



View Instrument Details

Instrument No. 10276471.4
Status Registered
Date & Time Lodged 24 May 2016 16:22
Lodged By Bluett, Bryce
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
198095	South Auckland
198094	South Auckland
SA1267/72	South Auckland
SA35C/293	South Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by Bryce Bluett as Territorial Authority Representative on 24/05/2016 04:06 PM

*** End of Report ***

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



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The Registrar General of Land
South Auckland Land Registry

IN THE MATTER of a Consent Notice pursuant to Section 221 of the
Resource Management Act 1991 ("the Act")
and

IN THE MATTER of a subdivision Consent pursuant to Sections 104,
108, 220, and 221 of the Act

I, GAVIN JOHN ION Chief Executive of the WAIKATO DISTRICT COUNCIL, hereby certify that the Waikato District Council has granted its consent to the subdivision shown on Deposited Plan 490190, (and being the land described in the First Schedule), subject to certain conditions, including the requirement that the Owner (as defined in the Act) comply on a continuing basis with the conditions set out in the Second Schedule and that this Notice be registered against the Computer Freehold Registers for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 on Deposited Plan 490190.

First Schedule

An estate in fee simple in all those parcels of land containing 10.5416 hectares more or less being First Lots 1, 2 and 3 on Deposited Plan 348252 and being all the land comprised in Computer Freehold Registers 198093, 198094 and 198095 And Secondly Section 167 Suburbs of Newcastle South and being all the land comprised in Computer Freehold Register SA35C/293 And Thirdly Lot 1 Deposited Plan S4282 and being all the land comprised in Computer Freehold Register SA1267/72.

Second Schedule

In respect of Lots 20, 31 and 32

1. The Owners of Lots 20, 31 and 32 which have a secondary site boundary with frontage to a public road or access lot shall be advised that any fencing along the secondary boundary (i.e. the boundary that fronts the narrowest public road/access lot) shall:
 - (a) Have a maximum height of 1.5m; or
 - (b) Have a maximum height of 1.8m which must be setback a minimum of 500mm from the respective boundary and include hedging in front of the fence. Hedging shall have a minimum height of 1.0m at planting.



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In respect of Lots 11, 12, 13, 14, 15, 16 and 17

2. The Owners of Lots 11, 12, 13, 14, 15, 16 and 17 shall be advised that no fence or wall located between the dwelling or garage and the southern boundary of these Lots shall exceed a height of 900mm.

In respect of Lots 11, 12, 13, 14, 15, 16, 17 and 18

3. The Owners of Lots 11, 12, 13, 14, 15, 16, 17 and 18 shall be advised that the Council shall not be liable nor called on to erect or repair or contribute to the cost of any fence on the northern boundaries of these Lots adjoining the Council's unformed road and the proposed Te Awa Cycleway.
4. The Owners of Lots 11, 12, 13, 14, 15, 16, 17 and 18 shall be advised that fencing of the northern boundaries which front Council's unformed road and proposed Te Awa Cycleway, shall have a maximum height of 1.5m. Any fencing above 1.2m in height must be 50% permeable. This rule applies to both the western and northern boundaries of Lot 11.

In respect of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39

5. The Owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 shall, at the time of application for building consent, ensure to the satisfaction of the Council that the restrictions and recommendations for foundation design and stormwater design within the site (as applicable) identified in the Subdivision Suitability Assessment Report prepared by AECOM Limited dated 19 December 2013, reference number 60312488 are complied with, unless an alternative report for proposed foundations works or stormwater design, undertaken by a suitably qualified and experienced Engineer is approved in writing by the Council. A copy of the Subdivision Suitability Assessment Report can be obtained from the Waikato District Council.
6. The Owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and 39 shall be advised that the minimum finished floor level (given as Reduced Level (RL) with respect to Moturiki Datum) for any habitable area of a dwelling or ancillary unit shall be set at the level set at or above RL 15.70m as recommended in the Subdivision Suitability Assessment Report prepared by AECOM Limited dated 19 December 2013, reference number 60312488, to the satisfaction of the Council.

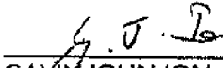


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General Condition

7. The Owners shall pay the Council's costs and disbursements in respect of the preparation, execution, registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of them.

DATED at Ngaruawahia this *3rd* day of *March* 2016



GAVIN JOHN ION
Chief Executive

SUB0082/14