

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

*The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Kyle and Emma Donovan

Email:

Phone number:

Postal address:

(or alternative method of
service under section 352
of the act)

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Kim Nathan - KPN Consultants

Email:

Phone number:

Postal address:

(or alternative method of
service under section 352
of the act)

** All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.*

7. Details of Property Owner/s and Occupier/s

*Name and Address of the Owner/Occupiers of the land to which this application relates
(where there are multiple owners or occupiers please list on a separate sheet if required)*

Name/s:

See Applicant details above

**Property Address/
Location:**

Postcode

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

Kyle and Emma Donovan

Site Address/
Location:

Moturoa Island

Postcode

Legal Description:

Flat 11 DP 119141

Val Number:

Certificate of title:

NA68C/78

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☒ No

Is there a dog on the property? ☐ Yes ☒ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

The application site is an island accessed via boat.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

To undertake additions/alterations to an existing dwelling.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

☐ Yes ☒ No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

☒ Building Consent **EBC 2025-0510**

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☐ Yes ☒ No ☐ Don't know

☐ Subdividing land

☐ Changing the use of a piece of land

☐ Disturbing, removing or sampling soil

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Kyle and Emma Donovan

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Signature:

(signature of bill payer)

Date

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name: (please write in full)

Kim Nathan

Signature:

[Redacted Signature]

Date 15/5/25

A signature is not required if the application is made by electronic means

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council) - please invoice deposit fee
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☐ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

14. Billing Details:

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Name/s: (please write in full)

Kyle and Emma Donovan

Email:

Phone number:

Postal address:

(or alternative method of service under section 352 of the act)

Fees Information

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Name: (please write in full)

Kyle Donovan

Signature:

(signature of bill payer)

Date 15 May 2025

MANDATORY

15. Important Information:

Note to applicant

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Resource Consent Application

Kyle & Emma Donovan
Moturoa Island House
Moturoa Island

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May 2025



Application and Property Details

| | |
|----------------------------|--|
| Applicant: | Kyle & Emma Donovan |
| Site Address: | Moturoa Island House, Moturoa Island |
| Agents Details: | KPN Consultants Limited PO Box 836 Whangarei 0140 Attention: Kim Nathan Phone: 022 076 6471 Email: kim@kpnc.co.nz |
| Submission Date: | |
| Legal Description and C/T: | Flat 11 DP 119141 (NA68C/78) on Moturoa Island (NA42A/1073) |
| Site Area: | 146.9919ha |
| Operative Plans Applying: | Far North District Plan (Operative District Plan) |
| Zoning: | Moturoa Island |
| Controls / Overlays: | - |
| Proposed Plans Applying | Far North Proposed District Plan |
| Zoning: | Moturoa Island |
| Controls/Overlays: | Coastal Environment |

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1.0 Introduction

The proposal is a land use consent to undertake alterations/additions to an existing residential dwelling on the application site.

2.0 Site and Locality Description

2.1 Site Description

The application site is legally described as Flat 11 DP 119141 (NA68C/78) is a 999 year leasehold created by L C1372951) located on Moturoa Island (NA42A/1073) in the Bay of Islands.

The site contains an established residential dwelling surrounded by pasture and established vegetation.



Figure 1: Aerial Photograph of the application site (circled in red) and surrounds – Source: Google Earth

2.2 Locality Description

Moturoa Island is approximately 147 hectares in area and is managed as a company with multiple shareholders who obtain their shares through ownership. The Island was gazetted in the 1960's as Wildlife Refuge under the Wildlife Act 1953. Extensive restoration works have been carried out across the island by the owners that have further enhanced the ecological and natural values including pest and weed control, habitat enhancement and the re-introduction of threatened native birds.

Development is directed to the western portion of the Island and consolidated within the areas identified in the Moturoa Island Development Plan (**Appendix D**) which specifies building areas. Outside of the specified building areas, preservation and enhancement of the natural and ecological values is enabled, including grazing in appropriate areas.

A conservation covenant, prepared under section 77 of the Reserves Act 1977 exists between Moturoa Island Limited and the Council. The areas considered to be significant natural areas spatially align with those shown on the Moturoa Island

Development Plan as 'Conservation/Wildlife areas. Activities in these areas, including grazing of stock, are managed through the conditions of the covenant, as well as the District Plan.

3.0 Proposal / Background

3.1 Relevant Background

The application site is currently held in record of title Flat 11 DP 119141 (NA68C/78) is a 999 year leasehold created by L C1372951) located on Moturoa Island (NA42A/1073). Copies of the relevant titles are included in **Appendix B**.

As previously discussed, there is a requirement for built development to be contained within the areas identified in the Moturoa Island Development Plan (**Appendix D**).

3.2 The Proposal

The proposal is a land use consent to undertake alterations/additions to an existing residential dwelling on the application site, the plans of which are included in **Appendix A**.

The proposed works include the following:

- a small extension to the kitchen (7m²) over existing verandah.
- Renovate existing bathroom
- Renovate ensuite, including the addition of a new skylight
- Renovate bedrooms on ground floor, with some external windows/doors being removed and replaced with exterior cladding to match the existing
- Replace existing decking with new top, and some new decking. The re-surfaced areas of decking will have an area of 85m² and the new decking will total 116m².
- New louvre deck to cover deck adjacent to kitchen.
- All existing round columns to be boxed out and clad in board and batten to match existing cladding.
- Internal alterations to two bedrooms in loft area.

Existing servicing will remain as per the current situation.

Minimal earthworks are required at the north-eastern corner of the dwelling i.e. earth scraping to enable good ground clearance off deck. Appropriate silt and sediment control will be maintained during earthworks in order to prevent silt laden runoff.

4.0 Reasons for the Application

4.1 Far North Operative District Plan

The site is zoned within the Moturoa Island Zone within the Operative District Plan.

Rule 18.1.6.1.3 'Visual Amenity' provides for as a permitted activity:

(a) any new building with a gross floor area of less than 25m²; or

(b) any alteration/addition to an existing building which does not exceed 20% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building, and that any alteration/addition is to a building that existed at 28 April 2000.

Rule 18.1.6.2.1 'Visual Amenity' provides for as a controlled activity:

(a) any new buildings; or (b) any alteration/addition to an existing building which does not exceed 40% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building, provided that the alteration/addition is to a building that existed at 28 April 2000.

The Council has determined that although the proposed alterations/additions do not increase the height of the dwelling, all of the works including the replacement decking, lower and upper deck extensions and renovated bathroom are included in the calculations for this rule and need to be considered. Noting, that while some of the proposed alterations may not require building consent and can be removed from the plans, they still meet the definition of building which is being altered under the District Plan and therefore still require resource consent.

On this basis, it has been calculated that the proposed works will exceeds 117.2m² (being 40% of the Gross Floor Area of the building – 293m²), therefore being assessed as a non-complying activity.

Rule 12.4.6.1.2 Fire Risk to Residential Units requires the following:

- (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;
- (b) Any trees in a deliberately planted woodlot or forest shall be planted at least 20m away from any urban environment zone, Russell Township or Coastal Residential Zone boundary, excluding the replanting of plantation forests existing at July 2003.

The existing dwelling is not currently located 20m away from naturally occurring trees, however this is an existing situation. As part of the proposal one of the proposed new decks which will cover an existing patio area in the north-eastern corner of the dwelling will as a result be less than 20m from the tree line, therefore being assessed as a discretionary activity under Rule 12.4.6.3.

The proposed development meets all other relevant rules regarding development under the District Plan.

A full assessment of the relevant District Plan rules is included in **Appendix C**.

4.2 Far North Proposed District Plan

The Far North District Council notified the Far North Proposed District Plan on 27 July 2022 with submissions closing 21 October 2022.

The council has received a timeframe extension approval from the Minister for the Environment (Clause 10A) for the Proposed District Plan project. With decisions on submissions now must be notified by 27 May 2026.

The site is zoned within the Settlement Zone (Coastal Environment) under the Proposed District Plan.

Section 86B of the Resource Management Act 1991 (RMA) states that a rule in proposed plans and changes does not have legal effect until a decision on submissions relating to the rule is made and publicly notified. The only exception to this are those rules that have immediate legal effect as identified in Section 86B(3):

A rule in a proposed plan has legal effect only once a decision on submissions relating to the rule is made and publicly notified under clause 10(4) of Schedule1, except if...

(2) A rule in a proposed plan has immediate legal effect if the rule—

- (a) protects or relates to water, air, or soil (for soil conservation); or*

- (b) protects areas of significant indigenous vegetation; or*
- (c) protects areas of significant habitats of indigenous fauna; or*
- (d) protects historic heritage; or*
- (e) provides for or relates to aquaculture activities*

The relevant Moturoa Zone and Coastal Environment development provisions do not currently have legal effect, therefore no assessment with respect to the rules has been included in this report.

Any earthworks will be minimal; however, the applicants intend to comply with the following rules of the Far North Proposed District Plan which are now considered to be operative:

- Earthworks EW-R12 Accidental Discovery Protocol; and
- Earthworks EW-R13 Erosion and Sediment Control - Auckland Council Guideline Document GD005 (Section C).

No vegetation is proposed to be removed.

An assessment of the relevant objectives and policies of this plan has been assessed in Section 5.3 of this report.

4.3 Overall Status of the Application

Overall, the status of the application is considered to be a Non-Complying Activity.

5.0 Application Assessment

5.1 Statutory Considerations

5.1.1 Relevant Section of the RMA

When considering an application for a Discretionary activity the Council as consent authority must have regard to Part 2 of the RMA ("Purposes and Principles" – sections 5 to 8), and sections 104, 104B, 104D and 108 of the RMA.

Subject to Part 2 of the RMA, when considering an application for resource consent and any submissions received the Council must, in accordance with section 104(1) of the RMA have regard to the matters addressed in 5.2 – 5.7 below.

5.2 Section 104(1)(a) Actual and Potential Effects on the Environment

Section 104(1)(a) of the RMA requires that a council have regard to any actual and potential effects on the environment of allowing the activity.

5.2.1 Permitted Baseline / Existing Environment

Pursuant to section 104(2), when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline").

The permitted baseline refers to activities permitted on the subject site including activities that could be conducted on the site without resource consent. The existing environment includes activities that could be carried out under a granted but unexercised resource consent. Application of the permitted baseline test is discretionary and allows adverse effects arising from these activities to be disregarded and only adverse effects arising from the proposal over and above the permitted

baseline are to be assessed. The existing environment is not discretionary; and it forms the backdrop for assessing the effects of the proposal on the environment; the only exception being if it was unlikely that an unimplemented consent would be implemented.

With respect to the application site, there is a permitted baseline where additions/alterations could be undertaken to the dwelling provided no more than 20% of the gross floor area of the building was affected and provided that the building works were at least 20m from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.

Fire Risk

As discussed previously in this report, the existing dwelling is not currently located 20m away from naturally occurring trees, however this is an existing situation. As part of the proposal one of the proposed new decks which will cover an existing patio area in the north-eastern corner of the dwelling will as a result be less than 20m from the tree line.

The application site is located on a private island which has its own fire fighting response - a fire pump and a water reservoir on a trailer is stored approximately 100 metres from the applicants dwelling and, in the event of a fire, the trailer is connected to a vehicle and driven to the site.

In light of the above, it is considered that any degree of fire risk to the dwelling or vegetation can be mitigated so that adverse effects would be less than minor.

Visual, Amenity and Landscape Character values

The application consists of alterations/additions to the existing residential dwelling on the application site.

The majority of the works are internal alterations only and will not be visible from outside of the dwelling. Any external extensions are minimal i.e a 7m² extension to the kitchen over an existing verandah and lower deck areas.

The additions/alterations have been sensitively designed and will remain respectful and consistent with the existing dwelling. Any external finishes will be clad in order to match the existing dwelling.

The dwelling will continue to comply with all of the relevant bulk and location provisions of the District Plan; therefore, it is considered that the proposal is not visually obtrusive and will remain consistent with the character of other built development within the locality.

The site is not located within an outstanding landscape and does not contain any outstanding landscape features.

Minimal earthworks are required, consisting only of earth scraping to enable good ground clearance off deck.

The proposal will not affect the privacy, outlook or enjoyment of private open space for any of the adjacent sites.

Overall, the proposal is considered to have less than minor effects on the visual amenity and character of the surrounding environment.

Cumulative Effects

Over time cumulative effects can arise. These effects can be created through incremental changes that are created by activities. Overall, it is considered that potential cumulative effects of the development are less than minor as per the previous assessment contained within this report.

Effects on the neighbourhood and the wider community (social, economic or cultural effects)

The dwelling is considered to be consistent with the character of the locality. The subject site does not contain any known sites of cultural significance. Overall, it is considered that the proposal will result in positive effects on the wider community. The proposal will not result in any adverse social, economic or cultural effects.

Effects on Ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

The application is not considered to affect any such ecosystems.

Any effect on Natural and Physical Resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present and future generations.

No effects on these values are considered to be generated by the proposal.

Any Discharge of Contaminants into the Environment; including any unreasonable emission of noise, and options for the treatment and disposal of contaminants.

No discharge of contaminants is proposed. Appropriate silt and sediment control will be maintained during earthworks (as required) in order to prevent silt laden runoff.

Any risk to the Neighbourhood, the Wider Community, or the environment through natural hazards or the use of any hazardous substances or hazardous installations.

There are no known hazards or hazardous substances that will arise as a result of this proposal.

5.2.2 Adverse Effects Conclusion

In summary, it is considered that subject to compliance with conditions, the adverse effects of the activity on the environment would be less than minor.

5.3 Section 104(1)(b)(vi) Relevant Provisions of the District Plan - Objectives and Policies

OPERATIVE PLAN

The relevant objectives and policies of the Operative District Plan are those related to the Moturoa Island Zone, as follows:

Objectives

18.1.3.1 To provide for development and activity on Moturoa Island including additions and external alterations to dwellings and ancillary buildings and facilities for the storage of pleasure craft.

18.1.3.2 To ensure that development upon Moturoa Island is carried out in a manner that recognises the attractive, unspoilt nature of the Island as a prominent landscape feature, and the natural character of the coastal environment.

18.1.3.3 To provide for the continued maintenance and enhancement of the conservation/wildlife areas on the island which have been gazetted as a Wildlife Refuge.

Policies

18.1.4.1 That the western part of the island, where the existing dwellings are situated, be identified as the "development area" to recognise the existing and future development in that area.

18.1.4.2 That the eastern part of the Island (some 40ha) be identified as the "conservation area" and continue to be used for grazing and conservation/wildlife activities with provision being made for the erection and use of appropriate buildings for these purposes.

18.1.4.3 That future building additions to the existing dwellings and the building of future proposed dwellings and accessory buildings, including facilities for the storage of pleasure craft, be controlled by way of the Development Plan and by way of controlled activity consideration over the siting, scale and design of building activities and future dwellings.

18.1.4.4 That the commitment of the owners of the island to the conservation/wildlife development be accepted by the Council as reserves development in the context of any future requirements for esplanade reserves or esplanade strips in association with proposed dwelling additions or proposed dwellings in the development area. In recognition of this continuing commitment by the owners of the island, development in accordance with the zone provisions and the development plan shall not be subject to s230 of the Act or, any amended, replacement or other legislation relating to esplanade reserves or strips.

Note: This exclusion is included in the Plan in accordance with s77 of the Act relating to rules about esplanade reserves on subdivision.

18.1.4.5 That land management practices be encouraged that minimise adverse effects on the quality of soil resources and on the quality and availability of water.

18.1.4.6 That the siting of existing and proposed dwellings and accessory buildings in the development area be in a manner which minimises the impacts of activities and development in the coastal environment and ensures sufficient land area for the satisfactory disposal of wastewater and stormwater.

18.1.4.7 That animals not be taken to the Island, apart from those which are part of controlled farming activity, or for conservation purposes, in recognition of their potential to destroy the conservation and wildlife values on the Island.

PROPOSED PLAN

The relevant objectives and policies of the Far North Proposed District Plan are those related to the Coastal Environment and the Moturoa Island Zone, as follows:

Objectives

CE-O1 The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

CE-O2 Land use and subdivision in the coastal environment:

- a) preserves the characteristics and qualities of the natural character of the coastal environment;**
- b) is consistent with the surrounding land use;**
- c) does not result in urban sprawl occurring outside of urban zones;**
- d) promotes restoration and enhancement of the natural character of the coastal environment; and**
- e) recognises tangata whenua needs for ancestral use of whenua Māori.**

CE-O3 Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

MIZ-O1 Land use on Moturoa Island is of a scale and type that compliments and is consistent with the values of the island.

MIZ-O2 The natural characteristics and qualities of Moturoa Island are preserved and protected for current and future generations to enjoy and appreciate.

MIZ-O3 The ecological qualities of Moturoa Island are protected and enhanced.

Policies

CE-P1 Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.

