

Decision on notification of an application for resource consent under the Resource Management Act 1991



Non-complying activity

Application number(s): BUN60362652 (Council Reference)
SUB60362653 (s11 subdivision)
LUC60362654 (s9 land use consent)

Applicant: Karaka North Village Limited

Site address: 69a Dyke Road and 348 Linwood Road, Karaka

Legal description: Lots 1 and 2 DP 536479

Proposal:

To undertake a 14 lot subdivision of the application sites ranging in size between 2.097ha and 24.151ha lots to enable future development in accordance with the proposed master plan and the associated management plans. In addition, the consideration of a master plan, infrastructure management plan and landscape management plan as required by the Special Information Requirements of the Karaka North Precinct.

Resource consents are required for the following reasons:

Subdivision consent (s11) – SUB60362653

E38 Subdivision – Urban

- Subdivision of a site with two or more zones or subdivision along an undefined zone boundary is a *Restricted Discretionary Activity* under Rule E38.4.1(A7).
- Subdivision of land within a 1 per cent annual exceedance probability floodplain natural hazard area is a *Restricted Discretionary Activity* under Rule E38.4.1(A11).
- The subdivision does not meet Standard E38.6.3 Services as all lots will be un-serviced. Subdivision not meeting the general standards in E38.6 is a *Discretionary Activity* under Rule E38.4.1(A12).
- The subdivision does not meet Standard E38.7.3.3 Subdivision of a site within the one per cent annual exceedance probability floodplain. This is a *Discretionary Activity* under Rule E38.4.1(A13).
- The subdivision involves the creation of vacant sites on parent sites of 1ha or greater complying with Standard E38.8.3.1. This is a *Discretionary Activity* under Rule E38.4.2(A18).
- The subdivision does not meet Standard E38.8.1.2 Access to rear sites as the 50m maximum length of access to rear sites is exceeded. This is a *Discretionary Activity* under Rule E38.4.2(A31).
- Vacant site subdivision complying with Standard E38.9.2.3 is a *Restricted Discretionary Activity* under Rule E38.4.3(A35).

- The subdivision of land in business zones not meeting Standard E38.9.1.1(1)(a) as the shape factor is not located outside the 1 per cent annual exceedance probability floodplain is a *Discretionary Activity* under Rule E38.4.3(A38).

E39 Subdivision - Rural

- Subdivision of land within a 1 per cent annual exceedance probability floodplain natural hazard area is a *Restricted Discretionary Activity* under Rule E39.4.1(A8).
- The subdivision does not meet Standard E39.6.1.3 Services as all lots will be un-serviced. Subdivision not meeting the standards in E39.6.1 is a *Discretionary Activity* under Rule E39.4.1(A9).
- The subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone does not comply with Standard E39.6.5.1(1) being the Minimum average site size and minimum site size for subdivision in Table E39.6.5.1.1. This is a *Non-Complying Activity* under Rule E39.4.2(A13).

I417 Karaka North Precinct

- The subdivision does not comply with Standards I417.6.7 Wastewater servicing, I417.6.8 Street tree planting and I417.6.9 Access. This is a *Non-Complying Activity* under Rule I417.4.1(A12).
- Subdivision not proposing a connection to a reticulated wastewater system within Sub-precincts A - C in the Karaka North Precinct is a *Non-Complying Activity* under Rule I417.4.1(A11).

Land use consent (s9) – LUC60362654

I417 Karaka North Precinct

- New height limits are proposed across the Karaka North Precinct. Development that does not comply with Standard I417.6.4 Height is a *Discretionary Activity*¹ under Rule I417.4.1(A9).
- The proposal does not comply with Standard I417.6.2 Maximum yield as a maximum of 850 dwellings are proposed be established in Sub-Precinct A. This is a *Restricted Discretionary Activity* under Rule C1.9(2).

