



S92 RESPONSE TABLE

Matakana Country Park Resource Consent Application (SUB60460558)

Council:	Auckland Council	Application	Matakana Country Park Subdivision of Childcare Centre SUB60460558
Request	S 92 Request – Request for Further Information	Date Received	18 February 2026 (by letter attached to email)
Information submitted to AC: 25 March 2026			

Attachment A: Updated Scheme Plan (C&R Surveyors Ltd, 17/03/2026)

Attachment B: Correspondence re stream width (C&R Surveyors Ltd, 17 March 2026)

Attachment C: Letter regarding ECE outdoor requirements (New Shoots Children’s Centre, 24th March 2026)

Attachment D: DIS60051710-A s127 Decision (Wastewater Discharge Consent)

Attachment E: DIS60051710-A s127 Wastewater Review for Childcare Centre, Ormiston Associates Ltd, 16 Dec 2021

Attachment F: LT Plan 540072 s223 Approval

Request for information	s92 Response 25.3.2026	Council Comment	s92 Response 20.4.2026	Council Comment	s92 Response 22.4.2026	Council Comment
Esplanade Reserve						
1. Please confirm if any stream with an average width of greater than 3m is presented on the site. If so, please illustrate the location and extent of the stream on all relevant plans and provide the esplanade reserve as required under standard E38.9.3.2. Please apply for relevant reason for consent with the assessment if necessary.	<p>AEE response: The Omaha River forms the southern site boundary. The AEE describes it as a river/estuary edge but does not state the average channel width. The scheme plan does not show watercourse width. A site visit and stream width assessment has been undertaken by C & R Surveyors Ltd, Registered Professional Surveyors, to confirm the average width of the creek adjoining the southern boundary of the subject site.</p> <p>A total of 15 measurements were taken at regular intervals along the length of the creek. The overall average width was determined to be 2.72 metres. On this basis, the creek does not meet the ≥3 metre average width threshold under section 230 of the Resource Management Act 1991, and the esplanade reserve provisions of AUP(OP) E38.9.3.2 are not triggered.</p> <p>Accordingly, no esplanade reserve is required, and no additional reason for consent relating to esplanade provision is necessary. A copy of the width confirmation letter dated 17 March 2026 is attached for Council’s records.</p> <p>In addition, the subdivision scheme plan has been updated (Rev 4, 17-3-2026) to slightly refine the southern boundary of the proposed ELC lot (Lot 2). This adjustment does not enable additional development, or alter the scale of the activity, but increases the size of Lot 2 by 209m² to 2,864m² and reduces Lot 1 from 1.197ha to 1.176ha.</p>	Satisfied.	-	-	-	-
2. Please provide the proposed draft consent	The AEE refers to a number of consent notices intended to secure compliance with the Matakana 2 Precinct framework, ongoing integrated management	Outstanding –	(1) Existing consent notice (on MCP titles) reads:	The original question asked for the draft consent notices as	There is no mention in the AEE of any draft consent notices? For clarity sake, I	Satisfied.

