Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

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):

- ✔ **Land Use**
- ◯ **Fast Track Land Use***
- ◯ **Subdivision**
- ◯ **Consent under National Environmental Standard** (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Discharge**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Extension of time (s.125)**
- ◯ **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: Jared Bleakley

Email: [redacted]

Phone number: Home

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

Postcode

6. Address for Correspondence

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

Name/s: Bay of Islands Planning Ltd

Email: [redacted]

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: Jared Richard McGill Bleakley and Jocelyn Ann Bleakley

Property Address/ Location: [redacted]

8. Application Site Details

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

Name/s:

Site Address/ Location:

[redacted]

Legal Description:

Certificate of title:

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.

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.

Construction of a dwelling and garage

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):

- [x] **Building Consent** ECE-2025-909_0
- [ ] **Regional Council Consent (ref # if known)** Ref # here (if known)
- [ ] **National Environmental Standard consent** Consent here (if known)
- [ ] **Other (please specify)** Specify 'other' here

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) Jared Bleakley

Email: [redacted]

Phone number: [redacted]

Postal address:
(or alternative method of service under section 352 of the act) [redacted]

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) Jared Bleakley

Signature:
(signature of bill payer [redacted]

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) Jared Bleakley

Signature: [redacted]

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)
- ◯ 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.

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road, Kerikeri
Email – office@bayplan.co.nz Website - www.bayplan.co.nz

21 July 2025

Far North District Council
John Butler Centre
Kerikeri

Application seeking resource consent for a dwelling and garage on Lot 1 DP 560503 in the Rural Living zone at 22 Vidar Way, Coopers Beach.

Please find attached an application for resource consent for a dwelling and garage at 22 Vidar Way, Coopers Beach. The site is legally described as Lot 1 DP 560503.

Jared Bleakley seeks land use consent for a dwelling and garage that has an approved Building Consent (EBC-2025-909_0). The application is a Restricted Discretionary activity in respect of earthworks, and a Controlled Activity for Stormwater Management in the Rural Living zone within the operative Far North District Plan (ODP). Under the Proposed Far North District Plan (PDP) the site is zoned Rural Residential.

The application is supported by the following information –

- **Appendix A - Certificate of Title and Instruments**
- **Appendix B – The Plans approved for Building Consent EBC-2025-909_0**
- **Appendix C – An excavation summary prepared by T & A Structures Ltd**
- **Appendix D – A Stormwater Assessment prepared by T & A Structures Ltd**

Regards,

Andrew McPhee
Consultant Planner

APPLICANT & PROPERTY DETAILS

Applicant	Jared Bleakley
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Andrew McPhee andrew@bayplan.co.nz 021-784-331
Legal Description	Lot 1 DP 560503 & Lot 11 DP 407591 (1/80th share)
Certificate Of Title	989271
Physical Address	22 Vidar Way, Coopers Beach
Site Area	4,361m^2 1/80th share of 8,950m^2
Owner of the Site	Jared Richard McGill Bleakley and Jocelyn Ann Bleakley
Operative District Plan Zone / Features	Rural Living Zone (ODP)
Proposed District Plan	Rural Residential Zone (PDP) Coastal Environment
Archaeology	Nil
NRC Overlays	Nil
Soils	4e3
Protected Natural Area	Nil
HAIL	Nil

Schedule 1

SUMMARY OF PROPOSAL

Proposal	Land Use consent for a dwelling and garage in the Rural Living zone at 22 Vidar Way, Coopers Beach.
Reason for Application	Impermeable surface coverage for the site and owned portion of the driveway exceeds the permitted standard. Consent notice 12559342.7 requires suitable evidence/design to illustrate that stormwater disposal will not exceed pre-development level, including 10% annual exceedance probability plus allowance for climate change of 2.5^{0}C. Earthworks (excavation and fill) exceed the permitted threshold over a 12 month period.
Appendices	Appendix A - Certificate of Title and Instruments Appendix B – The Plans approved for Building Consent EBC-2025-909_0 Appendix C – An excavation summary prepared by T & A Structures Ltd Appendix D – A Stormwater Assessment prepared by T & A Structures Ltd
Consultation	Not applicable
Pre Application Consultation	Not applicable

1.0 INTRODUCTION

The applicant, Jared Bleakley, seeks resource consent to construct a dwelling and garage on his property located at 22 Vidar Way in Coopers Beach, legally described as Lot 1 DP 560503. The title is provided in **Appendix A**.

The dwelling and garage have received an approved building consent from the Far North District Council (FNDC) being EBC-2025-909_0 (refer **Appendix B**).

2.0 DESCRIPTION OF THE SITES AND SURROUNDS

The site is situated at the end of a private road (cul-de-sac) known as Vidar Way approximately 400m south of the intersection with Lori Lane. The site and surrounding area are zoned Rural Living in the ODP. The area is currently being developed, with a number of dwellings constructed as part of the larger subdivision. The surrounding area is best described as 'large lot' residential living.

While large areas of Rural Living land are present south of the property, there is no evidence of rural production activities being undertaken.

Figure 1: Site Aerial (Source: Far North Maps)

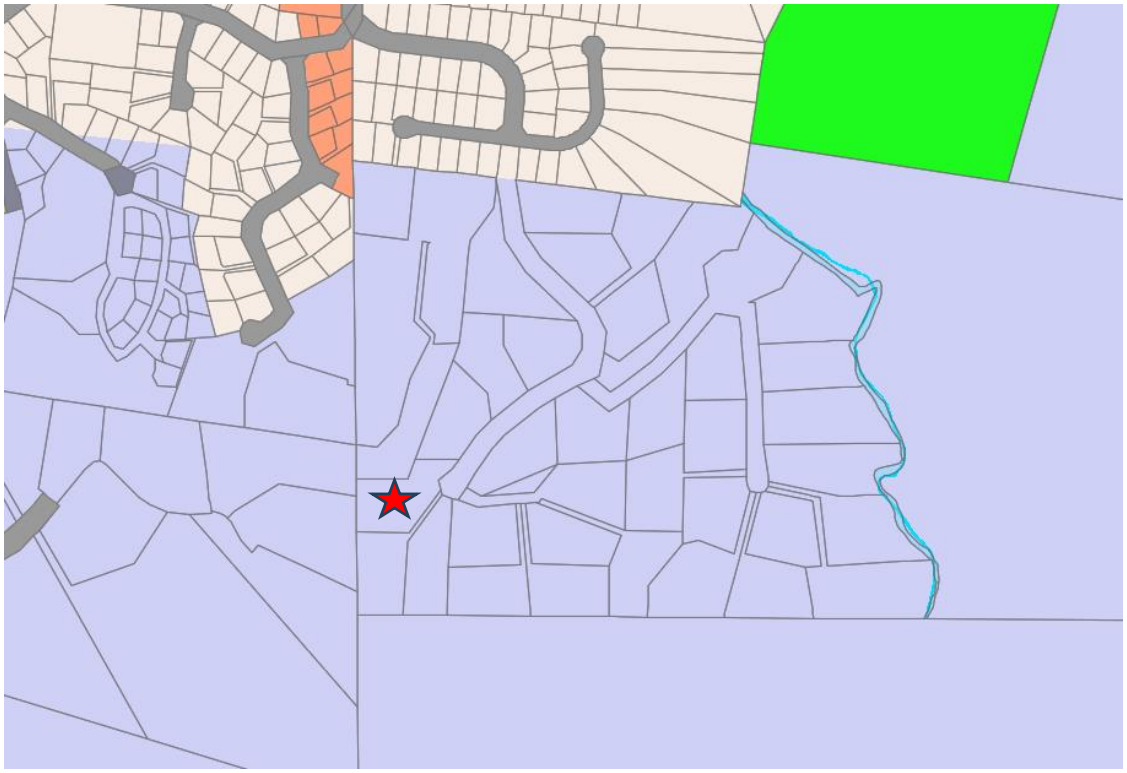


Figure 2: Zoning (Source: Far North Maps)

The site is currently vacant and has been cleared for development. The site is not subject to any known hazards. The site is currently accessed from a crossing at the end of Vidar Way. The topography of the site slopes generally from west to east.

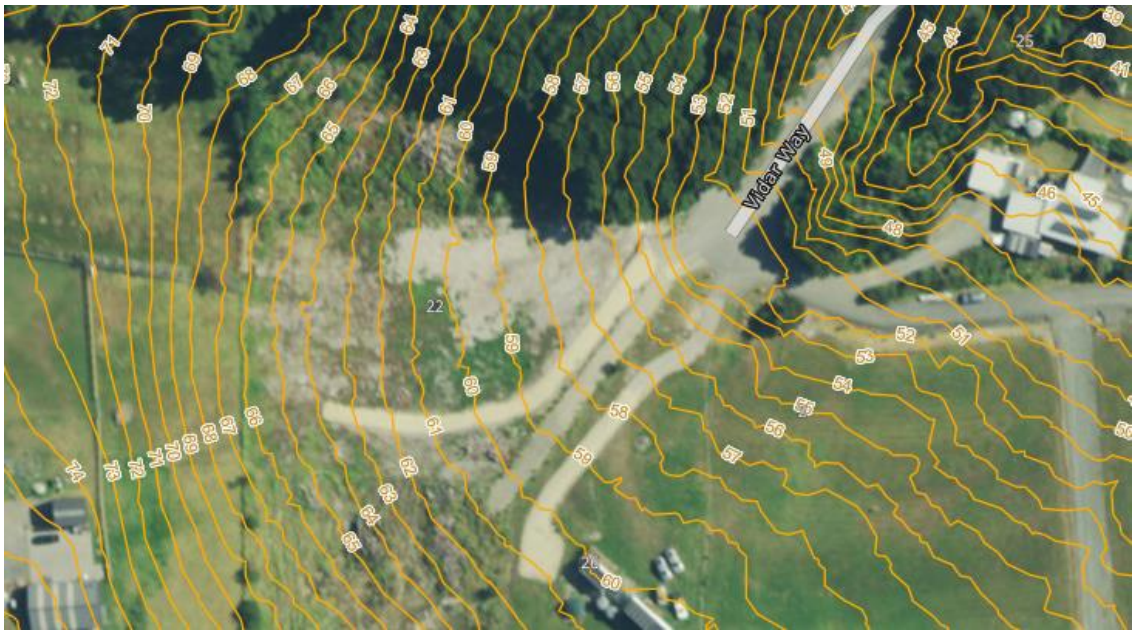


Figure 3: Site topography (Source: NRC Maps)

The landholding is identified as being Class 4 soils and not considered to be highly productive in accordance with the National Policy Statement for Highly Productive Land (NPS-HPL).

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. There are a number of covenants that apply, however these are a civil matter and not a consideration for Council. The following consent notices apply:

12559342.7

(i) After completing the harvesting of the pine trees locate within the lots at the time of subdivision consent RC2200556, complete ground remediation shall be undertaken in accordance with the recommendations of the '*Stormwater and wastewater Feasibility report'* prepared by Gumboots Consulting Engineers, reference 1039, dates 12 February 2020, as submitted in support of subdivision consent RC2200556.

This has been completed.

(ii) The location and foundations of any building shall be designed and certified by a suitably experienced chartered professional engineer prior to issue of any building consent. Design should follow any of the recommendations identified in the geotechnical appraisal section of the *'Stormwater and Wastewater Feasibility report'* prepared by Gumboots Consulting Engineers, reference 1039, dated 12 February 2020, as submitted in support of subdivision consent RC2200556.

Submitted as part of the approved building consent EBC-2025-909_0.

(iii) At the time of lodging a building consent for any habitable dwelling, provide a TP58 report prepared by a chartered professional engineer or Council approved TP58 report writer. The report shall confirm that all of the treatment and disposal can be contained within the lot boundary and comply with the Regional Water and Soll Plan permitted activity standards.

Design should follow the recommendations Identified in the *'Stormwater and Wastewater Feasibility report'* prepared by Gumboots Consulting Engineers. reference 1039, dated 12 February 2020, as submitted in support of subdivision consent RC2200556.

The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance. This maintenance contract shall be in place at all times, which Includes inspections and maintenance of both the wastewater treatment and disposal systems.

Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system ls operating In accordance with its design criteria. The area identified as a reserve disposal area for the disposal of treated effluent shall remain free of built development and available for its designated purpose.

Submitted as part of the approved building consent EBC-2025-909_0.

(iv) At the time of lodging a building consent, provide suitable evidence/design to illustrate that stormwater disposal will not exceed that which existed pre-development for storm events up to and including the 10% annual exceedance probability plus allowance for climate change of 2.5°C. The report shall be prepared by a chartered professional engineer or suitably qualified person, to the satisfaction of Council's development engineer or delegated representative.

A supplementary Stormwater Management report prepared by T & A Structures Ltd addressing this consent notice is supplied in ***Appendix D****.*

(v) Any new dwelling shall have either a connection to the Doubtless Bay Water Supply Company's system or roof water collection system with a minimum onsite tank storage of 45,000 litres.

The tank(s) shall be positioned so that they are safely accessible for firefighting purposes and fitted with an outlet compatible with rural fire service equipment in accordance with the 'NZFS Fire Fighting Code of Practice SNZ PAS 4509:2008'.

Where more than one tank is utilised, they shall be coupled together and at least one tank fitted with rural fire service equipment.

Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

Addressed as part of the approved building consent EBC-2025-909_0.

4.0 DESCRIPTION OF PROPOSAL

The applicant proposes to construct a dwelling and garage at 22 Vidar Way, Cooper Beach, legally described as Lot 1 DP 560503.

The dwelling has five bedrooms, 2 bathrooms and open kitchen, dining and living areas. There is an internal and separate garage proposed.

The proposal will be developed in accordance with the plans submitted as part of building consent EBC-2025-909_0 provided in **Appendix B**.

The application is considered to be **Restricted discretionary** under the ODP.

Based on the assessment of environmental effects provided below, it is concluded than any potential adverse effects arising from the subdivision would be less than minor and can be mitigated through appropriate conditions of resource consent.

5.0 DISTRICT PLAN ASSESSMENT [OPERATIVE AND PROPOSED]

The Far North District Council (FNDC) zones the sites Rural Living in the ODP and Rural Residential in the PDP. There are no identified Resource features in the ODP.

Table 1 – Land-Use Performance Standards

Rural Living Zone	
Rule 8.7.5.1.1 Residential Intensity	One dwelling is proposed on the site. **Complies**
Rule 8.7.5.1.2 Scale of Activities	The dwelling will be used in a residential capacity. **Complies**
Rule 8.7.5.1.3 Building Height	The dwelling is single level and well below 9m in height. **Complies**
Rule 8.7.5.1.4 Sunlight	The dwelling and garage do not infringe this standard. **Complies**
Rule 8.7.5.1.5 Stormwater Management	12.5% is permitted on the site. 20% is a controlled activity status. Impermeable surface coverage on the site totals 618.08m^2, which equates to 14.1%. 1/80th share of the access lot is also assessed in this calculation.

Rural Living Zone	
	Controlled
Rule 8.7.5.1.6 Setback from Boundaries	Development is setback 3m from boundaries. **Complies**
Rule 8.7.5.1.7 Screening for Neighbours – Non-Residential Activities	The dwelling will be used in a residential capacity. **Complies**
Rule 8.7.5.1.8 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access above.
Rule 8.7.5.1.9 Hours of Operation – Non-Residential Activities	The dwelling will be used in a residential capacity. **Complies**
Rule 8.7.5.1.10 Keeping of Animals	The dwelling will be used in a residential capacity. **Complies**
Rule 8.7.5.1.11 Noise	The dwelling will be used in a residential capacity. **Complies**
Rule 8.7.5.1.12 Helicopter Landing Area	Not proposed. **Complies**
Rule 8.7.5.1.13 Building Coverage	10% is permitted on the site. Development totals 7.5% of the site. **Complies**

Table 2 - Natural and Physical Resources - Performance Standards

Chapter 12 – Natural and Physical Resources	
12.1 Landscapes and Natural Features	Not applicable
12.2 Indigenous Flora and Fauna	The sites do not contain any significant areas of indigenous vegetation. No vegetation clearance is proposed as part of the application. The site does not contain any habitats of indigenous fauna.
12.3 Soils and Minerals	Excavation is required with a total volume calculated as 271.16m^3. While this is below the threshold of 300m^3, the fill will be retained on site and may be considered to contribute to the overall volume.

	Earthworks will not incur a cut or filled face exceeding 1.5m. ***Restricted Discretionary***
12.4 Natural Hazards	Not applicable
12.5 Heritage	Not applicable
12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	Not applicable
12.8 Hazardous Substances	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable

Table 3 - Transportation Performance Standards

Chapter 15 - Transportation	
15.1.6A.2 Traffic Intensity	The dwelling is exempt. **Complies**
15.1.6B.1 Parking	A garage and parking area is proposed. The site is of sufficient size to provide parking and manoeuvring for two vehicles. **Complies**
15.1.6C Access	Appropriate access of Vidar Way is provided. **Complies**
15.1.6C.1.8 Frontage to Existing Roads	The private road arrangement was approved as part of the original subdivision consent. **Complies**

An assessment of the proposal against the relevant land-use rules of the ODP is provided where it relates to potential built development:

Overall, this subdivision application falls to be considered as a **Restricted discretionary** activity**.**

In terms of the PDP, the following rules are assessed in Table 4 below.

Table 5 – PDP Standards

Proposed District Plan				
Matter	**Rule/Std Ref**	**Relevance**	**Compliance**	**Evidence**
Hazardous Substances Majority of rules relates to development within a site	Rule HS-R2 has immediate legal effect but only for a new significant	N/A	Yes	Not proposed

that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an SNA – which is not mapped	hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9			**Permitted Activity**
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Yes	Yes	Not indicated on Far North Proposed District Plan. Not within 20m of a scheduled heritage resource. **Permitted Activity**
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan. Not within 20m of a scheduled heritage resource **Permitted Activity**
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan **Permitted Activity**
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan **Permitted Activity**

operative plan they are called site of cultural significance to Maori)				
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	No proposed vegetation clearance. **Permitted Activity**
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan **Permitted Activity**
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. It is confirmed that the proposed earthworks will comply with an ADP and this is volunteered as a condition of consent. EW-R13 links to EW-S5. EW-S5 requires earthworks to be controlled in accordance with GD-05. Conditions requiring ADP and in accordance with GD05 can be applied to the consent. **Permitted Activity**

Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	Not indicated on Far North Proposed District Plan **Permitted Activity**
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not indicated on Far North Proposed District Plan **Permitted Activity**
Subdivision	SUB-R6, R13-R15, and R17	Yes	Yes	No subdivision is proposed. **Permitted Activity**
Comments:				
No consent is require dunder the PDP				

6.0 STATUTORY CONSIDERATIONS

Section 104C of the RMA governs the determination of applications for Restricted discretionary activities:

104C Determination of applications for restricted discretionary activities

(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—
  (a) a discretion is restricted in national environmental standards or other regulations:
  (b) it has restricted the exercise of its discretion in its plan or proposed plan.

(2) The consent authority may grant or refuse the application.

(3) However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which—
  (a) a discretion is restricted in national environmental standards or other regulations:
  (b) it has restricted the exercise of its discretion in its plan or proposed plan.

When considering an application for resource consent, a consent authority must have regard only to those matters over which it has restricted the exercise of its discretion in its plan or proposed plan, as well as any national environmental standards or other regulations.

Section 104 of the RMA sets out matters to be considered when assessing an application for a resource consent.

The following assessment addresses all of the relevant considerations under s104 of the RMA.

The RMA definition of 'Environment' includes:

> *(a) Ecosystems and the constituent parts, including people and communities; and*
> *(b) All natural and physical resources; and*
> *(c) Amenity values; and*
> *(d) The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.*

The definition of 'Environment' includes the concept of a 'future state of the environment' where the environment as it currently exists might be modified by permitted activities and by resource consents that have been granted, and where it appears likely that those consents will be implemented.

