



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **831696**
Land Registration District **North Auckland**
Date Issued 05 October 2018

Prior References

NA106B/725 NA85C/817

Estate Fee Simple
Area 4.3704 hectares more or less
Legal Description Lot 1-2 Deposited Plan 523159
Registered Owners
Riverview Properties Limited

Interests

5710816.1 Gazette Notice (NZ Gazette 5/12/2002 p 4424) declaring State Highway No. 16 adjoining to be a limited access road pursuant to Section 88(1) Transit New Zealand Act 1989 - 29.8.2003 at 9:00 am (affects part Lot 2 DP 523159 formerly Lot 2 DP 173483)

5729281.1 Gazette Notice declaring the adjoining State Highway No.16, Helensville to Wellsford to be a limited access road - 15.9.2003 at 9:00 am (Lot 1 DP 523159 and part Lot 2 part formerly Lot 1 DP 144373)

Land Covenant in Easement Instrument 10896976.1 - 7.9.2017 at 3:52 pm (Affects Lot 1 and part Lot 2 DP 523159 formerly Lot 1 DP 144373)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 523159)

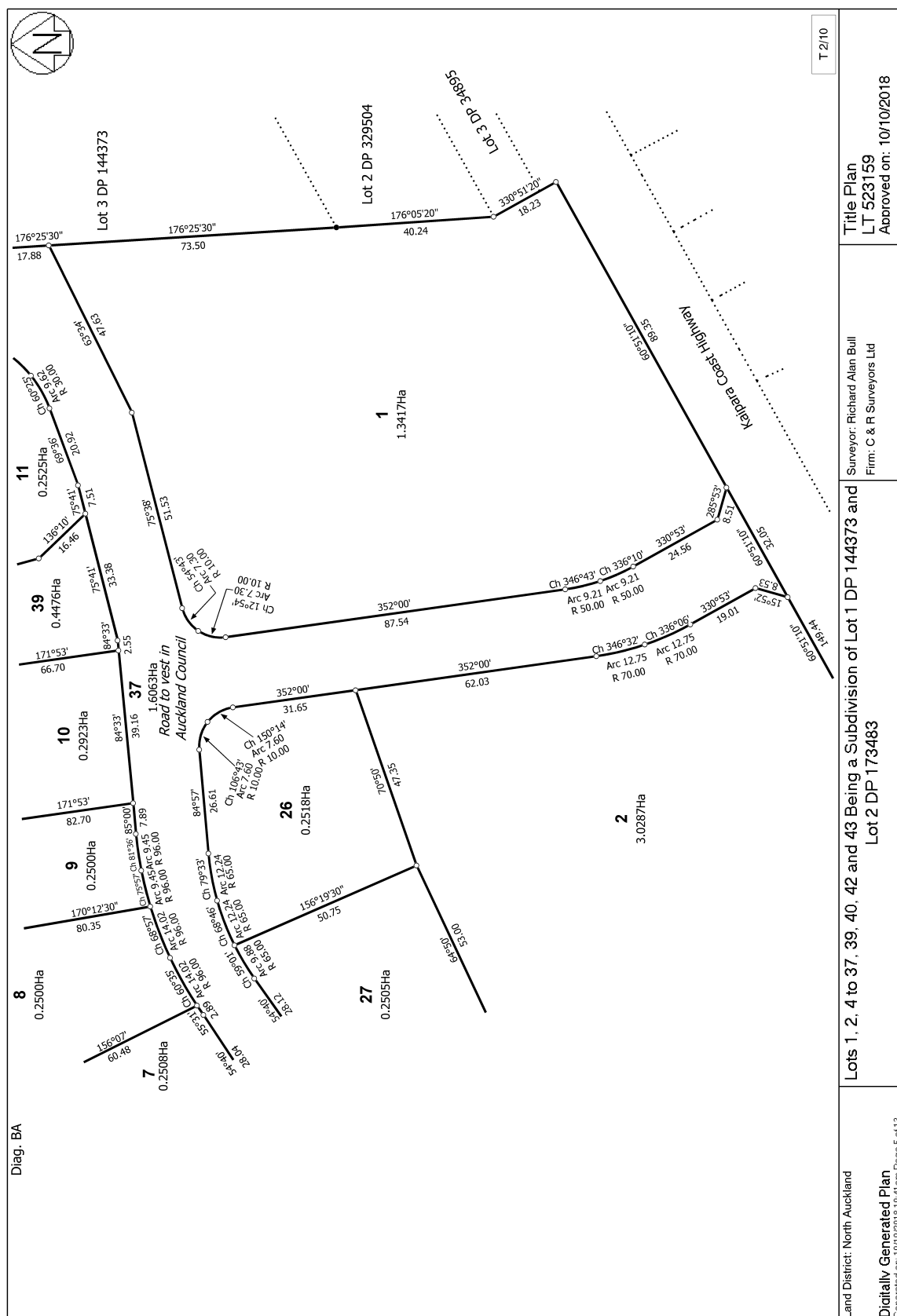
11174340.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.10.2018 at 3:31 pm