CE-P2 Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

- a) outstanding natural character;*
- b) ONL;*
- c) ONF.*

CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- a) outstanding natural character;*
- b) ONL;*
- c) ONF.*

CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:

- a) consolidating land use and subdivision around existing urban centres and rural settlements; and*
- b) avoiding sprawl or sporadic patterns of development.*

CE-P5 Enable land use and subdivision in urban zones within the coastal environment where:

- a) there is adequacy and capacity of available or programmed development infrastructure; and*
- b) the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P6 Enable farming activities within the coastal environment where:

- a) the use forms part of the values that established natural character of the coastal environment; or*
- b) the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P7 Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

- a) the use is consistent with the ancestral use of that land; and*
- b) the use does not compromise any identified characteristics and qualities.*

CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9 Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a) the presence or absence of buildings, structures or infrastructure;*
- b) the temporary or permanent nature of any adverse effects;*
- c) the location, scale and design of any proposed development;*
- d) any means of integrating the building, structure or activity;*
- e) the ability of the environment to absorb change;*
- f) the need for and location of earthworks or vegetation clearance;*
- g) the operational or functional need of any regionally significant infrastructure to be sited in the particular location;*
- h) any viable alternative locations for the activity or development;*

- i) *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j) *the likelihood of the activity exacerbating natural hazards;*
- k) *the opportunity to enhance public access and recreation;*
- l) *the ability to improve the overall quality of coastal waters; and*
- m) *any positive contribution the development has on the characteristics and qualities.*

MIZ-P1 *Enable the development of no more than 24 residential units in addition to the existing farmhouse and beach cottage, where it is of appropriate scale and in the building sites defined on the on the Council approved Moturoa Island Development Plan.*

MIZ-P2 *Provide for additions and external alterations to residential units, accessory buildings and facilities for the storage of pleasure craft where any significant adverse effects are avoided and any other adverse effects can be avoided, remedied or mitigated.*

MIZ-P3 *Avoid development that is not in accordance with the Council approved Moturoa Island Development Plan or diminishes the characteristics and qualities of the following:*

- *significant natural area;*
- *outstanding natural landscape;*
- *coastal environment; and*
- *natural character.*

MIZ-P4 *Protect the ecological values of the island by enabling grazing activities on Moturoa Island outside of significant natural areas identified on the Council approved Moturoa Island Development Plan as conservation/wildlife areas.*

MIZ-P5 *Encourage the enhancement of ecological and natural values by enabling ongoing conservation activities on Moturoa Island.*

MIZ-P6 *Provide for built development outside of the development areas identified on the Council approved Moturoa Island Development Plan only where it is to support continued farming or conservation activities.*

MIZ-P7 *Manage land use to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*

- *compliance with the Council approved Moturoa Island Development Plan;*
- *the natural character of the coastal environment;*
- *the presence or absence of structures, buildings or infrastructure;*
- *the location, scale and design of any proposed development;*
- *the temporary or permanent nature of any adverse effects;*
- *the need for and location of earthworks or vegetation clearance;*
- *effects from natural hazards;*
- *satisfactory disposal of wastewater and stormwater;*
- *effects on ecological values; and*
- *the provision for a potable and firefighting water supply.*

Discussion

The relevant objectives and policies outlined above provide for additions and external alterations to existing buildings within Moturoa Island provided that they are controlled by the Development Plan and provided that they are of a scale and type that compliments and is consistent with the values of the island, preserving the natural character for current and future generations to enjoy and appreciate.

As assessed previously throughout this report, the proposed built development/activity is considered appropriate for the application site and will have minimal adverse effects on the natural character of the coastal environment.

The proposed additions/alterations to the dwelling have been sensitively designed such that all of the relevant District Plan bulk and location provisions can be met.

As discussed previously in this report, the majority of the works are internal alterations and will not be visible from outside of the building. Any external extensions are minimal i.e a 7m² extension to the kitchen over an existing verandah and lower deck areas.

The additions/alterations have been sensitively designed and will remain respectful and consistent with the existing dwelling. Any external finishes will be clad in order to match the existing dwelling.

Earthworks will be minimal and no vegetation clearance is required nor proposed.

The building will continue to be adequately serviced and stormwater and sediment runoff from any earthworks will be appropriately managed such that they will not enter the coastal marina area.

Overall, the proposal is considered to be consistent with the objectives and policies of the Plans.

5.4 Section 104(1)(b)(v) Relevant Provisions of the Regional Policy Statement

The Operative Regional Policy Statement ("RPS") for Northland contains high level policy guidance for development. The subject site does not contain any significant features as defined by the RPS and therefore consideration of the RPS provisions is limited to matters under the following objectives:

- Objective 3.11 Regional Form

Several underpinning policies are also relevant to this application, including:

Policy 5.1.1 - Planned and coordinated development

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

(a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils¹⁰, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

(h) Is or will be serviced by necessary infrastructure.

Note: in determining the appropriateness of subdivision, use and development (including development in the coastal environment – see next policy), all policies and methods in the Regional Policy Statement must be considered, particularly policies relating to natural character, features and landscapes, heritage, natural hazards, indigenous ecosystems and fresh and coastal water quality.

Policy 5.1.3 - Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

- (a) Primary production activities in primary production zones (including within the coastal marine area);*
- (b) Commercial and industrial activities in commercial and industrial zones;*
- (c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure; and*
- (d) The use and development of regionally significant mineral resources*

Given that this proposal is for additions/alterations to an existing residential considered to be consistent with existing built development in the surrounding environment, it will maintain the character and sense of place of the area. As a result, it is considered that the proposal is consistent with the RPS.

No other Regional Policy Statements are relevant to this proposal.

The proposed development does not require consent from the Northland Regional Council.

5.5 Section 104(1)(b)(i) and (ii) Relevant provisions of National Environmental Standards and other regulations, Section 104(1)(b)(iii) Relevant provisions of National Policy Statements, Section 104(1)(b)(iv) Relevant provisions of the New Zealand Coastal Policy Statement (NZCPS)

No National Environmental Standards are considered relevant to the proposal.

The New Zealand Coastal Policy Statement (NZCPS) is relevant to this application and it is considered that the proposed development is consistent with the relevant objectives and policies of the NZCPS as outlined below.

- It is considered that the proposed development will have no effect on natural character values of the site and coast given that the application site is located within an existing coastal settlement and the proposal will be of a scale and design consistent with existing built development, including that in the surrounding environment.
- Further, no vegetation clearance or modification of land is proposed to complete the development.
- This proposal will not result in sediment entering the coastal marine. Appropriate erosion and sediment control measures will be established (as required) prior to and maintained on site until any site works have been completed.
- Public access along the coast will remain unaffected by the proposed development.

5.6 Section 104(1)(c) Any other matters considered relevant and reasonably necessary to determine the application

Precedent

The matters of precedent and District Plan integrity are considered relevant. Council is required to consider whether approval of a non-complying activity would create an undesirable precedent. Where the District Plan's integrity is at risk from such a precedent, the Council is required to apply the 'True Exception Test'.

Strictly speaking, the granting of a consent does not constitute a legal precedent and each application is to be treated on its own merits. However, the matter of precedent in the general sense can be relevant, particularly where applications seek to infringe minimums or maximums detailed within the District Plan.

In such situations, it is legitimate for the consent authority to consider the precedent effect of granting an application, especially where it is likely that other similar applications will be made, with the expectation that consent will be granted as a matter of uniformity and fairness, with the 'precedent effect' described as a concern about plan integrity and consistent administration of the District Plan.

As outlined previously in this report, while extensive alterations are being undertaken to the existing dwelling, the majority are internal only and will not be visible outside of the dwelling itself. The dwelling will continue to be contained within the specified building area identified in the Moturoa Island Development Plan. Consequently, it is considered that the proposal would not create an undesirable precedent.

There are no matters that are considered necessary to determine the application.

6.0 Notification

Public Notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Public notification is not mandatory as the applicant has not requested it, there are no outstanding or refused requests for further information, and the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.
- Public notification is not precluded due to certain circumstances.
- Public notification is not required as the proposed development will have no more than minor adverse effects on the environment.
- Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing unique or unusual about the proposal or subject site that gives rise to special circumstances.

Limited Notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Limited notification is not mandatory.
- There is no rule of NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95B(6)(b).
- Limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- There are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore considered that this application can be processed without notification.

7.0 Consideration of Part 2 (Purpose and Principles) of the RMA

Section 5 in Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

In considering the provisions of Section 5, the proposed development is consistent with the character of the surrounding area, and with the topography and character of the site. The proposal would therefore use and develop the physical resources of the site in a manner that would continue to enable the applicant to provide for their future social and economic wellbeing. At the same time the proposal sufficiently avoids, remedies or mitigates adverse effects on the roading network, sensitive receiving environments, amenity and character of the surrounding environment.

Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

As discussed previously in this report, the proposed development does not detract from the natural character of the coastal environment and is not located within any outstanding natural landscape. The proposal does not restrict access to the coastal environment.

Section 7 identifies a number of “other matters” to be given particular regard by a council in the consideration of any assessment for resource consent and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

Pursuant to Section 7(b) particular regard shall be had to the efficient use and development of natural and physical resources. In this case, the proposed development of the application site and would not compromise the environment or generate any adverse effects, allowing for the efficient use of the physical resources of the site while avoiding adverse effects on the environment.

Pursuant to 7(c) particular regard shall be had to the maintenance and enhancement of amenity values. In this case, the proposal is consistent with, and would maintain the character and amenity values of the surrounding environment.

Pursuant to 7(g) particular regard shall be had to maintenance and enhancement of the environment. In this case, the existing servicing of the dwelling will remain the same and suitable erosion and sediment control measures will remain in place during any site works, therefore maintaining the health of the surrounding environment.

Section 8 requires a council to take into account the principles of the Treaty of Waitangi. The proposed development does not raise any Treaty of Waitangi issues.

The proposal is considered to be an efficient use of resources, providing further upgraded residential living opportunities. Overall, it is considered that the application meets the relevant provisions of Part 2 of the RMA, achieving the purpose of the RMA being sustainable management of natural and physical resources.

8.0 Lapsing of Consent

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

9.0 Conclusion

The proposal is a land use consent to undertake alterations/additions to an existing residential dwelling on the application site. It is concluded that any actual or potential effects on the surrounding environment will be no more than minor; and that the proposed development would be consistent with the relevant objectives and policies of the District Plan.

Overall, it is considered that the proposed development achieves the purpose and principles of the RMA and that the consent sought should be granted.

Prepared by:

A handwritten signature in black ink, appearing to read 'Kim Nathan', with a stylized, cursive script.

Kim Nathan
SENIOR PLANNER

Appendix A: Plans

Appendix B: Record of Title

Appendix C: District Plan Assessment

| | |
|---|---|
| 18.1.6.1 LOCATION OF RESIDENTIAL ACTIVITIES | Status |
| No residential activities may be located outside the building sites defined on the Moturoa Island Development Plan. | Complies |
| 18.1.6.1.2 RESIDENTIAL INTENSITY | Status |
| No more than 24 residential units, in addition to the existing farm house and beach cottage, may be established on Moturoa Island. Each residential unit shall have available to it 3,000m ² for stormwater and effluent disposal provided that this rule shall not limit the use of an existing dwelling. | Complies. |
| 18.1.6.1.3 VISUAL AMENITY | Status |
| <p>The following are permitted activities in the Moturoa Island Zone:</p> <p>(a) any new building with a gross floor area of less than 25m²; or</p> <p>(b) any alteration/addition to an existing building which does not exceed 20% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building, and that any alteration/addition is to a building that existed at 28 April 2000.</p> | Does not Comply, resource consent required. |
| 18.1.6.1.4 BUILDING HEIGHT | Status |
| The maximum height of any building shall be 5m | Complies – see plans. |
| 18.1.6.1.5 WATER SETBACK | Status |
| No new buildings shall be erected within 30m of the line of MHWS. | Complies |
| 18.1.6.1.6 SCALE OF FARM BUILDINGS | Status |
| The maximum site coverage of buildings associated with the farming use of Moturoa Island shall not exceed 400m ² . | N/A |
| 18.1.6.1.7 NOISE | Status |
| <p>All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at or within the notional boundary of any dwelling not on the same site within the Moturoa Island Zone, or at or within the notional boundary of any dwelling in the General Coastal Zone:</p> <p>0700 to 2200 hrs 55 dBA L₁₀ 2200 to 0700 hrs 45 dBA L₁₀ and 70 dBA L_{max}</p> | Will Comply |

| 18.1.6.1.8 HELICOTER LANDING AREA | Status |
|--|--------|
| A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential or Coastal Residential Zones. | N/A |

Appendix D: Moturoa Island Development Plan



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA42A/1073**
Land Registration District **North Auckland**
Date Issued 29 May 1978

Prior References

NA29A/1266

Estate Fee Simple
Area 146.9919 hectares more or less
Legal Description Moturoa Island
Registered Owners
Motu Roa Island Limited

Interests

C137295.1 Lease of Flat 11 DP 119141 Term 999 years as from and including the 1st May 1988 Leasehold CT NA68C/78 issued - 9.5.1990 at 2.39 pm

C311894.1 Lease of Flat 2 DP 147174 Term 999 years as from and including 1st September 1991 Leasehold CT NA87C/948 issued - 8.10.1991 at 2.57 pm

C522028.1 Lease of Flat 2 Plan 148037 Term 999 years as from and including the 1st May 1993 Leasehold CT NA88A/550 issued - 30.9.1993 at 2.57 pm

C522028.3 Lease of Flat 4 Plan 148037 Term 999 years as from and including 1 May 1993 Leasehold CT NA88A/551 issued - 30.9.1993 at 2.57 pm

C522028.5 Lease of Flat 1 DP 147174 Term 999 years as from and including 1 May 1993 Leasehold CT NA87C/947 issued - 30.9.1993 at 2.57 pm

7358778.2 Lease of Flats 3-4 Deposited Plan 85703 Term 999 years as from and including 17.4.2007 CT 352387 issued - 8.5.2007 at 9:00 am

9314702.17 Lease of Area 8 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482384 issued - 6.9.2013 at 3:48 pm

9314702.18 Lease of Area 9 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482385 issued - 6.9.2013 at 3:48 pm

9314702.19 Lease of Area 7 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482383 issued - 6.9.2013 at 3:48 pm

9314702.20 Lease of Area 4 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482380 issued - 6.9.2013 at 3:48 pm

9314702.21 Lease of Area 1 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482377 issued - 6.9.2013 at 3:48 pm

9314702.22 Lease of Area 2 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482378 issued - 6.9.2013 at 3:48 pm

9314702.23 Lease of Area 3 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482379 issued - 6.9.2013 at 3:48 pm

9515845.2 Lease of Area 5 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482381 issued - 27.9.2013 at 1:24 pm

9539207.2 Lease of Area 6 Deposited Plan 420530 Term 999 years as from and including the 1st day of February 2013 CT 482382 issued - 14.10.2013 at 2:46 pm

9612782.3 Lease of Flat 1-2 Deposited Plan 85957 Term 999 years as from and including 1 February 2013 CT 609395 issued. - 6.1.2014 at 3:28 pm

Appurtenant hereto is a right to convey electricity created by Easement Instrument 9636270.1 - 9.4.2014 at 9:50 am

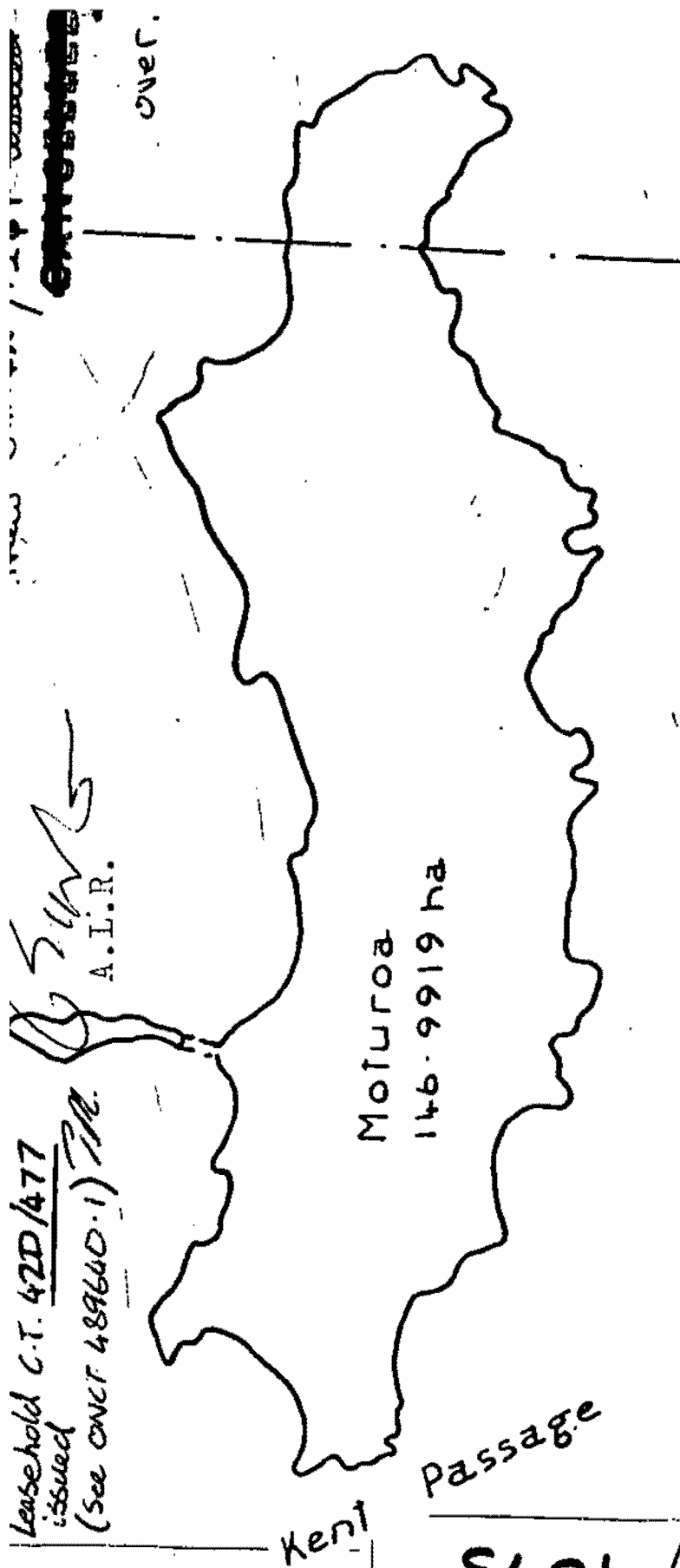
9701145.2 Lease of Flat 7 Deposited Plan 85703 and Flat 8 Deposited Plan 85703 Term 999 years as from and including the 1st day of February 2013 CT 652270 issued - 16.4.2014 at 4:21 pm

10106932.1 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 13.7.2015 at 3:35 pm

10314848.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 87 LOCAL GOVERNMENT (RATING) ACT 2002 - 25.1.2016 at 7:00 am

11824432.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 7.8.2020 at 5:38 pm

12341454.1 Lease of Area 10 Deposited Plan 561738 Term 999 years as from and including the 1st day of July 2021
Record of Title 1003856 issued - 15.9.2022 at 11:52 am





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
LEASEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA68C/78**
Land Registration District **North Auckland**
Date Registered 09 May 1990 12:00 am

Prior References
NA42A/1073

| | | | |
|---------------|-----------|-------------------|--|
| Estate | Leasehold | Instrument | L C137295.1 |
| | | Term | 999 years as from and including 1.5.1988 |

Legal Description Flat 11 Deposited Plan 119141

Registered Owners
Kyle Francis Donovan, Graham Francis Donovan and Emma Louise Donovan

Interests

& S FORM N93



View Instrument Details

| | |
|-------------------------------|--|
| Instrument No | 10106932.1 |
| Status | Registered |
| Date & Time Lodged | 13 July 2015 15:35 |
| Lodged By | Hakiwai, Tanya-Marie |
| Instrument Type | Covenant (All types except Land covenants) |



Toitū Te Whenua
Land Information
New Zealand

| | |
|------------------------------------|----------------------|
| Affected Computer Registers | Land District |
| NA42A/1073 | North Auckland |

Annexure Schedule: Contains 22 Pages.

