

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Lucy Robinson

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Nicola O'Brien

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Lucy Robinson

**Property Address/
Location:**

12 & 16 Arabella Road, Opua

Postcode

0200

8. Application Site Details

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

Name/s:

Lucy Robinson

**Site Address/
Location:**

12 & 16 Arabella Road, Opuia

Postcode 0200

Legal Description:

Lot 4 & 78 DP 79339

Val Number:

Certificate of title:

NA78D/736

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

Site visit requirements:

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

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

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

9. Description of the Proposal:

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

Existing 43.2m² garage to be converted to 1-bedroom sleep out. The building is within 20m of existing bush which needs to remain due to slope stability. Application as a Discretionary Activity due to breach of rule 12.4.6.1.2, Fire Risk to Residential Units. A fire hydrant, approximately 65.1m to the southwest, provides unlimited water supply easily accessible to fire vehicles. Other mitigation measures are discussed.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

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

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

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

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

- | | |
|---|---|
| <input type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Lucy Robinson

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Lucy Robinson

Signature:

(signature of bill payer)

Date 10/09/25

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Lucy Robinson

Signature:

A signature is not required

Electronic means

Date 10/09/25

Checklist (please tick if information is provided)

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

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

ASSESSMENT OF ENVIRONMENTAL EFFECTS

FIRE RISK TO RESIDENTIAL UNIT

Lucy Robinson

12 & 16 Arabella Road

Opuia

Lot 4 & 78 DP 79339

Written by: Martin O'Brien

Reviewed by: Nicola O'Brien

Rev: A

Date: 10th September 2025

Job No: 4247

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Form 9

Application for Resource Consent under Sections 87AAC, 88, and 145, Resource Management Act 1991

1. Lucy Robinson, from 12 and 16 Arabella Road, Opuia, Lot 4 and 78 DP 79339, applies for the following Resource Consent: Application for Fire Risk to Residential Unit as a Discretionary activity due to a breach of the Far North District Plan Section 12.4.6.1.2, Fire Risk to Residential Units:

- (a) *Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.*

The applicant opts out of the fast-track consent process as it is a Discretionary activity.

2. The activity to which the application relates (the proposed activity) is as follows:

Application for Fire Risk to Residential Unit as a Discretionary activity is due to an existing 43.2m², garage to be converted to a 1-bedroom sleepout. The proposed sleepout is next to existing bush and scrub breaching the 20m permitted setback. This report addresses relevant criteria in the existing and proposed Far North District Plan and Resource Management Act (1991) with reference to fire risk mitigation tactics provided by Fire and Emergency New Zealand.

3. The location of the proposed activity:

12 and 16 Arabella Road, Opuia, Lot 4 and 78 DP 79339 are located to the north of Arabella Road, Opuia. The properties are listed together on Certificate of Title identifier NA78D/736. Access to the proposed sleepout is gained from an existing metal driveway off Point Veronica Drive. The property is zoned Coastal Living in the Far North District Plan. Refer to the Site Location Plan, Section 4, showing Lot 4 and 78 DP 79339 and surrounds. The Certificate of Title is included as Appendix 1.

4. The owners listed are the only owner/occupier of the site to which this application relates.

5. There are no other activities that are part of the proposal to which this application relates.

6. No additional resource consents are required for the proposal to which this application relates.

7. Attached is an assessment of the proposed activity's effect on the environment that:

- a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
- b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
- c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

10-13 Not applicable.

14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

1.0 Introduction

O'Brien Design Consulting were engaged by Lucy Robinson to prepare an Assessment of Environmental Effects Report to accompany a Resource Consent application addressing the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

Relevant operative and proposed District Plan rules, objectives and policies have been addressed. District Plan Criterion are addressed in Section 5.0.

Application for Fire Risk to Residential Unit as a Discretionary Activity due to a breach of the Far North District Plan Section 12.4.6.1.2, Fire Risk to Residential Units:

- (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.*

The activity is not Controlled as it does not comply with Rule 12.4.6.1.2. The activity is Discretionary because it *(a) does not comply with one or more of the standards for permitted or controlled activities as set out under Rules 12.4.6.1 and 12.4.6.2* but complies with (b) (c) and (d).

2.0 Proposal

Lot 4 and 78 DP 79339 are amalgamated and listed on the same Certificate of Title, Identifier NA78D/736. The Certificate of Title is attached as Appendix I. There are no Consent Notices listed on the title. The properties are zoned Coastal Living in the operative Far North District Plan and will be rezoned Rural Lifestyle in the proposed plan.

An existing dwelling and garage are located onsite. It is proposed that the garage be renovated into a 1-bedroom sleepout for friends and family to use. The 43.2m² garage will become a 1-bedroom sleepout with a bathroom and kitchenette. Refer to the Architectural Plans attached as Appendix II showing the site layout, floor plans, and elevations.

The building is located next to bush and scrub on steep terrain. The vegetation is to remain as it assists in maintaining slope stability.

Jason Goffin from Fire and Emergency New Zealand has stated that the reticulated mains with a fire hydrant available within 135 metres meets the operational requirements of Fire and Emergency New Zealand. The fire hydrant is approximately 65.1m to the southwest. A hydrant provides unlimited water supply easily accessible to fire vehicles. Refer to the email from Fire and Emergency New Zealand, Appendix III.

The existing non-combustible, long run, Colorsteel roof will remain. The exterior of the building is Hardieplank which is a non-combustible, fire-resistant material. Spouting and gutters will be regularly cleared and screened with metal mesh. 2 smoke detectors will be installed, and a fire extinguisher located in the kitchenette at all times.

The following is recommended within 10m of the sleepout; avoid planting vegetation within this area unless it is to replace a tree required for slope stability. In this case highly flammable plants (for example Pine and Manuka) are to be avoided and fire-

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resistant plants (for example deciduous trees such as Maple) chosen. Existing vegetation is to be thinned and pruned. Flammable debris including dead plant material is to be removed. Grassed lawn is to be kept short. Gravel, decorative rock, or shell is to be used instead of bark when it is time for this to be replaced.

Within 10-30 metres of the sleepout; scrub, dead or dying plants and trees are to be removed, excess trees thinned (if not required for slope stability), tree branches to be pruned to a height of 2 metres from the ground. No further planting is to occur unless it is for slope stability. Fire resistant plants should be chosen if required.

Roads, streams and the coastline reduce the spread and speed of fire if it was to occur. Arabella Road and Point Veronica Drive to the south and east of the property are inflammable surfaces. Paihia Road is located further to the west. A stream is located approximately 200m to the west whilst the coast is ~270m to the north and ~480m to the east.

3.0 Site Description

Lot 4 and 78 DP 79339 are located at 12 and 16 Arabella Road, Opuia. Vegetation then Arabella Road run parallel to the southern boundary. The properties are 4,883m² total in area. An existing dwelling and garage are accessed via a metal driveway off Point Veronica Drive. The remainder of the property is covered by gardens, bush and scrub. The topography slopes steeply to the south. Refer to the Site Location Plan, Sheet A01, Appendix II showing the property and surrounding area as well as the location of buildings and access.

Photographs 1 and 2 show the existing garage to become a 1-bedroom sleepout and surrounding vegetation. Vegetation behind the building is to remain to assist in maintaining slope stability.

The buildings have access to mains water and a fire hydrant approximately 65.1m away as shown in Image 1. This water source meets the standard required by Fire and Emergency New Zealand.



Photograph 1: Showing the garage to be converted into a 1-bedroom sleepout and surrounding area.



Photograph 2: Showing the proximity of vegetation behind the proposed sleepout. Gravel, decorative rock or shell will be used within 10m of the building instead of bark when it is time for this to be replaced.