Section 104(2) of the RMA states that:

> *"when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect."*

This is referred to as the "permitted baseline" which includes effects on the environment arising from permitted standards that form part of a District Plan.

In the context of this application, the permitted baseline includes the permitted residential activities standards for the Rural Living zone and the relevant district wide rules. Any adverse effects associated with these activities are deemed to be acceptable to the extent that they are permitted and may be disregarded in accordance with Section 104(2).

Within the Rural Living Zone, the quantum of permitted impermeable surface is 12.5% of the site. The proposed level of impermeable surface to accommodate the dwelling, garage and driveway is 14.1% of the site. This equates to an additional 2.6% over the permitted standard.

The permitted quantum of combined cut and fill earthworks in the Rural Living zone is 300m^3. The development on the site will incur 271m^3 of cut, which is within the permitted threshold. However, because the earth subject to the cut is being retained and distributed on the site, technically the quantum is doubled. While this is not believed to be the intent of the rule, this interpretation has been applied by Council before and is considered a 'technical breach'. If the earth subject to the cut was removed from the site, then there would be no breach of the earthworks rule.

The RMA meaning of 'effect' includes:

3 Meaning of effect

In this Act, unless the context otherwise requires, the term **effect** includes—

(a) any positive or adverse effect; and

(b) any temporary or permanent effect; and

(c) any past, present, or future effect; and

(d) any cumulative effect which arises over time or in combination with other effects—

regardless of the scale, intensity, duration, or frequency of the effect, and also includes—

(e) any potential effect of high probability; and

(f) any potential effect of low probability which has a high potential impact.

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as requiring a resource consent in the Tables above. Specifically, those in relation to the identified matters of discretion applying to Stormwater management and Excavation and/or Filling.

Section 104 (1)(a) Assessment of Effects on the Environment

Stormwater disposal

Calculation for the impervious surfaces for the site has been undertaken in **Appendix D**. It is not considered necessary to repeat here. The stormwater management breach is a controlled activity and the assessment undertaken in **Appendix D** has provided a solution, including a detention tank to ensure that stormwater is appropriately mitigated.

Two 31,000l litre tanks are proposed for the development, with one of the tanks dedicated for stormwater detention. It is considered that the effects will be less than minor provided that the recommendations outlined in the stormwater management documents are followed in **Appendix D**.

Excavation and/or Fill

As identified above, the breach is considered to be 'technical' in nature due to the cut material being retained and redistributed on site. There are not considered to be any effects associated with doing so provided that the material is compacted and planted once in situ.

The plans in **Appendix B** identify that sediment and run off control shall be designed and installed by the licenced building practitioner prior to or during the earthworks for the project. The sediment control shall be installed in accordance with the requirements of the council's engineer standards, with the contractor to install galvanised chain link netting or a hoarding barrier 2.0 metres minimum in height to comply prior to commencing construction.

It further states that the intention is to comply with the earthworks and discovery of suspected sensitive materials rules EW-R12 EW-R13.

Overall, it is considered that any potential effects from the proposal will be less than minor.

Section 104 (1)(ab) Any measures to achieve positive effects

Positive effects arising from the application include enabling the efficient use of land in the Rural Living zone. The application is implementing a land use anticipated in the zone.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

There are no applicable National Environmental Standards.

Section 104 (b)(iii) National Policy Statement(s)

The application is for a dwelling and a garage which is anticipated in the Rural Living zone, as such is considered to be consistent with this national direction.

Section 104 (b)(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement is not relevant to this application.

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The Northland Regional Policy Statement is the applicable regional statutory document that applies to the Northland region. Jurisdiction for subdivision is governed by the FNDC and the policy framework for establishing an appropriate land use pattern across the district is set out in the ODP.

The site is not located within the coastal environment, does not affect public access or affect any known archaeology. There are not considered to be any other relevant matters that pertain to this application that requires consideration over and above what is already considered by way of the ODP / PDP consideration above.

Overall, it is considered that the proposal would not be inconsistent with the Northland Regional Policy Statement.

Section 104 (b)(vi) Plans or Proposed Plans

As a restricted discretionary activity, the application for a dwelling and garage in the Rural

Production zone within the ODP, and Rural Residential in the PDP, is anticipated. As such it is not considered necessary to undertake a complete assessment against the objectives and policies as they will support this land use.

The application is considered to be consistent with the objectives and policies of these zones.

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

7.0 PART II – RMA

Purpose of the RMA

The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The application will support the provision of housing in Cooper Beach on an empty section.

Matters of National Importance

There are no matters of national importance considered to be pertinent to this application.

Other Matters

The development represents and efficient use of natural and physical resources in the Rural living zone.

8.0 OVERALL CONCLUSION

This application seeks resource consent to construct a dwelling and garage in the Rural Living zone as a restricted discretionary activity in the ODP.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor and can be managed in terms of appropriate conditions of consent.

The proposal is consistent with the relevant objectives of policies of the ODP, the PDP, the Regional Policy Statement for Northland and chieves the purpose of the RMA.

Please do not hesitate to contact me should you require any additional information.

Kind regards

Andrew McPhee
Consultant Planner

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier **989271**
Land Registration District **North Auckland**
Date Issued 21 October 2022

Prior References
540762

Estate Fee Simple
Area 4361 square metres more or less
Legal Description Lot 1 Deposited Plan 560503
Registered Owners
Jared Richard McGill Bleakley and Jocelyn Ann Bleakley

Estate Fee Simple - 1/80 share
Area 8950 square metres more or less
Legal Description Lot 11 Deposited Plan 407591
Registered Owners
Jared Richard McGill Bleakley and Jocelyn Ann Bleakley

Interests

Subject to Section 59 Land Act 1948

Appurtenant to Lot 1 DP 560503 and part Lot 11 DP 407591 (formerly Lot 1 DP 195701) herein is a cable television supply right created by Transfer D506002.6 - 16.5.2000 at 1.22 pm

Subject to a right to convey water over part Lot 11 DP 407591 marked E on DP 407591 created by Easement Instrument 6058130.4 - 28.6.2004 at 9:00 am

Land Covenant in Easement Instrument 6058130.5 - 28.6.2004 at 9:00 am (Affects part Lot 11 DP 407591 formerly Lot 28 DP 331991)

Subject to a right (in gross) to drain water over part Lot 11 DP 407591 marked E on DP 407591 in favour of Far North District Council created by Easement Instrument 6058130.7 - 28.6.2004 at 9:00 am

The easement created by Easement Instrument 6058130.7 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and rights to convey electricity, telecommunications, computer media and water and to drain sewage over part Lot 11 DP 407591 marked D, E and F on DP 407591 created by Easement Instrument 6630103.6 - 1.11.2005 at 9:00 am

Appurtenant hereto is a right to convey water created by Easement Instrument 6630103.6 - 1.11.2005 at 9:00 am

The easements created by Easement Instrument 6630103.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant created by Easement Instrument 8262440.3 - 21.8.2009 at 9:03 am (affects Lot 1 DP 560503)

Subject to a right (in gross) to convey electricity over part Lot 11 DP 407591 marked C, D, E and F on DP 407591 in favour of Top Energy Limited created by Easement Instrument 8262440.5 - 21.8.2009 at 9:03 am

The easements created by Easement Instrument 8262440.5 are subject to Section 243 (a) Resource Management Act 1991

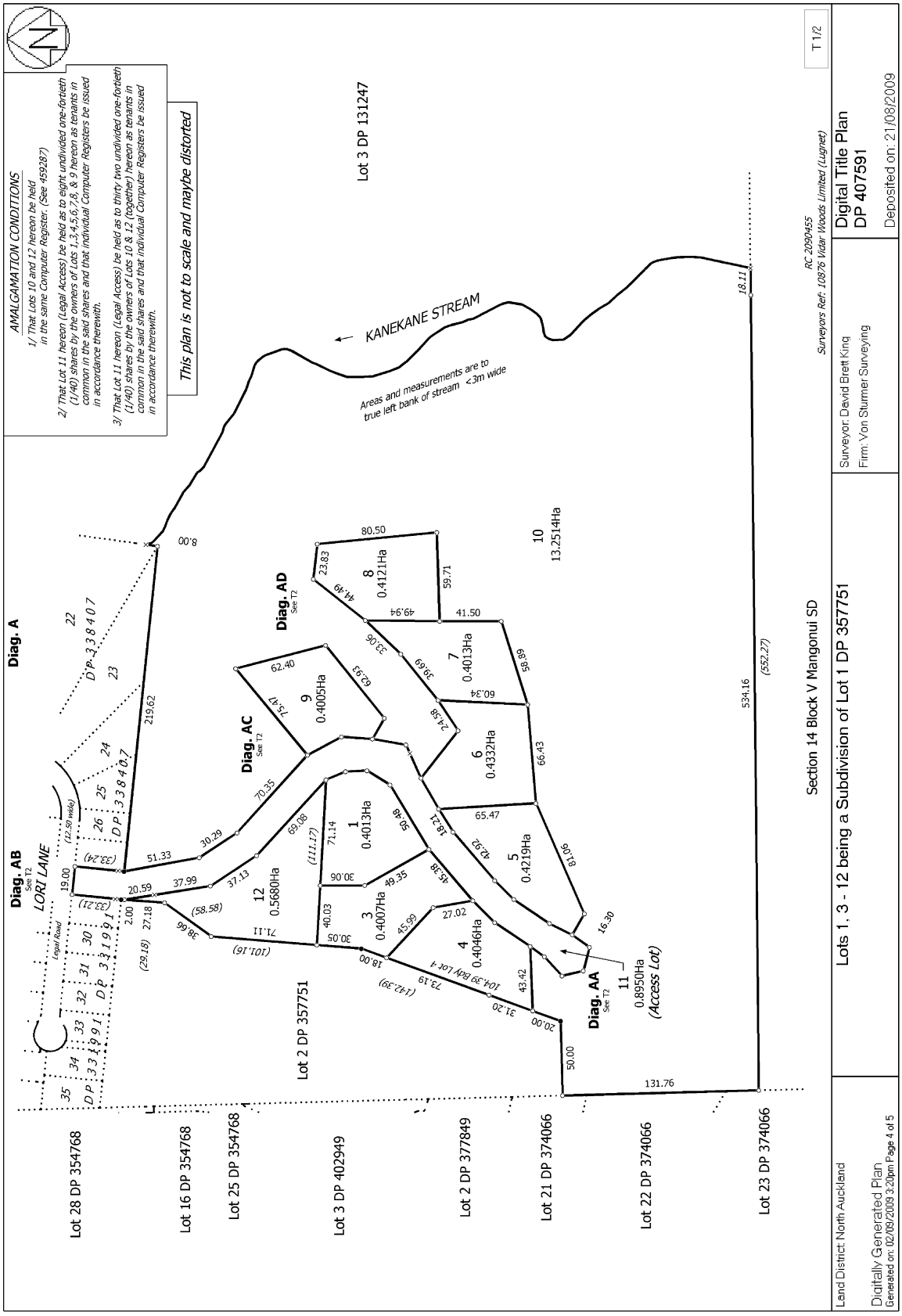
Subject to a right (in gross) to convey telecommunications and computer media over part Lot 11 DP 407591 marked C, D, E and F on DP 407591 in favour of Telecom New Zealand Limited created by Easement Instrument 8262440.6 - 21.8.2009 at 9:03 am

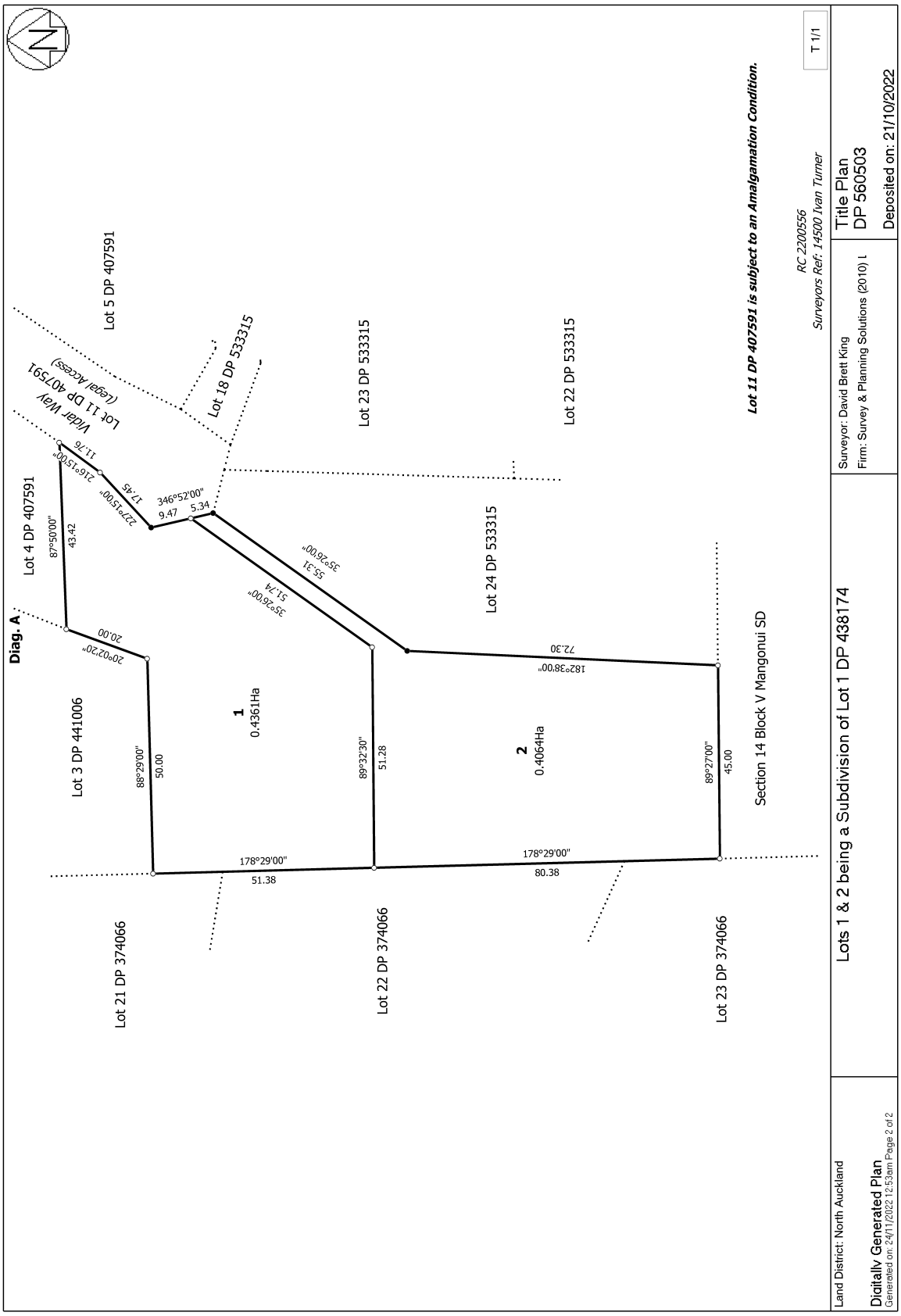
Fencing Covenant in Transfer 9001548.2 - 26.4.2012 at 11:00 am

12559342.1 Encumbrance to Kauri Grove Management Limited - 21.10.2022 at 1:51 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 560503)

12559342.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.10.2022 at 1:51 pm (affects Lot 1 DP 560503)


AMALGAMATION CONDITIONS
1/ That Lots 10 and 12 hereon be held in the same Computer Register. (See 459287)
2/ That Lot 11 hereon (Legal Access) be held as to eight undivided one-fortieth (1/40) shares by the owners of Lots 1,3,4,5,6,7,8, & 9 hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith.
3/ That Lot 11 heron (Legal Access) be held as to thirty two undivided one-fortieth (1/40) shares by the owners of Lots 10 & 12 (together) hereon as tenants in common in the said shares and that individual Computer Registers be issued in accordance therewith.
This plan is not to scale and maybe distorted
KANEKANE STREAM
Areas and measurements are to true left bank of stream
Lot 3 DP 131247
Diag. A
Diag. AB See T2
Diag. AC See T2
Diag. AD See T2
Diag. AA See T2
LORI LANE
Legal Road
(12.20 wide)
Lot 1 0.4013Ha
Lot 2 DP 357751
Lot 3 0.4007Ha
Lot 4 0.4046Ha
Lot 5 0.4219Ha
Lot 6 0.4332Ha
Lot 7 0.4013Ha
Lot 8 0.4121Ha
Lot 9 0.4005Ha
Lot 10 13.2514Ha
Lot 11 0.8950Ha (Access Lot)
Lot 12 0.5680Ha
D P 338407
D P 331991
Lot 28 DP 354768
Lot 16 DP 354768
Lot 25 DP 354768
Lot 3 DP 402949
Lot 2 DP 377849
Lot 21 DP 374066
Lot 22 DP 374066
Lot 23 DP 374066
Section 14 Block V Mangonui SD
Lots 1, 3 - 12 being a Subdivision of Lot 1 DP 357751
RC 2090455
Surveyors Ref: 10876 Vidar Woods Limited (Lugnet)
Surveyor: David Brett King
Firm: Von Sturmer Surveying
Digital Title Plan
DP 407591
Deposited on: 21/08/2009
T 1/2
Land District: North Auckland
Digitally Generated Plan
Generated on: 02/09/2009 3:20pm Page 4 of 5


N
Lot 5 DP 407591
Lot 18 DP 533315
Lot 23 DP 533315
Lot 22 DP 533315
Lot 11 DP 407591 is subject to an Amalgamation Condition.
RC 2200556
Surveyors Ref: 14500 Ivan Turner
T 1/1
Vidar Way
Lot 11 DP 407591
(Legal Access)
Lot 4 DP 407591
Lot 24 DP 533315
Diag. A
Lot 3 DP 441006
Section 14 Block V Mangonui SD
1
0.4361Ha
2
0.4064Ha
Lot 21 DP 374066
Lot 22 DP 374066
Lot 23 DP 374066
Land District: North Auckland
Digitally Generated Plan
Generated on: 24/11/2022 12:53am Page 2 of 2
Lots 1 & 2 being a Subdivision of Lot 1 DP 438174
Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) L
Title Plan
DP 560503
Deposited on: 21/10/2022

View Instrument Details

Instrument No	12559342.7
Status	Registered
Date & Time Lodged	21 October 2022 13:51
Lodged By	Hill, Vaughn Clement
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
989271	North Auckland
989272	North Auckland

Annexure Schedule Contains 3 Pages.

Signature

Signed by Vaughn Clement Hill as Territorial Authority Representative on 21/10/2022 01:45 PM

***** End of Report *****

Far North
District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC2200556
Being the subdivision of Lot 1 DP 438174
North Auckland Registry

PURSUANT to section 221 and for the purpose of section 224 (c) (ii) of the Resource Management Act 1991, this consent notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 1 and 2 DP 560503

(i) After completing the harvesting of the pine trees located within the lots at the time of subdivision consent RC2200556, complete ground remediation shall be undertaken in accordance with the recommendations of the '*Stormwater and Wastewater Feasibility report*' prepared by Gumboots Consulting Engineers, reference 1039, dated 12 February 2020, as submitted in support of subdivision consent RC2200556.

All reinstated (fill) ground as a result of the former shall be documented. These documents shall then complement any future geotechnical appraisal to be carried out on the lots with due regard to any future residential development.

(ii) The location and foundations of any building shall be designed and certified by a suitably experienced chartered professional engineer prior to issue of any building consent. Design should follow any of the recommendations identified in the geotechnical appraisal section of the '*Stormwater and Wastewater Feasibility report*' prepared by Gumboots Consulting Engineers, reference 1039, dated 12 February 2020, as submitted in support of subdivision consent RC2200556.

