

TA Approvals

Territorial Authority	Auckland Council TA Certification Division	TA Reference	SUB60399308-A (SOUTH)
Survey Number	LT 610983	Survey Purpose	LT Subdivision
Survey Reference	194006 (Clevedon Stage 2)	Land District	North Auckland
Surveyor	Reece Allan Moody		
Surveyor Firm	Maven Associates Limited		
Dataset Description	Lots 118-160, 212-228, 1001-1004, 2002, 4000, 5000 & 8001 being Subdivision of Lot 8000 DP 606369		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Auckland Council and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 5th day of September 2025

Signature

Signed by Mohammed Hazim Ali, Authorised Officer, on 05/09/2025 11:49 AM

*** End of Report ***

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 610983

CONSENT NOTICE

(Pursuant to Section 221 of the Act)

I hereby certify that THE AUCKLAND COUNCIL granted its consent BUN60399307 SUB60399308 (CCT90122301-2) to the subdivision of Lot 8000 DP 606369 shown on DP 610983 subject to conditions, including the requirement of the owners of Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983 to comply with the following conditions on a continuing basis at no cost to the Council.

Conditions 70(e) and 88 – Stormwater – Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983

The following approved minimum floor levels shall apply to buildings on Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983 unless a lower floor level is approved by the Council that has been subject to specific engineering design. For details, please refer to the recommendations contained within the report titled '*Final Stormwater Report – Stage 2*' prepared by Maven Associates referenced Job Number 194006 Rev C and dated 09/05/2025.

Stage 2				
Lot Number	Final Flood Level (m)	Freeboard Required (m)	Auckland Vertical Datum 1946 MFL (m)	NZVD 2016 Datum MFL (m)
118	9.97	0.15	10.12	9.83
119	9.79	0.15	9.94	9.65
120	9.91	0.15	10.06	9.77
121	10.03	0.15	10.18	9.89
122	9.9	0.15	10.05	9.76
123	10.64	0.15	10.79	10.5
124	10.75	0.15	10.9	10.61
125	10.62	0.15	10.77	10.48
126	10.56	0.15	10.71	10.42

127	10.47	0.15	10.62	10.33
128	10.45	0.15	10.6	10.31
129	10.57	0.15	10.72	10.43
130	10.66	0.15	10.81	10.52
131	10.77	0.15	10.92	10.63
132	10.78	0.15	10.93	10.64
133	11.54	0.15	11.69	11.4
134	11.59	0.15	11.74	11.45
135	11.6	0.15	11.75	11.46
136	11.42	0.15	11.57	11.28
137	11.43	0.15	11.58	11.29
138	11.34	0.15	11.49	11.2
139	11.51	0.15	11.66	11.37
140	11.62	0.15	11.77	11.48
141	11.63	0.15	11.78	11.49
142	11.57	0.15	11.72	11.43
143	12.39	0.15	12.54	12.25
144	12.48	0.15	12.63	12.34
145	12.44	0.15	12.59	12.3
146	12.28	0.15	12.43	12.14
147	12.08	0.15	12.23	11.94
148	11.92	0.15	12.07	11.78
149	12.03	0.15	12.18	11.89
150	12.04	0.15	12.19	11.9
151	12.25	0.15	12.4	12.11
152	12.45	0.15	12.6	12.31
153	12.5	0.15	12.65	12.36
154	12.4	0.15	12.55	12.26
155	12.86	0.15	13.01	12.72
156	12.95	0.15	13.1	12.81
157	12.95	0.15	13.1	12.81
158	12.77	0.15	12.92	12.63
159	12.54	0.15	12.69	12.4
160	12.39	0.15	12.54	12.25
212	12.07	0.15	12.22	11.93
213	11.99	0.15	12.14	11.85
214	11.93	0.15	12.08	11.79
215	11.83	0.15	11.98	11.69
216	11.65	0.15	11.8	11.51
217	11.54	0.15	11.69	11.4
218	11.41	0.15	11.56	11.27

219	11.25	0.15	11.4	11.11
220	11.11	0.15	11.26	10.97
221	10.99	0.15	11.14	10.85
222	10.83	0.15	10.98	10.69
223	10.69	0.15	10.84	10.55
224	10.53	0.15	10.68	10.39
225	10.38	0.15	10.53	10.24
226	10.18	0.15	10.33	10.04
227	10.04	0.15	10.19	9.9
228	9.92	0.15	10.07	9.78
1001	10.49	0.15	10.64	10.35
1002	11.44	0.15	11.59	11.3
1003	12.33	0.15	12.48	12.19
1004	12.83	0.15	12.98	12.69

Condition 87 – Geotechnical Requirements – Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983

Any developments on Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983 shall adhere to the recommendations contained within the report titled 'Geotechnical Completion Report' prepared by LDE referenced J00721 Version B and dated 10th March 2025.

Condition 89 – Fencing – Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983

For Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983:
Fencing in the locations identified on the drawing reference '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 90 – Fencing – Lots 129 and 136 DP 610983

For Lots 129 and 136 DP 610983:

Any fencing, hedging or planting along the boundaries or within one metre of the boundary with Lot 5000 DP 610983 (Vest in lieu of a Reserve) must be either a maximum of 1.2m high if a closed board fence is used or, if taller (to a maximum height of 1.8m), at least 50% visually permeable (to allow fully visibility and prevent graffiti).

Condition 91 – Fencing – Lot 212 DP 610983

For Lot 212 DP 610983:

Any fencing, hedging or planting along the boundaries or within one metre of the boundary with Lot 4000 DP 610983 (vest in lieu of reserve) located on the southern boundary of Lot 212 DP 610983 must not exceed a height of 1.6 metres, measured from the ground level at the boundary (to allow full visibility and prevent graffiti).

Condition 92 – On-site Manoeuvre – Lots 1001 – 1004 (inclusive) DP 610983

On-site manoeuvring is required to be shown within Lots 1001 – 1004 (inclusive) DP 610983 at the time of Building Consent so as to avoid reverse manoeuvring from each site onto Road 1 (located between the subject land and the Clevedon Showgrounds site).

Advice Note: This condition has been imposed to assist with traffic safety associated with the future provision of bus routes on this road.

Condition 93 – Future Development – Lots 1001 – 1004 (inclusive) DP 610983

Lots 1001 – 1004 (inclusive) DP 610983 are identified as future development lots which may be further subdivided subject to demonstrating that the minimum net site area of 800m² and the average net site area of 1000m² applicable in the Clevedon Sub-precinct B is maintained in accordance with Standard I408.6.5 of the Auckland Unitary Plan (Operative in Part). When calculating density, refer to Standard I408.6.4.

For the avoidance of doubt, the total allowable yield for the site contained in Clevedon Sub-precinct B was calculated at 130 lots (across Stages Two and Three), of which 118 was approved as part of SBU60399308 (BUN60399307). Thus, each lot (Lots 1001 – 1004 DP 610983) may be further subdivided, creating two additional lots (being a total of three lots) each. Any further subdivision will be subject to Council approval.

Detention Tanks – Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983

To comply with the Stormwater Management Plan approved in the Resource Consent BUN60399307, the owner(s) of Lots 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983 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 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983 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 at building consent stage.
- 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 118 – 160 (inclusive), 212 – 228 (inclusive) and 1001 – 1004 (inclusive) DP 610983 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 3rd day of September 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