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

Office Use Only
Application Number:

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of 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 Covnsent representative to discuss this application prior to lodgement?

◯ **Yes** ☑ **No**

2. Type of consent being applied for

(more than one circle can be ticked):

☑ **Land Use**
◯ **Fast Track Land Use***
◯ **Subdivision**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Other (please specify)** _____

◯ **Discharge**
◯ **Change of Consent Notice (s.221(3))**
◯ **Extension of time (s.125)**

**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?	See appendicies
Who else have you consulted with?	FENZ

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: Paul and Glenis Cummings

Email:

Phone number:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ◯ **Yes** ✔ **No**

If yes, please provide details.

6. Address for correspondence

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

Name/s: Northland Planning & Development 2020 Ltd

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: Paul & Glenis Cummings

Property address/
location:

Postcode

8. Application site details

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

Name/s: Paul & Glenis Cummings

Site address/ location:
428 Opara Road
Oue
0473
Postcode

Legal description: Lot 7 DP 322604 **Val Number:** 00617-00707

Certificate of title: 90218

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

Site visit requirements:

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

Is there a dog on the property? ○ **Yes** ☑ **No**

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

Please contact Applicant to arrange site 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.

Proposal to relocate a dwelling to the site. Consent is required under the PDP-AV Coastal Environment overlay for a building containing a residential activity and associated earthworks for foundations and proximity to existing scrub, as a RDA. Consent sought under ODP for new habitable building within General Coastal zone as a RDA.

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

10. Would you like to request public notification?

○ **Yes** ☑ **No**

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

(more than one circle can be ticked):

☑ **Building Consent** EBC-2027-249/0

○ **Regional Council Consent (ref # if known)** Ref # here (if known)

○ **National Environmental Standard Consent** Consent here (if known)

○ **Other (please specify)** Specify 'other' here

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

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

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

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

◯ **Subdividing land**

◯ **Changing the use of a piece of land**

◯ **Disturbing, removing or sampling soil**

◯ **Removing or replacing a fuel storage system**

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☑ **Yes**

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)	Paul & Glenis Cummings
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) Glenis Cummings

Signature:
(signature of bill payer)

Date 03-Nov-2026

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) Glenis Cummings

Signature

Date 03-Nov-2026

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.

Land-Use Consent for
Paul & Glenis Cummings
428 Opara Road, Rawene

Date: 4 November 2026

Please find attached:

- an application form for a land-use consent to relocate a dwelling to the site located at 428 Opara Road, Rawene; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

Within the Proposed District Plan – Appeals Version (PDP-AV), the site is zoned as Rural Production and also noted as being within the Coastal Environment Overlay. The proposal results in infringements of the permitted rules within the Coastal Enviornmnet Overlay given the building will be utilised as a residential dwelling which exceeds 110m^2 and earthworks for foundations. Consent is also sought given the dwelling will be located within 20m of existing scrub. The proposal has been assessed as a **Restricted Discretionary Activity** in terms of the PDP-AV.

Within the Operative District Plan (ODP), the site is split zoned Rural Production and General Coastal. The proposal results in infringements of the Permitted rules for Visual Amenity within the General Coastal zone. The proposal is assessed as a **Restricted Discretionary Activity** under the ODP.

Building consent has been lodged for the relocated dwelling and associated onsite wastewater system under EBC-2027-249/0. A Form 4 was issued on 1st October 2026, highlighting the requirement for resource consent. It is requested that once the Processing Planner has completed an Initial Assessment of the proposal, the Form 4 Block is lifted such that the relocated dwelling can be shifted to site and inspections booked in.

Regards	Reviewed by
Alex Billot	Sheryl Hansford
Resource Planner	Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **Far North District Council Application Form**
2. **Record of Title –** *LINZ*
3. **Consent Notice 5374576.1 –** *LINZ*
4. **Consent Notice 5717294.2 –** *LINZ*
5. **Plan Set –** *4C Architecture Studio*
6. **Elevation plan -** *4C Architecture Studio*
7. **Management Plan –** *G&P Cummings*
8. **FFWS Approval –** *FFWS*
9. **EBC 2027-249 Form 4 –** *FNDC*
10. **Correspondence –** *Te Runanga o Te Rarawa*
11. **Correspondence –** *FNDC Planning Technicians – Iwi Contacts*
12. **Objectives and Policies**

Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

1.1. The Applicants are seeking a land use consent to relocate a residential dwelling within their property at 428 Opara Road, Rawene. The site is a vacant site that consists of open grazed areas and pockets of dense vegetation. The site adjoins the Coastal Marine Area along the northern boundary, and privately owned allotments on all other boundaries, apart from where the site access adjoins Opara Road. The site is of varying topography, with the proposed relocated dwelling to be located with an existing open area of the site. The location of the building platform is relatively flat, with the land sloping away quite steeply towards the north outside of the building platform. The proposed dwelling location is approximately 380m northeast of Opara Road and is accessed via an existing gravel driveway from the southwestern corner of the site.