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<p>notices as referred to in the AEE.</p>	<p>of Matakana Country Park, and long-term character outcomes. For clarity, the proposed draft consent notices are set out below.</p> <p>1. Matakana 2 Precinct Activity Restriction (I522.6.10(2)) Consent Notice: Activity Restriction <i>(a) There shall be no residential activity on the site, except for manager's accommodation permitted within Activity Areas 3, 4 and 9 under the Matakana 2 Precinct.</i> <i>(b) The site may only be used for the activities provided for within Activity Area 1 of the Matakana 2 Precinct under the Auckland Unitary Plan (Operative in Part).</i></p> <p>2. Management Agreement & Covenant (I522.6.10(3)) Consent Notice: Management Agreement <i>A land covenant shall be registered on the title requiring the owner of the site to enter into and comply with the Matakana Country Park Management Agreement administered by the owner of Activity Area 3 (Lot 3), for the purpose of enabling enforcement of Activity Area controls under the Matakana 2 Precinct.</i></p> <p>3. Council Enforcement Encumbrance (I522.6.10(4)) Consent Notice: Council Enforcement <i>An encumbrance in favour of Auckland Council shall be registered on the title recognising Council's right to enforce the land covenant required under I522.6.10(3).</i></p> <p>4. Character & Design Manual Consent Notice Character & Design Manual <i>Any future buildings, structures, or site works shall be undertaken in a manner that is generally consistent with the Matakana Country Park Character & Design Manual, except where an alternative outcome is authorised by a resource consent or required to achieve compliance with the Auckland Unitary Plan (Operative in Part).</i></p>	<p>(1) Matakana 2 Precinct Activity Restriction (I522.6.10(2)) - 1 (a) and (b) Confirm which site this is referring to, or if this refers to both lots 1 and 2, should be 'sites'.</p> <p>1(a) is proposed to restrict activities on lots 3, 4, and 9 (areas 3, 4 and 9). Please confirm if these lots form part of the current proposal, and update the application accordingly.</p> <p>(2) 1(b) it is assumed the wording is to comply with standard I522.6.10(2)(b) however it is unclear why a consent notice would be proposed that couldn't be complied with. Both the existing activities, ninja world and childcare centre, are not activities listed in Activity Area 1. If compliance cannot be achieved confirm any additional reasons for consent and provide a relevant assessment.</p> <p>(3) Character & Design Manual - The wording suggests any new buildings must comply with the design guide OR is to be authorised by a resource consent or can comply with AUP(OP). All new buildings within the Matakana precinct require a controlled consent. Please clarify what is intended from this consent notice.</p>	<p>There must be no residential activity on Lots 1, 2, 3, 4, 5, 6, 7, 8 or 9, except for: (a) the existing staff accommodation within Lots 1 and 2; (b) a park manager's accommodation within either Lot 3 or Lot 5; (c) a manager's accommodation on Lot 4; and (d) a manager's accommodation on Lot 9. No dwellings shall be erected on any of the lots. This consent notice is to remain the same and be carried down onto both new titles (Lots 1 & 2). It is identical on other lots within the Matakana Country Park. As there are no changes, Lots 3, 4 and 9 do not form part of the current proposal.</p> <p>(2) The concern raised relates to Activity Area 1 activities not previously reflected in the consent notice wording required by Standard I522.6.10(2)(b). That issue is now being resolved through registering with LINZ the previously approved variations to Consent Notice 11288436.1, expressly updating Activity Area 1 to include Ninja World and childcare activities, ensuring the consent notice can be complied with upon registration and remains consistent with the Matakana 2 Precinct controls</p> <p>(3) The Management Agreement regulates precinct governance matters</p>	<p>referred to in the AEE, while the latest response to further questions regarding the wording suggested, the applicant is now seeking to rely on existing consent notices for compliance against Matakana 2 Precinct standards (I522.6.10). Please provide the proposed draft consent notices as referred to in the AEE, if relying on the wording on current consent notices (including any varied by previous s221 consents) please provide this wording as proposed.</p> <p>It would also be helpful to clarify the purpose of the Character & Design Manual consent notice. I had assumed this was to support the inclusion of the 'Matakana Country Park Character & Design Manual' which was submitted with the application, rather than to Matakana 2 Precinct standard I522.6.10(2)(c)</p>	<p>have added the following to the AEE using tracked changes (see attached & below). I have reminded Brendan to activate the process to register these variations against the title documents with LINZ.</p> <p>For clarity, the Matakana Country Park Character & Design Manual was submitted as contextual information to assist assessment against the Matakana 2 Precinct objectives and policies under s104(1)(b) and as an "other relevant matter" under s104(1)(c). It was not proposed to give effect to any standard, including I522.6.10(2), nor was it intended to be implemented through a consent notice or condition of consent. I have added a clarifying paragraph in section 6.2.10 of the AEE (attached).</p>	