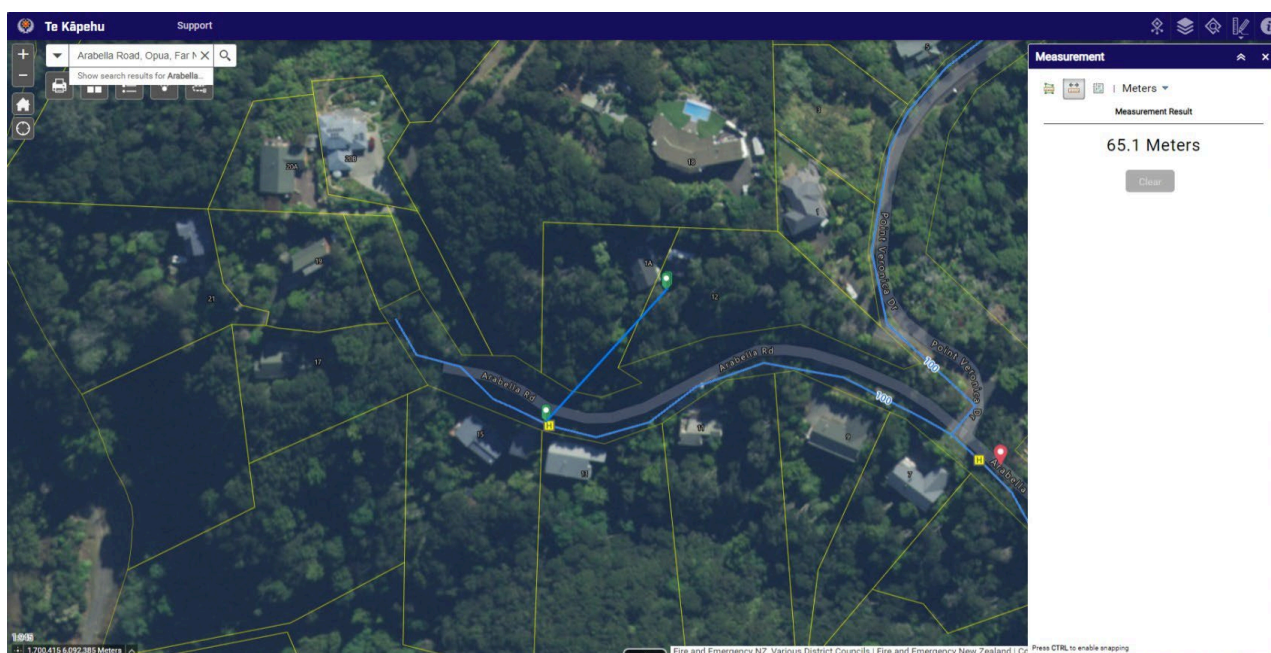


Image 1: Showing the location of the fire hydrant approximately 65.1m from the building within the 135m requirement.

4.0 Far North District Plan Review

4.1 Operative Far North District Plan

Lot 4 and 78 DP 79339 are currently zoned Coastal Living in the Operative Far North District Plan.

Far North District Plan Section 12.4.6.1.2, Fire Risk to Residential Units:

- (a) *Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest.*

Application for Resource Consent for Fire Risk to Residential Unit as a Discretionary Activity is due to the proposed 43.2m², 1-bedroom, sleepout being next to existing vegetation breaching the 20m permitted. This report addresses each criterion outlined in section 12.4.7 with reference to general fire risk mitigation tactics provided by Fire and Emergency New Zealand.

4.2 Operative Far North District Plan Other Rule Assessment:

The following District Plan rules in a Coastal Living Zone comply:

10.7.5.1.1 Visual Amenity: renovation of an existing building. Complies

10.7.5.1.2 Residential Intensity: Complies

10.7.5.1.3 Scale of Activities: Complies

10.7.5.1.4 Building Height: 7.5m existing, 8m max permitted. Complies

10.7.5.1.5 Sunlight: Complies

10.7.5.1.6 Stormwater Management: Complies

Impermeable Surfaces:

Existing driveway: 270.0m²

Existing dwelling: 125.0m²

Existing sleepout: 61.6m²

Total existing: 456.6m²

Total permitted = 10% of gross site area = 488.3m². Total existing = 9.3%.

10.7.5.1.7 Setbacks from Boundaries: Complies

10.7.5.1.8 Screening for neighbour's non-residential activities: Complies

10.7.5.1.9 Transportation: Complies

10.7.5.1.10 Hours of operation non-residential activities: Complies

10.7.5.1.11 Keeping of animals: Complies

10.7.5.1.12 Noise: Complies

10.7.5.1.13 Helicopter Landing Area: Complies

12.3.6.1.1 Earthworks Excavation and/or Filling

No earthworks required.

NES Soil disturbance: Not subject to NES

4.3 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Coastal Living. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<i>Hazardous Substances</i>	<i>The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.</i>	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
<i>Heritage Area Overlays</i>	<i>All rules have immediate legal effect (HAR1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HH-R10) Schedule 2 has immediate legal effect</i>	Not applicable. The site does not contain any areas of historic heritage.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</i>	Not applicable. The site does not contain any notable trees.
<i>Sites and Areas of Significance to Maori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</i>	Not applicable. The site does not contain any sites or areas of significance to Maori.
<i>Ecosystems and Indigenous Biodiversity</i>	<i>All rules have immediate legal effect (IB-R1 to IB-R5)</i>	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</i>	Not applicable. The proposal is not a subdivision
<i>Activities on the Surface of Water</i>	<i>All rules have immediate legal effect (ASWR1 to ASW-R4)</i>	Not applicable. The proposal does not involve activities on the surface of water.
<i>Earthworks</i>	<i>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</i>	Earthworks not proposed. <i>Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</i>
<i>Signs</i>	<i>The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</i>	Not applicable.
<i>Orongo Bay Zone</i>	<i>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</i>	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

4.4 Operative Far North District Plan Objectives & Policies

Natural Hazards, Section 12.4, Operative Far North District Plan

ISSUE

12.4.1.4 The risk of fire causing loss of life, severe damage to property and loss of indigenous vegetation and habitats of indigenous fauna is increasing due to the practice of building homes within or close to flammable vegetation and/or in isolated areas remote from firefighting services.

12.4.3 Objectives

Objectives 12.4.3.1 to 12.4.3.7 from Section 12.4.3 from the current Natural Hazards section of the Far North District Plan were reviewed. The relevant objectives to this consent are listed below.

- *To reduce the threat of natural hazards to life, property, and the environment, thereby to promote the wellbeing of the community.*
- *12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.*

12.4.4 Policies

Policies 12.4.4.1 to 12.4.3.9 from the current Far North District Plan were reviewed. The relevant policies to this consent are listed below.

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

Mitigation measures including smoke detectors and the removal of dead vegetation around the building are outlined in Section 5.0. Existing features such as Arabella Road and Point Veronica Drive assist in reducing the movement of potential fire spread. Reticulated mains with a hydrant available meet the standards required by Fire and Emergency NZ for firefighting purposes.

4.5 Natural Hazards Section NH-P9, Proposed Far North District Plan

Objectives

Objectives NH-01 to NH-04 from the Natural Hazards section of the proposed Far North District Plan were reviewed. The relevant objectives to this consent are listed below.

NH-01 *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.*

It is the intent of the owner to reduce the risk of fire and fire spread.

NH-02 *Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.*

Risks are mitigated and reduced where practical.

NH-O3 *New infrastructure is located outside of identified natural hazard areas unless:*

- a. it has a functional or operational need to be located in that area;*
- b. it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and*
- c. adverse effects resulting from that location on other people, property and the environment are mitigated.*

The building is existing.

NH-O4 *Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.*

Arabella Road and Point Veronica Drive to the south and east of the property are inflammable surfaces which will assist in reducing the spread of fire if it was to occur. Paihia Road is located further to the west. A stream is located approximately 200m to the west whilst the coast is ~270m to the north and ~480m to the east.

