

Date received: 19 Dec 2025 14:37:14 PM

SUB60460558**Property address**1153 Leigh Road Omaha Flats 0985
LOT 1 DP 519220, 1/8 SH LOT 10 DP 540072**Application details****What type of application is this for? Select all the options necessary to cover your proposal.**

- Coastal permit
- Discharge permit
- Land use
- Streamworks
- Subdivision
- Water permit

Provide sub-type for subdivision

- Cross lease, unit title or boundary adjustment
- Freehold subdivision
- Right of way

The application will be assessed under the Auckland Unitary Plan (operative in part). If there are any other relevant legacy district plan provisions, please indicate.

Not applicable

Are you a Qualified Partner Customer or are you lodging on behalf of a Qualified Partner Customer?

- Yes
- No

Is consent required under a National Environmental Standard (NES)?

- Yes
- No

Are any additional resource consent(s) required for this proposal but not being applied for under this application?

- Yes
- No

Do you have any existing consent(s) relevant to this application?

- Yes
- No

discharge permit renewal

Have you had a pre-application meeting with us regarding your proposal?

- Yes
- No

Who is applying?

In relation to this application, are you:

- The agent
- The applicant

Agent details

Are you applying as an individual, registered company or other organisation?

- Individual
- Registered company
- Organisation

Company details

Company name

PAUA PLANNING LIMITED

Registration number

9429041624319

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle names

Kate

Legal last name

Madsen

Email address

kate@pauaplanning.co.nz

Mailing address

Resource Consent Form

What is the address type?

- Street address
- Rural address
- PO Box
- Private Bag
- Counter delivery
- International

House number and street

178 Bawden Road

RD number

RD 2

Area

Dairy Flat

Postcode

0792

Physical address (if different from mailing address)

Contact number - day time

021944583

Contact number - after hours (optional)

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

- Yes
- No

Applicant details

Is the applicant an individual, registered company or other organisation?

- Individual
- Registered company
- Organisation

Company details

Company name

MATAKANA COUNTRY PARK LIMITED

Resource Consent Form

Registration number

9429046969842

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle names

Brendan

Legal last name

Coghlan

Email address

coastalproperties@xtra.co.nz

Mailing address

What is the address type?

- Street address
- Rural address
- PO Box
- Private Bag
- Counter delivery
- International

PO Box number

PO Box 531

Area

Orewa

City

Auckland

Postcode

0946

Physical address (if different from mailing address)

Contact number - day time

021790981

Contact number - after hours (optional)

Resource Consent Form

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

- Yes
 No

Owner information

Is the applicant the owner of the site?

- Yes
 No

Are there any other owners or occupiers of the site?

- Yes
 No

Contact information

Who is the first point of contact for communication with council or consent authority?

- Company name : PAUA PLANNING LIMITED
Trading name : Not applicable
Name : Kate Madsen
Contact number : 021944583
Email address : kate@pauaplanning.co.nz
- Company name : MATAKANA COUNTRY PARK LIMITED
Trading name : Not applicable
Name : Brendan Coghlan
Contact number : 021790981
Email address : coastalproperties@xtra.co.nz
- Other

Who should invoices be billed to?

- Company name : PAUA PLANNING LIMITED
Trading name : Not applicable
Name : Kate Madsen
Contact number : 021944583
Email address : kate@pauaplanning.co.nz
- Company name : MATAKANA COUNTRY PARK LIMITED
Trading name : Not applicable
Name : Brendan Coghlan
Contact number : 021790981
Email address : coastalproperties@xtra.co.nz
- Other

Customer reference (optional)**Are you an Approved Credit Account customer?**

- Yes
 No

Attach Resource consent application declaration form

Declaration Form.pdf 488 KB

What is your preferred method of billing?

- By email
 By post

Activity details

What type of activity will you carry out for your subdivision?

