

Attachment 22: Summary of Interests

115 Clarks Beach Road

Document	Summary of Content	Comment – where necessary
Consent Notices		
11215438.2	<p>This notice applies to Lots 800, 801, and 1000 on DP 526153 (Title 843917) and sets ongoing conditions related to stormwater management and affordable housing delivery, as required under subdivision consent SUB60320763.</p> <ul style="list-style-type: none"> • Condition 27 – Stormwater (Lot 1000): No additional impervious surfaces may be constructed in Catchment 1 until the permanent stormwater solution (approved under BUN60078862) is completed to the satisfaction of Auckland Council. • Condition 28 – Affordability (Lot 800): Lot 800 must provide a minimum of 4 affordable dwellings (with the maximum determined by final subdivision yield) that meet the criteria in Chapter 1 – Clarks Beach Precinct, under 1450.6.3 – Relative Affordability, by the time the section 224(c) certificate application is lodged. • Condition 29 – Affordability (Lot 1000): No dwellings may be constructed on Lot 1000 until construction activities for the affordable dwellings on Lot 800 and/or Lot 801 have commenced. 	<p>The site, nor area of Clarks Beach Road is located in Catchment 1.</p> <p>Does not prevent upgrading of Clarks Beach in any way.</p>
12108484.1	<p>This notice varies conditions relating to stormwater and affordability for Lots 800, 801, and 1000 DP 526153 (Title 843917), clarifying impervious surface limits and reaffirming affordable housing obligations under the original subdivision consent.</p> <p>Condition 27 – Stormwater (Lot 1000)</p> <ul style="list-style-type: none"> • Updated Requirement: No additional impervious surface may be constructed in Catchment 1 beyond what was approved under, SUB/2016/2485, SUB60320763 and now also what can be formed as of right across Lots 1–7 under BUN60233714 — until the permanent stormwater solution under BUN60078862 is completed to Council's satisfaction. 	

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	<p>Condition 28 – Affordability (Lot 800)</p> <ul style="list-style-type: none"> Clarified Wording: Lot 800 must still provide a minimum of 4 affordable dwellings (maximum based on final subdivision yield). The affordability price is tied to the date of the relevant section 224(c) application for any future development on Lots 800 and 801. Expiry Clause: This condition ceases to apply 3 years after title transfer to the first purchaser, unless the superlot is further subdivided. Retention: Condition 28 remains applicable to Lot 800. <p>Condition 29 – Affordability (Lot 1000)</p> <ul style="list-style-type: none"> No Change 	
12114978.9	<p>This consent notice applies to Lots 100 and 1001–1003 on DP 560664 and sets ongoing conditions related to geotechnical design, stormwater management, and yard setbacks, as required under subdivision consent BUN60331922.</p> <ul style="list-style-type: none"> Condition 33 - Geotechnical (Lots 1001-1003): All buildings must be designed and constructed in accordance with the recommendations of the Geotechnical Completion Report by Lander Geotechnical (dated 18.02.2021), and by a suitably qualified engineer familiar with the site. Condition 34 - Stormwater (Lots 100, 1001-1003): No additional impervious surfaces may be constructed in Catchment 1 beyond what was approved under SUB/2016/2485, SUB60320763, BUN60331922, LUC60331928-A / SUB60331926-A - until the permanent stormwater solution under BUN60078862 is completed to Council's satisfaction. Condition 35 - Yard Setback (Lots 1001 & 1003): A 2-metre side yard setback applies to the northern boundary of Lot 1001 and the southern boundary of Lot 1003, for the first 20 metres from Koiora Road frontage. No buildings may be erected within this area without resource consent. 	As above.
12597380.3	<p>This consent notice applies to Lots 202–238, 248–262, 1020, and 1021 on DP 578599, and sets out ongoing development, infrastructure, and design conditions required under subdivision consent BUN60391640 / SUB60391643.</p>	Does not prevent upgrading of Clarks Beach Road in any way.

