

6. 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: As per applicant.

Property Address/
Location _____

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: 8 Smith Grey Crescent, Parekura Bay, Russell

Legal Description: Lot 11 DP 45343 Val Number: 00413-32381

Certificate of Title: NA24A/88
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.**

Please phone [REDACTED]

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed additions and alterations to existing residential dwelling in the Coastal Residential Zone. The additions will be located within 20m of existing vegetation. An existing sunlight infringement is identified.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

~~Yes/No~~

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known)
EBC-2023-778/0
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). 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

12. 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.

Please attach your AEE to this application.

13. 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 all names in full)

Email:

Postal Address:

Post Code:

Phone Numbers:

Home: _____ Fax: _____

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 print)

Signature: _____ (signature of bill payer – **mandatory**) Date: 01/03/2024

14. 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.

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

Name:  (please print)

Signature:  (signature)

Date: 29 February 2024

(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)
- 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Grant Egan & Michelle Alison

Proposed Alterations and Additions to Residential Dwelling –
Fire Risk to Residential Units & Sunlight Rule Infringement

8 Smith-Grey Crescent, Parekura Bay

Williams & King, Kerikeri¹
29 February 2024



¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1.0 Overview

The Applicants, Grant Egan and Michelle Alison, are seeking land use consent for alterations to an existing residential dwelling on their property at 8 Smith-Grey Crescent, near Te Uenga Bay in the small coastal settlement of Parekura Bay. The property is legally described as Lot 11 DP 45343 and is held in the Record of Title NA24A/88.

Land Use consent is required under the 'Fire Risk in Relation to Residential Unit' Rule, and an existing infringement of the 'Sunlight' rule of the Operative Far North District Plan, under which the application site is zoned as 'Coastal Residential' has been identified in a location where the existing roof is to be replaced – the only additional intrusion will be the new guttering. This application has been assessed as being a discretionary activity overall.

The site is zoned Settlement in the Proposed Far North District Plan, and is within the coastal environment. The proposal can comply with the permitted activity rules with immediate legal effect through application of consent conditions or advice notes relating to erosion and sediment control and the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol.

Written approvals have been obtained from Fire and Emergency NZ and the property owners of the land affected by the existing sunlight rule infringement.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

2.1 Proposed Alterations to Residential Dwelling

The existing two level dwelling will be altered to include an additional partially covered deck area, which will be added to the northern face of the existing dwelling. The additional deck will have an area of approximately 27m², of which approximately 13m² will be covered by a roof.

The lower level (Level 1) will remain generally unchanged. On the upper level (Level 2), exterior cladding and the roofing will be replaced with Linea Bevel Back Weatherboard and Coloursteel T-rib metal long run roofing with metal box gutter. The deck extension will be in timber. Existing timber balustrades around the deck areas will be replaced with aluminium and glass balustrades.

Other minor internal alterations will be completed, although these are not relevant to the application.

The resultant building coverage will be 217m², while cumulative impermeable surfaces will amount to 366.8m².

The floor area of each level of the dwelling is approximately 82m² (total floor area of approximately 164m²), while the decks on Level 2 will occupy approximately 67.5m².

The gable roof has a maximum height of just under 6m above the existing ground level. The maximum height is not increased through the proposed alterations and additions.

The approved EBC-2023-778_0 Site Plan, Existing and Proposed Floor and Elevation Plans are presented in **Appendix 1**. A Site Plan with additional information related to this resource consent application is attached as **Appendix 1a** and copied below as **Figure 1**.

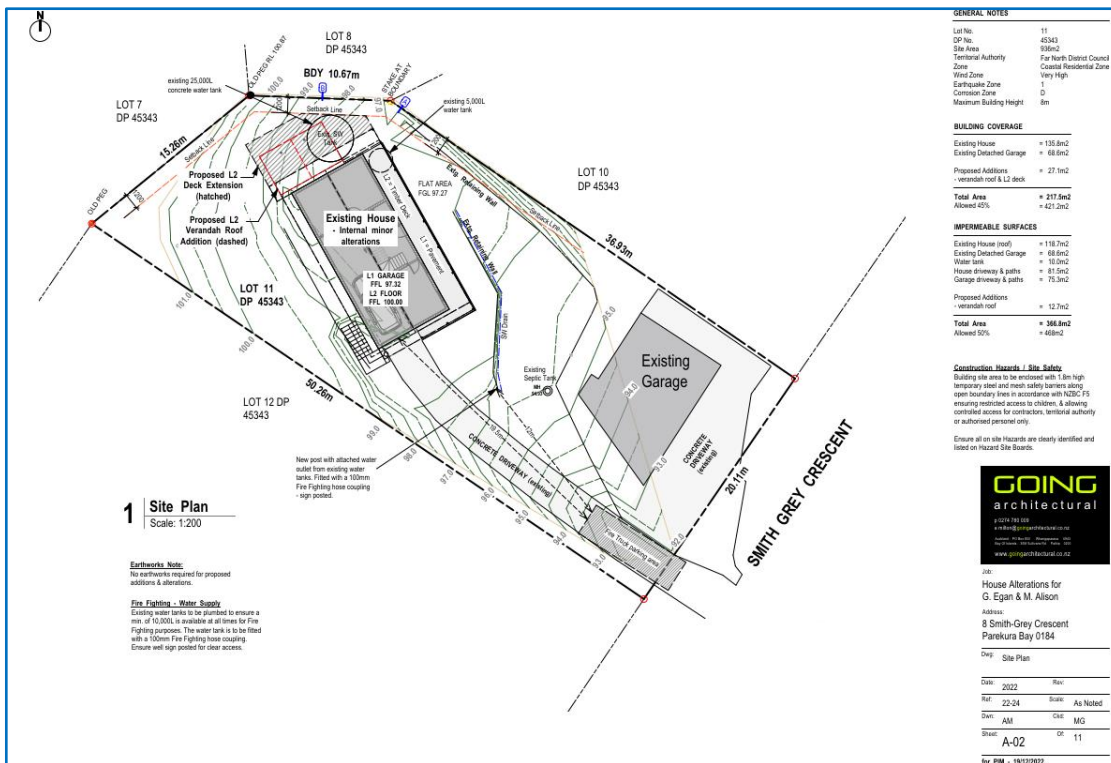


Figure 1: Going Architectural Site Plan.

2.2 Setback from Vegetation & Fire Risk Reduction Strategies

The adjoining property to the north west has an area of vegetation that connects with the more continuous areas of vegetation on the margins of the Russell Forest ecological unit. The proposed addition will be set back approximately 2.5m from the dripline of surrounding vegetation on the adjoining property. On the property itself, the vegetation is less dense, and can be well maintained to maintain a safety zone around the dwelling, to the extent possible. Refer to **Photograph 2** below showing the western face of the dwelling, and existing vegetation cover on the site and beyond. Maintenance will include keeping lawns mown, thinning or pruning vegetation, removing flammable debris from the roof, gutters, and immediately around the house, and avoiding planting new tall or highly flammable plants.



Photograph 1 – Western side of existing house and property.

New exterior materials proposed as part of the alterations and additions include Linea Weatherboard (fire resistant), Coloursteel T-rib metal long run roofing, and metal guttering, which are also resistant to fire. The deck extension will be in timber with a new aluminium and glass balustrade.

Water supply using the existing 25,000litre and 5,000 litre water storage tanks will provide water supply for fire fighting purposes. A note on the Site Plan in **Appendix 1a** specifies that “*the existing water tanks to be plumbed to ensure a min. of 10,000L is available at all times for Fire Fighting purposes. The water tank is to be fitted with a 100mm Fire Fighting hose coupling. Ensure well sign posted for clear access.*” A further note on the Site Plan demonstrates that a new post will be installed adjacent to the concrete driveway, and that the 100mm Fire Fighting hose coupling will be installed on the post. This location will ensure a suitable setback (minimum of 6m) is achieved between the water source and the dwelling.

Fire fighting vehicles will be able to park within 90m of the altered dwelling and its water source. Refer to the attached Fire and Emergency NZ written approval in **Appendix 3**.

2.3 Earthworks

No earthworks are proposed, other than foundations to support the additional deck area.

2.4 Access & Parking

Access to the site is from an existing concrete driveway, which provides access to the Level 1 garage. A metalled area is located below the retaining wall to the east of the dwelling.

2.5 Wastewater, Stormwater & Water Supply

An existing on-site wastewater and stormwater disposal systems will be used by the altered dwelling. Likewise, existing water tanks, including a 25,000 litre concrete water tank and a 5,000 litre plastic water tank are located beneath the Level 2 decks, and will continue to be used for potable and fire fighting water supply. Refer to the Site Plan in **Appendix 1a**.

3.0 Application Site Details and Description

Details of the application site are provided below. The Record of Title is attached in **Appendix 2**.

3.1 Legal Details

RECORD OF TITLE: NA24A/88

LEGAL DESCRIPTION & AREA: Lot 11 DP 45343 (936m² more or less)

ADDRESS: 8 Smith Grey Crescent, Parekura Bay, Russell

RELEVANT INTERESTS:

- **Easement Instrument 7598696.1:** Subject to a parking and storage easement over part marked A on DP 391421.
- **Building Line Restriction K62266**

3.2 Location

The property is located at 8 Smith Grey Crescent, in the coastal settlement of Parekura Bay, in Russell. The property is located above Te Uenga Beach with views to the north and east. Refer to the Location and Cadastral Maps in **Figures 2 and 3**.

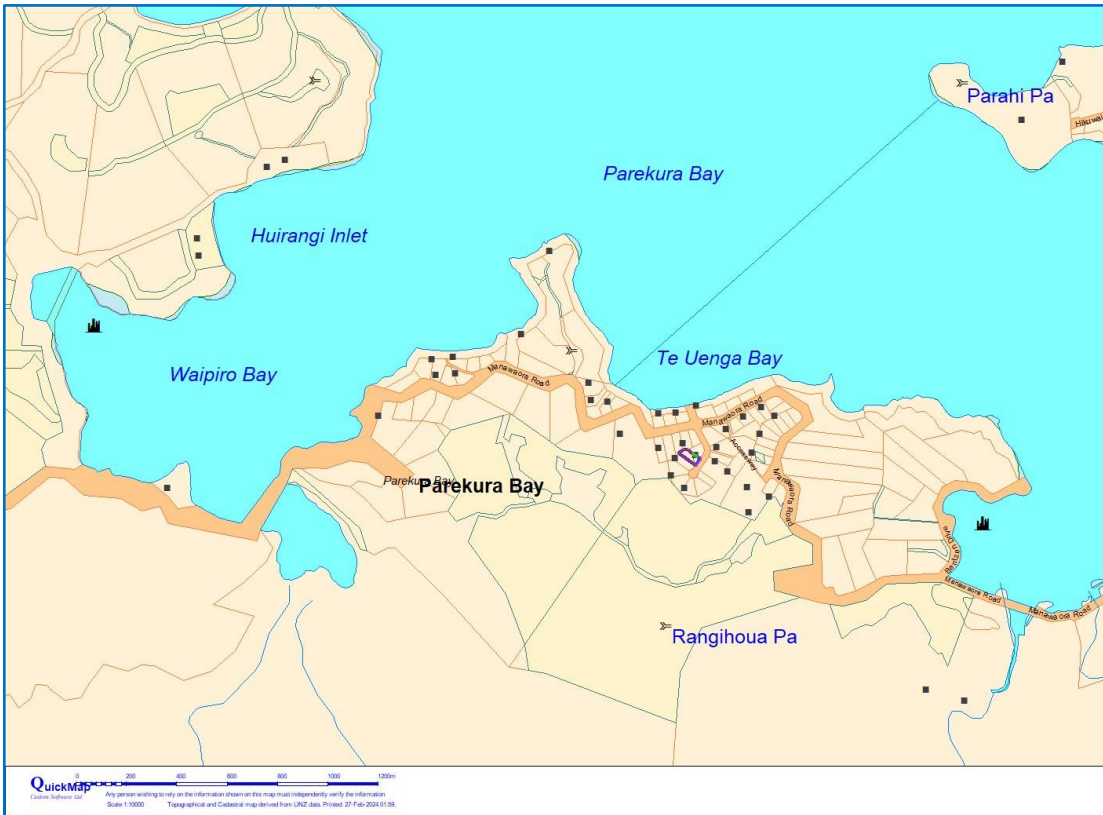


Figure 2: Location Map

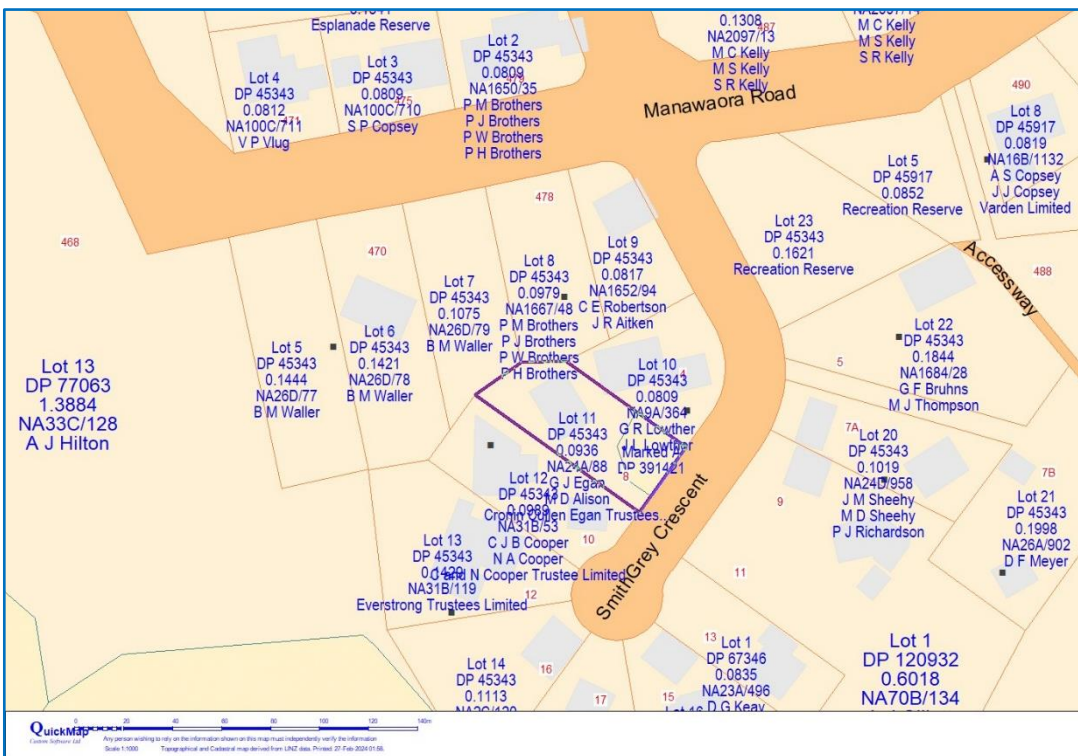


Figure 3: Cadastral Map

3.3 Site Conditions

The subject site is a nearly rectangular shaped piece of land with south-eastern facing slopes within which leveled platforms have been created for the existing buildings.

