

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 606369

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent BUN60399307 SUB60399308 (CCT90120092-1) to the subdivision of Lot 1 DP 36345, Part Lot 1 DP 72559 and Lot 2 DP 192001 shown on DP 606369 subject to conditions, including the requirement of the owners of Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369 to comply with the following conditions on a continuing basis at no cost to the Council.

Conditions 22(e) and 51 – Minimum Floor Levels – Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369

The following approved minimum floor levels shall apply to buildings on Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369 unless a lower floor level is approved by the Council that has been subject to specific engineering design.

Lot	Minimum Floor Level (NZVD1946)
1	8.68
2	8.81
3	8.93
4	9.05
5	9.10
6	9.21
7	9.31
8	9.40
9	9.54
10	9.61

11	9.72
12	9.74
13	9.66
14	9.56
15	9.31
16	9.06
17	8.83
18	8.61
19	8.37
20	8.35
21	8.35
22	8.76
23	8.83
24	8.96
25	9.22
26	9.39
27	9.48
28	9.59
29	10.36
30	10.36
31	10.59
32	9.88
33	9.88
34	10.02
35	9.90
36	9.79
37	9.95
38	9.20
39	9.79
40	9.70
41	9.60

42	9.51
43	9.39
44	8.55
45	8.56
46	8.67
47	8.80
48	8.92
49	9.01
50	9.30

51	10.11
52	8.99
53	8.91
54	8.79
55	9.70
56	10.00
57	9.93
58	10.11
59	10.00
60	9.92
61	9.80
62	9.68
63	9.40
64	9.35
65	9.21
66	9.15
67	9.04
68	9.29
69	9.16
70	9.05
71	8.98
72	8.68
73	8.60
74	8.55
75	8.55
76	8.55
77	8.55
78	8.55
79	8.55
80	8.51
81	8.57
82	8.67
83	8.93
84	8.44
85	8.60

86	8.73
87	9.10
89	9.10
90	9.10

91	9.10
92	9.14
93	9.22
94	9.08
95	9.19
96	9.27
97	9.36
98	9.38
99	9.33
100	9.24
101	9.16
102	9.38
103	9.30
104	9.20
105	9.08
106	9.47
107	9.56
108	9.56
109	9.69
110	9.70
111	9.80
112	9.85
113	9.85
114	9.95
115	10.04
116	9.54
117	10.09
229	9.61

Condition 50 – Geotechnical Requirements – Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369

Any developments on Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369 shall adhere to the recommendations contained within the report titled '*Clevedon Properties Geotechnical Completion Report Clevedon Meadows Stage 1, 62 to 80 Papakura-Clevedon Road, Clevedon*' prepared by Land Development & Engineering referenced J00721 and dated 7th November 2024.

Condition 52 – Overland Flowpath – Lots 22, 23, 29, 30 and 31 DP 606369

The owners of Lots 22, 23, 29, 30 and 31 DP 606369 must provide and maintain a means of conveying overland flowpath through the lot in accordance with Infrastructure Report, Job Number 194006, Revision C, dated 01 July 2022 and prepared by Maven Associates Ltd and must not obstruct the overland flow through the property with any fencing, object, impermeable landscaping, building, or any other structure.

Condition 53 – Fencing – Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369

For Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369:

Fencing in the locations identified on the drawing referenced '220214/31 Lot Frontages Fencing Strategy', revision F, dated 28 June 2023 and prepared by Greenwood Associates Ltd must not exceed the heights specified in the key as applicable to the affected lot and must utilise the materials specified in the key, except that this condition does not require the provision of closed board timber fences on rear boundaries.

Condition 54 – Fencing – Lot 84 DP 606369

For Lot 84 DP 606369:

Fencing located on or adjoining the boundary of Lot 3000 DP 606369 being a Local Purpose (Drainage) Reserve must be either a maximum of 1.2 high if a closed board fence is used or, if taller (to a maximum height of 1.8m), at least 50% visually permeable.

Condition 55 – Development Standards – Lots 84 – 87 (inclusive) DP 606369

For Lots 84 – 87 (inclusive) DP 606369:

- a. Vehicle access to Papakura-Clevedon Road is prohibited.
- b. Any building's facades that face Papakura-Clevedon Road must contain:
 - i. Glazing that is cumulatively at least 20 percent of the area of that façade; and
 - ii. An entrance door that is visible from Papakura-Clevedon Road.
- c. Any fences within 3.0 metres from the northern boundary with Papakura-Clevedon Road must include an opening or gate that provides pedestrian access to Papakura-Clevedon Road and must not exceed the height specified below, measured from the ground level at the boundary:
 - i. 1.4 metres in height, or
 - ii. 1.8 metres in height for no more than 50 per cent of the site boundary and 1.4m for the remainder, or
 - iii. 1.8 metres in height if the fence is at least 50 per cent visually open as viewed perpendicular to the site boundary.

Condition 56 – Development Standards – Lots 30 – 34 (inclusive) DP 606369

For Lots 30 – 34 (inclusive) DP 606369:

- a. Any building's facades that adjoin Part Allotment 4 Parish of Wairoa or any other land comprising the Clevedon Showgrounds must contain:
 - i. Glazing that is cumulatively at least 20 percent of the area of that façade; and
 - ii. An entrance door that is visible from the Clevedon Showgrounds.
- b. All fences within 3.0m from the southern boundary adjoining Part Allotment 4 Parish of Wairoa or any other land comprising the Clevedon Showgrounds must include an opening or gate that provides pedestrian access to the Clevedon Showgrounds and must not exceed the height specified below, measured from the ground level at the boundary, as a future road may be located along this boundary.
 - i. 1.4 metres in height, or
 - ii. 1.8 metres in height for no more than 50 per cent of the site boundary and 1.4m for the remainder, or
 - iii. 1.8 metres in height if the fence is at least 50 per cent visually open as viewed perpendicular to the site boundary.

Detention Tanks – Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369

To comply with the Stormwater Management Plan approved in the Resource Consent BUN60399307, the owner(s) of Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369 must design, install and maintain a private on-site stormwater management system for the site, prior to the occupation of the dwelling. The stormwater management system must be completed in accordance with the following specific requirements.

- a) Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369 must have the stormwater tank for the stormwater runoff mitigation prior to discharge to the public stormwater infrastructure. Detail design of the tank and calculations must be provided for Council's approval.
- b) The stormwater management device must be installed generally in accordance with design specifications by a suitably qualified service provider and fully operational prior to occupation of the dwelling.
- c) The stormwater management device must be operated and maintained at all times, by the owner(s) of Lots 1 – 87 (inclusive), 89 – 117 (inclusive) and 229 DP 606369 in accordance with the best practice for the device and to the satisfaction of the Council, at the owner's expense.
- d) The stormwater management device must meet SMAF requirements and tanks should be sized appropriately to lot size area.

Dated at Manukau this 5th day of *March* 2025.

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



Mohammed Ali (Senior Subdivision Advisor)

Authorised officer under delegated authority