Signature

Signed by Richard James Beca as Grantor/Grantee Representative on 11/08/2015 12:52 PM

*** End of Report ***

CONSERVATION COVENANT
(Section 77 Reserves Act 1977)

BETWEEN **MOTU ROA ISLAND LIMITED**
 ("Landowners")

AND **FAR NORTH DISTRICT COUNCIL**
 ("Council")

INTRODUCTION:

A. Section 77 of the Reserves Act 1977 provides that:

- (i) The Minister, any local authority, or any other body approved by the Minister, is satisfied that any private land or any Crown land held under Crown lease should be managed so as to preserve the natural environment, or landscape amenity, or wildlife or freshwater-life or marine-life habitat, and that the particular purpose or purposes can be achieved without acquiring the ownership of the land, or, as the case may be, of the lessee's interest in the land, for a reserve, may treat and agree with the owner or lessee for a covenant to provide for the management of that land in a manner that will achieve the particular purpose or purposes of conservation.
- (ii) Any covenant under this section may be in perpetuity or for any specific term.

B. The Far North District Council's Rates Postponement Policy provides that:

Land that has been set aside to protect particular outstanding landscape, historical, ecological or cultural values, under a formal protection agreement, in a form acceptable to Council and for a term of not less than ten years will be eligible to receive a postponement of rates for the period during which the protection remains in place.

C. The Landowners are the registered proprietors of the land described in the schedule ("Land"), consisting of regenerating coastal forest; Manuka, Kanuka, and Pohutukawa. Reintroduced avifauna including Banded Rail, Bellbird, Brown Kiwi, North Island Robin, Pateke (Brown Teal), Red-Crowned Parakeet (Kakariki, Saddleback, and Whitehead are also identified on the Island.

D. The Landowners and the Council have agreed that parts of the Land be managed with the following conservation objectives:

- (i) (Landscape) To preserve and protect the regenerating bush and native forest, and
- (ii) (Ecological) To protect native birds and other native wildlife and plants present on the land.

E. Council has sought advice and as a result, is satisfied that the Land is suitable for a Conservation Covenant. A copy of the Report is attached as Appendix 1.

F. The Landowners and the Council have agreed that:

- (i) the Landowners may reside on, occupy or use an area of 88.9919ha, being the residual area remaining from the covenanting of areas marked "A-F" on LT 486206 found in Appendix Two. ("Excluded Area). The Excluded Area will not receive any benefit of rates relief and will be defined as a separate division of the Rating Unit pursuant to Section 45(3) of the Local Government (Rating) Act.
- (ii) Areas marked "A-F" on the attached plan: LT 486206 found in Appendix Two are the areas to be covenanted by this deed ("Covenanted Area").
For the purposes of this Covenant, the definition of "use" is taken from the Local Government (Rating) Act 2002. It means a person who, alone or with others: –

 1

- (a) *Leases the land; or*
- (b) *Does one (1) or more of the following things on the land for profit or other benefit:*
 - (i) *Resides on the land;*
 - (ii) *De-pastures or maintains livestock on the land;*
 - (iii) *Stores anything on the land;*
 - (iv) *Uses the land in any other way.*

Notes: Notwithstanding the above, work undertaken to preserve or enhance the features covenanted on the land, including weed control, will not impact the "unused" status of the land.

The removal of traditional medicinal tree and plant material for personal use will not constitute actual use of the land.

IT IS AGREED that in accordance with Section 77 of the Reserves Act 1977 the Landowners (to the intent that his Covenant will bind the Landowners successors in title and assigns in perpetuity) and the Council **MUTUALLY COVENANT** that the Covenanted Area shall be managed for the purposes and objectives listed in recital D above, and in particular on the following conditions:

1. The Landowners covenant in relation to the Covenanted Area that:
 - (a) The living indigenous vegetation on the Covenanted Area shall not be cut down, damaged or destroyed (except for the maintenance of roadways and walking tracks, and tracks for pest control operations) without prior written consent of Council. The Landowners shall be deemed not to be in breach of this prohibition if any such vegetation dies from natural causes, which are not attributable to any act or default by or on behalf of the Landowners or for which the Landowners are responsible.
 - (b) There shall be no intentional intrusion of grazing stock (including cows, sheep, goats and pigs) into any areas of indigenous vegetation on the Covenanted Area.
 - (c) No occupier of the Land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be Kiwi predators.
 - (d) Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced onto the Land. This includes the introduction of invasive plant species, including those currently listed on the nationally-banned-for-sale list (see Northland Regional Pest Management Strategy) and species described as 'pest plants' in the "National Pest Plant Accord (August 2001)", any Northland Regional Pest Management Strategy or in the leaflet produced jointly by the Department of Conservation and the Northland Regional Council titled "Environmental Weeds Delightful But Destructive" (1984) and any revised versions of these publications.
 - (e) Dead wood and vegetation may be removed from the Covenanted Area by the Landowners for the Landowners' own use on the Land.
 - (f) Any predator/pest control work on the Land will be carried out in the best possible interests of and for the protection and long term survival of Kiwi and other indigenous fauna and flora.
2. Subject to Council continuing to provide for the postponement of rates pursuant to a policy adopted in terms of Section 110 of the Local Government Act 2002, Council shall postpone the rates on all of the Covenanted Area so long as this Covenant remains in force.
3. The duration of this covenant is for a period of ten years. It is understood that it is the intention of the parties to renew this covenant every ten years on the anniversary of its initial signing.



4. As provided for in Section 88 of the Local Government Rating Act 2002, Council will add a postponement fee to the accumulated postponed rates each year. This postponement fee will not exceed the administrative cost together with the cost of financing the postponed rates.
5. Subject to this covenant remaining in force, Council will remit any postponed rates together with any accumulated postponement fees upon the tenth anniversary of those rates and fees being assessed on the Land, at the rate of one year for each complete year which elapses after such tenth anniversary.
6. The Covenanted Area will be monitored from time to time (for Council at the cost of Council) and a site visit, preferably by the organisation which undertook the initial assessment, will ensure, inter alia, that the purposes for which this covenant was created still apply. The Landowners will be advised on the site visit request form that there is an enforcement process.
7. In the event that the scheduled site visit identifies that conditions of the covenant are not being met, the following enforcement rules will apply:

Council will give written notice of the breach to the Landowners with a copy of a report specifying the nature of the breach and the time during which the breach is to be remedied to the Council's satisfaction.

Council will advise that if the breach is not remedied during the specified time, there is a risk of no longer qualifying for rates relief and of the cancellation of the covenant at the Landowners expense.

There will be a follow-up monitoring visit in order to confirm whether the breach has been remedied and if it has, then no further action is required.

If the breach has not been remedied the Landowners will be advised that a further specified period will be given for compliance and the Rating Department will be informed.

In the absence of full compliance within the further specified period, the Council will require all the postponed rates to be paid within one calendar month and this covenant will be cancelled.

In the event of cancellation of this covenant, the removal thereof from the register will be applied for at the Landowners expense.

SCHEDULE

Certificate of Title **NA42A/1073** (North Auckland Registry)

DATED this 20th day of June 2015

SIGNED by MOTU ROA ISLAND LIMITED
by its directors

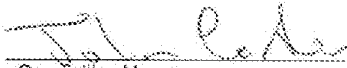
Director

Director

Handwritten initials


SIGNED ON BEHALF OF THE FAR NORTH DISTRICT COUNCIL

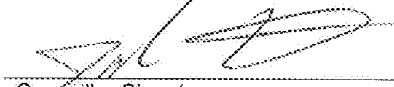
COUNCILLOR
(AUTHORISED OFFICER)


Councillor Name


Councillor Signature

COUNCILLOR
(AUTHORISED OFFICER)


Councillor Name


Councillor Signature

in the presence of:


STEVEN SAMSON
Witness Signature

STEVEN SAMSON
Witness Name

270 PICADILLY ROAD, PDI, KAIRUAHE 0440
Witness Address



APPENDIX ONE

Biodiversity Management Limited

Dr Greg Blunden

339 Kohukohu Road

RD1 Kohukohu

09 405 5360

021 710 441

nz.kiwi.foundation@gmail.com

25th November 2014

Steven Sanson

Far North District Council

Private Bag

Kerikeri

By PDF to steven.sanson@fndc.govt.nz

Reference: Inspection of natural areas of Moturoa Island, Kerikeri

I visited this property on 24th October 2014. The bush and landscape to be protected is included in a significant natural area, is of good quality and is fenced already to exclude stock. This block contains threatened avifauna which have been re-introduced over the past 35 years; banded rail, bellbird, brown kiwi, North Island Robin, pateke (brown teal), red-crowned parakeet (kakariki), saddleback, and whitehead.

I recommend that a covenant be approved for Moturoa Island. The area to be included in the covenant is identified approximately in Figure 1 including the two (green) basins which do not have the heavy white line defining them.

My report follows. Upon approval, I will visit this property again to set-up photopoints for ecological monitoring of the covenant.

Yours sincerely

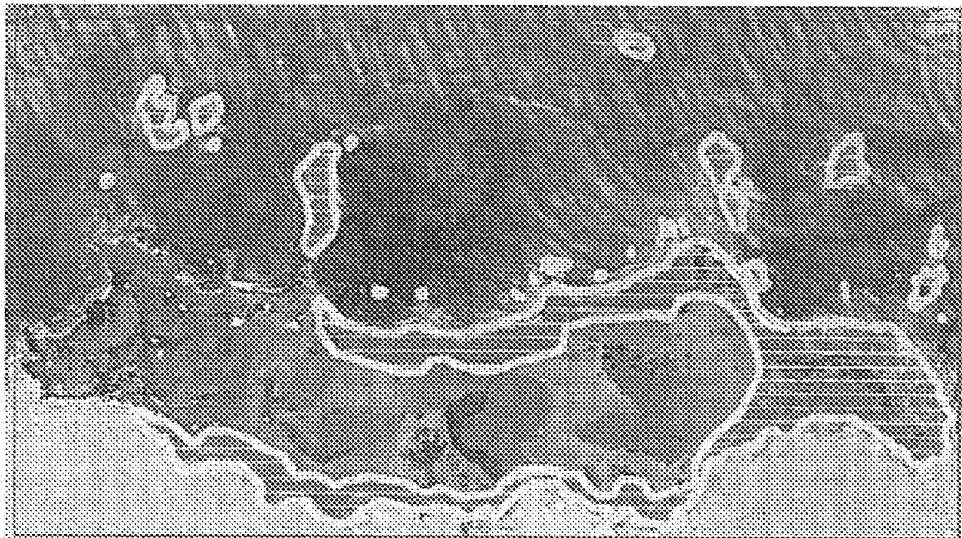


Dr Greg Blunden

**INSPECTION OF PROPOSED FNDC COVENANT AT MOTUROA ISLAND,
NEAR KERIKERI**

| | |
|---|--|
| Site Address | Moturoa Island, Kerikeri |
| Legal Description | Areas 1-9 DP 420530 on Moturoa Island DP 85957 |
| Title and Valuation Number | NA42A/1073 00221-02500 |
| Owners | Motu Roa Island Limited |
| Contact name and telephone number | Paul Asquith p_e_asquith@xtra.co.nz |
| Area of protection | c.56 hectares |
| Ecological District | Kerikeri |
| Follow up visit to create photopoints upon approval of covenant | Before 28 th February 2015 |
| This site visit and who did it | Dr. Greg Blunden of Biodiversity Management Limited, 24 th October 2014 |

Figure 1: Suggested areas for covenant on Moturoa Island = those outlined in heavy white and the two additional “green” inland basins



1. Ecological references to Moturoa Island

Biodiversity Management Ltd report to FNDC viz possible covenant for Moturoa Island 25/11/14

Moturoa Island is contained within P05/112 Moturoa Island Group (pp.180-182, in Conning & Miller 1999). It is a representative site for coastal manuka/kanuka forest, and it has had a large-scale revegetation and pest management programme in place for over 30 years.

Moturoa Island is also unusual in that it has its own special category in the Far North District Plan: Wildlife Refuge – private land of 157 hectares.

The land cover looks relatively modest from the sea, and is dominated by manuka, kanuka and pohutukawa with scattered pine trees and a line of gum trees planted as a shelterbelt. Its best description is “regenerating coastal forest” but this hides a significant re-vegetation programme on many parts of the island with over 54,000 plants since the establishment of the Moturoa Island Partnership. Many plant species have been re-established on the island. Wetlands have been created, some of which have been in place for 20 years or more and now add dramatically to the ecological value of Moturoa.

Weed control and eradication has also been and continues to be a feature of the administration of Moturoa. Large areas of gorse used to exist, many pine trees have been felled and chipped and laid to rest in situ, especially in the two “green” inland basins shown in Figure 1. Great care has been taken in removing old wilding pines from the cliffs and tops because erosion is a major and ever-present risk.

Sheep breeding and fattening is the main pastoral land use adjacent to the forested and re-vegetated areas. This land use activity is an intrinsic part of preventing the return of noxious weeds such as gorse and in maintaining Moturoa Island as an increasingly important natural place. It should not be viewed as a commercial activity.

Part and parcel of the Moturoa Island partnership has been the re-introduction of threatened, locally extinct avifauna as set out in Table 1 below.

A good indicator of success in the re-introduction programmes for avifauna is the number of kiwi calls heard – increasing from seven in 1990 to 47 in 2012. This does not mean there are 47 kiwi on Moturoa but indicates that there has been a major “natural” increase.

Moturoa Island is within easy reach of rats and stoats because less than 200 metres separates the island from the mainland via Kent Passage. Pest management has been in place since 1990, with 93 rats, 14 stoats and 35 magpies recorded as trapped over this period. 4,673 tracking tunnel nights during this time have helped keep track of these and other animal invaders. Three aerial bait drops took place, in 1993, 2006 and 2014, to limit severely the effect of pests not trapped or poisoned on Moturoa.

Table 1: Re-introductions of threatened avifauna to Moturoa Island

| Year | Specie | Number re-introduced | Success or failure |
|--------------|----------------------------|----------------------|---------------------|
| 1983 | Bellbird | 7 | Failed |
| | North Island Robin | 8 | Failed |
| | Brown teal (pateke) | 3 pair | Success |
| 1985 | Brown teal (pateke) | 3 pair | Success |
| | North Island brown kiwi | 3 pair | Success |
| 1986 to 1995 | Red-crowned parakeets | 50 | Success until 2009 |
| 1987 | North Island brown kiwi | 1 | Success |
| 1996 | Banded rail | 7 | Success |
| 1997 | Saddleback | 26 | Success for 4 years |
| 1999 | North Island Robin | 19 | Success |
| 2011 | Whiteheads | 40 | Success |
| 2011 | Gannet reconlonisation pgm | | Success |

2. Site visit with owner if possible to establish ecological baseline and management system

I visited Moturoa on 24th October 2014. Paul Asquith guided me around and we checked-out all the areas proposed for covenant protection. No additional fencing is required for this covenant and all the fencing is a of a standard that is sufficient to keep sheep out of the proposed protected areas.

3. Establishment of photo-points

Photopoints can be established after the covenant goes through the acceptance and approval stages. However, it is likely that an historical series of aerial photographs can be assembled from the Northland Regional Council and/or Far North District Council archives. This may be preferable to using photopoints in this case. Photographs from sea may provide the best check of progress in coastal regeneration over the period of this covenant.

4. Special conditions requested by the owner = nil

Yours sincerely



Dr Greg Blunden

MOTUROA ISLAND GROUP

Survey no. P05/112
 Survey date 06 April 1998
 Grid reference P05 092 658
 P05 096 656
 P05 105 650 - Moturoa Island
 Q05 112 657
 Area 166 ha
 Altitude sea level to 82 m

Ecological unit

- (a) Kanuka coastal forest on moderate and steep hillslope
- (b) Flax-grass species coastal association on hillslope
- (c) Kanuka/manuka-sweet pea shrubland on steep hillslope

Landform/geology

Moturoa Island and P05/096656 and Q05/108657 and Q05/113657 are formed of Torlesse Terrane, greywacke and argillite; P05/091659 and P05/092659 are eroded remnants of a Kerikeri Volcanics basaltic lava flow.

Vegetation

Type (a) Kanuka forest is the common canopy cover of the two small atolls off the north western end of Moturoa Island. Pohutukawa, karaka, coastal tussock, coastal astelia, and flax are also present.

Kanuka forest is dominant on the northern side of Moturoa Island. Gorse and tobacco weed are frequent. Pohutukawa, houpara, mamaku, *Pseudopanax* sp., puriri, and towai are occasional. *Pinus* sp. and the sweet pea shrub are also present.

Type (a) also occurs along the southern side of Moturoa island. Other species of scattered occurrence include pohutukawa, houpara, *Pittosporum umbellatum*, hangehange, kohekohe, puriri, kowhai, mamaku, cabbage tree, rengarenga lily, and flax.

The north eastern outlying cluster of islands (Q05 109 657 & 113 657) are also dominated by kanuka. Hangehange, *Coprosma* sp., houpara, and sweet pea shrub are sited infrequently on the stacks and pohutukawa is occasional.

Type (b) The island to the east of the two atolls is sparsely vegetated. Flax and grass species are the most common species. Pohutukawa is frequent and pine occasional.

Type (c) Kanuka/manuka-sweet pea shrub

This association is the common canopy cover on the northern side of the eastern end of Moturoa Island. Bracken, wattle and tobacco weed are frequent in this area. Pohutukawa, flax, and houpara are occasional.

Significant flora

Calystegia marginata (Vulnerable), *Pittosporum pimeleoides* subsp. *pimeleoides* (Rare).

Tawapou, coastal maire, *Psilotum nudum*, (uncommon); *Cassytha paniculata* (possibly southern limit of natural occurrence - see Cameron 1995).