The existing dwelling is located on a level area supported by a retaining wall on the eastern side. It comprises a two storey residential dwelling, where the garage area on Level 1 is accessed by a concrete driveway. The upper level has decks on the northern, eastern and southern elevations. A metalled parking area is located below the retained area to the east of the dwelling, while the remainder of the site is in grass and landscaping.

A separate garage is located on a lower level closer to Smith Gray Crescent, within an existing parking and storage easement (Area A on DP 391421 – refer to **Figure 4** below).

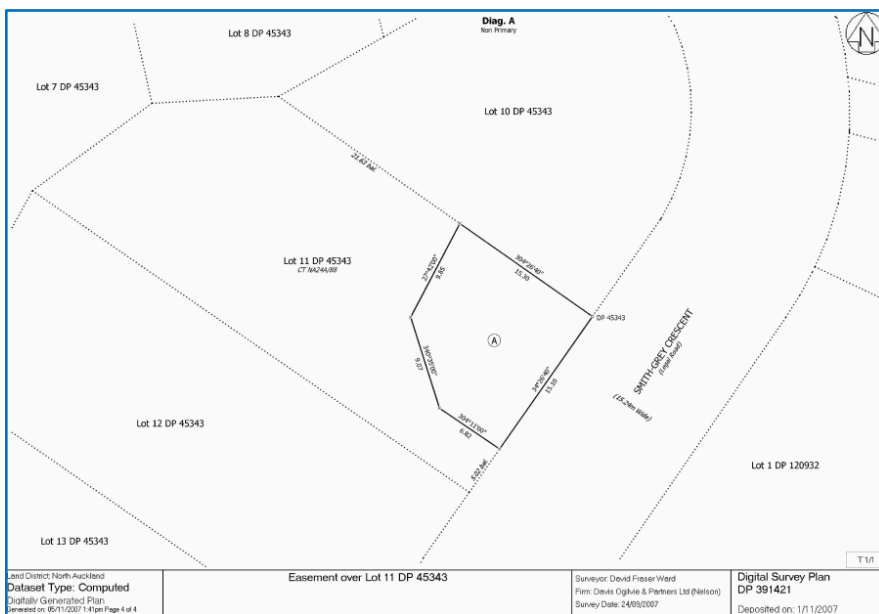


Figure 4: DP 391421

4.0 District Plan Assessment

4.1 Operative Far North District Plan

4.1.1 Coastal Residential Zone

10.8.5.1.2 Residential Intensity: The proposal is for alterations to the existing residential dwelling.

10.8.5.1.4 Building Height: The height of the altered building does not exceed 8m.

10.8.5.1.5 Sunlight: The deck and roof addition does not breach permitted activity sunlight angles. Note that on Cross Section B of the elevation plans in **Appendix 1**, the height in relation boundary line is clear due to the slope of the roof. An existing section of the roof (to be replaced) infringes the permitted standard as shown in Existing Elevations 1 and 2, and Proposed Elevations 1 and 2. The new guttering will slightly increase the degree of intrusion into the relevant recession plane. The proposal meets restricted discretionary activity standard 10.8.5.2.4.

10.8.5.1.6 Stormwater Management: Proposed impermeable surfaces will be less than 50% of the gross site area – refer to the Site Plan in **Appendix 1a**.

10.8.5.1.7 Setback from Boundaries: The addition achieves a 3m setback from road boundaries and a 1.2m setback from all other boundaries – refer to the Site Plan in **Appendix 1a**.

10.8.5.1.16 Building Coverage: Building coverage is less than 45% of the gross site area – refer to the Site Plan in **Appendix 1a**.

4.1.2 District Wide Provisions

12.3.6.1.3 Excavation and/or Filling ... in the ... Coastal Residential ... zones: No earthworks are required other than foundations to support the extended deck.

12.4.6.1.2(a) Fire Risk to Residential Units: The additions to the dwelling will be less than 20m from the area of vegetation to the north and northwest and therefore does not comply with this permitted activity. This aspect of the proposal is a discretionary activity as per Rule 12.4.6.3.

4.1.3 Transportation

15.1.6A.2.1 Traffic Intensity: No additional traffic is generated by the proposal.

15.1.6B.1.1 On-Site Car Parking Spaces: There is existing car parking within the Level 1 garage and elsewhere on the concrete and metal driveway areas for two vehicles as per the permitted standard set out in Rule 15.1.6B.1.1.

15.1.6C.1. Access: The proposal will comply with the relevant standards set out under Rule 15.1.6C.1 as access within the site is for a single dwelling served by an existing vehicle crossing and driveway.

4.1.4 Operative District Plan Overall Activity Status

Overall, the proposed activity will be a discretionary activity in terms of the District Plan provisions.

4.2 Proposed Far North District Plan

The site is zoned Settlement and is within the coastal environment.

4.2.1 Rules with Immediate Legal Effect

Rules relating to earthworks and the discovery of suspected sensitive material, and earthworks and erosion and sediment control (EW-R12 and EW-R13) and associated standards EW-S3 and EW-S5 can be complied with through advice notes relating to the Heritage New Zealand Accidental Discovery Protocol and the requirement for erosion and sediment control to be implemented in accordance with the specified guideline document for the duration of earthworks. We are not aware of any other applicable rules with immediate legal effect under the Proposed District Plan. Other relevant rules without immediate legal effect are assessed below.

4.2.2 Settlement Zone

RSZ-R1 ...extensions or alterations to existing buildings or structures: The extended / altered building will accommodate a permitted activity. There is a minor infringement of the height in relation to boundary rule, and PER-2 is not met.

RSZ-R2 Impermeable surface coverage: The proposal will add an additional 12.7m² of impermeable area, by way of the verandah roof. This results in 39% site coverage with impermeable surfaces, and a restricted discretionary activity status.

RSZ-S1 Maximum height: The altered building does not exceed a height of 8m.

RSZ-S2 Height in relation to boundary: The new roof canopy would not result in an infringement of this rule, the relevant recession planes being 45 degrees at 2m above ground level at the eastern boundary, and 55 degrees at 2m above ground level at the northern boundary of the site. The new gutter on the replaced roof results in a small additional infringement – restricted discretionary activity.

RSZ-S3 Setback: The building alterations comply with the listed setbacks.

RSZ-S5 Outdoor living space: The site retains outdoor living space in accordance with the permitted standard.

4.2.3 Natural Hazards

NH-R5 Wild fire – Buildings used for a vulnerable activity (excluding accessory buildings): Onsite water supply and access to water supplies for fire-fighting purposes is proposed in accordance with PER-1. The building will be within 20m of the surrounding vegetation and does not comply with PER-2. This aspect of the proposal is a discretionary activity.

4.2.4 Coastal Environment

CE-R1 ... extensions or alterations to existing buildings or structures:

PER-3 is applicable. The deck and roof additions are less than 20% of the existing gross floor area of the existing building, so PER-3 is met.

PER-4 requires compliance with CE-S1 and CE-S2, which limit the maximum height of an extension or addition to an existing building or structure to 5m above ground level and the nearest ridgeline, headland or peninsula, and require the use of materials / finishing with a reflectance value no greater than 30% and an exterior finish within Groups, A, B or C as defined within the BS5252 standard colour palette, respectively. CES-S1 is not met, as the height of the extension is more than 5m – this causes a discretionary activity status. Exterior colours have not been confirmed, however will comply with CES-S2.

4.2.5 Proposed District Plan Overall Activity Status

Overall, the proposal is assessed as being a discretionary activity under the Proposed District Plan.

5.0 Assessment of Environmental Effects

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) states that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan.

5.1 Effects of Fire Hazard Risk

Although the additions to the dwelling are relatively close to the dripline of existing nearby vegetation to the north west of the site, the nature of the relationship between the existing building and the wider vegetated landscape is existing. The increased degree of risk is considered to be negligible.

New cement composite cladding cladding will replace the existing shiplap cladding on Level 2, while Level 1 will retain the existing concrete block walls. Existing timber balustrades around the deck perimeter will be replaced with aluminium and glass balustrades. The new cladding, roofing and balustrades are fire resistant materials.

Water supply for fire fighting will be available, and will have suitable volumes and separation distances so as to be suitable for this purpose. Likewise, suitable access for fire fighting vehicles is available through the existing public and private access formations. Fire & Emergency NZ has provided written approval to the proposed water storage provisions and access to them.

Overall, it is considered that the proposed fire-fighting water supply provisions, together with the exterior materials used, and the buffer areas proposed, will mitigate the potential adverse effects of fire hazard, with the risk to life, property and natural environments being less than minor.

5.2 Visual Amenity Effects

The roof replacement and new guttering is likely to be indiscernible in terms of visual domination, overshadowing, and loss of access to sunlight and daylight, compared with the existing roof structure. Refer to **Figures 5** and **6** below. It will not reduce privacy of the neighbouring property, nor have any adverse effect on their outlook, which is orientated towards the coastal marine area, and away from the subject site. The owner of the adjacent property to the east has provided a written approval. The remainder of the building additions will not infringe the permitted activity sunlight standard.

Overall, it is considered that no mitigation is required to offset the sunlight rule infringement, which will result in a negligible adverse effect.

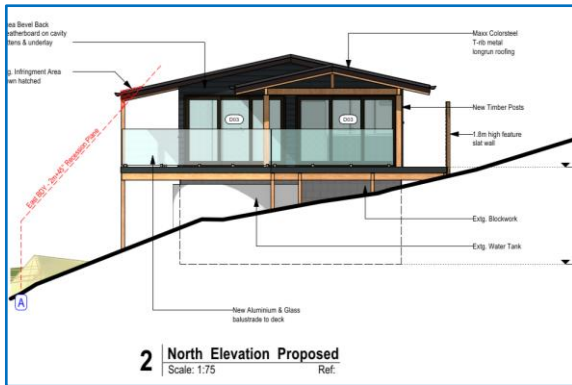


Figure 5: Proposed North Elevation

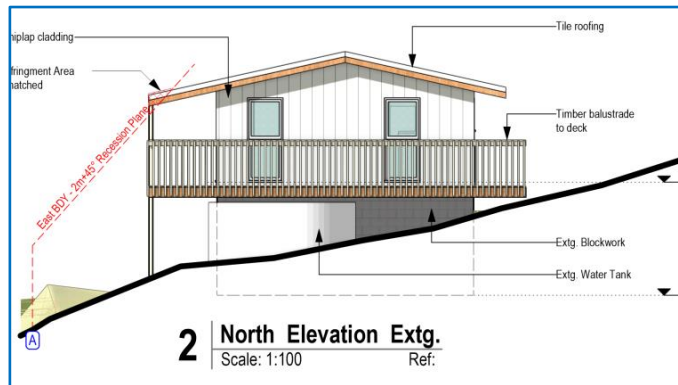


Figure 6: Existing North Elevation

6.0 Statutory Assessment

6.1 Objectives and Policies

6.1.1 Far North Operative District Plan

The additions to the existing dwelling are compliant with most of the relevant Coastal Residential Zone rules, and the proposal is considered to be consistent with the strategies for the zone and wider coastal environment. Refer to the assessment below. The proposal has also been assessed against relevant objectives and policies of the Natural Hazards section of the District Plan, as set out below. We consider the proposal to be compatible with these strategies.

Coastal Residential Zone

10.8.3 Objectives

10.8.3.1 To enable the development of residential activity in and around existing coastal settlements.

10.8.3.2 To protect the coastline from inappropriate subdivision, use and development.

10.8.3.3 To enable the development of coastal settlements where urban amenity and coastal environmental values are compatible

10.8.4 Policies

10.8.4.5 That provision be made for ensuring sites have adequate access to sunlight and daylight.

10.8.4.7 That provision be made to ensure a reasonable level of privacy and amenity for inhabitants of buildings.

The proposal is an appropriate activity within an existing coastal settlement. It will not have any discernible impacts on access to sunlight and daylight, or privacy and amenity of the neighbouring property.

Natural Hazards

12.4.3 OBJECTIVES

12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well-being of the community.

12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.

12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.

12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

12.4.4 POLICIES

12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.

12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.

As noted previously, it is considered that the proposed fire-fighting water supply provisions, together with the non-combustible and fire-resistant exterior materials used, and the buffer areas proposed, will mitigate the potential adverse effects of fire hazard, with the risk to life, property and natural environment being less than minor.

6.1.2 Far North Proposed District Plan

The applicable objective and policies of the Settlement Zone, Coastal Environment and Natural Hazards sections are commented on below. It is considered that the proposal will be compatible with the pertinent strategies.

Settlement Zone

Objectives

RSZ-02 Land use and subdivision is of a scale and intensity that is in keeping with the rural or coastal character and amenity of each settlement.

Policies

RSZ-P2 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. The scale, character and amenity of the settlement, in particular impacts on existing residential activities.*
- b. Siting and design*

The proposal will have negligible impact on the scale of development within the site, so as to not adversely affect the coastal character of the Parekura Bay coastal settlement. The scale, location and design of the proposal will be incorporated into the existing environment so as to not adversely impact the amenity values of the neighbourhood.

Coastal Environment

Objectives

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

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

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

Policies

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

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

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

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

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

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

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

- a. the presence or absence of buildings, structures or infrastructure;*
- b. the temporary or permanent nature of any adverse effects;*
- c. the location, scale and design of any proposed development;*
- d. any means of integrating the building, structure or activity;*
- e. the ability of the environment to absorb change; f. the need for and location of earthworks or vegetation clearance;*
- h. any viable alternative locations for the activity or development;*
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. the likelihood of the activity exacerbating natural hazards;*
- k. the opportunity to enhance public access and recreation;*
- l. the ability to improve the overall quality of coastal waters; and*
- m. any positive contribution the development has on the characteristics and qualities*

The natural character of the coastal environment can be protected, the proposal is at a suitable scale to be an appropriate use within the existing coastal settlement. The site is within the coastal environment but not an area of high or outstanding natural character.

The proposal will not result in significant adverse effects, with the proposed alterations and additions

having a negligible impact on the on the characteristics and qualities of the coastal environment. The existing level of natural character associated with the site and its surroundings can be maintained as can the current level of amenity values.

The proposed additions are modest in their scale, and will use existing access formations. The final result will be a single dwelling on a site within an existing coastal settlement, which is neither sprawling nor sporadic. The addition will blend in seamlessly with the existing building, with consistent building design and materials. As no earthworks are required, and the existing stormwater and wastewater provisions being used, there will be no adverse effects on coastal water quality.

Natural Hazards

Objectives

NH-O1 The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2 Land use and subdivision does not increase the risk from natural hazards or risks are mitigated ...