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			rather than land use controls. Standard I522.6.10(2) only requires a consent notice to address activity and residential restrictions and heritage protection, which are being met. The Management Agreement is appropriately secured through a registered land covenant (with encumbrance), which runs with the land and automatically carries down to all new titles on subdivision, ensuring ongoing enforceability without the need for an additional consent notice. Therefore the suggested draft consent notice 4 is rescinded.				
Consent Notice							
3.	The AEE advises there have been several variations to consent notices as part of the consent history, while there does not appear to have been registered against the title. Please confirm of the variation to consent notices will be registered against the title, and if the proposal would affect or require changes to these variation to consent notices.	AEE confirms VCN70025970 (28 Nov 2025) removed “no further subdivision” from Lots 1–5 and 7–8, retained for Lot 6. The proposal does not alter or require further amendment to the varied consent notice. C&R Surveyors have lodged s223 with Auckland Council.	Outstanding – Please confirm if the applicant will register the variations to consent notices against the title.	I have followed up with the applicant and he is arranging for the variations to the consent notices to be registered with LINZ. See table outlining these variations below.	Satisfied.	-	-
Services							
4.	Please demonstrate compliance with standard E39.6.1.3, and provide the relevant reports.	Standard E39.6.1.3 requires subdivision to demonstrate that each new allotment can be appropriately serviced. This requirement is satisfied in this instance through the use of existing, lawfully established servicing infrastructure. Wastewater servicing for the Early Learning Centre is provided via an existing 9,000-litre underground wastewater holding tank and pump system located on	Satisfied.	-	-	-	-

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	<p>Lot 1, with a registered easement in favour of Lot 2 securing legal access for inspection, maintenance and repair. The system has already been assessed and authorised under existing discharge and land-use consents, and no modification or increase in demand is proposed as part of this subdivision.</p> <p>Ongoing operation and maintenance of the system will be undertaken through a formal maintenance contract providing for three-monthly inspections and annual pump-out and cleaning by qualified contractors. All servicing arrangements are therefore legally secured, operationally certain, and do not rely on future infrastructure provision.</p> <p>Accordingly, the subdivision complies with Standard E39.6.1.3, and no additional servicing reports are required.</p>					
<p>5. Please provide draft consent notice wording relating to the provision of services with reference to any reports including dates and authors.</p>	<p>Consent Notice - Provision and Maintenance of Services</p> <p>(a) The owner shall ensure that all development on the site is connected to, and continues to be serviced by, the existing authorised servicing infrastructure established as part of Matakana Country Park, including wastewater, stormwater, water supply, and fire-fighting water systems, as shown on the plan approved under Resource Consent DIS60051710-A (REG-62117)</p> <p>(b) Wastewater servicing shall continue to operate in accordance with the existing discharge consent (DIS60051710-A) and the Matakana Country Park integrated servicing framework.</p> <p>Specific Reports:</p> <ul style="list-style-type: none"> • Ormiston Associates Ltd (16 December 2021), On-site Wastewater Review and Management for Proposed Childcare Centre. Ref: 3598. • Ormiston Associates Ltd (March 2014) Matakana Country Park, 1151 Leigh Road, Matakana, Site Plan Wastewater (Devised Land Disposal Locations). Ref: 3598-1A. <p>(c) The owner shall ensure that access to all servicing infrastructure is maintained at all times, including access secured by easements,</p>	<p>Satisfied.</p>	-	-	-	-