Figure 1: Aerial view of the site and surrounds.

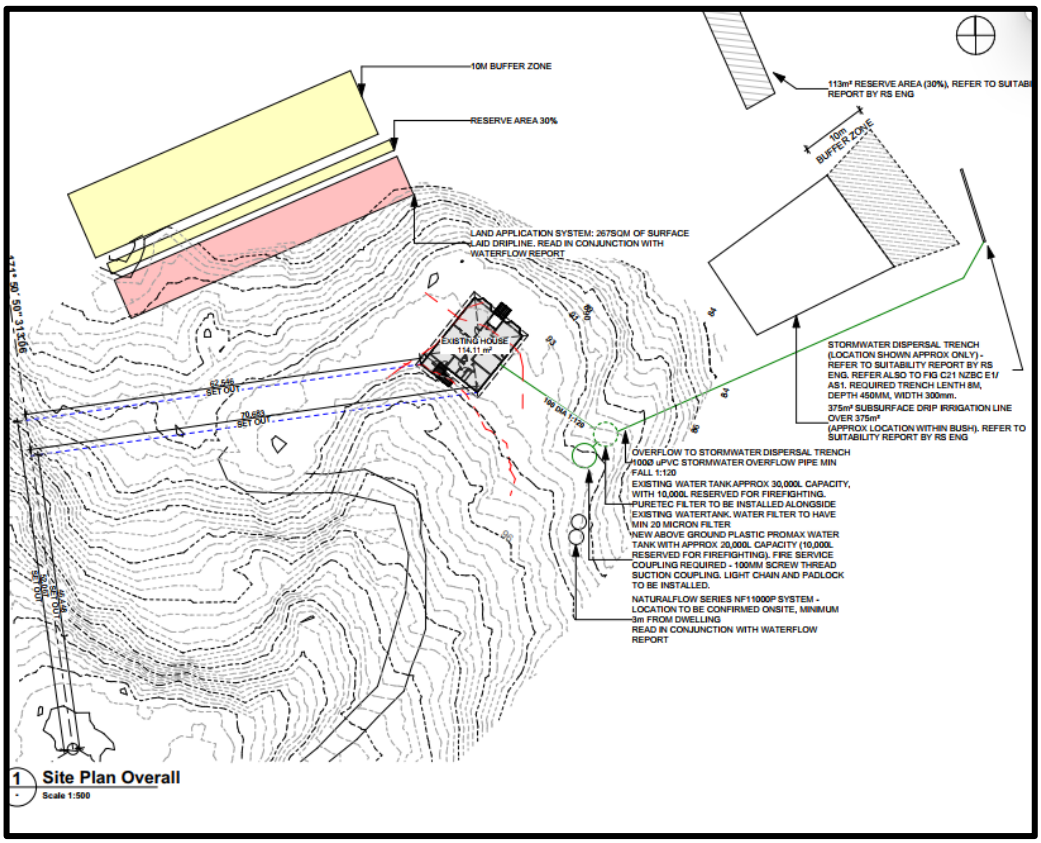


Figure 2: Site Plan.

1.2. The dwelling is 114m^2 and will have a maximum height of 5.750 metres. The dwelling consists of 3 bedrooms, one bathroom, an additional separate toilet, kitchen, dining and living areas as per the Plan Set contained within **Appendix 5**.

