

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 [Form 9](#)). 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

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

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

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)

The applicant's details as above.

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.

15. Billing details continued...

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)

Cornelius Van Dorp

Signature:

(signature of bill payer)

Date 09-Mar-2026

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Holly Tutill

Signature

Date 09-Mar-2026

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

See overleaf for a checklist of your information...

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.

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Enabling Positive Change

Retrospective LUC consent for a building within
the side yard

63 Dawson Access Road, Kaitaia

Assessment of Environmental Effects

Monday, 9 March 2026 |

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ATTACHMENTS

- ATTACHMENT 1 – Record of Title and Interests**
- ATTACHMENT 2 – Architectural Plans**

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1. THE APPLICANT AND INTRODUCTION

Applicant's Name:	Cornelius Van Dorp
Address for Service:	Plan Co. NZ Ltd 84 Birkenhead Avenue, Birkenhead, Auckland 0626 Attn: Holly Tutill <i>All correspondence via email to holly@planco.co.nz please</i>
Name and Address for Fees:	Cornelius Van Dorp cornvandorp@gmail.com
Site Address:	63 Dawson Access Road, Kaitaia
Legal Description:	Lot 4 DP 191176
Site Area:	24.35ha
Plan:	The Operative Far North District Plan 2009
Zoning:	Rural Production
Precinct:	N/A
Overlays:	N/A
Controls:	N/A
Designations:	N/A
Plan:	Far North District Proposed Plan
Zoning:	Rural Production
Precinct, Overlays:	N/A
Brief Description of Proposal:	Retrospective LUC consent for a building within the side yard

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1.1 Locality Plans

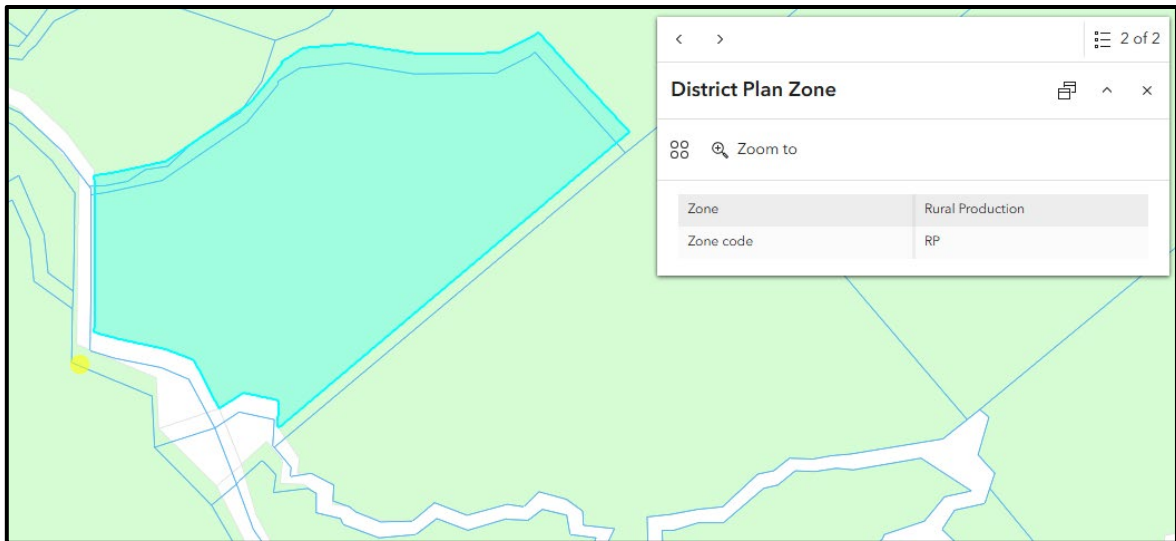


Figure 1: Site zoning (Operative District Plan Maps)



Figure 2: Aerial image of subject site (Operative District Plan Maps)

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Figure 3: Existing buildings in relation to unconsented building (top right)

(Operative District Plan Maps)

2. SITE AND SURROUNDS DESCRIPTION

2.1 The Site

The subject site is 24.35ha in area and is an irregular shape with lengthy road frontage. The site topography is undulating and slopes down eastwards from Dawson Access Road. Most of the site is vegetated and appears to contain manuka and kanuka bush, with small paddock areas in between. An existing shed is located halfway along the road frontage approximately 20m from the road boundary, and a separate accessway winds further into the site leading to outbuildings. There are no dwellings located on the site.

The accessway for the eastern neighbouring site Lot 3 is located adjacent to the site's northern boundary, and an easement registered against the title allows Lot 4 right of way

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use of the accessway. Another two-storey building is located on-site up against the easement boundary which is the focus of this application.



Figure 3: Access point for unconsented building (Easement D)

2.2 The Surrounding Environment

The surrounding environment is distinctly rural with forestry production occurring on neighbouring southern blocks and surrounding land generally being covered by a mixture of pine forest, native bush and pasture. Most sites along Dawson Access Road and Metcalfe Road to the east contain one dwelling per site and numerous outbuildings. Dawson Access Road is a metalled no-exit road likely to see very low volumes of traffic. A paper road does however extend southwards from the end of Dawson Access Road into the southern forestry blocks. The area contains relatively steep land, some of which does not appear conducive to farming practices, although there are agricultural blocks along Duncan Road. The site is located equidistant between Kaitaia to the west and Taipa to the east, being a 25 minute to either destination.

2.3 The Immediate Environment

The immediate environment is rural in nature and includes the following properties:

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2.5 FNDC Proposed District Plan (PDP)

The PDP was notified on 27 July 2022 and has undergone the submissions and hearing process since then. Decisions on submissions must be notified by Council by 27 May 2026. The appeals period will follow, and the final District Plan will be operative once any appeals are resolved. The site remains zoned as Rural Production under the PDP and is not subject to any overlays.

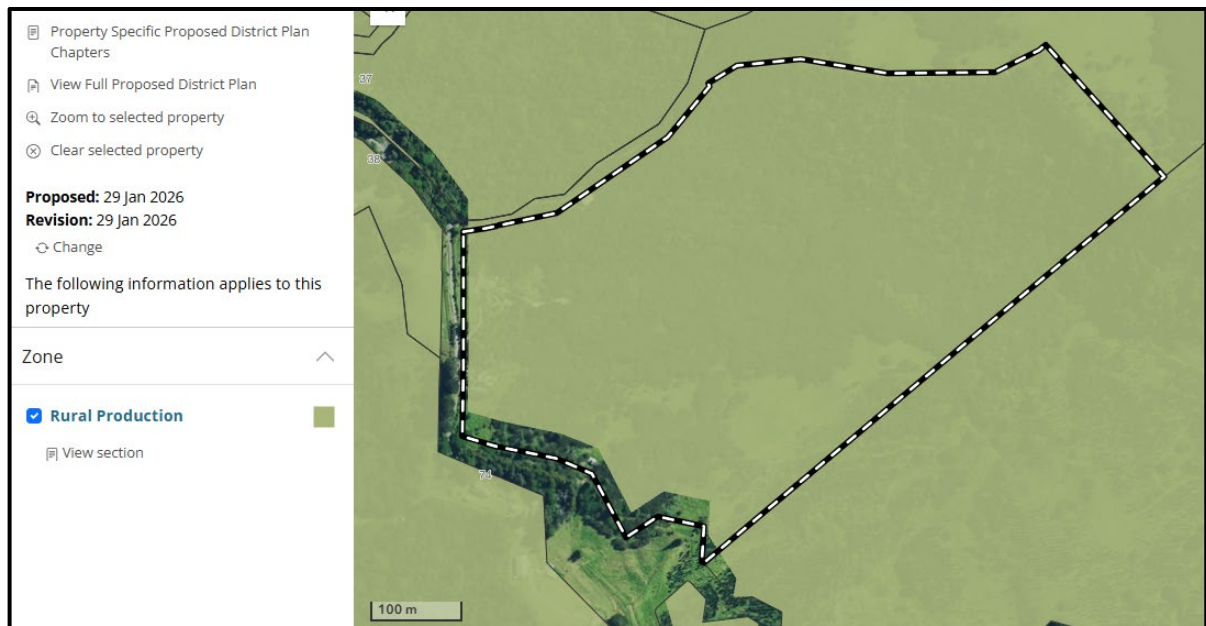


Figure 5: Proposed zoning and overlays (FNDC PDP)

Most of the proposed rules will come into effect when the District Plan is operative, however, some rules have immediate legal effect. The earthworks rules and standards (EW-R12, EW-R13 and EW-S3, EW-S5) and indigenous biodiversity rules (IB-R1 to IB-R5) have immediate legal effect and would be relevant to this application if the activities occurred after 27 July 2022, the date on which the Proposed District Plan was notified. The FNDC Council website states *If the activity was commenced and completed prior to the notification of the Proposed District Plan and was permitted under the current Far North District Plan, then it does not need resource consent under the Proposed District Plan (e.g earthworks or vegetation clearance)*. The vegetation clearance and earthworks undertaken to create the building platform occurred in late 2020, prior to the July 2022 notification date, and the provisions with immediate legal effect under the PDP are not applicable.

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The historical imagery below taken from Google Earth provides a visual timeline. The building did not exist in early to mid 2020 when the aerials below were likely captured and then does exist in 2021. There are no reasons for consent under the PDP.

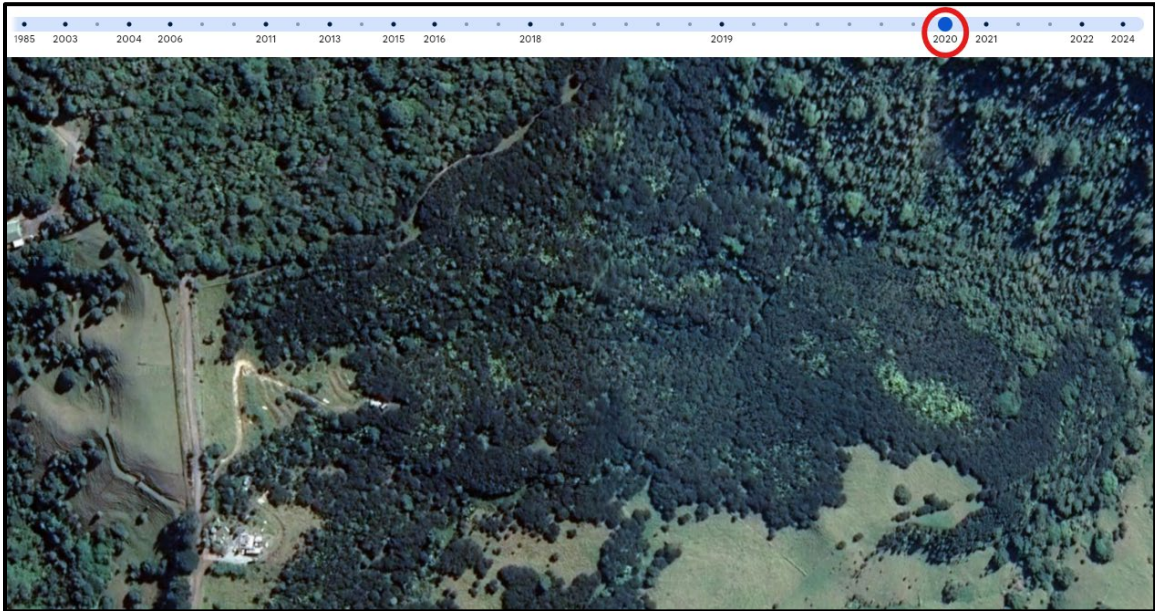


Figure 6: Google Earth Historical Imagery 2020

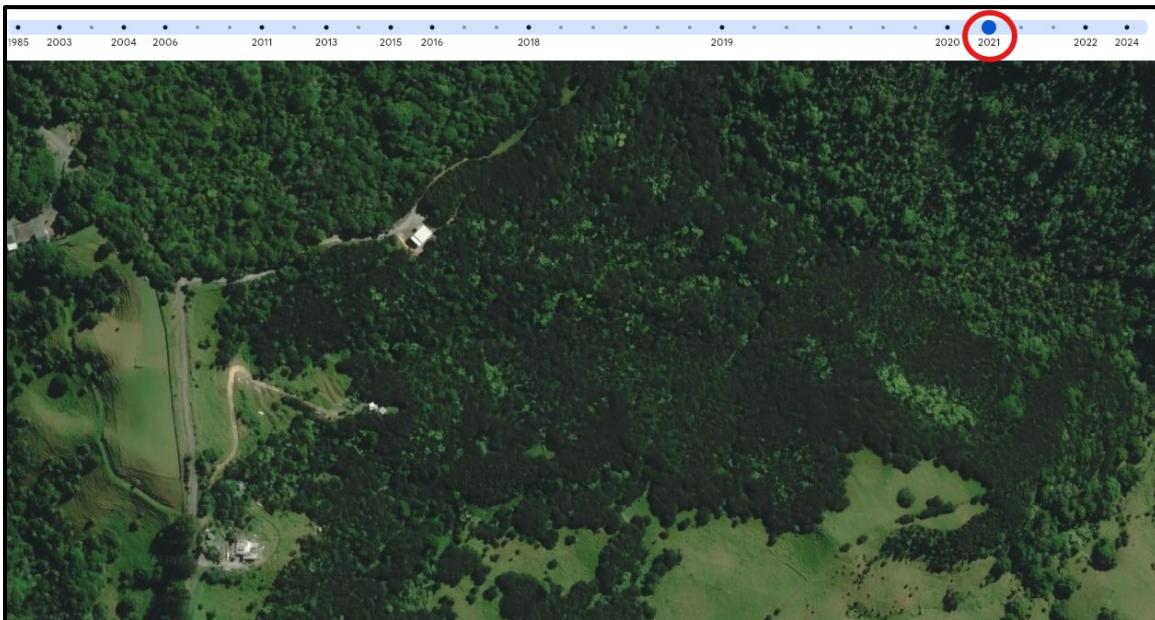


Figure 7: Google Earth Historical Imagery 2021

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2.6 National Policy Statement for Indigenous Biodiversity