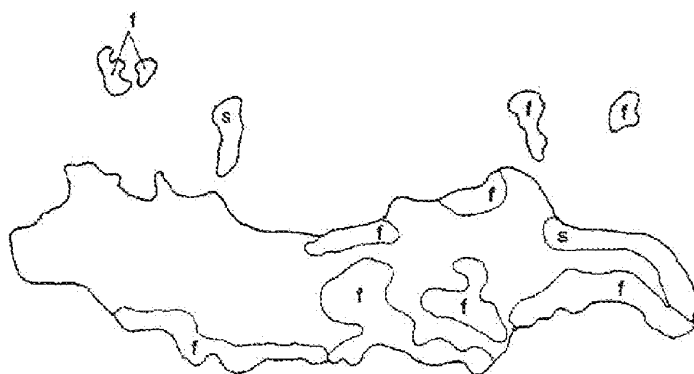
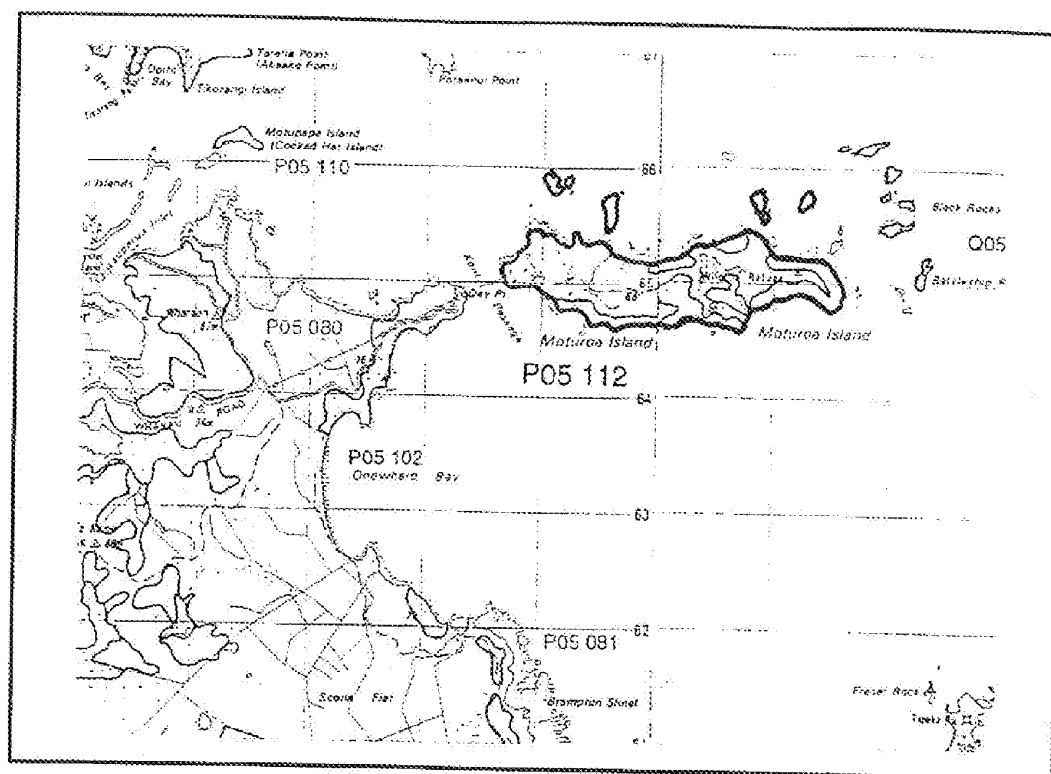


FIGURE 83. MOTUROA ISLAND GROUP, P05/112.
EACH GRID IS 1000 M \times 1000 M AND EQUALS 100 HA.
S = SHRUBLAND; F = FOREST.

Fauna

Reef heron (Category O threatened species), black-backed gull, blue penguin, variable oystercatcher (Category C threatened species), NZ dotterel (Category B threatened species), brown teal (Category C threatened species), white-fronted tern (Category C threatened species), Caspian tern (Category O threatened species), grey-faced petrel, pied shag, little shag, NI brown kiwi (Category A threatened species), morepork, fantail, tui, NZ kingfisher, welcome swallow, grey warbler, silvercye, NI saddleback (Category C threatened species), paradise shelduck, banded rail (regionally significant species), Australasian harrier.

Banded kokopu (Category C threatened species), red-finned bully, long-finned eel

Several native land snail species, mainly *Rhytida* sp.

Significance

A representative site for coastal manuka/kanuka and kanuka forest.

The two atolls located at the north western end of Moturoa Island are breeding sites for the threatened reef heron. The western island of the two has records of the white-fronted tern.

The island to the east of the two small atolls is attached to Moturoa Island at low tide and although this island has been severely modified its value would develop with active restoration.

Moturoa Island is an island of outstanding habitat for many threatened fauna and flora species, notably the NI brown kiwi whose populations have been reduced severely over the years and whose conservation is of the highest priority. The threatened NI saddleback was released on to Moturoa Island in 1997. Banded rail are also present on the island. Northland is a stronghold for the banded rail but nationally this bird species does have a limited distribution.

The threatened NZ dotterel, reef heron and Caspian tern have been recorded on the northeastern clusters off the island.

The northeast and northwest clusters are Scenic Reserve administered by the Department of Conservation (9 ha).

Moturoa Island is a Wildlife Refuge - Private Land (157 ha).

APPENDIX TWO



Title Plan - LT 486206

| | |
|----------------------|------------------------------|
| Survey Number | LT 486206 |
| Surveyor Reference | 8774 Moturoa Island Covenant |
| Surveyor | Graeme William Kettle |
| Survey Firm | Thomson Survey Limited |
| Surveyor Declaration | |

Survey Details

| | | | |
|---------------------|----------------------------|----------------------|---------|
| Dataset Description | Covenant on Moturoa Island | | |
| Status | Initiated | | |
| Land District | North Auckland | Survey Class | Class C |
| Submitted Date | | Survey Approval Date | |
| | | Deposit Date | |

Territorial Authorities

Far North District

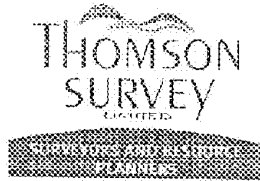
Comprised In

CT NA42A/1073

Created Parcels

| Parcels | Parcel Intent | Area | CT Reference |
|------------------------------|---------------|------------------|--------------|
| Area A Deposited Plan 486206 | Land Covenant | | |
| Area B Deposited Plan 486206 | Land Covenant | | |
| Area C Deposited Plan 486206 | Land Covenant | | |
| Area D Deposited Plan 486206 | Land Covenant | | |
| Area E Deposited Plan 486206 | Land Covenant | | |
| Area F Deposited Plan 486206 | Land Covenant | | |
| Total Area | | 0.0000 Ha | |

Schedule / Memorandum



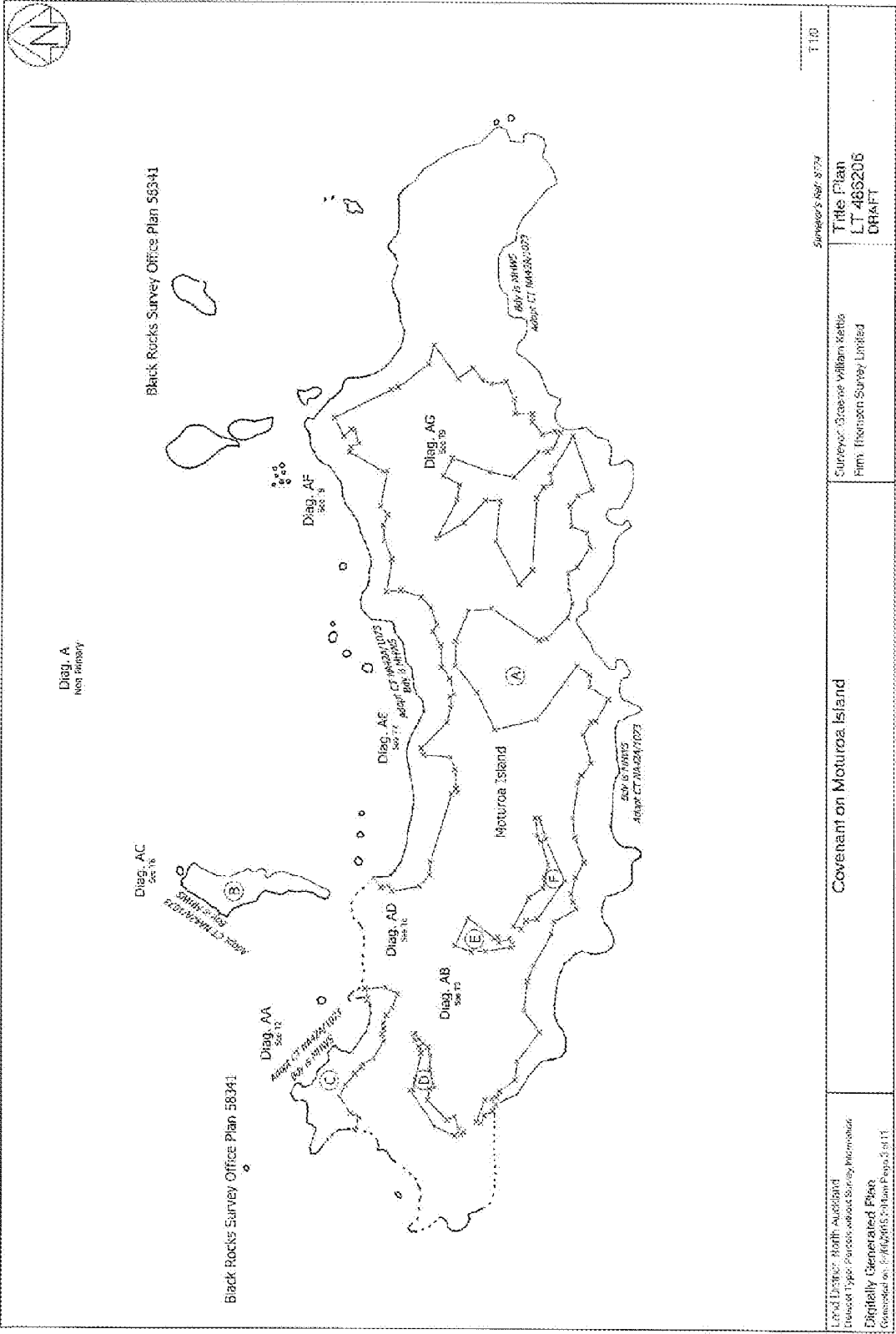
Plan Number

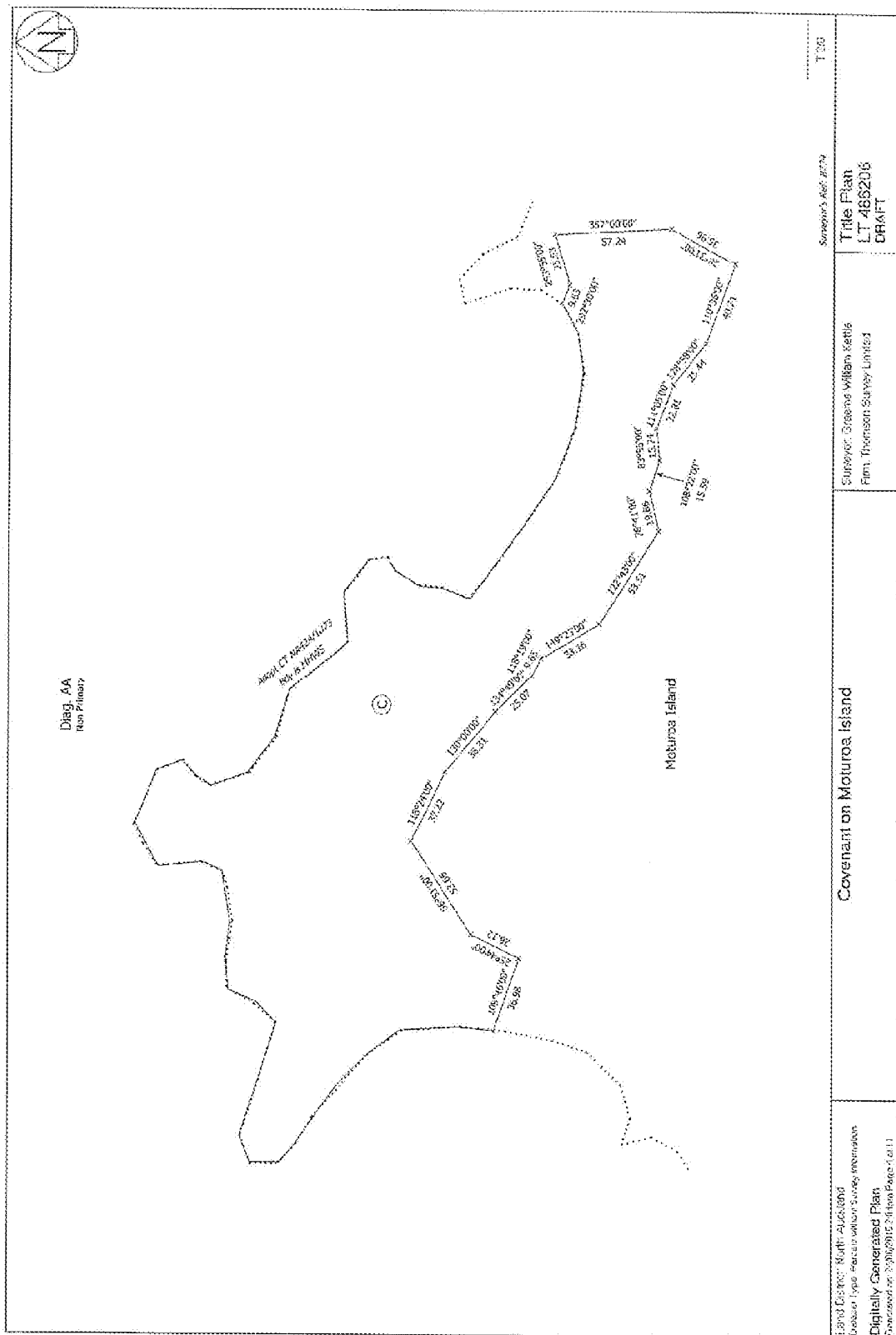
DP 486206

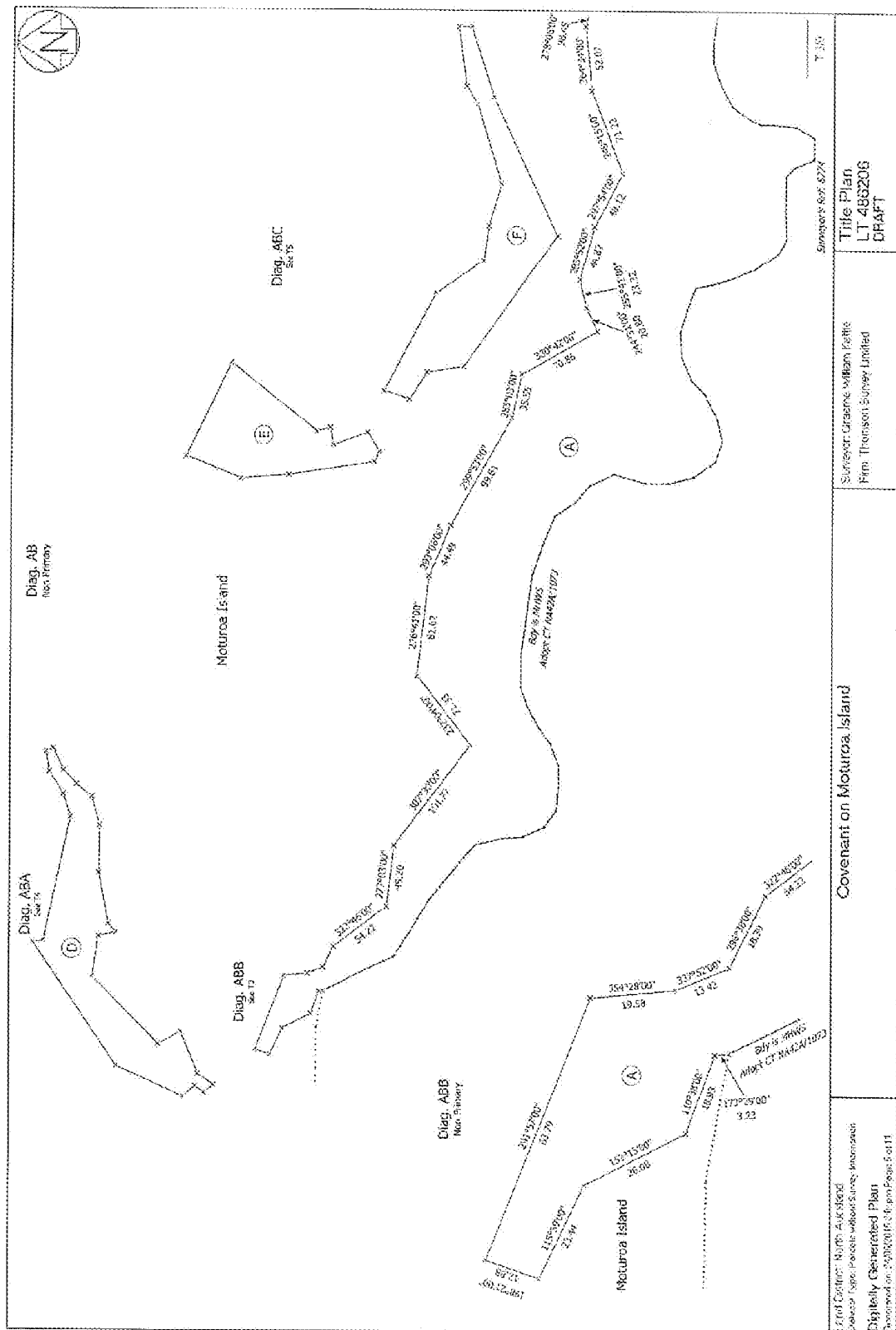
Areas shown as A to F hereon are to be subject to proposed Land Covenants.