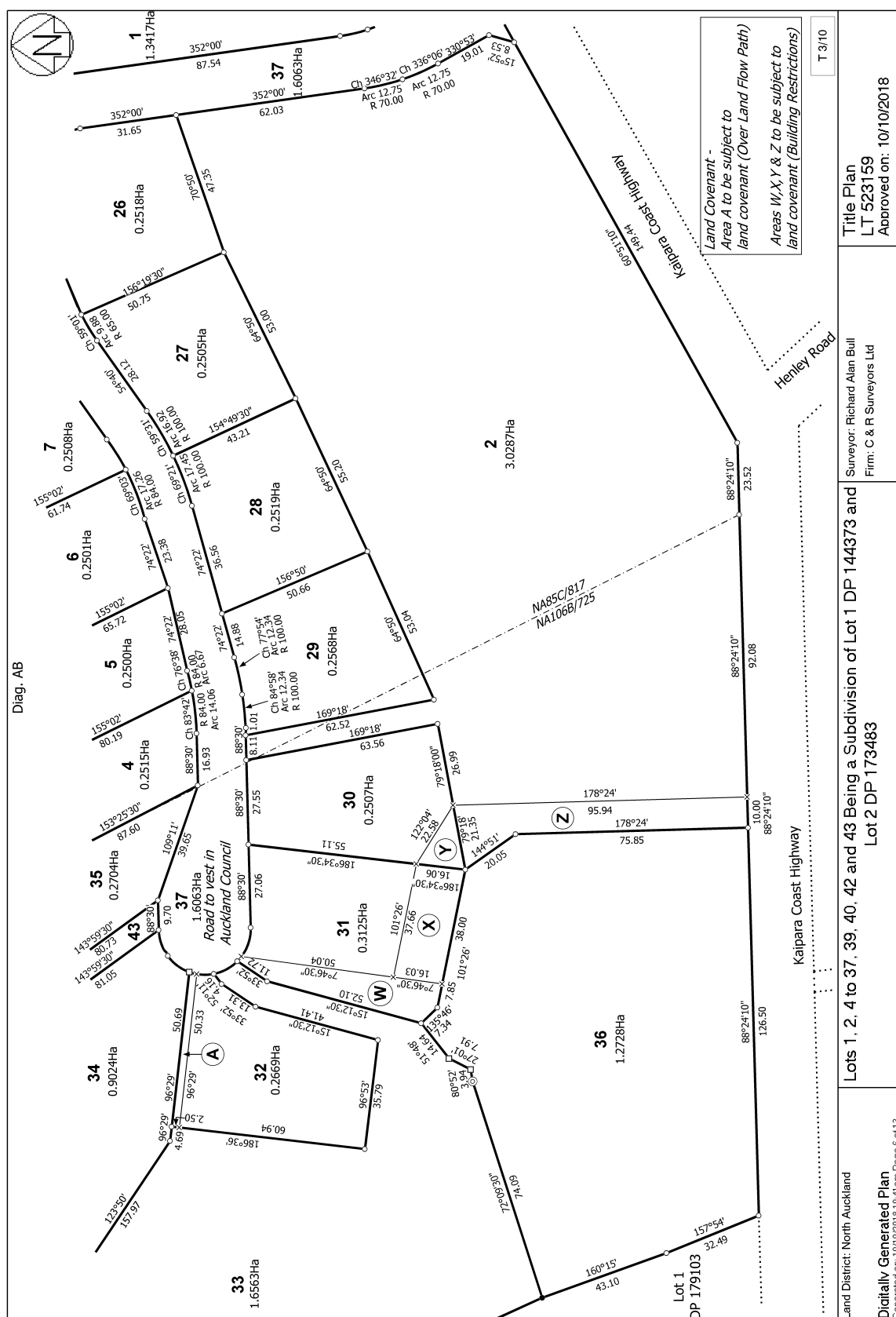
Land Covenant in Easement Instrument 11174340.11 - 5.10.2018 at 3:31 pm