Far North
District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

(iii) At the time of lodging a building consent for any habitable dwelling, provide a TP58 report prepared by a chartered professional engineer or Council approved TP58 report writer. The report shall confirm that all of the treatment and disposal system can be fully contained within the lot boundary and comply with the Regional Water and Soil Plan permitted activity standards.

Design should follow the recommendations identified in the *'Stormwater and Wastewater Feasibility report'* prepared by Gumboots Consulting Engineers, reference 1039, dated 12 February 2020, as submitted in support of subdivision consent RC2200556.

The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance. This maintenance contract shall be in place at all times, which includes inspections and maintenance of both the wastewater treatment and disposal systems.

Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.

The area identified as a reserve disposal area for the disposal of treated effluent shall remain free of built development and available for its designated purpose.

(iv) At the time of lodging a building consent, provide suitable evidence/design to illustrate that stormwater disposal will not exceed that which existed pre-development for storm events up to and including the 10% annual exceedance probability plus allowance for climate change of 2.5°C. The report shall be prepared by a chartered professional engineer or suitably qualified person, to the satisfaction of Council's development engineer or delegated representative.

(v) Any new dwelling shall have either a connection to the Doubtless Bay Water Supply Company's system or roof water collection system with a minimum onsite tank storage of 45,000 litres.

The tank(s) shall be positioned so that they are safely accessible for firefighting purposes and fitted with an outlet compatible with rural fire service equipment in accordance with the 'NZFS Fire Fighting Code of Practice SNZ PAS 4509:2008'.

Where more than one tank is utilised, they shall be coupled together and at least one tank fitted with rural fire service equipment.

Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

Far North District Council

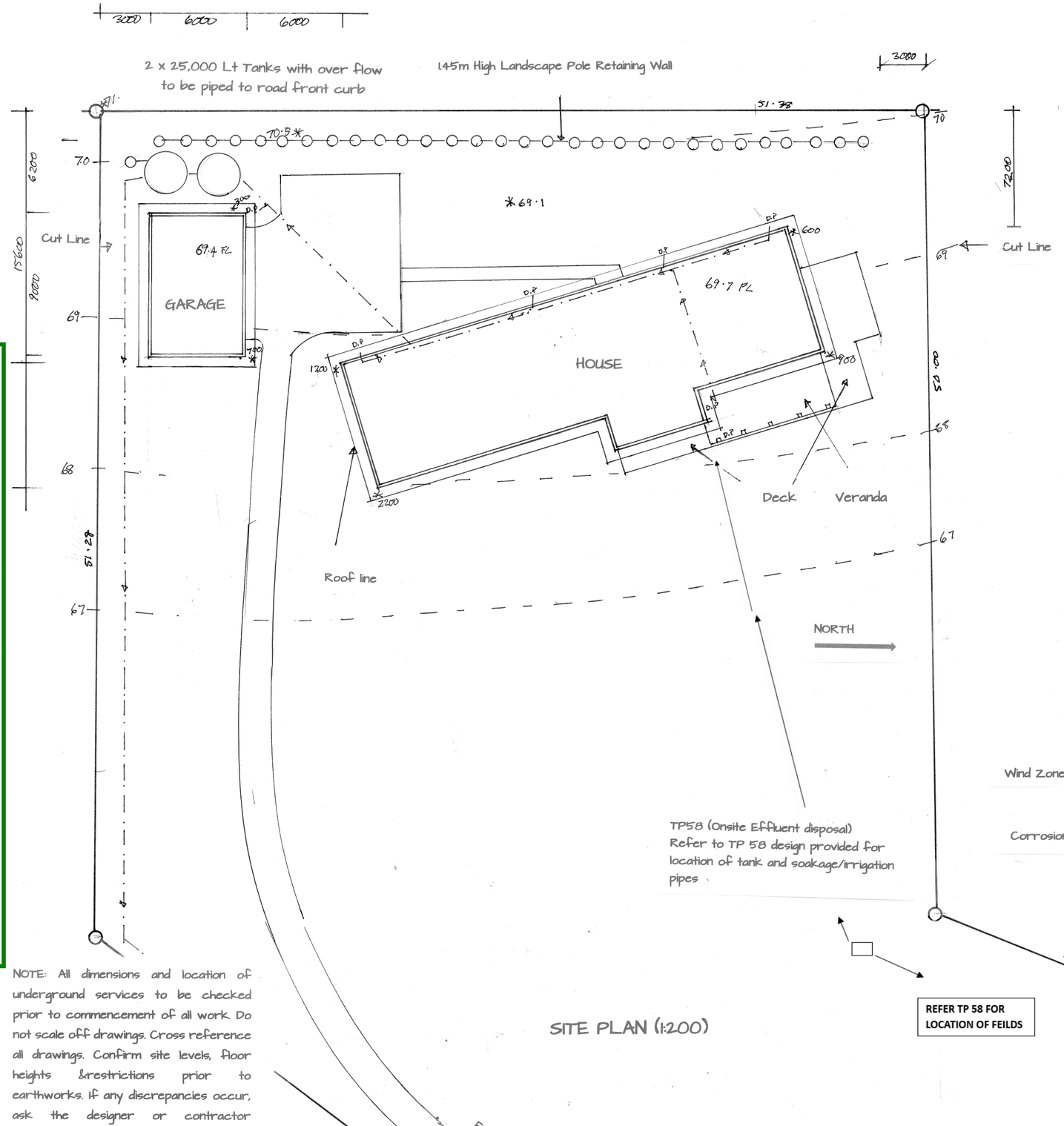
Private Bag 752, Kaitaia 0410
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

SIGNED: P.J. Killalea.

Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER -- RESOURCE MANAGEMENT

DATED at **KERIKERI** this 3rd day of March 2022



SITE PLAN (1:200)

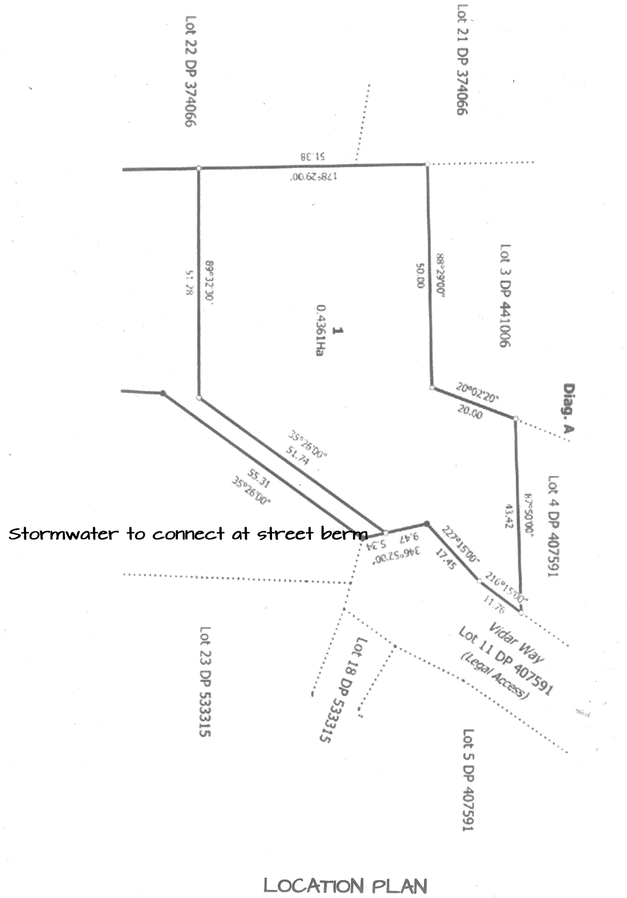
NOTE: All dimensions and location of underground services to be checked prior to commencement of all work. Do not scale off drawings. Cross reference all drawings. Confirm site levels, floor heights &restrictions prior to earthworks. If any discrepancies occur, ask the designer or contractor immediately before commencing works or ordering. Liability will not be accepted for any materials & labour not shown on the drawings. All work shall comply with NZS 3604 and the Building Code. All claddings/Roofing and other construction materials chosen for this building are at the owner request and no liability will be accepted by the designer for product installation or durability

DOWNPIPE SIZING
(Refer E1/AS1 Table 5)
75mm internal diameter (80mm)
Roof Pitch 0-25° 85m2
Roof Pitch 25-35° 70m2
Roof Pitch 35-45° 60m2

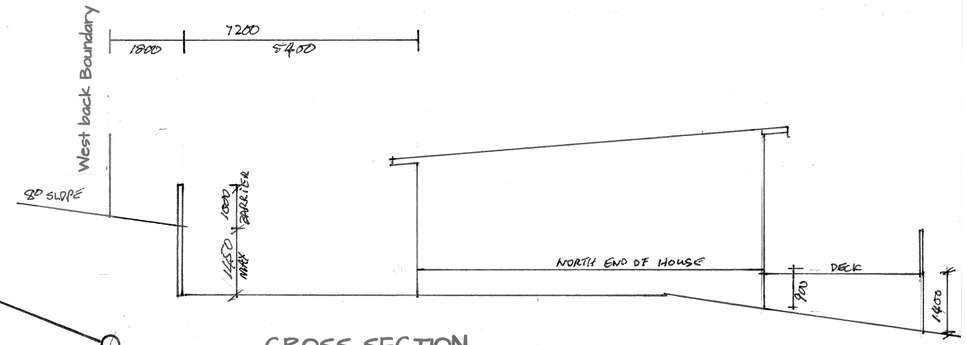
DISTRICT PLAN COMPLIANCE
3 VIDAR WAY, COOPERS BEACH
LOT 1 DP 560503 (436m2)
RURAL LIVING ZONE
MAXIMUM BUILDING HEIGHT
9m (Actual = 5.0m)
SUNLIGHT
45 degree and max 2m (Nearest boundary is 3m + roof pitch for garage which has a max height above original ground level of 4.2m to front side boundary
SET BACK
3m (Nearest boundary 3m)
STORMWATER MANAGEMENT
12.5% of 436m2 = 545m2
House/Garage roof/water tanks/verandah roof= 329m2
Entry drive/Path to front door metalled 222m2= Total 551 m2
EXCAVATIONS
2 x Garage floor slabs + House pile footings, paving and entry drive and back retaining wall 400m3
Excavated fill to be placed on site round lower foundation and deck areas

Wind Zone VH

Corrosion Zone C



LOCATION PLAN



CROSS SECTION

PROPOSED DWELLING and GARAGE

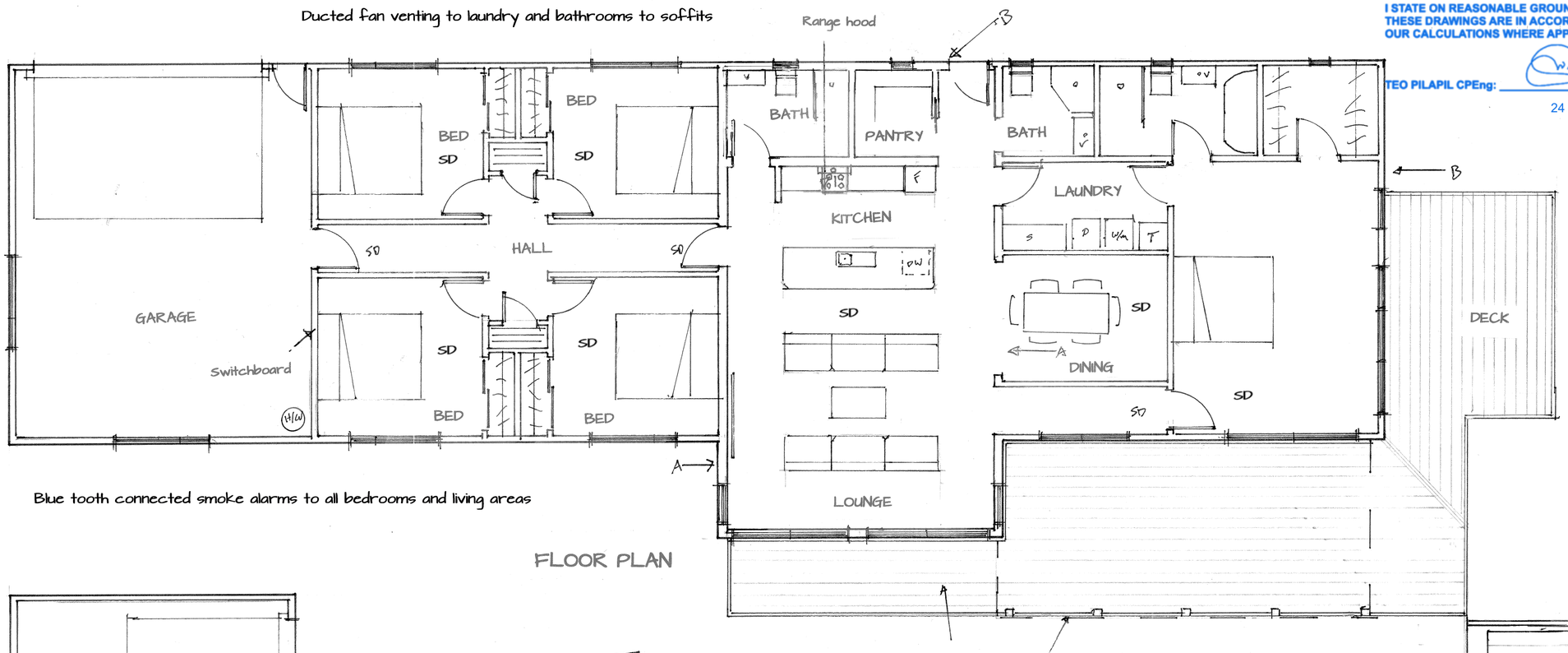
JARED & JOCELYN BLEAKLEY

VIDAR WAY, COOPERS BEACH

SITE PLAN
Feb 2025 Scale 1:7200 H00 A2
CHRISTIANSEN BUILDING SERVICES LTD
ARCHITECTUAL DESIGN & BUILDING CONSULTANTS
cbsnorthland@gmail.com
021407806 (Licensed Design/Carpentry/Site 2) www.christiansenbuildingservices.co.nz
SHEET 1

Ducted fan venting to laundry and bathrooms to soffits

Blue tooth connected smoke alarms to all bedrooms and living areas



FLOOR PLAN

I STATE ON REASONABLE GROUNDS THAT THESE DRAWINGS ARE IN ACCORDANCE WITH OUR CALCULATIONS WHERE APPLICABLE

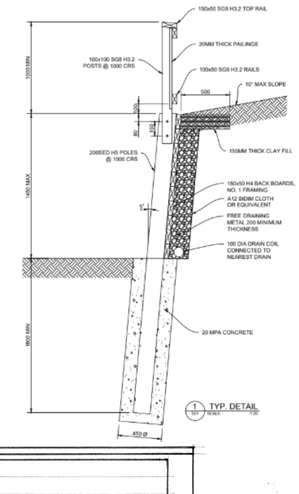
TEO PILAPIL CPEng:

24 Apr 2025

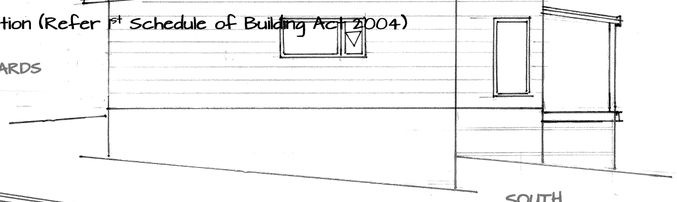
E2 Weather Tightness Risk Assessment

Wind Zone = VHigh Wind Score 2
Number of Storeys = Low Score 0
Roof/Wall Junctions = High score 3
Eave Width = Med Score 1
Envelope Complexity = High score 3
Decks = Low Score 0
Total = 9
Linea and Stria on cavity

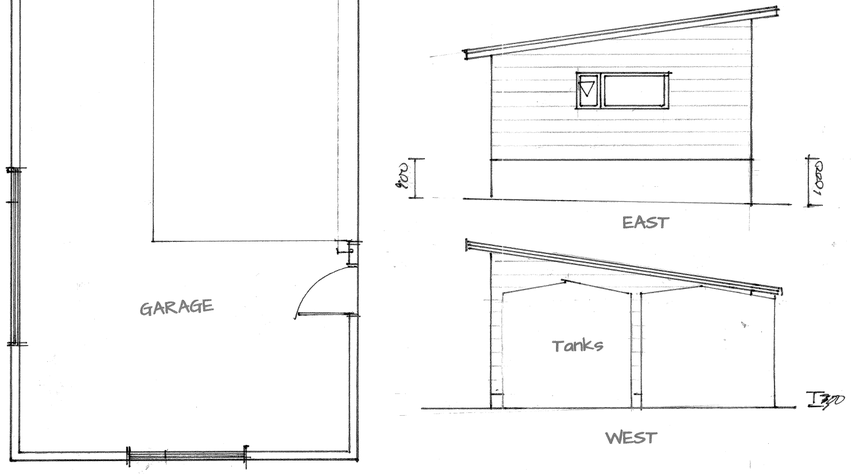
REFER ENGINEER DETAILS IN SPEC

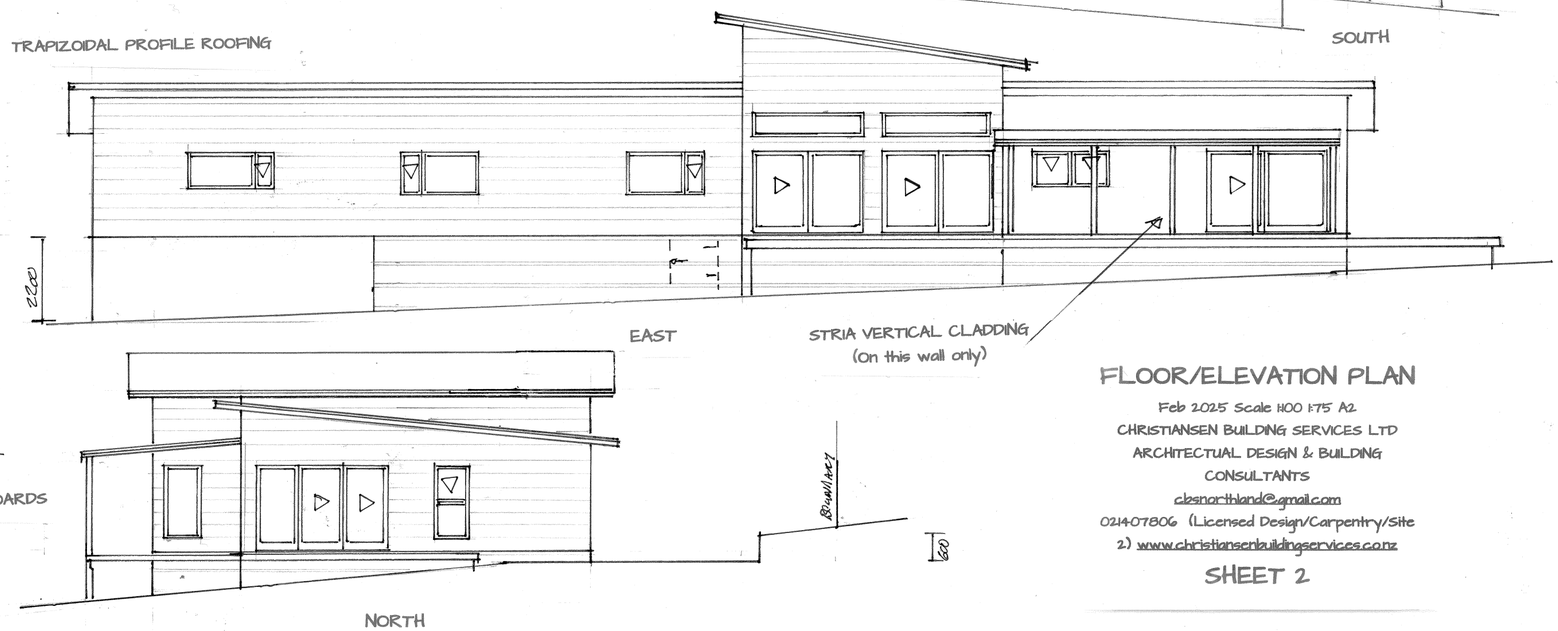


Decks to be constructed as exemption (Refer 1st Schedule of Building Act 2004)



