

Consent Notices Lots 107-110

Consent notices from Lot 107-110 RC

Condition 42 – all lots

- a. Development on Lot(s) 7 to 171 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report. Reference of the GCR will be confirmed at time of the 224c.
- b. The lots affected by 1% AEP flows adjoining to the road corridor must have building floor level at least 150mm above the 1% AEP flood water levels. The consent notice requirement will be confirmed at time of the 224c.
- c. Development on Lots 7 to 171 must provide hydrology mitigation as follow:
 - i) Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - ii) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
 - iii) Provide water quality treatment for impervious area runoff.
- d. The owners of Lot(s) 7 to 171 are responsible and liable for the ongoing operation, maintenance and repair of the asset [stormwater device] located within their individual site that provided hydrology mitigation.

Condition 43 – Lots 106-113

- a. Lots 106 to 113 are reliant on private on-site stormwater disposal system as means of stormwater discharge. Future development on these lots must incorporate design and construction of an on-site stormwater disposal in accordance with Auckland Council Countryside Living Toolbox.

Condition 44 – Lots 17, 56, 76-81, 102-105, 106-113, 114-117, 121-122, 131-137, 144, 157, 168

- a. All walls and their footings must be located entirely within the residential lots. Maintenance and repair of the walls will be the responsibility of the landowner.

Condition 45 - Lots 127-131

- a. Boundary fencing along the eastern boundary of Lots 127-131 must be installed and maintained in accordance with the Edge Treatment plans referenced UD301, dated 25 November 2025 and UD302 and UD303, dated 5 December 2025, prepared by Harrison Grierson.

Condition 46 - Lot 65, Lots 67 – 69, Lots 76 – 81, Lots 102 – 113, Lots 114 – 117, Lot 121 – 122, Lot 131-137, Lot 144, and Lot 168

- a. Landscaping on Lot 65, Lots 67 – 69, Lots 102 – 105, Lots 114 – 117, Lot 121 – 122, Lot 131-137, Lot 144, along their site boundary that abuts Drainage Reserve or Esplanade Reserve must be installed with a 1m wide landscape planting area and maintained in accordance with the Edge Treatment plans referenced UD301, dated 25 November 2025 and UD302 and UD303, dated 5 December 2025, prepared by Harrison Grierson and must consist of 2-3 climber/scrambler species, and consist of taller grass, flax, or shrub species.
- b. The above landscaping must be maintained in perpetuity, with planting replaced should it die.

Condition 47 – Lots 138-171

- a. The dwelling constructed on Lots 138-171 must have a pedestrian access provided to the dwelling from the adjacent public road.

Relevant consent notices from underlying RC

Condition 51 – all lots

The following materials and systems are not permitted to be use on any fences adjoining proposed reserves, for aesthetic and/or practical reasons:

- a. Unstained or unpainted pinus radiata retaining walls or fencing.
- b. Sheet panels (e.g. fibre-cement)
- c. acrylic spray finishes on sheet boarding.

Condition 54 – all lots

Future development on these lots must provide hydrology mitigation and water quality treatment for all impervious areas in accordance with the Red Hills NDC and Healthy Water unit certified Site-Specific Stormwater Management Plan.