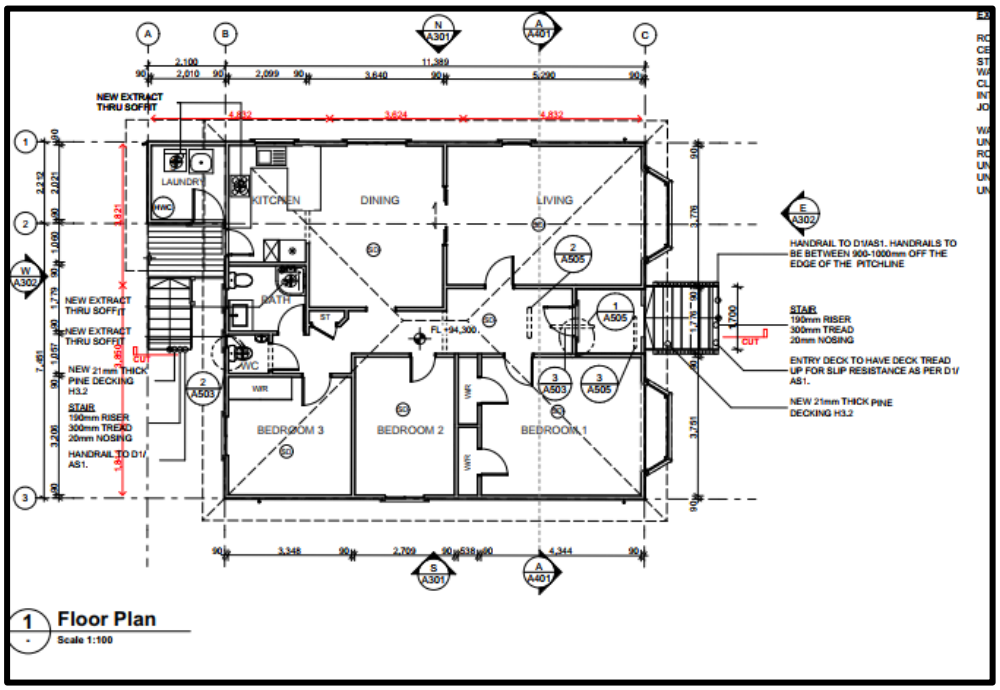


Figure 3: Floor plan.

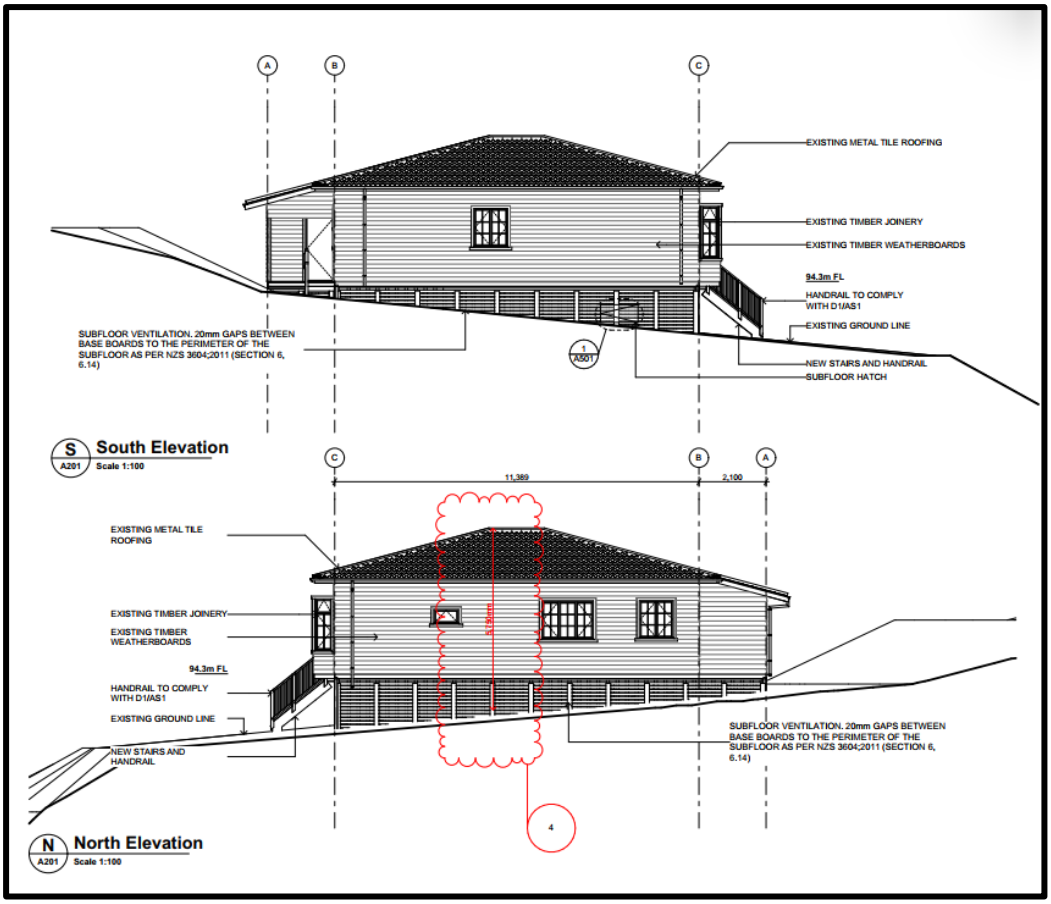


Figure 4: Elevation Plan.

1.3. The dwelling will be serviced by an onsite effluent disposal system, as indicated within the Plan Set and shown within *Figure 2* above. Water supply will be via rainwater harvesting to one 30,000L and one 20,000L water tank which will be located to the southeast of the dwelling. Firefighting water supply (FFWS) will be provided for within one of the water tanks, with 10,000L set aside, as approved by FENZ (see **Appendix 8**). Stormwater will also be managed onsite as per the Plan Set.

Proposed District Plan – Appeals Version (PDP-AV)

1.4. The site is located within the Rural Production zone (RPZ) under the PDP-AV as well as being subject to the Coastal Environment (CE) Overlay. The northern edge of the site is shown to be susceptible to river and coastal hazards, however the development site sits well outside of these areas.