E27 Transport

- The subdivision exceeds Standard E27.6.1(c) trip generation for subdivision of land that has the capacity to accommodate more than 100 dwellings. This is a *Restricted Discretionary Activity* under Rule E27.4.1(A3).
- Use of a vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(3)(a) and (c), being where the vehicle crossing is located within 10m of any intersection as measured from the property boundary; and has frontage to an arterial road

¹ This is applied for on the basis that the application of consent notices will lead to development that exceeds permitted height limits. As the Precinct and zone provisions will remain in the Unitary Plan, any subsequent comprehensive land use application(s) for the development of housing that do not comply with the zone/precinct rules will still require application to be made.

as identified on the planning maps, is a *Restricted Discretionary Activity* under Rule E27.4.1(A5).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on notification.

Public notification

Under section 95A of the RMA, this application shall proceed without public notification because:

1. Under step 1, public notification is not mandatory as:
 - a. the applicant has not requested it;
 - b. there are no outstanding or refused requests for further information; and
 - c. the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.
2. Under step 2, public notification is not precluded as:
 - a. there is no plan rule or regulation in an NES that specifically precludes public notification of the application; and
 - b. the application is for activities other than those specified in s95A(5)(b).
3. Under step 3, public notification is not required as:
 - a. the application is for activities that are not subject to a plan rule or regulation in an NES that specifically requires it; and
 - b. the activities will have or are likely to have adverse effects on the environment that are no more than minor because:
 - In the short-term, the creation of the 14 lots is unlikely to result in any change in character on site, as it is a pre-cursor to the next stages of development.
 - The 14 proposed superlots will facilitate the creation of the proposed road network, lot layout and development opportunities as stipulated within the masterplan.
 - The 14 proposed superlots will also ensure that the development has the ability to be appropriately staged ensuring key outcomes and critical infrastructure can be integrated when required.
 - The proposal is consistent with objectives and policies of the Precinct in principle, providing a transition from more rural lifestyle development to more urban medium density living close to the local centre while responding to the landscape attributes/patterns.
 - The layout and positioning of the more intensive development towards the town centre, and lower densities towards the western and northern periphery of the site will secure integration with the site's rural character surrounds as is sought through the Precinct provisions.

- The proposed increase to the height and height in relation to boundary control will enable architectural elements to respond to the rural character of the subject site (i.e. steep pitched roofs that reflect farm style buildings) as is stipulated within the design guidelines. The proposed yard, building coverage and landscaped area development control modifications will help to create a greater degree of flexibility and efficiency for the individual site designs while the proposed large areas of open space located throughout the development will help to mitigate the potential reduction in private landscaped areas.
 - Although some infrastructure aspects still require resolution, the information provided (and in particular the IMP) supports that the development of the site to the extent proposed can be accommodated without significant adverse effects.
 - With respect to any transportation and traffic effects, it is concluded that for this first stage superlot proposal, it can be implemented without resulting in any adverse transportation or traffic related effects.
 - In respect of the masterplan, any actual and potential adverse traffic effects arising from the superlot proposal are considered to be acceptable and will be mitigated by the proposed masterplan documents and consent notices proposed by the applicant.
4. Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing exceptional, abnormal or unusual about the application. Of particular note, the rationale behind the dwelling numbers limit was determined by the combination of both identified wastewater limits and the provisions for the rural village form of development. In the case of wastewater capacity, this is being further progressed by the applicant while the assessment of the proposal has considered the effects in relation to the rural village character expectations for the Precinct. As such, although the density will be greater than that set out in the Precinct provisions, the effects of that have been fully assessed and it is concluded that any adverse effects will be no more than minor.