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	<p>for the purposes of inspection, maintenance, repair, and replacement.</p> <p>(d) No modification, extension, or intensification of servicing infrastructure shall occur unless authorised by the relevant resource consent and, where required, approval from the network operator or Auckland Council.</p>					
<p>6. The AEE advises wastewater will be provided via an existing system on outside of the subject site. Please provide further details how this will be managed in future between any owners/occupiers of future and current lots. <i>Advice Note: For example, if the wastewater system will be in single, common ownership, or if an incorporated society, and what arrangement is proposed for the financial liabilities, functions, powers, and duties.</i></p>	<p>The Assessment of Environmental Effects advises that wastewater servicing for the proposed Early Learning Centre lot is provided via an existing, lawfully established on-site wastewater system, part of the wider Matakana Country Park infrastructure network. The wastewater system servicing the Early Learning Centre comprises a 9,000-litre underground wastewater holding tank and pump system, which is physically located within Lot 1. Legal access, maintenance, and operational rights benefiting the balance land are secured through a registered easement in favour of Lot 2, which expressly permits the owner of Lot 2 to enter Lot 1 for the purposes of inspection, maintenance, repair, and servicing of the wastewater infrastructure.</p> <p>The subdivision does not introduce any additional wastewater demand, does not alter the design or functioning of the existing system, and does not give rise to any new or increased discharges. All wastewater generation associated with the Early Learning Centre has already been assessed and authorised through the existing discharge consent, and the system has adequate capacity to service the approved activity.</p> <p>Ongoing operation and servicing of the system will be managed through a formal maintenance contract, which provides for:</p> <ul style="list-style-type: none"> Quarterly (three-monthly) inspections by S3, and Annual emptying and cleaning of the tank by suitably qualified wastewater contractors. <p>The full cost of operation, inspection, and maintenance of the wastewater system will be funded by the owner of Lot 2, consistent with other existing operational arrangements across Matakana Country Park.</p> <p>From a resource management perspective, the wastewater system remains:</p> <ul style="list-style-type: none"> lawfully authorised; 	<p>Satisfied</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>-</p>

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	<ul style="list-style-type: none"> physically and legally accessible; operationally viable; and fully enforceable through existing easements and servicing obligations. <p>The detailed commercial or financial arrangements underpinning the maintenance contract are private civil matters and do not affect the nature, scale, or significance of environmental effects arising from the subdivision. Council’s jurisdiction is limited to confirming that appropriate servicing is available and will remain effective, which is clearly demonstrated in this instance.</p> <p>Accordingly, the proposal satisfies the relevant servicing and subdivision provisions of the Auckland Unitary Plan, and no additional assessment or controls are required in respect of wastewater ownership or management.</p> <p>This arrangement satisfies the relevant subdivision and servicing provisions of the Auckland Unitary Plan, including E39 (Subdivision - Rural) and the Auckland-wide servicing provisions E1 - E13, by ensuring wastewater infrastructure is lawfully authorised, physically accessible, and subject to enforceable maintenance obligations following subdivision.</p>					
Consultation						
7.	<p>The AEE advises the applicant intends on meeting and corresponding with nearby property owners, and to seek any written approvals. Please confirm the outcome of this consultation and provide any written approval of affected parties if provided, or copies of any relevant correspondence.</p>	<p>Despite the proposed subdivision not resulting in any physical effects on people, out of respect, nearby parties are being approached. Written approvals are being sought and will be forwarded to council once received, including any correspondence.</p>	Satisfied.	-	-	-
Matakana 2 Precinct Standards						
8.	<p>I522.6.10(3) is relevant to the applicant. Please demonstrate if the proposal will comply with</p>	<p>The AEE states “Not relevant” because new lots are not within Activity Area 3.</p> <p>The proposal will comply with Standard I522.6.10(3) of the Auckland Unitary Plan (Matakana 2 Precinct). This</p>	Satisfied.	-	-	-