As this NPS came into effect in August 2023, the vegetation removal had taken place over two years prior and was not subject to these provisions. The NPS-IB is not applicable.

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3. THE PROPOSAL

Activity

This application is retrospective in nature. The two-storey building located in close proximity to the northern boundary / Easement D is located within the 10m side yard and breaches the northern recession plane. The building is constructed from timber and weatherboard, one half of which contains a tall roller door to enable the storage of machinery, and the other half contains a storage area on the ground floor and a mezzanine area on the first floor. The building contains minimal windows, and a sliding door and north facing deck accessed from the mezzanine floor. There is no kitchen, bathroom or bedroom, and the building is not utilised for living purposes. There is therefore no wastewater output. The existing accessway (Easement D) is unmodified.



Figure 6: Building within side yard

In terms of compliance with Rural Production zone standards, the following is noted:

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- 8.6.5.1.2 – The HiRB control is 2m + 45 degrees at the site boundaries, *except where a site boundary adjoins an accessway serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private wat, access lot or access way.* The site boundary does adjoin an accessway serving a rear lot, and the HiRB measurement can be taken from the northern side of the accessway. Although the building – especially the northern decking – is located right up to the northern boundary, the building complies with HiRB due to this exception.
- 8.6.5.1.3 – The maximum impervious surface of 15% is not exceeded.
- 8.6.5.1.4 – The required building setback from boundaries is 10m. The building is located almost entirely within the 10m yard, and **this standard is not met.** The water tank is also located partially within the side yard. As seen in the plan below, the first floor decking is located right up against the lot boundary.
- 8.6.5.1.8 – The building is 5.5m in height which complies.
- 8.6.5.1.10 – The building coverage does not exceed 12.5% of the total gross site area.

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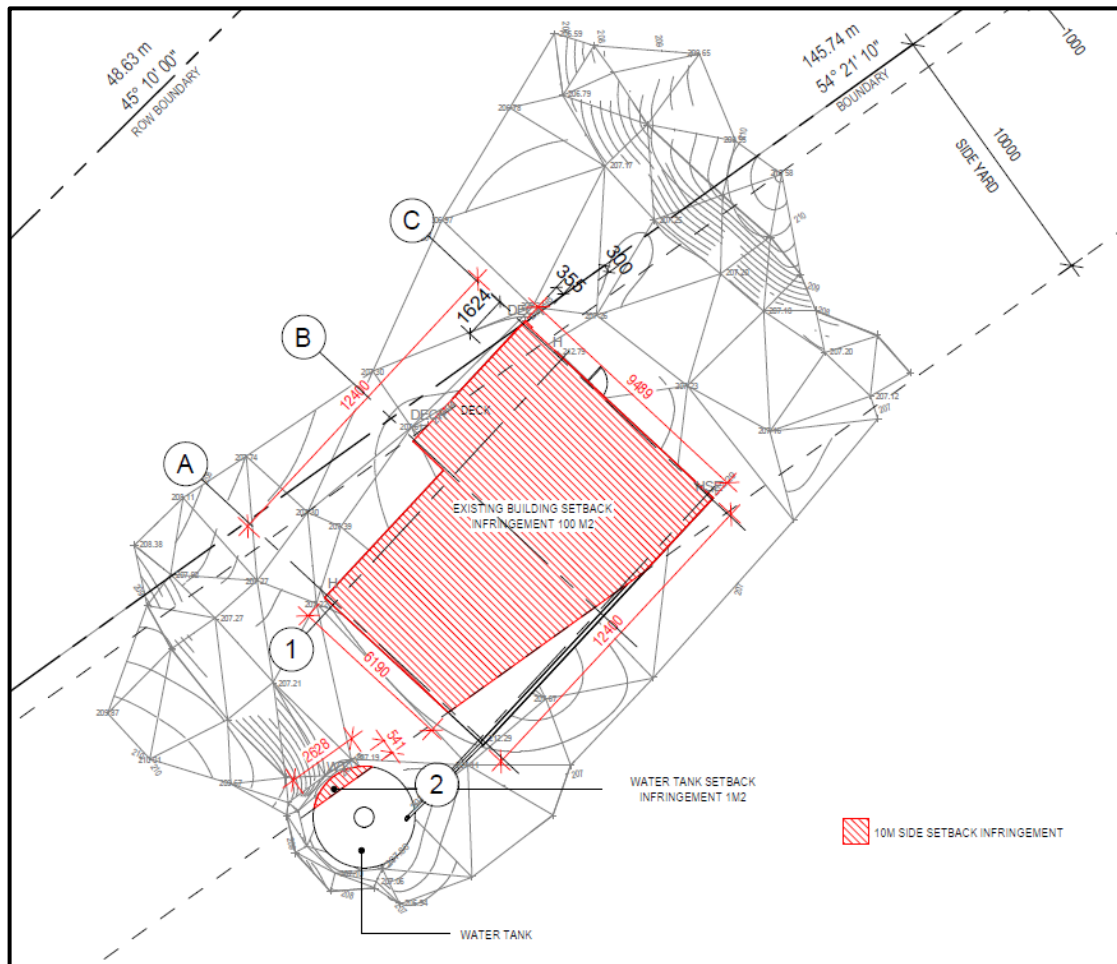


Figure 7: Building side yard infringement

Earthworks

Small scale earthwork excavation was undertaken to provide a level building platform. Earthworks were likely to be in the range of 400m² in area. These works were undertaken as a permitted activity in accordance with 12.3.6.1.1 for the following reasons:

- The volume of earthworks did not exceed 5,000m³ in a 12 month period.
- Based on the topographical survey prepared by Von Sturmern, excavation was likely 3m below ground level at its deepest point, tapering off on either side and not exceeding an average cut height of 1.5m.

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Vegetation Removal

Small scale vegetation removal was undertaken to clear the building platform. It is not certain exactly how much vegetation was cleared, but with the building having an approximate 100m² footprint and the need for clearance around it, it was likely to be in the range of 400m². This was however undertaken as a permitted activity in accordance with 12.2.6.1.2 for the following reasons:

- The vegetation is more than 10 years old and is not remnant forest
- The clearance did not occur within 20m of a lake, indigenous wetland or continually flowing river
- Collective clearance across the site has not exceeded 2ha since 1 February 2005.

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4. REASONS FOR THE APPLICATION

Section 9 District Land Use

4.1 Far North District Plan

Chapter 8 Rural Environment

- An activity is a **restricted discretionary** activity under 8.6.5.3 if it does not comply with 8.6.5.1.4 Setback from Boundaries. The existing building is located almost entirely within the side yard.

4.2 Overall Activity Status

Overall, consent is required as a **Restricted Discretionary Activity**.

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5. NOTIFICATION ASSESSMENT

5.1 Public Notification Assessment (Sections 95A, 95C-95D)

Section 95A specifies the steps to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: Mandatory public notification in certain circumstances

No mandatory notification is required as:

- We are not requesting the application be publicly notified (s95A(3)(a))
- There are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- The application does not involve any exchange of recreation reserved land under s15A of the Reserves Act 1977 (s95A(3)(c)).

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

Public notification of a resource consent application for an activity which:

95A(5)(a) the resource consent activity is subject to a rule or national standard which precludes public notification

95A(5)(b) - the application is for a resource consent for 1 or more of the following, but no other, activities:

- A controlled activity
- a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:

In this case, the activity requiring resource consent is a building within the side yard. Therefore, public notification is not precluded.

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

Step 3 describes that where public notification is not precluded by step 2, it is required if a rule or NES requires public notification, or if the activity is likely to have adverse effects on the environment that are more than minor (ss95A(7) and s95A(8)).

- No rule or NES requires public notification in relation to this application.
- The adverse effects on the environment has been assessed in detail below and it is concluded that these will be less than minor. Therefore, public notification is not required.

Adjacent Land

When assessing whether an activity will have, or is likely to have adverse effects on the environment that are more than minor, Section 95D states that the consent authority must disregard effects on persons who own or occupy the land in, on or over which the activity will occur and any land adjacent to that land. In this instance, the following properties are considered to be 'adjacent' as they adjoin the subject site.

- Lot 3 DP 191176 (east)
- Lot 1 DP 191176 (north)
- Part Allot SW28 OF Kaiaka (west)
- Section 6 Block IV Takahue SD (west)
- Allot 168 PSH OF Kaiaka (south)

Assessment

Receiving Environment

The receiving environment is made up of the existing environment and associated effects from lawfully established activities; effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented; and the environment as likely to be modified by activities permitted in the plan.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered. In this case, the subject site contains one primary vehicle crossing

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and accessway and sheds and ancillary buildings centrally along the road frontage, and a secondary access point via Easement D.

Adverse Effects on the Wider Environment

Having consideration to the nature of the proposal and any mitigation proposed, the adverse effects of the proposal on the wider environment are addressed below.

Matters of Discretion

If the activity is a restricted discretionary activity, only those effects that relate to matters that are within the council's discretion are considered in this assessment. These matters are:

In assessing an application resulting from a breach of Rule 8.6.5.1.4 Setback from Boundaries the matters to which the Council will restrict its discretion are:

- a. the extent to which the building(s) reduces outlook and privacy of adjacent properties;*
- b. the extent to which the buildings restrict visibility for access and egress of vehicles;*
- c. the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;*

Visual and Accessibility Effects

The building is an accessory farm building that is two storeys in height, constructed from timber and weatherboard and sits within an isolated, very low density rural environment. The building is not visible from any public space, sits below a ridgeline and is not visible from neighbouring dwellings or buildings considering the extensive separation distances, undulating topography and surrounding mature native vegetation. The closest neighbouring buildings are 250m – 350m away and again, are not provided with any intervisibility. Adverse privacy and outlook effects are negligible.

Although positioned adjacent to the access easement, the accessway serves only one additional site (Lot 3), is not obstructed in any way by the building, and does not have its capacity or manoeuvring reduced by the building. The accessway ranges in width and is approximately 15m wide where adjacent to the building. Again, vehicles of all sizes can

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continue to utilise the accessway and the presence of the building does not change the useability. Sightlines along the accessway are maintained.

There is no need to mitigate effects of the building by way of planting – the building is surrounded by mature vegetation and there are no adverse effects to mitigate.

Adverse effects relating to outlook, privacy and access are negligible.