Policies

Policies NH-P1 to NH-P14 from the Natural Hazards section of the proposed Far North District Plan were reviewed. The relevant objectives to this consent are listed below.

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 firefighting purposes.*

Mitigation measures are outlined in Section 5.0. The assessment aims to reduce the risk of fire and fire spread to the sleepout, bush ecosystem, and neighbouring properties. Reticulated mains with a hydrant available, ~65.1m to the southwest, provides unlimited, accessible water supply for firefighting purposes meeting the standards required by Fire and Emergency NZ.

5.0 Far North District Plan Section 12.4.7 Assessment Criteria

Application for Fire Risk to Residential Unit as a Discretionary Activity due to the proposed sleepout being less than 20m from bush.

In assessing an application under this provision, the Council will restrict the exercise of its discretion to:

(j) In respect of fire risk to residential units:

(i) The degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa:

It is a relatively common occurrence for a building to be located within 20m of a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest. Existing buildings on nearby properties are located within 20m of bush and scrub. The garage to be converted to a 1-bedroom sleepout is an existing building. The exterior of the building is made from non-combustible materials. 2 smoke detectors are to be installed as shown on the Proposed Floor Plan, Sheet A03, Appendix II. A fire extinguisher is to remain in the sleepout at all times.

Jason Goffin from Fire and Emergency New Zealand has stated that the reticulated mains with a fire hydrant available within 135 metres meets the operational requirements of Fire and Emergency New Zealand. The fire hydrant is approximately 65.1m to the southwest.

Roads, streams and the coastline reduce the spread of fire if it was to occur. Arabella Road and Point Veronica Drive to the south and east of the property are inflammable surfaces reducing the spread of fire if it was to occur. Paihia Road is located further to the west. A stream is located approximately 200m to the west whilst the coast is ~270m to the north and ~480m to the east.

(ii) Any mitigation measures proposed to reduce the fire risk:

The fire hydrant located ~65.1m to the southwest of the dwelling, on the southern side of Arabella Road, is the most effective water supply because ample volumes of water are available with mains supply in comparison to a water tank which may be limited. The hydrant is clearly visible and meets access requirements for a 20-tonne fire truck.

The existing non-combustible, long run, Colorsteel roof will remain. The exterior of the building is Hardieplank which is a non-combustible, fire-resistant material. 2 smoke detectors are to be installed as shown on the Proposed Floor Plan, Sheet A03, Appendix II. A fire extinguisher will be located in or near the Kitchenette.

Recommendations from Fire Emergency NZ

The following are standard recommendations provided in Fire and Emergency New Zealand reports. Although the recommendations are provided in a report with an alternative firefighting supply, they are relevant and apply generally to reduce fire risk and spread.

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.

The spouting and gutters will be regularly cleared and screened with metal mesh. The existing non-combustible, long run, Colorsteel roof will remain. The exterior of the building is Hardieplank which is a non-combustible, fire-resistant material.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most import 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.*

Existing vegetation is to remain as it assists with slope stability. Additional planting within 10m of the building is to be avoided unless it is to replace a plant affecting slope stability. In this case highly flammable plants (for example Pine and Manuka) are to be avoided and fire-resistant plants (for example deciduous trees such as Maple) chosen. Existing vegetation will be thinned and pruned. Flammable debris including dead plant material is to be removed. Grassed lawn is to be kept short. Gravel, decorative rock or shell will be used within 10m of the building instead of bark when it is time for this to be replaced.

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.*

10-30 metres from the sleepout: Scrub, dead or dying plants and trees will be removed, excess trees thinned if not required for slope stability, further planting near the buildings not to occur, tree's branches to be pruned to a height of 2 metres from the ground.

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fireproof, 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.

The vegetation is existing. No future planting of vegetation near the sleepout is to occur unless it is to replace a tree required for slope stability. In this case highly flammable plants are to be avoided and fire-resistant plants chosen.

(iii) *The adequacy of the water supply:*

A fire hydrant connected to mains supply is the preferred water supply as it provides unlimited water volumes, is easily visible and accessible to firefighters.

(iv) *The accessibility of the water supply to fire service vehicles:*

A fire hydrant is located and designed so that it is very accessible to fire service vehicles.

6.0 Notification Assessment, Section 95, RMA 1991

6.1 Section 95A-G, RMA 1991

Section 95A-G, Public Notification and Limited Notification of Applications, of the Resource Management Act (1991) were reviewed against the breach discussed.

95A Public Notification of Consent Applications

- (1) *A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.*

Step 1: Mandatory public notification in certain circumstances

- (2) *Determine whether the application meets any of the criteria set out in subsection (3) and,—*

- (a) if the answer is yes, publicly notify the application; and*
- (b) if the answer is no, go to step 2.*

- (3) *The criteria for step 1 are as follows:*

- (a) the applicant has requested that the application be publicly notified:*
- (b) public notification is required under section 95C:*
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

The applicant has not requested public notification nor is it required under section 95C. The application is not made jointly with an application to exchange recreation reserve land. Step 1 does not apply.

Step 2: If not required by step 1, public notification precluded in certain circumstances

- (4) *Determine whether the application meets either of the criteria set out in subsection (5) and,—*

- (a) if the answer is yes, go to step 4 (step 3 does not apply); and*
- (b) if the answer is no, go to step 3.*

- (5) *The criteria for step 2 are as follows:*

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:*
- (b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - (i) a controlled activity:*
 - (ii) [Repealed]*
 - (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*
 - (iv) [Repealed]*

- (6) *[Repealed]*

Step 2 does not apply to the activity.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,-

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

The application does not require public notification.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,-

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

No special circumstances exist in this application which justify public notification.

From the assessment above it is considered that the application does not require to be publicly notified.

95B Limited notification of consent applications

(1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

Step 1: certain affected groups and affected persons must be notified

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

There are no protected customary rights groups or affected customary marine title groups.

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

Not applicable to this application.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

Step 2: if not required by step 1, limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

No, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

Step 3: if not precluded by step 2, certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The activity is not a boundary activity.

Step 4: further notification in special circumstances

(10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and,—

(a) if the answer is yes, notify those persons; and

(b) if the answer is no, do not notify anyone else.

No special circumstances exist in relation to the application that warrant notification of other persons.

95C-E – Are not applicable as the activity has been assessed as being less than minor risk to neighbouring properties.

95F and G are not applicable as there are no affected customary rights groups involved or is it a customary marine title group.

It is a relatively common occurrence that a deliberately or naturally planted area of scrub or shrubland, woodlot or forest is located within 20m of a proposed dwelling. Mitigation measures are discussed in Section 5. Based on the nature of the activity and the above assessment, it is considered that the application does not require public notification.

6.2 Neighboring Properties

12 and 16 Arabella Road, Opuia are located within an area where residential dwellings are close to bush and scrub. Arabella Road runs along the southern boundary of the property whilst Point Veronica is located to the east. The roads provide an inflammable surface which can help to reduce the risk and speed of fire spread. A stream is located approximately 200m to the west whilst the coast is ~270m to the north and ~480m to the east.

Implementing and maintaining mitigation measures outlined in Section 5 such as clearing dead plant material and gutters should be implemented and maintained. Smoke detectors and an extinguisher are to be located in the sleepout. A hydrant provides easily accessible, unlimited water for firefighting purposes if required.

7.0 Resource Management Act Section 104 Assessment

7.1 Section 104 Assessment

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to:

(a) any actual and potential effects on the environment of allowing the activity; and

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. This has been carried out in the assessment in Section 7. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

(ab) 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(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes 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'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.

(b) any relevant provisions of:

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The Regional Plan has been reviewed and there are no documents that are relevant to the proposal. While the Regional Policy Statement for Northland does address natural hazards, it focuses on flood and coastal hazards, rather than fire risk. Section 104(1)(c) requires for assessment of any other matters that may be relevant to the activity. There are no known other matters that may be relevant in this application.