Policies

NH-P9 Manage land use and subdivision that may be susceptible to wildfire risk by requiring:

- (a) Setbacks from any contiguous scrub or shrubland, woodlot or forestry;*
- (b) Access for emergency vehicles; and*
- (c) Sufficient accessible water supply for fire-fighting purposes.*

As noted previously, it is considered that the proposed fire-fighting water supply provisions, together with the non-combustible and fire-resistant exterior materials used, and the buffer areas proposed, will mitigate the potential adverse effects of fire hazard, with the risk to life, property and natural environments being less than minor. Fire & Emergency New Zealand have provided written approval to the water supply and access provisions for fire-fighting.

6.1.3 Regional Policy Statement for Northland (“RPS”)

The proposed land use activity is considered to be compatible with Policy 5.1.1- Planned and coordinated development in that it does not result in incompatible land uses in close proximity, avoids reverse sensitivity, is of a density that is anticipated on the site, and can be serviced using the existing on-site water supply and on-site wastewater treatment and disposal system.

Policy 3.14 – Natural character is also met, as the proposed alterations and additions to the existing residential dwelling is an appropriate use of the site, which will avoid adverse effects on natural and coastal character. The development site is not within an area of high natural character and does not involve disturbance of indigenous vegetation.

Policy 4.6.1 – Managing effects on the characteristics and qualities natural character, natural features and landscapes – is supported by the proposal, which affects a previously modified site within an existing coastal settlement area, which is not an area of outstanding natural character, natural feature, or landscape. In particular, the location, scale and form of the building alterations are considered to be appropriate. As such, the proposal has been designed to be sensitive to the characteristic qualities that make up the values of the coastal environment.

6.1.4 New Zealand Coastal Policy Statement 2010

The Regional Policy Statement gives effect to the New Zealand Coastal Policy Statement, and the relevant policies have been taken into account in the above assessment. In particular, the proposed development supports Policy 6 by locating in a modified part of the coastal environment, in a location which is outside of any areas of high or outstanding natural character.

6.1.5 National Policy Statement for Indigenous Biodiversity

The objective of the above policy statement is set out in 2.1, is “to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date”; and to achieve this through the methods listed in (b)(i) – (iv).

There is no SNA included in the district plan, or as identified in a policy statement of plan. Policy 8 specifies that “the importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for”. Part 3 guides the implementation of the NPSIB. Of relevance is the following approach to implementing the NPSIB, and 3.16 relates to indigenous biodiversity outside SNAs:

(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.

No direct significant adverse effects on indigenous biodiversity will arise from the proposal, and fire risk to surrounding bush areas is adequately mitigated. It is considered that the proposal is consistent with the above National Policy Statement.

6.2 Part 2 of the Resource Management Act 1991

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), ...and the protection of them from inappropriate subdivision, use, and development:*
- (g) The management of significant risks from natural hazards.*

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

- (b) The efficient use and development of natural and physical resources;*
- (a) The maintenance and enhancement of amenity values;*
- (f) Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposal is for alterations to an existing residential dwelling within a coastal settlement, which is in accordance with the anticipated outcome for this site. The proposal is considered to result in a scale of development that provides for the sustainable use and management of natural resources. The natural character of the coastal environment can be preserved, and amenity values of the site and surrounding environment will be maintained. Fire hazard can be avoided and mitigated as detailed previously. Overall, the proposal is considered to be an appropriate development, which

will not degrade the quality of the environment. The proposal has no known implications in terms of the Treaty of Waitangi. The proposal is considered to be consistent with the purpose and relevant principles of the Resource Management Act 1991.

6.3 National Environmental Standards

6.3.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The subject land is not recorded on the Northland Regional Council's 'Selected Landuse Sites' Mapping data, and is not considered to be a 'piece of land' in terms of the above regulations.²

6.3.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

On the subject site, there are no mapped natural inland wetlands or apparent freshwater features within 100m of the building site, and there are no known implications in terms of the above regulations.

6.4 Regional Plans

No consents are required under the Proposed Regional Plan for this proposal.

7.0 Consultation

An assessment in terms of Sections 95 of the Resource Management Act 1991 has been completed as follows.

7.1 Public Notification

Step 1: There are no relevant rules requiring public notification and no special circumstances exist. Public notification is not requested. Public notification is not mandatory in terms of Section 95A(2).

Step 2: Public notification is not precluded under Section 95A(4).

Step 3: There are no relevant rules that require public notification (Section 95A(8)(a)). Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded. It is considered that adverse environmental effects are not more than minor (Section 95A(8)(b) – refer to Section 5 of this Report).

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.2 Limited Notification

Step 1: There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to land which is the subject of a statutory acknowledgement.

² Website: <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21> – viewed 27 February 2024.

Step 2: Limited notification is not precluded in terms of Section 95B(6).

Step 3: In terms of 95B(8) an assessment has been undertaken in accordance with section 95E.

Written approval has been obtained from Fire & Emergency New Zealand for the proposed fire-fighting water supply and fire appliance access – refer to **Appendix 3**.

The applicants have also obtained a written approval from the owner of the adjacent property affected by the sunlight angle infringement. Refer to **Appendix 4**.

It is considered that there will be no effects arising from the proposed alterations and additions that will result in a minor or more than minor effect on any person.

As summarised above, it is considered that no person will be an adversely affected person, and that limited notification is not required.

Step 4: There are no special circumstances that warrant notification of the application to any other person.

7.3 Summary of Notification Assessment

As outlined above, it is considered that the proposal achieves the statutory criteria to be processed on a non-notified basis.

8.0 Conclusion

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- The actual and potential adverse effects on the environment resulting from the proposed activity will be less than minor;
- The proposal is considered to be consistent with the objectives and policies of the Operative and Proposed District Plan, Regional Policy Statement and the New Zealand Coastal Policy Statement; and
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- Written approval has been obtained from Fire & Emergency NZ and the adjacent property owner in relation to the sunlight rule infringement.
- No other written approvals have been sought; as it is considered that there are no parties who will be adversely affected by the proposed activity.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed

Natalie Watson,
Resource Planner

Date 29 February 2024

WILLIAMS & KING
Kerikeri

9.0 Appendices

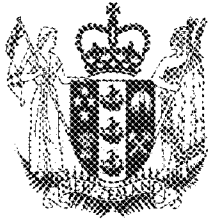
Appendix 1: Site, Floor & Elevation Plans

Appendix 1a: RC Site Plan

Appendix 2: Record of Title

Appendix 3: Fire & Emergency New Zealand Written Approval

Appendix 4: Written Approval



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA24A/88**
Land Registration District **North Auckland**
Date Issued 23 June 1972

Prior References

NA1805/30

Estate Fee Simple
Area 936 square metres more or less
Legal Description Lot 11 Deposited Plan 45343

Registered Owners

Grant James Egan and Cronin Cullen Egan Trustees Limited as to a 1/2 share
Michelle Denise Alison and Cronin Cullen Egan Trustees Limited as to a 1/2 share

Interests

K62266 Building Line Restriction

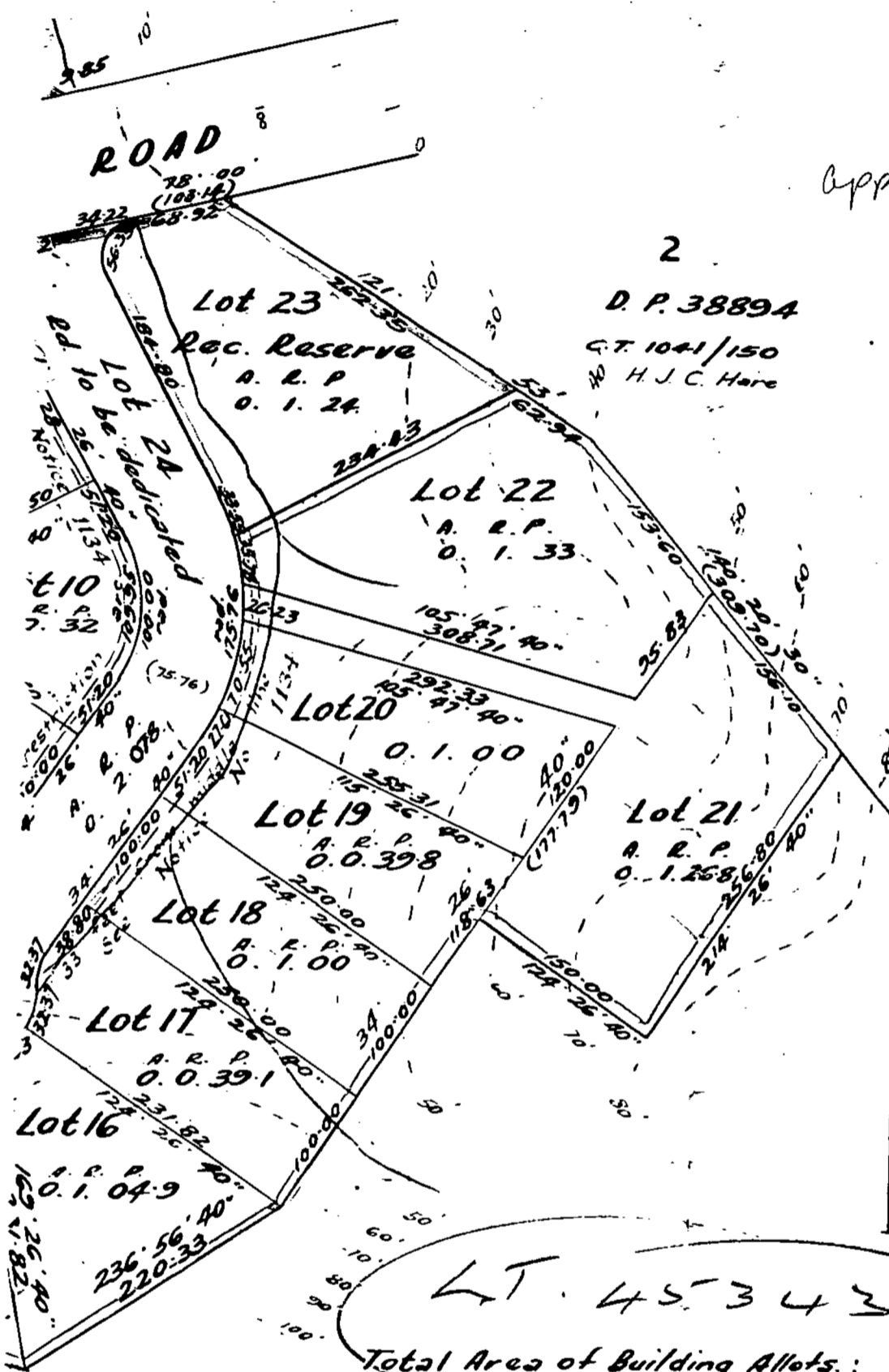
Subject to a parking and storage easement over part marked A on DP 391421 created by Easement Instrument 7598696.1 - 1.11.2007 at 9:00 am

See letter from Chief Surveyor or plan file as to Esplanade Reserve b.t. plan. 45343
 Approved 4.1.57

Date of receipt of plan: 4.5.57. File No. 56803
 Date copy submitted to Local Authority for comment under Section 3(4) of the Act: 4.5.57
 Date of receipt of comments of Local Authority: 29.4.57
 Date of submission of copy of approved plan to:
 Surveyor-General _____ Local Authority _____
 Land Registrar _____

L.C.D. Sub-Office 1864

Approval Date
 2 4.7.57



LT 45343

	A.	R.	P.
Total Area of Building Allots:	5	12	35.1
" " " Esplanade Res.	0	1	29.4
" " " New Road	0	3	2.8
" " " Recreation Res.	0	1	24.0
Balance Area	12	3	18
Total Area	20	0	29.3

St. Rawhiti No 2
 C.T. 798/175
 M.L. 8418

N OF PART
BLOCK
ners L. H. Kimber
 I. A. J. Kimber
Y OF ISLANDS COUNTY
LAND DIST.
an inch

I, NORMAN JACOB GARDINER, hereby certify that this is a copy of a Scheme Plan approved in accordance with the provisions of the Land Subdivision Act 1946.



16.7.57.

6803

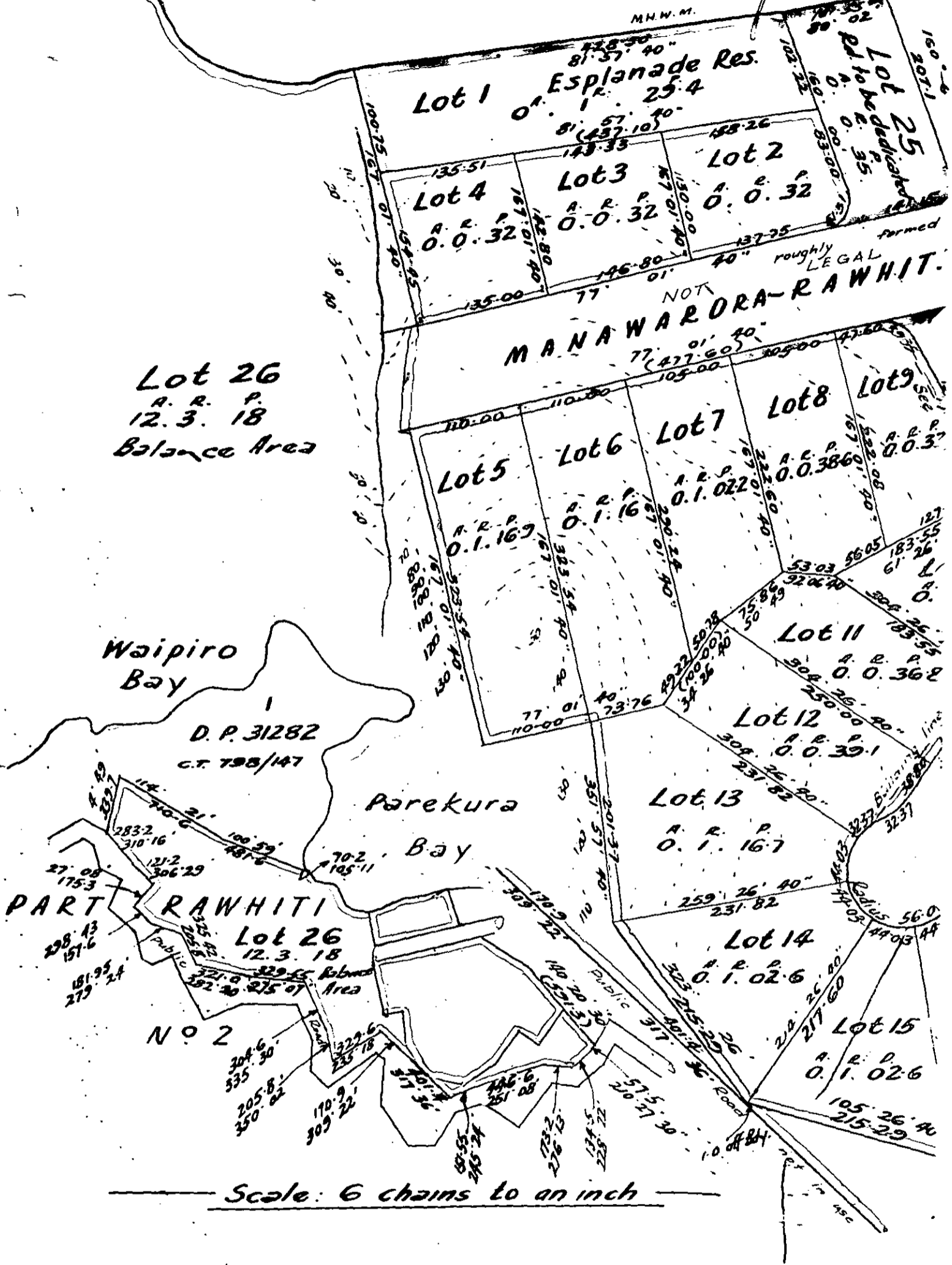
hereby certify that this plan has provisions under the Land Subdivision



K62266 BLP

INL 14637

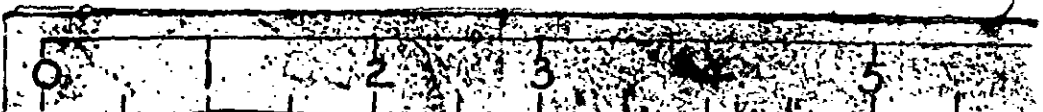
Parekura Bay



Town of Rawhiti
PLAN OF SCHEME OF SUBI
RAWHITI NO 2
 Comprised in C.T. 1075/285 O.V.
BLK. III RUSSELL S.D. ~ BA
NORTH AUCKLAND
 Scale: 1 chain to

I, Stanley Bruce Clifford, Registered Surveyor,
 been prepared by me in accordance with the
 in Counties Act 1946

Rec Sht. 81.
 L.M.M. 5 4 57
 No Prop. S.P.