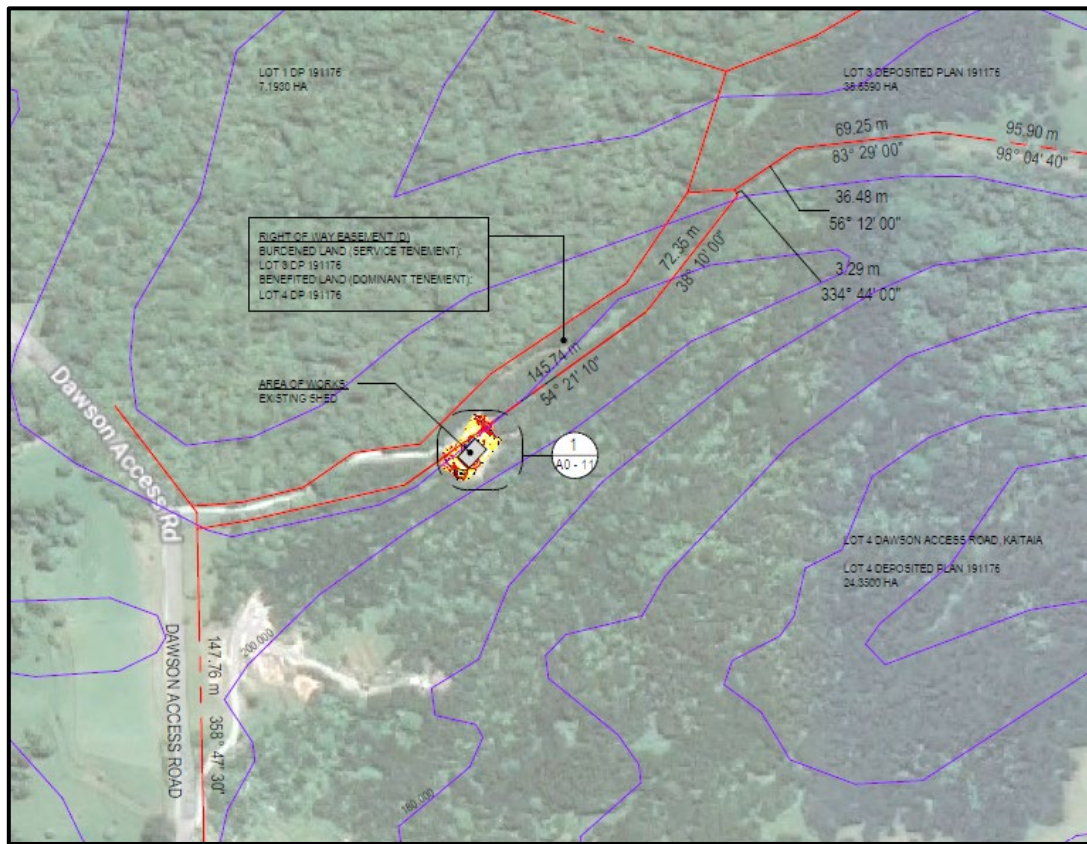


Figure 8: Building location along accessway

Summary

Overall, it has been demonstrated in the above assessment that adverse effects on the environment will be negligible and therefore public notification is not required.

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Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary
- outside of the common run of applications of this nature, or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be negligible.

There is nothing special, unusual or out of the ordinary with this activity that is anticipated within a rural environment. As such, it is considered there are no reasons to warrant public notification of the application.

5.2 Limited Notification Assessment (Sections 95B, 95E)

As with the amendments to Section 95A, Section 95B also entails a number of steps that must be followed to determine whether an application should be subject to limited notification.

Step 1 relates to the consideration of certain affected groups and affected persons.

There are no such groups or persons who would be affected by the proposal.

Step 2 details situations where limited notification is precluded (if not required under step 1).

The application is not a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

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Step 3 outlines situations where affected persons must be notified if such notification is not precluded under step 2.

Effects that must be disregarded

Any effect on a person who has given written approval to the application

No persons have provided their written approval.

Adversely Affected Persons Assessment (sections 95B(8) and 95E)

The effects of the proposal on adjoining persons will be less than minor as per the following assessment.

Lot 3 DP 191176

Persons located on this rurally zoned site to the east will view the building when travelling along the accessway. Note that Lot 3 is currently void of all buildings and appears vacant. As mentioned earlier, Lot 3 contains the accessway that the subject site has the right to use, and the building is located directly adjacent to this access. Note that the building is located beside but not within the accessway. It does not encroach into or obstruct the driveway; vehicle manoeuvring and sightlines are maintained. Due to substantial separation distances, undulating topography and mature vegetation, occupants of Lot 3 will not experience any adverse visual or privacy effects from future dwellings/buildings.

The building generates negligible adverse effects on these neighbouring persons.

All other persons

All other persons are either sufficiently separated (such as those adjacent persons across the road) or screened by development on adjacent sites and are therefore not adversely affected by the proposed development.

Summary of Effects

The above assessment has concluded that no persons are adversely affected as adverse effects are negligible.

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Step 4 is the last step and relates to the consideration of special circumstances and whether these would warrant notification to persons not already determined to be eligible for limited notification.

It is not considered that there are any special circumstances that would warrant limited notification as the proposal is for a rural accessory building which is anticipated in the zone.

5.3 Notification Conclusion

Overall, it is considered that this application satisfies the relevant provisions of S95A, 95D, 95B and 95E and can lawfully be assessed without notification or the requirement for written approvals from any persons.

6. SECTION 104 ASSESSMENT

6.1 Actual and Potential Effects Section – Section 104(1)(a)

The adverse effects arising from the proposal have been discussed above and were found to be less than minor, and no persons adversely affected. This conclusion is equally applicable to the S104 assessment and will therefore not be repeated. Relevant Statutory Documents – Section 104(1)(b)

Far North Operative District Plan

An assessment of the proposal against the relevant objectives and policies is provided below.

Chapter 8 Rural Environment

The objectives of Section 8.6.3 seek to enable rural production activities while maintaining the character, amenity values and productive capacity of the rural environment. The proposed accessory farm building directly supports rural production activities and is consistent with the functional needs of a rural property. Although it infringes the side yard, the building is located within an isolated, low-density rural environment and is screened by mature vegetation. It does not adversely affect neighbouring properties, rural character, or productive land use.

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The policies in Section 8.6.4 enable rural production and associated activities while requiring adverse effects to be avoided, remedied, or mitigated. The building is utilitarian in design, used solely for storage, and does not generate reverse sensitivity effects or diminish rural amenity values. Given the substantial separation from neighbouring dwellings and the absence of visual or access effects, the building is appropriately located and integrated. The proposal enables appropriate rural development while maintaining character and amenity outcomes and is therefore consistent with the relevant objectives and policies of Chapter 8.

6.2 Other Matters – Section 104(1)(c)

As the application is for a restricted discretionary activity there are no other matters that require consideration.

6.3 Conclusion

As demonstrated in the above assessment, the proposal will be consistent with the relevant objectives and policies of the Far North Operative District Plan. The existing building is for ancillary purposes on a rurally zoned site which maintains acceptable amenity on neighbouring persons. The building provides an acceptable environmental outcome.

7. CONSIDERATION OF PART 2 MATTERS

7.1 Purpose

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

7.2 Principles

Section 6 sets out a number of matters of national importance which need to be recognised and provided for. These include the protection of outstanding natural features and

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landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

Section 7 identifies a number of “other matters” to be given particular regard by the council in considering an application for resource consent. These include the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

Section 8 requires the council to take into account the principles of the Treaty of Waitangi.

7.3 Part 2 Assessment

There are no section 6, 7 or 8 matters for consideration. The proposal is considered to meet the purpose of the Act being the sustainable use and development of natural and physical resources. In particular, the proposal represents will allow for social, cultural and economic wellbeing to be achieved whilst ensuring adverse effects on the environment will be appropriately avoided, remedied or mitigated.

8. CONCLUSION

This assessment concludes that adverse effects on the environment arising from the proposal will be negligible and on this basis, pursuant to Section 95 of the Resource Management Act, this proposal should be processed without the requirement for public or limited notification and without the requirement for the written approval of any specific persons.

Overall, the actual and potential effects of the proposal in relation to s104(1)(a) will be acceptable in nature noting that the proposal will not have adverse effects on the environment that are at odds to the matters of discretion. The assessment also concludes that the proposal will be consistent with the relevant provisions of the Auckland Unitary Plan and will achieve the purpose of the RMA.

Accordingly, it is considered that the statutory requirements of Section 104, 104C and Part 2 of the Resource Management Act, 1991 are satisfied. On this basis land use resource consent can be granted to the proposal.

Report prepared by

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Holly Tutill, Planning Consultant at Plan Co. NZ Ltd

Phone: 027-209-7332

Email: holly@planco.co.nz



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




R. W. Muir
Registrar-General
of Land

Identifier **NA120D/992**
Land Registration District **North Auckland**
Date Issued 15 November 1999

Prior References

NA1341/5 NA752/175

Estate Fee Simple
Area 24.3500 hectares more or less
Legal Description Lot 4 Deposited Plan 191176

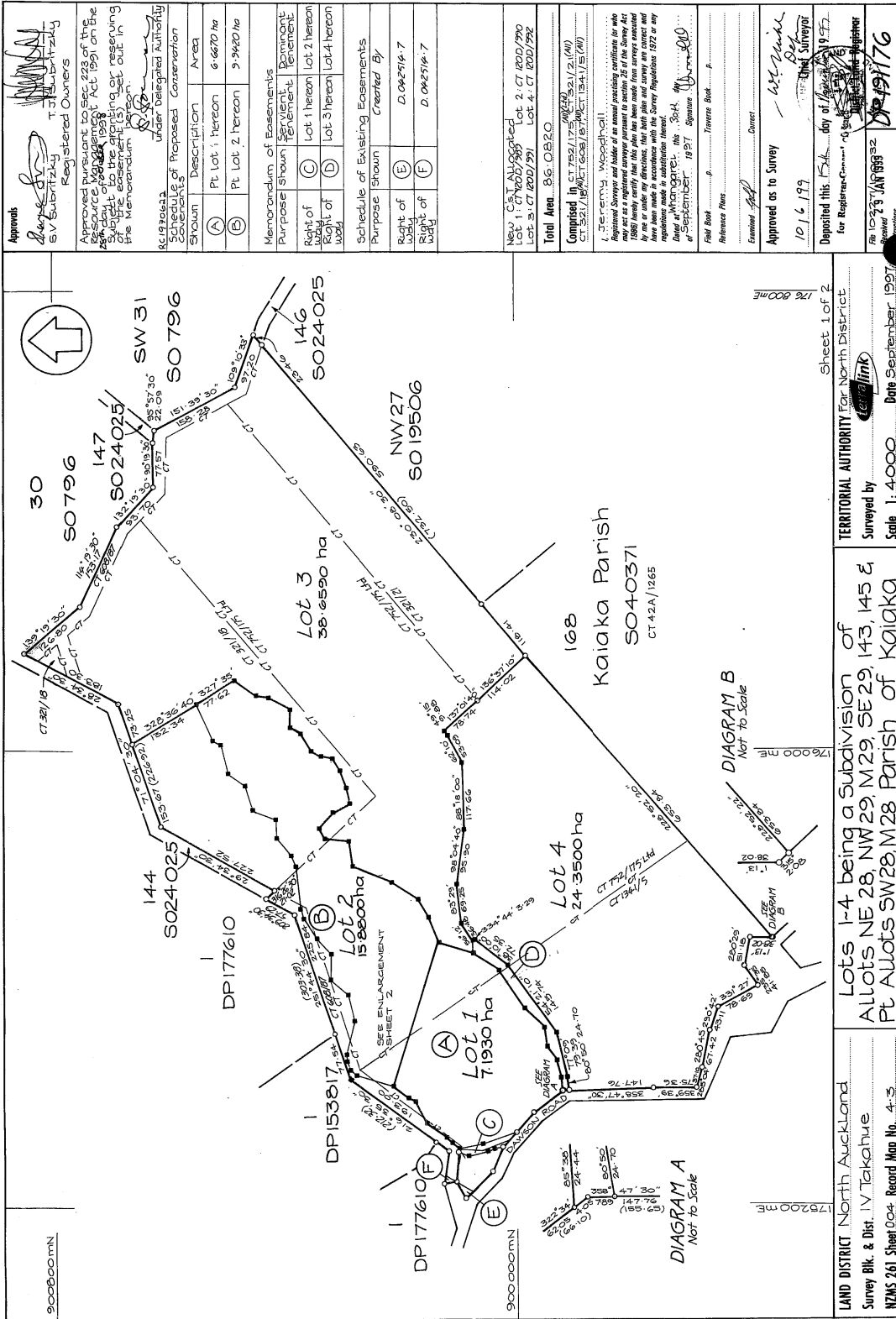
Registered Owners

Stephen Clifford Foster as to a 1/2 share
Cornelius Finlay Van Dorp as to a 1/2 share