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	<ul style="list-style-type: none"> • Condition 48 - Common Ownership (Lot 600): Owners of Lots 229–238, 248, and 1021 must be members of a common entity responsible for maintaining the shared vehicle access within Lot 600. • Condition 60 - Wastewater Restriction (Lot 1020): No residential development may occur on Lots 1012, 1018, or 1020 until wastewater capacity is confirmed by Watercare Services Ltd. • Condition 61, 86 and 138 - Geotechnical Compliance: Development on specified lots must follow recommendations in the Geotechnical Completion Report (Stage 7, dated 25 October 2022). • Condition 62 - Fencing Height Restriction: Fences along boundaries with Lot 600 must not exceed 1.5 metres in height. • Condition 63 and 64 - Garage Design Flexibility: Garage doors on specified lots may be zero-lot lined with side or rear boundaries adjoining Lot 600, exempting them from standard yard setbacks. • Condition 65 - Façade Orientation: Dwellings on specified lots must face the public street with a visible and accessible main entrance. • Condition 66 - Motion Sensor Lighting: Security lighting must be installed on garages/dwellings facing Lot 600 and shown in building consent plans. • Condition 67 and 68 - Vehicle Access Restrictions: No direct vehicle access to Uatoto Road for Lots 227 and 230–238. No direct vehicle access to Clarks Beach Road for Lots 249 and 1021. • Condition 69 - Stormwater Management: First 5mm of rainfall runoff must be retained unless infiltration testing shows rates below 2mm/hr. Detailed design must be submitted to Council. • Condition 70 - Attenuation Basin (Lot 1020): Interim stormwater basin must be maintained by the owner until culvert upgrades are completed. It will later be removed and the area vested as drainage reserve. • Condition 71 - Affordable Housing (Lot 1021): Lot 1021 must provide at least 9 affordable dwellings sold to first-home buyers who retain ownership for 3 years. Affordability is assessed at the time of the 224(c) application. 	

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	<ul style="list-style-type: none"> Condition 72 - Development Timing (Lot 1020): No dwellings may be built on Lots 1018 or 1020 until affordable housing construction has commenced. 	
Easements		
11215438.5	Chorus New Zealand Limited is granted an easement in gross over Lot 300 on DP 526153 for the right to convey telecommunications and computer media.	Does not prevent upgrading of Clarks Beach Road in any way.
12114978.2	Chorus New Zealand Limited is granted an easement in gross over Lot 100 on DP 560664 for the right to convey telecommunications.	Does not prevent upgrading of Clarks Beach Road in any way.
12114978.3	Auckland Council is granted an easement in gross over Lot 100 on DP 560664 for a right of way to facilitate waste collection services, including rubbish, recycling, and inorganic materials.	Does not prevent upgrading of Clarks Beach Road in any way.
12114978.8	Knight Investments Limited and Murray Neil Thompson & Tracey Anne Thompson are granted reciprocal rights of way over Lot 100 on DP 560664 (Part Titles 990982–990984 and 997567) for shared access across the easement area marked A on LT 560664.	Does not prevent upgrading of Clarks Beach Road in any way.
12114978.10	Knight Investments Limited is granted a series of maintenance easements over Lots 802, 803, 1001, and 1003 on DP 560664 to enable access for inspecting, maintaining, repairing, or replacing parts of buildings or structures located on adjoining lots.	Does not prevent upgrading of Clarks Beach Road in any way.
12428145.8	Auckland Council is granted easements in gross over Lots 1012, 1018, and 1019 on DP 573987 for rights of way across designated areas (I, J, R, S, Y, and Z) to enable public and Council access, with the intention that these areas will vest as road in a future stage of development.	This remains unchanged by the Project. Does not prevent upgrading of Clarks Beach Road in any way.
12597380.5	Auckland Council is granted an easement in gross over Lot 1020 DP 578599 for the right to drain water via an overland flowpath across area AA on DP 578599.	Does not prevent upgrading of Clarks Beach Road in any way.