All bathrooms to be vented and ducted to exterior



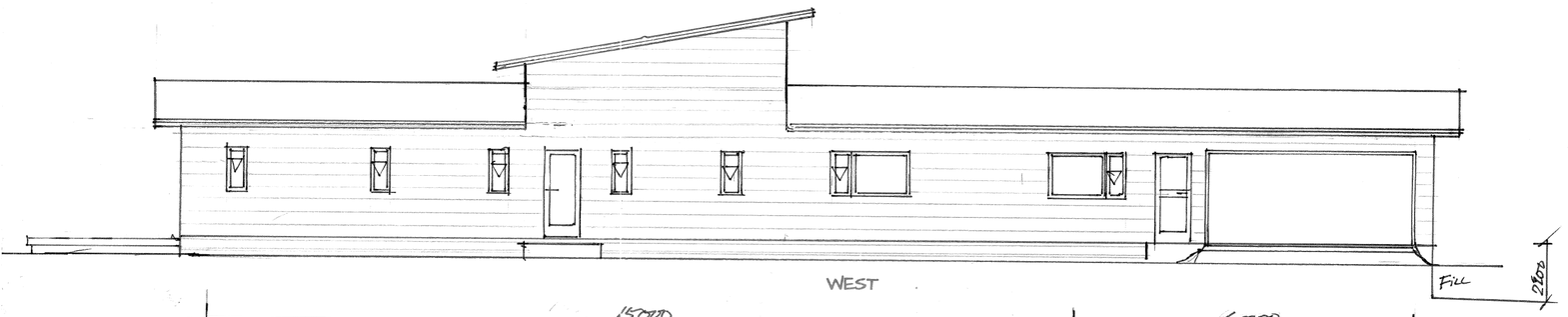


FLOOR/ELEVATION PLAN

Feb 2025 Scale H00 1:75 A2

CHRISTIANSEN BUILDING SERVICES LTD
ARCHITECTUAL DESIGN & BUILDING CONSULTANTS
cbsnorthland@gmail.com
021407806 (Licensed Design/Carpentry/Site 2) www.christiansenbuildingservices.co.nz

SHEET 2

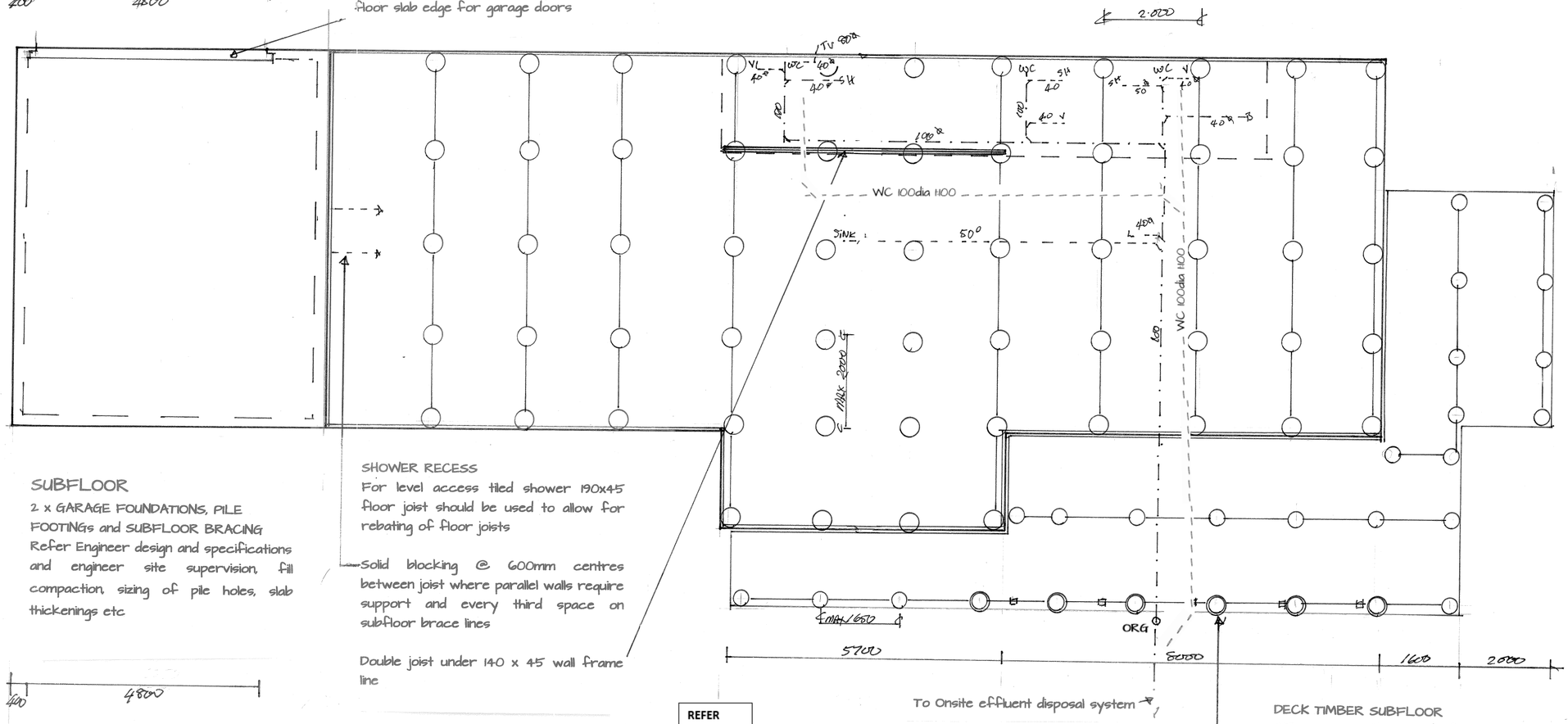


6570 | 15000 | 6085D | 8000 | 3600 | 1600

400 | 4800

NOTE
Engineer to allow for 30mm rebate in floor slab edge for garage doors

Decks to be constructed as exemption (Refer 1st Schedule of Building Act 2004)



SUBFLOOR

2 x GARAGE FOUNDATIONS, PILE FOOTINGS and SUBFLOOR BRACING Refer Engineer design and specifications and engineer site supervision, fill compaction, sizing of pile holes, slab thickenings etc.

SHOWER RECESS

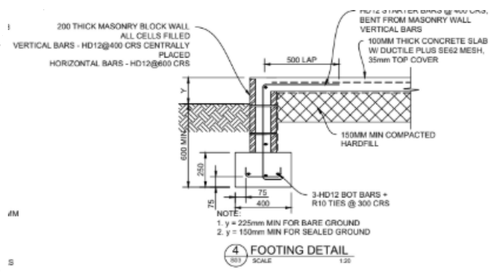
For level access tiled shower 190x45 floor joist should be used to allow for rebating of floor joists

Solid blocking @ 600mm centres between joist where parallel walls require support and every third space on subfloor brace lines

Double joist under 140 x 45 wall frame line

400 | 4800

6000



REFER ENGINEER DETAILS IN SPEC

To Onsite effluent disposal system

HOUSE SUBFLOOR

125mm square H5 piles (refer engineer) 140 x 45 SG8 H1.2 SG8 joists @ 450mm centres (Refer Table 7.1a) with H3.2 boundary joist. 2 x 190x45 H3.2 bearers (Refer Table 6.4 NZS 3604) BRACING (Refer engineer)

ASONABLE GROUNDS THAT
IGS ARE IN ACCORDANCE WITH
TIONS WHERE APPLICABLE

Eng: _____
24 Apr 2025

DECK TIMBER SUBFLOOR

125mm square H5 piles (refer engineer) 140x 45 SG8 H3.2 SG8 deck joist @ 450mm centres (Spanning maximum 2.35m from Table 7.1b wet in service). 140x45 stringers (spaced off cladding by 12mm) H3.2 bolted at 900mm centres (DPC) 2 x 140 x 45 bearers H5 SG8 All structural fixings to be Stainless Steel ("Z" nails, 12mm bolts, 50mm square washers, plate fixings) Ex 100x25 tread deck H3.2 or alternative hardwood

NOTE: Veranda posts bolt fixed to bearer and thus engineer to design pile footings to allow for wind uplift. (Refer double circle marked piles)

DRAINAGE:

NZBC G13/AS3 (Foul Water) & NZBC E1/AS1 (Stormwater)
DN100 PVC SS pipe min 1:60 gradient
DN100 (water closets, ref specs) (DN80 min) 80mm Vent pipe
DN100 PVC SW pipe min 1:20 gradient
min PVC fixture waste pipe sizes: DN32 basins min 1:20 gradient . DN40 showers (single head), baths, sinks & ldy tubs. N50 showers (multiple heads). min 1:40 gradient. (ldy tubs 1:30) 20mm HWC vent drain (copper)

SEDIMENT/RUNNOFF CONTROL

Sediment and runoff control shall be designed and installed by the licensed building practitioner prior to or during the earthworks for the project. The sediments controls shall be installed in accordance with the requirements of the Council's Engineer Standards Contractor to install galvanised chainlink netting or hoarding barrier, 2.0m min ht to site to comply with F5 Construction & Demolition Hazards, prior to commencing construction.

DISTRICT PLAN (EARTHWORKS)

The intension is to comply with the Earthworks and the Discovery of suspected sensitive materials rule EW-R12. and Earthworks, Erosion and Sediment Control rule EW-R13.

FLOORING:

20 Strandboard flooring (21mm H3.2 Ply floor in wet areas - refer dotted line) fixed as per manufacture Specifications

2200

4200

2000

SITE CONSIDERATIONS

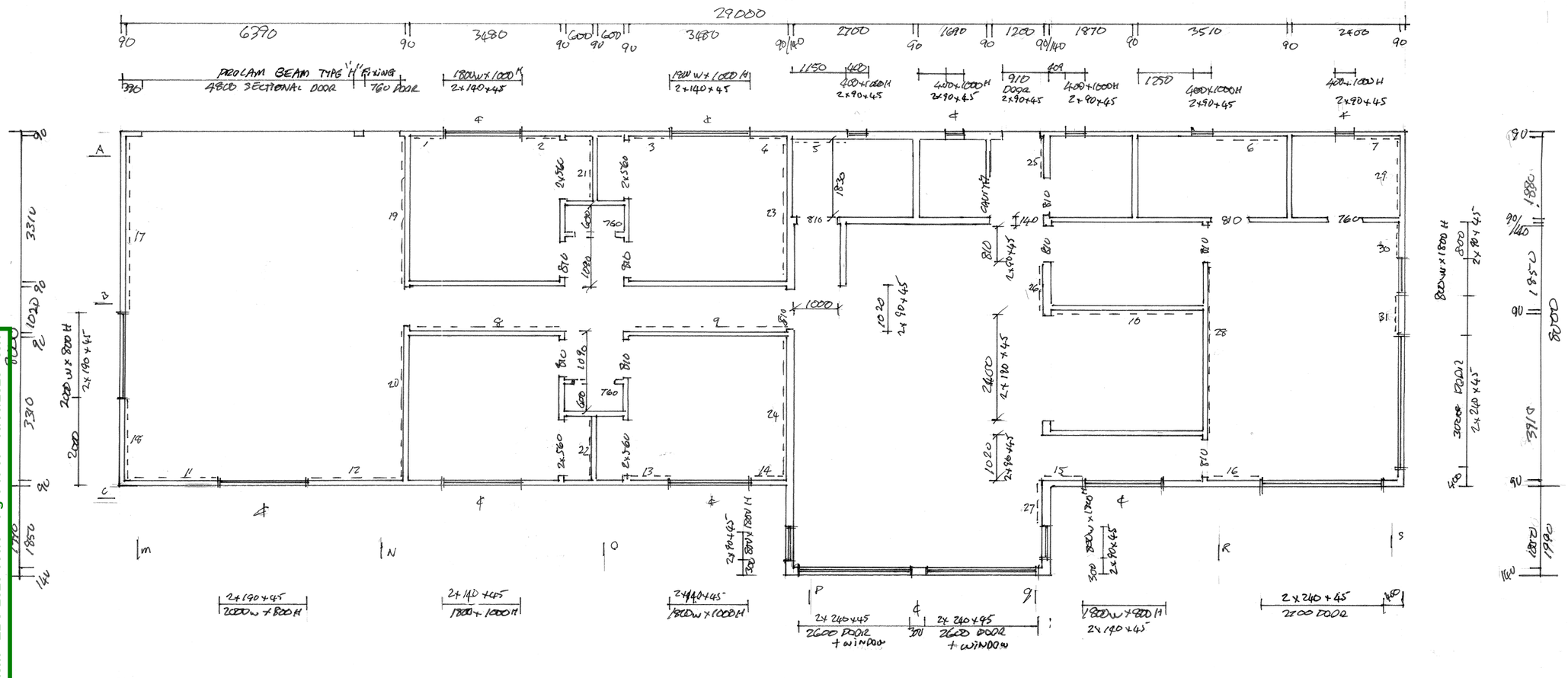
Before building is erected on site, all rubbish, noxious matter and organic matter shall be removed from the area to be covered by the building. Ensure final building platform & finished ground have an even fall away from building to ensure water not be allowed to accumulate in buildings subfloor. Any fill to be dry & approved by engineer & compacted down in accordance with NZS3604:2011 Contractor to · confirm ground has adequate bearing to comply with NZS 3604: 2011 · locate all service connections points on site prior to commencement of works. Check invert levels or pipes and manholes. · confirm plumbing route and fixture positions on site prior to commencement of works. · locate all electrical and water services on site. · confirm on site all boundary bearings, lengths & peg locations on site prior to commencement of works, to ensure house position is correct.

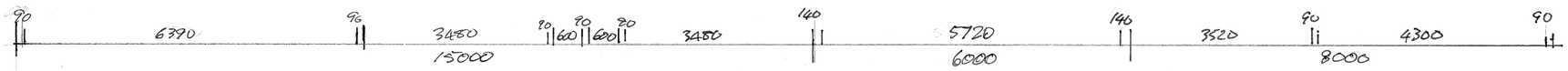
2/100x3.75mm nails joist to bearer fixing

SUBFLOOR PLAN

Feb 2025 Scale 1:75 A2
CHRISTIANSEN BUILDING SERVICES LTD
ARCHITECTUAL DESIGN & BUILDING CONSULTANTS
cbsnorthland@gmail.com
021407806 (Licensed Design/Carpentry/Site 2) www.christiansenbuildingservices.co.nz

SHEET 3



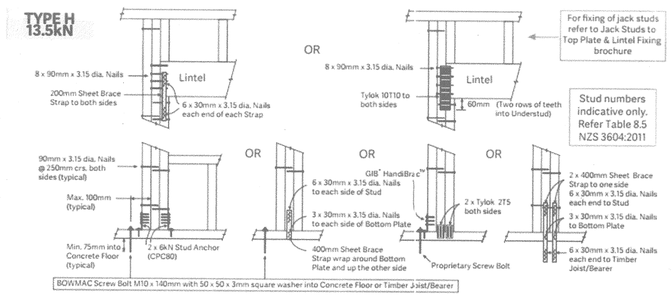


WALL FRAMING (VHigh Wind Zone)
All framing to be H12 SG8 sized and spaced in compliance with NZS3604 (Tables 8.2 & 8.4)
2.4m Stud Height 90x45 @400mm centres to exterior walls and 600mm centres to interior walls. 3.6m stud height 140 x 45 stud at 400mm centres in areas indicated (Truss roof)
Nog/blocking at maximum 800mm centres or as required.
Plate Fixings (Refer NZS 3604 Figure 8.16 and M10 x 140 Bowmac blue head screw bolts to concrete floor bottom plate connection.
Lintel Fixings (Refer Lumberlok Details supplied on plans and in specs)
Door openings given at panel size allow jambs and clearance as required.
Double top plate and or single plate and 150x40 ceiling batten and ceiling battens 70 x 40mm ceiling battens at 450mm centres with 13mm ultraline GIB. 10 mm GIB to walls.

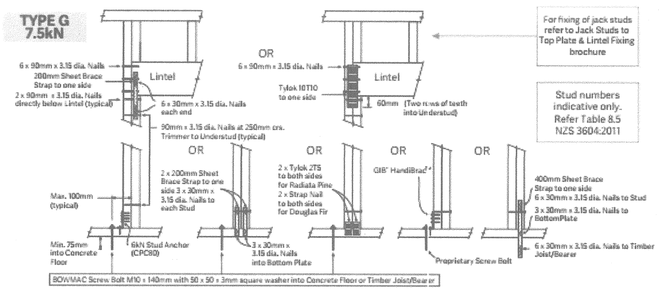
Selection Chart for Lintel Fixing

Lintel Span (m)	Loaded Dimension (m) (See Fig. 1.3 NZS 3604:2011)	Light Roof Wind Zone L	M	H	VH	EH	Heavy Roof Wind Zone L	M	H	VH	EH
1.0	2.0	E	E	E	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	G	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	H	H	-	E	F	G	H	H
	5.0	F	G	H	-	-	E	F	G	H	-
	6.0	G	H	H	-	-	E	F	H	-	-

Lintels up to 2m span type G Fixing
Lintels up to 3.6 span Type H Fixing
Refer Proclam details in Spec for Garage door lintels (VH Wind Zone)



Refer Lumberlok and Bowmac Bracket Details In Building Spec for Clarity



BRACING ACROSS

Line	Ext. Len. (m)	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	Earthquake (BU)
m	8	17	3.8		2.4	BL1-H	GIB®	486	395
		18	1.7		2.4	BL1-H	GIB®	218	177
n		19	3.3		2.4	GS2-N	GIB®	323	284
		20	3.3		2.4	GS2-N	GIB®	323	284
o		21	1.3		2.4	GS2-N	GIB®	127	112
		22	1.3		2.4	GS2-N	GIB®	127	112
p		23	3.2		2.4	GS1-N	GIB®	221	192
		24	3.2		2.4	GS1-N	GIB®	221	192
q	2	25	.8		2.4	BL1-H	GIB®	87	82
		26	1.0		2.4	GS2-NOM	GIB®	50	50
		27	.85		2.4	BL1-H	GIB®	94	87
r		28	3.2		2.4	GS1-N	GIB®	221	192
s	8	29	1.7		2.4	GS1-N	GIB®	117	102
		30	7		2.4	BL1-H	GIB®	73	71
		31	.8		2.4	BL1-H	GIB®	87	82

Timber Bottom Plate fixings as per Table 8.19 NZS 3604 3 x 90x3.15gun nails @ 600mm centres

BRACING ALONG

Line	Ext. Len. (m)	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	Earthquake (BU)
a	29	1	.6		2.4	BL1-H	GIB®	59	61
		2	.6		2.4	BL1-H	GIB®	59	61
		3	.6		2.4	BL1-H	GIB®	59	61
		4	.6		2.4	BL1-H	GIB®	59	61
		5	1.0		2.4	BL1-H	GIB®	118	103
		6	1.5		2.4	BL1-H	GIB®	192	156
		7	.9		2.4	BL1-H	GIB®	102	92
b		8	3.0		2.4	GS2-N	GIB®	294	258
		9	3.0		2.4	GS2-N	GIB®	294	258
		10	3.0		2.4	GS2-N	GIB®	294	258
c	29	11	1.8		2.4	GS1-N	GIB®	124	108
		12	1.8		2.4	GS1-N	GIB®	124	108
		13	.6		2.4	BL1-H	GIB®	59	61
		14	.6		2.4	BL1-H	GIB®	59	61
		15	.6		2.4	BL1-H	GIB®	59	61
		16	1.0		2.4	BLG-H	GIB®	150	138

