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ARATAKI FAST-TRACK PROJECT – PROPOSED CONSENT NOTICES

CLD Land New Zealand Limited (CDL), has lodged a Substantive Application under the Fast-track Approvals Act 2024 (FTAA) for the Arataki Project. The application is now being considered by an Expert Panel.

This Arataki Site is located within the Plains Production Zone under the Hastings District Plan (HDP). While the zoning is rural, land use consent has been sought for urban residential development alongside subdivision to create the individual residential lots. In lieu of an appropriate urban zoning and to ensure future residential development reflects the character and amenity outcomes anticipated in urban areas of Havelock North, a planning framework needs to be established to facilitate urban development of the site.

Following engagement with Heretaunga Hastings District Council (Council), the Applicant has considered and responded to feedback regarding the originally proposed Residential Development Framework (RDF). In particular, Council expressed concern with the RDF's application as a bespoke framework outside of the HDP provisions and potential development situations falling between the cracks or the creation of additional unintentional consenting requirements.

In response, the RDF approach has been set aside by the applicant, and an HDP zone-based approach has been adopted along with specific design outcomes through consent notices registered under section 221 of the Resource Management Act 1991 (RMA).

As set out in the Application documentation, there are two residential typologies which apply across the site. Consent notices are now proposed to achieve the following:

- Lot Type 1 lots are to be developed in accordance with the Havelock North General Residential Zone provisions of the HDP;
- Lot Type 2 lots are to be developed in accordance with the Medium Density Residential Zone provisions of the HDP.


In addition, several bespoke design standards will be secured by consent notice to manage site-specific outcomes for the development, including:

- Garage and building frontage design (note that these do not apply to some rear sites in Lot Type 1 and double storey buildings in Lot Type 2)
- Landscaping controls
- Height
- Glazing and street connectivity
- Fencing standards
- Stormwater management requirements tied to the approved SMP
- Specific vehicle access separation controls for Arataki Road corner lots

This consent notice-based approach provides a clear, enforceable framework that reflects the intent of the HDP, responds to Council feedback, and enables high-quality and well-integrated residential development outcomes for the Arataki Project.











The proposed wording for the Consent Notices which will be incorporated into the proposed Conditions of Consent for the Arataki Project are provided in **Attachment A**.

**ATTACHMENT A – PROPOSED CONSENT NOTICES TO BE INCLUDED IN ARATAKI PROJECT
CONDITIONS OF CONSENT**

PROPOSED CONSENT NOTICES	
General - All Lots	
	<p>Stormwater</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1 to 171. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p>All stormwater from all buildings and impervious areas on each lot shall be managed in accordance with the requirements of the “<i>Stormwater Management Plan (SMP) Arataki Project, Job Ref P24-244, V[x] prepared by Woods, dated [xxx]</i>”.</p> <p>Where buildings and impervious surfaces exceed 60% of net site area, stormwater mitigation measures must be implemented in accordance with the requirements of the SMP.</p>
	<p>Fencing</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1 to 171. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p>“<i>Fencing: Fencing on all lots shall be designed and constructed in accordance with the approved Arataki Fencing Plan [insert drawing reference number xxx, prepared by Boffa Miskell and xxx date] – TBC updated following CDL RFI response – current fence image and reference table included below for cross check</i>], which specifies the required fencing types, locations, and heights. This consent notice applies in place of the fencing standards of the Hastings District Plan, and shall be complied with at the time of construction and maintained thereafter.”</p>  <p>LEGEND:</p> <ul style="list-style-type: none"> ARATAKI FRONTAGE STREET FRONTAGE OLIVE GROVE BOUNDARY SHAGGY RANGE BOUNDARY RETAINING WALLS SIDE/REAR BOUNDARY CORNER LOT RESERVE AND RURAL BOUNDARY SHAGGY RANGE DRIVEWAY EXISTING PROPERTY

Commented [NA1]: Please ensure the SMP includes the flow diagram from our meeting 6/11/2025 and some clear instructions/way to determine the appropriate sized detention tanks should a design be over 60% impervious and require mitigation.

Commented [NA2]: The public spaces and reserves team have stated that the lot 3 side boundary should also have a 1.8m high, open style pool fence (currently shown as a corner fence) Please amend to include

Location	Identified	Maximum Height	Construction Material	Specific Provision
External Rural Boundary – Permeable Fence		1.8m	Minimum 50% visually permeable	n/a
External Rural Boundary – Acoustic Fence		2m	Closed boarded	Acoustic fence
External Reserve Boundary – Shaggy Range Boundary		1.8m	Minimum 50% visually permeable	50 x 100 mm square mesh (x-fence)
External Reserve Boundary – Shaggy Range Driveway		1.8m	Closed boarded	n/a
Arataki Road Boundary		1.2m	Minimum 50% visually permeable	n/a
Road Front Boundary		1.2m	Optional	n/a
Side / Rear Boundary		1.8m	Optional	Where the side/rear fence abuts the Arataki Road Boundary or Front Boundary: Fence must step down to a maximum 1.2m height for a minimum length of 3m. Where the side/rear fence abuts a Corner site Boundary: Maximum 1.8m height is allowed.
Corner Site Boundary		1.2m	Optional	Maximum 1.2m height, with allowable increase to a maximum 1.8m height for a maximum 50% length of the site road or reserve frontage.
Retaining Walls		1.2m	Closed boarded	Maximum 1.2m height above a retaining wall.
Existing Residential Boundary		1.8m	Optional	Where an existing boundary fence is in place, no