K62266 B-R

CONDITIONS OF BUILDING LINE.

SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

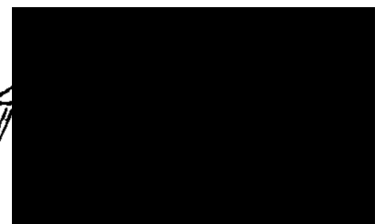
PURSUANT to the provisions of Section 5(4) of the Land Subdivision in Counties Act, 1946, I, CHARLES ARNOLD LAWN, Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 9 to 12 and 17 to 22, more particularly delineated in the Scheme Plan of the Town of Rawhiti, being a subdivision of Part Rawhiti No. 2 Block situated in Block III, Russell Survey District and comprised in Certificate of Title Volume 1075 folio 285, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on the said lots within 33 feet of the middle line of Lot 24 (Road to be dedicated), as shown on the aforementioned scheme plan.

GIVEN under my hand this 16th
day of July, 1957.

Signed: C. A. LAWN
CHIEF SURVEYOR.

NORTH AUCKLAND LAND DISTRICT.

I, CHARLES ARNOLD LAWN, hereby certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.



ASST. CHIEF SURVEYOR



Drawing List

Sheet:

Rev:

Design Sheets

A-01	Cover Page	None
A-02	Site Plan	
A-03	Existing/Demo Floor Plans	
A-04	Existing Elevations	
A-05	Existing 3D Views	
A-06	Proposed L1 Floor Plan	
A-07	Proposed L2 Floor Plan	
A-08	Proposed L2 Floor Plan-Setout	
A-09	Proposed Elevations	
A-10	Proposed Elevations 2	
A-11	Proposed 3D Views	

House Alteration 8 Smith-Grey Crescent, Parekura Bay

Grant James Egan and Michelle Denise Alison



As of 27 July 2022 The Proposed District Plan requires that this consent complies with The Auckland Council Guidance Document GD005 for Erosion and Silt Control and Rule EW-S3 Accidental Discovery Protocol

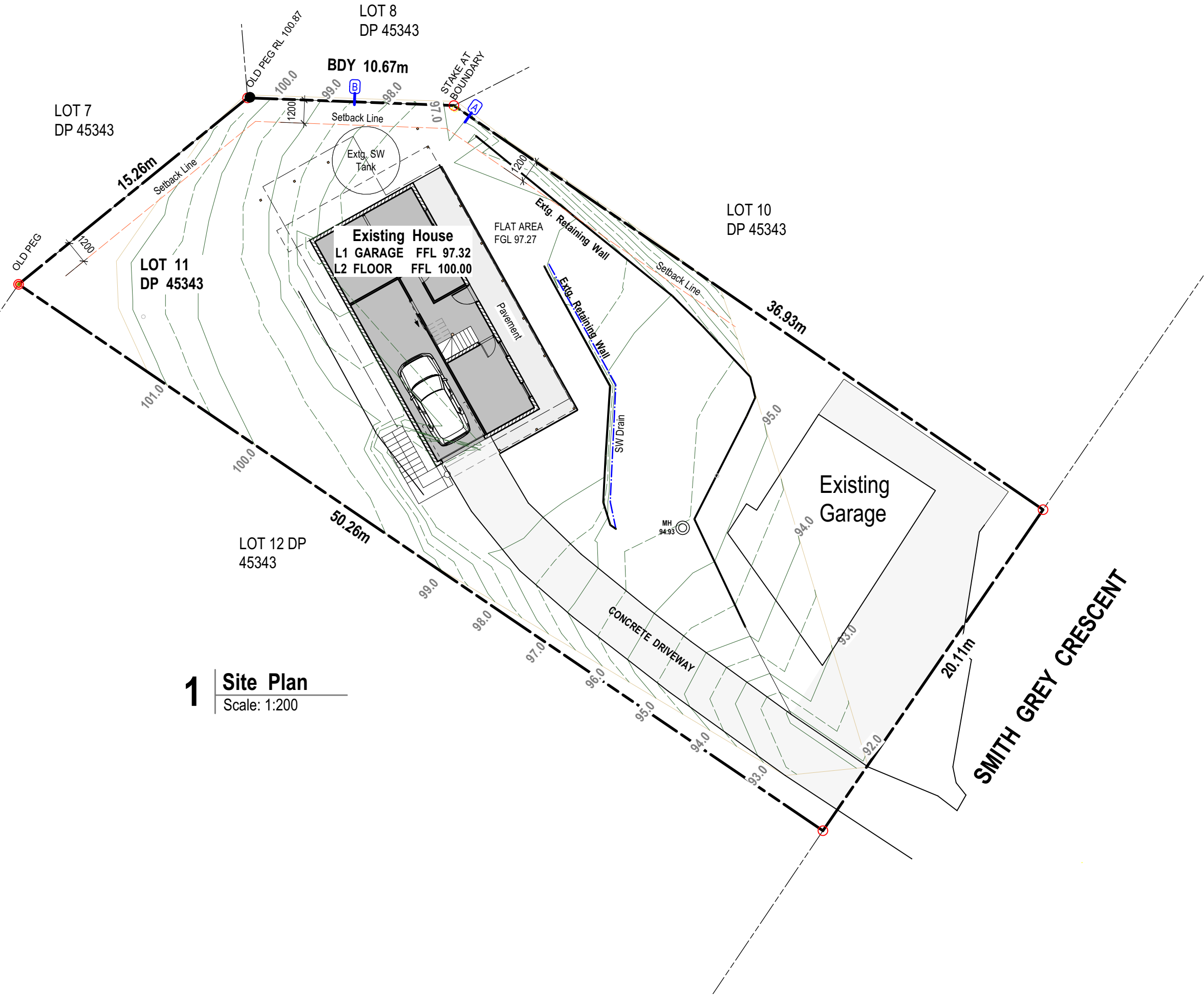
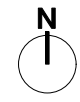
FNDC - Approved Project Information Memorandum Document - EBC-2023-778/0 - 20/02/2023 - Pg 1 of 11 - LT



Job:
House Alterations for
G. Egan & M. Alison
Address:
8 Smith-Grey Crescent
Parekura Bay 0184

Dwg:	Cover Page		
Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-01	Of:	11

for PIM - 19/12/2022



1 Site Plan
Scale: 1:200

GENERAL NOTES

Lot No.	11
DP No.	45343
Site Area	936m ²
Territorial Authority	Far North District Council
Zone	Coastal Residential Zone
Wind Zone	Very High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

BUILDING COVERAGE

House	= 135.8m ²
Detached Garage	= 68.6m ²
Total Area	= 204.4m²
Allowed 45%	= 421.2m ²

Construction Hazards / Site Safety
Building site area to be enclosed with 1.8m high temporary steel and mesh safety barriers along open boundary lines in accordance with NZBC F5 ensuring restricted access to children, & allowing controlled access for contractors, territorial authority or authorised personnel only.

Ensure all on site Hazards are clearly identified and listed on Hazard Site Boards.

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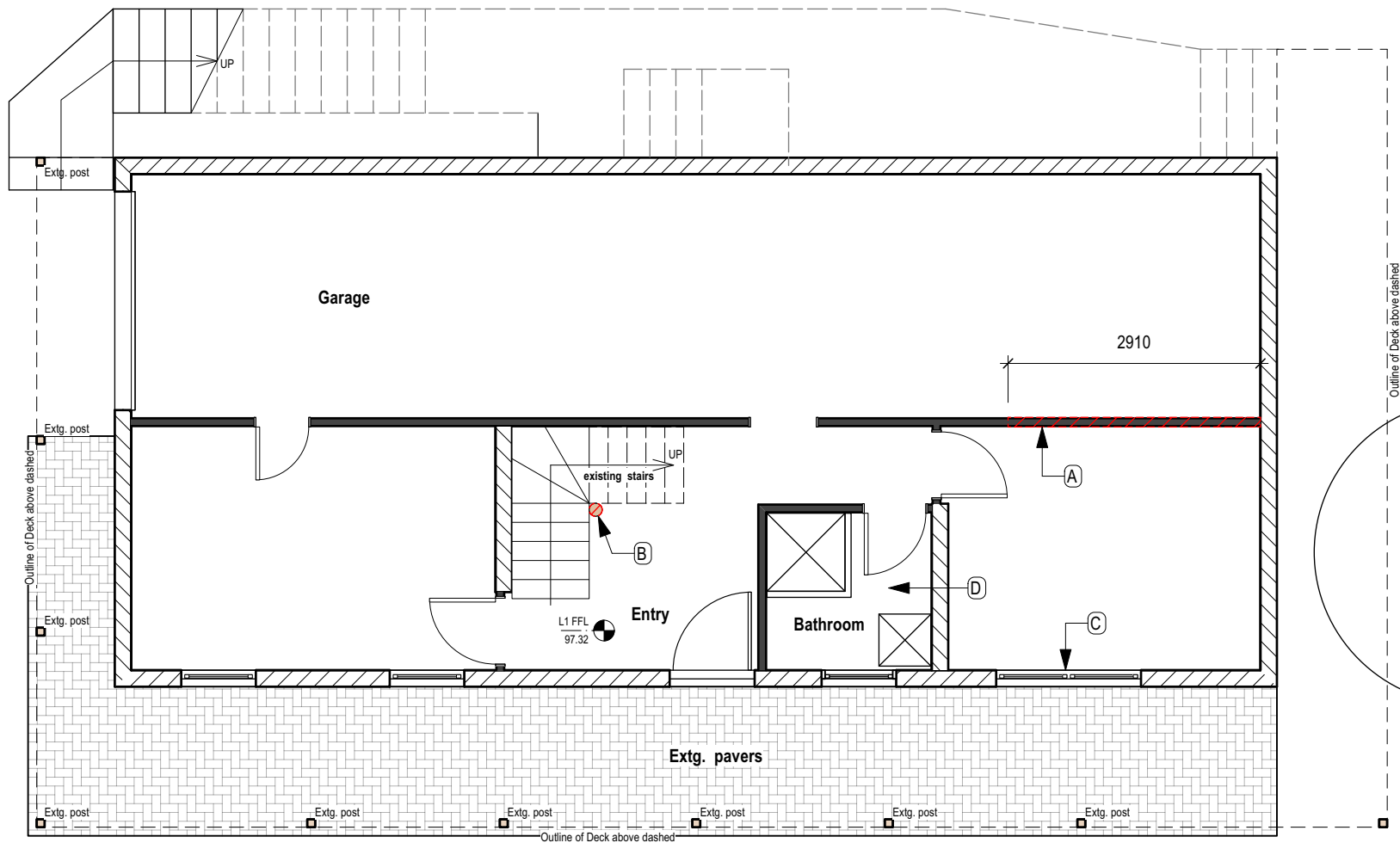
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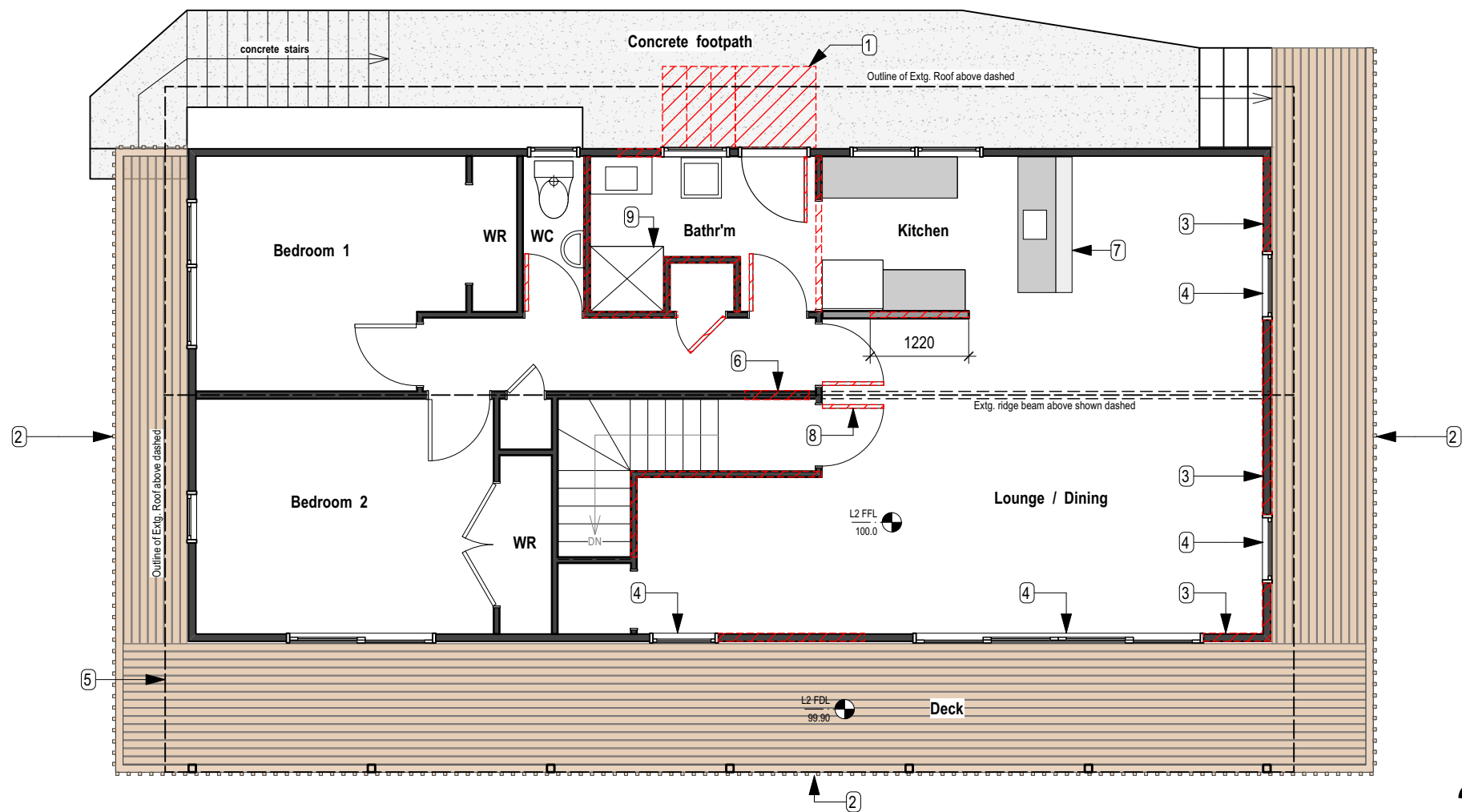
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Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
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Sheet:	A-02	Of:	11