7.2 Part 2 of the Resource Management Act

(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 well-being 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.*

Mitigation measures outlined in Section 5.0 reduce the risk and spread of fire.

8.0 Schedule 4

6 Information required in assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must include the following information:

(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The building is existing.

(b) an assessment of the actual or potential effect on the environment of the activity:

Potentially increased fire risk to surrounding environment. Mitigation measures outlined.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

There are no hazardous installations proposed.

(d) if the activity includes the discharge of any contaminant, a description of—

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No contaminants are proposed.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Refer to Section 5 for mitigation measures and Fire Emergency NZ recommendations.

(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Refer to Section 6.1, Notification Assessment, Section 95, RMA 1991 and Section 6.2 Neighbouring Properties.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is required for this activity.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The activity will not have a more than minor effect on protected customary rights groups.

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4 and 5 for the assessment against the operative and proposed Far North District Plan and the Far North District Plan 12.4.7 Assessment Criterion.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

(a) oblige the applicant to consult any person; or

(b) create any ground for expecting that the applicant will consult any person.

Refer to Section 6.0 Notification Assessment, Section 95, RMA 1991.

7 Matters that must be addressed by assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

(b) any physical effect on the locality, including any landscape and visual effects:

(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4.0 - 7.0 which address the items required as per Schedule 4, Section 7.

9.0 Conclusion

A less than 20m setback from vegetation occurs because the building is existing and the vegetation is to remain to assist with stabilising steep slopes. The existing non-combustible, long run, Colorsteel roof will remain. The exterior of the building is Hardieplank which is a non-combustible, fire-resistant material. Spouting and gutters will be regularly cleared and screened with metal mesh. 2 smoke detectors will be installed, and a fire extinguisher located in the kitchenette.

The fire hydrant provides unlimited water supply easily accessible to fire vehicles. This meets the operational requirements of Fire and Emergency New Zealand.

The following is recommended within 10m of the sleepout; avoid planting vegetation within this area unless it is to replace a tree required for slope stability. In this case highly flammable plants are to be avoided, and fire-resistant plants chosen. Existing vegetation is to be thinned and pruned where possible. Flammable debris including dead plant material is to be removed. Grassed lawn is to be kept short. Gravel, decorative rock, or shell is to be used instead of bark when it is time for this to be replaced.

Within 10-30 metres of the sleepout; scrub, dead or dying plants and trees are to be removed, excess trees thinned (if not required for slope stability), tree branches to be pruned to a height of 2 metres from the ground. No further planting is to occur unless it is for slope stability. Fire resistant plants should be chosen if required.

Roads, streams and the coastline reduce the spread and speed of fire if it was to occur. Arabella Road and Point Veronica Drive to the south and east of the property are inflammable surfaces. Paihia Road is located further west. A stream is located approximately 200m to the west whilst the coast is ~270m to the north and ~480m to the east.



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




R.W. Muir
Registrar-General
of Land

Identifier **NA78D/736**
Land Registration District **North Auckland**
Date Issued 15 October 1990

Prior References
NA36A/1054 NA36A/1068

Estate Fee Simple
Area 4883 square metres more or less
Legal Description Lot 4 and Lot 78 Deposited Plan 79339
Registered Owners
Lucy Marie Robinson

Interests
13203840.3 Mortgage to ASB Bank Limited - 31.1.2025 at 3:51 pm



Proposed Minor Alterations

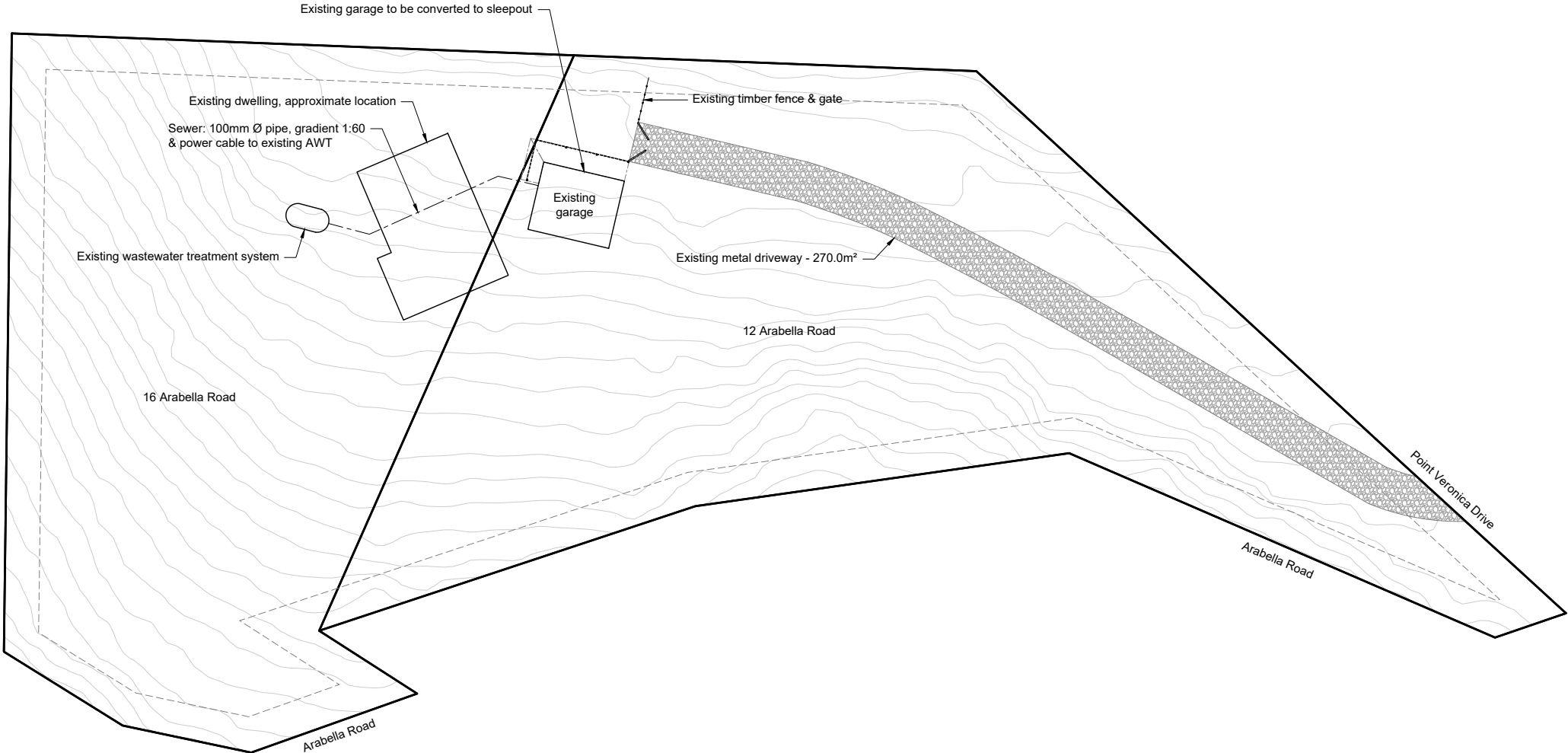
Lucy Robinson
12 & 16 Arabella Road
Opua
Lot 4 & 78 DP 79339

Sheet Index		
Sheet No.	Sheet Title	Rev
A01	Site Location Plan	D
A02	Existing Floor Plan & Elevations	D
A03	Proposed Floor Plan	D
A04	Proposed Elevations	D
A05	Drainage Plan	D
A06	Bracing Plan	D
A07	Section A	D
A08	Hold Down Details	D
A09	Cladding Details	D
A10	Channel Details	D
A11	Drainage Details	D
Revisions		
-	-	-

Construction Drawings
Date: 5 September 2025
Job Number: 4247
Drawn by:



Haigh Workmans TP58 dated 15 August 2017 allowed
for a 1 bedroom studio, refer to: BC-2017-1382-0



Lot 4 & 78 DP 79339
Lot area: 4883m²
Roof pitch: 25°
Corrosion zone: D
Wind zone: High
Costal Living zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):
Existing driveway: 270.0m²
Existing dwelling: 125.0m²
Existing sleepout: 61.6m²
Total existing: 456.6m²

Total permitted = 10% of gross site area = 488.3m²
Total existing = 456.6m² = 9.3% Complies

Setbacks to boundaries: Building is existing complies

Building height:
Permitted: 8m max
Existing: 7.5m approx. Complies

Visual Amenity: Building is existing complies

Earthworks

No earthworks required
Total permitted = 300m³ Complies

Verify all dimensions on site before commencing work & do not
scale from drawings. Refer any discrepancies to O'Brien Design
Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and
the NZ Building Code unless specifically designed.