Limited notification

Under section 95B of the RMA this application shall proceed without limited notification because:

1. Under step 1, limited notification is not mandatory as:
 - a. there are no protected customary rights groups or customary marine title groups affected by this proposal; and
 - b. no person/s to whom a statutory acknowledgement is/are made is adversely affected by this proposal.
2. Under step 2, limited notification is not precluded as:
 - a. there is no plan rule or regulation in an NES that specifically precludes limited notification of the application; and
 - b. the application is for activities other than that specified in s95B(6)(b).
3. Under step 3, limited notification is not required as:

- a. this application is not for a boundary activity; and
- b. there are no adversely affected persons because:
- With regard to neighbouring persons to the north, it is noted that the masterplan intends a lower density towards this boundary, along with the inclusion of open space land. The Masterplan therefore will achieve a sense of spaciousness considered consistent with the Precinct provisions such that any adverse effects from a character/visual perspective will be consistent with those anticipated under the Unitary Plan.
 - Neighbouring persons to the east of the site will observe the change from the current rural use to the progressive development of residential dwellings and a local centre. The scale and form of development along the eastern edge of the site is planned to be a single – two storey form of standalone dwellings and in this regard will generally reflect what the Precinct provisions anticipate. The number of road network connection points to Dyke Road has been minimised and although the additional residential yield will mean likely greater use of the road network, the placement of the proposed connections will mean that any adverse effects on vehicle movements will be minimised, while the required road upgrade works at the intersection of Dyke and Linwood Roads will ensure the safe movement of all vehicles in the locality.
 - In respect of the neighbours to the west of the site, the separation provided by the Whangamaire Stream in combination with the proposed open space land shown in the masterplan will mean that any adverse effects arising from giving effect to the masterplan will be less than minor. Following from ongoing engagement between the applicant and the Council's landscape and urban design specialist, the western edge of the development has been refined so that the rural village concept as sought by the Precinct provisions will be satisfactorily provided.
 - With regard to neighbouring persons to the south of the application site, those persons will observe a visual change as a consequence of the proposal. However, the layout proposed along the southern edge reflects what the Precinct provisions anticipate. The greatest change will lie in the road network changes; however, as a primary outcome of the proposal will be to adequately control traffic movement in the locality, it is not considered that there will be any adverse effects on these persons.
4. Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons because there is nothing exceptional, abnormal or unusual about the proposal so as to suggest that limited notification should occur.

Accordingly, this application shall proceed on a **NON-NOTIFIED** basis.

Barry Kaye



Duty Commissioner

2 February 2021

Released under the provision of
the Official Information Act 1982

Decision on an application for resource consent under the Resource Management Act 1991



Non-complying activity

Application number(s): BUN60362652 (Council Reference)
SUB60362653 (s11 subdivision)
LUC60362654 (s9 land use consent)

Applicant: Karaka North Village Limited

Site address: 69a Dyke Road and 348 Linwood Road, Karaka

Legal description: Lots 1 and 2 DP 536479

Proposal:

To undertake a 14 lot subdivision of the application sites ranging in size between 2.097ha and 24.151ha lots to enable future development in accordance with the proposed master plan and the associated management plans. In addition, the consideration of a master plan, infrastructure management plan and landscape management plan as required by the Special Information Requirements of the Karaka North Precinct.

Resource consents are required for the following reasons:

Subdivision consent (s11) – SUB60362653

E38 Subdivision – Urban

- Subdivision of a site with two or more zones or subdivision along an undefined zone boundary is a *Restricted Discretionary Activity* under Rule E38.4.1(A7).
- Subdivision of land within a 1 per cent annual exceedance probability floodplain natural hazard area is a *Restricted Discretionary Activity* under Rule E38.4.1(A11).
- The subdivision does not meet Standard E38.6.3 Services as all lots will be un-serviced. Subdivision not meeting the general standards in E38.6 is a *Discretionary Activity* under Rule E38.4.1(A12).
- The subdivision does not meet Standard E38.7.3.3 Subdivision of a site within the one per cent annual exceedance probability floodplain. This is a *Discretionary Activity* under Rule E38.4.1(A13).
- The subdivision involves the creation of vacant sites on parent sites of 1ha or greater complying with Standard E38.8.3.1. This is a *Discretionary Activity* under Rule E38.4.2(A18).
- The subdivision does not meet Standard E38.8.1.2 Access to rear sites as the 50m maximum length of access to rear sites is exceeded. This is a *Discretionary Activity* under Rule E38.4.2(A31).
- Vacant site subdivision complying with Standard E38.9.2.3 is a *Restricted Discretionary Activity* under Rule E38.4.3(A35).