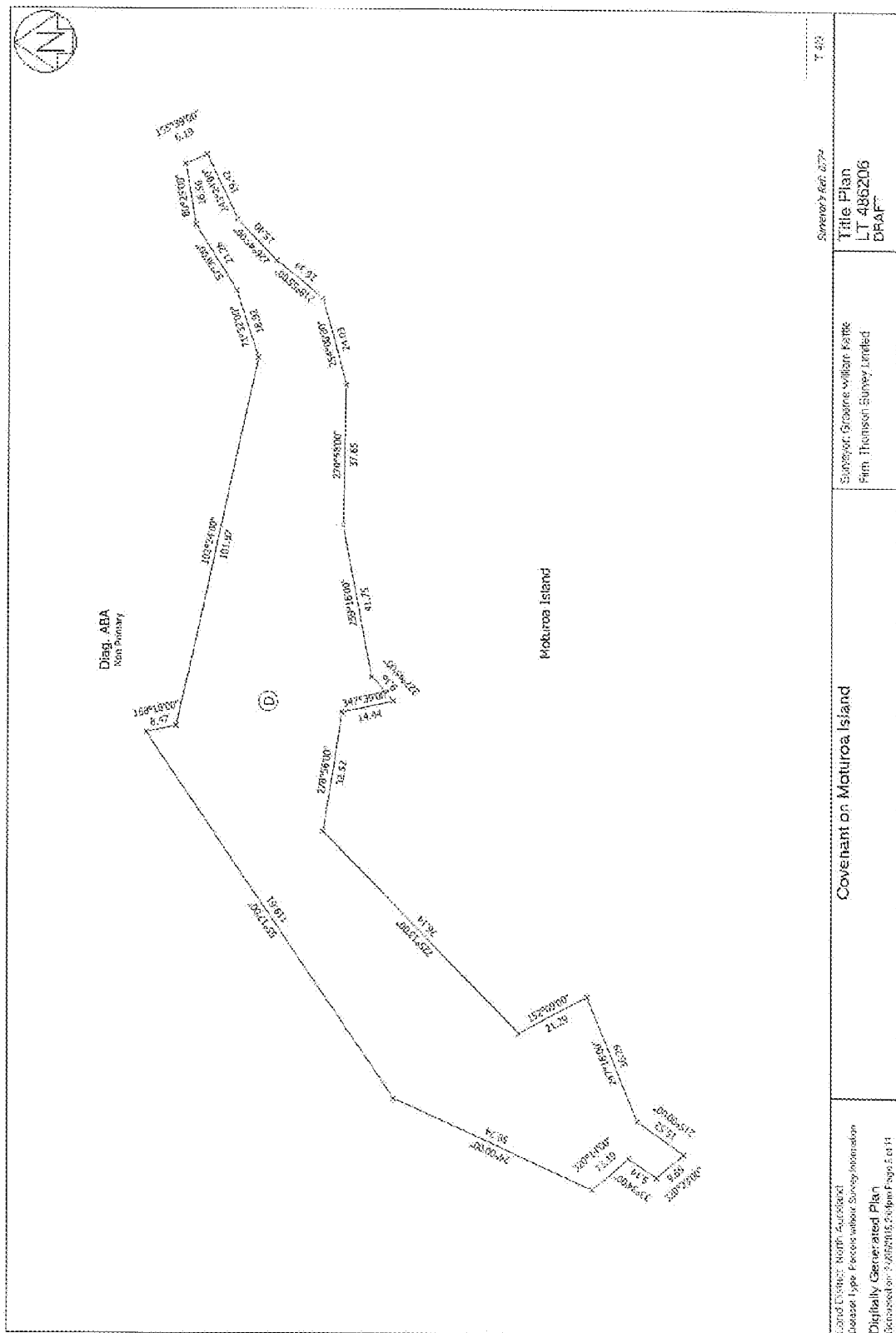
Thomson Survey Ltd
315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz

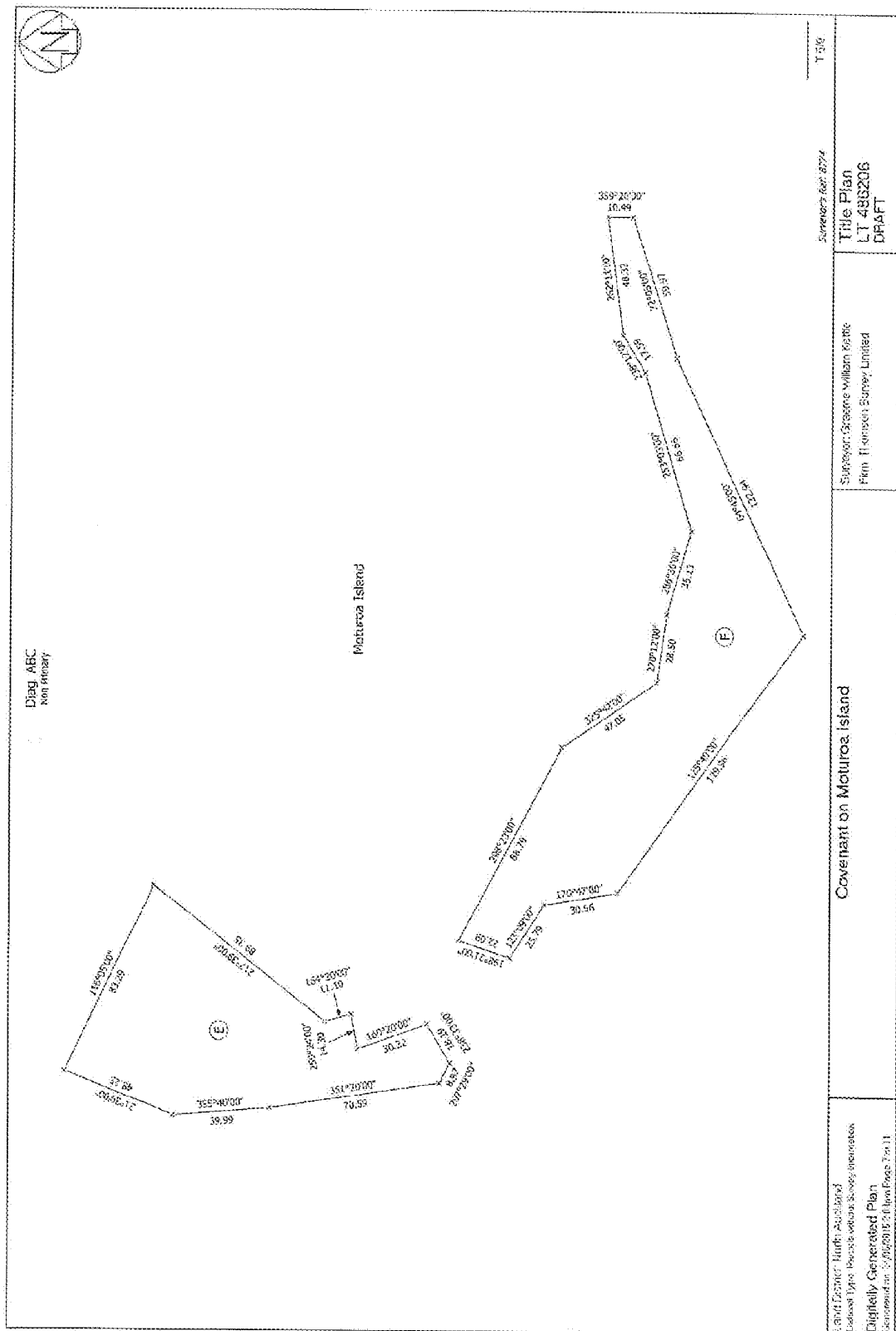
Telephone: 09 4077360
Facsimile: 09 4077322