FRAME PLAN

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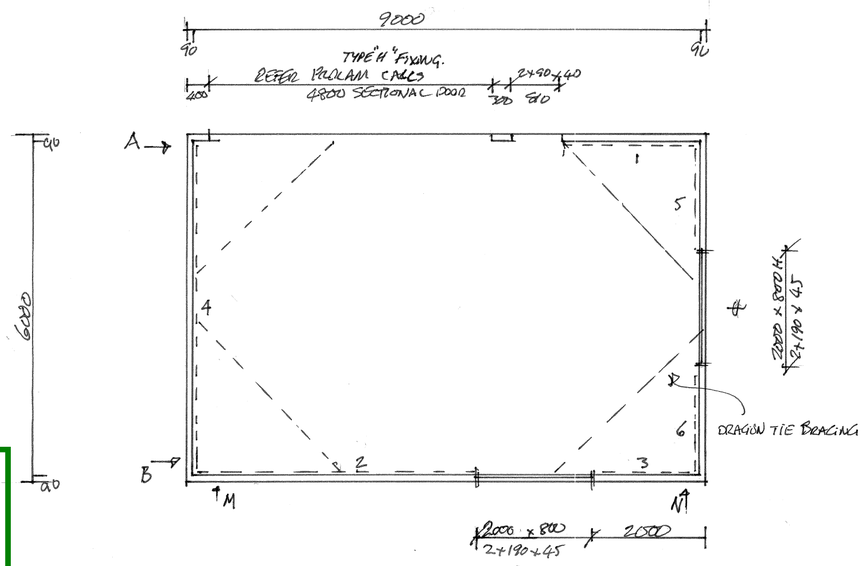
SHEET 4



GARAGE BRACING

ALONG

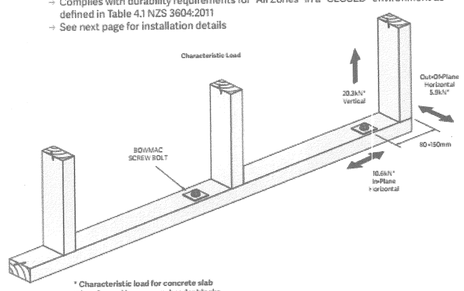
Line	Ext. Len. (m)	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	Earthquake (BU)
a	9	1	2.3		2.4	BL1-H	GIB®	294	239
b	9	2	4.5		2.4	GS1-N	GIB®	311	270
		3	1.7		2.4	GS1-N	GIB®	117	102

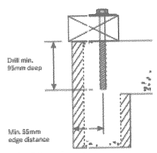
ACROSS

Line	Ext. Len. (m)	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BU)	Earthquake (BU)
m	6	4	5.7		2.4	GS1-N	GIB®	393	342
n	6	5	1.7		2.4	GS1-N	GIB®	117	102
		6	1.7		2.4	GS1-N	GIB®	117	102

BOTTOM PLATE SCREW BOLT
M10 X 140 BOWMAC BLUE HEAD

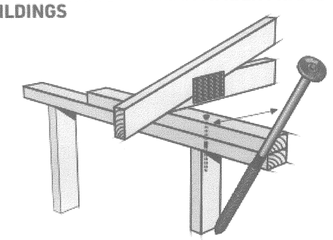
- Complies with Clause 7.5.12.2 NZS 3604:2011 Proprietary Post Fixed Anchors
- BRANZ tested. Ref # ST0895 Oct. 2012
- Suitable for both external and internal wall frame anchor to concrete slab or masonry header blocks
- Complies with durability requirements for "All Zones" in a "CLOSED" environment as defined in Table 4.1 NZS 3604:2011
- See next page for installation details





Available from leading Builders Supply Merchants throughout New Zealand

STUD-LOK SL170 (BLUE)
TOP PLATE FIXING
PROVIDES A SOLUTION FOR TOP PLATE TO STUD FIXINGS FOR RESIDENTIAL TIMBER FRAME BUILDINGS

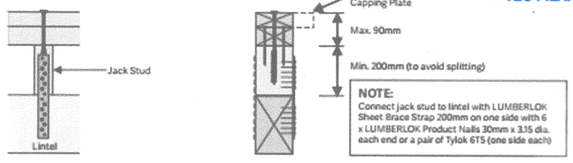


- Complies with fixing requirements in Section 8 NZS 3604:2011
- The BOWMAC STUD-LOK forms an integral part of the MiTek Truss & Frame design and layout

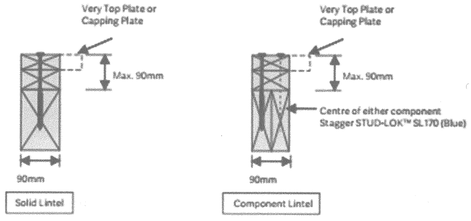
NOTE:
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads
- The STUD-LOK connections assume that the correct choice of rafter/truss fixings have been made
- Wall framing arrangements under girder trusses are not covered in this schedule
- All timber selections are as per NZS 3604:2011 and include LVL8 timber grades

FIXING THROUGH VERY TOP PLATE OR CAPPING PLATE TO STUDS

FIXING THROUGH VERY TOP PLATE OR CAPPING PLATE TO LINTEL WITH JACK STUD ARRANGEMENT



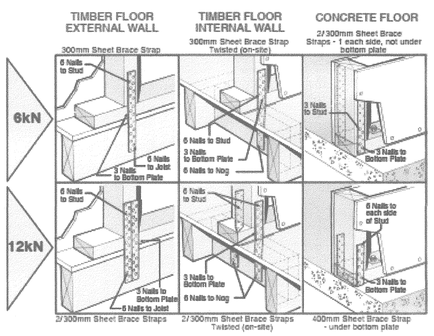
FIXING THROUGH VERY TOP PLATE OR CAPPING PLATE TO LINTELS DIRECTLY UNDER TOP PLATE



SHEET BRACE STRAPS

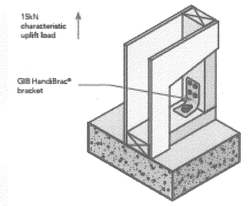
- Complies with Section 8 NZS 3604:2011
- 6kN and 12kN fixings
- 200, 300, 400 and 600mm length
- Quick and easy to apply

USE STAINLESS STEEL OPTION IN EXTERIOR SITUATIONS



CONCRETE FLOOR – INTERNAL WALL

The bottom plate at both ends of the bracing element is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page



CONCRETE FLOOR – EXTERNAL WALL

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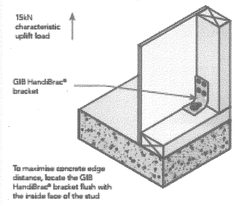
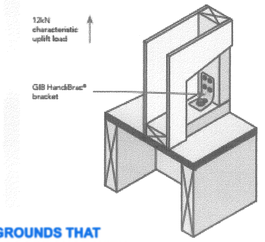


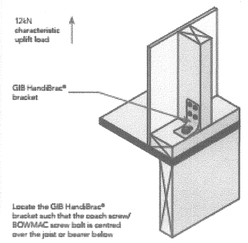
TIMBER FLOOR – INTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



TIMBER FLOOR – EXTERNAL WALL

Bottom Plate is fixed using a BOWMAC® screw bolt. For BOWMAC® screw bolt installation see instructions on next page.



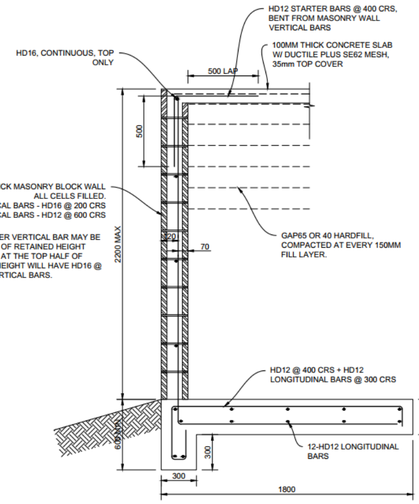
I STATE ON REASONABLE GROUNDS THAT THESE DRAWINGS ARE IN ACCORDANCE WITH OUR CALCULATIONS WHERE APPLICABLE

TEO PILAPIL CPEng: _____

24 Apr 2025

REFER ENGINEER DETAILS IN SPEC

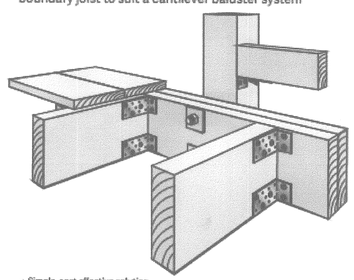
NOTE:
Refer to Building Specification for clarification of details for GIB wall bracing and Lumberlok and Bowmac fixings details



NOTE
DECK BARRIER
Refer to specs/calcs for details on glass barrier

DECK JOIST FIXING
ALTERNATIVE SOLUTION TO CLAUSE 7.4.1.3 NZS 3604:2011

Provides the required fixing between the deck joist and boundary joist to suit a cantilever baluster system



- Simple, cost effective solution
- Suitable for all wind zones including Extra High
- Uses internal connections to allow easy fixing of decking
- For face fixed and top fixed baluster posts
- For continuous cantilever balustrade, all deck joists and nogs shall be fixed to boundary joists
- Provides solution for 140 x 45, 190 x 45, 240 x 45mm and larger joists
- Deck joists shall be independently supported or cantilevered off building
- Boundary joist used as a beam/bearer supporting deck joists is not covered by this fixing solution and is subject to specific engineering design
- Packed: Carton of 50 Stainless Steel (Grade 304) CPC40 Cleats and corresponding screw sizes

DETAIL and FRAME PLAN
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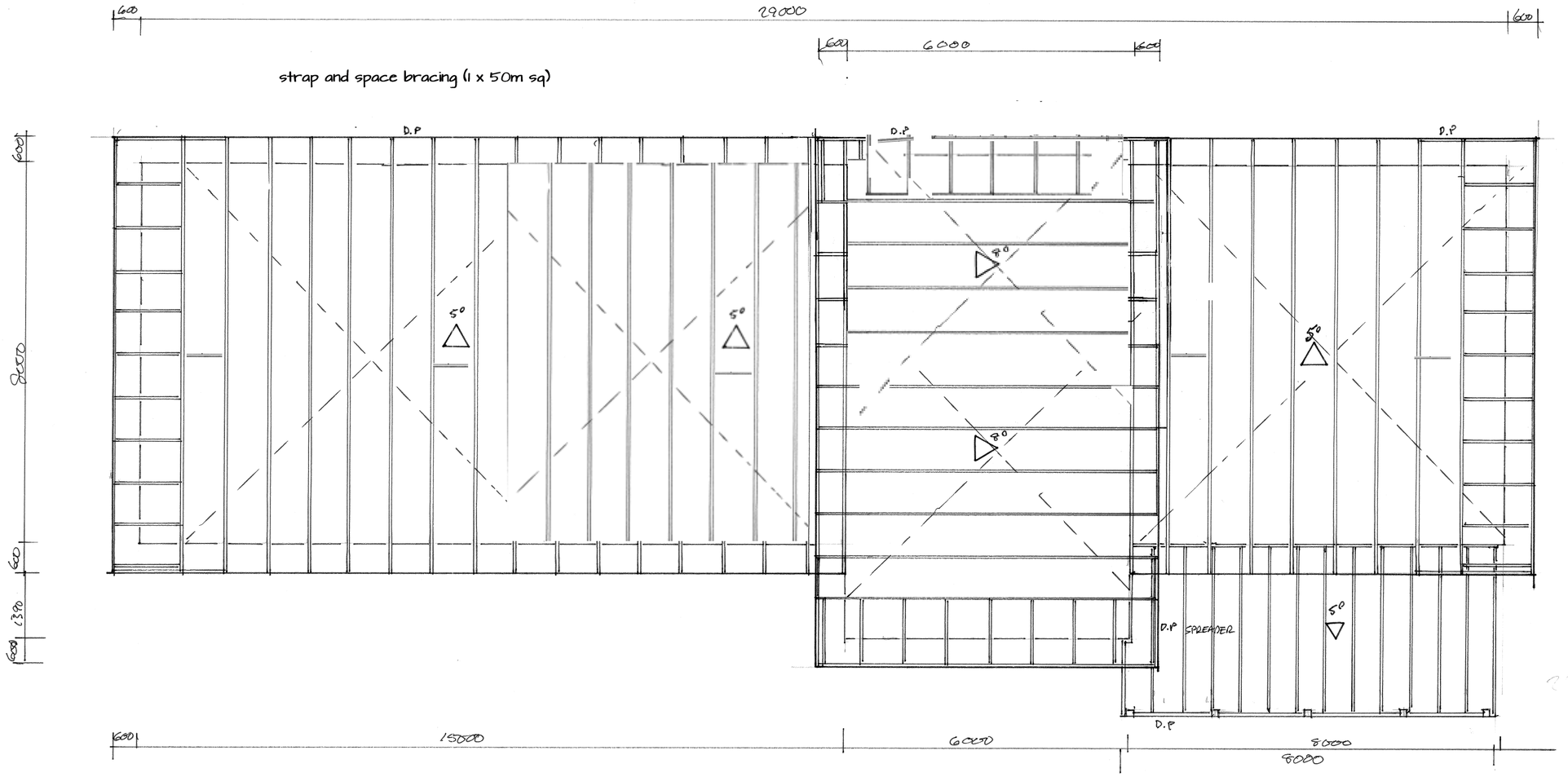

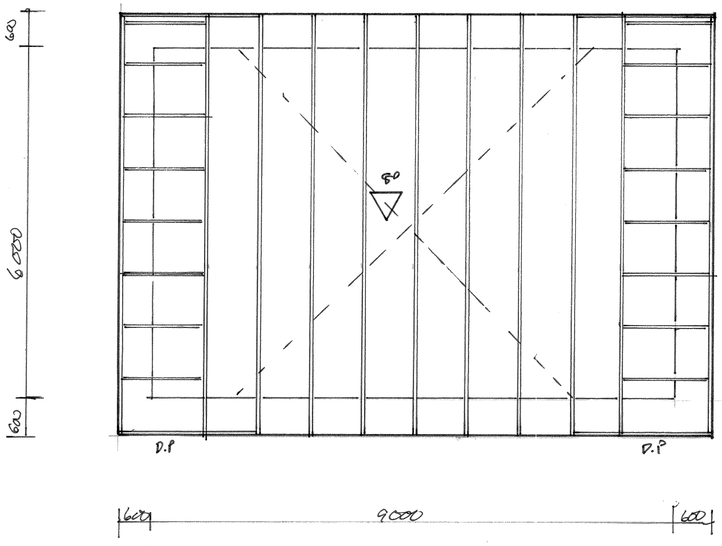

ROOF FRAMING and TRUSSES
Outriggers fixed with 90 x 3.15 skew nails + 2 wire dogs

140x 45 ceiling joist @ 450mm centres over pantry and bathroom backing to kitchen.
Truss: (SG8) Pre-fabricated GANGNAIL 5 and 8° pitch H1.2 trusses @ 900crs - (Where roof pitch requires) wire netting with Thermakraft 2.5 self-supporting underlay laid horizontally with min 150mm lap. 70x45 H1.2 purlins, spanning 900mm. Purlin spacings - End Span - 600mm. Intermediate Span - 900ctrs. Fixing - Type T - 1/10g self-drilling screw, 80mm long purlin/truss connection (2.4KN fixing) Purlins align with outriggers.
Lumberlok strip bracing & tensioners tightened firmly across roof planes.
NOTE: Gable walls rake up to roof to support cladding and thus no gable truss detailed

ELECTRICAL NOTES:
All electrical work & items to comply with NZBC F7/AS1, AS/NZS 3000, AS/NZS 3008, AS 3786, NZS6401
Fan lights to bathrooms/Range Hood to kitchen/Smoke Detectors as detailed/Fixture and fittings to owner's details but generally as detailed on plan
This layout is preliminary only - confirm final positioning & fitting allowance with client contract specifications. Ventilation system to vent ducts & r/hood to soffit outlet
SD - first alert or similar with approved smoke alarms are required within 3.0m of any sleeping space door. Smoke alarms must be audible to sleeping occupants on the other side of closed doors. Smoke alarms shall also be located on escape routes within the household.
Direct wired or 10 year non-removable battery.
All downlighting to be CA rated as per NZBC: H1/AS1 Energy Efficiency.
Down lights to be CA 80, CA 135, IC OR ICF only. (max 1 per 5m²). IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5.

VERANDA ROOF
H3.2 SG8 240 x 45 Rafters @ 600mm centres fixed with joist hangers to wall stinger (240 x 45 Stinger bolt fixed to wall frame at 1.8m centres) and fixed to 240x 45 veranda beam with s/s joist hanger. Veranda beam fixed with 2 x M12 s/s bolts and 50mm square washers, rebated to 90x90 H3.2 posts. Posts fixed to deck structure as detailed in plans.

CONSTRUCTION NOTES (ROOF)

Refer manufacturers final roof framing design & schedule, for no. of and fixings required. Fixings to be equivalent to or exceed the minimum requirements of NZS.3604:2011 - Producer statement to be provided for alternative solutions to NZS.3604:2011 fixing requirements. Truss designers to ensure heel heights are sufficient so as to avoid upper barge board clashing with overlapping eaves Pre-cut to inform the designer prior to final confirmation of all heel heights so claddings can be confirmed prior to fabrication and heel to allow for insulation clearances.

SOFFITS
4.5mm Hardiflex soffit lining fixed to 90x45 soffit bearers & 90x45 stringer at wall. 600 eaves to gables (90x45 outriggers + 90x45 fly rafter), 25x19pp soffit mould. 200x25pp/H3.1 timber fascia & Boxed SI spouting (80mm back upstand and 125mm base width) with 80mmø downpipes and clips @ 1m centres

NOTES
Polybutylene water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0. All dimensions are critical to ensure neat and exact fitting of components & fixtures. Confirm all dimensions especially to bath, showers and vanities prior to placing Gib board or permanently fixing items. Ensure additional nogs are placed for fitment of cabinetry and other components such as wall hung vanities, toilet roll and towel rails etc.

