

18 February 2026

Attention: Kate Madsen of Paua Planning Limited

Dear Kate,

Resource consent application – Further information request

Application number:	SUB60460558
Applicant:	Matakana Country Park Limited
Address:	1153 Leigh Road, Omaha Flats
Proposed activity:	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.

I have undertaken a preliminary planning check of the above application. Under section 92 of the Resource Management Act 1991 (RMA), I request the following further information to ensure an appropriate understanding of the proposal as it relates to the scale and significance of the effects that the activity may have on the environment.

Requested information

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.

Advice notes: Please note this information must be certified by a Licensed Cadastral Surveyor stating that the subject stream has been suitably investigated for the purpose of determining the relevance of that stream in respect of s230 of the RMA.

Consent Notice

2. Please provide the proposed draft consent notices as referred to in the AEE.

Granted Consent notice variations

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.

Services

4. Please demonstrate compliance with standard E39.6.1.3, and provide the relevant reports.
5. Please provide draft consent notice wording relating to the provision of services with reference to any reports including dates and authors.
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.

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.

Consultation

7. 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.

Matakana 2 Precinct Standards

8. I522.6.10(3) is relevant to the applicant. Please demonstrate if the proposal will comply with this standard. If not, please confirm if there are any additional reasons for consent and provide further assessment.

Advice Note: I522.6.10(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 I522.6.10(2)(b) can be enforced.

Policy

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 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).
10. The Matakana 2 precinct description states that '*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 largely focuses on the form and design of built development rather than ongoing management.

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.

Outdoor area

12. Please provide comment on the size of the outdoor area and if this will be consistent with industry requirements.

Providing the information

You must provide this information within 15 working days (11 March 2026). If you are unable to provide the information within 15 working days, then please contact me so that an alternative timeframe can be considered. Under section 88C of the RMA, working day time period is excluded until the above matters have been addressed or the 15 working-day time limit has expired.

Please note that under section 92AA of the Resource Management Act 1991 (RMA), the Council may return an application if an applicant does not respond to a request for further information within a reasonable timeframe or provides an inadequate response.

If you need more than 15 working days to provide this further information, the council has an expectation that you will agree to an extension of time under section 37, to enable the council to have time to undertake the necessary review of the information once provided.

Next steps

Once you have provided the requested information, I will review what you have provided to make sure it adequately addresses all of the points of this request.

If you have any queries, please contact me on 021 197 9195 and quote the application number above.

Yours sincerely,



Lucy Fleming
Intermediate Planner