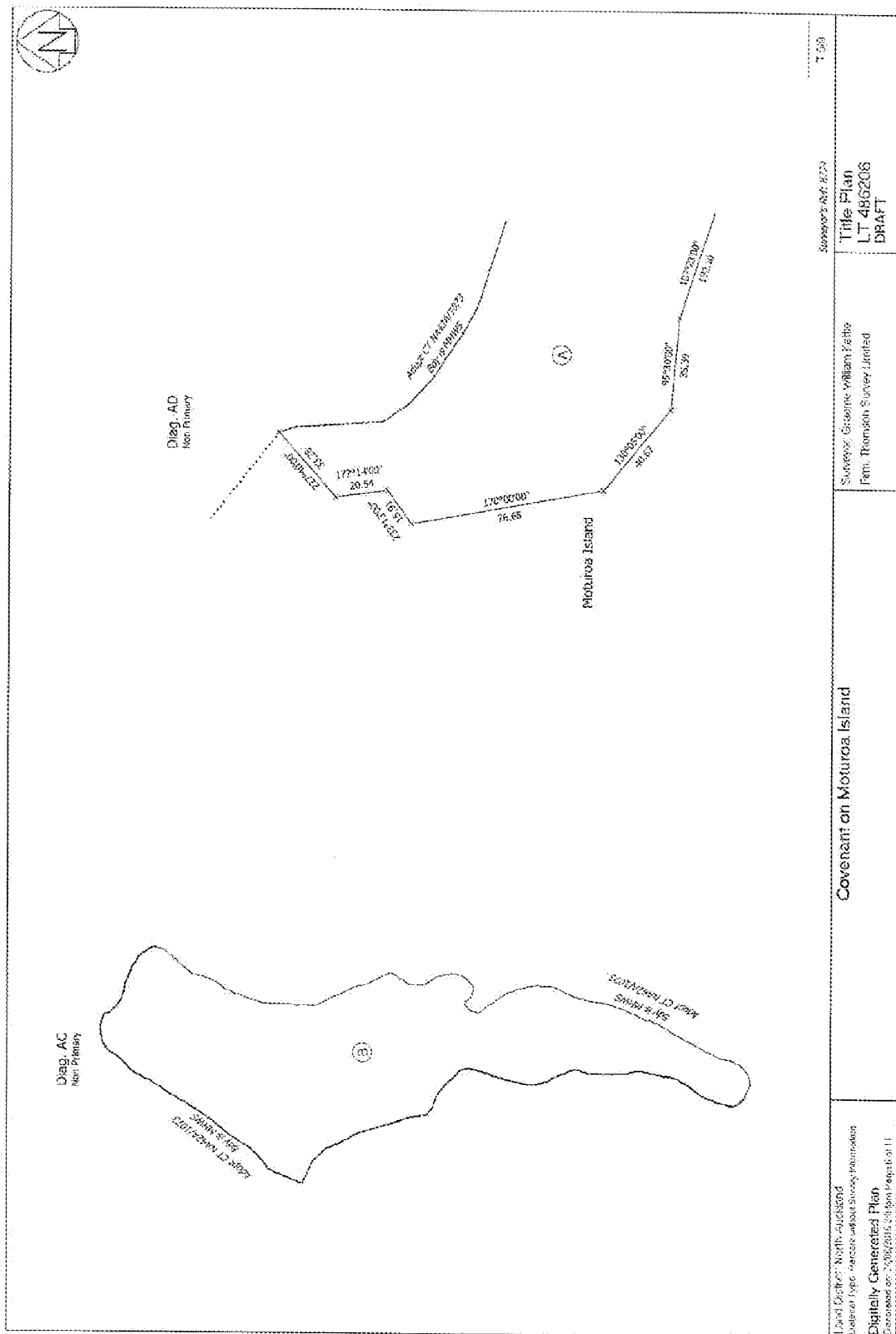


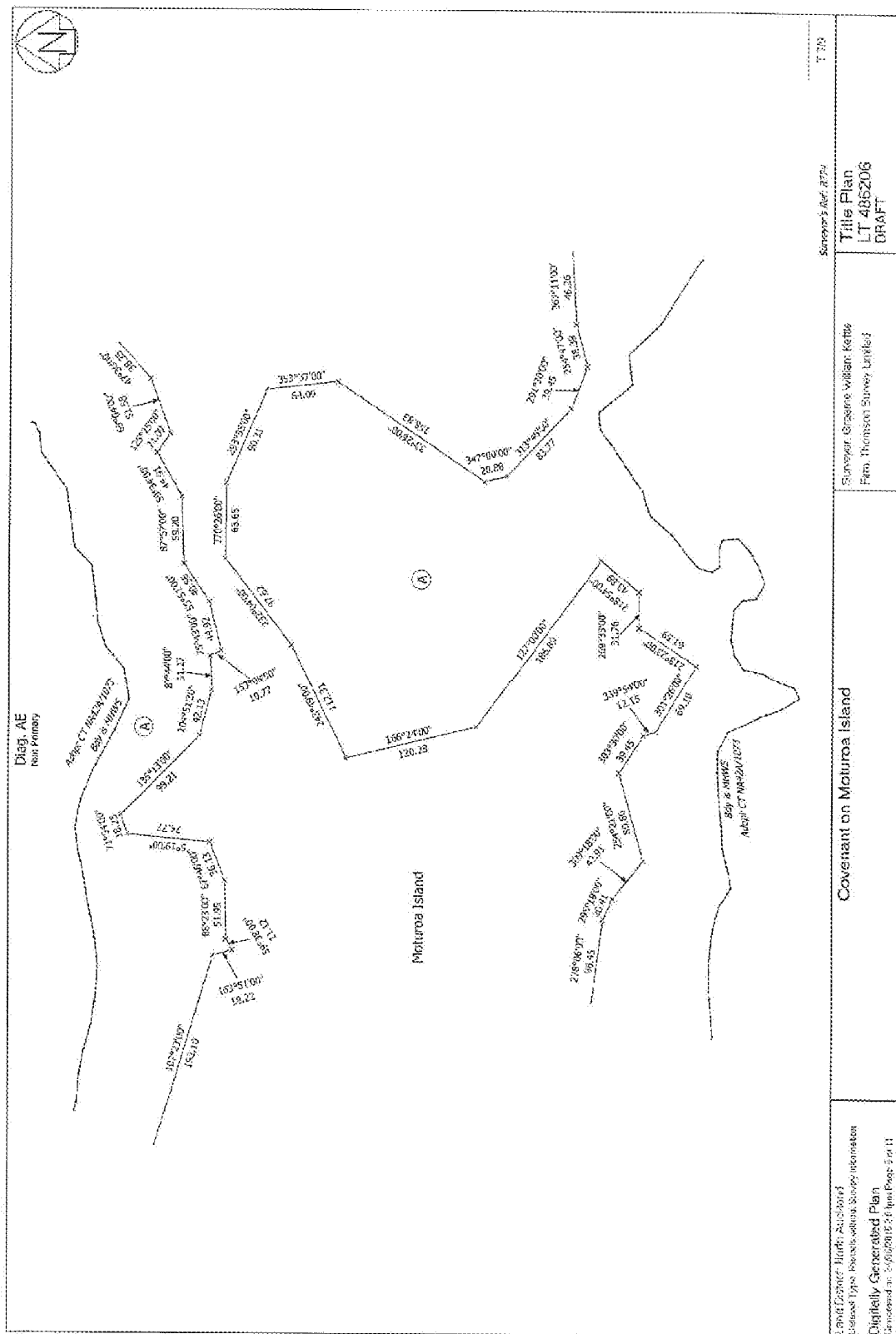


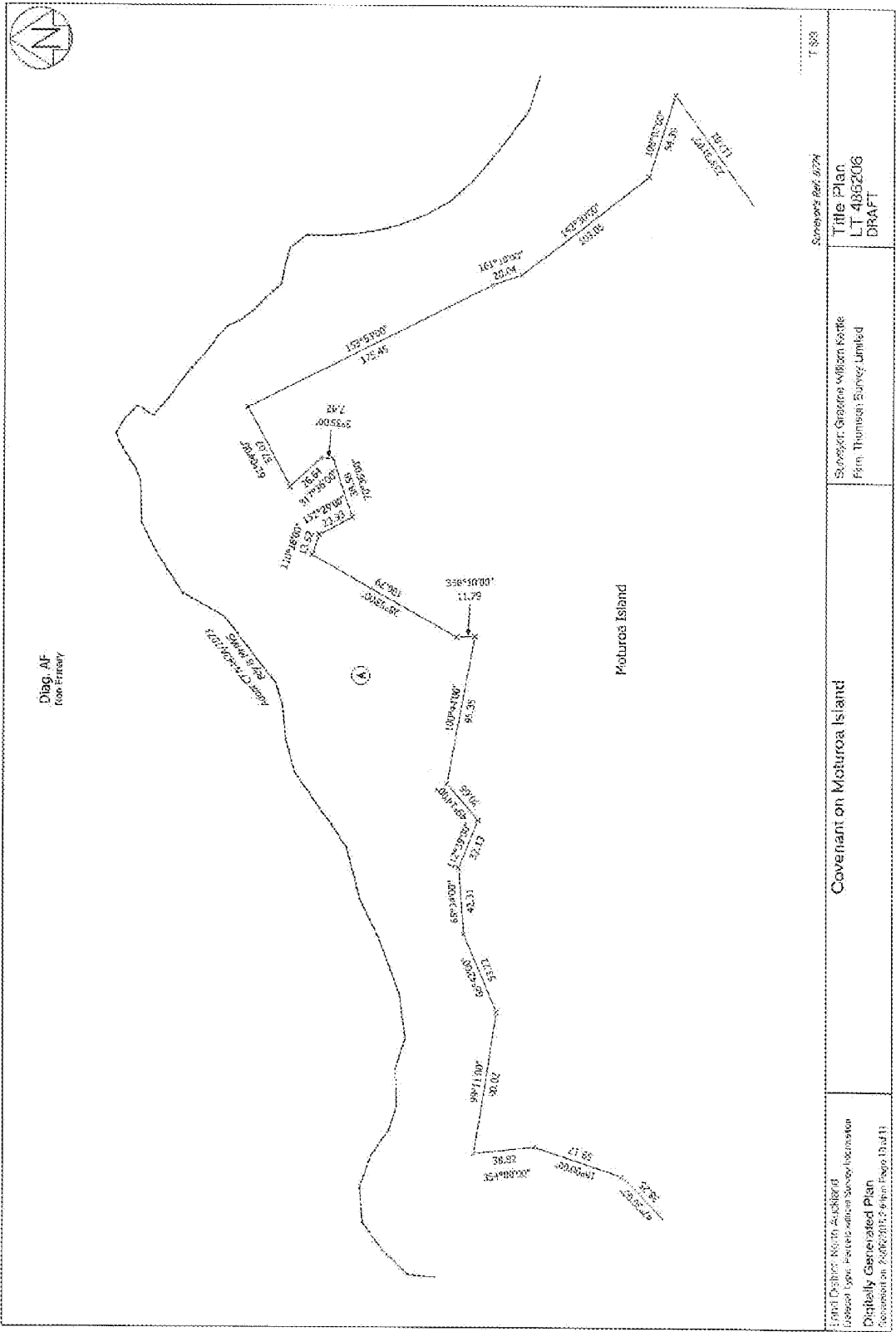


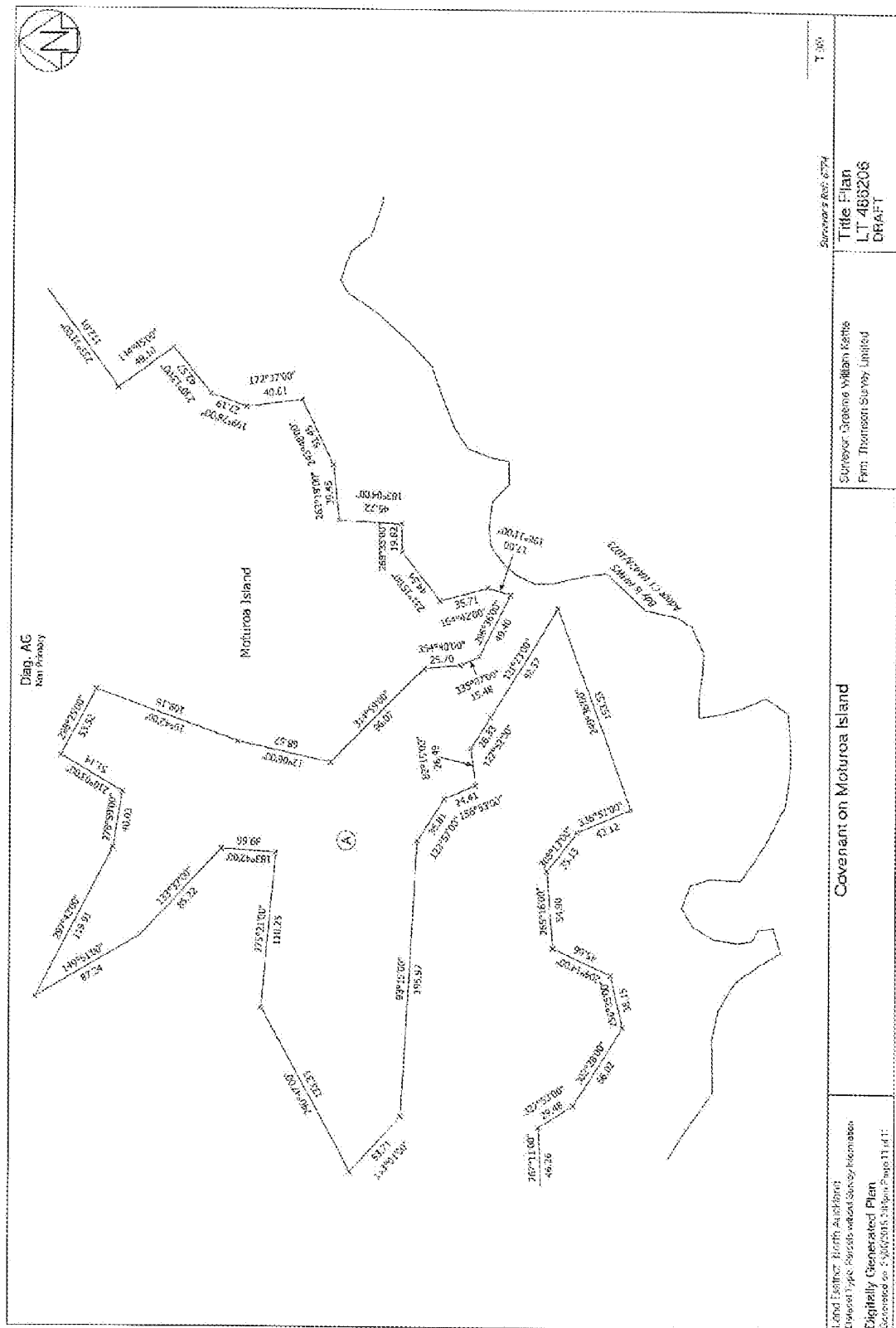














| | |
|-----------------------------------|-----------|
| Existing Build | |
| Ground Floor: | 109 sqm |
| Loft Floor: | 31 sqm |
| Total Existing Build: | 140 sqm |
| Existing Decking & Paved area: | 153 sqm |
| Proposed Build | |
| Proposed Extension (Kitchen) | 7 sqm |
| Ground floor: | 116 sqm |
| Loft Floor: | No Change |
| Total Proposed Build: | 147 sqm |
| Re-surfaced Deck | 85 sqm |
| New Deck | 116 sqm |
| Total Deck: | 201 sqm |

Wind Zone: High
Exposure Zone: High Sea Spray (D)

First
22935 Shares in Motu Roa Island Limited (NZBN: 9429040108315) being the owner of an estate in fee simple containing 146,9919 hectares more or less being Moturoa Island and being comprised and described in Title identifier NA42A/1073

and Secondly
an estate of leasehold created by Lease C137295.1 in Flat 11 Deposited Plan 119141 being comprised and described in Title Identifier NA68C/78

Project Partners

- LBP Certified Builder:
- Civil Engineer:
- Fire Engineer:
- Hydraulic Engineer:
- Landscape Designer:
- Mechanical Engineer:
- Structural Engineer:
- Surveyor:

Drawn By: Shaun Lord
Check By: -
Project #: Motorua Island House
Client: Emma & Kyle Donovan
Site: Motorua Island

Drawing Title:

Location Plan

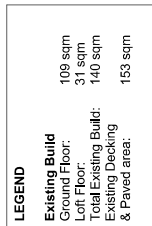
Project Name:

Moturoa Island House

Drawing #: **A1**

Revision #:

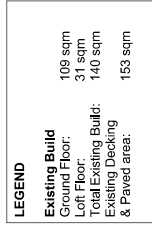
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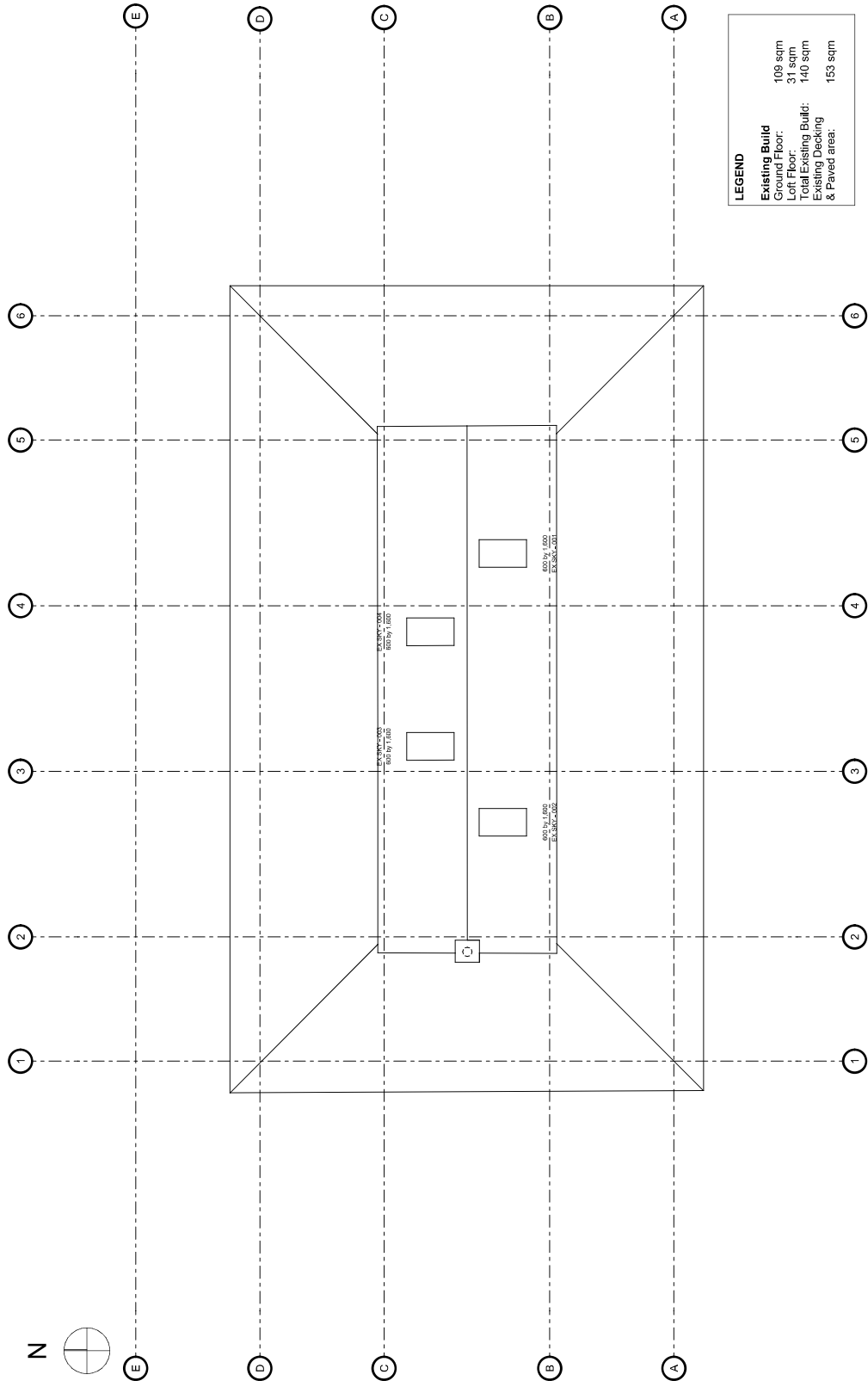


1:100

Revision #:

[illegible]





3. Existing Roof plan 1:100

Shaun Lord
Email: csd@llw.com.au

Project Partners
LBP Certified Builder: -
Civil Engineer: -
Fire Engineer: -
Hydraulic Engineer: -
Mechanical Engineer: -
Structural Engineer: -
Surveyor: -

Drawn By: Shaun Lord
Check By: Shaun Lord
Project #: Moturoa Island House
Client: Shaun Lord
Site: Moturoa Island

Drawing Title:
Existing - Roof
Project Name:
Moturoa Island House

Drawing #:
A4
Revision #:

RevID | CHD | Revision
REV 5 | | Updates from MLU's

Date
03.05.25

[illegible]

- Demolish and remove existing walls as indicated on the drawings.
- Dispose of all debris in accordance with local building codes and regulations.
- Ensure no damage to adjacent walls, structures, or systems during demolition.
- Protect floors, ceilings, and adjacent surfaces from dust and debris during demolition work.
- After removal, patch all affected areas (walls, floors, and ceilings) to match the surrounding surfaces.
- All demolition work must be completed to the satisfaction of the client.
- All ceiling boards removed carefully for reuse.
- Store on site, out of way and protected.

- Patch all openings, holes, and cut areas in walls, floors, and ceilings to create a uniform surface.
- Use appropriate materials (e.g. timber, plaster, etc.) to match the existing texture and finish of adjacent surfaces.
- All patched areas must be smooth, level, and ready to finish.
- Ensure all repairs are structurally sound and comply with applicable building codes.

All plumbing to be checked prior to demolishing.
All plumbing to be laid and capped to new locations for kitchen, bathroom & ensuite.
All electrical to be checked prior to demolishing.
Electrical to be run through with clients on new proposed locations.

- All work must be performed in accordance with the latest edition of the applicable building codes and regulations (3604).
- All demolition and construction work must be reviewed and approved by the architect / engineer / or Client prior to proceeding.
- Notify the architect / engineer / or Client immediately of any discrepancies or unforeseen conditions during demolition or construction.
- Ensure that any patching or new construction integrates seamlessly with the existing elements to maintain the building's aesthetic and structural integrity.
- All new soffits to be installed. Lined to underside of existing soffits to be retained.
- All existing Fascia, Guttering and Downpipes to be replaced with new. Refer to specifications.

| LEGEND | |
|--------------------------------|-----------|
| Existing Build | |
| Ground Floor: | 109 sqm |
| 1st Floor: | 31 sqm |
| Total Existing Build: | 140 sqm |
| Existing Decking & Paved area: | 153 sqm |
| Proposed Build | |
| Proposed Extension (Kitchen) | 7 sqm |
| Ground floor: | 116 |
| 1st Floor: | No Change |
| Total Proposed Build: | 147 |
| Re-surfaced Deck | 85 sqm |
| New Deck | 116 sqm |
| Total Deck: 201 sqm | |

Demolition Ground Floor Plan

ALL DIMENSIONS AND EXISTING CONDITIONS TO BE CONFIRMED
ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION.

↙

Moturoa Island House

[illegible]

- New Walls

 - Construct new walls as indicated on the plans, including interior walls & exterior walls.
 - Walls to be constructed with appropriate materials to suit location and room specifications.
 - All new walls must be plumb, level, and square, with appropriate framing for doors and windows.
 - Wall finishes (e.g., plaster, paint, etc.) to match existing conditions as closely as possible.

New Doors

 - Install new doors as indicated on the drawings, including hardware and trim.
 - Ensure all doors are properly aligned & functional.
 - Door finishes should match existing finishes unless otherwise specified.

New Floors

 - Prepare the existing floor substrate to receive new flooring material, as per specifications.

New Ceiling Work

 - Modify or remove portions of the existing ceiling as necessary to accommodate new walls and doors.
 - Install new ceiling framing or plaster as required, ensuring a level, straight surface.
 - All ceiling work to be completed to match the existing ceiling finish or as specified.
 - Ensure any necessary lighting fixtures or other ceiling-mounted elements are installed correctly with required mounting with locations approved by clients.

Painting

 - Surface Preparation:
 - All surfaces must be properly cleaned, sanded, and primed prior to painting.
 - All painted surfaces to have a minimum of 1 x undercoat & 2 x topcoat.

Joinery note

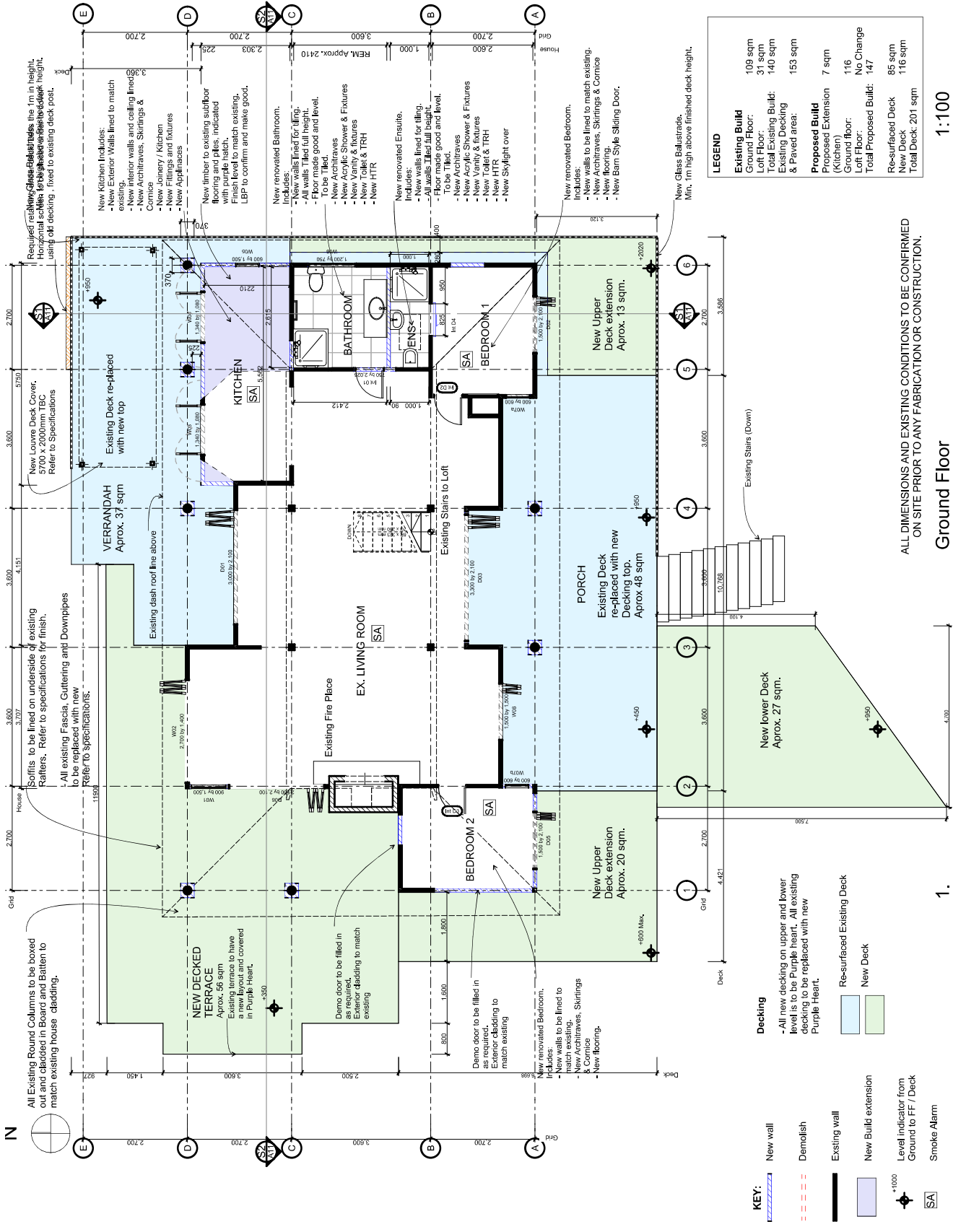
 - All joinery to be replaced. All new joinery to fit within existing penetration sizes as best as possible. Unless windows made into doors. All new doors and windows to match the arrangement as per proposed plans and window / door schedule.

Services

 - All plumbing to be checked prior to demolishing.
 - All electrical to be checked prior to demolishing.
 - Electrical to be run through with clients on new proposed locations.