ROOF PLAN

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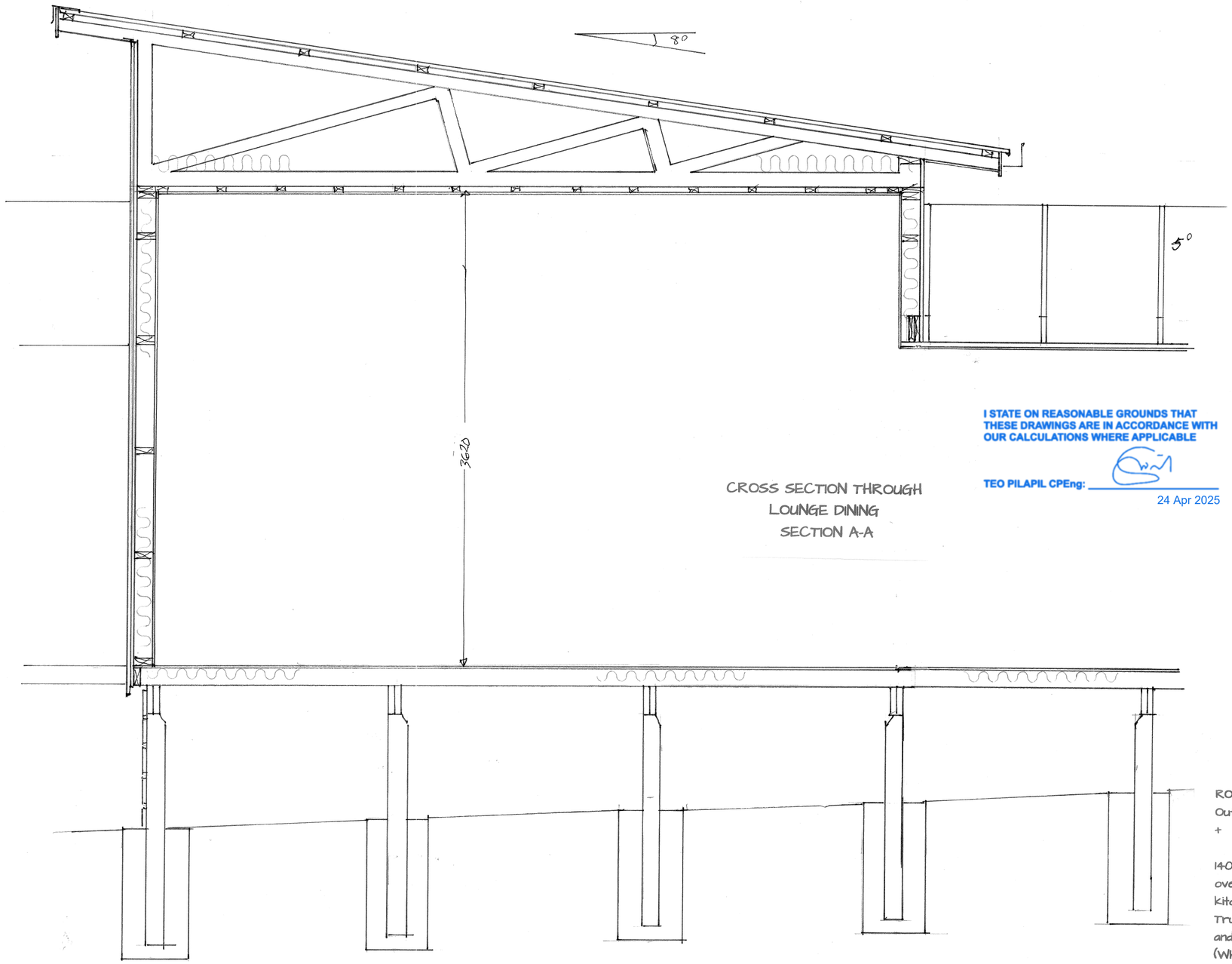
SHEET 6



CROSS SECTION THROUGH
LOUNGE DINING
SECTION A-A

I STATE ON REASONABLE GROUNDS THAT THESE DRAWINGS ARE IN ACCORDANCE WITH OUR CALCULATIONS WHERE APPLICABLE

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REFER ENGINEER DETAILS IN SPEC

125x125 H5 SG8 POSTS, ON 450Ø x 900MM DEEP 20MPA CONCRETE FOOTING. USE 12KN BEARER TO POST FIXING.

125x125 H5 SG8 POSTS, ON 450Ø x 900MM DEEP 20MPA CONCRETE FOOTING. USE ORDINARY BEARER TO POST FIXING.

UP DOWN 100x100 H3.2 SG8 DIAGONAL BRACING FIXED TO POSTS W/ 1-M12 SS BOLT AT BOTH ENDS.

WALL FRAMING (VHigh Wind Zone)
All framing to be H1.2 SG8 sized and spaced in compliance with NZS3604 (Tables 8.2 & 8.4)
2.4m Stud Height 90x45 @400mm centres to exterior walls and 600mm centres to interior walls. 3.6m stud height 140 x 45 stud at 400mm centres in areas indicated (Truss roof)
Nog/blocking at maximum 800mm centres or as required.
Plate Fixings (Refer NZS 3604 Figure 8.16 and M10 x 140 Bowmac blue head screw bolts to concrete floor bottom plate connection.
Lintel Fixings (Refer Lumberlok Details supplied on plans and in specs)
Door openings given at panel size allow jambs and clearance as required.
Double top plate and or single plate and 150x40 ceiling batten and ceiling battens 70 x 40mm ceiling battens at 450mm centres with 13mm ultraline GIB. 10 mm GIB to walls.
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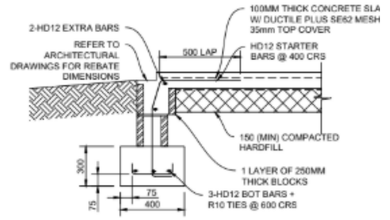

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Outriggers fixed with 90 x 3.15 skew nails + 2 wire dogs

140x 45 ceiling joist @ 450mm centres over pantry and bathroom backing to kitchen.
Truss: (SG8) Pre-fabricated GANGNAIL 5 and 8° pitch H1.2 trusses @ 900crs - (Where roof pitch requires) wire netting with Thermakraft 2.5 self-supporting underlay laid horizontally with min 150mm lap. 70x45 H1.2 purlins, spanning 900mm. Purlin spacings - End Span - 600mm. Intermediate Span - 900ctrs. Fixing - Type T - 1/10g self-drilling screw, 80mm long purlin/truss connection (2.4KN fixing) Purlins align with outriggers.
Lumberlok strip bracing & tensioners tightened firmly across roof planes.
NOTE: Gable walls rake up to roof to support cladding and thus no gable truss detailed

Insulation: (Scheduled Method)
Timber Subfloor = R2.6 Snug floor Batts (110 mm thick
Walls= R2.4 Batts 90mm thick and R 3.2 140mm walls
Ceilings = R7.0 Batts Super 275mm thick
Double Glazing = R.46 Thermally broken aluminium
South wall (Between garage and dwelling) 10m x 2.4 = 24m2 (Internal door only and lounge side window) opening = 1.6m2
West Wall 23m2.4m =55.22m2 less windows/door= 7.6m2
East Wall 23m x 2.4m = 55.22m2 less window/doors = 23.36m2
Glazing on East/South/West walls total = 134.44m2 and total openings = 32.56m2 ≤ 30%
(Excluding garage area/insulated interior hall wall install R 2.4 Batts in this wall Preferred option is to insulate garage ceiling to reduce risk of expansive cracking in ceiling)
North Wall =24m2 windows/doors = 7. 2m2
Total wall 158.44m2 x 30% = 47.45% 29.7m2 Actual Total openings = 39.76 ≤30%

CONSTRUCTION NOTES- Windows/Doors
Glazing in accordance with NZS 4223.3.2016 plus amendments sg = Safety glass, joinery manufacturer to confirm
All glazing clear float, except obscure glass to bathrooms & wc Double thermally broken glazing to all window and door joinery excluding garage
Aluminium joinery head heights to be 2.0m & 2.4m. Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture
Aluminium joinery installed to comply with NZBC: E2/AS1. Pre-primed jambs, 40mm architraves. Approved window sealing tape to all openings (see detail). Flashing tape over flashing fixings. Do not fix cladding through flashings. Glazing to comply with NZS:4223. & 2008 amendments.
Any windows above 1m of finished exterior ground/paved level require safety stays fitted

CROSS SECTION

Feb 2025 Scale 1:20 A2

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SHEET 7

NOTE
DECK BARRIER
Refer to specs/calcs for details on glass barrier

VERANDA ROOF
H3.2 SG8 240 x 45 Rafters @ 600mm centres fixed with s/s joist hangers to wall stinger (240 x 45 Stinger bolt fixed to wall frame at 1.8m centres) and fixed to 240x 45 veranda beam with s/s joist hanger. Veranda beam fixed with 2 x M12 s/s bolts and 50mm square washers, rebated to 90x90 H3.2 posts. Posts fixed to deck structure as detailed in plans. Posts bolted to bearers and 12kn s/s plate connection to associated pile and bearers. Frame out veranda soffit to allow soffit linings

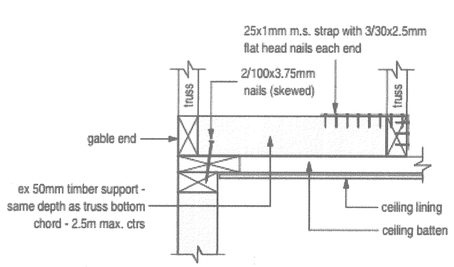
Decks to be constructed as exemption (Refer 1st Schedule of Building Act 2004)

140x 45 ceiling joist @ 450mm centres over pantry and bathroom backing to kitchen.

GENERAL:
Building Wrap/flashings: Water Gate building wrap and flexible window flashings as per manufacturer specification. Building wrap taken up to top plate. 10mm gib linings to walls with level 4 paint finish. 13mm ultra line ceilings on 75x40 ceiling battens at 450/600mm centres, 11mm ultra line screw fixings @ 150mm centres to perimeter of sheets and 600mm in centre of sheet adhesive at alternative 600mm centres (Do not screw where you glue). Gib fix Aqua Line to wet areas. 60 x 10mm single bevel skirting. 40 x 10mm single bevel architraves.

CROSS SECTION THROUGH
MASTER BEDROOM and PANTRY
SECTION B-B

600 minimum



LATERAL SUPPORT FOR TOP PLATE

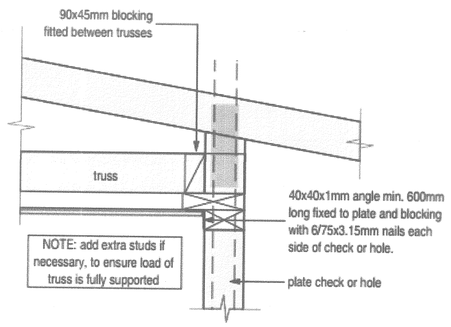
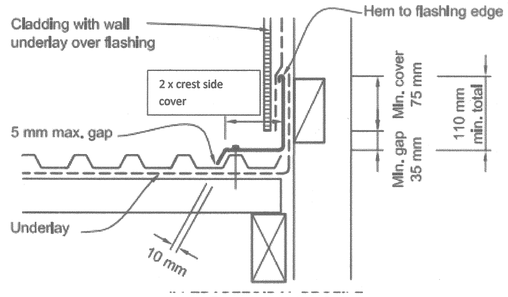


PLATE PENETRATION/RAISED TRUSS HEEL



APRON FLASHING

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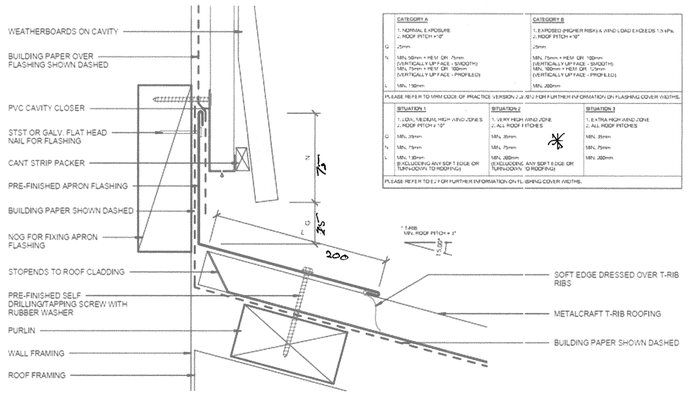
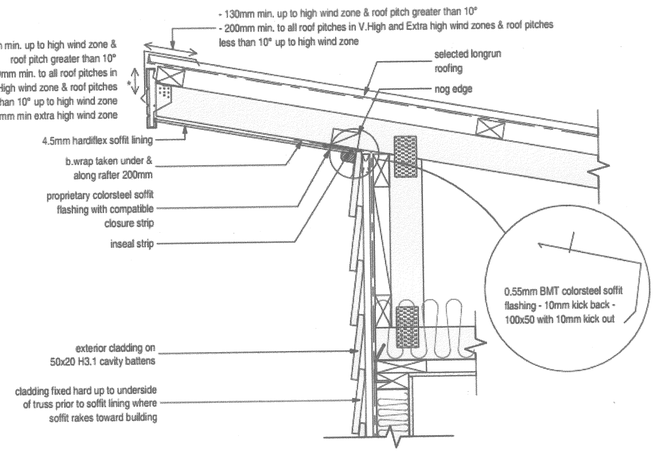
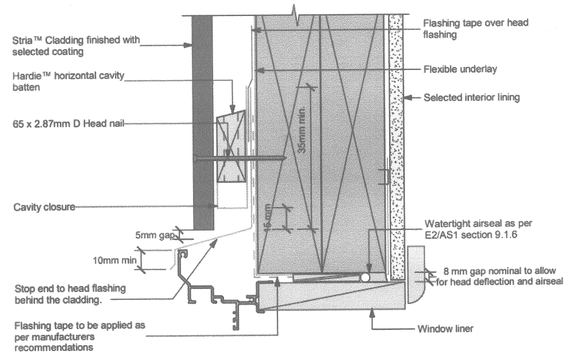
SHEET 8



APRON FLASHING

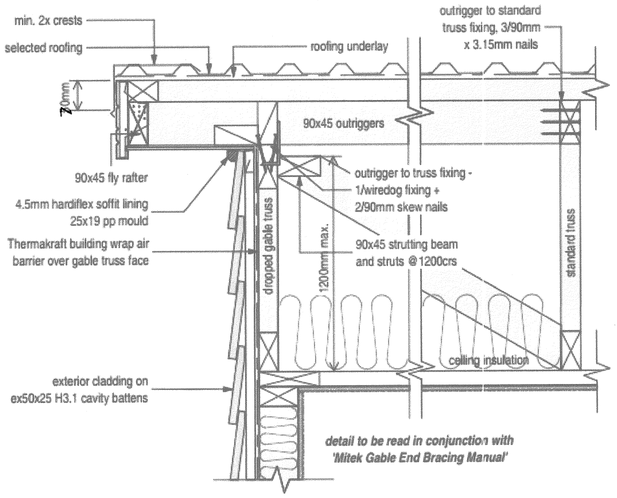


RAKED EAVE

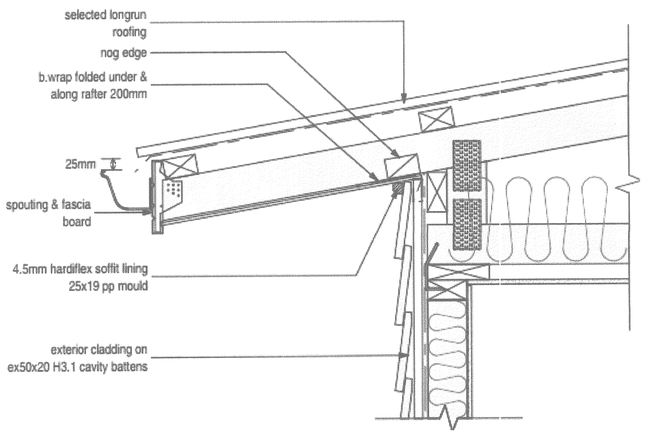


Note:
1. Site cut edges to be primed
2. Sealant must be installed between head flashing and window flange in VH and above wind zones, Refer to Figure 71 of E2/AS1
3. Alternatively, the head flashings can be formed with stop ends as per E2/AS1

HEAD FLASHING



GABLE END DETAIL



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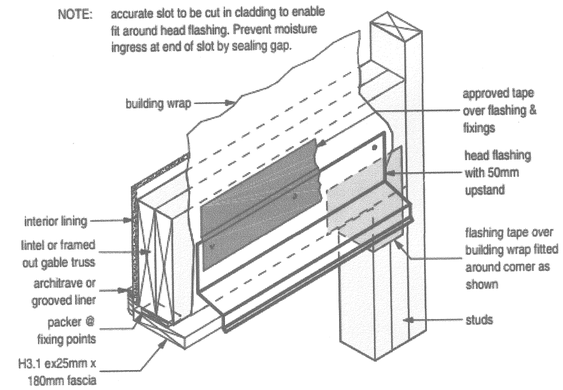
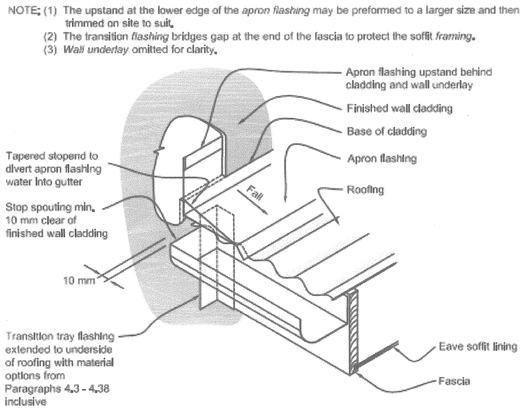
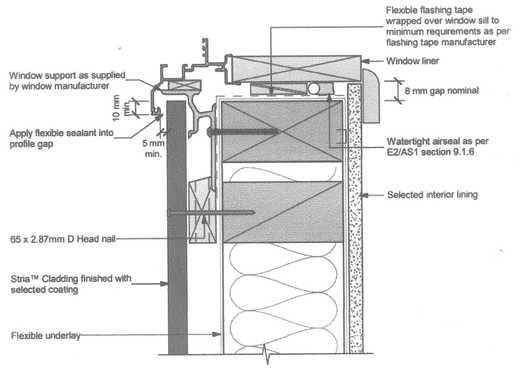


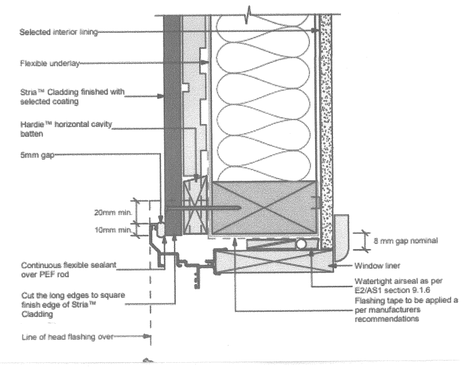
GARAGE HEAD FLASHING



GUTTER/WALL JUNCTION



SILL/JAMB DETAIL



DETAILS

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SHEET 9

PLUMBING NOTES:
Mains pressure 180L HWC with tempering valve & seismic restraint in accordance with NZBC: 2004 section G12.
Electric hobs with vented r/hood.
Polybutylene water supply pipes. Hot water supply pipes shall be thermally insulated to
comply with HI/AS1 5.0 All dimensions are critical to ensure neat and exact fitting of components & fixtures.
Confirm all dimensions especially to bath, showers and vanities prior to placing Gib board or permanently fixing items. Ensure additional nogs are placed for fitment of cabinetry and other components such as wall hung vanities, toilet roll and towel rails etc.