					new/additional fencing is required.
	Lot Type 1				
1.	The following consent notices apply to Lots 1-21, 27-33, 38-44, 48-73, 77, 82-102, 107-108 and 120- 171 within the Arataki Project subdivision and shall be registered against their Record of Title.				
2.	<p>Application of Hastings District Plan Havelock North General Residential Zone Provisions</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1-21, 27-33, 38-44, 48-73, 77, 82-102, 107-108 and 120- 171. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p><i><u>"Havelock North General Residential Zone: Unless resource consent is otherwise obtained or where expressly modified by specific consent notices imposed on the Record of Title, all building development on Lots 1-21, 27-33, 38-44, 48-73, 77, 82-102, 107-108 and 120- 171 shall be in accordance with the Rules and Permitted Activities and the General and Specific Performance Standards of the Havelock North General Residential Zone of the Hastings District Plan (or any subsequent replacement or amendment of that Zone)."</u></i></p>				
3.	<p>Landscaping</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1-18, 21, 27-33, 38-44, 48-70, 73, 77, 82-102, 107-108 and 120, 122-150, 153-161, and 163- 171. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p><i><u>"Landscaping:</u></i></p> <p><i>(a) The minimum landscape area must be 30% of the net site area.</i></p> <p><i>(b) The 3m front boundary building setback must include a minimum of 50% landscape area.</i></p> <p><i>(c) Landscape area can comprise grass."</i></p>				
	Lot Type 2				
4.	<p>Application of Hastings District Plan Havelock North Medium Density Residential Zone Provisions</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 22-26, 34-37, 45-47, 74-76, 78-81, 103-106, and 109-119. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p><i><u>"Medium Density Residential Zone: Unless resource consent is otherwise obtained or where expressly modified by specific consent notices imposed on the Record of Title, all activities and development shall be in accordance with the Rules and Permitted Activities and the General and</u></i></p>				

	<i>Specific Performance Standards of the Medium Density Residential Zone of the Hastings District Plan (or any subsequent replacement or amendment of that Zone)."</i>
5.	<p>Building Height</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 22-26, 34-37, 45-47, 74-76, 78-81, 103-106, and 109-119. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p><i>"Building Restrictions - Height: Building height must not exceed a maximum of 8m 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."</i></p>
6.	<p>Relationship of Garages & Accessory Buildings to the Street</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 22-26, 34-37, 45-47, 74-76, 78-81, 103-106, and 109-119. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p><i>"Building Restrictions – Setback from Street:</i></p> <p><i>(a) All garage doors must be set back a minimum of 5m from any front boundary.</i></p> <p><i>(b) Garages on sites that front a public road or JOAL and that form part of a single-storey residential building, shall occupy a maximum of 50% of the width of the front elevation of that residential building.</i></p> <p><i>(c) Garages on sites that front a public road or JOAL:</i></p> <p><i>(i) that form part of a single-storey residential building; and</i></p> <p><i>(ii) which occupy more than 50% and up to a maximum of 60% of the width of the front elevation of that residential building must have a minimum setback of 2m from the rest of the building.</i></p> <p><i>The requirements of (b) and (c) below do not apply to garages which form part of a two-storey residential building."</i></p>

7.	<p>Glazing & Street Connection</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 22-26, 34-37, 45-47, 74-76, 78-81, 103-106, and 109-119. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p><i>“Building Restrictions – Glazing & Street Connection:</i></p> <p>(a) Any residential unit facing the front boundary or legal access must have a minimum of 10% of the façade facing the front boundary in glazing. This can be windows or doors (excluding garage doors).</p> <p>(b) Any residential unit facing the front boundary must incorporate at ground level facing the front boundary or legal access a front door and main pedestrian entrance that is visible and accessible from the front boundary or legal access.”</p>
Arataki Road Corner Lots	
8.	<p>Distance of Vehicle Access from Access Road Intersections</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 4, 11, 14, 27, 30, 54, 60, 90 and 98. The consent notice must record that the following condition is to be complied with on a continuing basis:</p>

	<p><i>“Corner Lots - Vehicle Access: Vehicle access may be located closer than 15 metres to an Access Road intersection, with a minimum access–intersection separation of no less than 8 metres. Vehicle accesses on these lots shall maintain a minimum separation of 1.5 metres from any vehicle access on an adjoining property.”</i></p>
	<p>Setback from the Street</p>
9.	<p>Relationship of Garages & Accessory Buildings to the Street</p> <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1-18, 21, 27-33, 38-44, 48-70, 73, 77, 82-102, 107-108 and 120, 122-150, 153-161, and 163- 171. The consent notice must record that the following condition is to be complied with on a continuing basis:</p> <p><i>“Building Restrictions – Setback from Street:</i></p> <p>(c) All garage doors must be set back a minimum of 5m from any front boundary.</p> <p>(d) Garages on sites that front a public road or JOAL and that form part of a single-storey residential building, shall occupy a maximum of 50% of the width of the front elevation of that residential building.</p> <p>(e) Garages on sites that front a public road or JOAL:</p> <p>(iii) that form part of a single-storey residential building; and</p> <p>(iv) which occupy more than 50% and up to a maximum of 60% of the width of the front elevation of that residential building must have a minimum setback of 2m from the rest of the building.</p>