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T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Lucy Robinson
12 & 16 Arabella Road
Opua
Lot 4 DP 79339

Sheet Title
Site Location Plan

Drawn 5 September 2025

Project No 4247

Rev	Sheet
D	A01




Scale (A3 Original) 1: 500
5 2.5 0 5 10
m

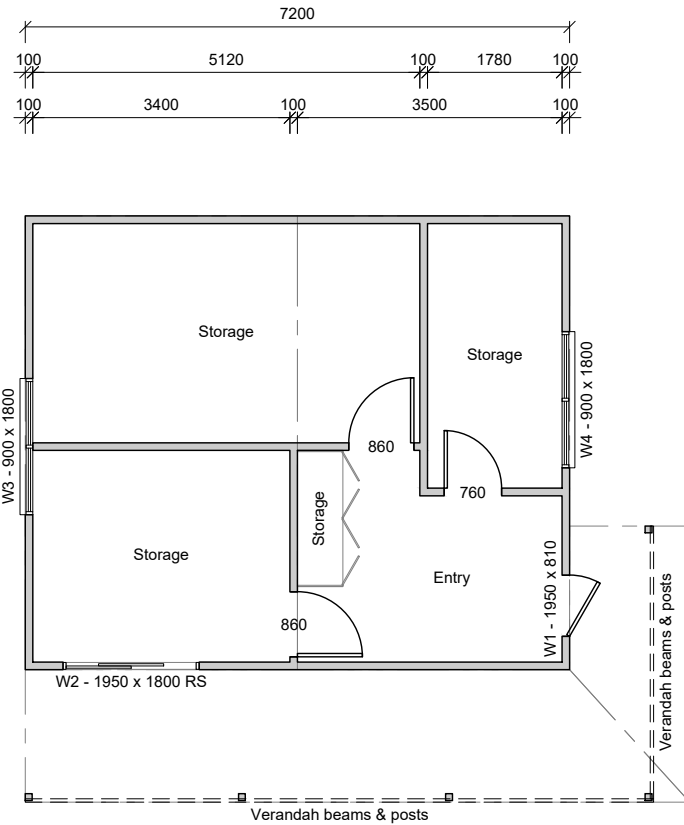


SPECIFICATION:

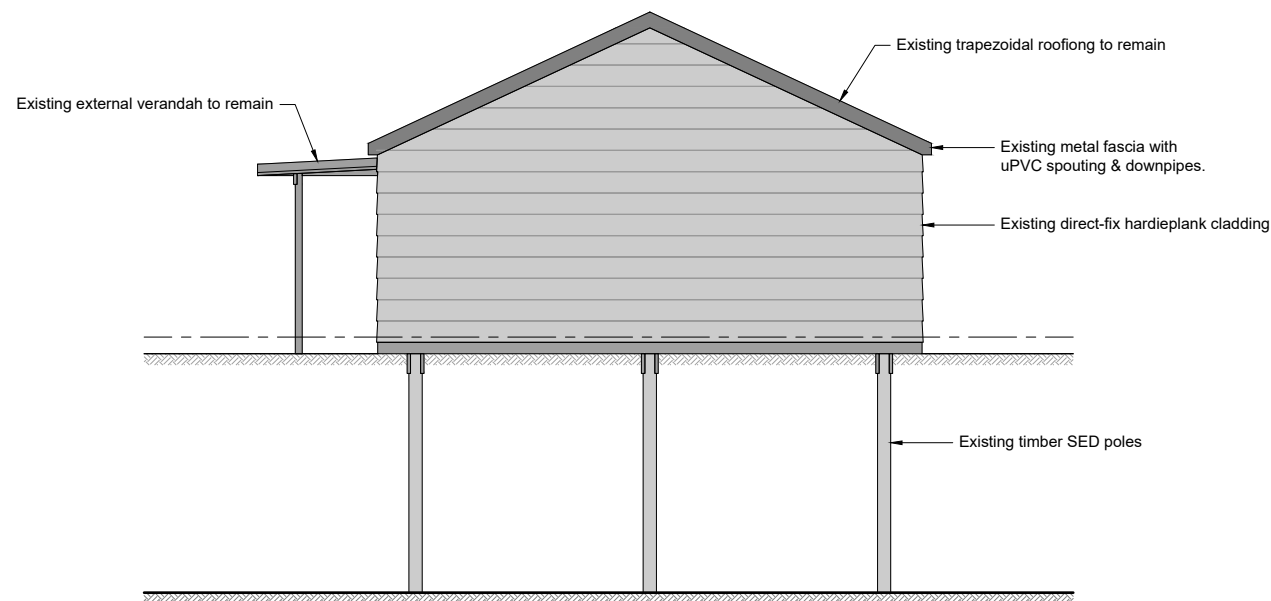
- High wind zone
- Exposure zone D
- Existing timber subfloor & pile foundations
- 2410mm Stud height
- Existing Hardieplank brick cladding
- Existing trapezoidal roofing
- 25° Roof pitch
- Existing ply wall & ceiling lining
- Existing metal fascia with uPVC spouting & downpipes.
- Existing single glazed aluminum joinery.

LEGEND

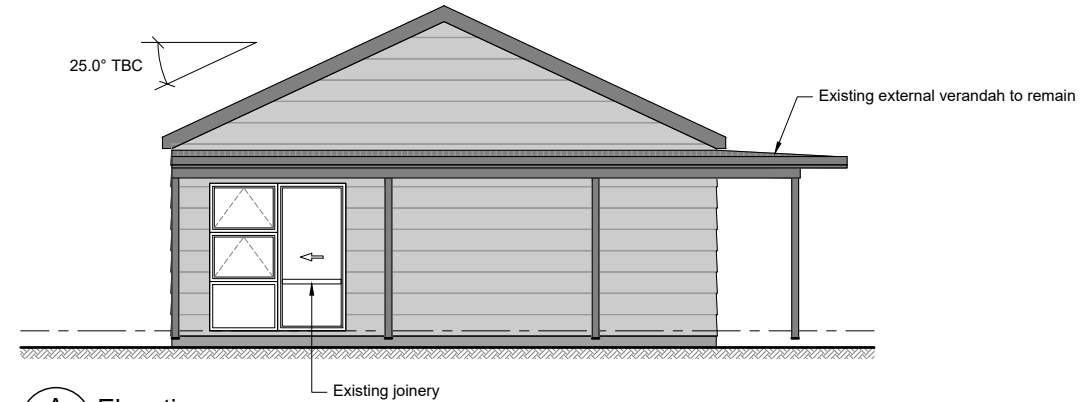
-  Smoke Detector
-  Roof Line
-  Existing timber framing walls



