



# View Instrument Details

<b>Instrument No</b>	11020200.3
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	21 March 2018 15:57
<b>Lodged By</b>	Mackay, Megan Shelley
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



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<b>Affected Computer Registers</b>	<b>Land District</b>
769905	South Auckland

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**Annexure Schedule:** Contains 2 Pages.

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## Signature

Signed by Ryan Patrick McFadden as Territorial Authority Representative on 21/03/2018 03:42 PM

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

**TAURANGA CITY COUNCIL**  
**CONSENT NOTICE PURSUANT TO SECTION 221**  
**RESOURCE MANAGEMENT ACT 1991**

TCC Reference: RC21332

**IN THE MATTER OF** Plan DP 519256

**AND**

**IN THE MATTER OF** Subdivision Consent pursuant to  
Sections 104, 108, 220 & 221 of the  
Resource Management Act 1991

Pursuant to section 221 of the Resource Management Act 1991, the Tauranga City Council hereby certifies that by way of resolutions passed under delegated authority on the 21 December 2012, 24 July 2013, 7 November 2013, 28 January 2014, 11 April 2014, 16 March 2015, 19 May 2016 and 31 January 2018 the following conditions were imposed on the subdivision consent for Lot 1005 DP 507200:

***That a Consent Notice be registered on the Certificate of Title advising the owner and subsequent owners thereof, of the following requirements to be complied with on a continuing basis:***

***For Lots 504 to 588 (inclusive), requiring that:***

- a) *All development within these Lots, including but not limited to the design and construction of any building or structure requiring a Building Consent in accordance with the Building Act 2004, shall be undertaken in accordance with the requirements and recommendations in the Geotechnical Completion Report prepared by Coffey Geotechnics (NZ) Limited entitled 'The Lakes - Stage 3I – Geotechnical Completion Report', referenced GENZTAUC13086AP-AM (Revision 'Final') and dated 19 January 2018. Tauranga City Council reference TL10114.*

***For Lot 537, requiring that:***

- b) *This Lot contains a building restriction area labelled 'RA' as shown on the survey plan and within the Geotechnical Completion Report prepared by Coffey Geotechnics (NZ) Limited entitled 'The Lakes - Stage 3I – Geotechnical Completion Report', referenced GENZTAUC13086AP-AM (Revision 'Final') and dated 19 January 2018 (see Figure 5 within Appendix A). All buildings or structures requiring a Building Consent in accordance with the Building Act 2004, shall be located outside of the identified building restriction areas unless a specific design is certified by a Category 1 geo-professional.*

***For Lots 512, 513, 517, 520 to 532 (inclusive), 535 to 537 (inclusive), 539 to 573 (inclusive), 576 and 577, requiring that:***

- c) *The owners are required to meet the full cost of fencing along any common boundary between the Lot and the adjoining land that is vested in Tauranga City Council as local purpose reserve or recreation reserve.*

**For Lots 577 to 588 (inclusive), requiring that:**

- d) An acoustic fence constituting a close board timber fence with battens over the joins as illustrated within Figure 2: 'Suitable Timber Wall Detail' of the Hegley Acoustics Consultant's letter entitled 'The Lakes – Stage 3I' and dated 20 April 2016 (TCC Objective Reference A8591130), except where amended by the letter prepared by Design Acoustics entitled 'Noise Barrier at 'The Lakes' Residential Development Stage 3I, Road Traffic Noise Measurements and Assessment' and dated 16 November 2017 (TCC Objective Reference A8591113) and shall be maintained on the boundary of the lot in the location as shown within Figure 1: 'Plan of Stage 3I' of the Hegley Acoustics Consultant's letter entitled 'The Lakes – Stage 3I' and dated 20 April 2016 (TCC Objective Reference A8591130). The fencing shall be maintained at all times to ensure its acoustic integrity is maintained.

**For Lots 504 to 509 (inclusive), 511 to 513 (inclusive) 574, and 582 to 588 (inclusive), requiring that:**

- e) A new dwelling being constructed, or any existing dwelling being extended greater than 25% shall meet an internal road-traffic design sound level of  $40\text{dB}_{\text{LAeq}(24\text{h})}$  inside all habitable rooms with ventilating windows open.

At the time of building consent application, an acoustic design report shall be provided to Council from a suitably qualified and experienced acoustics expert demonstrating compliance with the abovementioned sound level requirement.

Where windows must remain closed to achieve the required internal noise level, alternative ventilation must be supplied that provides ventilation in accordance with the building code. Noise from the ventilation system must not exceed  $35\text{dB}_{\text{L}_{\text{Aeq}}(30\text{s})}$  when measured one metre from any grille or diffuser.

**For Lots 510, 514, 572, 573 and 575 to 581 (inclusive), requiring that:**

- f) With the exception of buildings at ground floor level, any new dwelling being constructed, or any existing dwelling being extended greater than 25% shall meet an internal road-traffic design sound level of  $40\text{dB}_{\text{L}_{\text{Aeq}}(24\text{h})}$  inside all habitable rooms with ventilating windows open.

At the time of building consent application, an acoustic design report shall be provided to Council from a suitably qualified and experienced acoustics expert demonstrating compliance with the abovementioned sound level requirement.

Where windows must remain closed to achieve the required internal noise level, alternative ventilation must be supplied that provides ventilation in accordance with the building code. Noise from the ventilation system must not exceed  $35\text{dB}_{\text{L}_{\text{Aeq}}(30\text{s})}$  when measured one metre from any grille or diffuser.

DATED at Tauranga this 9<sup>th</sup> day of March 2018



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Authorising Officer  
Tauranga City Council