1.5. The proposal has been assessed as Permitted in terms of the underlying RPZ rules. Land use consent is triggered within the CE overlay given that the building will be utilised for a

residential activity and exceeding 110m^2 in area and also exceeds the permitted height of 5.5 metres.

1.6. Earthworks will be minimal, with only minor earthworks needed for the foundations of the dwelling. The foundations are to be pile drilled, such that there will not be an excavated cut face at any point in time. However, given the site is within the Coastal Environment under the PDP-AV, and the foundation depth will exceed 1 metre, consent is sought as a technicality.

1.7. Resource consent is also sought in relation to wildfire, given that the dwelling will be located within 20 metres of scrub. Consultation with FENZ has been completed as part of the pre-application process, with their approval attached within **Appendix 8**.

1.8. Resource consent is sought as a **Restricted Discretionary Activity** under the PDP-AV.

Operative District Plan (ODP)

1.9. The RPZ and CE overlay within the PDP-AV are subject to appeal in their entirety and as such, assessment of the relevant zoning rules within the ODP must be assessed as part of this application. In terms of the rule in relation to wildfire within the PDP-AV, this has not been appealed and as such, the corresponding ODP rule falls away with the PDP-AV rule prevailing. As such, no assessment of the corresponding ODP rule in relation to wildfire (fire risk to residential units), is considered to be required.

1.10. Within the ODP, the site is split zoned, with the northern portion zoned as General Coastal (GCZ) and the southern portion zoned as Rural Production (RPZ). The dwelling location will be located along the boundary of the two zones, such that the most restrictive zone will prevail. In this case, the GCZ is the more restrictive zone and as such, an assessment of the proposal against the GCZ rules will form part of this application, with no assessment of the RPZ determined to be required.

1.11. The proposal requires consent within the GCZ in regard to the visual amenity rule, given that the floor area exceeds 25m^2. Consent is sought as a **Restricted Discretionary Activity** under the ODP.

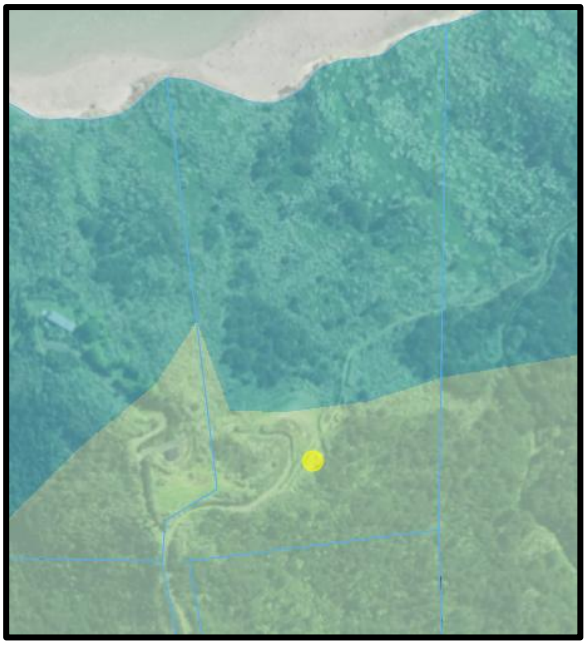


Figure 5: ODP split zoning of the site.

2. DESCRIPTION THE SITE AND SURROUNDS

2.1. The application site is located at 428 Opara Road, Rawene. The site is legally described as Lot 7 DP 322604. As mentioned, the site is currently vacant land of varying topography and land cover. The site is accessed from Opara Road, via an access leg within the southwestern portion of the site. The proposed dwelling will be located on a relatively flat area of the site, which is an existing open grassed area and has distant views of the Hokianga Harbour to the north.



Figure 6: Proposed dwelling location, looking south over building site.



Figure 7: View of Hokianga Harbour to the north of the building site.



Figure 8: Access to the building area.

2.2. As shown in *Figure 6* above, the dwelling location is set into the existing hillside, such that it is not located on a prominent ridge, with the existing hillside to the south of the dwelling acting as a vegetated backdrop.

2.3. The site is bounded by Hokianga Harbour along the northern boundary and privately owned allotments on all other boundaries, apart from where the site adjoins Opara Road. Lots to the west of the site are of similar size, topography and vegetated cover, with many being developed with a dwelling and accessory buildings. The allotment directly to the east of the site is larger than most in the area being 83 hectares in area.