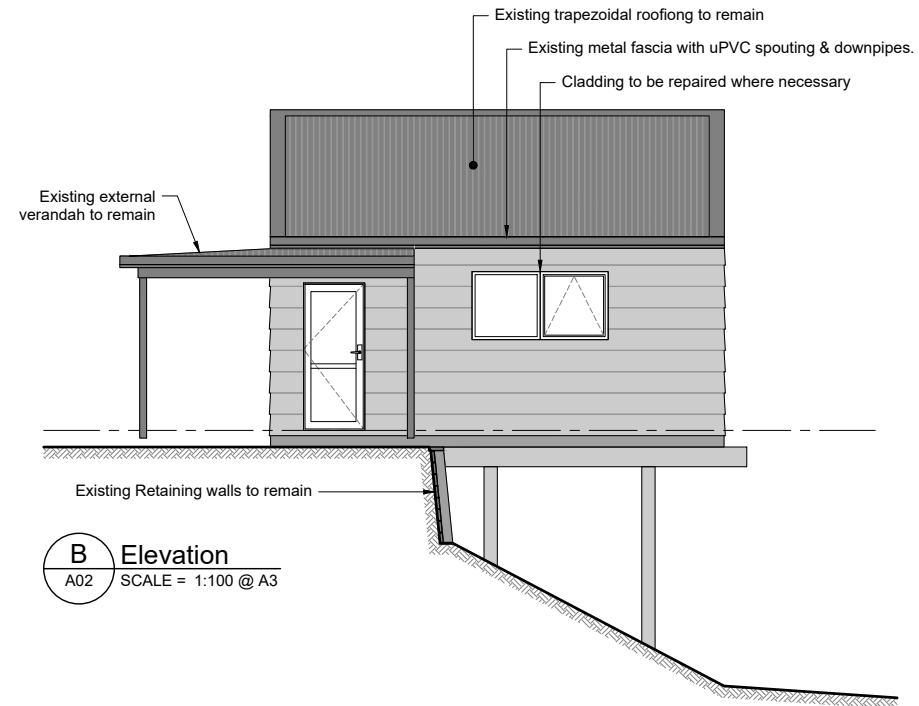
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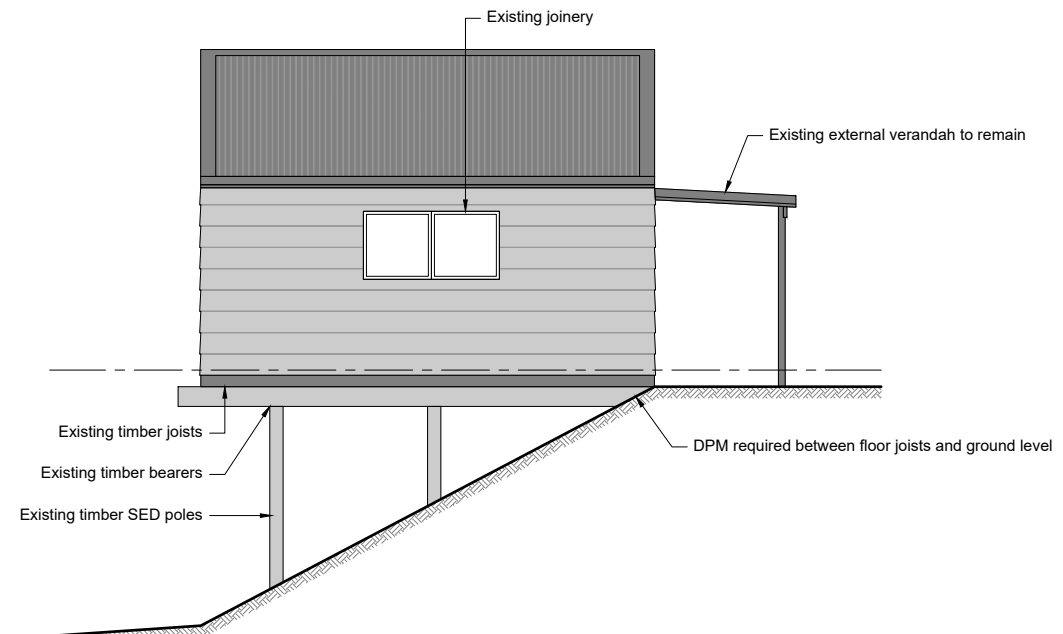
C Elevation
A02 SCALE = 1:100 @ A3



A Elevation
A02 SCALE = 1:100 @ A3



B Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3

BUILDING AREA:

Floor Area: 43.2m²
Roof Area: 61.6m²

FIXINGS:

Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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Project Title
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Opua
Lot 4 DP 79339

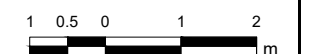
Sheet Title
Existing Floor Plan & Elevations

Drawn 5 September 2025

Project No 4247

Rev D **Sheet** A02

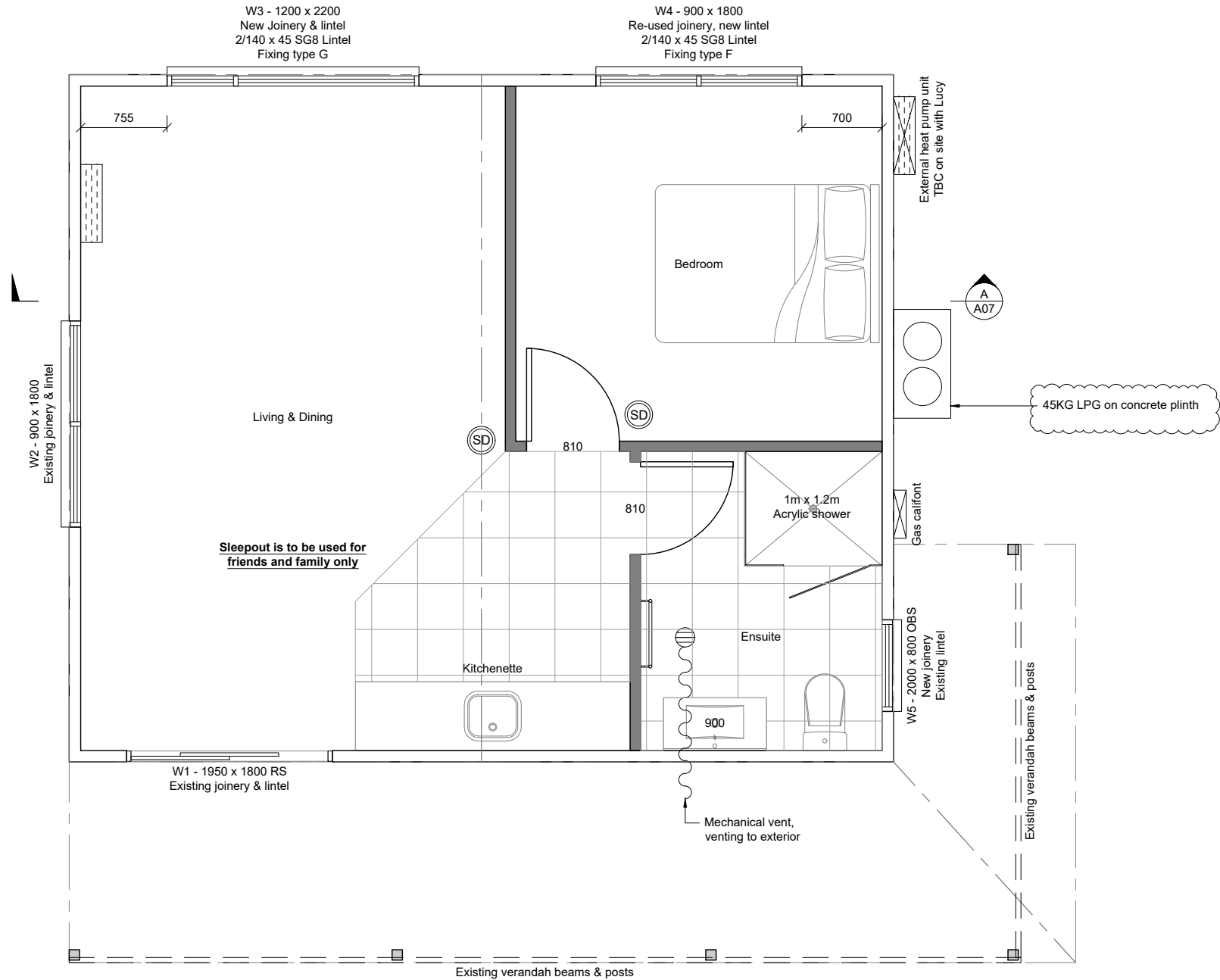
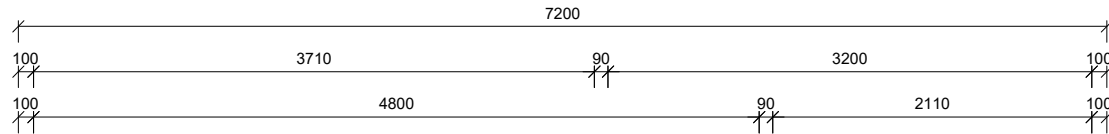
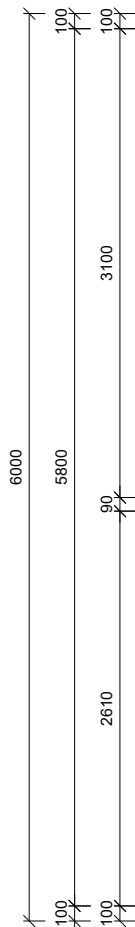
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SPECIFICATION:

- High wind zone
- Exposure zone D
- Existing timber subfloor & pile foundations
- 2410mm Stud height
- Existing Hardieplank brick cladding
- Existing trapezoidal roofing
- 25° Existing roof pitch
- 10mm GIB wall lining
- 13mm GIB ceiling lining
- Existing metal fascia with uPVC spouting & downpipes.
- Existing single glazed aluminum joinery.
- All new windows and doors double glazed (low Xcel) with thermal break
- R2.2 Wall insulation & R7.0 roof insulation
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.



LEGEND

- Smoke Detector
- Roof Line
- Existing timber framing walls
- New Internal non-load bearing timber framing walls: 90 x 45 SG8 H1.2 Studs at 600c/c, 90 x 45 SG8 H1.2 nogs at 800c/c
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.

BUILDING AREA:

Floor Area: 43.2m²
Roof Area: 61.6m²
(No Changes to areas)

NOTE:

- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
- Refer to Section for lintel dimensions, stud spacing & external door offsets.
- For framing notes refer to separate detail sheet.
- For joinery notes refer to separate detail sheet.
- All internal walls non load bearing all loads less than 10KN.
- Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump & A/C units where required.
- Refer to attached sheet for cladding notes & details.
- All wall framing typically H1.2 treated unless specifically stated.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
- Grade A safety glazing in shower screens inline with NZS 4223
- Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.
- Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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Project Title

Lucy Robinson
12 & 16 Arabella Road
Opua
Lot 4 DP 79339

Sheet Title

Proposed Floor Plan

Drawn 5 September 2025

Project No 4247

Rev D Sheet A03

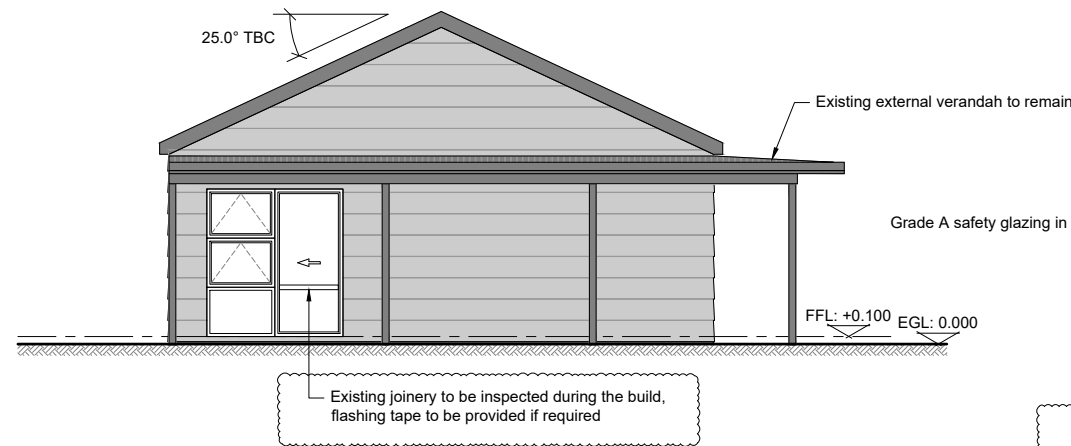
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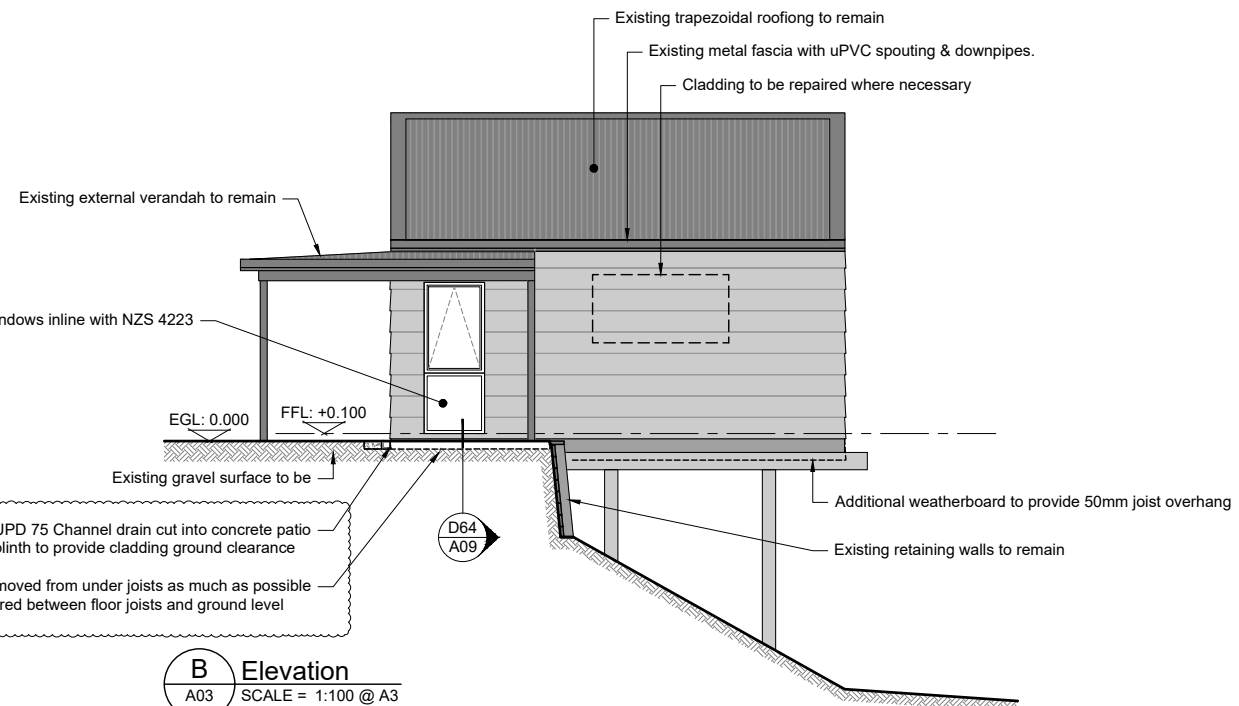
FIXINGS

