



View Instrument Details

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Affected Computer Registers	Land District
735022	North Auckland
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Annexure Schedule: Contains 6 Pages.

Signature

Signed by Kerry Amanda ODonnell as Territorial Authority Representative on 14/09/2016 02:53 PM

*** End of Report ***



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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2160044-RMAVAR/A
Being the Subdivision of
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 1 – 21 DP 497523

Building design

- (a) Any development shall be designed in accordance with the '*Wiroa Station architecture code and design approval process*' document approved under RC2160044, and as attached to that resource consent decision. Any building consent or resource consent application shall include a report prepared by a suitably qualified architect and/or landscape architect demonstrating compliance. The report shall confirm that:
 - (i) Development shall be consistent with the requirements of the '*Wiroa Station architecture code and design approval process*' document.
 - (ii) The development incorporates and protects the specimen tree planting detail as shown on the plans approved under condition 3(h) and carried out under condition 3(i) of RC2160044. This specimen tree planting shall be maintained on a continuing basis by the respective lot owner to the satisfaction of Council's duly delegated officer.
 - (iii) Subject to the exceptions as apply to the secondary residential unit on Lot 14 (refer to condition (g) below), at least 50% of the building's footprint must be within the '*nominal building location*' as identified and marked as areas G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z and ZZ on DP497523.

- (iv) The interior ground floor area (excluding cellars, first floors, mezzanines, terraces, decks and verandahs) of each house on the relevant lot shall be no more than 600 m²;
- (v) The maximum rolling height above ground level (as defined in the District Plan) of any building on the relevant lot shall not exceed the height for the relevant lot specified in Table 1 below:

Lot number level	Maximum height above ground level
1	5 m
2	6 m
3	6 m
4	6 m
5	6 m
6	5 m
7	5 m
8	5 m
9	4.5 m
10	4.5 m
11	7.5 m
12	4.5 m
13	4.5 m
14	7.5 m
15	7.5 m
16	7.5 m
17	4.5 m
18	7.5 m
19	7.5 m
20	7.5 m
21	4.5 m

Table 1: Maximum allowable building height (metres)

Lots 1-11 DP 497523 and Lots 13-21 DP 497523

Site suitability

- (b) Any development on Lots 1–11 and Lots 13–21 shall proceed in accordance with the recommendations contained in the 'Site suitability report' prepared by Haigh Workman Ltd, dated 9 June 2007 (as included in annexure H to RC2160044). Any building consent application shall be accompanied by a report prepared by a suitably qualified and experienced Chartered Professional Engineer confirming compliance.

Lot 12 – DP 497523

Site suitability

- (c) The development of Lot 12 shall proceed in accordance with the 'Site geotechnical appraisal report – addendum revised site 12 and pool location' prepared by Haigh Workman Ltd, dated 28 November 2007 (as included in

annexure H to RC2160044). Any building consent application for Lot 12 shall be accompanied by a report prepared by a suitably qualified and experienced Chartered Professional Engineer confirming compliance.

Lot 14 – DP 497523

Site suitability

- (d) Any building consent application for a secondary dwelling (as per condition (g)(ii) below) and farm outbuildings within Lot 14 shall be accompanied by a report prepared by a suitably qualified and experienced chartered professional engineer confirming the geotechnical suitability for the structures.

Wastewater

- (e) Lot 14 is subject to an easement in favour of each of Lots 1–13 and 15–21 on DP 497523 for the purposes of wastewater disposal. The owner or occupier of Lot 14 shall not interfere with, or carry out any works which would adversely affect, wastewater disposal authorised by the easement.

Stormwater

- (f) Lot 14 is subject to an easement in favour of each of Lots 1–13 and 15–21 on DP 497523 for the purposes of stormwater disposal. The owner or occupier of Lot 14 shall not interfere with, or carry out any works which would adversely affect, stormwater disposal authorised by the easement.

Restrictions on further subdivision and residential development

- (g) There shall be a maximum of two dwellings within the area of Lot 14:
 - (i) The primary dwelling shall comply with condition (a) above;
 - (ii) The secondary dwelling and any additional outbuildings (including implement shed, barn and garage) shall comply with condition (a) above except that:
 - A. Condition (a)(iii) shall not apply and the structures shall be limited to the area shown and marked as TA on DP497523 being the location of the secondary residential dwelling.
 - B. Use of the secondary residential unit shall be limited to on-site farm worker accommodation and shall comprise a farm implement building with a ground floor area up to 175 m², with the accommodation unit located above. The design shall adopt a barn style reflective of a rural locality. It shall utilise the existing road access.
 - C. Condition (a)(ii) above shall not apply. A planting plan incorporating the type of specimen planting required by condition 3(i) of RC2160044 and prepared by a suitably qualified landscape architect, shall be submitted for the approval of the Council's duly delegated officer at the time of building consent. The purpose of the planting plan is to soften the visibility of the structures when viewed from outside.

All Lots – DP 497523

Water supply

- (h) When a habitable structure is constructed, the relevant lot owner shall provide an adequate on-site potable water supply and fire fighting water supply. There shall be minimum tank storage of 45,000 litres (or alternative storage amount approved by the New Zealand Fire Service), either buried or appropriately screened by landscaping to avoid visibility from any other lot or from any communal accessway. Fire fighting water supply shall be in accordance with the New Zealand Fire Service document, Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003, together with adequate access for fire appliances to this water supply pursuant to the Code of Practice. Domestic fire sprinklers in accordance with NZS 4517:2002 are a recommended compliance option.