BATH / ENS / KITCHEN / WC /LDY (floor finishes)
Non-slip tiles to achieve a minimum slip resistance coefficient of 0.25 - 0.50
Waterproof seal to edge of painted skirting or tiled edging to comply with NZBC : E3/AS1 internal moisture.
LDY / BATH / ENS (Wall/Ceiling finishes)
T&G linings with 2/coats of semi gloss acrylic paint (Colour by owner)

Vinyl flooring in service areas

BATHROOM WALL FINISHES
(Refer specification for tiled shower Mapei Water proofing BRANZ APPRAISAL)

Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)

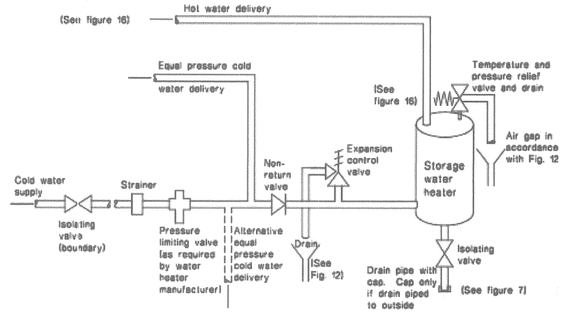
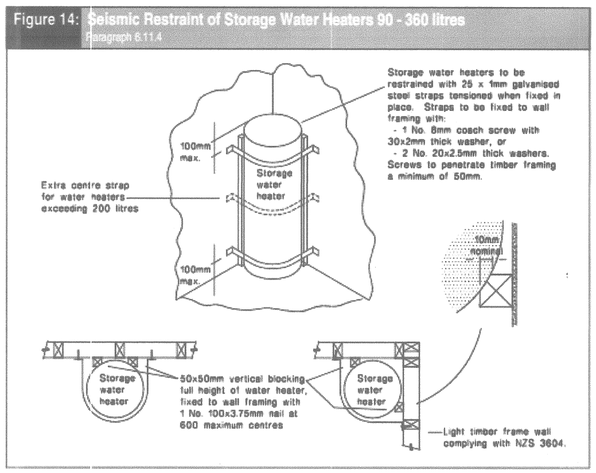
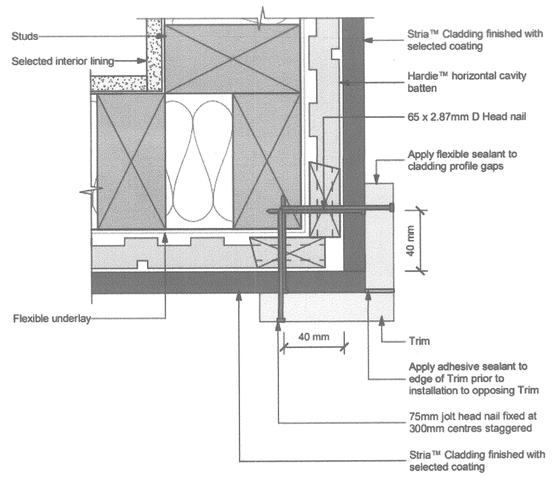


Figure 14: Seismic Restraint of Storage Water Heaters 90 - 360 litres
Paragraph 6.11.4

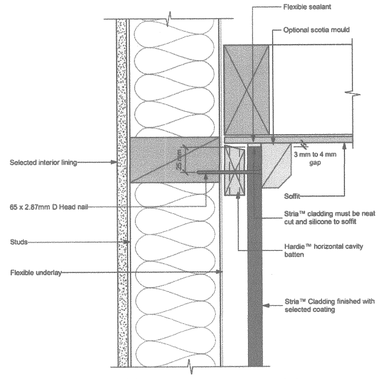


HOT WATER CYLINDER

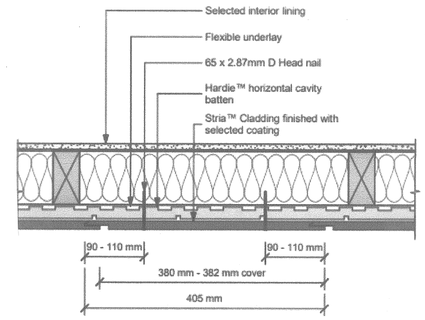


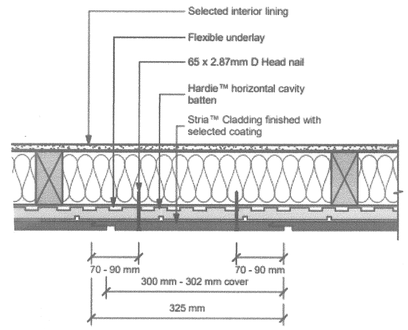
Note: Site cut edges to be primed

BOXED CORNER (NOTE THIS DETAIL CAN BE USED FOR MULTI CLADDING CORNER OF MASTER BEDROOM

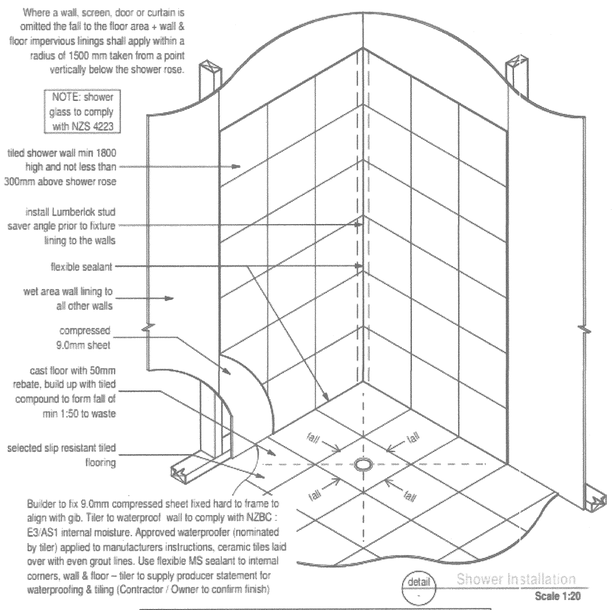


VERANDA SOFFIT DETAIL

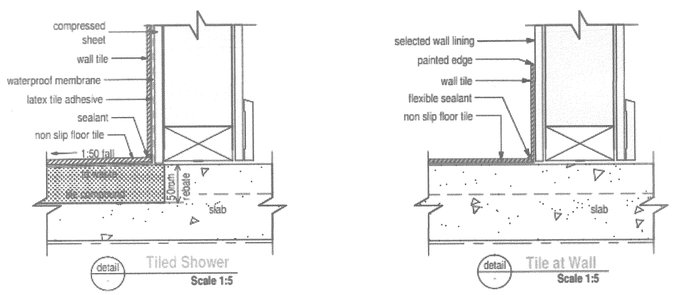




CLADDING FIXING



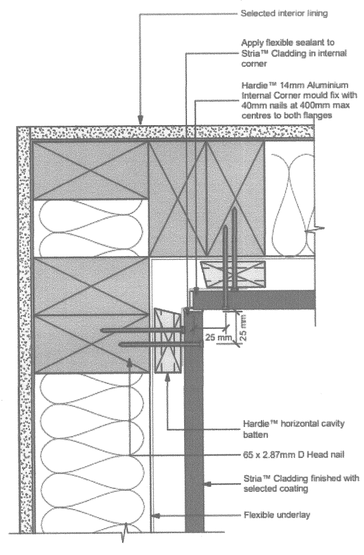
TILED SHOWER DETAIL



TILED BATH and TILED FLOOR DETAILS

Refer ply manufacturer for fixings and support details (blocking @400mm centres) and compliance with E3 (Sloped floor 1:50)

NOTE
REFER STRIA CLADDING MANUFACTURER DETAILS IN BUILDING SPEC FOR CLARIFICATION OF DETAILS



Note: Site cut edges to be primed

INTERNAL CORNER SUITED TO MULTI CLADDING DETAIL

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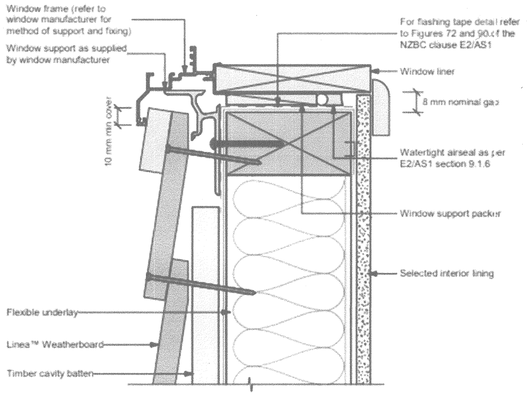
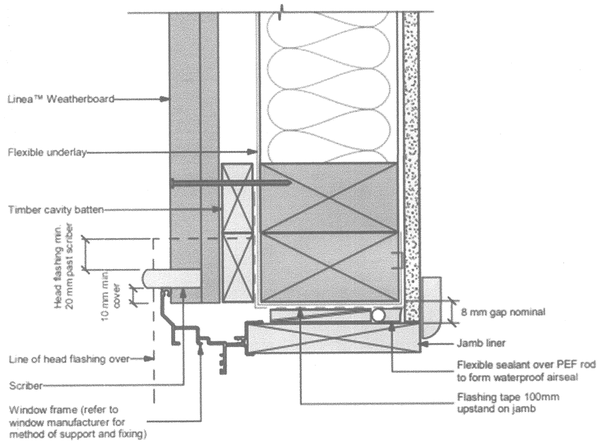
SHEET 10



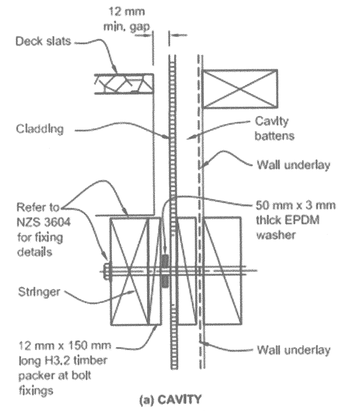
General notes for materials selection
1. Flexible underlay must comply with acceptable solution E2/AS1
2. Flashing tape must have proven compatibility with the selected flexible underlay and other materials with which it comes into contact

Refer to the manufacturer or supplier for technical information for these materials

SILL/HEAD DETAIL



JAMB DETAIL

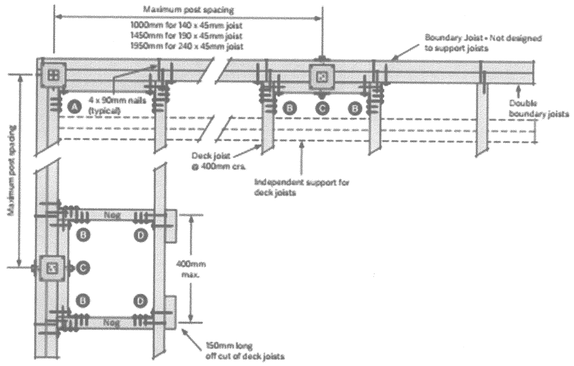


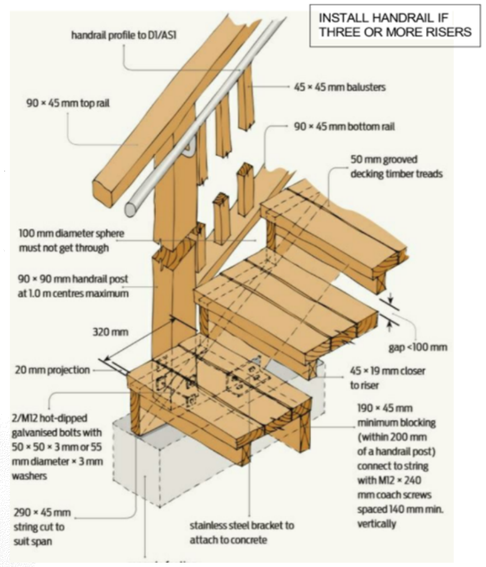
(a) CAVITY

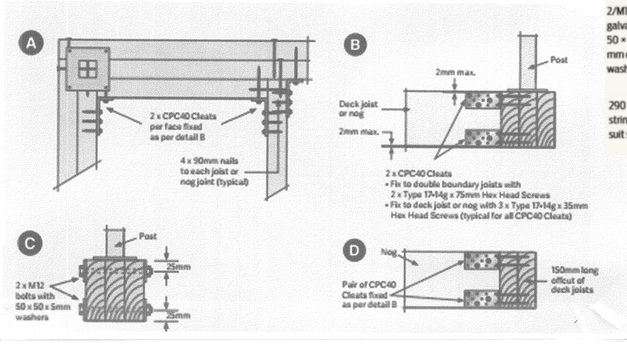
DECK TO WALL DETAIL

TOP FIXED BALUSTER POSTS

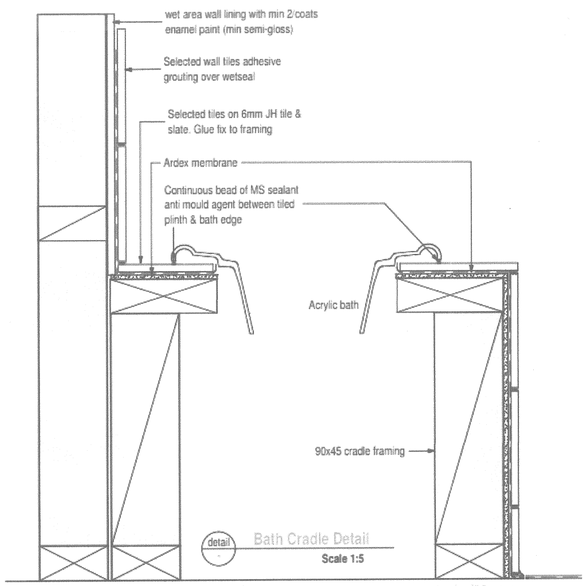
- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the handrail system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used
- Suitable for all wind zones including Extra High, for approved glass or fully clad balustrades
- Top fixed posts (by others) are usually metal posts with welded base plates



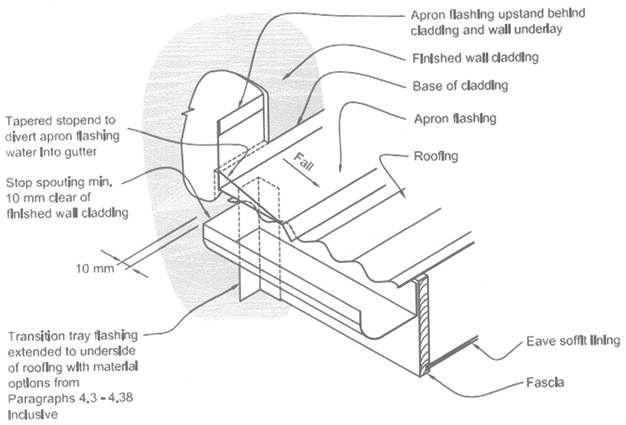




Decks to be constructed as exemption (Refer 1st Schedule of Building Act 2004)



NOTE: (1) The upstand at the lower edge of the *apron flashing* may be preformed to a larger size and then trimmed on site to suit.
(2) The transition *flashing* bridges gap at the end of the fascia to protect the soffit *framing*.
(3) *Wall underlay* omitted for clarity.



GUTTER to WALL JUNCTION

Double potable water filter to comply with G12

DETAILS

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SHEET 11

T&A STRUCTURES LTD CHARTERED PROFESSIONAL ENGINEERS www.tastructures.co.nz info.tastructures@gmail.com	PROJECT: **22 Vidar Way New dwelling** DESIGN ELEMENT: **Excavation volume calculations**	Project No. Page No. Prepared: Checked:	054-FND-25SD TEO

Assumptions used in these calculations. Date: 15/06/25

FL = 69.7 floor level

20 mm flooring board thickness

140 mm floor joists

190 mm floor bearers

300 mm minimum clearance under the bearers

From these data, we need to excavate the site down to elevation 69.05

* for the sake of this calculations, it was decided to excavate the site down to elevation +69.00

* this excavation is just enough for the detached garage which has an FL of +69.4

* from the architectural plans, it can be seen that the garage attached to the house will require a fill of

1.70 m

* with the this excavation, it can be seen that the retained height of the retaining wall will not exceed

1.20 m

* therefore, in relation to Rule 12.3.6.1.2, the sum of the cut and fill will not exceed

3.00 m hence, OK.

* the volume of excavation was calculated with the aid of AutoCad and excel software.

* the area to be excavated was divided into strips with 1-metre width.

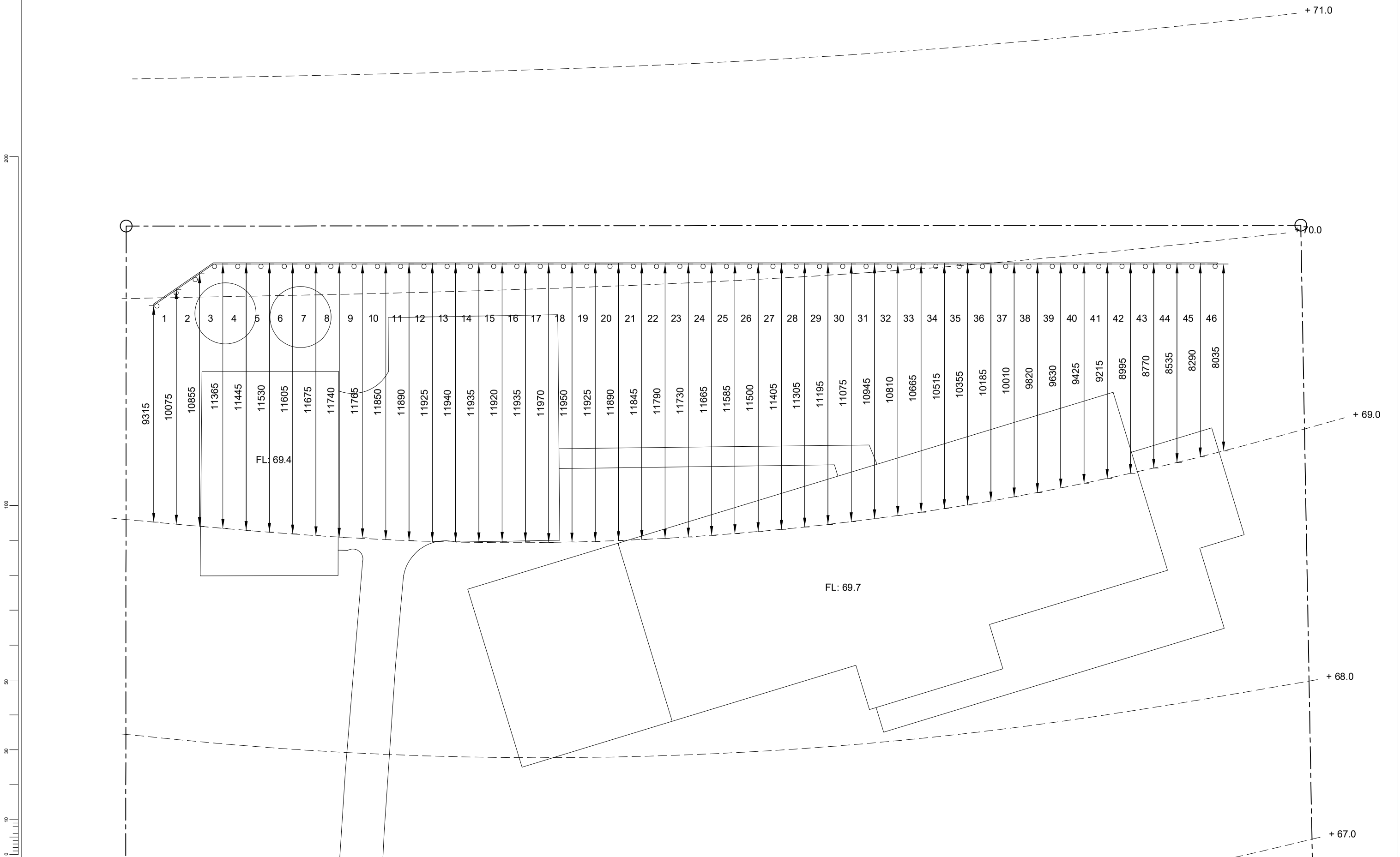
* the volume in each strip was calculated using a spreadsheet, using Elev. +69 as the base of excavation.

* the total excavated volume was calculated as

271.16 m^3

* therefore, in relation to Rule 12.3.6.1.2, this is less than

300.00 m^3 hence, OK.