Exposure zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

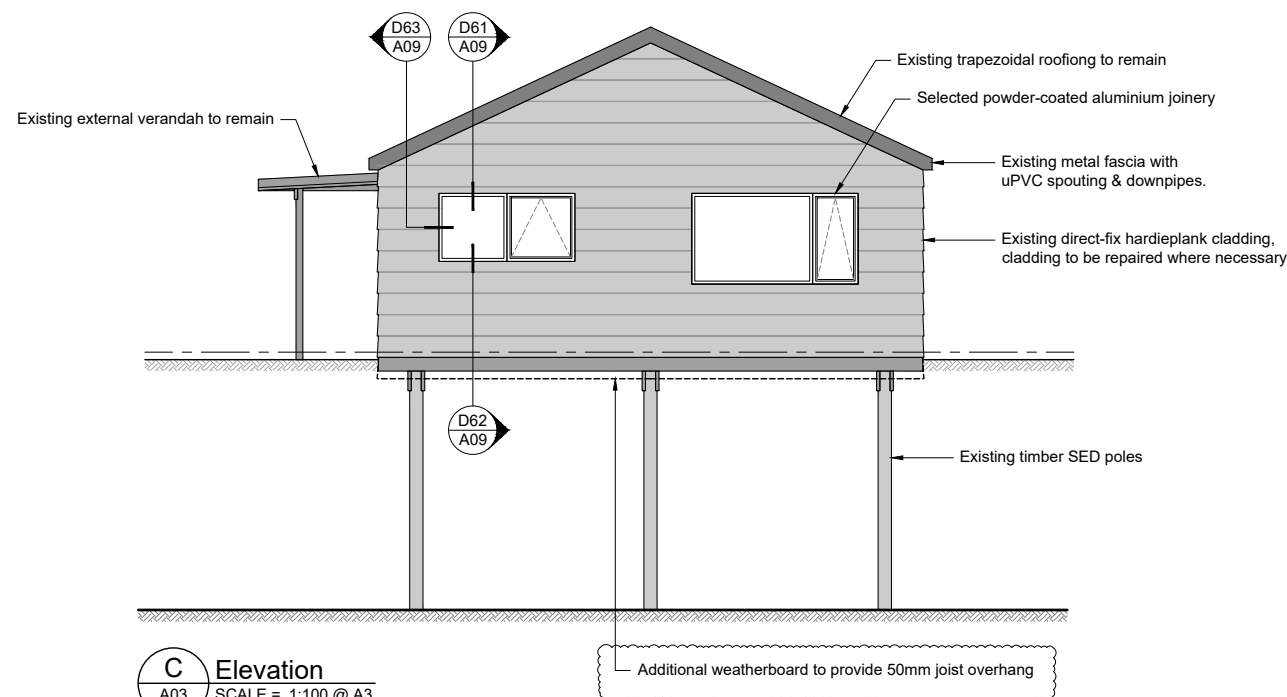
- Fixings within 600mm of finished ground level to be 304 stainless steel.
- Exposed fixings to be type 304 stainless steel.
- Sheltered fixings to be type 304 stainless steel.
- Closed in nail plates in roof space to be continuous coated galvanized steel.
- Closed in wire dogs and bolts to be hot dipped galvanized steel.
- All other closed structural fixings to be mild steel (uncoated non galvanized)



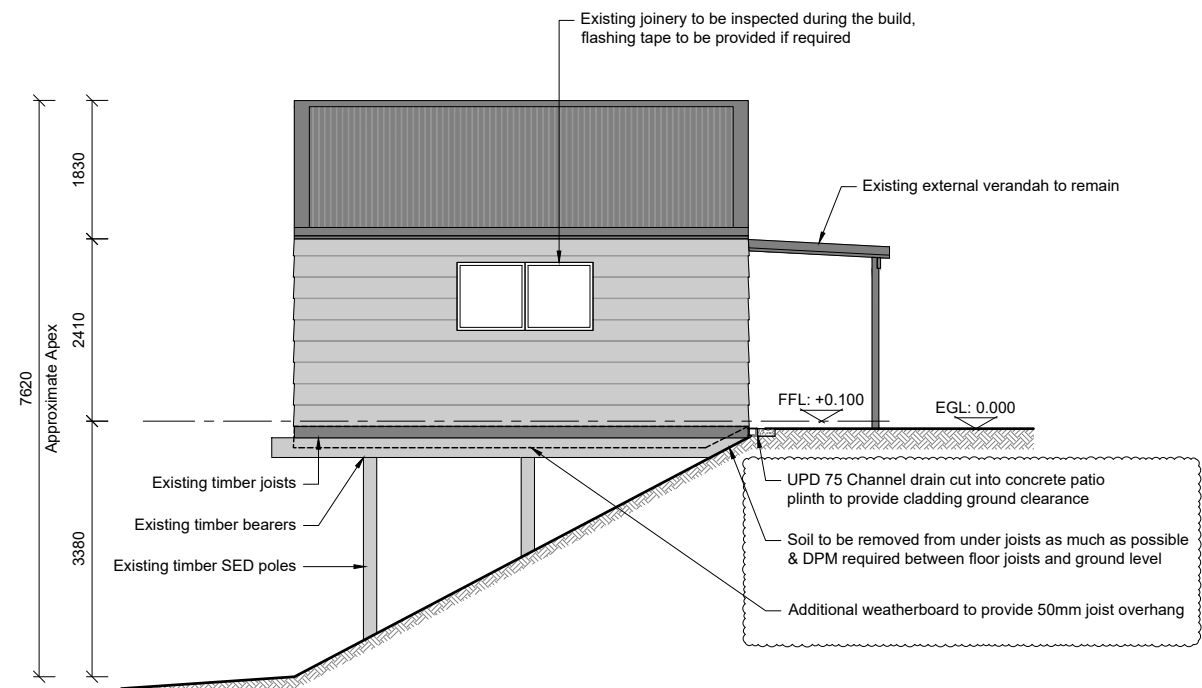
A Elevation
A03 SCALE = 1:100 @ A3



B Elevation
A03 SCALE = 1:100 @ A3



C Elevation
A03 SCALE = 1:100 @ A3



D Elevation
A03 SCALE = 1:100 @ A3

- NOTE:**
1. All heights shown are existing ground heights.
 2. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
 3. All windows and doors double glazed.
 4. Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.

FIXINGS:

Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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Project Title
Lucy Robinson
12 & 16 Arabella Road
Opua
Lot 4 DP 79339

Sheet Title
Proposed Elevations

Drawn 5 September 2025

Project No 4247

Rev D **Sheet** A04

Scale (A3 Original) 1: 100
1 0.5 0 1 2 m

Appendix III Email from Fire Emergency NZ

From: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Sent: Thursday, 4 September 2025 11:44 am
To: Martin OBrien <martin@obrienconsulting.co.nz>
Subject: RE: 12 & 16 Arabella Road, Opua

Good afternoon,

A reticulated main with Hydrants are available within 135 metres as required by the standard.
This meets the operational requirements of Fire Emergency New Zealand.

Regards

Jason Goffin

Advisor Risk Reduction – Kaitohutohu Matua Whakaheke Moorea
Specialist Fire Investigator – Kaititiro Ahi Maatanga
Te Tai Tokerau
Te Hiku Region 1
9 Homestead Road Kerikeri



Mobile: 027 7066467

Email: jason.goffin@fireandemergency.nz

Fire Fact “A House Fire Can Become Fatal within 5 Minutes”

Limitations

Opinions and judgements expressed are based on our interpretation and understanding of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on, they should be independently verified with appropriate legal advice. O'Brien Design Consulting take no liability in the event a fire should occur on or near the property.



Ph: (09) 407 5208 | Mob: 027 407 5208

E-mail: martin@obrienconsulting.co.nz

E-mail: nicola@obrienconsulting.co.nz