Land Covenant in Easement Instrument 11174340.12 - 5.10.2018 at 3:31 pm

Land Covenant in Easement Instrument 11174340.13 - 5.10.2018 at 3:31 pm (Affects Lot 2 DP 523159)

Land Covenant in Easement Instrument 11174340.14 - 5.10.2018 at 3:31 pm





View Instrument Details



Instrument No 11174340.7
Status Registered
Date & Time Lodged 05 October 2018 15:31
Lodged By Hunt, William Patrick
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



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

Signature

Signed by William Patrick Hunt as Territorial Authority Representative on 02/10/2018 10:45 AM

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

IN THE MATTER

of a Plan lodged for
Deposit under
Number 523159

Pursuant to Section 221 of the Resource Management Act 1991 THE AUCKLAND COUNCIL HEREBY GIVES NOTICE that its subdivision consent given in respect of the land in the Second Schedule as shown on Land Transfer Plan 523159 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Third Schedule hereto with the conditions set forth in the First Schedule hereto.

FIRST SCHEDULE

Firefighting water supplies At the time a building consent application is submitted for a dwelling in Lots 1, 2, 4 - 35 it must be demonstrated that sufficient water volume, pressure & flow will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ 4509:2008 and that this water supply be accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP. If an alternative firefighting water supply is to be provided the written approval of that system from the firefighting service must be provided with the building consent application.

Building restriction Any buildings erected on Lots 1, 2 and 4 to 35 shall be subject to the requirements of the "Geotechnical Completion Report prepared by CMW, ref: AKL2016_0462AG Rev: 0, dated 25. May 2018" and any subsequent reports. Copies of the said report and report(s) will be held at the offices of the Council, Centreway Road, Orewa.

Building restrictions Lots 23, 24 and 25 shall have single story buildings only of a maximum height of 6.0m.

Building restrictions Any building on Lots 23 or 24 shall be sited no closer than 10m from their southern boundary. Any planting within the 10m southern yard shall be limited to a height restriction of no higher than 1.5m.

Maintenance All landscaping and grassed areas on Lots 39, 40, 42 and 43 shall be maintained to the same standard for a period of two years, at the consent holder's expense. Any maintenance issues deemed unsuitable by the Arboriculture Advisor (North) during this period shall be remedied by the consent holder at their expense.

Building restrictions Any buildings erected on Lots 16 and 17 shall be subject to a minimum habitable floor level not lower than RL 5.9 m DoSLI Datum and Lots 33 & 34 shall be subject to a minimum habitable floor level not lower than 5.7m DoSLI Datum. Floor levels for non-habitable activities may be up to 200 mm lower than these levels.

Accessway – fencing & boundary treatments Any fencing within 2m of boundaries of the accessway (ie Lots 9, 10, 11, 12, 13 and 16) must be post and wire and mesh up to a maximum height of 1.2m unless a variation is otherwise approved by the Parks Consent Planning Team Leader. The council is exempt from sharing costs. Hedging or planting along boundaries or within 2m of the boundary with the accessway (ie Lots 9, 10, 11, 12, 13 and 16) shall not exceed a maximum height of 1.8m and be with a minimum of 50% permeable.