L1 Extg. Plan Notes

- (A) Wall to be demolished. Make good to all affected areas
- (B) Post to be removed and replaced with new square post. Make good to all affected areas
- (C) Remove and dispose window. Demo blockwall below opening to allow for new door. See proposed Plan. Make good to all affected areas
- (D) Replace sanitary fixtures. New Layout as per Proposed Floor Plan

1 Level 1 Floor Plan - Existing/Demo
Scale: 1:75



L2 Extg. Plan Notes

- (1) Demolish timber stairs and landing
- (2) Remove extg. timber balustrade
- (3) Demolish timber wall to allow for new doors
- (4) Remove and dispose window
- (5) Extg. roofing to be replaced. Make good to all structures and affected areas
- (6) Create opening for new door
- (7) Remove and replace all kitchen fixtures as per Proposed layout. Re-use extg. drainage/plumbing connection where possible
- (8) Remove and displace doors shown hatched. Infill wall as per Proposed Plan (Typical)
- (9) Remove and replace sanitary fixtures as per Proposed layout. Re-use extg. drainage/plumbing connection where possible

2 Level 2 Floor Plan - Existing/Demo
Scale: 1:75

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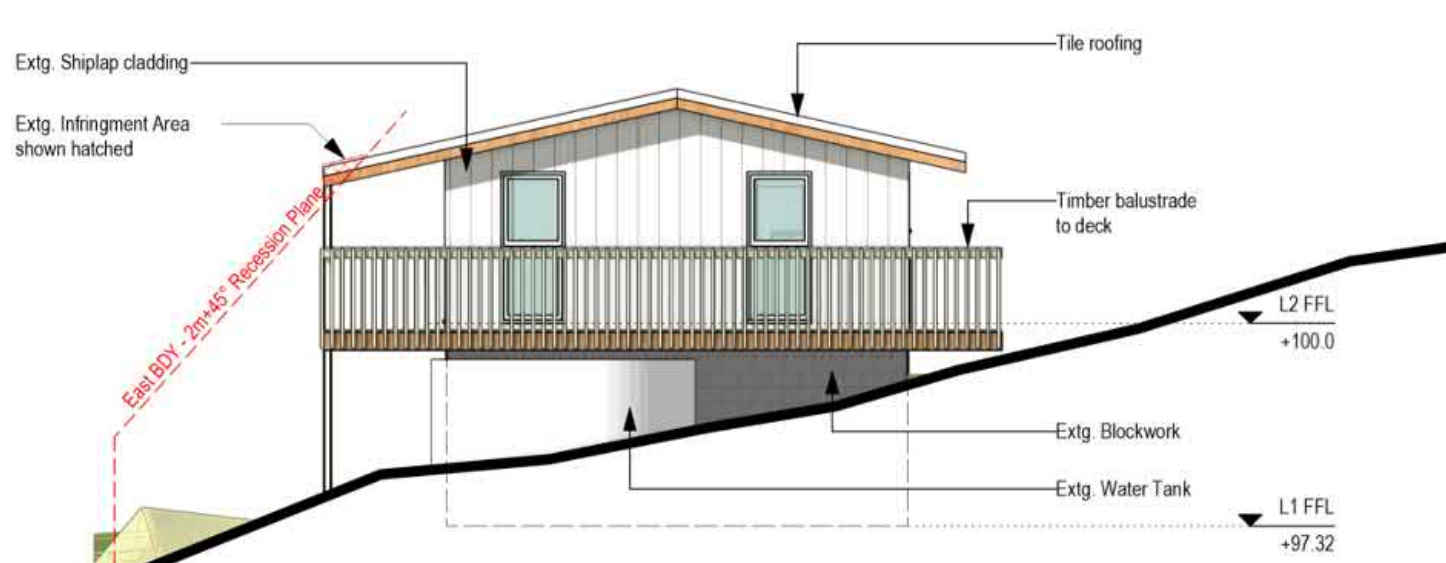
Job:
House Alterations for G. Egan & M. Alison

Address:
**8 Smith-Grey Crescent
Parekura Bay 0184**

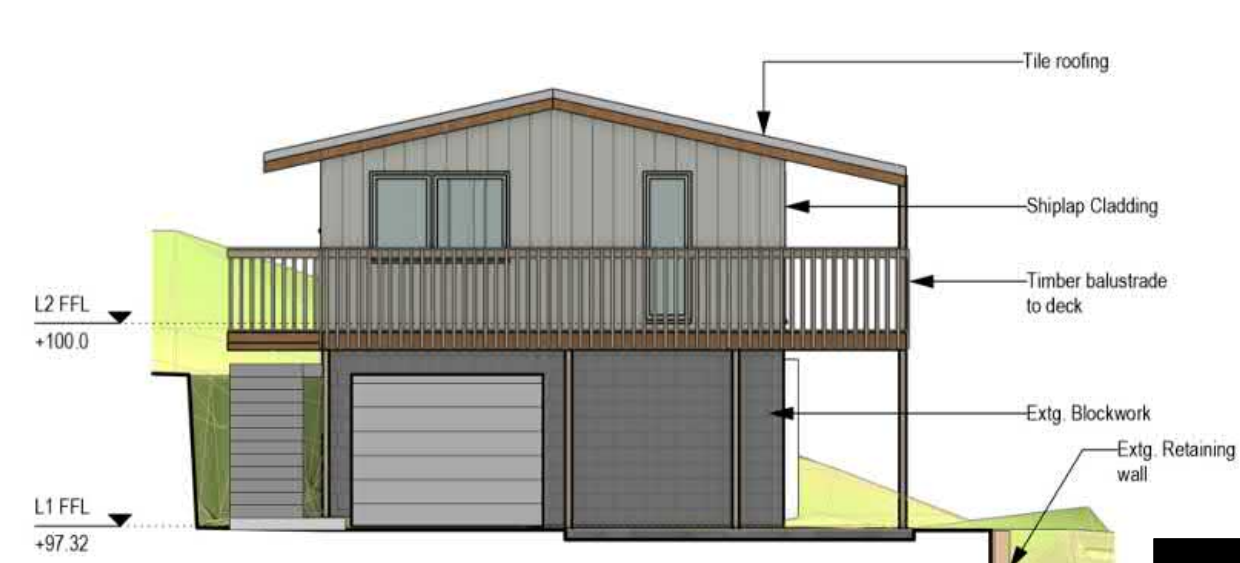
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Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-03	Of:	11



1 East Elevation Extg.
Scale: 1:100 Ref:



2 North Elevation Extg.
Scale: 1:100 Ref:



3 South Elevation Extg.
Scale: 1:100 Ref:



4 West Elevation Extg.
Scale: 1:100 Ref:

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Dwg:	Existing Elevations		
Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-04	Of:	11



1 | Extg. 3D View 1
Scale: Actual Size Ref:



2 | Extg. 3D View 2
Scale: Actual Size Ref:

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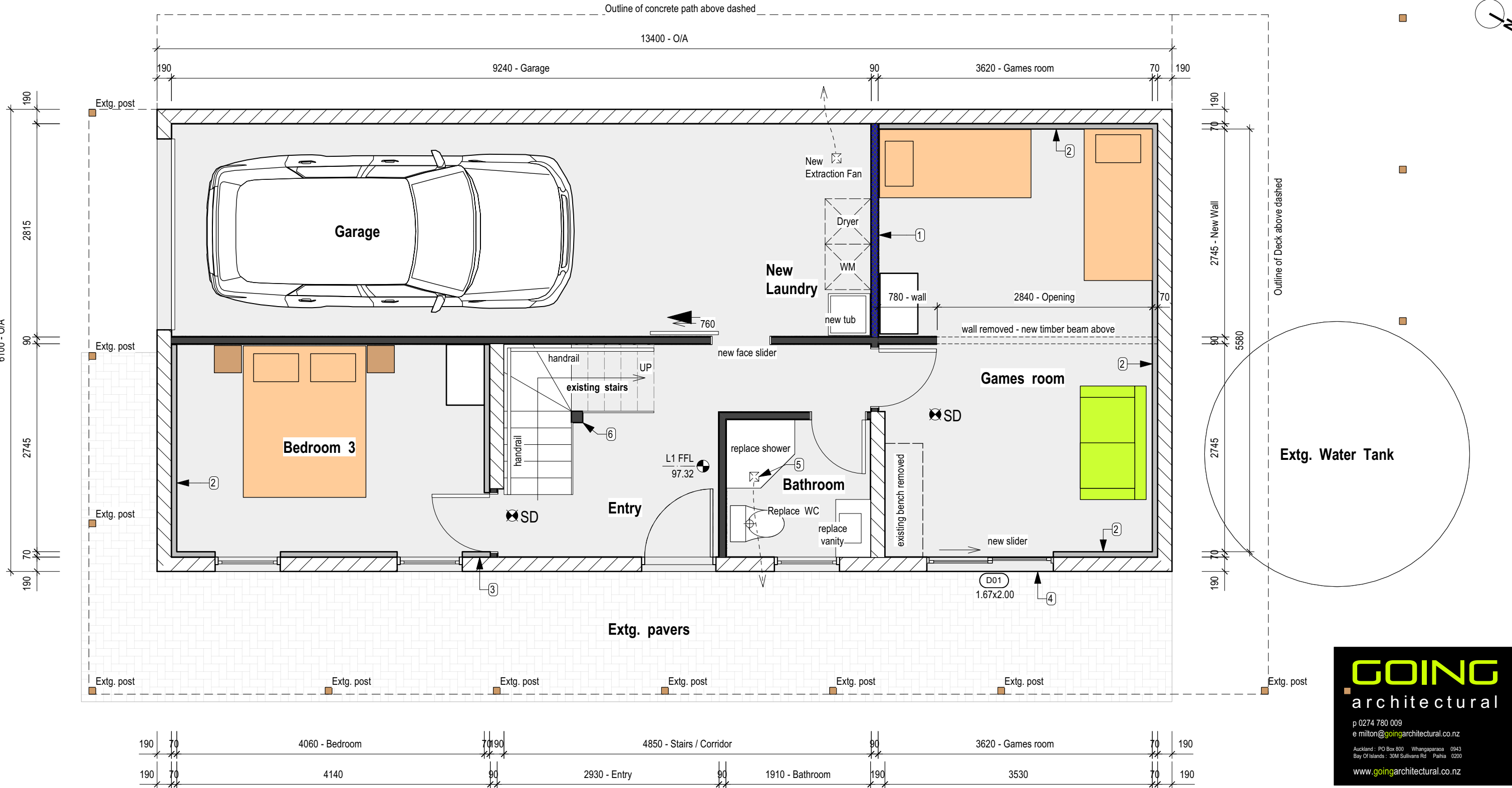
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Parekura Bay 0184

Dwg: Existing 3D Views

Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-05	Of:	11



1 Level 1 Floor Plan - Proposed

Scale: 1:50

GENERAL NOTES:

All construction to comply with NZS 3604:2011 and the NZ Building Code.

Bathrooms / showers
Shower enclosures are to consist of Acrylic base and wall liners with glass and aluminium door systems to suit the shower space, installed to manufacturers specifications.
Safety glass to showers.

Rangehood & extraction fans
Fans to be extracted through soffits where indicated on plans.

Wet Areas
Water proof all "wet-wall-areas", floors and splash areas with Mapei Aquadefense waterproof membrane. Applications by approved applicators only.
Non -Slip floor tiles to be laid in bathrooms / wet areas.

Smoke Detectors
Type 1 Ceiling mounted domestic units to be installed with hush & test facilities to NZBC F7/AS1 3.2.