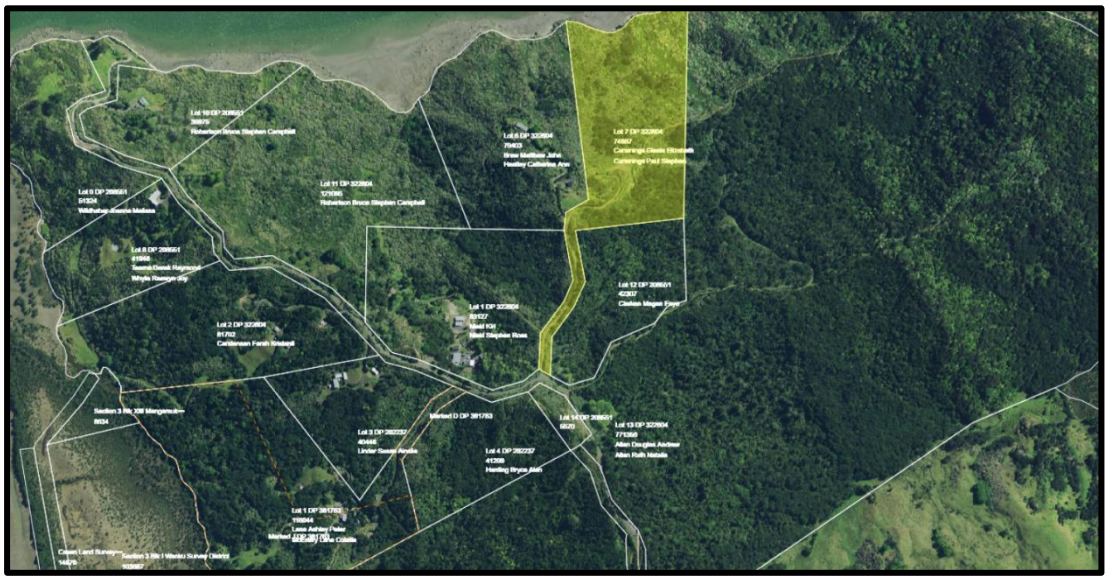


Figure 9: Aerial image of the site and surrounding lots.

2.4. There are no identified areas of outstanding landscape or high natural character (HNC) within the site under the Regional Policy Statement for Northland (RPSN). There is an area of HNC located to the east of the site, however this does not encroach into the subject site.

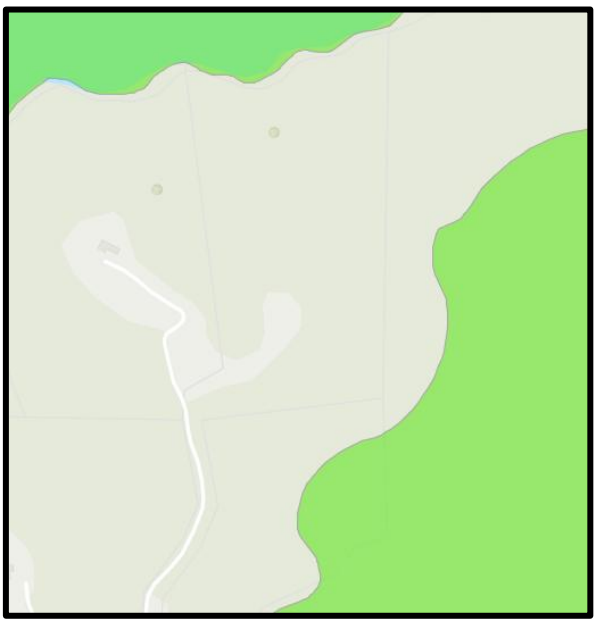


Figure 10: RPSN Maps.

2.5. The Hokianga Harbour is also noted as an area of HNC, as well as being a Statutory Acknowledgement Area for Te Rarawa. Consultation has occurred with Te Rarawa as part of the pre-application process (see **Appendix 10**). A response was received on behalf of Te Rarawa where it was explained that the site is outside of the primary rohe of Te Rarawa. Consultation was therefore recommended to the relevant Ngāpuhi hapū and mana whenua representatives who hold cultural authority for the area.

Contact details were received from FNDC Planning Technicians (see **Appendix 11**) and the Applicant has sent the proposal to these contacts. No response has been received to date.

2.6. The site is noted as forming part of PNA Wharekauere Bush Remnants within the FNDC Mapping system as well as being within an area where kiwi are present in high densities. The proposal does not involve any indigenous vegetation clearance given the built development will be located within an existing open area of the site.

2.7. The site is shown to have areas which are susceptible to coastal and river flood hazards along the northern coastline, under the NRC Hazard Maps, however the proposed building is located outside of these areas. The proposed building site is located in the Tsunami 'safe' zone.

2.8. There are some archaeological sites located within allotments to the west of the site but none shown within the subject site. There were no archaeological sites identified as part of the previous subdivision history of the site. Given that the relocated building will be located within an existing formed area of the site, with minimal ground disturbance required, it is considered appropriate for the proposal to proceed under the guidance of an ADP.