- The subdivision of land in business zones not meeting Standard E38.9.1.1(1)(a) as the shape factor is not located outside the 1 per cent annual exceedance probability floodplain is a *Discretionary Activity* under Rule E38.4.3(A38).

E39 Subdivision - Rural

- Subdivision of land within a 1 per cent annual exceedance probability floodplain natural hazard area is a *Restricted Discretionary Activity* under Rule E39.4.1(A8).
- The subdivision does not meet Standard E39.6.1.3 Services as all lots will be un-serviced. Subdivision not meeting the standards in E39.6.1 is a *Discretionary Activity* under Rule E39.4.1(A9).
- The subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone does not comply with Standard E39.6.5.1(1) being the Minimum average site size and minimum site size for subdivision in Table E39.6.5.1.1. This is a *Non-Complying Activity* under Rule E39.4.2(A13).

I417 Karaka North Precinct

- The subdivision does not comply with Standards I417.6.7 Wastewater servicing, I417.6.8 Street tree planting and I417.6.9 Access. This is a *Non-Complying Activity* under Rule I417.4.1(A12).
- Subdivision not proposing a connection to a reticulated wastewater system within Sub-precincts A - C in the Karaka North Precinct is a *Non-Complying Activity* under Rule I417.4.1(A11).

Land use consent (s9) – LUC60362654

I417 Karaka North Precinct

- New height limits are proposed across the Karaka North Precinct. Development that does not comply with Standard I417.6.4 Height is a *Discretionary Activity*² under Rule I417.4.1(A9).
- The proposal does not comply with Standard I417.6.2 Maximum yield as a maximum of 850 dwellings are proposed be established in Sub-Precinct A. This is a *Restricted Discretionary Activity* under Rule C1.9(2).

E27 Transport

- The subdivision exceeds Standard E27.6.1(c) trip generation for subdivision of land that has the capacity to accommodate more than 100 dwellings. This is a *Restricted Discretionary Activity* under Rule E27.4.1(A3).
- Use of a vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1(3)(a) and (c), being where the vehicle crossing is located within 10m of any intersection as measured from the property boundary; and has frontage to an arterial road

² This is applied for on the basis that the application of consent notices will lead to development that exceeds permitted height limits. As the Precinct and zone provisions will remain in the Unitary Plan, any subsequent comprehensive land use application(s) for the development of housing that do not comply with the zone/precinct rules will still require application to be made.

as identified on the planning maps, is a *Restricted Discretionary Activity* under Rule E27.4.1(A5).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104D, 104B, 106 and Part 2 of the RMA, the resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal are found to be acceptable, because:
 - a) The Council's specialists have raised no concerns with the adequacy of infrastructure, services, utilities, stability effects and natural hazards for this current application, noting that the lots will be un-serviced. Sufficient information has been provided in the Infrastructure Management Plan and associated information from the applicant to show that future development of the site in accordance with the masterplan can be achieved. Overall, adequate infrastructure, services and utilities can and will occur to service the proposed subdivision and future development with associated adverse effects on the environment being less than minor and acceptable.
 - b) Auckland Transport has raised no concerns with regard to effects on traffic safety, access, the design of roads to service the proposed subdivision and the ability of the surrounding road network to accommodate the future residential lots. Overall, any adverse effects on traffic safety and the operation of the surrounding roading network will be less than minor with appropriate roading infrastructure being provided to service the proposed subdivision.
 - c) The Council's urban design and landscape specialists support the masterplan for the planned future development, which has informed the superlot subdivision layout as proposed.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is found to be consistent with (and/or not contrary to) the relevant statutory documents, including the following:
 - Chapter B, Urban growth and form B2.2.1(1); and B2.2.2(2) and (5); Residential growth B2.4.1(1), (2), (3), (4); and B2.4.2(2), (5), (6), (7), (8), (9) and (11); and Recognising mana whenua values B6.3.1(1), (2) and (3); and B6.3.2(3) and (6);
 - Karaka North Precinct: Objectives: I417.2 (1) (2), (3) and (4) Policies: I417.3 (1) - (15);
 - Subdivision – Urban: Objectives: E38.2 (1) – (4), (6) – (8) and (10) Policies: E38.3 (1) - (3), (5) and (9) – (22);

