

13 September 2023

Maven Associates Ltd
P O Box 11 605
Ellerslie
Auckland 1542

Attention: Toby Mandeno

Dear Toby

Resource consent application – Future development lots clarification and confirmation

Application numbers:	BUN60399307 SUB60399308 (s11 subdivision consent) LUC60399309 (s9 land use consent)
Applicant:	Clevedon Properties Limited
Address:	62-80 Papakura-Clevedon Road, Clevedon
Proposed activities:	To undertake a subdivision of a 30.785 hectares property (comprised of three titles) in the Residential – Single House zone and Clevedon Precinct in three stages. This consent is to create 228 residential lots, six future development lots, two Local Purpose (Drainage) Reserves, a Recreation Reserve, one Accessway, a common access lot, one balance lot, associated roads, and easements in gross for the provision of bridle trails.

Further to your e-mail on 5 September 2023 to Chris Oliphant, I am happy to clarify that the decision approves the creation of six future development lots (rather than the five future development lots indicated in earlier correspondence) shown on the approved scheme plan for the subdivision.

Further, with reference to Conditions 93 and 153 of the resource consent decision issued 1 September 2023, Lots 1001 to 1006 (inclusive), being the identified future development lots, may be further subdivided subject to an application or applications being made for subdivision resource consent. The consent notice conditions state that it is expected that such subdivision application(s) would need to demonstrate 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).

As was noted in the abovementioned consent notice conditions, the total complying yield for the site contained in Clevedon Sub-precinct B was calculated at 130 lots (across Stages Two and Three), of which 118 were approved as part of SUB60399308 (BUN60399307). Thus, each future development lot (Lots 1001 to 1006) may be further subdivided, creating two additional lots (being a total of three lots) from each of these future development lots subject to a suitable application for subdivision consent being lodged with and approved by Auckland Council.

Finally, in respect of Lot 1000 being the balance lot created in Stage One, I confirm your understanding that potential further subdivision of this land is enabled as per the provisions applicable to the Clevedon Sub-precinct A set out in Standard I408.6.5 of the Auckland Unitary Plan (Operative in Part). In this sub-precinct, the minimum net site area requirement is 500m², though such resulting lots would need to be set out and sized appropriately in response to the constraints and characteristics of the site including streams and notable trees present on the land.

It should be noted that the above discussion of future development potential is based on the rules and standards applicable to subdivision that exist under the current Auckland Unitary Plan (Operative in Part). This does not take into account potential future changes to Auckland Unitary Plan rules as a result of plan review, notified plan changes or legislation changes that are unknown at this time. Future housing development (land use activities) on the newly created lots are expected to meet the development standards applicable at that time or a separate land use consent will be required.

If you have any queries, please contact Chris Oliphant, Senior Planner on 021 520 257 and quote the application number above.

Yours sincerely,



Robert Chieng
Team Leader Resource Consents