Interests

Appurtenant hereto is a right of way specified in Easement Certificate D434999.3 - Produced 29.9.1999 at 2.45 pm and entered 15.11.1999 at 9.00 am

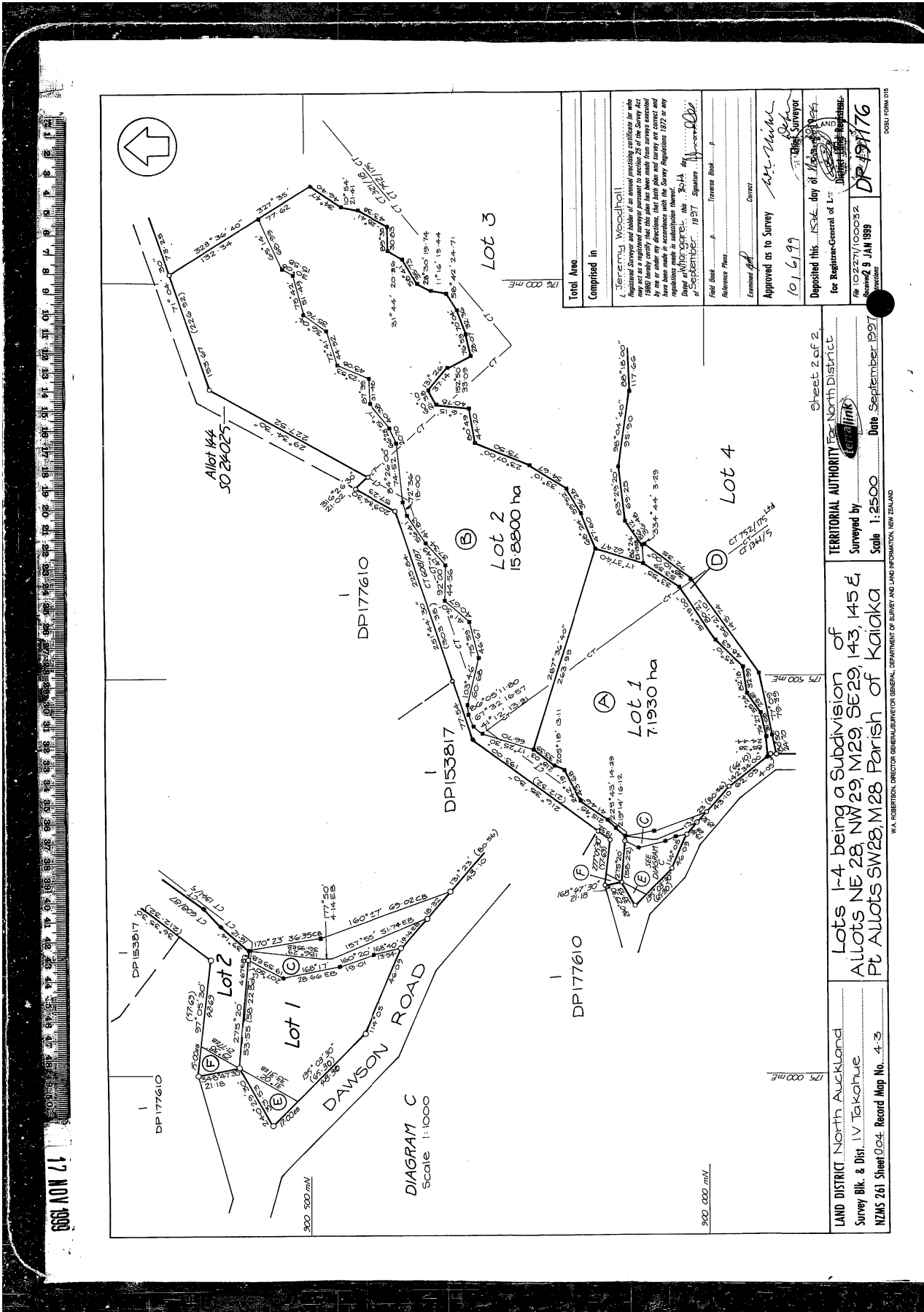
The easements specified in Easement Certificate D434999.3 are subject to Section 243 (a) Resource Management Act 1991 7351877.1 CAVEAT AGAINST THE SHARE OF STEPHEN CLIFFORD FOSTER BY STANLEY GEORGE FOSTER - 3.5.2007 at 9:00 am



<p>9000000mN</p> <p>1760000mE</p>	<p>LAND DISTRICT North Auckland</p> <p>Survey Blk. & Dist. IV Takahue</p> <p>NZMS 261 Sheet 1004. Record Map No. 4-3</p>	<p>Lots 1-4 being a Subdivision of</p> <p>Allots NE 28, NW 29, M29, SE 29, 143, 145 &</p> <p>Pt Allots SW 28, M 28 Parish of Kaiaka</p> <p>Scale 1:4000 Date September 1997</p>	<p>TERRITORIAL AUTHORITY For North District</p> <p>Surveyed by <i>W. J. Robertson</i></p>
-----------------------------------	--	---	---

<p>Approvals</p> <p><i>W. J. Robertson</i></p> <p>Registered Owners</p> <p>Approved pursuant to sec. 223 of the Resource Management Act 1991 on the basis that the proposed subdivision is in accordance with the zoning or reserving of the easement shown on the Memorandum of Easements.</p> <p>Under delegated Authority</p>	<p>Approved as to Survey</p> <p>10/6/99</p> <p>Deposited this 15th day of September 1997</p> <p>for Registrar-General's Office</p> <p>10/29/99 JAN 1999</p> <p>1997</p>
<p>Schedule of Proposed Conservation</p> <p>Shown Description Area</p> <p>(A) Pt Lot 1 hereon 6.6670 ha</p> <p>(E) Pt Lot 2 hereon 9.9420 ha</p>	<p>Memorandum of Easements</p> <p>Purpose Shown Servient Easement</p> <p>Right of Lot 1 hereon Lot 2 hereon</p> <p>Right of Lot 3 hereon Lot 4 hereon</p>
<p>Schedule of Existing Easements Created By</p> <p>Purpose Shown</p> <p>Right of (E) D. 042514-7</p> <p>Right of (F) D. 042514-7</p>	<p>New Cert. Assigned</p> <p>Lot 1: CT 1200/790</p> <p>Lot 2: CT 1200/790</p> <p>Lot 3: CT 1200/791</p> <p>Lot 4: CT 1200/792</p> <p>Total Area: 86,022.0</p> <p>Comprised in: CT 1200/790 (1/2) (40)</p> <p>CT 1200/791 (1/2) (40)</p> <p>CT 1200/792 (1/2) (40)</p>

17 NOV 1999



Total Area Comprised in	
1. Terence Woodhall	
I hereby certify that this plan has been made from surveys executed by me or under my direction. The data plan and survey are correct and reliable in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.	
Signed at Whangarei, this 30th day of September, 1997	
Field Book	Reference Plan
Examined and Approved as to Survey	10/1/99
Deposited this	15th day of November 1999
for Registrar-General of Land	DR 19176
File No.	10227/100032
Received	9 JAN 1999
DLS FORM 015	

Sheet 2 of 2
 TERRITORIAL AUTHORITY For North District
 Surveyed by
 Scale 1:2500 Date September 1997
 Lots 1-4 being a Subdivision of
 Allots NE 28, NW 29, M29, M28, SE 29, 143, 145 E,
 Pt Allots SW 28, M 28 Parish of Kaikā
 LAND DISTRICT North Auckland
 Survey Blk. & Dist 1V Takahue
 NZMS 261 Sheet 004 Record Map No. 4-3

6661 NOV 71

D434999.3 EC

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We SHAYNE VICTOR SUBRITZKY of Kaitaia, farmer and TESSA JEAN SUBRITZKY his wife

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the _____ day of _____ 19 99 under No. 191176 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
DEPOSITED PLAN NO. 191176

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 1 on Deposited Plan 191176 Certificate of Title 120D/989	(C)	Lot 2 on Deposited Plan 191176	20D/990
Right of Way	Lot 3 on Deposited Plan 191176 Certificate of Title 120D/991	(E)	Lot 4 on Deposited Plan 191176	20D/992

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

As provided by the seventh schedule to the Land Transfer Act 1952.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:


Nil

Dated this 27th day of August 19 99.

Signed by the above-named

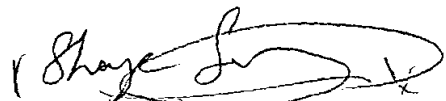
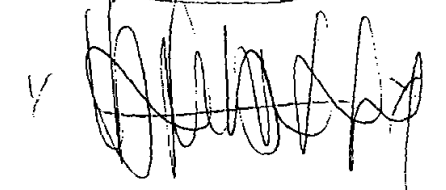
²³ SHAYNE VICTOR SUBRITZKY and
TESSA JEAN SUBRITZKY

in the presence of

Witness  Aylene Price


Occupation ~~BANK OFFICER~~

Address 26 HERETAUNGA ST
TEKIRANGA
WHANGAREI

Correct for the purposes of the ~~Land~~ Transfer Act 1952

(Solicitor for) the registered proprietor:

 (D. R. Fountain)

EASEMENT CERTIFICATE

Land Transfer Act 1952

1207/989-992 (copy)
34 cc (copy) / 53-

Law Firm Acting

Auckland District Law Society
REF: 4050



1200989-992

Produced 245 29 SEP 99
Certificate 15-01-09
434999-3

LINZ COPY

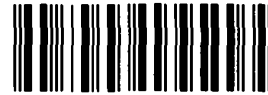


This page is for Land Registry Office use only.
(except for "Law Firm Acting")

Approved by Registrar-General of Land under No. 2002/6065
Caveat against dealings with land under Land Transfer Act 1952
 Section 137, Land Transfer Act 1952

X 7351877.1 Caveat

Cpy - 01/04, Pgs - 002, 03/05/07, 08:16



DocID: 312878483

Land registration district

North Auckland

Unique identifier(s)

or C/T(s)

All/part

Area/description of part or stratum

NA 120D/992

Part

All the interest of Stephen Clifford FOSTER in the land

Caveator

Surname(s) must be underlined.

Stanley George FOSTER

Estate or interest claimed, grounds on which claim founded, and derivation from registered proprietor

As Mortgagee pursuant to an agreement to mortgage dated 22 March 2007 between Stephen Clifford FOSTER, a registered proprietor, as mortgagor and Stanley George FOSTER as mortgagee.

Notice

Take notice that the Caveator forbids the registration of any instrument, having the effect of charging or transferring, or otherwise affecting, the estate or interest protected by this caveat, **except as stated below**, until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of sections 145 or 145A of the Land Transfer Act 1952. The exceptions are:

Address for service of Caveator

The office of V L Pomeroy Solicitor for the Caveator, 1 Marine Parade, Piha, Auckland 1007

Address for service of Registered Proprietor

Dawson Access Road, RD 2, Kaitaia

Dated this

2nd.

day of

May

2007

Attestation

Delete inapplicable descriptions in [].

STANLEY GEORGE FOSTER by his
 solicitor and duly authorised agent
VICKI LEE POMEROY

Signature(s) [common seal] of
 [Caveator] [Attorney] [Agent]

Signed in my presence by the [Caveator] [Attorney] [Agent]

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name ANTHONY W. OLSEN

Occupation GIS CONSULTANT

Address 84 ARAWA STREET, MATATA

Landline User ID

LOGGING FIRM

Address:

V L Pomeroy
P O Box 98
Piha
Auckland 1007

HEREWAITI

Survey Plan #

Title Plan #

Traverse Sheets #

Field Notes #

Calc Sheets #

Survey Report

--	--	--	--	--	--	--	--	--	--

Dealing / Job Number

(LINZ User Only)

Please Use appropriate Storage
(LINZ User Only)

X 7351877.1 Caveat

Copy - 02/04, Pgs - 002, 03/05/07, 08-16

Copies
(inc. original)

DocID: 312878483

50.00

Uplifting Box Number

ASSOCIATED FIRM

Client Code / Ref

Other (state)

Rejected Dealing Number

Plan Number Pre-allocated or
to be Deposited

MAY 02 / 2007 12:09 CRED

Priority/Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	ADULT TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$
1	NA 120D/992	X	Foster Foster	60.00							\$60.00
2											
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

ADVERTISING: LINZ USER ONLY

Fees Receipt and Tax Invoice

GST Registered Number 17-0224595

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures?