- Subdivision – Rural Objectives: E39.2 (1) and (2) and Policies (1) and (2);
- Subdivision – Rural: E39.2 (1) - (4), (6) – (8), (10) – (12) and (14) – (17), Policies (1) - (4), (7) – (8), (10), (11), (13), (17), (18), (20), and (24) – (31);
- Residential – Mixed Housing Suburban Zone: Objectives: H4.2 (1) – (4) and Policies: H4.3 (1) – (10);
- Residential Single House Zone – Objectives H3.2 (1) – (4) and Policies H3.3 (1) – (8);
- Business – Local Centre – Objectives H11.2 (6) – (8) and Policies H11.3 (16), (20) and (21);
- Rural Zones: Objectives H19.1 (1) – (4) and Policies H19.2. (1) – (6) and Objectives H19.2.3 (1) and (2) and Policies H19.2.4(1) – (3)
- Rural – Rural Coastal Zone Objectives H19.5.2 (1) – (6), Policies H19.5.3 (1), (2) and (4) – (7)
- Rural – Rural Coastal Zone, Manukau Harbour Coastal Objectives H19.5.9.2 (1) – (4) and Policies H19.5.9.3(1) – (4) and (6)
- Transport: Objectives: E.27.2 (1), (2) and Policies: E27.3 (1), (2), (20) and (21)

The proposal overall is considered to be generally consistent with and not contrary to the above objectives and policies. The land is identified for development by the Precinct provisions and the proposed subdivision and future residential activities are anticipated by the Precinct provisions and the various relevant residential zones applicable to the sites. Appropriate infrastructure (reticulated services, utilities and appropriate road networks) can be provided to service the future dwellings, noting that housing is in short supply across the region.

Although there are some changes proposed to the rural character/rural amenity overlay areas and some planned residential use of underlying rural zoned land, the proposed layout provides for a balance that retains the general placement and extent of rural areas while facilitating a more detailed and comprehensive use of the land in the application site.

3. In accordance with an assessment under s104(1)(c) of the RMA the following other matters have been considered:

- Special Information requirements – as part of this superlot subdivision proposal the applicant was required to submit a Master Plan, Infrastructure Management Plan and Landscape Management Plan.

An assessment of the proposal concludes, even though the residential yield is greater than anticipated by the Precinct Plan, that that the Masterplan and all information provided by the applicant demonstrates that any adverse effects arising from the proposed change to residential yield, can be accommodated without resulting in more than minor adverse effects on the environment. Further, the proposal will not be contrary to the applicable objectives and policies, providing a balance between urban and rural spaces, particularly when considering the Precinct Plan provisions, as the proposed layout of the masterplan will give effect to the 'rural village' concept that the Precinct provisions seek to achieve.

The Council's various specialists concur that the detail of the Infrastructure Management Plan and Landscape Management Plans is appropriate and will ultimately give effect to the Precinct provisions.

4. There is no prohibition under s104D on granting these resource consents.
5. In terms of s106 of the RMA, the subdivision satisfies the relevant requirements of s106 as information provided indicates that the proposal provides for stable, hazard free building platforms and legal and practical access can be achieved.
6. There is no need to look to Part 2 of the RMA in making this decision, as the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA and they have captured all relevant planning considerations. They also contain a coherent set of policies designed to achieve clear environmental outcomes and provide a clear framework for assessing all relevant actual and potential effects. The application is considered to meet the relevant provisions of Part 2 of the RMA as the proposal achieves the purpose of the RMA being sustainable management of natural and physical resources, whilst resulting in an acceptable level of effects on the environment.
7. Overall, the proposal is designed to be in general accordance with and give effect to the Karaka North Precinct Plan provisions and to provide appropriate infrastructure and open space adequate to service the subdivision and future development. In that context any adverse effects on the environment are acceptable. The proposal will also facilitate an increase in housing which is in short supply across the region.