General Notes

 - All work must be performed in accordance with the latest edition of the applicable building codes and regulations (3604).
 - All demolition and construction work must be reviewed and approved by the architect / engineer / or Client prior to proceeding.
 - Notify the architect / engineer / or Client immediately of any discrepancies or unforeseen conditions during demolition or construction.
 - Ensure that any patching or new construction integrates seamlessly with the existing elements to maintain the building's aesthetic and structural integrity.
 - All new skirting to be installed. Lined to underside of existing skirting.
 - All exterior fascia, guttering and downpipes to be replaced with new. Refer to specifications.



Shaun Lord

Email: csd@llw.com.au

Project Partners

LBP Certified Builder:
Civil Engineer:
Fire Engineer:
Hydraulic Engineer:
Mechanical Engineer:
Structural Engineer:
Surveyor:

Drawn By: Shaun Lord

Check By: Shaun Lord

Project #: Moturoa Island House

Site: Moturoa Island

Drawing Title:

Proposed - Ground Floor

Project Name:

Moturoa Island House

Drawing #:

A6

Revision #:

Rev'd

CHD

Revision

Date

REV 5

Updates from MUA's

03.05.25

- Construct new walls as indicated on the plans, including interior walls & exterior walls.
- Walls to be constructed with appropriate materials to suit location and room specifications.
- All new walls must be **plumb**, level, and square, with appropriate framing for doors and windows.
- Wall finishes (e.g., plaster, paint, etc.) to match existing conditions as closely as possible.

- Install new doors as indicated on the drawings, including hardware and framing.
- Ensure all doors are properly aligned & functional.
- Door finishes should match existing finishes unless otherwise specified.

- Prepare the existing floor substrate to receive new flooring material, as per specifications.

- Modify or remove portions of the existing ceiling as necessary to accommodate new walls and doors.
- Install new ceiling framing or plaster as required, ensuring a level, straight surface.
- All ceiling work to be completed to match the existing ceiling finish or as specified.
- Ensure any necessary lighting fixtures or other ceiling-mounted elements are installed correctly with required mounting with locations approved by clients.

-Surface Preparation:
All surfaces must be properly cleaned, sanded, and primed prior to painting.
All painted surfaces to have a minimum of 1 x undercoat & 2 topcoat.

- All joinery to be replaced. All new joinery to fit within existing penetration sizes as best as possible. Unless windows made into doors, All new doors and windows to match the arrangement as per proposed plans and window / door schedule.

All plumbing to be checked prior to demolishing.
All plumbing to be laid and capped to new locations for kitchen, bathroom & ensuite.
All electrical to be checked prior to demolishing.
Electrical to be run through with clients on new proposed locations.

- All work must be performed in accordance with the latest edition of the applicable building codes and regulations (3604).

-All new decking on upper and lower level is to be Purple heart. All existing decking to be replaced with new Purple Heart.

New Build extension

SA Smoke Alarm

Email: caud@live.com.at

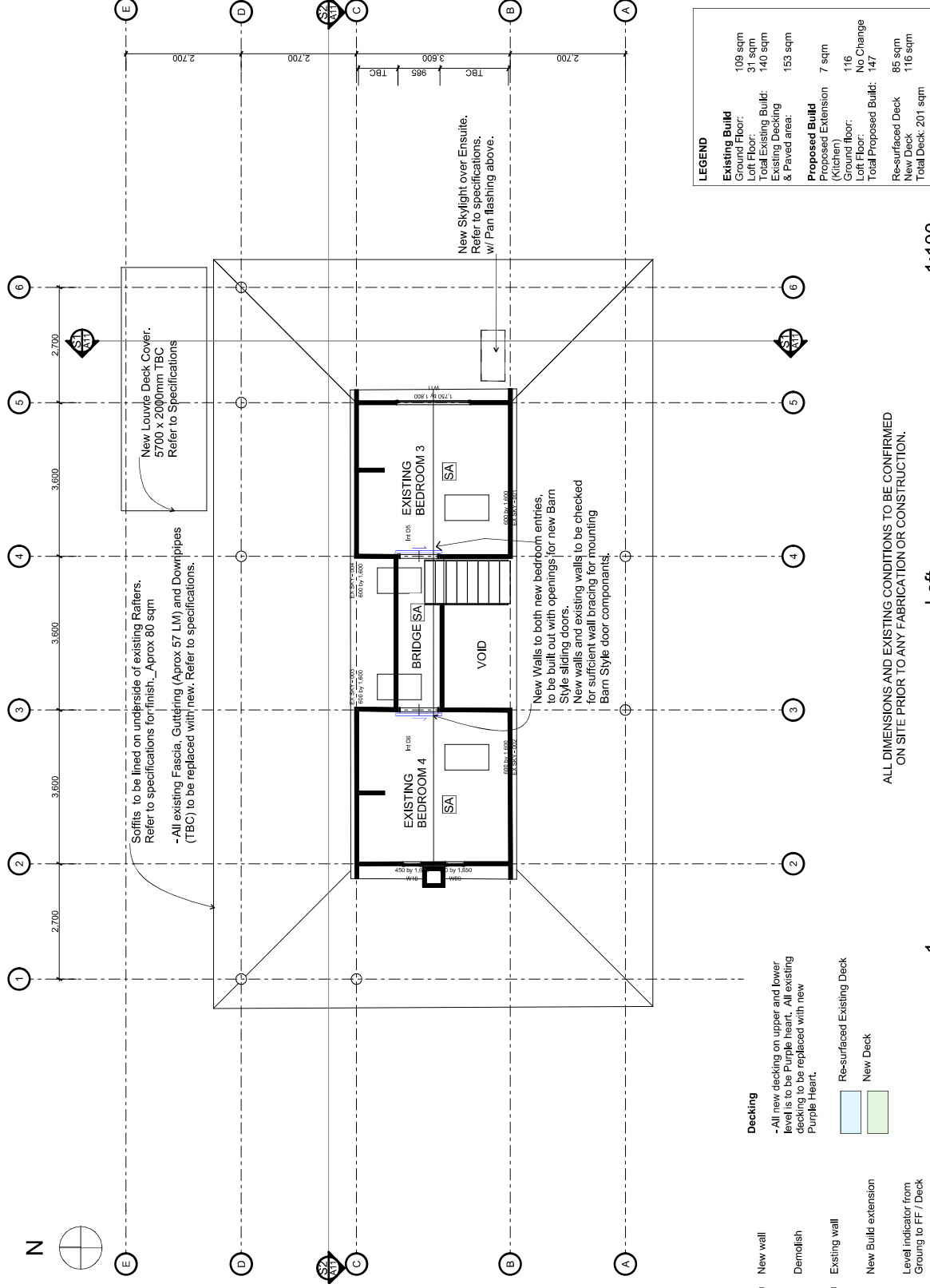
LBP Certified Builder:
Civil Engineer:
Fire Engineer:
Hydraulic Engineer:
Landscape Designer:
Mechanical Engineer:
Structural Engineer:
Surveyor:

Proposed Loft Plan

Moturoa Island House

Drawn By: Shaun Lord
Check By: Motorua Island House
Project #: Emma & Kyle Donovan
Client: Motorua Island
Site:

A7

[illegible]

- Construct new walls as indicated on the plans, including interior walls & exterior walls.
- Walls to be constructed with appropriate materials to suit location and room specifications.
- All new walls must be **plumb, level, and square**, with appropriate framing for doors and windows.
- Wall finishes (e.g., plaster, paint, etc.) to match existing conditions as closely as possible.

- Install new doors as indicated on the drawings, including hardware and framing.
- Ensure all doors are properly aligned & functional.
- Door finishes should match existing finishes unless otherwise specified.

- Prepare the existing floor substrate to receive new flooring material, as per specifications.

- Modify or remove portions of the existing ceiling as necessary to accommodate new walls and doors.
- Install new ceiling framing or plaster as required, ensuring a level, straight surface.
- All ceiling work to be completed to match the existing ceiling finish or as specified.
- Ensure any necessary lighting fixtures or other ceiling-mounted elements are installed correctly with required mounting with locations approved by clients.

-Surface Preparation:
All surfaces must be properly cleaned, sanded, and primed prior to painting.
All painted surfaces to have a minimum of 1 x undercoat & 2 topcoat.

- All joinery to be replaced. All new joinery to fit within existing penetration sizes as best as possible. Unless windows made into doors, All new doors and windows to match the arrangement as per proposed plans and window / door schedule.

All plumbing to be checked prior to demolishing.
All plumbing to be laid and capped to new locations for kitchen, bathroom & ensuite.
All electrical to be checked prior to demolishing.
Electrical to be run through with clients on new proposed locations.

- All work must be performed in accordance with the latest edition of the applicable building codes and regulations (3604).



ALL DIMENSIONS AND EXISTING CONDITIONS TO BE CONFIRMED
ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION.

| LEGEND | |
|--------------------------------|-----------|
| Existing Build | |
| Ground Floor: | 109 sqm |
| Loft Floor: | 31 sqm |
| Total Existing Build: | 140 sqm |
| Existing Decking & Paved area: | 153 sqm |
| Proposed Build | |
| Proposed Extension (Kitchen) | 7 sqm |
| Ground floor: | 116 |
| Loft Floor: | No Change |
| Total Proposed Build: | 147 |
| Re-surfaced Deck | 85 sqm |
| New Deck | 116 sqm |
| Total Deck: 201 sqm | |

- All joinery to be replaced. All new joinery to fit within existing penetration sizes as best as possible. Unless windows made into doors. All new doors and windows to match the arrangement as per proposed plans and window / door schedule.



West Elevation

Scale: 1:100

Grid Lines: A, B, C, D

Levels:

- +10,800 3 Roof
- +7,600 2 Loft
- +5,020 1 Ground Floor
- +3,000 0 Sea Level/ Datum

Annotations:

- Soffits to be lined on underside of existing rafters. Refer to specifications for finish. Approx 80 sqm.
- All existing Fascia, Guttering (Approx 57 LM) and Downpipes (TBC) to be replaced with new. Refer to specifications.
- Existing Round Columns to be boxed out and clad in Board & Batten to match house
- NEW DECKED TERRACE
- New Upper Deck Extension
- Removal of existing handrail
- New Low Deck
- Existing Ground Lines
- Existing terrace to have a new layout and covered in Polypor tiles.

Revision #:

[illegible]

- All joinery to be replaced. All new joinery to fit within existing penetration sizes as best as possible. Unless windows made into doors. All new doors and windows to match the arrangement as per proposed plans and window / door schedule.



| #Layer |
|--------|
| 1 |



Project Partners

- LBP Certified Builder:
- Civil Engineer:
- Fire Engineer:
- Hydraulic Engineer:
- Landscape Designer:
- Mechanical Engineer:
- Structural Engineer:
- Surveyor:

Drawn By: Shaun Lord
Check By: -
Project #: Motorua Island House
Client: Emma & Kyle Donovan
Site: Motorua Island

Drawing Title:

Proposed Elevations 2

Project Name:

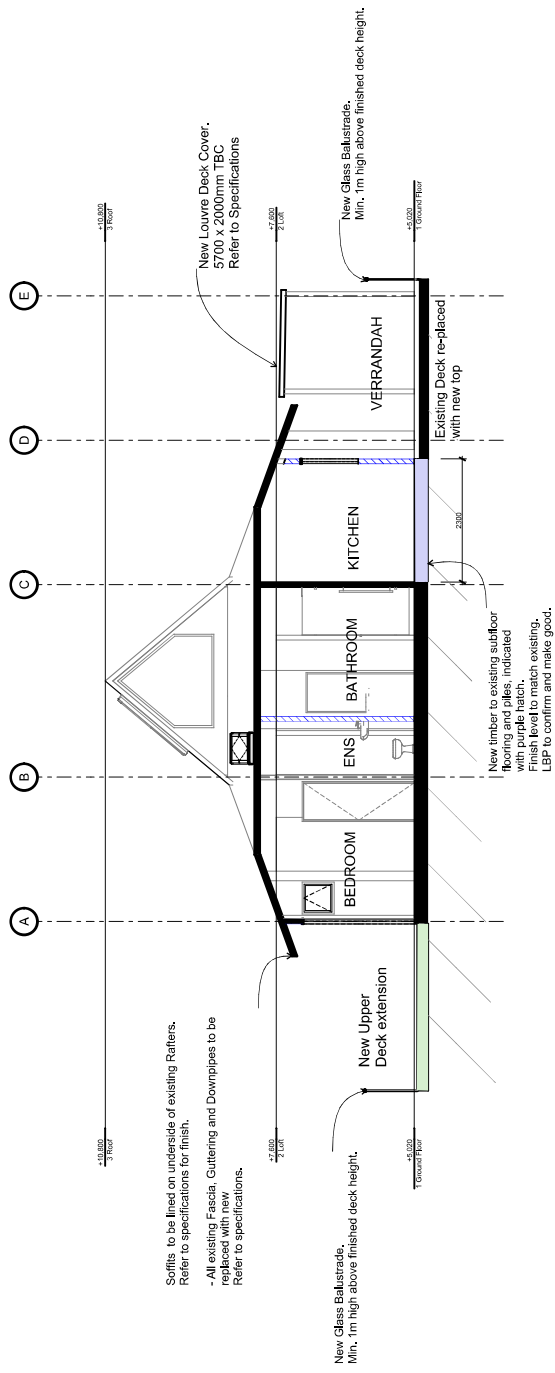
Moturoa Island House

Drawing #:

A10

Revision #:

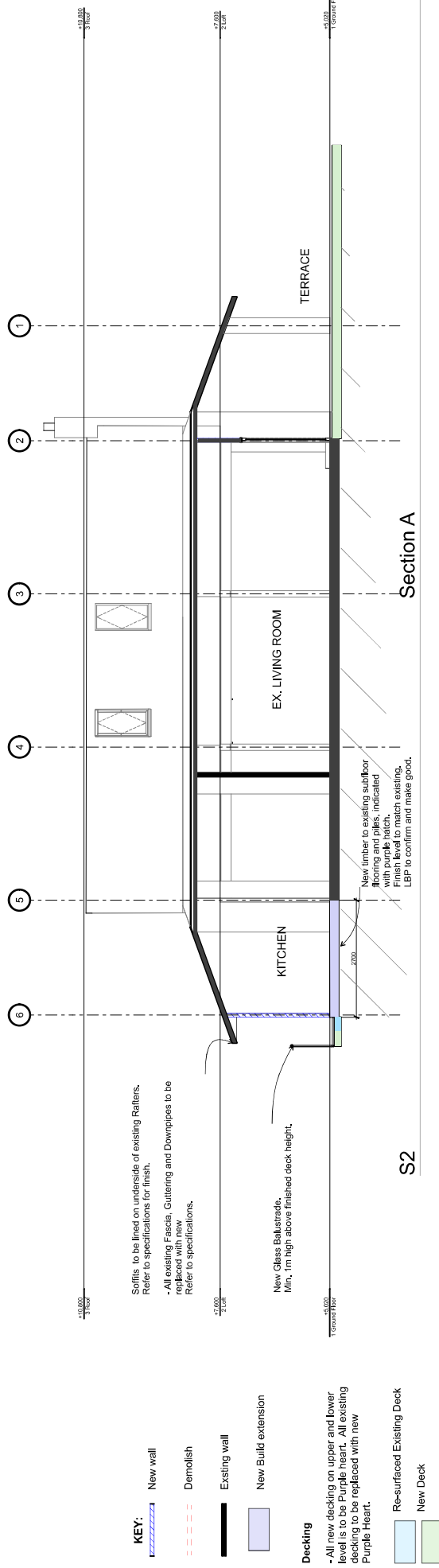
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15

Section A

1:100



25

Section A

1:100

Shaun Lord

Email: cadd@live.com.au

Project Partners

- LBP Certified Builder:
- Civil Engineer:
- Fire Engineer:
- Hydraulic Engineer:
- Landscape Designer:
- Mechanical Engineer:
- Structural Engineer:
- Surveyor:

Drawn By: Shaun Lord
 Check By: -
 Project #: Motorua Island House
 Client: Emma & Kyle Donovan
 Site: Motorua Island

Drawing Title:

Proposed Sections

Project Name:

Moturoa Island House

Drawing #:

A11

Revision #:

[illegible]

| Door & Window Schedule | | | | | | | | | | | | |
|--------------------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|
| ID | D01 | D02 | D03 | D05 | D06 | Int D1 | Int D2 | Int D3 | W02 | W03 | W04 | W08 |
| 2D Symbol | | | | | | | | | | | | |
| Elevation (Opening Side) | | | | | | | | | | | | |
| Location | | | | | | | | | | | | |
| Unit Size (WxH) | 3,000x2,100 | 1,500x2,100 | 3,300x2,100 | 1,500x2,100 | 2,500x2,100 | 750x2,025 | 750x2,100 | 750x2,100 | 2,700x1,400 | 1,340x1,080 | 1,340x1,080 | 1,500x1,500 |
| Rough Opening Size (WxH) | 3,000x2,100 | 1,500x2,100 | 3,300x2,100 | 1,500x2,100 | 2,500x2,100 | 750x2,025 | 750x2,100 | 750x2,100 | 2,700x1,400 | 1,340x1,080 | 1,340x1,080 | 1,500x1,500 |
| Leaf Size (WxH) | 2,950x2,075 | 1,450x2,075 | 3,250x2,075 | 1,450x2,075 | 2,450x2,075 | 700x2,000 | 700x2,075 | 700x2,075 | 2,650x1,375 | 1,290x1,055 | 1,290x1,055 | 1,450x1,475 |
| Orientation | L | R | R | R | R | R | R | R | L | | | R |
| Sill Height | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 700 | 1,050 | 1,050 | 600 |
| Head Height | 2,100 | 2,100 | 2,100 | 2,100 | 2,100 | 2,025 | 2,100 | 2,100 | 2,100 | 2,130 | 2,130 | 2,100 |
| Quantity | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

| Window & Door Schedule | | | | | | | |
|------------------------|-----------|--------------------------|-----------------|--------------------------|-------------|-------------|----------|
| ID | 2D Symbol | Elevation (Opening Side) | Unit Size (WxH) | Rough Opening Size (WxH) | Sill height | Head height | Quantity |
| W01 | | | 900x1,500 | 900x1,500 | 600 | 2,100 | 1 |
| W05 - Frosted Glass | | | 600x1,500 | 600x1,500 | 600 | 2,100 | 1 |
| W06 | | | 1,200x750 | 1,200x750 | 1,350 | 2,100 | 1 |
| W07a & W07b | | | 600x600 | 600x600 | 1,500 | 2,100 | 2 |
| W09 | | | 450x1,650 | 450x1,650 | 1,000 | 2,650 | 1 |
| W10 | | | 450x1,650 | 450x1,650 | 1,000 | 2,650 | 1 |
| W11 | | | 1,750x1,800 | 1,750x1,800 | 1,168 | 2,968 | 1 |