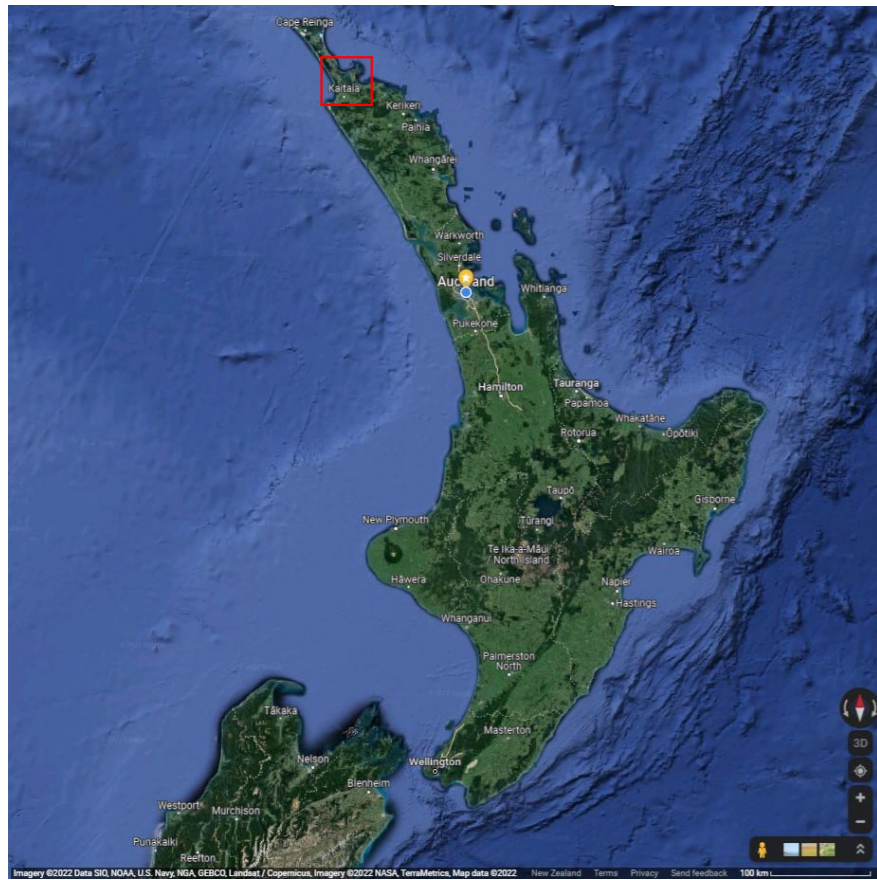
Less Fees paid on Dealing #

Cash/Cheque enclosed for

Subtotal (for this page) \$60.00

Total for this dealing \$60.00

\$60.00



NORTH ISLAND - N.T.S.



1 LOCATION PLAN 1
1 : 50000

2
A0 - 02

2 LOCATION PLAN 2
1 : 5000

BOUNDARY LINES ARE INDICATIVE ONLY

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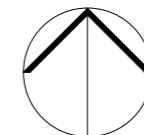
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GENERAL NOTES

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- WEATHER-TIGHTNESS & WATER-TIGHTNESS IN ACCORDANCE WITH NZBC E2 AS1.
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PO BOX 105339
Auckland 1143
T 04 383 3573
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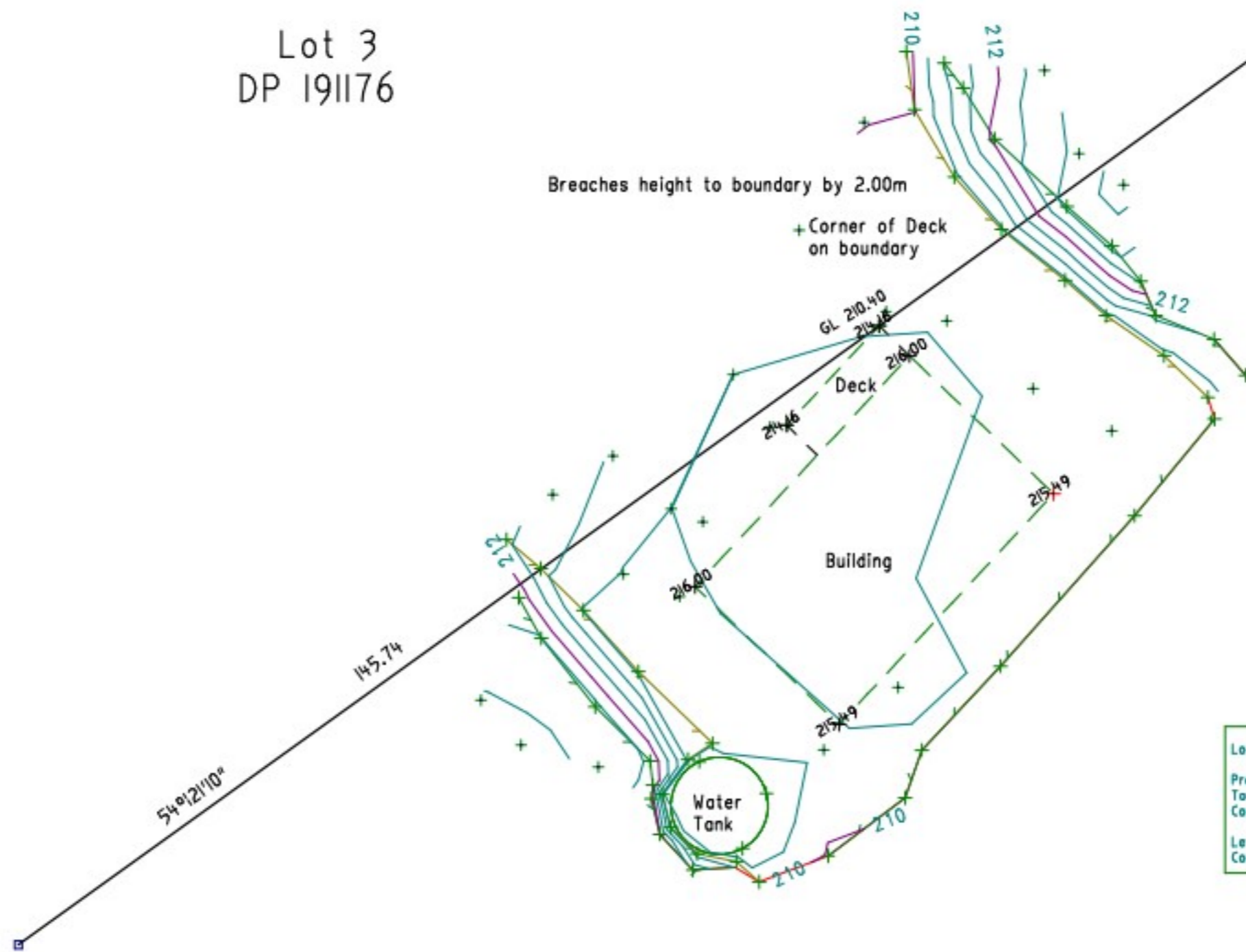
Project
LOT 4, DAWSON ACCESS RD. KAITAIA

Drawing
LOCATION PLANS

Drawing no. Issue
A0 - 02 A

Lot 3
DP 191176

Lot 4
DP 191176



Local Authority: Far North District Council

Prepared For: A Van Derp

Total Area: 38.6590 ha

Comprised in: NA 1200/992

Levels in terms of: Assumed Datum

Contour Interval is: 0.50m

VON STURMERS
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 408 6000
Email: kaltoia@saps.co.nz

131 Commerce St
P.O. Box 128
Kaitiaki

Plan Of Topographical Detail
Showing Building on Lot 4 DP 191176 Dawson Access Road

Name	Date	SCALE	SHEET SIZE
Survey		1:200	A3
Design			
Drawn			
Approved			
Rev			

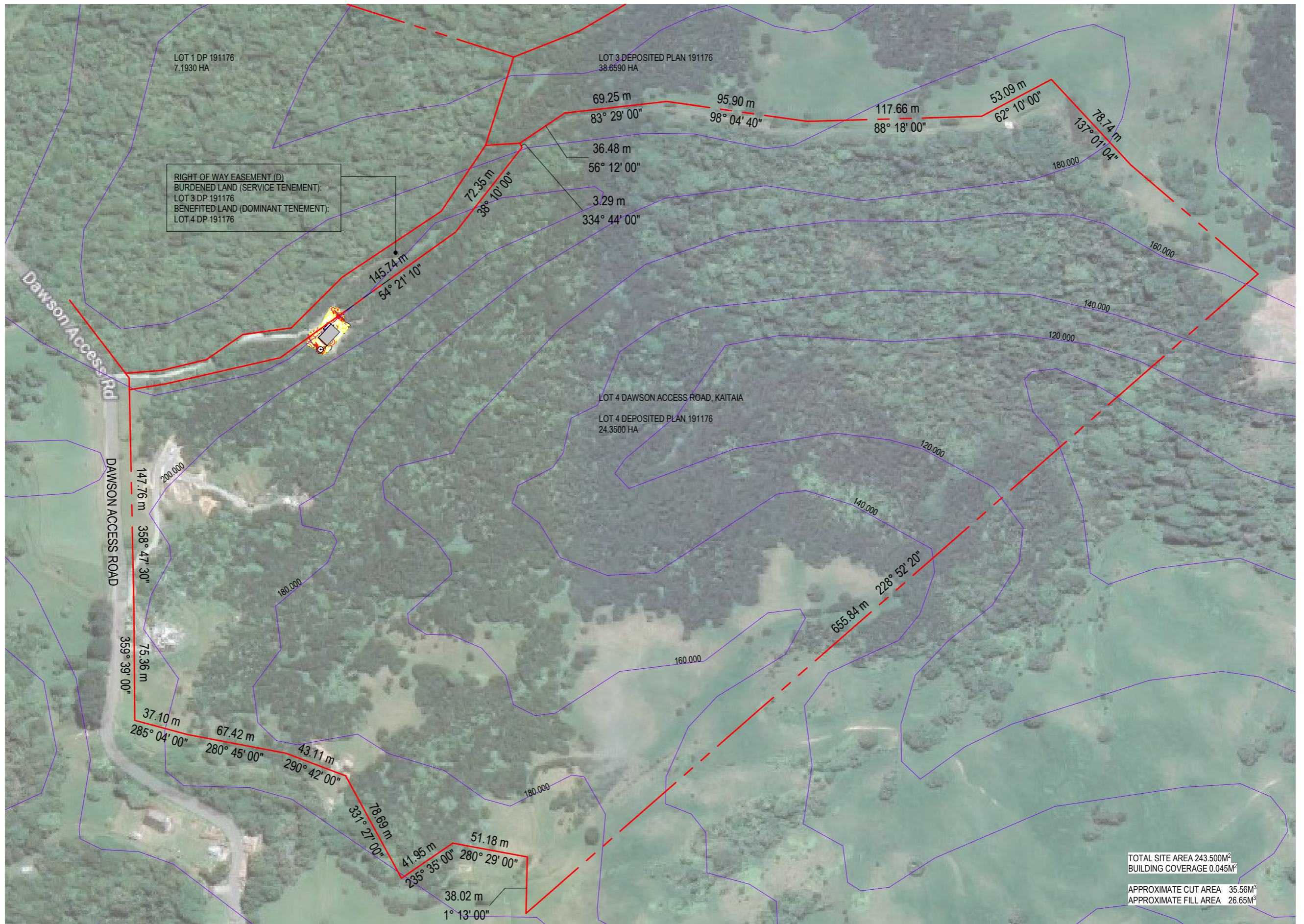
Surveyors Ref. No: 15055
Series: Sheet of

SITE ADDRESS:
LOT 4 DAWSON ACCESS ROAD, KAITAIA

LEGAL DESCRIPTION:
LOT 4 DEPOSITED PLAN 191176

SITE AREA
243.500 HA

NOTE:
CONTOURS SOURCED FROM GIS DATA



TOTAL SITE AREA 243.500M²
BUILDING COVERAGE 0.045M²
APPROXIMATE CUT AREA 35.56M²
APPROXIMATE FILL AREA 26.65M²

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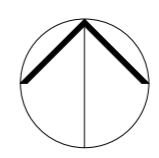
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WEATHER-TIGHTNESS & WATER-TIGHTNESS IN ACCORDANCE WITH NZBC E2 AS1.