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<p>this standard. If not, please confirm if there are any additional reasons for consent and provide further assessment. Advice Note: <i>1522.6.10(3) requires any new certificate of title created to register a land covenant requiring the owners of new site to enter into a management agreement with the owner of Activity Area 3 (Lot 3, 31 Omaha Flats Road) so that the requirements of 1522.6.10(2)(b) can be enforced.</i></p>	<p>standard requires every new certificate of title created through subdivision to be subject to a land covenant requiring the future owner of that new lot to enter into, and comply with, a Management Agreement with the owner of Activity Area 3 (Lot 3, 31 Omaha Flats Road) so that the matters in 1522.6.10(2)(b) can be enforced.</p> <p>Historic consents for the Matakana Country Park, including SUB-67771, implemented this requirement through land covenants administered by the owner of Lot 3, with enforcement of operational matters, shared systems, and activity restrictions managed through the recognised “Farm Park” governance model. This is documented in the approved plans and covenant notations recorded for Areas R, S, T, U, V, W, X, Y and Z being subject to covenants in favour of Lot 3.</p> <p>For the current subdivision, the owner of the application site is also the owner/manager of Lot 3, and therefore the Management Agreement mechanism is already established and functional. We confirm that each new title created as part of this application will be subject to a registered land covenant requiring the new lot owner to enter into, and comply with, the Management Agreement administered by the owner of Lot 3.</p> <p>On this basis, the subdivision complies with 1522.6.10(3) and no additional reasons for consent are triggered.</p>					
Policy						
<p>9. Subdivision of this size would not be envisioned under the Rural Subdivision provisions, with the precinct being intended to enable the Country Park to continue to develop further as a rural tourism feature. There is concern that activities not envisioned under the precinct, clustered with other activities like retain and resident etc could lead to organic growth of new rural settlements. Unplanned growth of new</p>	<p>The concern expressed appears to be that subdivision of this scale could facilitate organic growth of a rural settlement over time, particularly through clustering of activities not envisaged under the Matakana 2 Precinct. Having regard to the receiving environment, precinct controls, and the nature of the proposal, that concern does not arise on the facts or in planning terms.</p> <p>The subdivision is entirely administrative in nature and relates to a site that is already developed and lawfully operating as part of the Matakana Country Park. The Early Learning Centre is already constructed pursuant to an existing land-use consent and forms part of the established receiving environment. No new buildings, no additional activities, and no intensification of land use are proposed. The physical form, activity scale,</p>	Satisfied.	-	-	-	-

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<p>settlements in the rural area, which is not supported under the AUP(OP). Please provide further assessment as to how the proposed subdivision would provide for and enable community activities I522.2(1).</p>	<p>and operational footprint of the site therefore remain unchanged. Subdivision within the precinct is tightly controlled by Standard I522.6.10, which:</p> <ul style="list-style-type: none"> • limits subdivision to the creation of titles aligned with identified Activity Areas (I522.6.10(1)); • requires consent notices restricting residential activity (other than manager’s accommodation in Activity Areas 3, 4 and 9) and restricting use of each site to the activities specified for that Activity Area (I522.6.10(2)(a)-(b)); and • requires land covenants and a management agreement with the owner of Activity Area 3 to ensure long-term enforcement of those controls (I522.6.10(3) - (4)). <p>The proposal creates a new title wholly within Activity Area 1 and does not alter the underlying activity status or land-use controls. The subdivision does not enable residential or urban-style settlement outcomes, does not create new discretionary activity pathways, and does not introduce land-use rights that could result in incremental or organic settlement growth. Matakana Country Park already contains several lots that are similar in size to, or smaller than, the proposed Early Learning Centre lot, including Lots 6, 7, and 8, approved as part of earlier subdivisions (including SUB-67771). The creation of those lots has not resulted in the formation of a rural settlement or unintended urbanisation effects. The Park continues to operate as a single, integrated rural tourism and community facility, managed through the Activity Area framework and management agreements. The current proposal is consistent with that established subdivision pattern. While the assessment criteria in I522.9 specifically relate to discretionary subdivision for visitor accommodation in Activity Area 9, they reinforce the broader precinct intent to avoid permanent residential outcomes and unmanaged settlement growth through the use of covenants, consent notices, and management structures. Those mechanisms are maintained by the proposal. In summary: The subdivision does not give rise to unplanned or organic rural settlement growth. It does not enable</p>					