Pedestrian accessway – boundary treatment & building setbacks Any fencing, hedging or planting along the boundaries or within 2m of the boundary of the reserve (ie Lot 20, 21, 34 and 35) must be either low height (1.2m) or at least 50% permeable, and to a maximum height of 1.8m. Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability. Any buildings along the boundaries with the reserve (ie Lot 20, 21, 34 and 35) shall be set back a minimum distance of 2m from the common boundary with the reserve.

Esplanade reserve – fencing & boundary treatments Any fencing, within 2m of boundaries of the esplanade reserve (i.e. Lots 4-9, 16, 17, 20-22, 33, 34 and 35) must be post and wire, or post and mesh up to a maximum height of 1.2m unless a variation is otherwise approved by the parks consents planning team leader. The council is exempt from sharing costs. Hedging or planting along boundaries or within 2m of the boundary with the esplanade reserve (i.e. Lots 4-9, 16, 17, 20-22, 33, 34 and 35) shall not exceed a maximum height of 1.8m and be with a minimum of 50% permeable. Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability.

Stormwater The onsite treatment should be designed in accordance with Section 4.2 of "The Countryside Living Toolbox, Stormwater Management Device Design Details, Auckland Regional Council, April 2010" or similar Council approved system. Appropriate erosion mitigation and discharge outlet design must be provided at the discharge point.

Note: No attenuation is required on site, this condition relates to treatment only.

Built development All built development and fencing on Lots 4 – 16, 18 – 32 and 34 – 35 shall comply with the following:

Fence height and type shall be in accordance with the LASF Landscape Plans dated 20 June 2017. In general, this requires fences to be:

- no greater than 1.1m in height; of a rural design (timber post and rail) generally on the northern parts of the lots adjacent to the stream and esplanade reserve,
- front boundary fencing no higher than 1.2m and 50% visually permeable and
- other fencing no higher than 1.6m but can be solid to provide privacy and containment of children and animals.

Any solid fencing shall be finished using colours as included in the "Colour Standard Chart for Fences" as per Schedule 1. In addition, fence materials/colour shall meet the following standards:

- a colour which has a reflectivity value of no more than 40 per cent for greyness groups A, B or C, using the British Standard BS5252:1976 Framework for Colour Co-ordination for Building Purposes.

Base planting requirement as per landscape plan 001 by LASF dated 16 April 2018, project PBKH, Rev G which includes specimen tree planting and native mixed planting areas along some boundaries together with restriction on fencing as shown on landscape plan 001 by LASF, Rev D dated 20 June 2017. The planting shall be protected and maintained in perpetuity to the satisfaction of Council's Team Leader Northern Monitoring, Orewa.

Front fencing Front fencing along the Kaipara Coast Highway shall be timber post and rail 1.2m high and any fencing along the northern side of the planted bund shall be 5 – 7 wire rural fence.

Advice Note

Onsite wastewater disposal needs to comply with the permitted standards in the Unitary Plan or separate resource consent will be required. The conditions of the land use consent – LUC60305756 for Minor Dwellings and increased building coverage associated with most of

the Rural and Coastal Settlement sites within this subdivision clearly set out the requirements needing to be achieved for onsite wastewater to be permitted with the rules of the Unitary Plan existing at the present time.

SECOND SCHEDULE

An estate in fee simple in more or less being Lot 1 DP 144373 and Lot 2 DP 173483 comprised in Certificates of Title NA106B/725 and NA85C/817.

THIRD SCHEDULE

Lots 1 , 2 , 4 to 35, 39, 40,42 and 43 DP 523159.

DATED this 20th day of September 2018.

SIGNED for and on behalf of the AUCKLAND COUNCIL



Authorised Officer

RESOURCE CONSENT: CCT90072185-1 (R68753)