- L1 Floor Plan Notes**
- New wall: 90x45 SG8 timber stud framing at 600crs with nogs @800crs, 10mm gib board each side (Aqualine at wet area)
 - New internal wall linings: 70x45 timber strapping at 600crs on DPC, expol 70mm insulation panels, 10mm gib board lining
 - Locate exact position of door on site. Check clearance to stap and line blockwall at this junction
 - Remove and dispose extg. window. Retain existing opening and demolish blockwalls below sill to allow for new Slider door. Make good to all affected areas
 - Extg. extraction fan. To be confirmed on site. Allow for new extraction fan if not already present
 - New sq. post to replace round post

Proposed Floor Areas

L1 Floor Area	= 81.74m ²
L2 Floor Area	= 81.74m ²
Total Floor Areas	= 163.48m²
L2 Deck Area	= 67.46m ²

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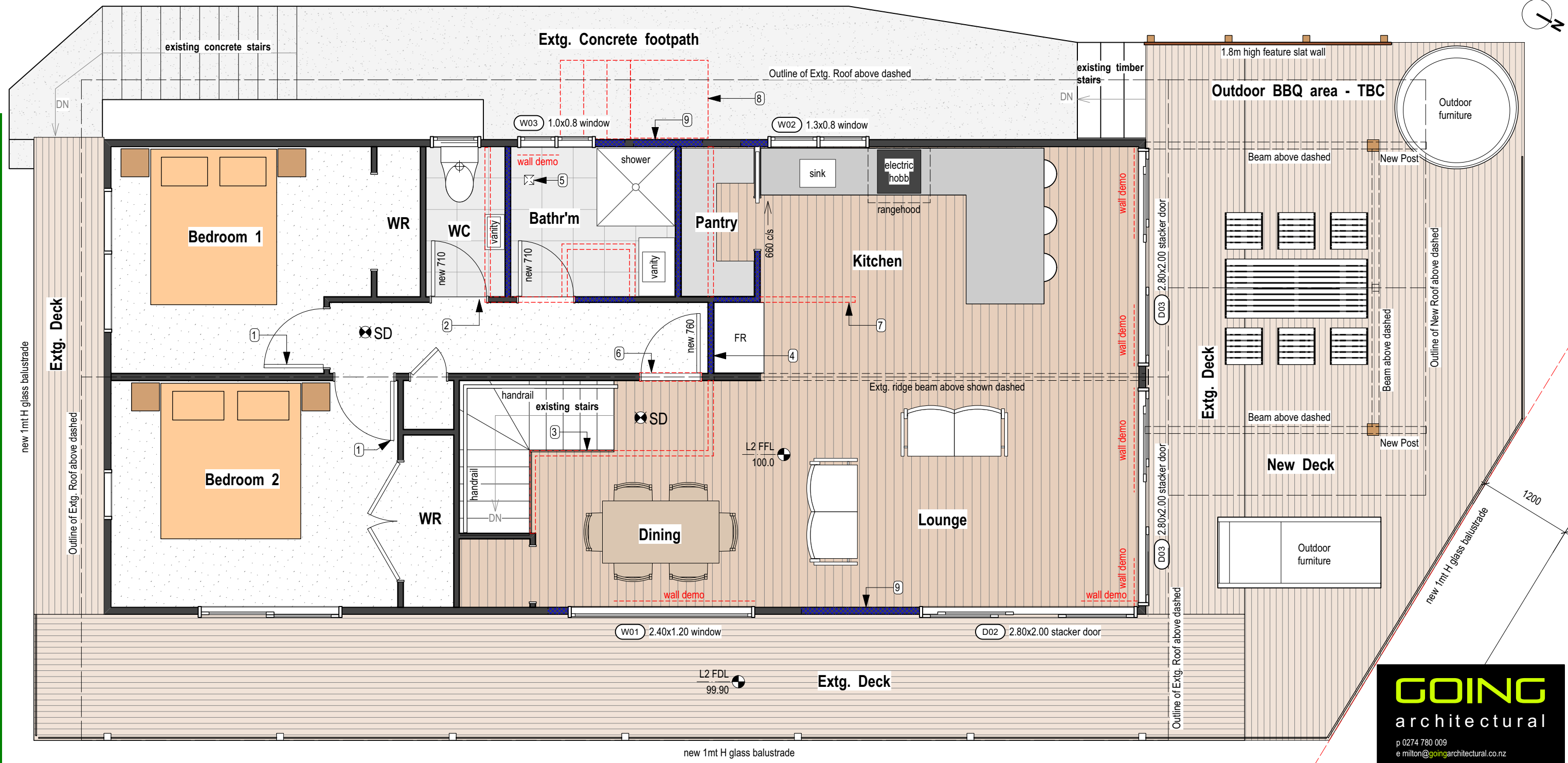
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Parekura Bay 0184

Dwg: Proposed L1 Floor Plan

Date: 2022 Rev:
Ref: 22-24 Scale: As Noted
Dwn: AM Ckd: MG
Sheet: A-06 Of: 11



1 Level 2 Floor Plan - Proposed
Scale: 1:50

GENERAL NOTES:
 All construction to comply with NZS 3604:2011 and the NZ Building Code.
Building Wrap
 Framing with Tekton Wall Wrap.
Insulation
 Wall insulation batts = R2.2
Internal Linings
 Internal linings to be standard 10mm Gib Board. 10mm Gib Aqualine to bathrooms & Ensuites. Gib stopping / internal plastering to Level 4 finish.

Wet Areas
 Water proof all "wet-wall-areas", floors and splash areas with Mapei Aquadefense waterproof membrane. Applications by approved applicators only.
 Non -Slip floor tiles to be laid in bathrooms / wet areas.
Bathrooms / showers
 Shower enclosures are to consist of Acrylic base and wall liners with glass and aluminium door systems to suit the shower space, installed to manufacturers specifications.
 Safety glass to showers.

Rangehood & extraction fans
 Fans to be extracted through soffits where indicated on plans.
New Floor coverings (TBC with Owner):
 Extg. Carpet to be stripped off. Make good to all affected areas.
 Selected carpet to bedrooms.
 Selected non-slip tiles to bathrooms.
 Selected Timber flooring at Dining, Lounge and Kitchen.
Smoke Detectors
 Type 1 Ceiling mounted domestic units to be installed with hush & test facilities to NZBC F7/AS1 3.2.

Lighting note:
 Recessed down lights to comply with NZBC C2 & AS/NZS 60598.2.2 - The insulation rating is IC or IC-F. The IC-F rating is a NZ only rating that means that the downlight can be installed under insulation that is only rated to 90 degrees C, and also that the light is sealed so insulation cannot get into the fitting.
 Lighting features location and model to be agreed between Owner and Electrician.
Aluminium Joinery / Exterior Windows & Doors
 Windows / doors - powder coated aluminium with double glazing. Safety glass to all wet areas (bathrooms). Install restrictors (100mm max. gap) to opening windows more than 1000mm wide and within 760mm of floor.

Proposed Floor Areas

L1 Floor Area	= 81.74m ²
L2 Floor Area	= 81.74m ²
Total Floor Areas	= 163.48m²
L2 Deck Area	= 67.46m ²

L2 Floor Plan Notes

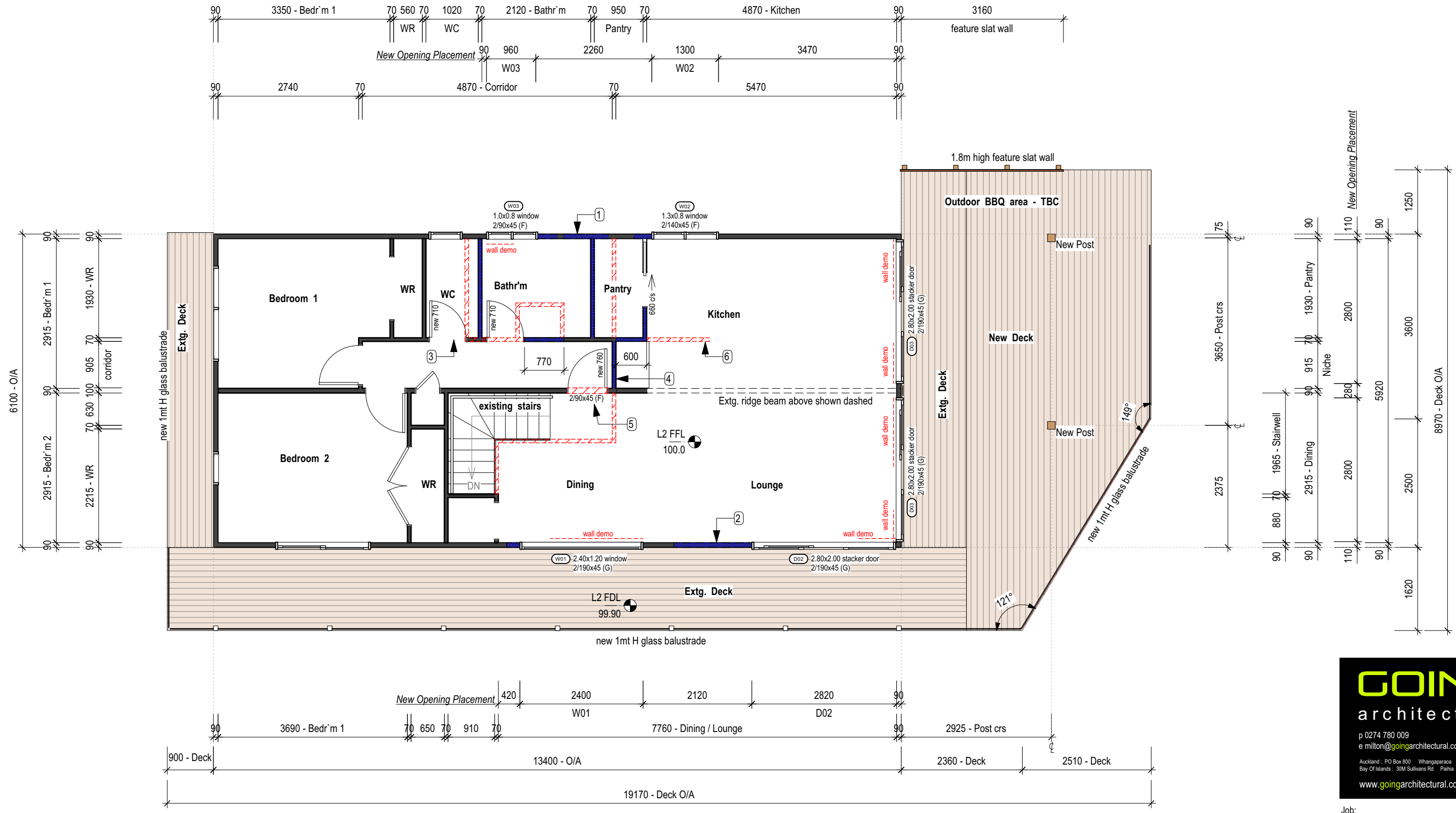
- ① Flip door opening
- ② Increase opening width to allow for new door
- ③ New selected balustrade min. 1mt H above treads level
- ④ Infill removed door opening
- ⑤ Extg. Extraction fan. Confirm on site
- ⑥ Demo wall to allow for new door. 2/90x45 SG8 Lintel. Mitek fixing type F
- ⑦ Dashed red line indicates extent of demolished walls. Make good to all affected areas.
- ⑧ Demolish timber stairs and landing
- ⑨ Crossed hatch indicates the wall infill to match existing or new internal wall

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House Alterations for G. Egan & M. Alison
 Address:
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 Dwg: Proposed L2 Floor Plan
 Date: 2022 Rev:
 Ref: 22-24 Scale: As Noted
 Dwn: AM Ckd: MG
 Sheet: **A-07** Of: 11
 for PIM - 19/12/2022



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1 Level 2 Floor Plan - Proposed Setout
 Scale: 1:75

Wall Framing
 External LBW
 Up to 2.4m high = 90x45 H1.2 kiln dried @ 400crs with dwangs @ 800crs.
 Internal Non-LBW
 2.4m-2.7m high = 70x45 H1.2 kiln dried @ 400crs with dwangs @ 800crs
 2.7m-3.0m high = 70x45 H1.2 kiln dried @ 300crs with dwangs @ 800crs

L2 Floor Plan Setout Notes

- ① Crossed hatch indicates the wall infill to match existing or new internal wall
- ② Crossed hatch indicates the wall infill to match existing
- ③ Increase opening width to allow for new door
- ④ Infill removed door opening
- ⑤ Demo wall to allow for new door. 2/90x45 SG8 Lintel. Mitek fixing type F
- ⑥ Dashed red line indicates extent of demolished walls. Make good to all affected areas.

Stud to u/side of ceiling battens = To match Extg.
 Studs, lintels & beams to be MSG8 grade.
 Lintels to be set at 2000mm above floor level (to match existing window / doors head height) unless stated otherwise on plans or Window & Door Schedule.

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Job:
 House Alterations for
 G. Egan & M. Alison

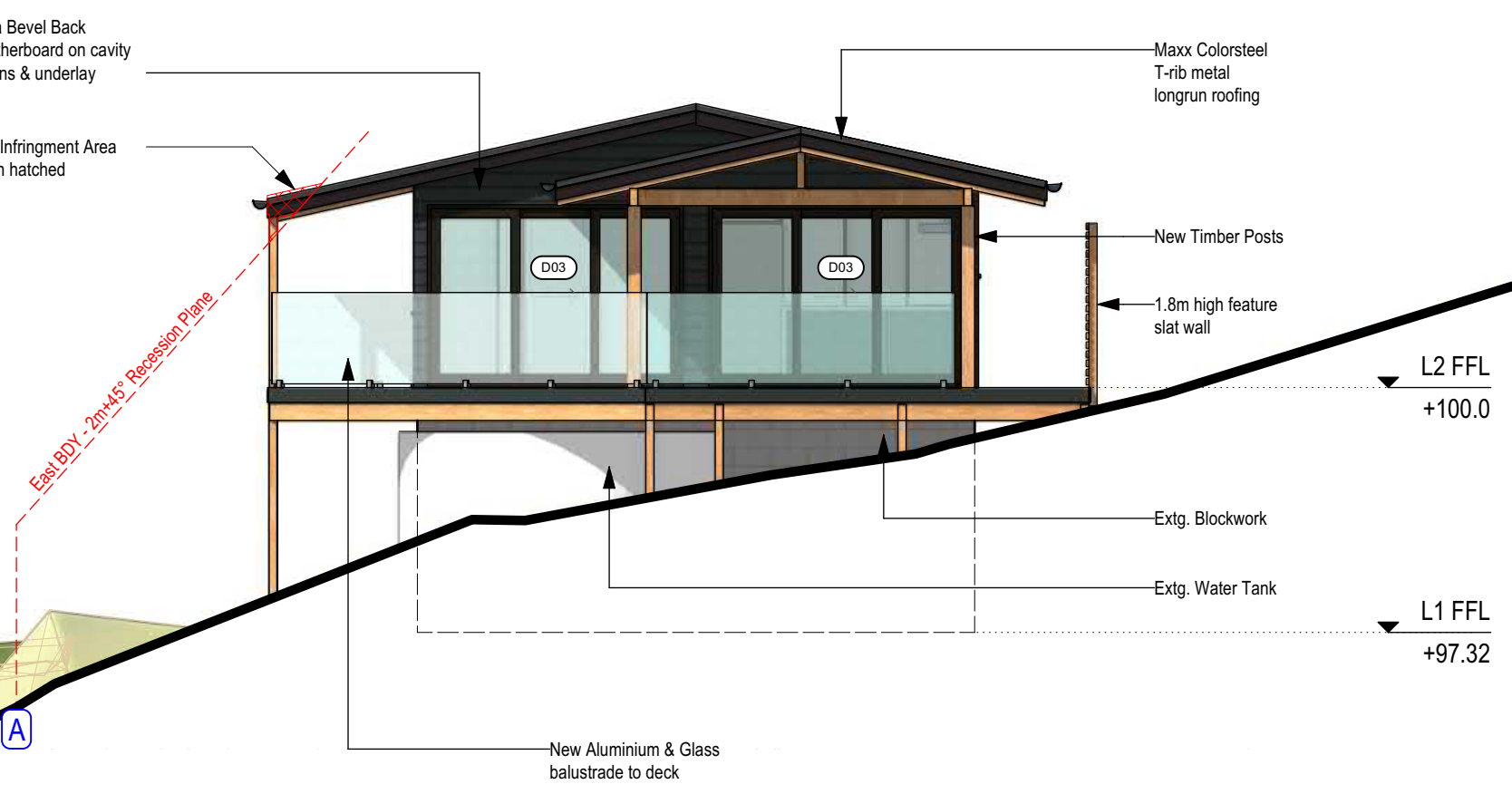
Address:
 8 Smith-Grey Crescent
 Parekura Bay 0184

