

View Instrument Details



Instrument No 11195068.2
Status Registered
Date & Time Lodged 17 October 2018 13:44
Lodged By Beck, Barbara Gail
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
849301	North Auckland
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Annexure Schedule: Contains 3 Pages.

Signature

Signed by Barbara Gail Beck as Territorial Authority Representative on 17/10/2018 01:42 PM

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

**CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991**

IN THE MATTER of the Resource Management Act
1991 ("the Act")

AND

IN THE MATTER a subdivision consent as evidenced
by Deposited Plan No 525547

AND

IN THE MATTER of a Consent Notice issued pursuant
to s221 of the Act by the Whangarei
District Council ("the Council")

IT IS HEREBY CERTIFIED that the following conditions, to be complied with on a continuing basis by the subdividing owner and subsequent owners, were imposed as conditions of the subdivision consent SD1700159 ("the consent") as effected by Deposited Plan No 525547 ("the Plan").

1) Road Access:

- a) Future owners of Lots 1 – 6 shall be advised that legal access to the Lots can be obtained only from the right of way 'P', Limerock Lane. No vehicle crossing from these Lots shall be formed directly onto Kotata Rise or High Street.
- b) Future owners of Lots 7 - 14 shall be advised that legal access to the Lots can be obtained only from the right of way 'Q', Suncrest Lane. No vehicle crossing from these Lots shall be formed directly onto High Street.
- c) Future owners of Lots 19 - 26 shall be advised that legal access to the Lots can be obtained only from the right of way 'R', Topfield Place. No vehicle crossing from these Lots shall be formed directly onto Kotata Rise or Titiro Street.
- d) Future owners of Lots 27 – 34 shall be advised that legal access to the Lots can be obtained only from the right of way 'S', Pukepuke Place. No vehicle crossing from these Lots shall be formed directly onto Kotata Rise.

2) All Lot owners shall comply with the following conditions on a continuing basis:

- a) At the time of building consent for any building on the site, the owner shall obtain the necessary vehicle crossing permit, and construct the vehicle entrance crossing in accordance with Sheet 20 Residential Single Width Crossing also in accordance with Sheets 22 & 33 of Council's Environmental Engineering Standards 2010 Edition, to the satisfaction of the Council.

- b) Any development shall comply with the restrictions and recommendations identified in the RS Eng report entitled "Geotechnical Completion Report – Stage 2 Kotata Heights", ref 15450, dated 06 September 2018, unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- c) Any built development to be constructed on the lots shall comply with the following restrictions:
 - (1) The land use activity associated with this site shall be restricted to a single residential unit and associated 'residential activity' defined in the Whangarei District Plan.
 - (2) The height of any building shall not exceed 8 metres above existing ground level.
 - (3) All buildings are to comply with the following setback requirements:
 - (i) 4.5 metre setback from Kotata Rise and High Street;
 - (ii) 2 metres from Titiro Street
 - (iii) 1 metre setback from all other (internal) boundaries, except a 1.5 metre setback is required from any internal boundaries adjoining a right-of-way easement. There shall be a nil setback requirement on a boundary between adjoining sites where both of those sites accommodate an attached residential unit (for the purpose of this provision 'attached' is defined as adjoining at the boundary)
 - (iv) Site coverage (as defined in the District Plan) shall not exceed 50% per Lot.
 - (v) No building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any side or rear boundary, except that there shall be no daylight angle requirement on a boundary between adjoining sites where both of those sites accommodate an attached residential unit (for the purpose of this provision 'attached' is defined as adjoining at the boundary).
 - (vi) All land, other than accesses, is to be planted in lawns, trees, or shrubs within 2.0 metres of the road boundary.
 - (vii) Fences within 2 metres of a boundary shall be no higher than 2 metres above existing ground level and shall not be fortified with barbed wire, broken glass or any form of electrification.
- 3) The owners of Lots 7 – 18, and balance 36 shall comply with the following conditions on a continuing basis:
 - a) At the time of building consent for any building requiring connection to reticulated sewer, the property owner shall arrange to supply and install (at their own cost) a pressure sewer system of an approved make, brand or type (including all its constituent components) to the satisfaction of Council. After