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	<p>new development, does not intensify activities, and does not alter the established operational structure of Matakana Country Park. Instead, it formalises the title for an existing, consented community facility, thereby supporting Objective I522.2(1), which seeks to enable community activities while maintaining the integrated rural-park character of the precinct.</p> <p>Accordingly, the proposal is consistent with the intent, objectives, and outcomes of the I522 Matakana 2 Precinct and does not raise the policy concerns identified.</p> <p>Specifically in relation to Objective I522.2(1) which seeks to <i>enable community activities</i> within the Matakana 2 Precinct while maintaining the integrated, rural park character of the site:</p> <p>The proposed subdivision directly gives effect to this objective by formally establishing a separate title for the Early Learning Centre, which is an existing, consented and constructed community facility forming part of the Matakana Country Park. The subdivision provides long-term legal and operational certainty for that community activity without enabling additional development, intensification, or changes to land-use effects. By securing the ongoing operation and integrated management of an already-approved community facility, the subdivision enables community activities in a manner anticipated by the precinct and consistent with Objective I522.2(1).</p>					
10. The Matakana 2 precinct description states that <i>'Subdivision in this precinct is also controlled so that the Matakana Country Park continues to be managed and operated as a single entity, and some expansion of activities is provided for in the precinct'. Please provide assessment to demonstrate how this will be achieved. Advice Note: The Matakana Country Park Character & Design Manual which</i>	<p>The Matakana 2 Precinct anticipates that subdivision will be controlled so that the Matakana Country Park continues to be managed and operated as a single entity, while allowing for some expansion of activities within the precinct.</p> <p>That outcome is achieved in this instance through the existing management framework that applies across Matakana Country Park, which will continue unchanged following the proposed subdivision. Specifically, the balance land (Lot 2) will remain subject to the existing Country Park Management Plan and Management Agreement, ensuring that operational matters, shared infrastructure, access, maintenance, programming of activities, and overall site management continue to be coordinated and administered holistically rather than on a fragmented, lot-by-lot basis.</p>	Satisfied.	-	-	-	-

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<p><i>largely focuses on the form and design of built development rather than ongoing management.</i></p>	<p>The proposed subdivision does not alter ownership in a manner that would undermine integrated management, nor does it introduce independent management structures or separate operational control. The Early Learning Centre lot will continue to operate within the established Country Park governance model, supported by land covenants, management agreements, and consent notices that collectively ensure precinct-wide coordination. While the Matakana Country Park Character & Design Manual primarily addresses built form, appearance, and design outcomes, it sits alongside (rather than in place of) the operational management mechanisms that govern how the Park functions as a single entity. Those operational mechanisms are already in place and will continue to apply to Lot 2 following subdivision.</p> <p>Accordingly, the subdivision achieves the precinct outcome that Matakana Country Park continues to be managed and operated as a single entity, consistent with the intent of the Matakana 2 Precinct description.</p> <p>Summary of existing Management Plan: The Management Agreement establishes a mandatory, integrated management framework for Matakana Country Park to ensure it operates as a single, cohesive mixed-use destination, consistent with the outcomes anticipated by Plan Change 148¹ and the Matakana 2 Precinct.</p> <p>Under the Agreement:</p> <ul style="list-style-type: none"> • <u>All owners of lots within Matakana Country Park</u> are required to be parties to the Management Agreement as a condition of ownership, enforced through a registered land covenant and management encumbrance. Any new owner is deemed bound to the Agreement upon taking title, regardless of execution. • A designated Manager (the owner of Activity Area 3) is appointed to manage, control, maintain and market Matakana Country Park on behalf of all owners, ensuring compliance with planning controls, restrictions on 					

¹ PC148 is the site-specific plan change that established Matakana Country Park as a comprehensive, master-planned rural park and visitor destination, with defined Activity Areas, integrated management requirements, and explicit controls to prevent incremental residential subdivision. These outcomes are now given effect through the 1522 Matakana 2 Precinct in the Auckland Unitary Plan.