- 226 Certificate
- Boundary adjustment
- Combo - 1-10 lots
- Combo - 11+ lots
- Crosslease complete stage
- Crosslease first stage
- Crosslease second stage
- Freehold
- Staged survey (s223) & completion certificate
- Unit title complete stage
- Unit title first stage
- Unit title second stage

Describe the proposed activity in detail

Provide a summary of your proposed activity. Keep the description concise but ensure that it describes the nature of the activity. (250 character maximum)

For example: The construction of a new dwelling and associated earthworks on a residential zoned vacant site.

To subdivide Lot 1 DP 519220 at 1153 Leigh Road, Omaha Flats into two freehold allotments. No physical works, earthworks, servicing upgrades, or changes in activity scale are proposed.

Are there any other activities that are part of the proposal to which this application relates to?

- Yes
- No

What is the number of existing lots?

1

What is the proposed number of lots?

2

Site visit requirements

Is there a locked gate, security system, or dog(s) restricting access to the site by council staff?

- Yes
- No

Are there any other hazard or entry restrictions that council staff should be aware of, e.g. health and safety, organic farm, measures to inhibit transfer of PSA-V etc?

- Yes
- No

Details

Please contact Brendan for a site visit as ELC is under construction and Ninja World is also operational on site.

Contributions

When granting certain consents, the council may levy a monetary contribution. Development contributions are levied under the Local Government Act 2002 in accordance with the council's Development Contribution Policy. Financial or reserve contributions are levied under the RMA under the relevant District Plan. When such contributions are due, the consent holder is responsible for their payment. Unless otherwise advised, the name and contact address of the person responsible for payment will be taken as the applicant.

Who should contributions be billed to?

- Company name : PAUA PLANNING LIMITED
Trading name : Not applicable
Name : Kate Madsen
Contact number : 021944583
Email address : kate@pauaplanning.co.nz
- Company name : MATAKANA COUNTRY PARK LIMITED
Trading name : Not applicable
Name : Brendan Coghlan
Contact number : 021790981
Email address : coastalproperties@xtra.co.nz
- Other

Notification

Are you requesting the application to be publicly notified?

- Yes
 No

Mana Whenua details

Is your proposal located within a "site and place of significance to Mana Whenua" as identified in the Auckland Unitary Plan (operative in part)?

- Yes
 No

Is your proposal an activity that has the potential to generate effects on Mana Whenua and their relationship with their ancestral land, water, site, waahi tapu and other taonga?

- Yes
 No
-
-

Attachments

Application plans

Plan of Subdivision.pdf

Record of title (less than 3 months old)

CoT Lot 1.pdf

Assessment of Environmental Effects (AEE)

AEE .pdf

Additional documents

MCP Design Manual DRAFT.pdf

VCN70025970 Decision.pdf

DIS60051710A 1153 Leigh Road Decision.pdf

LUC60403942 and VCN70020860 Hearing Decision.pdf

Terms and conditions

Once I submit my application, I accept that:

- a deposit will be charged upon receipt of the application
- I may have to pay additional charges for processing, administration and inspections
- If my proposal includes regional consents, I may have to pay an annual Functions, Powers and Duty charge, as per the Annual resource consent charges page found on the council website.
- I may receive a refund if the actual costs are lower than the deposit paid
- I can object to and appeal costs relating to the processing, as set out in sections 357B and 358 of the Resource Management Act 1991, up to 15 days after receiving the decision or invoice/debit note
- if any steps, including the use of debt collectors and/or lawyers, are necessary to recover unpaid processing costs, the applicant agrees to pay all collection costs
- if this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, the applicant binds the trust, society or company to pay all the costs and guarantee to pay all the costs in their personal capacity
- I understand that, when granting consent to certain activities, the council may levy a development contribution under the Local Government Act 2002. When these are due, the consent holder is responsible for the payment, unless otherwise advised
- by submitting this form, I confirm that the council may undertake a site inspection
- the application may be returned if all information under Section 88 of the RMA is not supplied.

I agree to Auckland Council's [terms and conditions](#) and [privacy policy](#).

Deposit: \$20,000.00