Dwg: Proposed L2 Floor Plan-Setout

Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-08	Of:	11



1 East Elevation Proposed
Scale: 1:75 Ref:



2 North Elevation Proposed
Scale: 1:75 Ref:

Exteriors

- **Walls:**
 - Extg. running bond Blockwall. StoClear Coating Systems.
 - James Hardie Linea Bevel back weatherboards cladding over cavity battens & building underlay.
- **Roof:**
 - 0.4 BTM Metalcraft T-Rib Longrun Roofing, Colorsteel Maxx.
 - 125 Metal Box Gutter (see Roof Plan)
 - Timber Fascia painted (alternatively a suitable metal fascia can be used - TBC with Contractor & Owner)

Building Envelope Risk Matrix

Two storey - All Elevations	Risk Severity								
	Low	Score	Med.	Score	High	Score	Very High	Score	Sub total
Wind Zone	0		0		1		2	X	2
Number of storeys	0		1		2	X	4		2
Roof / Wall intersection design	0	X	1		3		5		0
Eaves Width	0		1		2		5	X	5
Envelope Complexity	0		1	X	3		6		1
Deck Design	0		2	X	4		6		2
Total Risk Score									12

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Address:
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Dwg: **Proposed Elevations**

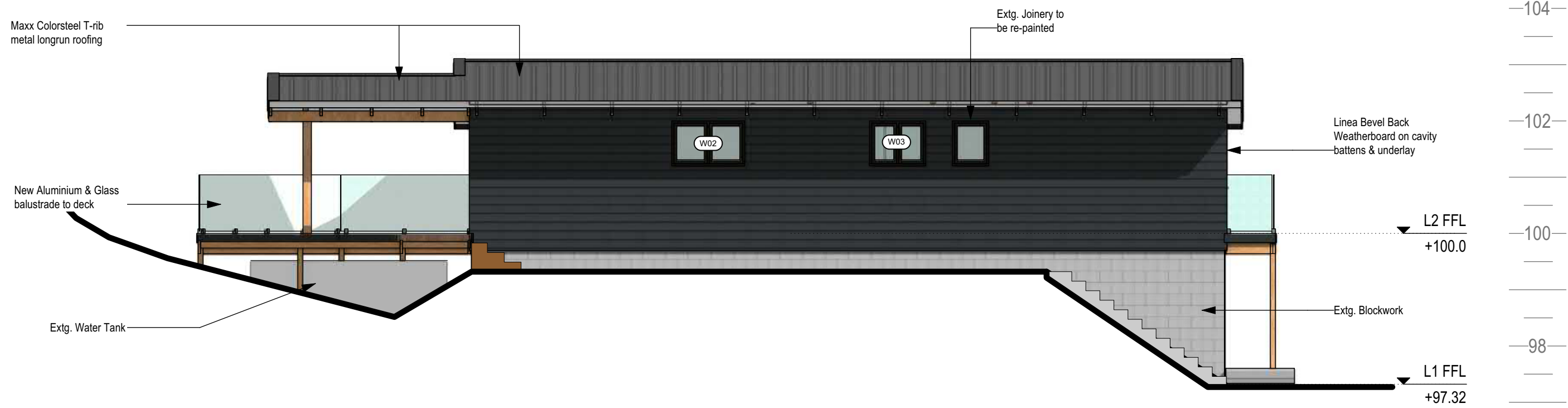
Date: **2022** Rev:

Ref: **22-24** Scale: **As Noted**

Dwn: **AM** Ckd: **MG**

Sheet: **A-09** Of: **11**

for PIM - 19/12/2022



1 West Elevation Proposed
Scale: 1:75 Ref:



2 South Elevation Proposed
Scale: 1:75 Ref:

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Dwg: Proposed Elevations 2

Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-10	Of:	11



1 Proposed 3D View 1
Scale: Actual Size Ref:



2 Extg. 3D View 2
Scale: Actual Size Ref:

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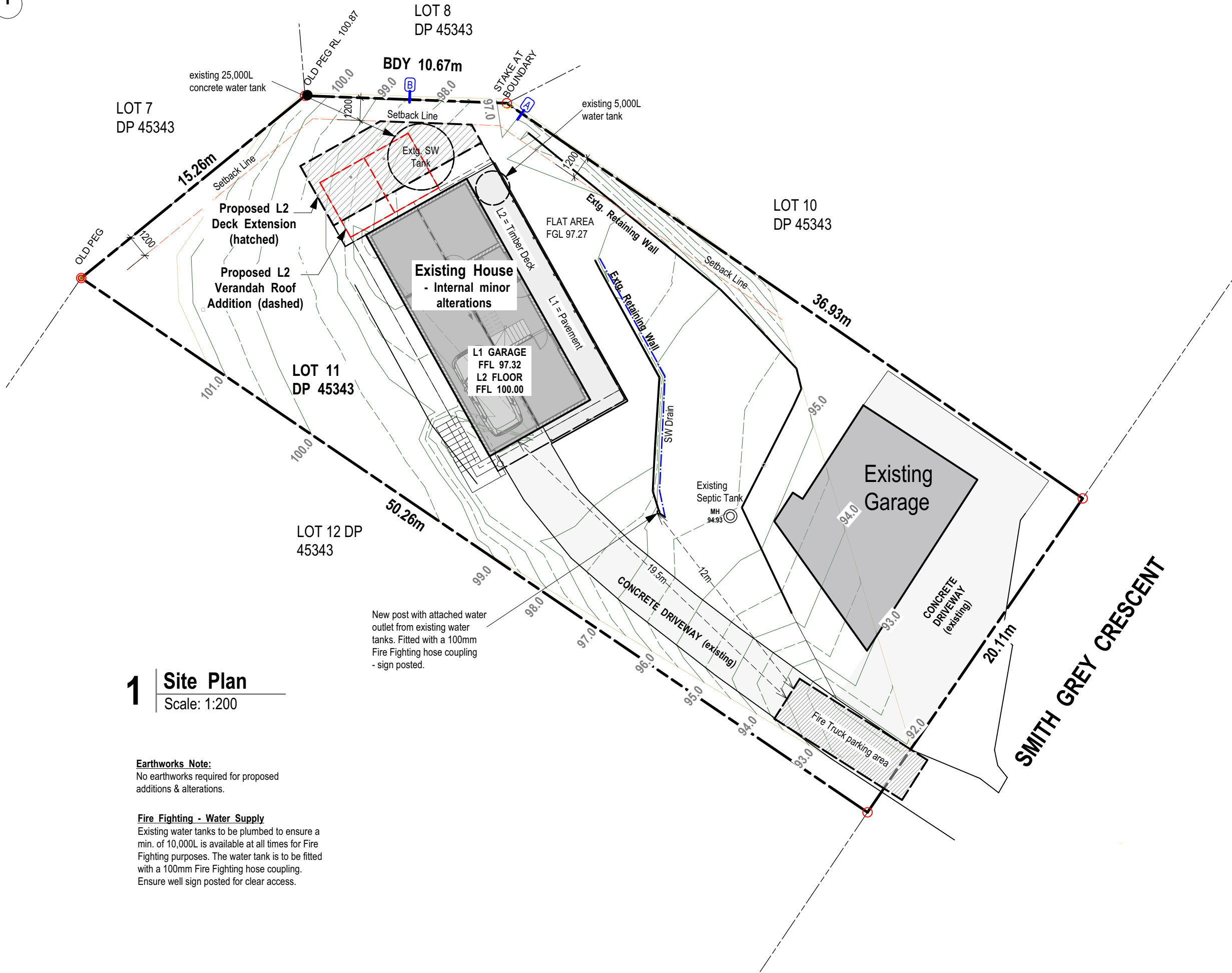
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Job:
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G. Egan & M. Alison

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Dwg:	Proposed 3D Views		
Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-11	Of:	11



GENERAL NOTES

Lot No.	11
DP No.	45343
Site Area	936m ²
Territorial Authority	Far North District Council
Zone	Coastal Residential Zone
Wind Zone	Very High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

BUILDING COVERAGE

Existing House	= 135.8m ²
Existing Detached Garage	= 68.6m ²
Proposed Additions - verandah roof & L2 deck	= 27.1m ²
Total Area	= 217.5m²
Allowed 45%	= 421.2m ²

IMPERMEABLE SURFACES

Existing House (roof)	= 118.7m ²
Existing Detached Garage	= 68.6m ²
Water tank	= 10.0m ²
House driveway & paths	= 81.5m ²
Garage driveway & paths	= 75.3m ²
Proposed Additions - verandah roof	= 12.7m ²
Total Area	= 366.8m²
Allowed 50%	= 468m ²

Construction Hazards / Site Safety
 Building site area to be enclosed with 1.8m high temporary steel and mesh safety barriers along open boundary lines in accordance with NZBC F5 ensuring restricted access to children, & allowing controlled access for contractors, territorial authority or authorised personnel only.

Ensure all on site Hazards are clearly identified and listed on Hazard Site Boards.

1 Site Plan
 Scale: 1:200

Earthworks Note:
 No earthworks required for proposed additions & alterations.

Fire Fighting - Water Supply
 Existing water tanks to be plumbed to ensure a min. of 10,000L is available at all times for Fire Fighting purposes. The water tank is to be fitted with a 100mm Fire Fighting hose coupling. Ensure well sign posted for clear access.

New post with attached water outlet from existing water tanks. Fitted with a 100mm Fire Fighting hose coupling - sign posted.

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Job:
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Address:
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 Parekura Bay 0184

Dwg: Site Plan

Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-02	Of:	11



WHAKARATONGA IWI

FIRE
EMERGENCY

NEW ZEALAND

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions



Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver	3
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Section C – Property Details	4
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Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

“Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property”.

Waiver Explanation Intent

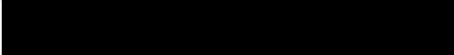
Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^m² requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority’s District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Grant Egan
Address:	
Contact Details:	
Return Email Address:	

Section C – Property Details

Property Details	
Address of Property:	8 Smith-Grey Crescent, Parekura Bay
Lot Number/s:	Lot 11, DP 45343
Dwelling Size: (Area = Length & Width)	13.4m x 6.1m, 82m ²
Number of levels: (Single / Multiple)	two

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is 12 metres	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: Gentle slope at base of driveway

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	<input checked="" type="checkbox"/> Concrete Tank <input checked="" type="checkbox"/> Plastic Tank <input checked="" type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: ocean / beach close by
	Volume of water: Click or tap here to enter text.

Internal FENZ Risk Reduction comments only:

[Click or tap here to enter text.](#)

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	Is your water supply at least 6 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maximum Distance	Is your water supply no more than 90 metres from the building? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: Signage / markers will be positioned

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: Cable tie on the valve

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply

Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

Specific tank piped for continued storage capacity for fire fighting.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J

If an alternative method of determining the FFWS has been proposed, who proposed it?

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

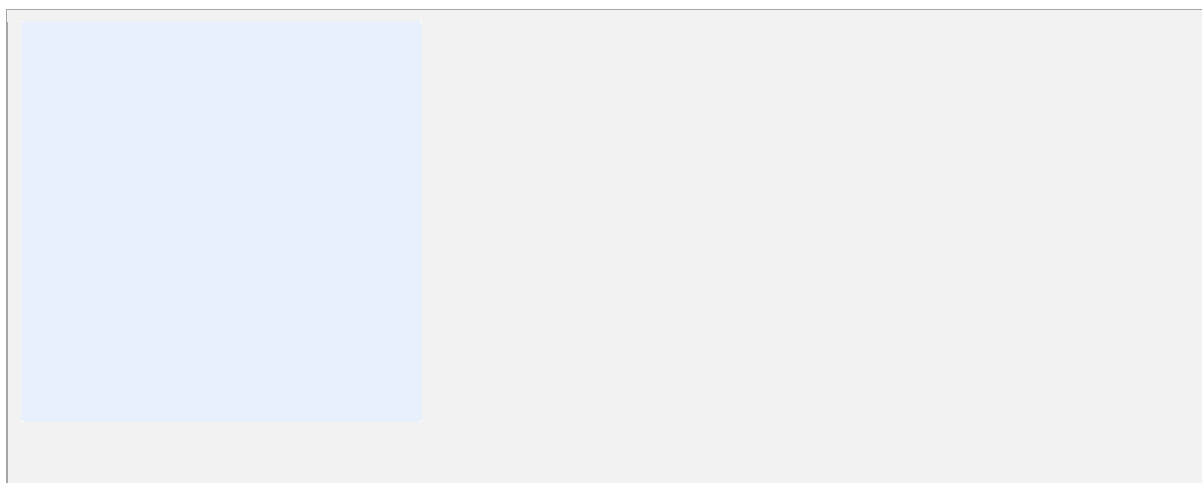
** Please provide a copy of the calculations for consideration.*

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. Fire safe construction

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most important line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

- a) Mow lawn and plant low-growing fire-resistant plants; and*
- b) Thin and prune trees and shrubs; and*
- c) Avoid tall trees close to the house; and*
- d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- f) Remove dead plant material along the fence lines and keep the grass short; and*
- g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. Safety Zone 2 extends from 10 – 30 metres of your home.

- a) Remove scrub and dead or dying plants and trees; and*
- b) Thin excess trees; and*
- c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- d) Avoid planting clusters of highly flammable trees and shrubs*
- e) Prune tree branches to a height of 2 metres from the ground.*

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to <https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/>

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy

Vegetation is minimal around the existing house. The property landscaping and gardens will be well maintained.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input checked="" type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Milton Going Dated: 7/12/2023

Contact No.: 0274780009

Email: milton@goingarchitectural.co.nz

Signature: MG

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a 90 square metre, Single Level dwelling/sub division, and non-sprinkler protected.

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager does agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.