200
100
50
30
10
0
ORIGINAL SIZE mm A3

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No.	Revisions	Date
1	First issue	6 June 2025

Surveyed
Designed
Drawn
Reviewed
Approved

Project
22 VIDAR WAY, COOPERS BEACH
PROPOSED DWELLING

Sheet Title
EXCAVATION

Drawing Status: CONSENT
Project No.: 054-FND-25SD
Drawing: EXC
Scale: 1:150 (A3)
Revision: 1

Strip	width (m)	Length (m)	Elev 1	Elev 2	Vol (m3)
1	1.00	9.32	69.00	69.9	4.19
2	1.00	10.07	69.00	70.1	5.54
3	1.00	10.86	69.00	70.2	6.52
4	1.00	11.37	69.00	70.3	7.39
5	1.00	11.44	69.00	70.15	6.58
6	1.00	11.53	69.00	70.15	6.63
7	1.00	11.6	69.00	70.15	6.67
8	1.00	11.67	69.00	70.15	6.71
9	1.00	11.74	69.00	70.15	6.75
10	1.00	11.77	69.00	70.15	6.77
11	1.00	11.85	69.00	70.15	6.81
12	1.00	11.89	69.00	70.15	6.84
13	1.00	11.93	69.00	70.15	6.86
14	1.00	11.94	69.00	70.15	6.87
15	1.00	11.94	69.00	70.15	6.87
16	1.00	11.92	69.00	70.15	6.85
17	1.00	11.94	69.00	70.15	6.87
18	1.00	11.97	69.00	70.15	6.88
19	1.00	11.95	69.00	70.15	6.87
20	1.00	11.93	69.00	70.15	6.86
21	1.00	11.89	69.00	70.15	6.84
22	1.00	11.85	69.00	70.15	6.81
23	1.00	11.79	69.00	70.15	6.78
24	1.00	11.73	69.00	70.15	6.74
25	1.00	11.67	69.00	70.15	6.71
26	1.00	11.59	69.00	70.15	6.66
27	1.00	11.5	69.00	70.15	6.61
28	1.00	11.4	69.00	70.15	6.56
29	1.00	11.3	69.00	70.15	6.50
30	1.00	11.2	69.00	70.15	6.44
31	1.00	11.1	69.00	70.15	6.38
32	1.00	10.95	69.00	70.15	6.30
33	1.00	10.81	69.00	70.15	6.22
34	1.00	10.67	69.00	70.15	6.14
35	1.00	10.52	69.00	70.15	6.05
36	1.00	10.36	69.00	70	5.18
37	1.00	10.19	69.00	70	5.10
38	1.00	10.01	69.00	69.9	4.50
39	1.00	9.82	69.00	69.8	3.93
40	1.00	9.63	69.00	69.7	3.37
41	1.00	9.43	69.00	69.7	3.30
42	1.00	9.22	69.00	69.7	3.23
43	1.00	9	69.00	69.6	2.70
44	1.00	8.77	69.00	69.7	3.07
45	1.00	8.54	69.00	69.8	3.42
46	1.00	8.29	69.00	69.8	3.32
					271.16

T&A STRUCTURES LTD CHARTERED PROFESSIONAL ENGINEERS www.tastructures.co.nz info.tastructures@gmail.com	PROJECT: **22 Vidar Way New Dwelling** DESIGN ELEMENT: **Stormwater management**	Project No. Page No. Prepared: Date	084-FND-25SD Teo 18/07/2025

Summary:

Stormwater management approach:

Provide 1 - 31,000L water tanks

Size of orifice: 10.00 mm diameter

Location: 2.40 m height of overflow pipe above orifice

the flow from the proposed dwelling should be piped towards the tank.

Assumptions:

This stormwater management approach used the following assumptions:

- *As a provision, the proposed driveway could be paved with concrete.*
- *Stormwater flow from the roofs will be piped towards the water tanks for detention.*
- *The remaining permeable surfaces needs to be improved. Currently, the topsoil is silt and is so erodible, not so permeable and does not support healthy grass growth. This stormwater management design assumes that healthy grass will be established. This means that good topsoil will be imported and spread in the area.*
- *The contour of the land indicates that runoff water will sheet flow and converge along the side of the proposed driveway. As the soil is silt and highly erodible, it is recommended than an open drain, preferably made of concrete be constructed along the driveway to collect this runoff water. This drainage will connect to the existing drainage along Vidar Way.*

Calculations:

Design life: = 50 years up to year 2075

Taking into account the effects of climate change, using RCP 8.5

1. Existing site (no development):

A_T = 4361 m^2 Total area of the site grassed/bush land.

Q = CiA/3600

i_{10} = 7.38 mm/hr rainfall intensity, 10% AEP source: NIWA

C = 0.30 runoff coefficients pasture, grass cover, medium soakage

Q_{10} = 2.68 L/s total peak flow, pre-development

= 9.65 m^3/hr

2. Share of driveway: (Lot 11 DP 407591)

A = 21.88 m^2 1/80 of Driveway area sealed

Q = CiA/3600

i_{10} = 7.38 mm/hr rainfall intensity, 10% AEP source: NIWA

C = 0.85 runoff coefficients sealed surface

Q_{10} = 0.04 L/s total peak flow, pre-development

= 0.14 m^3/hr

3. Proposed impervious surfaces:

A_t = 329.00 m^2 house, garage and veranda roofs plus tanks

Q = CiA/3600

i_{10} = 7.38 mm/hr rainfall intensity, 10% AEP source: NIWA

C = 0.9 runoff coefficients (roof surface)

Q_{10} = 0.61 L/s total flow

= 2.18 m^3/hr

4. Proposed driveway:

A_r = 267.2 m^2 Total impervious area (driveway)

Q = CiA/3600

i_{10} = 7.38 mm/hr rainfall intensity, 10% AEP source: NIWA

C = 0.85 runoff coefficients, concrete

Q_{10} = 0.47 L/s total flow

= 1.68 m^3/hr

5. Remaining pervious surfaces:

A_t = 3765 m^2 Net pervious area after development

Coverage = 13.67% this is more than 12.5% detention tanks are required

Q = CiA/3600

i_{10} = 7.38 mm/hr rainfall intensity, 10% AEP source: NIWA

C = 0.25 runoff coefficients Garden/lawn

Q_{10} = 1.93 L/s total flow

= 6.94 m^3/hr

6. Summary of peak flows:

Q_{predev} = 9.65 m^3/hr peak flow rate before any development

$Q_{postdev}$ = 10.94 m^3/hr peak flow rate after development (considering the existing and proposed).

6.94 m^3/hr peak flow rate coming from unsealed surfaces, except driveway

1.68 m^3/hr peak flow rate coming from driveway (cannot be put in water tanks).

2.18 m^3/hr peak flow rate coming from the proposed dwelling (can be put in water tank).

7. Proposed stormwater management:

Peak flow rate after development should be limited to peak flow rate before development.

To achieve this, the excess stormwater flow in 24-hour storm should be put in tanks and be release in a controlled manner after the storm is such a way that the pre-dev peak flow rate is not exceeded.

$Q_{mitigation}$ = 1.29 m^3/hr

the flow from the proposed dwelling should be piped towards the tank.

$V_{storage}$ = 30.93 m^3

Provide 1 - 31,000L water tanks

8. Size of orifice:

The two tanks should be connected to each other, and the last tank should be fitted with an orifice.

Size of orifice (according to predev flow)

$Q = 0.62A\,(2hg)^{0.5}$

$Q = 9.65\ m^3/hr$

$= 0.0027\ m^3/s$

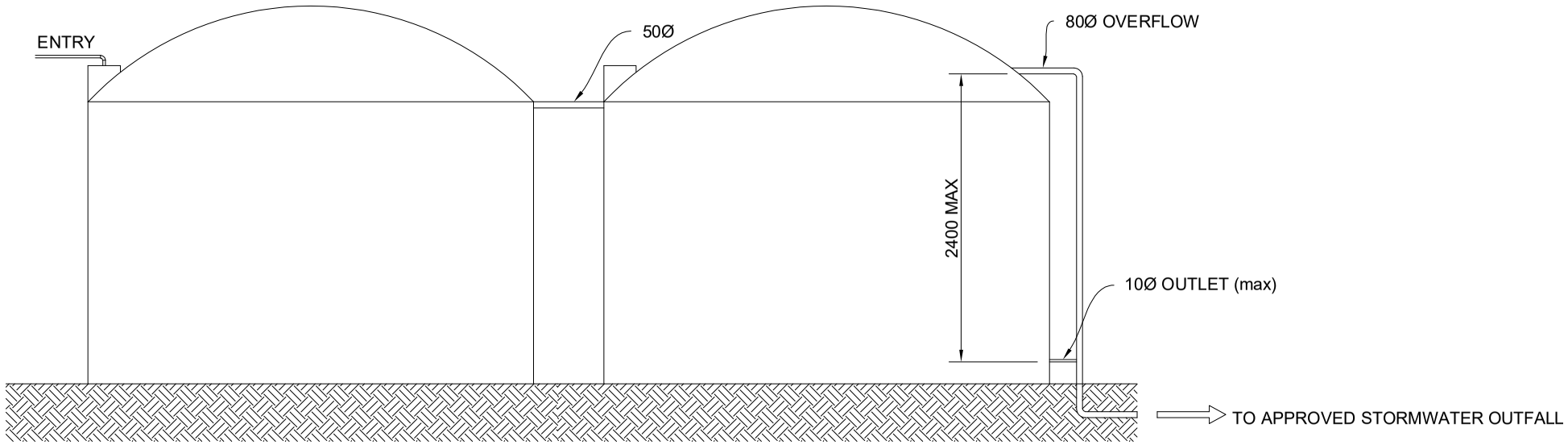
$h = 2.40\ m$ height of overflow pipe above orifice

$d = 10.00\ mm$ required diameter of orifice

$A = 0.00008\ m^2$

$Q = 0.0003\ m^3/s$ should be less than $0.0027\ m^3/s$

OK



POTABLE WATER TANK (31,000L)

STORMWATER DETENTION TANK (31,000L)

NOTE:
THE STORMWATER TANK SHOULD ALWAYS BE EMPTY WHEN THERE IS NO STORM.

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No.	Revisions	Date
1	First issue	6 June 2025

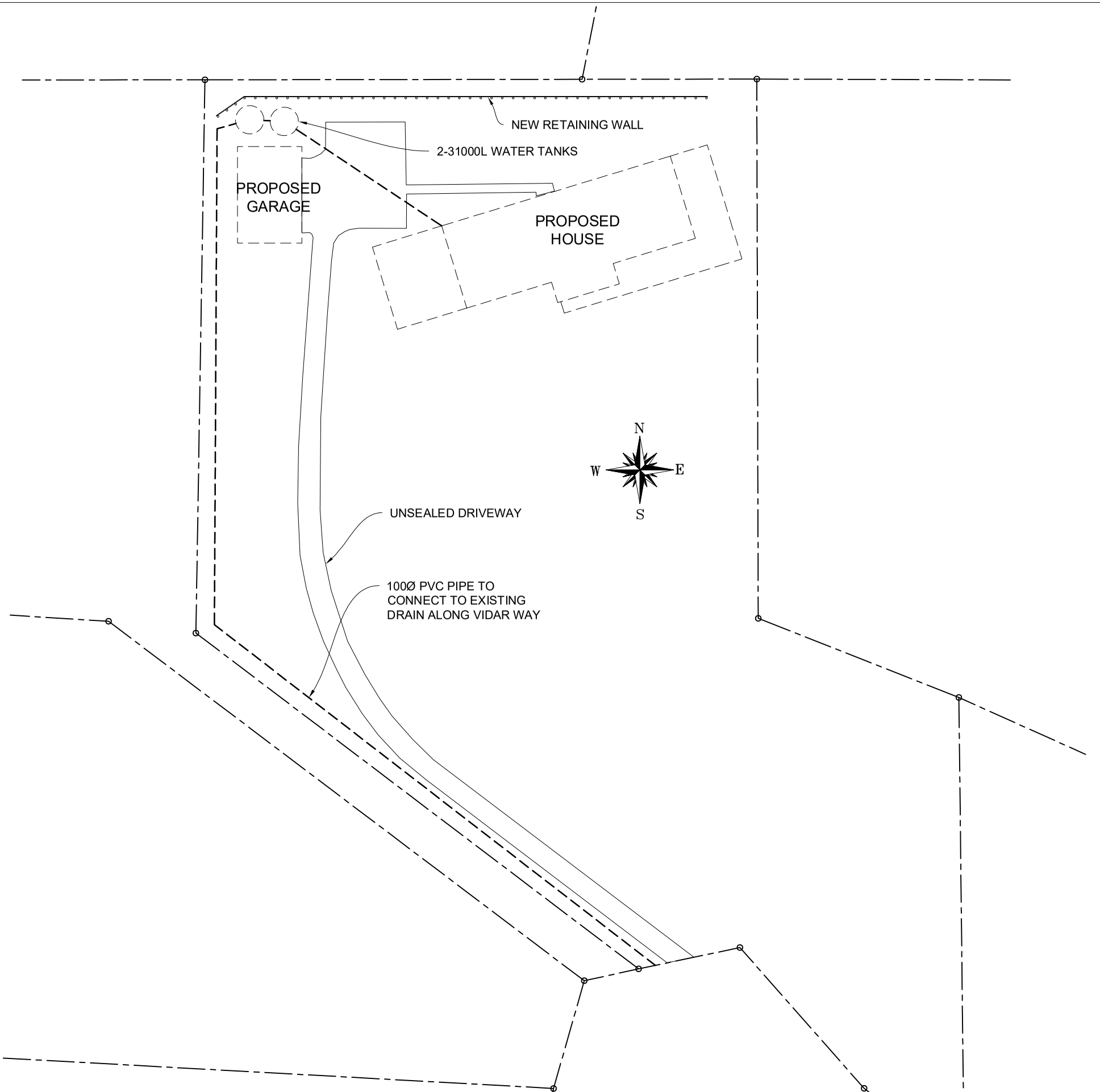
Surveyed	
Designed	
Drawn	
Reviewed	
Approved	

Project: 22 VIDAR WAY, COOPERS BEACH
PROPOSED HOUSE

Sheet Title: STORMWATER MANAGEMENT

Drawing Status: CONSENT
Project No.: 054-FND-25SD
Drawing: SW2
Scale: 1:50 (A3)
Revision: 1

ORIGINAL SIZE mm A3



200
100
50
30
10
0
ORIGINAL SIZE mm A3

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1	First issue	6 June 2025

Surveyed	
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Project
22 VIDAR WAY, COOPERS BEACH
PROPOSED DWELLING

Sheet Title
SITE PLAN

Drawing Status: CONSENT	
Project No.: 054-FND-25SD	Drawing: SW1
Scale: 1:400 (A3)	Revision: 1

-Storm water management proposal for 22 vidar way coopers beach-

:Background

Submit application for resource consent for a Controlled activity. Pertaining to property ID 3364093 and form (4) issued in conjunction with EBC 2025-909/0

:Approach

The Development of new dwelling with Impermeable Surfaces contributing to subdivision design of existing drainage and stormwater retention and adhering to 8.7.5.1.5 storm water management rule as stated in form (4).

:Objectives

To install a stormwater system so that the total stormwater discharged from site after development is no greater than pre development discharge from the site for storm events up to and including the 10% annual exceedence probability plus allowance for climate change of 2.5°c.

:Solution

Installation of a storm water detention tank with flow attenuated outlet that adheres to calculated conditions in 8.7.5.1.5 of storm water management rule. Such that one 31000l tank or two 25000l tanks with outlet installed at 31000l flow point as described in calculations table (7) with volume of 30.93 cubic metres or 30,930l.

Rules that apply to conform to rule 8.7.5.1.5 are as follows from calculations table

-attenuation outlet orifice size is 10mm. This is used as a Controlled flow rate for dispersal of retained stormwater at decreased flow from calculations table line (8)

-all calculations taking into account rcp8.5 climate change 3°c - 5.1°c as flow rate

-all calculations used 10% annual excedence probability

-calculations take into account share lot11 (dp 407591) (line 2) calculations of 21.88 m2

-calculations include Impermeable area of driveway [calculations table line (4)] along with and including house, garage, verandah roofs and water tanks [calculations table line (3)]

-calculations show summary of flow rates prior to development (line 6) 9.65
And post development (line 6) 10.94

-Synopsis for calculations show that calculations adhere to rule 8.7.5.1.5 and show mitigation for flow rate (line7) 1.29cubic for 24hr period or total volume of 30.93 cubic or 30,930l the calculations support Controlled orifice piping to open drains on northwest side of driveway including driveway drain as described in design below and in calculations table line (4). Once stormwater reaches subdivision drainage at a controlled rate it is directed to detention pond allocated to (lot 5 utility) as stated for subdivision (isoplan.co.nz).

Activity:

-any storm water management device must be built generally in accordance with design by a suitably qualified person ie. plumber/drainlayer.

-storm water management design must be maintained in accordance with best practice for system

-as built design to be supplied and available for system specifications and locations.

:design

Further low impact design as stated in assumptions of calculations table are as follows

-silty soil below house to have topsoil spread to produce grassed area to improve water absorption and further reduce runoff from permeable surfaces (improve absorption through planting)

-berm with swale drain design to be contoured along house side (western edge) of driveway along with scoop drain incorporated into driveway to freely mitigate flow to open drains at end of driveway (northwest exit) to further encourage surface flow and lower impact of runoff to surrounding land and adjacent properties.

-effluent field to be planted with grass and also incorporate native trees and bush. Remaining permeable areas of section to have interspersed plantings and grass growth throughout all. This all contributes to reducing runoff and further improving impact of stormwater. All plantings will encourage upkeep in line with the current land use, existing natural environment and long term sustainability as the primary objective.

:Outcome and effectiveness

Calculations are directly related to stormwater effects of new dwelling on proposed land. These calculations show that after retention of stormwater with Controlled flow of retained stormwater and drainage mitigation design for driveway along with grass and plantings the design has met and or exceeded stormwater management rule 8.7.5.1.5.

Teo Pilapil

18 July 2025

Pre-lodgement Checklist

Lodgement Officer: T.W			Pre-Vet Date: 18/07/2025
Digital App	✓	Online Lodgement	☐
		Application Number:	Click or tap here to enter text.
		Related Applications:	Click or tap here to enter text.

Mandatory Requirements

Signature on Application			☐
Applicant Details:	Jared Bleakley		
Agent Details:	Boy of islands Planning Ltd		
Site Details:	22 Vidar Way, Coopers Beach		
Signature on Billing Details			✓
Name of Debtor/s:	Jared Bleakley		
Active Debtor	☐	Create New Debtor	☐
Debtor ID# 1:	Click or tap here to enter text.	Debtor ID# 2:	Click or tap here to enter text.
Cert of Title (less than 6 months old)	✓	CT Number:	Click or tap here to enter text.
Plans Supplied	✓	Assessment of Environmental Effects Supplied	✓

Financials

Prepayment	☐	Date received:	
Notes: Click or tap here to enter text.		Receipt#:	
		PP/RMA:	Click or tap to enter a date.
		Paid:	

Final Checklist

Lodged	✓	**Notes**
Default Address	✓	Sent instalment fee email 21/07/2025
Correct & Current debtor attached	✓	
CT provided and filed is less than 6 months old	✓	*Make sure the PP is added to "References in Pathway.*
Application redacted	✓	*When filing application in Objective, please save the unredacted version as (Internal) and the redacted version (Public).*
Application added to objective	✓	
Add email sent with app to objective	✓	
Prepayment received	☐	
Allocation email sent	☐	
Time spent added to application	☐	
Complete lodgement sent to applicant.	☐	
Uploaded to website	☐	
	☐	

<u>NO Prepayments</u> needed for these agents/applicants:

- Advance Build
- Ministry of Education
- Kainga Ora (must supply PO)
- NRC

Agents make payment upon lodgement no need to chase for prepayment:

- Donaldson
- Northland Planning

All applications for the Karikari Peninsula/Whatuwhiwhi/Whangaroa area:

- When sending to RC Allocations via Pathway, add note this RC falls in the Karikari Peninsula, Whatuwhiwhi or Whangaroa area.
- Add urgent pop-up memo in Pathway, processing planner is to call iwi to notify of application being processed.

LGAEWK, LGA348, RMAPBA, RMAOUT, RMAOUW

- Do not require redacting as they don't go up on the website. Once these applications have been sent to allocations, file into the "5. Completed or Withdrawn" folder.