-166 Settlement Road Papakura*' prepared by CrangCivil Consulting Engineers referenced File Ref. 1152 and dated 06/10/2020. The private stormwater discharge system shall be maintained, at all times, by the owner(s) and all future owner(s) to the satisfaction of the Team Leader Compliance Monitoring South, at the owner's expense.

**Condition 69l – Building Restriction Zone – Lot 127 DP 571188**

Development on Lot 127 DP 571188 will require specific design in accordance with the report titled '*Geotechnical Completion Report – Stages 2B, 2C & 3 45 Crestview Rise, Papakura, Auckland*' prepared by ENGEO Limited referenced Project Number 13230.001.002 and dated 30/06/2022.

**Advice Note:**

A Building Restriction Zone is required within a portion of Lot 127 DP 571188 due to some unacceptable factors of safety. The full extent of the Building Restriction Zone will be confirmed in the subdivision Geotechnical Completion Report. The approximate extent of the portion of Lot 127 DP 571188 affected by unacceptable factors of safety is shown on the Annotated Palisade Wall 11 Review Plan (Appendix 3) to the ENGEO report entitled: Retaining Wall 11 – 162-166 Settlement Road, Papakura, Auckland (Reference: 13230.001.002\_15) dated 11 May 2020.

Dated at Manukau this 25<sup>th</sup> day of October 2022.

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



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Toakase Teiokotai Akoteu

Senior Subdivision Advisor

**Authorised officer under delegated authority**



C654181.6 CONO

IN THE MATTER of Section 221 of the  
Resource Management Act  
1991

A N D

IN THE MATTER of an estate of  
freehold in fee simple  
in all that parcel of  
land containing 3.1505  
hectares more or less  
being Lot 5 Deposited  
Plan 160486 being part  
of a subdivision of  
Lots 7 and 8 Deposited  
Plan 63287 and being  
the whole of the land  
comprised and described  
in Certificate of Title  
Volume 96B Folio 1000  
North Auckland Registry  
situated at Settlement  
Road, Papakura

BETWEEN

SYDNEY BERNARD CHOY and  
GLENDA KAY CHOY both of  
Papakura, Medical  
Practitioners

REGISTERED PROPRIETORS

A N D

THE PAPA KURA DISTRICT  
COUNCIL

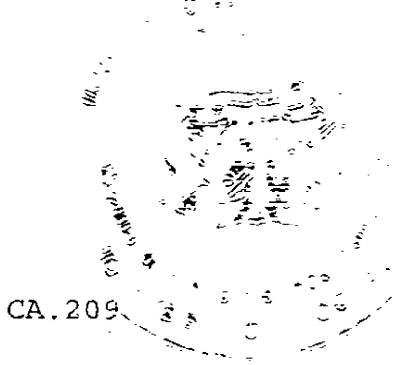
TERRITORIAL AUTHORITY

CONSENT NOTICE UNDER SECTION 221  
OF THE RESOURCE MANAGEMENT ACT 1991

THE PAPA KURA DISTRICT COUNCIL the Territorial Authority having  
jurisdiction in respect of the above land HEREBY GIVES NOTICE  
that subdivision consent is granted subject to a condition to be  
complied with on a continuing basis as to Lot 5 Deposited Plan  
160486 by the subdividing owners and subsequent owners after the  
deposit of Plan 160486.

The condition is that a public sewer connection shall be provided  
to Lot 5 Deposited Plan 160486 if the building platform for a  
future dwelling house is located closer than 60 metres to the  
public sewer.

DATED at Papakura this 22<sup>ND</sup> day of APRIL 1994.



*T. M. Lee*  
Principal Administrative Officer

(cont)

10.34 14.SEP94 C 654181.6

*Shirley L...*

130/1305