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Land Covenant		
11215438.6	Knight Investments Limited is both the Grantor and Grantee, applying covenants across multiple lots for consistent development standards. Applies to Lots 1–35 and Lot 300 on DP 526153.	Not Relevant
Other		
11322975.1	Compensation Certificate: Auckland Council acquired part of the land for a public work, specifically public open space, under Section 17 of the Public Works Act 1981.	Not Relevant
12538036.3	Mortgage Instrument	
12538036.4	Mortgage Instrument	
12597380.2	Order for New Certificate of Title: This instrument records the creation of new land titles following the deposit of Deposited Plan 578599, with Knight Investments Limited as the registered owner. It includes subdivision of Lot 1012 and associated lots, and formal consents from both the landowner and mortgagee for the deposit and associated easements, covenants, and notices.	

Byerly Park (Lot 11 DP 493623)

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Consent Notices		
10098022.5	<u>Restriction of Further Subdivision</u> No further subdivision is allowed under the noted rules	N/A – subdivision is not proposed over these lots.
Conservation Covenant		
10098022.3	The covenant protects the Covenant Area (marked Z on DP 485009) for conservation purposes, ensuring ecological restoration and habitat protection.	The location of the proposed pipe network will not affect this covenanted area.
Easement		
11478639.9	The easement grants Right of Way access over Lot 11 (Title 716507) to benefit Lots 6–9 (Titles 716503–716506). Easement areas are marked “G” and “H” on DP 492607.	This does not affect the proposal and the proposal does not affect the easement.
11565729.3	This easement grants multiple rights over various lots in the subdivision: Easement Types: Right of Way, Right to Convey Electricity, Right to Convey Telecommunications, Right to Convey Water. Affected Lots: <ul style="list-style-type: none"> • Burdened Land: Lots 1–5, 10, and 11 on DP 492623 (Titles 716555–716559, 804650, 804651) • Benefited Land: Various combinations of the above lots depending on the easement area (A–F) 	These does not affect the proposal and the proposal does not affect the easements.

44 Sydney Owen Road (Lot 7 DP 492607)

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Consent Notices		
10098022.5	<p><u>Restriction of Further Subdivision</u></p> <p>No further subdivision is allowed under the noted rules</p>	Subdivision is not proposed over these lots.
11478639.7	<p><u>Firefighting Water Supply (Condition 2(g))</u></p> <p>Any habitable building must have a water supply suitable for firefighting, compliant with NZFS Code SNZ PAS 4509:2008. If using tank storage, it must be located a safe distance from the dwelling.</p> <p><u>Land Use Restrictions (Condition 2(h))</u></p> <p>Lots must be used for horse racing industry purposes (e.g., grazing, training, racing). A single residential dwelling is allowed only if occupied by someone involved in those activities.</p> <p>Dwellings must:</p> <ul style="list-style-type: none"> • Be located within designated areas on the approved subdivision plan. • Not exceed 300m² in floor area. • Be no taller than 7 metres. • Have building and impermeable surface coverage not exceeding 20% of the net site area. <p><u>Shelter Belts</u></p> <p>Existing and recommended shelter belt trees must be retained and maintained to screen buildings from off-site views. If removed, replacement planting (e.g., Karo trees) must occur in the next planting season (May–October).</p> <p><u>Building Appearance</u></p> <p>Buildings must use subdued, natural or dark colours. External walls: LRV ≤ 70%. Roofs: LRV ≤ 40%, and must be darker than walls. Exceptions allowed for steep pitched roofs (≥35°) that dominate the elevation. Mirror glazing is prohibited.</p>	<p>No development is proposed within the site that relates to the noted restrictions.</p> <p>The location of the proposed pipe network will not affect the described shelter belts.</p>

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	<p><u>Telecommunications (Condition 2(i))</u></p> <p>Only cellular/wireless services are provided. If landowners want a physical (copper wire) connection, they must cover all associated costs.</p>	
Easements		
11478639.9	<p>The easement grants Right of Way access over Lot 11 (Title 716507) to benefit Lots 6–9 (Titles 716503–716506). Easement areas are marked “G” and “H” on DP 492607.</p>	<p>This does not affect the proposal and the proposal does not affect the easement.</p>