Wastewater

- (i) Wastewater disposal for each lot shall be by way of a system designed by a Chartered Professional Engineer to ensure that treated wastewater shall achieve a standard at least equal to that achieved by a textile based packed bed filter type plant. The design shall be submitted to Council in conjunction with a building consent application, and shall include management procedures (including maintenance, monitoring, fencing/stock protection, and inspection to be undertaken by or on behalf of the relevant lot owner to ensure that the design standard is achieved). The relevant lot owner shall ensure that the management procedures are complied with.

Stormwater

- (j) Stormwater disposal from hard surfaced areas of each lot will be to a soakage area or areas. The specific engineering design of the soakage area shall accompany the building consent application for the development on the relevant lot.

Archaeological obligations

- (k) The guidelines and process for discovery of archaeological sites as outlined within the 'Wiroa Station Ngati Rehia Kaitiaki Protocol' dated 15 October 2007 (or subsequent amendments as accepted by Te Runanga O Ngati Rehia) shall be adopted by future landowners (details available on Council files for RC2080672).

Maintenance of indigenous vegetation

- (l) No 'unwanted' noxious plant and pest species shall be introduced or kept on the lots.

Dogs, cats and mustelids

- (m) Cats and mustelids are prohibited from being kept on or brought onto any lot at any time.
- (n) A maximum of one dog may be kept on each site (except as provided for by condition (w) below) subject to the dog being confined within an escape proof enclosure within the relevant owner's lot area except when in the company of that owner or invitee and on a leash at all times.

Maintenance of required specimen planting

- (o) The proprietor of the respective lot subject to the specimen tree planting shall be responsible for the ongoing maintenance of the planting within that lot as carried out under condition 3(i) of RC2160044. Such maintenance shall be to the satisfaction of Council's duly delegated officer.
- (p) No pruning or similar of the trees shall be undertaken within five years of planting, except where the written approval of Council's duly delegated officer has been obtained. Any prunings thereafter shall be limited to 'limbing up' by use of secateurs or loppers, (i.e. no handsaws or chainsaws) of branches less than 50 mm in diameter, provided that no more than one third of the foliage of the tree shall be removed in any 12 month period and it shall not reduce the overall height of the tree. Any further works shall be subject to the prior written approval of Council's duly delegated officer and may be subject to works being completed by, or under the supervision of, a contractor approved by the New Zealand Arboricultural Association.
- (q) Council shall be advised in the event of any of the trees failing, with the specimen trees to be replaced by the owner of the relevant lot to the satisfaction of Council's duly delegated officer no later than the end of the planting season (May to August) immediately following failure.

Lots 2, 5, 9, 12, 14 and 16 – DP 497523

Archaeological obligations

- (r) For any proposal involving a building, ground disturbance or tree planting on or within 10 metres of the archaeological sites identified and marked as areas HA, HB, JA, KA, KB, OA, RB, SC, SB, TB and VA on DP497523, the owner of the relevant lot must:
 - (i) notify Heritage New Zealand Pouhere Taonga at least one week prior to commencing any work; and
 - (ii) comply with the requirements and provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

The destruction of any archaeological site in contravention of the Heritage New Zealand Pouhere Taonga Act 2014 is prohibited.

- (s) Any earthworks within 10 metres of the archaeological sites referred to above shall be undertaken in strict compliance with the recommendations of the 'Archaeological assessment report for Williams Capital Ltd' prepared by Architage, and Clough and Associates Ltd, dated May 2007, as submitted in support of RC2160044.
- (t) Prior to the commencement of any earthworks within 10 metres of any archaeological sites referred to above, such archaeological sites are to be temporarily fenced for the duration of the work to ensure their protection.
- (u) All earthworks within a 10 metre radius of the archaeological sites referred to above shall be monitored by an appropriately qualified archaeologist.

Lots 14, 22 and 23 – DP 497523

Maintenance of indigenous vegetation

- (v) The owners of the relevant lots are responsible for the on-going maintenance/continuation of all revegetation, weed and pest control and fencing required in accordance with the 'Master Plan' prepared by Boffa

Miskell Limited (drawing A06353-011, dated 15 February 2008, Rev M) and the 'Landscape performance specification' prepared by Boffa Miskell Ltd, dated September 2008 (details available on Council files for RC2080672). Such works shall be completed and maintained in perpetuity.

Dogs, cats and mustelids

- (w) The keeping of working dogs is permitted subject to the dogs being confined within an escape proof enclosure except when being used for stock control purpose under the direct control of a suitably experienced person.

Lots 14 and 23 – DP 497523

Restrictions on further subdivision and residential development

- (x) There shall be no further subdivision of either Lot 14 or Lot 23.

Lot 22 – DP 497523

Restrictions on further subdivision and residential development

- (y) Any subdivision of Lot 22 shall create no more than three new titles with a maximum of one dwelling per title.

Lot 23 – DP 497523

Restrictions on further subdivision and residential development

- (z) No dwellings shall be established within Lot 23.

SIGNED:



Mr Patrick John Killalea

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 25th day of August 2016