Conditions

Under sections 108, 108AA and 220 of the RMA, these consents are subject to the following conditions:

1. The 14 lot subdivision as described in the application form and assessment of environmental effects prepared by Purpose Planning dated August 2020, must be carried out in accordance with the plans and information detailed below, and all referenced by the council as consent numbers LUC60362654 and SUB60362653.

Report title and reference	Author	Dated
Masterplan, Karaka North Village	Urbanismplus	August 2020
Residential Development Masterplan, 348 Linwood Road, Karaka North, Integrated Transport Assessment	Commute	10 December 2020
Technical Memo, RE: Proposed Superlot Subdivision, Linwood Road, Karaka	Commute	9 July 2020
Karaka North Village, Cnr Linwood and Dyke Roads, Karaka, Infrastructure Assessment and Management Plan	Calthom	09 December 2020
Memo: 14 Lot Super Lot Infrastructure Report	Calthom	07 July 2020
Karaka North Village, Landscape Masterplan Set	Greenwood Associates	November 2020

Karaka North Village Ltd, Karaka North Village Stormwater Management Plan	Calthom and AR & Associates	24 November 2020
Geotechnical Investigation Report, Proposed Karaka North Village, Corner Dyke and Linwood Roads, Karaka	Riley Consultants	22 May 2020
Preliminary Environmental Site Investigation, 348 Linwood Road and 69a Dyke Road, Karaka	Engeo	26/05/2020
Detailed Environmental Site Investigation, 348 Linwood Road and 69a Dyke Road, Karaka	Engeo	26/05/2020
Karaka North Village: archaeological assessment	CFG Heritage	21 May 2020
Karaka North Village – Ecological Assessment	Bioresearches	June 2020
Arboricultural Assessment of the Proposed Karaka North Village Development (348 Linwood Road & 69a Dyke Road)	Peers Brown Miller	29/4/2020

Drawing title and reference	Author	Dated
Proposed Superlot Subdivision, Linwood Road / Dyke Road, Karaka, Rev J	Yeomans	November 2020
Karaka North Masterplan	Urbanismlplus	October 2020
Karaka North Masterplan – Village Centre	Urbanismlplus	October 2020
Karaka North Pedestrian and Cycle Route	Urbanismlplus	October 2020
Karaka North Street Typologies	Urbanismlplus	October 2020
Karaka North Street Typologies – 1	Urbanismlplus	October 2020
Karaka North Street Typologies – 2	Urbanismlplus	October 2020
Karaka North Street Typologies – 3	Urbanismlplus	October 2020
Karaka North Street Typologies – 4	Urbanismlplus	October 2020
20035/1 Masterplan (illustrative)	Greenwood Associates	3/11/20
20035/2 Planting Plan - Existing	Greenwood Associates	3/11/20
20035/3 Planting Plan - Proposed	Greenwood Associates	3/11/20
20035/4 Hardscape Plan	Greenwood Associates	3/11/20
20035/5 Fencing Plan	Greenwood Associates	3/11/20

Other additional information	Author	Dated
Karaka North Village Limited – Water and Wastewater	Apex Environmental	7 October 2020
RE: Request for Land Owner Approval – 69a Dyke Road, Karaka	Tonea Investments	13 November 2020
Karaka North – Superlot Subdivision – Consent Notices	Jeremy Brabant	13 November 2020

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey plan approval (s223) conditions

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan entitled “*Proposed Superlot Subdivision, Linwood Road / Dyke Road, Karaka*”, Rev J dated November 2020. The survey plan must show all lots to vest or dedicate to Council (including roads, parks and reserves), all easements, and any amalgamation conditions, required by this subdivision consent.
4. The rights-of-way and any services easements and/or easements in gross over parts of Lots 1002, 1003, 1004, 1005, 1008, 1009, 1012, and 1014 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Section 224(c) compliance conditions

5. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent SUB60362653 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
 - a. a consent notice to be issued in relation to any conditions of this consent to which section 221 applies

Consent Notices

Master Plan and Management Plans

6. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1001 – 1014 inclusive, to ensure that the following conditions are to be complied with on a continuing basis:
- All development and activities on Lots 1001 – 1014 inclusive, must be consistent with the Karaka North Master Plan, the Landscape Management Plan and Infrastructure Management Plan referenced in Condition 1.

Yield

7. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1002-1010 inclusive, to ensure that the following condition is to be complied with on a continuing basis:
- The number of residential dwellings must be no more than the number specified below:

Lot Number	Number of Residential Dwellings
1002	465
1003	40
1004	35
1005	30
1006	80
1007	25
1008	65
1009	60
1010	50

- The number of residential dwellings set out above for Lots 1002 – 1010 inclusive, shall be adjusted downwards accordingly as the land is developed, to record future remaining residential dwelling numbers that may occur on any balance undeveloped title or titles from each lot.
- In the event that a retirement village is consented within any part of Lot 1002, the future remaining residential dwelling numbers recorded for the balance of Lot 1002 shall be reduced by an amount equal to: (The area of the retirement village (in Hectares) x 19.25).
- This consent notice shall be cancelled from the respective title when the final development on the respective lot has been completed or by election of the Consent Holder when no further development is intended from the respective lot.

Future Development Restrictions

8. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1002 and 1006-1009 inclusive, to ensure that the following conditions are to be complied with on a continuing basis:
- All future development on Lots 1002 and 1006-1009 inclusive, must be designed and constructed in general accordance with the Residential – Mixed Housing Suburban

zone (Chapter H4) and the Karaka North Precinct (Chapter I417) of the Auckland Unitary Plan, unless otherwise specified below:

Development Restrictions	
Building Height	Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone.
Height in Relation to Boundary	3m + 45° along the side and rear boundaries (<i>refer also notes i - iv below</i>)
Front Yard (Minimum)	Front: 2.5m
Building Coverage (net site area)	Maximum 45% net site area
Landscaped Area (net site area)	Minimum 35% net site area

- i. *This standard does not apply to a boundary, or part of a boundary, adjoining the Business – Local Centre Zone or to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.*
- ii. *Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the HRB control applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.*
- iii. *A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is: (a) no greater than 1.5m² in area and no greater than 1m in height; and (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.5.2 Exceptions for gable ends, dormers and roof projections. Further, no more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.*
- iv. *The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.*

9. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1003 - 1005 and 1010 inclusive, to ensure that the following conditions are to be complied with on a continuing basis:

- a. All future development on Lots 1003 - 1005 and 1010 inclusive, must be designed and constructed in general accordance with the Residential – Single House zone (Chapter H3) and the Karaka North Precinct (Chapter I417) of the Auckland Unitary Plan, unless otherwise specified below:

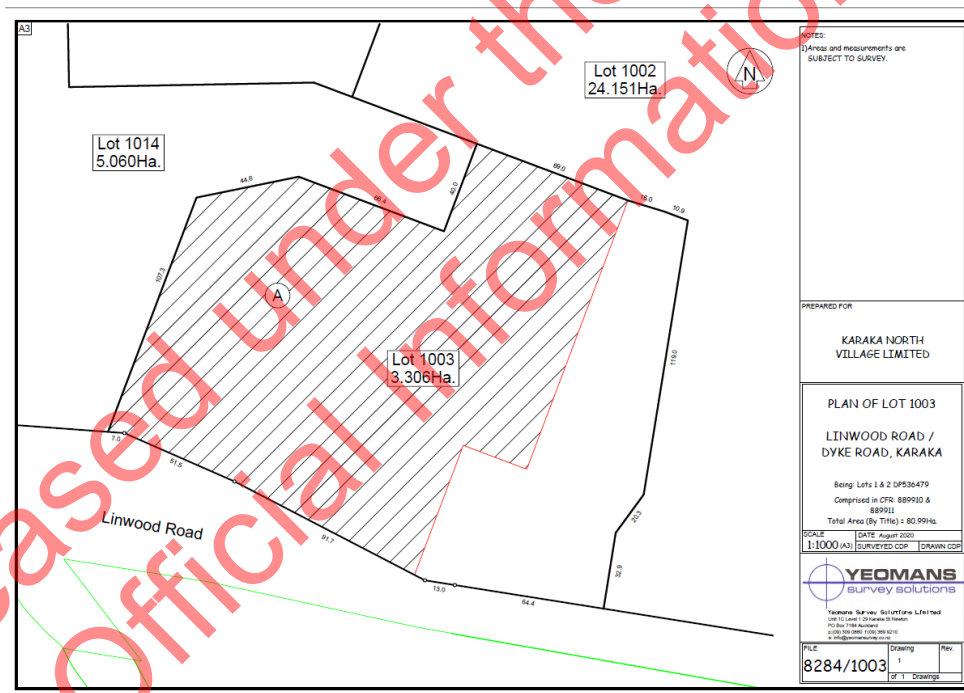
Site Area	Maximum Building Coverage
Up to 599m ²	40%
600m ² – 800m ²	35%

Greater than 800m ²	30%
--------------------------------	-----

Site Area	Minimum Landscaped Area
Up to 599m ²	35%
600m ² – 800m ²	40%
Greater than 800m ²	40%

Single Storey Height Restriction

10. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Record of Title of Lot 1003 to ensure that the following condition is complied with on a continuing basis:
- a. All dwellings and accessory buildings on Lot 1003 within Area A on the plan referenced 'Plan of Lot 1003' prepared by Yeomans Survey Solutions shall not exceed a maximum of one single storey in height to a maximum height of 5m, with a 37.5 - 42.5 degree pitched roof.



Restriction on Development of Dwellings

11. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1011, 1012 and 1014, to ensure that the following condition is complied with on a continuing basis:
- a. No dwelling shall be constructed or established on this lot.

Restriction on minor dwellings

12. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1002 – 1010 inclusive, (and on any future residential development lot) to ensure that the following condition is complied with on a continuing basis:

a. No minor dwelling shall be constructed or established on this lot.

Restriction on accessory buildings

13. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1002 – 1010 inclusive, (and on any future residential development lot) to ensure that the following condition is complied with on a continuing basis:

- a. On any lot less than 1300m² in area, a maximum of one accessory building may be constructed or established.
- b. On any lot equal to or greater than 1,300m² in area, a maximum of two accessory buildings may be constructed or established. The accessory buildings shall be constructed in complementary colours and materials to the principal dwelling.
- c. All accessory buildings existing on the landholding at 28 August 2020 are excluded from a) – b) above.

Un-serviced Lots

14. A Consent Notice pursuant to s.221 of the RMA shall be registered against the Records of Title of Lots 1001 – 1014 inclusive, to ensure that the following condition is complied with on a continuing basis:

- a. That for the purposes of subdivision resource consent SUB60362653, Lots 1001-1014, inclusive are intended for future subdivision and development. As such, no provision for a wastewater, stormwater and water supply network and a power and telecommunications connection is required at this time.
- b. Upon the first land use or subdivision development on each superlot being serviced by an approved wastewater, stormwater and water supply network and a power and telecommunications connection, this consent notice shall be cancelled from the respective title(s).

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.

3. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *A series of consent notices have been offered by the applicant for Subdivision Consent BUN60362652. All development and activities on Lots 1001 to 1014 remain subject to further resource consent under the Auckland Unitary Plan (Operative in Part). The consent notice in no way constrains or fetters the Unitary Authority's functions in relation to future resource consent applications under the Resource Management Act 1991, or any other legislation.*

Barry Kaye

Duty Commissioner

2 February 2021



Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.