Name: Graeme Matthews

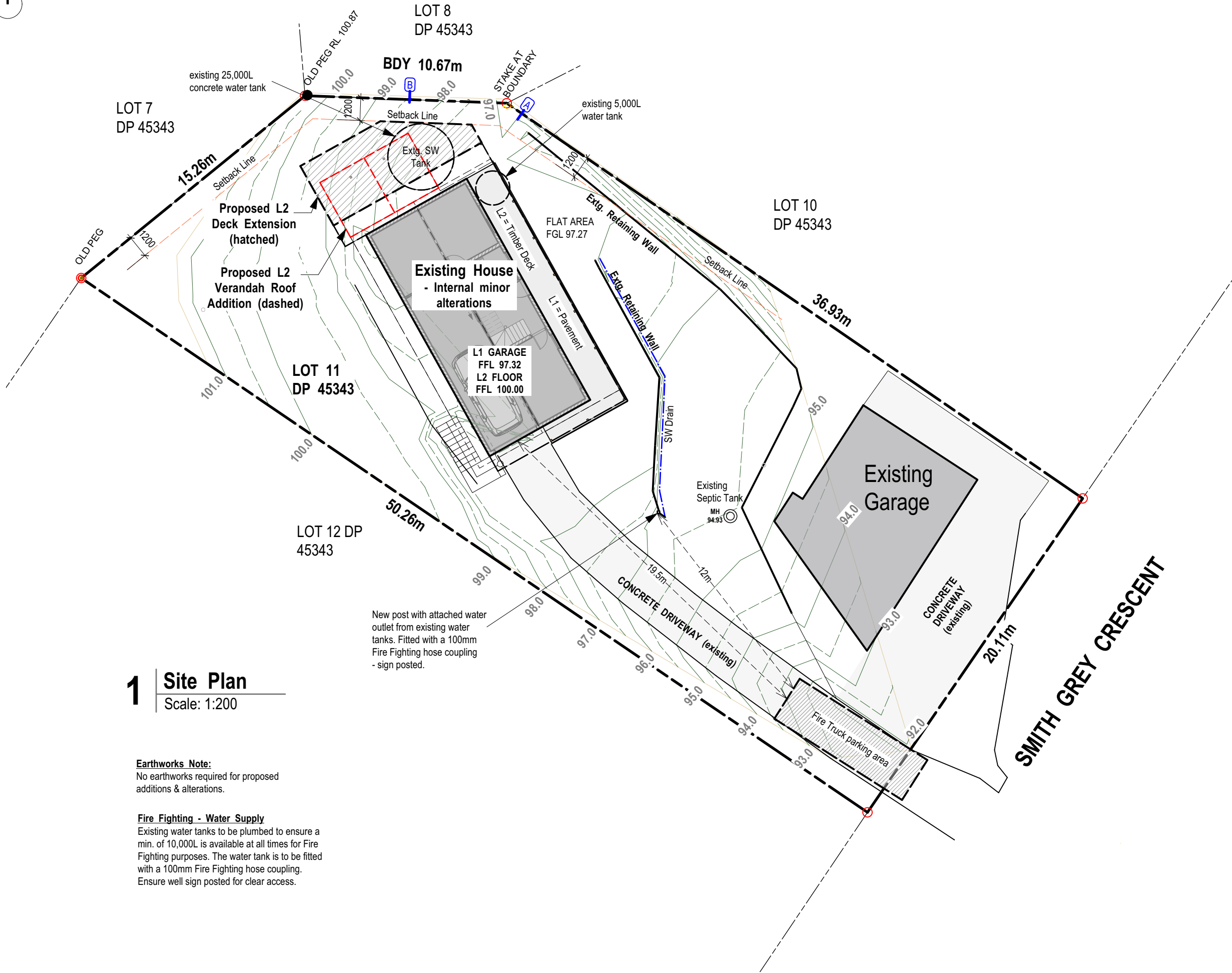
APPROVED

Signature: .

Dated: 8/12/2023

P.P on behalf of the Area Manager

Gr
Advisor Risk Reduction
Fire and Emergency New Zealand - Te Tai Tokerau



GENERAL NOTES

Lot No.	11
DP No.	45343
Site Area	936m ²
Territorial Authority	Far North District Council
Zone	Coastal Residential Zone
Wind Zone	Very High
Earthquake Zone	1
Corrosion Zone	D
Maximum Building Height	8m

BUILDING COVERAGE

Existing House	= 135.8m ²
Existing Detached Garage	= 68.6m ²
Proposed Additions - verandah roof & L2 deck	= 27.1m ²
Total Area	= 217.5m²
Allowed 45%	= 421.2m ²

IMPERMEABLE SURFACES

Existing House (roof)	= 118.7m ²
Existing Detached Garage	= 68.6m ²
Water tank	= 10.0m ²
House driveway & paths	= 81.5m ²
Garage driveway & paths	= 75.3m ²
Proposed Additions - verandah roof	= 12.7m ²
Total Area	= 366.8m²
Allowed 50%	= 468m ²

Construction Hazards / Site Safety
 Building site area to be enclosed with 1.8m high temporary steel and mesh safety barriers along open boundary lines in accordance with NZBC F5 ensuring restricted access to children, & allowing controlled access for contractors, territorial authority or authorised personnel only.

Ensure all on site Hazards are clearly identified and listed on Hazard Site Boards.

1 Site Plan
 Scale: 1:200

Earthworks Note:
 No earthworks required for proposed additions & alterations.

Fire Fighting - Water Supply
 Existing water tanks to be plumbed to ensure a min. of 10,000L is available at all times for Fire Fighting purposes. The water tank is to be fitted with a 100mm Fire Fighting hose coupling. Ensure well sign posted for clear access.

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Dwg: Site Plan

Date:	2022	Rev:	
Ref:	22-24	Scale:	As Noted
Dwn:	AM	Ckd:	MG
Sheet:	A-02	Of:	11



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Grant Egan
Address of proposed activity:	8 Smith-Grey Crescent, Parekura Bay
Legal description:	Lot 11 DP 45343
Description of the proposal (including why you need resource consent):	Proposed house alterations resulting in an infringement of permitted activity Operative District Plan Rule 12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS. There is an existing infringement of permitted activity rule 10.8.5.1.5 SUNLIGHT.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <u>Going Architectural Plan Set Ref 22-24 Sheets A-01 - A-11</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Glenn Robert Lowther, Jane Louise Lowther, RTT Lowther Limited

Address of affected property including legal description

4 Smith-Grey Crescent, Parekura Bay

Contact Phone Number/s and email address

Daytime: [REDACTED] e [REDACTED]

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

[REDACTED]

Date

18th - 2. 2024

Signature

[REDACTED]

Date

18.2.2024

Signature

[REDACTED]

Date

[REDACTED]

Signature

[REDACTED]

Date

[REDACTED]



1 Proposed 3D View 1
Scale: Actual Size Ref:



2 Extg. 3D View 2
Scale: Actual Size Ref:

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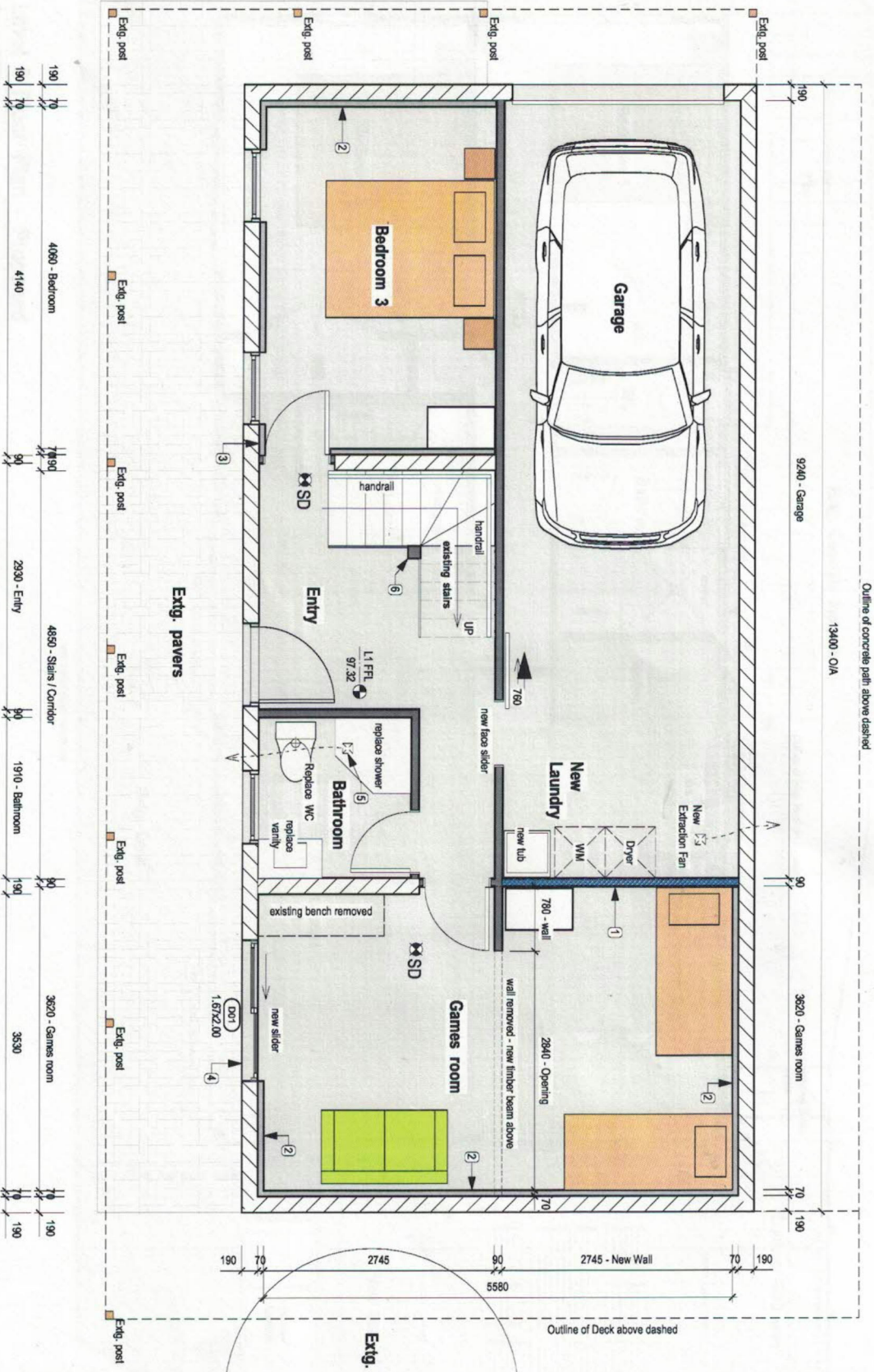
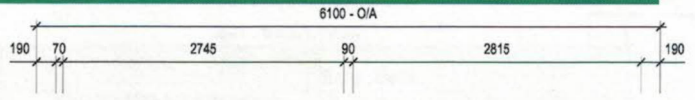
01274 738 000
e.milton@goingarchitectural.co.nz
Architect: Going Architectural Co. Ltd
187 Omeke St, 1022 Remuera, Auckland, New Zealand
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Address: 8 Smith-Grey Crescent
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Dwg: Proposed 3D Views

Date:	2022	Rev:
Ref:	22-24	Scale: As Noted
Dwn:	AM	Cnf: MG
Sheet:	A-11	Of 11

for PIM - 19/12/2022



1 Level 1 Floor Plan - Proposed
Scale: 1:50

GENERAL NOTES:
1. All construction to comply with NZS 3904:2011 and the NZ Building Code.

2. Shower enclosures / showers
Shower enclosures are to consist of Acrylic base and wall liners with glass and aluminum door systems to suit the shower space, installed to manufacturers specifications.
Safety glass to showers.

3. Rangoonhood & extraction fans
Fans to be extracted through soffits where indicated on plans.

Wkt Areas

Water proof all "wet-well-areas", floors and splash areas with Mapei Aquadefense waterproof membrane. Applications by approved applicators only.
Non-Slip floor tiles to be laid in bathrooms / wet areas.

4. Stone Delectors
Type 1 Ceiling mounted domestic urinals to be installed with flush & test facilities to NZBC FTA/S1 3.2

L1 Floor Plan Notes

- 1 New wall:
90x45 SCS timber stud framing at 600cs with roze @900cs, 10mm gfb board each side (Aquadefense at wet areas)
- 2 New internal wall linings:
70x45 timber stepping at 600cs on DPC, expand 70mm insulation panes, 10mm gfb board lining
- 3 Localise seated position of door on site. Check clearance to step and line blockwall at this junction
- 4 Remove and dispose extg. window. Retain existing opening and deminish blockwalls below sill to allow for new slider door. Make good to all attached areas
- 5 Extg. extraction fan. To be confirmed on site. Allow for new extraction fan if not already present
- 6 New sq. post to replace round post

Proposed Floor Areas

L1 Floor Area	= 81.74m ²
L2 Floor Area	= 81.74m ²
Total Floor Areas	= 163.48m²
L2 Deck Area	= 67.46m ²

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Job:
House Alterations for
G. Egan & M. Alison
Address:
8 Smith-Grey Crescent
Parekura Bay 0184

Dwg:
Proposed L1 Floor Plan

Date: 2022 Rev:
Ref: 22-24 Scale: As Noted
Dwn: AM Cdt: MG
Sheet: A-06 Of: 11
for PIM - 19/12/2022

Outline of concrete path above dashed
13400 - O/A

Outline of Deck above dashed





Level 2 Floor Plan - Proposed
Scale: 1:50

GENERAL NOTES:

- 1) All construction to comply with NZS 3904:2011 and the NZ Building Code.
- 2) Building Wrap framing with Tekton Wall Wrap.
- 3) Insulation Wall insulation batts = R2.2
- 4) Internal Linings Internal linings to be standard 10mm Gfb Board. 10mm Gfb Acoustic to bathrooms & Ensuite's. Gfb skirting / Internal plastering to Level 4 finish.
- 5) Wet Areas Water proof all "wet-areas", floors and splash areas with Mapei Aquadefense waterproof membrane. Applicators by approved specialists only. Non-Slip floor tiles to be laid in bathrooms / wet areas.
- 6) Bathrooms / showers Shower enclosures are to consist of Acrylic base and wall fins with glass and aluminium door systems to suit the shower space, installed to manufacturers specifications. Safety glass to showers.
- 7) Bengelhood & extraction fans Fans to be extracted through soffits where indicated on plans.
- 8) New Floor coverings (TBC with Owner): Edg. Carpet to be stripped off. Make good to all affected areas. Selected carpet to bedrooms. Selected non-slip tiles to bathrooms. Selected Timber flooring at Dining, Lounge and Kitchen.
- 9) Single Detectors Smoke Detectors Types 1 Ceiling mounted domestic units to be installed with trust & test facilities to NZS6 F/MS1 32.
- 10) Lighting note: Recessed down lights to comply with NZBC C2 & AS/NZS 60598.2.2 - The insulation rating is IC or ICF. The ICF rating is a NZ only rating that means that the downlight can be installed under insulation that is only rated to 90 degrees C and also that the light is sealed so insulation cannot get into the fitting. Lighting fixtures location and model to be agreed between Owner and Electrician.
- 11) Aluminium Joinery / Exterior Windows & Doors Windows / doors - powder coated aluminium with double glazing. Safety glass to all wet areas (bathrooms). Install restrictors (100mm max. gap) to opening windows more than 1000mm wide and within 100mm of floor.

Proposed Floor Areas

L1 Floor Area	= 81.74m ²
L2 Floor Area	= 81.74m ²
Total Floor Areas	= 163.48m²
L2 Deck Area	= 67.46m ²

L2 Floor Plan Notes

- 1) Flip door opening
- 2) Increase opening width to allow for new door
- 3) New selected balustrade min. 1mt H above trends level
- 4) Infill removed door opening
- 5) Edg. Extrusion fan. Confirm on site
- 6) Demo wall to allow for new door. 290x45
- 7) Dashed red line indicates extent of demostriher walls. Make good to all affected areas.
- 8) Demolish timber stairs and landing
- 9) Crossed hatch indicates the wall infill to match existing or new internal wall

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Dwg: Proposed L2 Floor Plan

Date: 2022
Ref: 22-24
Dmc: AM
Scale: As Noted
Cdt: MG
Sheet: A-07
Of: 11
for PHN - 194123222