

Decision on an application for resource consent(s) under the Resource Management Act 1991



Decision two – restricted discretionary activity for a subdivision consent

Application number(s): BUN60317998
 SUB60318032

Applicant: 22 Jersey Avenue, Mount Albert

Site address: Lot 69 DP 18277

Legal description: 766m²

Proposal:

The applicant seeks subdivision consent to undertake a two-lot subdivision on the site. Lot 1 will be a front site and will contain the existing dwelling with a parking area. Lot 2 will be a rear site and will contain a new dwelling. A 3.5m wide right of way is proposed.

The coverage calculations for the proposed lots are as follows:

Lot	Gross site area (m ²)	Net site area (m ²)	Building coverage (45%)	Impervious area (60%)	Landscaped area (35%)
1	364.8m ²	302.9m ²	113.0m ² (37.3%)	202.0m ² (55.4%)	162.8m ² (53.7%)
2	401.2m ²		150.5m ² (37.5%)	244.3 (60.9%)	156.9 (39.1%)

The resource consents required are:

Subdivision consent (s11) – SUB60318032

Auckland Unitary Plan (Operative in part)

Subdivision (operative plan provisions)

Urban subdivision

- To subdivide the parent site into two lots, which is a subdivision in a residential zone that is in accordance with an approved land use resource consent that complies with standard E38.8.2.1, is a restricted discretionary activity under rule E38.4.2(A14).
- Restricted discretionary activity for subdivision around existing buildings and development complying with Standard E38.8.2.2, pursuant to E38.4.2 (A15)