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	<p>residential activity, and the unified operation of the Park.</p> <ul style="list-style-type: none"> • The Manager is responsible for the operation, maintenance and renewal of common facilities and infrastructure, including accessways, utilities, wastewater systems, landscaping, waterways, fire protection systems, and shared services. These costs are recovered from owners via annual and special levies. • The Manager is empowered to enforce bylaws, behavioural codes and use restrictions, coordinate activities, manage events, and ensure continuity of character, design and operational standards across the Park. • The Agreement expressly reinforces that no change to the permitted use of any lot is possible without resource consent, and that compliance with PC148, land covenants, and precinct controls is mandatory. • Compliance is secured through a registered encumbrance, providing financial security for levies and enforcement costs, and enabling injunctive relief, recovery of costs, or other remedies in the event of breach. <p>Overall, the Management Agreement ensures that subdivision within Matakana Country Park does not fragment ownership or control, but instead retains integrated management, shared responsibility for infrastructure, and consistent enforcement of activity and development constraints, thereby supporting the precinct objective that the Park continues to function as a single, managed entity.</p> <p>The proposed subdivision of Lot 1 does not breach the Management Agreement or associated land covenant. The Agreement expressly anticipates subdivision and provides that any new lot and owner will remain subject to the Management Agreement, land covenant, encumbrance, bylaws, and management controls. As the subdivision does not alter the permitted use of the site and maintains integrated management of Matakana Country Park, it is consistent with both the intent and operative provisions of the Management Agreement.</p>					

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11. The application includes a Matakana Country Park Character & Design Manual which largely focuses on the form and design of built development rather than ongoing management. While it is understood that no new or further development is not proposed as part of this current application, and any future development would be subject to the AUP(OP) provisions, please provide comment on intended outcome of this design manual and future works that may or is intended to occur.	<p>The Matakana Country Park Character & Design Manual has been prepared to provide guidance on the form, design quality, and rural character outcomes of built development within the Park, rather than to operate as an operational or management document. Its intended outcome is to ensure that any future buildings, alterations, or site works are consistent with the established rural-park aesthetic and the character outcomes anticipated by the I522 Matakana 2 Precinct.</p> <p>No new or further development is proposed as part of this subdivision application. The subdivision is administrative in nature and does not of itself authorise additional buildings or activities. Any future development within Matakana Country Park will remain subject to the relevant provisions of the Auckland Unitary Plan (Operative in Part), including the activity status, standards, and assessment criteria applicable to each Activity Area.</p> <p>Future works that may occur within the Park are limited to those already contemplated and provided for within the Precinct Plan. By way of example, such activities include:</p> <ul style="list-style-type: none"> • a veterinary clinic within Lot 8, subject to the requisite land-use consent; and • museum and retail activities within Lot 7, in accordance with applicable precinct controls. <p>In this context, the Character & Design Manual functions as a supporting framework to guide the design quality of any such future works, rather than enabling development beyond what is already anticipated by the precinct. Its inclusion does not alter the activity status of the land, does not signal additional development intent, and does not replace or override the statutory controls of the Auckland Unitary Plan.</p> <p>Accordingly, the Design Manual supports the long-term maintenance of rural character and coherent design outcomes within Matakana Country Park, while the scope, scale, and nature of any future works remain fully governed by the Precinct Plan and AUP(OP) provisions.</p>	Satisfied.	-	-	-	-
Outdoor area						
12. Please provide comment on the size of the outdoor area and if this will be	To be fully compliant with the Education (Early Childhood Services) Regulations 2008, schedule 4, ECE	Satisfied.	-	-	-	-



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consistent with industry requirements.	services must meet a minimum requirement of 5 square metres per child outdoors. The space determined for this site meets the requirements for at least 9 square metres per child outdoors and therefore exceeds the regulatory requirements to operate the service. See attached letter from the ECE.					