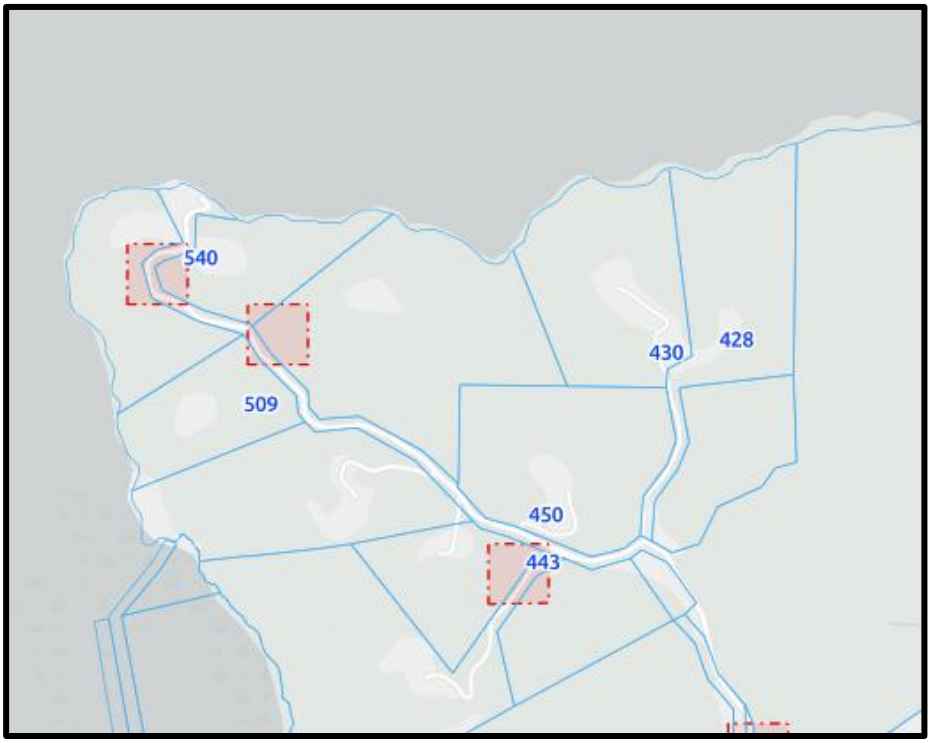


Figure 11: FNDC Archaeological site maps.

2.9. The soils within the development area are classified as LUC 6e7 which are not considered to be highly versatile under the RPSN. The National Policy Statement for Highly Productive Land (NPS-HPL) is therefore not considered applicable to the proposal.

Title

2.10. The site is legally described as Lot 7 DP 322604, with a land area of 7.538ha. The site is held within Record of Title 90218 which is dated 4th September 2003 (see **Appendix 2**). There are two consent notices registered on the title which will be detailed below. There are also existing easements which will remain unaffected by the proposal.

Consent Notice 5374576.1

2.11. This consent notice document was registered on 25th September 2002 under RC 2000254. This consent notice related to the parent lot of the subject site (Lot 13 DP 208551) and is relevant to the site.

2.12. Condition (i) is not applicable given Lot 13 has been subsequently subdivided.

2.13. Condition (ii) requires a Development Plan which is attached within **Appendix 7** of this application.

2.14. Condition (iii) requires a natural recessive colour scheme. The Applicant has advised the following colour scheme will be applied:

- Weatherboards: BS 5252 10A07 — LRV 27%
- Lower shingles: BS 5252 16C37 — LRV 22%
- Roof: BS 5252 16C39 — LRV 7%

2.15. Condition (iv) requires a site specific wastewater design which has been completed as part of the BC. Condition (v) is an advice condition which the applicant will comply with on an ongoing basis. Condition (vi) is not applicable to the subject site. Condition (vii) will be complied with as part of the BC. Condition (viii) relates to the site as the parent lot was Lot 13 DP 208551, however as indicated below, the subject site is located outside of any covenanted areas, which appear to follow the areas of HNC identified on adjoining sites.