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REFER TO STRUCTURAL ENGINEERS DWGS AND SPECIFICATIONS FOR STRUCTURAL REQUIREMENTS, SIZES AND DETAILS.

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PO BOX 105339
Auckland 1143
T +64 9 303 3573
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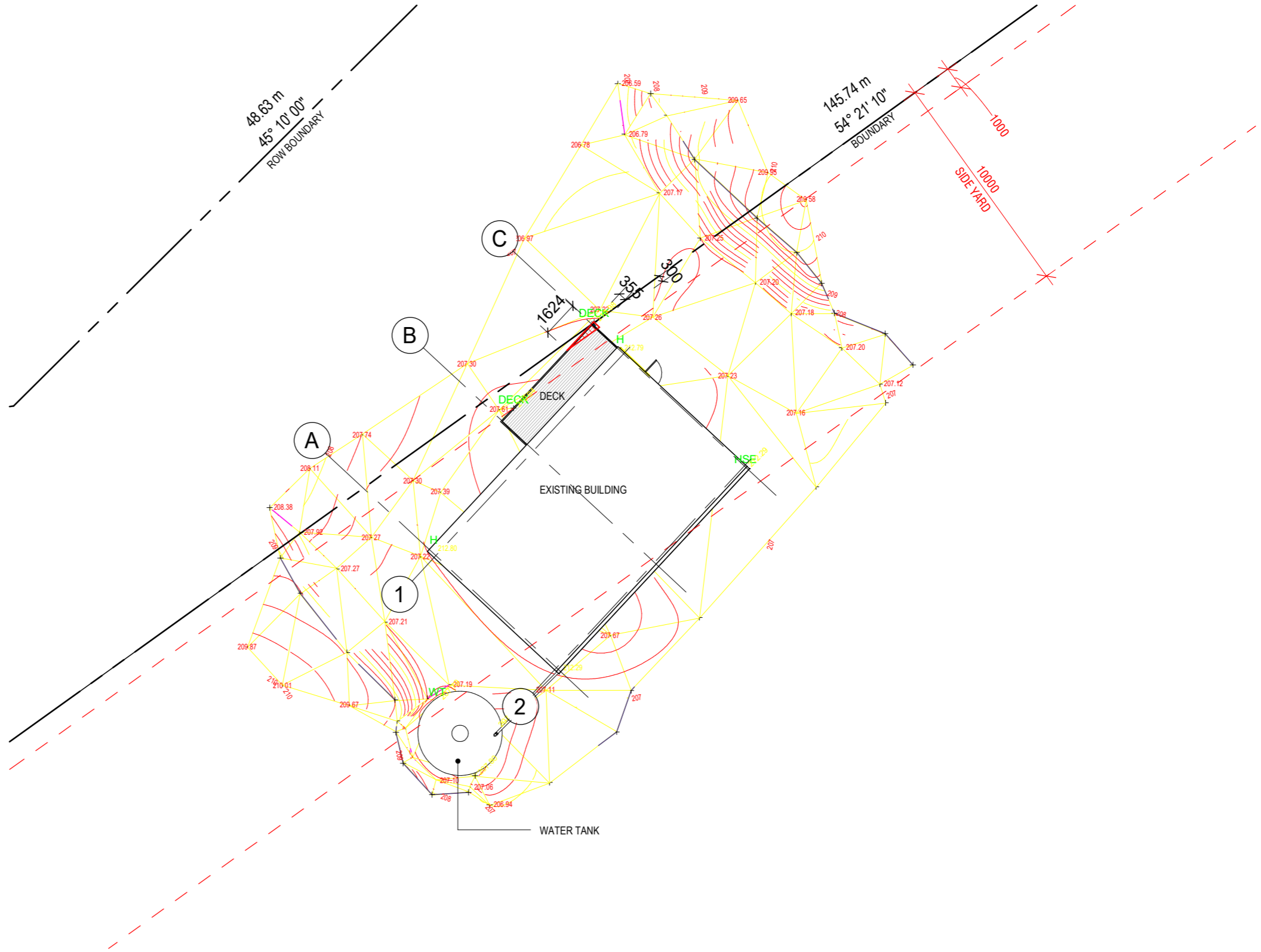
Project no
2217.3

Project
LOT 4, DAWSON ACCESS RD, KAITAIA

Drawing
OVERALL SITE PLAN

Drawing no. Issue
A0 - 10 A

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.



SITE INFORMATION:

SITE ADDRESS: LOT 4 DAWSON ACCESS ROAD, KAITAIA
 LEGAL DESCRIPTION: LOT 4 DEPOSITED PLAN 191176
 SITE AREA: 24.3500 HA

CLIMATE INFORMATION:

CLIMATE ZONE: 1
 EARTHQUAKE ZONE: ZONE 1
 EXPOSURE ZONE: ZONE C
 LEE ZONE: NO
 RAINFALL RANGE: 90 - 100
 WIND REGION: A
 WIND ZONE: EXTRA HIGH

PLANNING INFORMATION:

PLANNING ZONE: RURAL PRODUCTION
 RESIDENTIAL INTENSITY: ONE UNIT PER 12HA OF LAND. - **COMPLIES**
 MAX BUILDING HEIGHT 12M - **COMPLIES**
 BUILDING COVERAGE IS 12.5% OF GROSS SITE AREA - **COMPLIES**
 SUNLIGHT: 2M + 45° HIRB (EXCEPT ROW). - **NON COMPLIANT**
 STORMWATER MANAGEMENT: 15% MAX. IMPERMEABLE AREA - **COMPLIES**
 SETBACK FROM BOUNDARIES: 10m - **NON COMPLIANT**

NOTE:
 THE INFRINGEMENT RELATES TO BUILDING WITHIN THE 10M SETBACK FROM THE ROW BOUNDARY. GIVEN THAT THE 16M WIDTH OF THIS ROW MEANS THAT IT CAN NOT BE BUILT ON BY EITHER PARTY, WE VIEW THE EFFECTS OF THIS BOUNDARY SETBACK INFRINGEMENT TO BE 'LESS THAN MINOR'.

NOTE:
 CONTOURS SOURCED FROM TOPO SURVEY



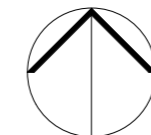
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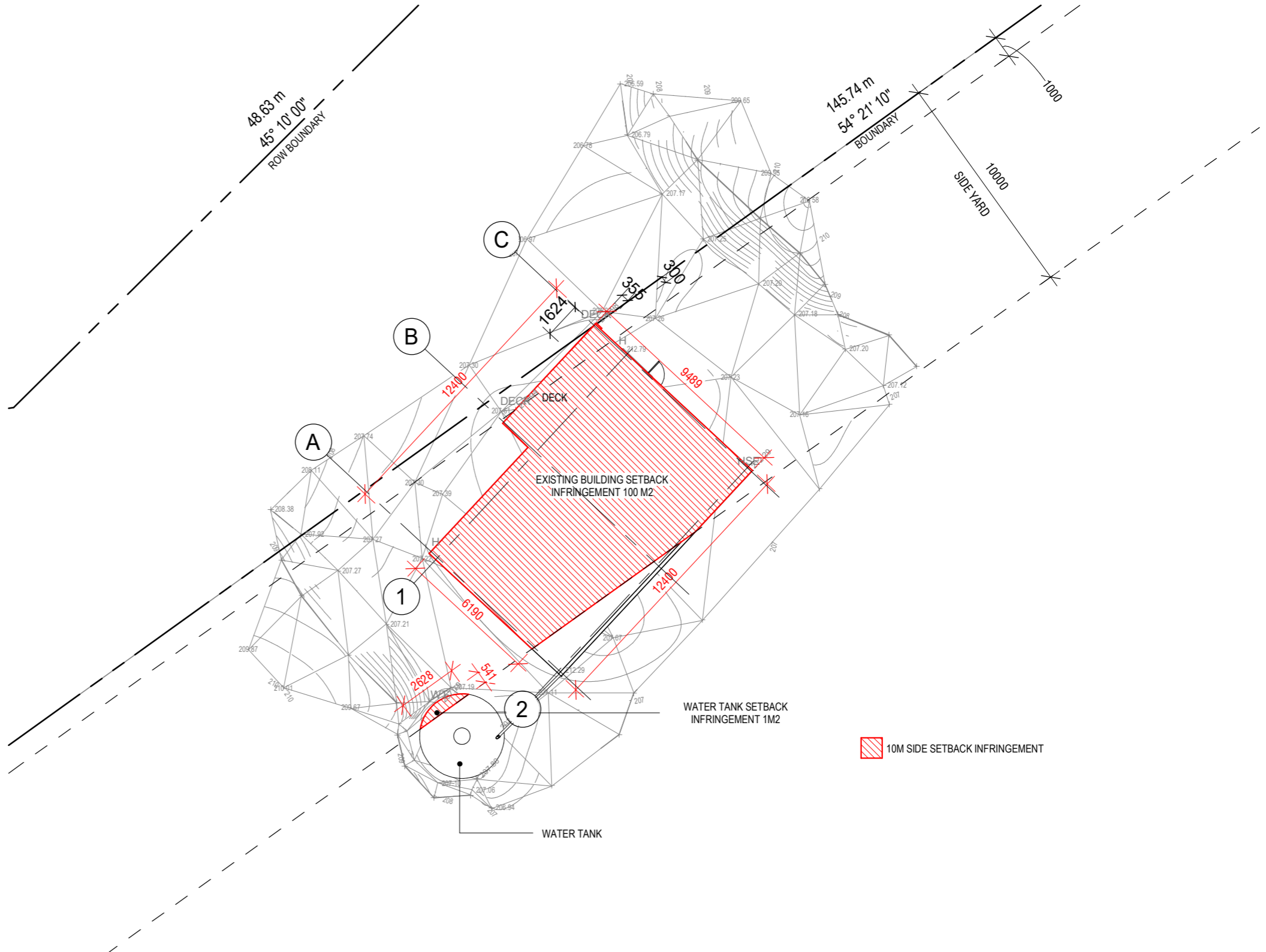
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 PO BOX 105339
 Auckland 1143
 T: 04 39 303 3573
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Scale	1 : 200
Drawn	Project no
Author	2217.3

Project	LOT 4, DAWSON ACCESS RD. KAITAIA
Drawing	PART SITE PLAN
Drawing no.	Issue
A0 - 11	A



SITE INFORMATION:

SITE ADDRESS: LOT 4 DAWSON ACCESS ROAD, KAITAIA
 LEGAL DESCRIPTION: LOT 4 DEPOSITED PLAN 191176
 SITE AREA: 24.3500 HA

CLIMATE INFORMATION:

CLIMATE ZONE: 1
 EARTHQUAKE ZONE: ZONE 1
 EXPOSURE ZONE: ZONE C
 LEE ZONE: NO
 RAINFALL RANGE: 90 - 100
 WIND REGION: A
 WIND ZONE: EXTRA HIGH

PLANNING INFORMATION:

PLANNING ZONE: RURAL PRODUCTION
 RESIDENTIAL INTENSITY: ONE UNIT PER 12HA OF LAND. - **COMPLIES**
 MAX BUILDING HEIGHT 12M - **COMPLIES**
 BUILDING COVERAGE IS 12.5% OF GROSS SITE AREA - **COMPLIES**
 SUNLIGHT: 2M + 45° HIRB (EXCEPT ROW). - **NON COMPLIANT**
 STORMWATER MANAGEMENT: 15% MAX. IMPERMEABLE AREA - **COMPLIES**
 SETBACK FROM BOUNDARIES: 10m - **NON COMPLIANT**

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NOTE:
 CONTOURS SOURCED FROM TOPO SURVEY

