

In the matter of the Resource Management
Act 1991 (The Act)

in the matter of a subdivision of land in the
North Auckland Land
Registration District shown on
DP 581992

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60359409-A to the subdivision of Section 15 SO 503979, comprised in Record of Title 813338, as shown on DP 581992, subject to conditions, including the requirement of the owners of Lots 1 to 30 to comply with the following conditions on a continuing basis at no cost to the Council.

Condition 51.

- a. At the building consent application stage for Lots 1, 8 to 18, the consent holder shall provide to the Council a report from a suitably qualified acoustic specialist (e.g. member of the New Zealand Acoustical Society) confirming the following requirements have been met:
 - i. Any façade of any habitable room within any proposed dwelling exposed to noise levels greater than 55 dB LAeq(24hr) (e.g., facades within the 55 dB LAeq(24hr) noise level contour as shown in the acoustic report dated 5 March 2020 prepared by Styles Group (Lots 18-21, 24-25) must be designed and/or insulated and/or screened by suitable acoustic barriers so that the internal noise level in those rooms does not exceed 40 dB LAeq(24hr).
 - ii. Where a new room is constructed that is subject to (i) and the noise limit of 40 dB LAeq(24hr) can only be complied with when external doors or windows to those rooms are closed, those rooms must be mechanically ventilated and/or cooled to provide a comfortable thermal environment (i.e., occupiers do not need to open those windows and/or doors for passive ventilation and cooling).

Advice Note: The mechanical ventilation and/or cooling system must also satisfy the fresh air requirements of the New Zealand Building Code G4 Ventilation.

- b. Building restrictions – geotechnical report. Any buildings erected on Lots on the building sites identified on the approved scheme plan shall be subjected to the requirements and recommendations of the report prepared geotechnical investigation report by CMW Geosciences, reference: AKL2019-0182AM Rev.1 dated 22 March 2023 and any subsequent reports. Any buildings erected on other than the identified building platforms shall be subject to specific investigation and design by a chartered professional engineer

experienced in geomechanics who is to have particular regard to the stability of the soils at the site and also have regard to this report.

- c. **Building restrictions - stormwater** All saleable lots on the proposed development shall be subjected to the requirements of the stormwater report prepared by Woods, reference: P18-276, dated: 16th April 2020 and any subsequent reports. Any buildings erected on other than the identified building platforms shall be subject to specific investigation and design by a chartered professional engineer experienced in stormwater, who is to have particular regard to the stability of the soils at the site and also have regard to this report. Required mitigation for individual lots as per the report:

Roof Area (m ²)	Reuse Volume (L)
100	500
150	750
200	1000
250	1250
300	1500

- d. No vehicular access is permitted to and from Wainui Road for Lots 1 to 7 and 24 to 27.
- e. Lot 7 shall gain vehicle access over JOAL 6000 and not directly from Road 8000.
- f. Lot 27, 28 and 29 shall gain vehicle access over JOAL 6001 and not directly from Road 8000.
- g. Any vehicle parking space on Lots 11 to 18 shall have sufficient paved space within the site to allow for manoeuvring of a vehicle so it can enter and exit the site in a forward direction / gear.
- h. The 'front yard' of Lot 17, being the space measured 3 metres from the boundary which adjoins the road reserve, shall be kept free of any planting (except for low lying shrubs), fencing, or structures above ground level (i.e., this does not restrict a retaining wall below ground level).

Advice note. This consent notice condition is to ensure that there is good visibility of the public accessway from the main road to provide a high level of safety.

- i. Driveways, vehicle crossings and on-site manoeuvring shall be finished in a broom brush finishing.

Advice note: This is required to sufficiently contrast with the exposed aggregate of the shared path to clearly delineate routes for legibility of space.

- j. Resource consent has been granted for the construction of new buildings and development on Lots 1 to 30 under Rule I544.4.1 (A2) in the Wainui Precinct Chapter of the Auckland Unitary Plan 2018. Therefore, any building and development on these lots does not require an additional resource consent noting that:

Note 1: Rule I544.4.1 (A2) above relates to the provision of bulk infrastructure (wastewater, water, transport services) and the provision of pedestrian links and open space that is generally similar to that shown on I544.10.1 Wainui: Precinct Plan 1. The bulk infrastructure to service the subject lots and the layout of the roads including pedestrian links and open space

have been assessed as part of the approved subdivision consent.

Note 2: Buildings and development within Lots 1 to 30 will need to comply with overlay, zone and Auckland-wide provisions under the Auckland Unitary Plan unless approved by a resource consent.

Dated this 29th day of May 2023.

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



Signed by KEN BERGER
Senior Subdivision Advisor

Authorised officer under delegated authority.

Reference: CCT90107273 SUB60359409-A