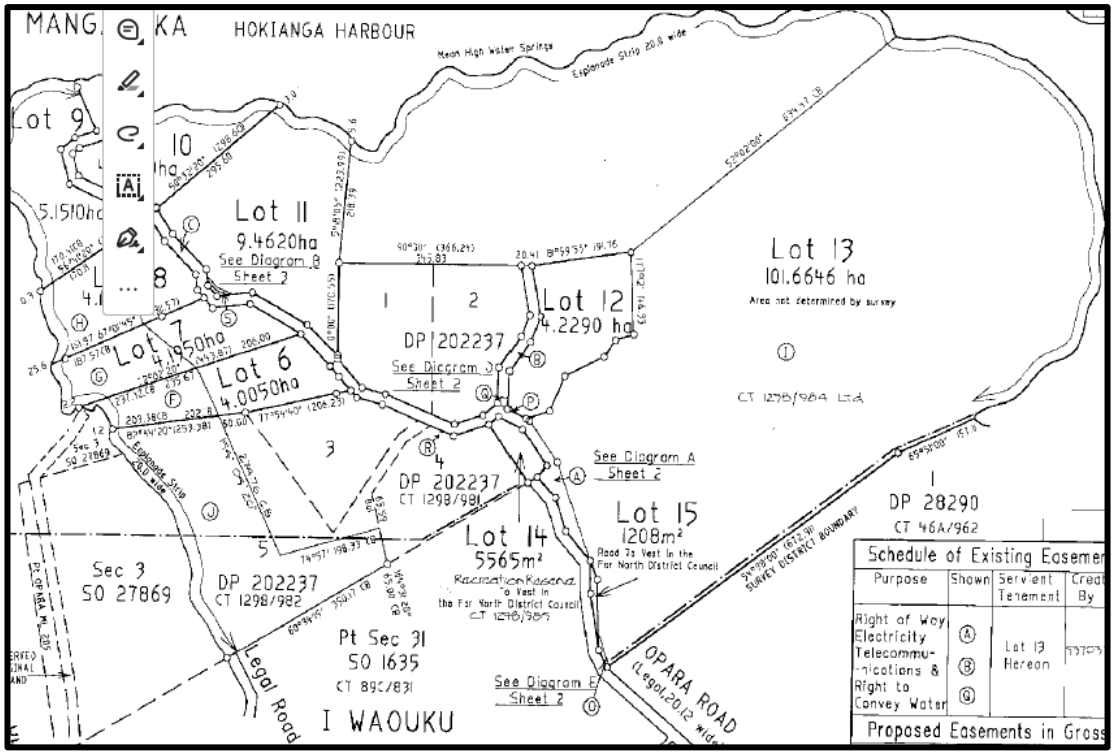


Figure 12: DP 208551 showing no covenanted areas where the subject site is now created (western side of Lot 13).

Consent Notice 5717294.2

2.16. This consent notice was registered on 24th June 2003 as a result of RC 2030801, which created the subject site.

2.17. Condition 1 permits only one dwelling per site and that all buildings shall be no more than 8 metres above natural ground level. The proposal complies with this.

2.18. The next Condition 1 requires a development plan to be provided. This is attached within **Appendix 7**.

2.19. Condition 2 requires a specified colour scheme which has been detailed in Section 2.14.

2.20. Conditions 3-5 have been addressed within earlier sections given they repeat conditions within the previous consent notice document.

2.21. The remainder of conditions do not apply to the subject site.

3. REASONS FOR CONSENT

3.1. The property is situated within the Far North District which is subject to the Operative Far North District Plan and the Proposed District Plan. These planning documents have been prepared and are currently administered under the Resource Management Act 1991 (RMA). While the RMA remains the operative legislation for resource consent processing, the resource management system is undergoing reform through the introduction of the Planning Act 2026 and the Natural Environment Act 2026, which are intended to replace the RMA. As part of these reforms, the Planning Act 2026 has introduced additional out-of-scope matters into section 104(1A) of the RMA. These provisions require consent authorities to disregard specified matters when assessing district land use consent applications.

3.2. In particular, matters such as the effects on trade competition, retail distribution, project demand or financial viability, the type of residents who may occupy a development, and views from private property are no longer relevant considerations. For residential development, additional matters including glazing area, balconies, outdoor living space, internal layout, residential unit size, and landscaped area size (except where relevant to permeability) are also outside the scope of assessment.

3.3. Accordingly, this Assessment of Environmental Effects focuses on those matters that remain within the statutory scope of consideration and does not rely on, or seek an assessment of, matters that are now expressly excluded under section 104(1A). As the Operative Far North District Plan and Proposed Far North District Plan have not yet been comprehensively reviewed or amended to reflect these legislative changes, the following rules and policy assessment identifies those provisions that, in the opinion of Northland Planning and Development 2020 Limited, relate wholly or partly to matters that are now outside the scope of consideration under section 104(1A). This assessment is provided to assist the consent authority in determining the relevance and weight that should be given to individual objectives, policies and rules when assessing the application.

Proposed District Plan – Appeals Version (PDP-AV)

3.4. The Appeals Version of the PDP (PDP-AV) is now available and details provisions which are subject to appeal. Provisions that are not appealed will be treated as ‘operative’ replacing equivalent provisions of the operative plan. If there are live appeals against a proposed

provision, the proposed provision and any equivalent provisions may need to be considered through the resource consent process.

3.5. The Rural Production zone has been appealed in its entirety and as such, assessment of the underlying zone within the ODP is required as part of this application. The Coastal Environment is also subject of appeal. There is not a corresponding Coastal Environment Overlay within the ODP but given the underlying ODP zoning is General Coastal, it is considered assessment of the ODP zoning will adequately address any relevant CE matters within the ODP.

3.6. There are some areas within the site noted as being susceptible to Coastal and River Flood Hazards, however the development is located outside of these areas and as such, no assessment of these will form part of this application. The site is not shown to contain any Outstanding Natural Landscapes, Features or areas of High Natural Character, which is consistent with the Regional Policy Statement for Northland (RPSN) Maps.