10M SIDE SETBACK INFRINGEMENT

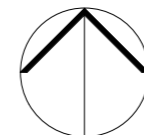
WATER TANK SETBACK INFRINGEMENT 1M2

WATER TANK

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 PO BOX 105339
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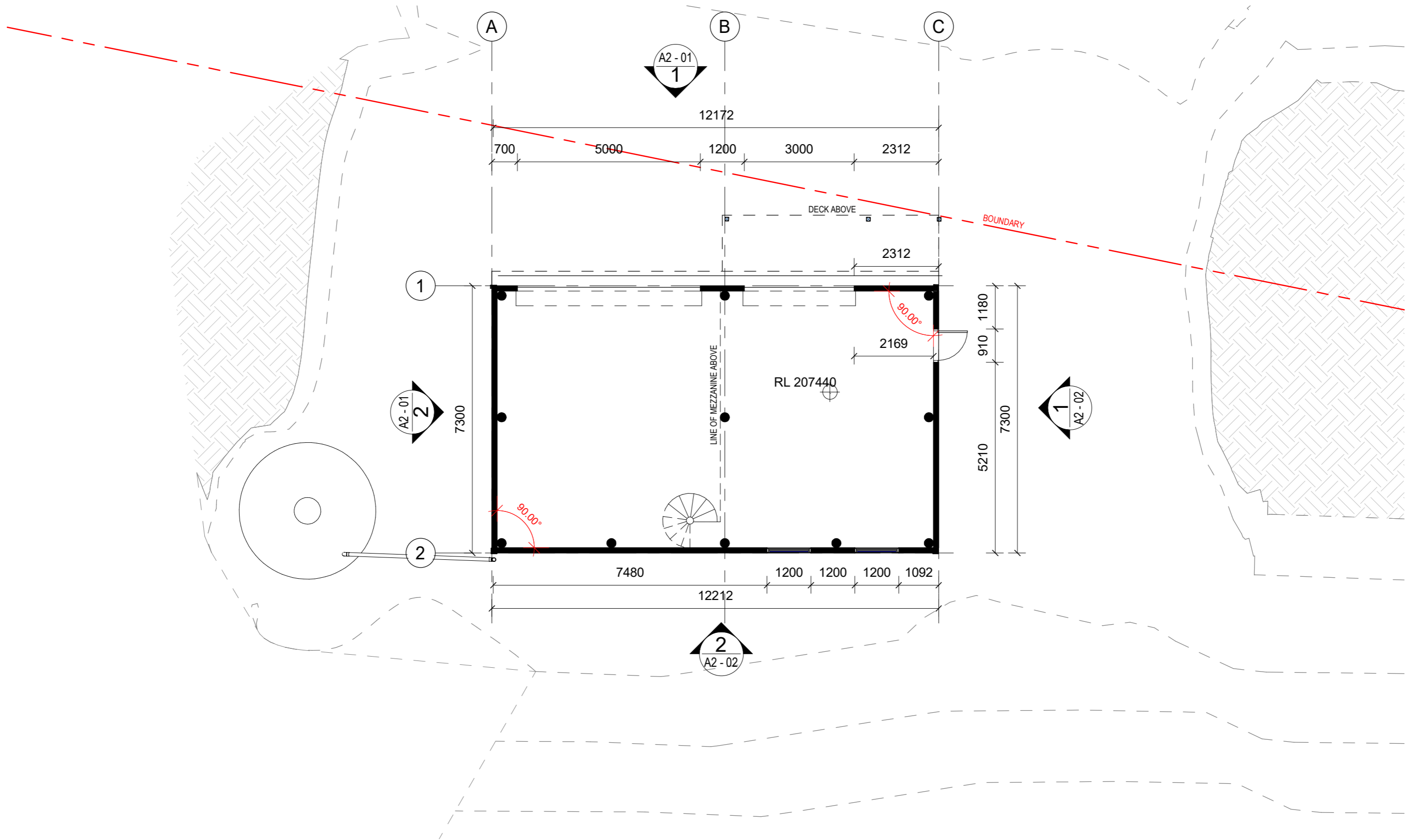
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 Project no: 2217.3
 Drawn: [blank]
 Author: [blank]

Project: **LOT 4, DAWSON ACCESS RD. KAITAIA**

Drawing: **PART SITE PLAN SETBACK INFRINGEMENT**

Drawing no. **A0 - 12** Issue **A**

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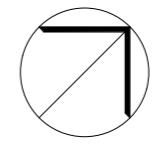


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Drawn
 Author

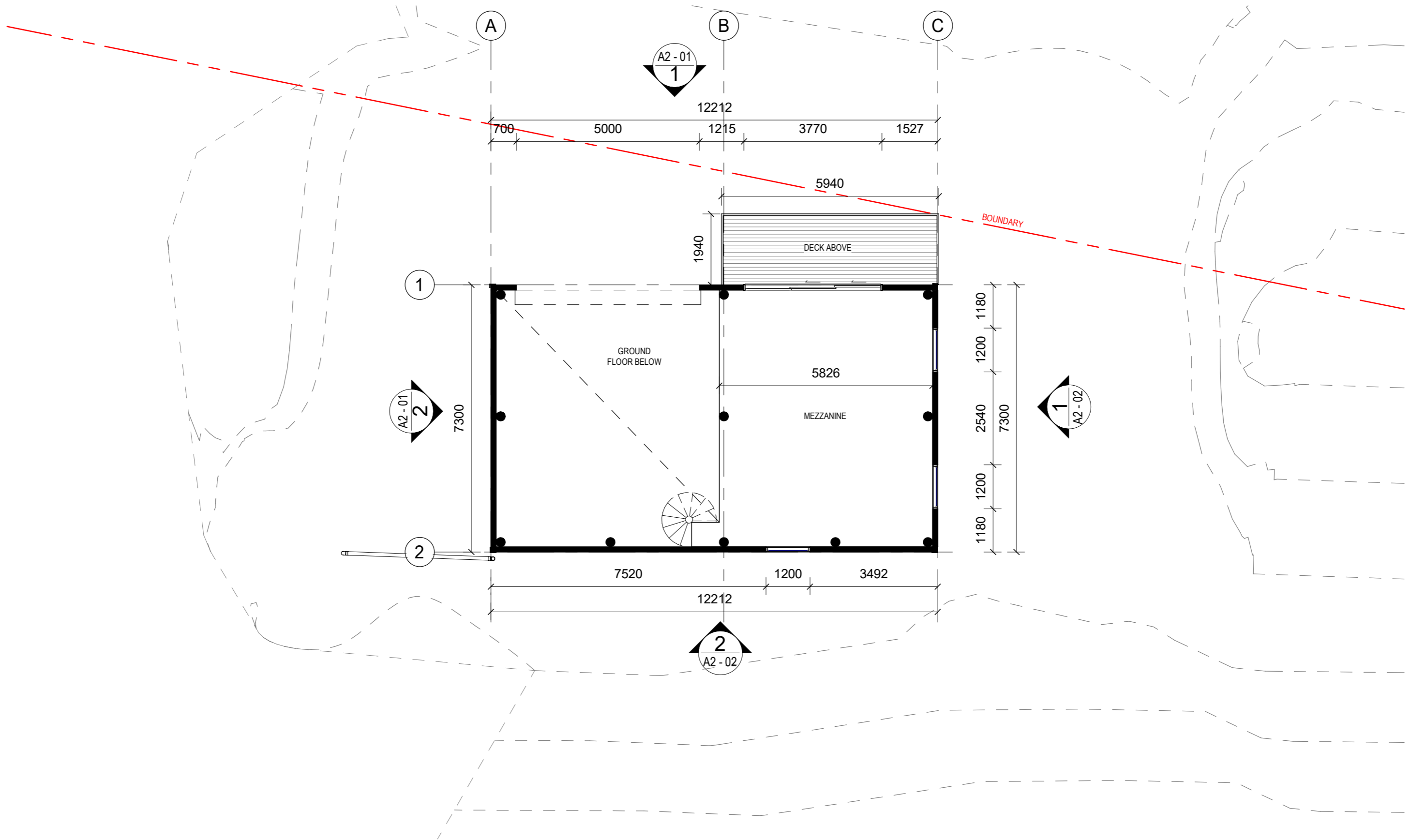
Project no
 2217.3

Project
LOT 4, DAWSON ACCESS RD. KAITAIA

Drawing
GROUND FLOOR PLAN - EXISTING

Drawing no.
A1 - 01

Issue
A

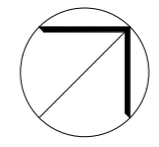


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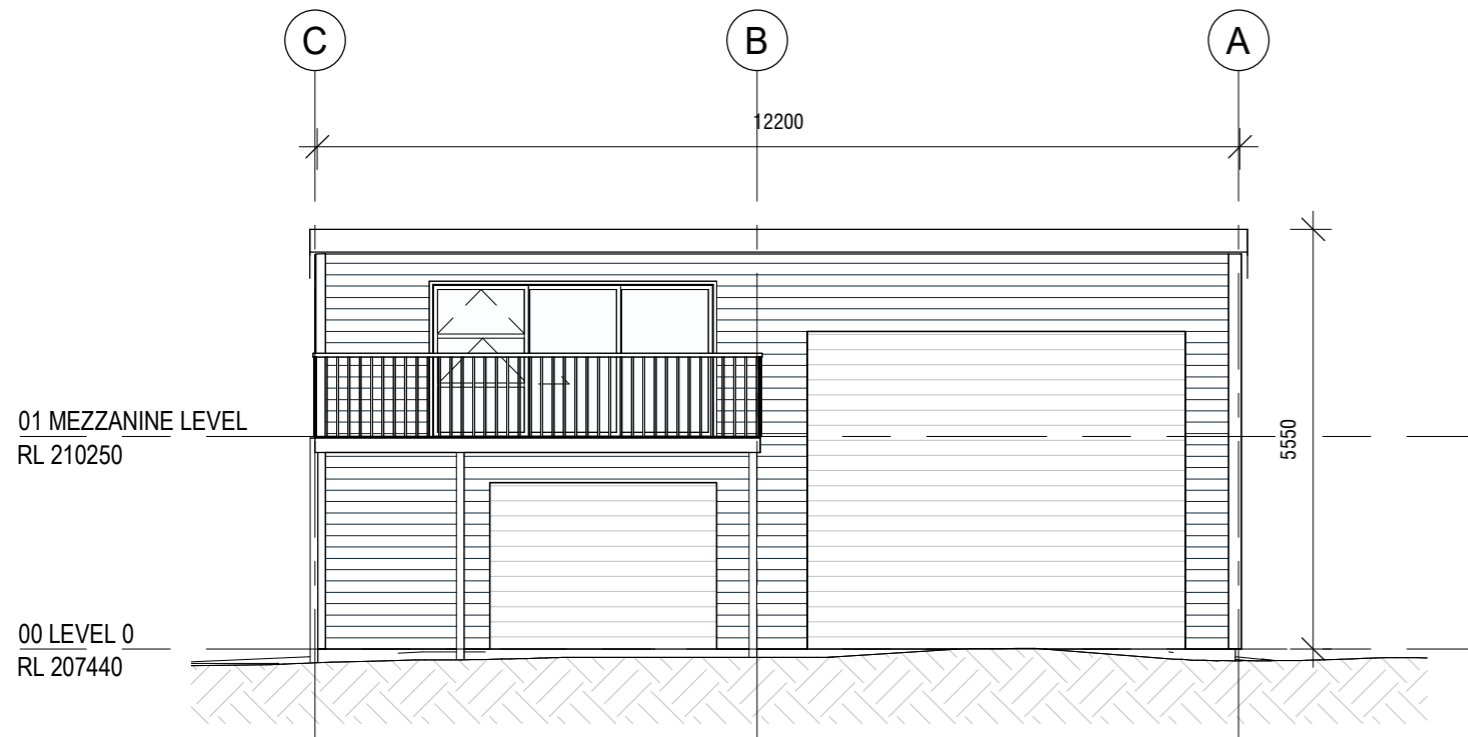
Project no
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Project
LOT 4, DAWSON ACCESS RD. KAITAIA