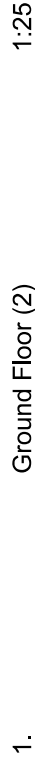
Joinery note

- All joinery to be replaced. All new joinery to fit within existing penetration sizes as best as possible. Unless windows made into doors. All new doors and windows to match the arrangement as per proposed

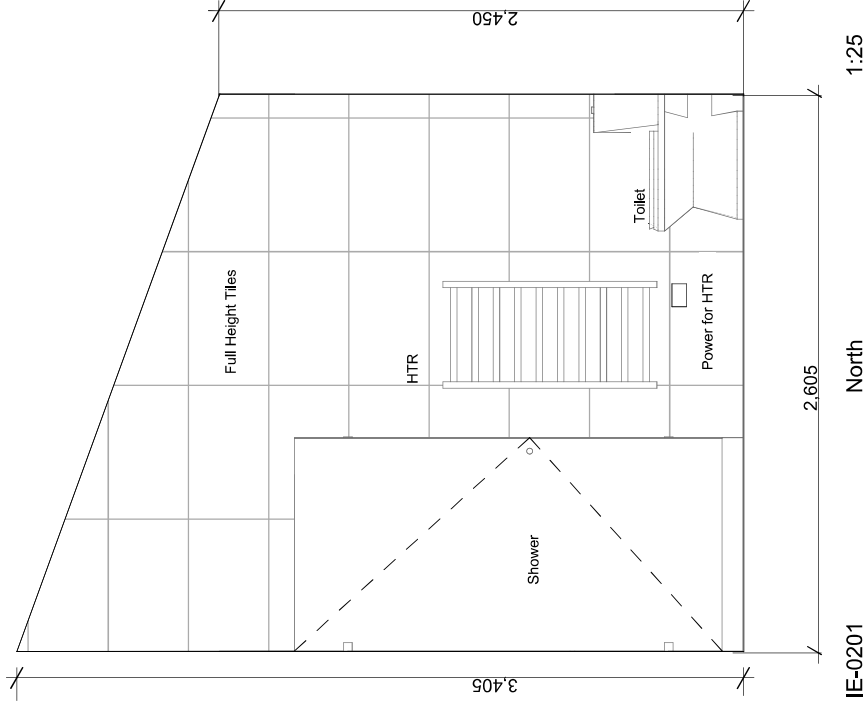
ALL DIMENSIONS AND EXISTING CONDITIONS TO BE CONFIRMED ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION.
ALL WINDOWS & DOORS VIEWED FROM EXTERIOR

| BARN STYLE DOORS - Doors Int 4, 5, 6 | |
|--------------------------------------|--|
| | |
| New Skylight - Over Ensuite _ x 1 | |
| | |

[illegible]



Ground Floor (2)



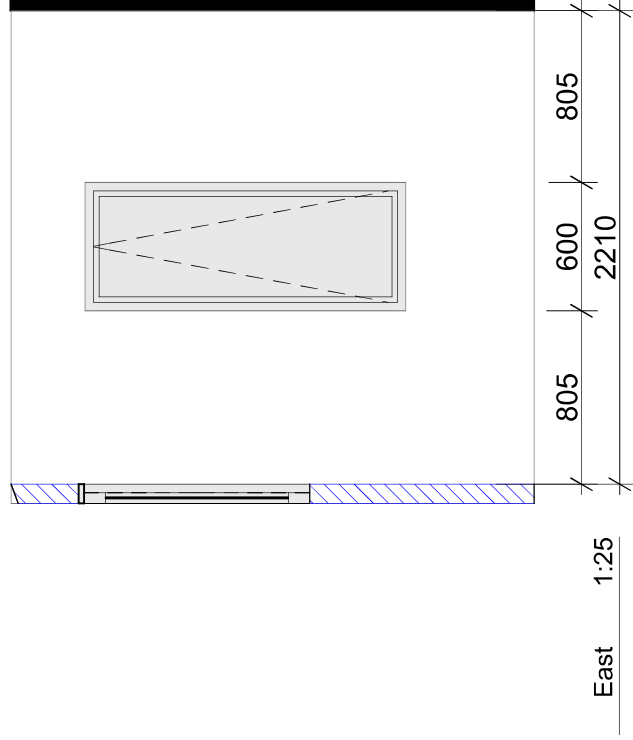
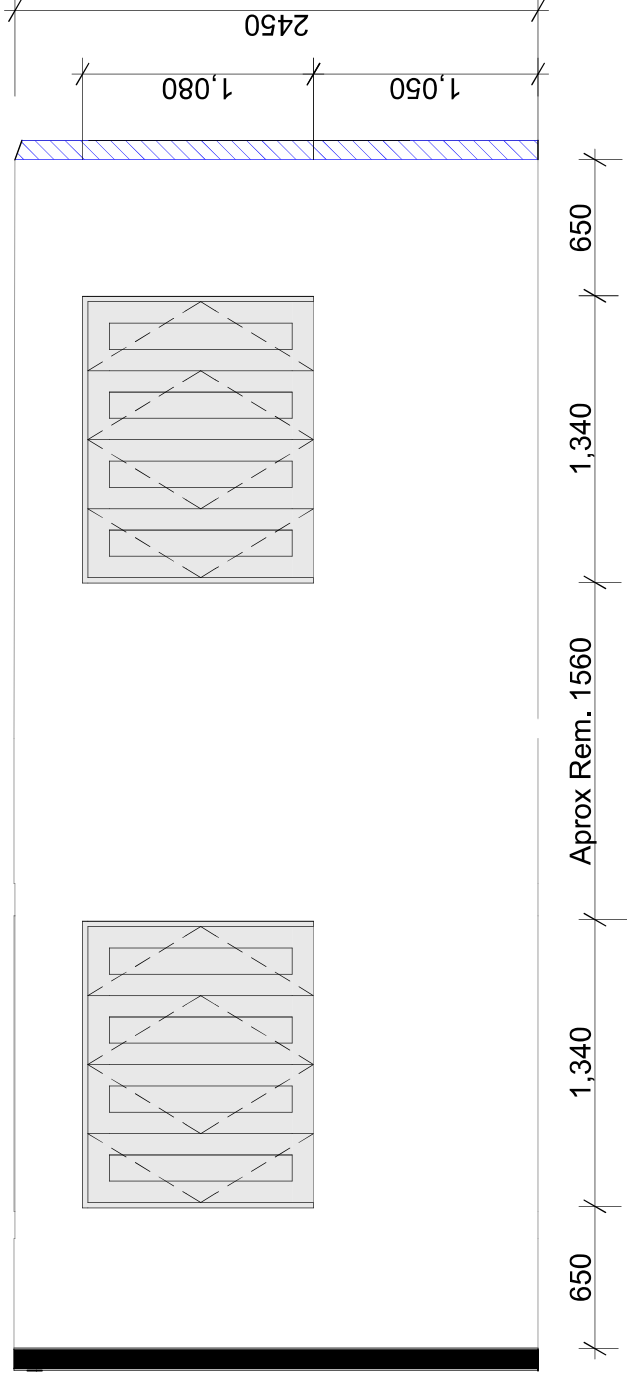
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East

Revision #:

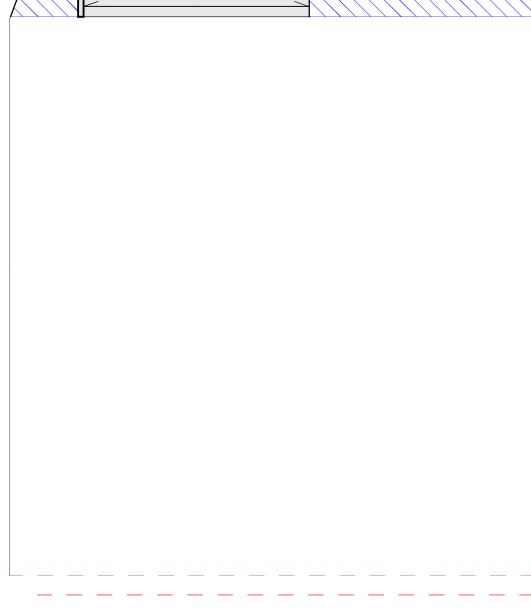
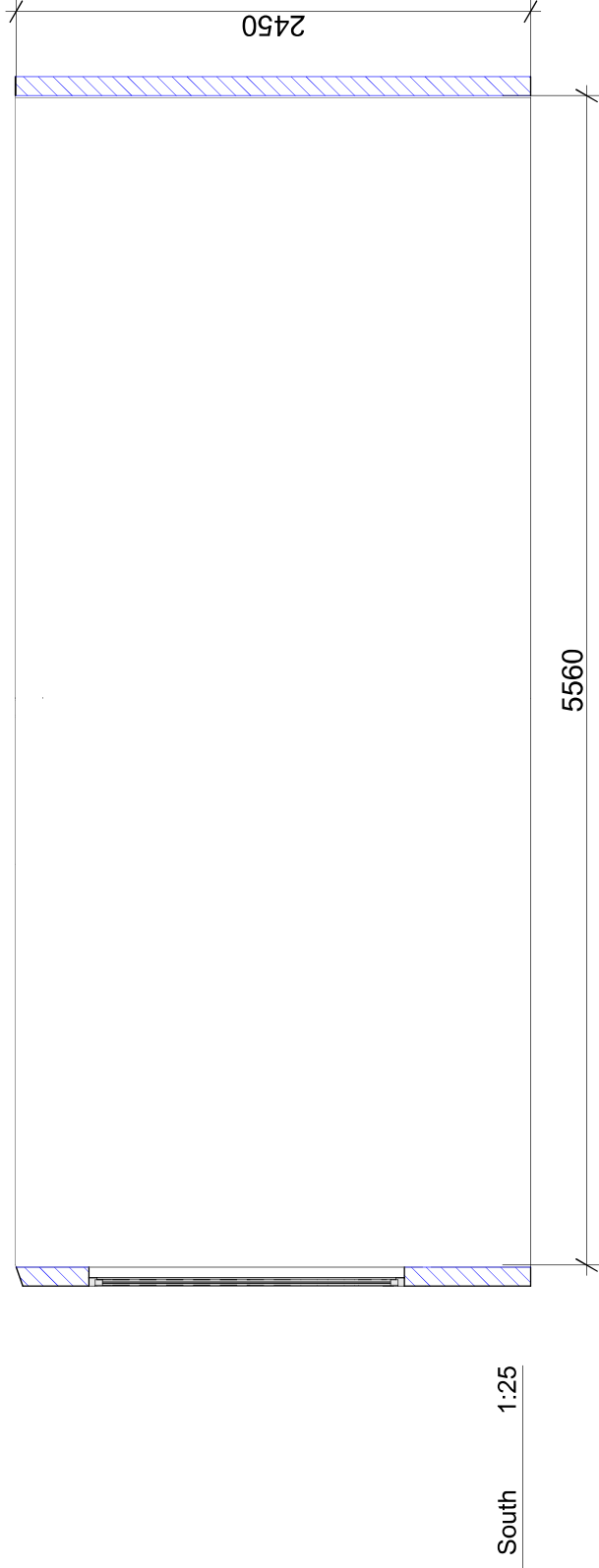
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North (1)



ALL DIMENSIONS AND EXISTING CONDITIONS TO BE CONFIRMED
ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION.

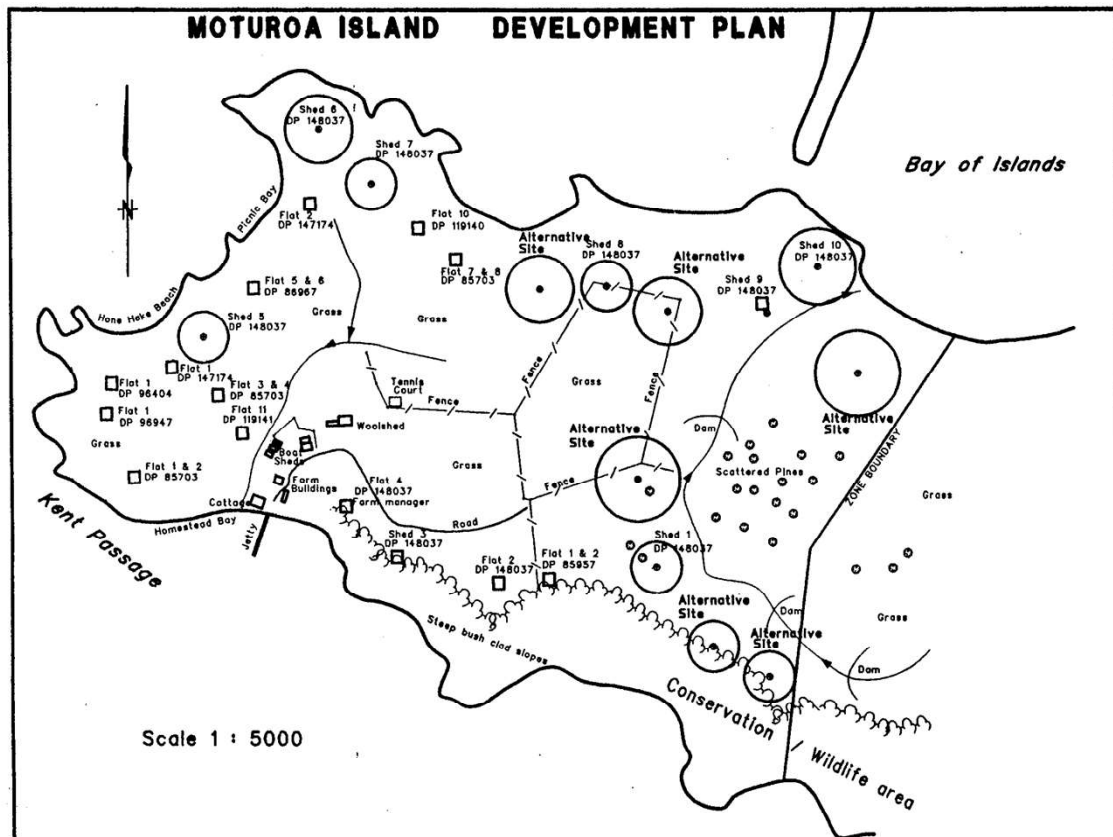
| | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|---|--|
| <div>Shaun Lord Email: cadd@ms.com.au</div> | | <div>Project Partners</div> <div>LBE Certified Builder: Civil Engineer: Structural Engineer: Hydraulic Engineer: Landscape Designer: Mechanical Engineer: Electrical Engineer: Surveyor:</div> | | <div>Drawn By: Shaun Lord Check By: Moturoa Island House Reviewed: Moturoa Island House Project No.: 108-2024-06-01 Site: Moturoa Island</div> | | <div>Drawing Title: Kitchen Elevations</div> <div>Project Name: Moturoa Island House</div> | | <div>Drawing #: A18</div> <div>Revision #:</div> | | <div>Rwd ID CHD Revision Updates from MU's 03.05.25</div> | |
|---|--|--|--|--|--|--|--|--|--|---|--|



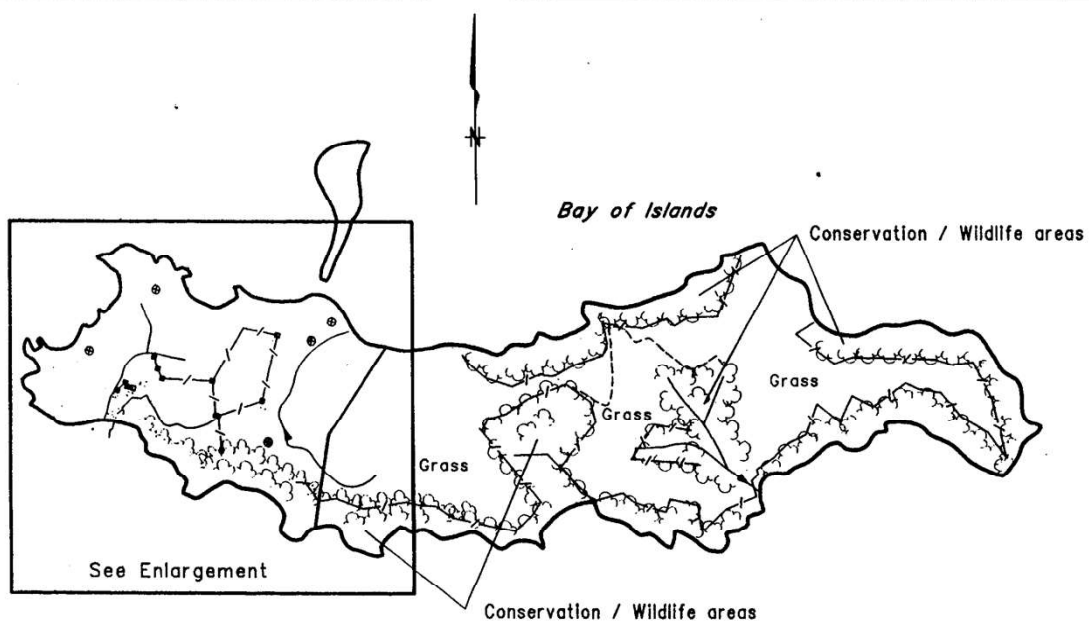
ALL DIMENSIONS AND EXISTING CONDITIONS TO BE CONFIRMED
ON SITE PRIOR TO ANY FABRICATION OR CONSTRUCTION.

[illegible]

MOTUROA ISLAND DEVELOPMENT PLAN



Prepared by: Thomson & King Surveyors - Pahiā



MOTUROA ISLAND
Wildlife Refuge Gaz. 1960p494

Prepared by: Thomson & King Surveyors - Pahiā