Drawing
FIRST FLOOR PLAN - EXISTING

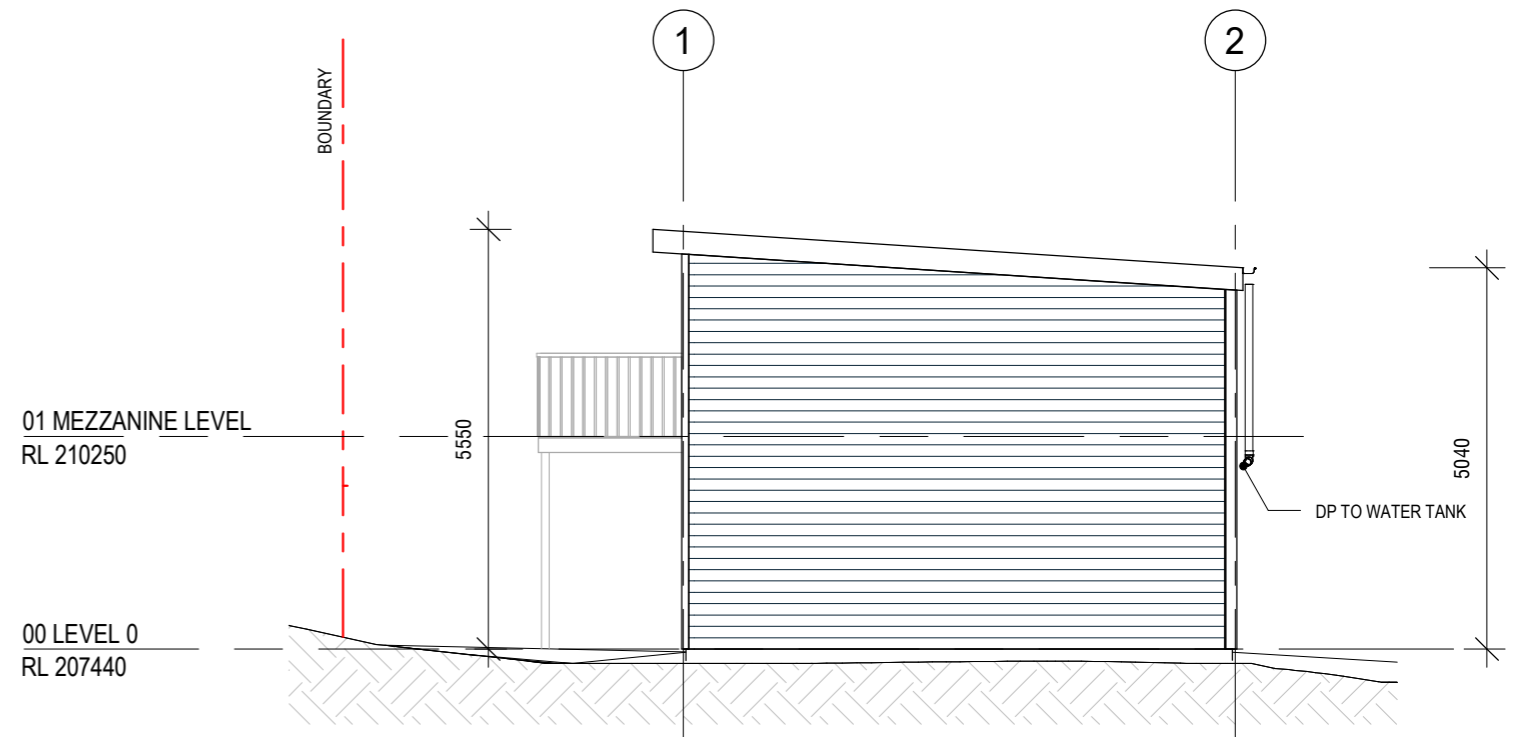
Drawing no. Issue
A1 - 02 A

12M MAX HEIGHT



1 Front Elevation
A1 - 01 1 : 100

12M MAX HEIGHT



2 Right Elevation
A1 - 01 1 : 100

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ISSUE	DATE	AMENDMENT	BY
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GENERAL NOTES

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WEATHER-TIGHTNESS & WATER-TIGHTNESS IN ACCORDANCE WITH NZBC E2 AS1.

TIMBER FRAMING TO NZS 3604/2011 UNLESS OTHERWISE STATED BY STRUCTURAL ENGINEER.

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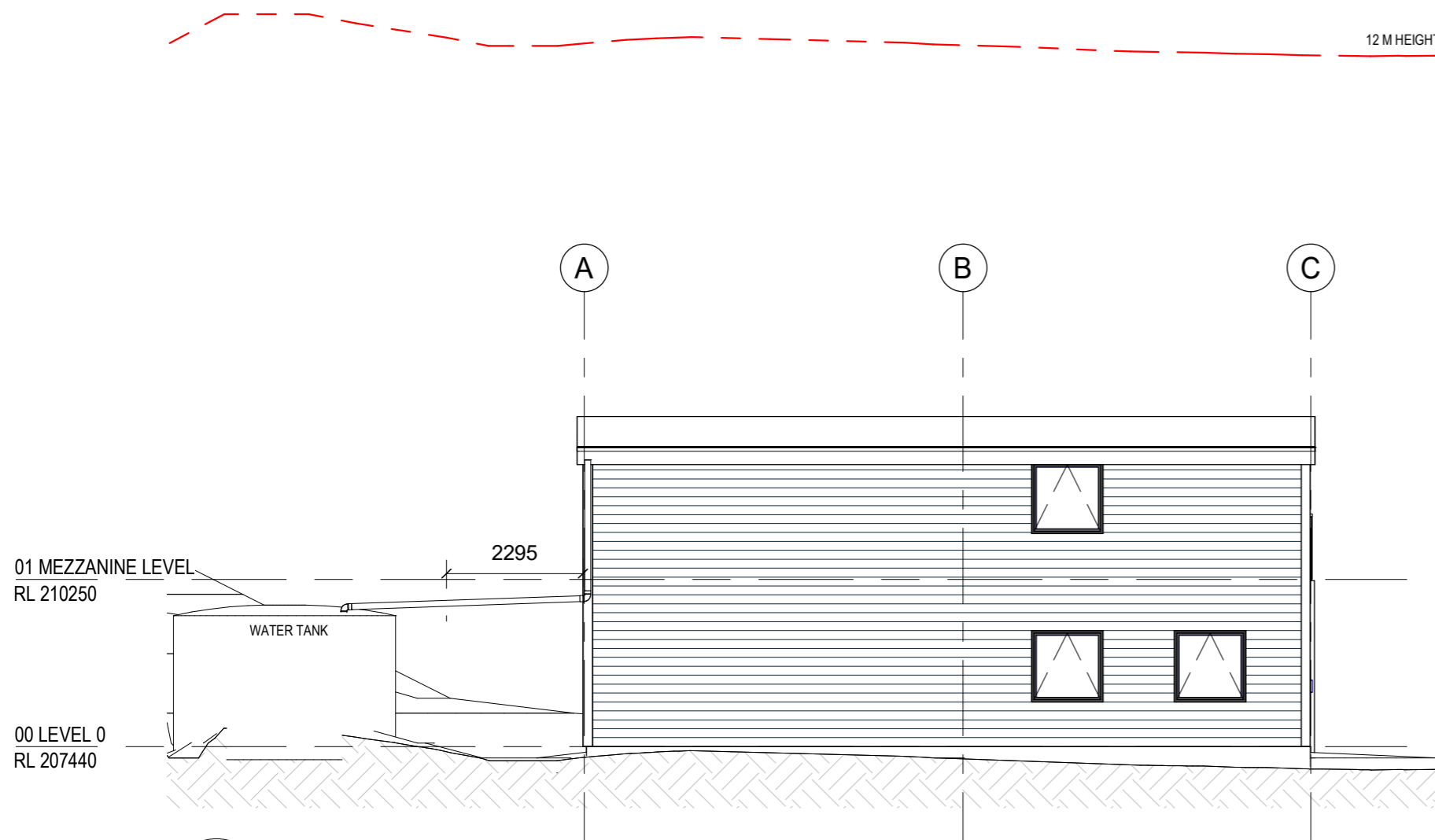
TOA Architects Ltd
PO BOX 105339
Auckland 1143
T (64 9) 303 3573
E admin@toa.net.nz

Checked Checker	Scale 1 : 100 @ A3
Drawn Author	Project no 2217.3

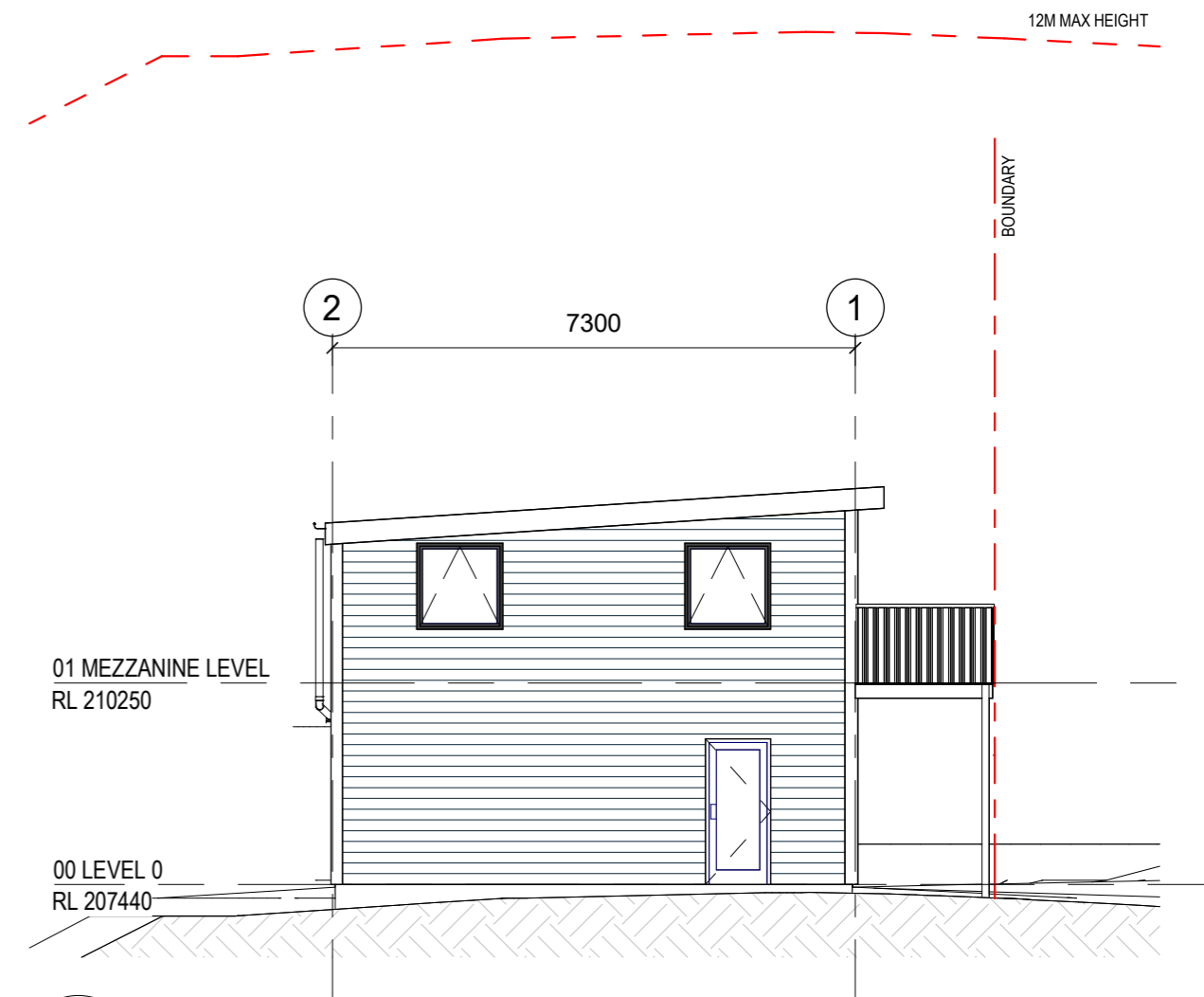
Client
ANAH VAN DORP
Project
LOT 4, DAWSON ACCESS RD. KAITAIA

Drawing
EXISTING ELEVATIONS

Drawing no.	Issue
A2 - 01	RAFT 03/08/2022



2 Rear Elevation
A1 - 01 1 : 100



1 Left Elevation
A1 - 01 1 : 100

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TOA Architects Ltd
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Auckland 1143
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E admin@toa.net.nz

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Client
ANAH VAN DORP
Project
LOT 4, DAWSON ACCESS RD. KAITAIA

Drawing
EXISTING ELEVATIONS

Drawing no.	Issue
A2 - 02	A