3.7. Given the stage that the PDP-AV is at, greater weighting is applied to the PDP-AV rather than the ODP. As the appeals are addressed, those remaining matters in the ODP will fall away.

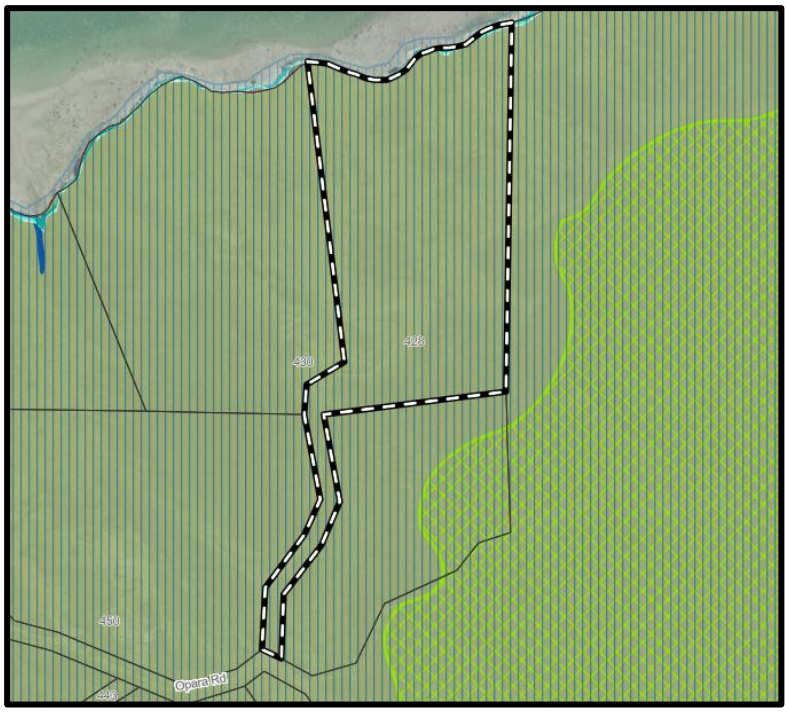


Figure 13: PDP-AV Zoning of the site.

3.8. An assessment of the relevant rules within the PDP-AV will be undertaken in **Table 1** below.

TABLE 1 - ASSESSMENT AGAINST THE RELEVANT PDP-AV RULES		
Plan Reference	**Rule**	**Performance of Proposal**
<u>Area Specific Matters</u> Rural Production Zone		
RPROZ-R1	New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	**Permitted.** **PER-1** New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures. *Comment – Complies. The relocated building will be utilised as residential dwelling.* **PER-2** The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards: RPROZ-S1 Maximum height; *Proposal complies – permitted height is 12m and the maximum height is 5.75m.* RPROZ-S2 Height in relation to boundary; *Proposal complies given large setback distances from boundaries.* RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); *Proposal complies as the building is well in excess of 10m from all boundaries.*

		RPROZ-S4 Building or structure coverage; *Proposal complies given large site area.* RPROZ-S5 – S10 *Not applicable.* **Per-3** *Not applicable.*
RPROZ-R2	Impermeable Surface Coverage	**Permitted.** **PER-1** The impermeable surface coverage of any site is no more than 10%. *Proposal complies. The impermeable surface coverage is well within this.*
RPROZ-R3	Residential Activity	**Permitted.** The proposal will result in one residential dwelling on the site. This rule states that PER-1 does therefore not apply.
RPROZ-R4 - R41	**Not Applicable.**	
<u>District Wide Matters - Overlays</u> Coastal Environment		
CE-R1	New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	**Restricted Discretionary** **PER-1** *Not applicable.* **PER-2** If a new building or structure and relocated building is not located within any of the zones referred to in PER-1 it: 1. is not used for a residential activity;

		Consent required. The relocated building will be used as a residential dwelling. As such, consent is triggered under this rule. 2. is no greater than: a. 25m^2 within an outstanding natural character area; *Not applicable.* b. 50m^2 within a high natural character area; and c. 110m^2 in all other areas of the coastal environment; and *(a) and (b) are not applicable. Consent required under (c) given the dwelling will have a floor area of 114.11m^2.* 3. complies with: a. CE-S1 Maximum height; *Consent required. The proposed height is 5.75m which exceeds the permitted 5.5m height.* b. CE-S2 Colour and materials; and *Proposal complies as will utilise exterior colour of LRV less than 30%.* c. CE-S4 Setbacks from MHWS. *Proposal complies.* *Consent is required under PER-2(1) and (2)(c) given the building will be used for a residential activity and exceeds 110m^2 in area. Consent is also sought under PER-2(3)(a) as the height will exceed 5.5m.* **PER-3** *Comment – Not Applicable.*

		PER-4 *Comment – Not Applicable.* The proposal is unable to comply with CON-1 as there is no approved building platform. CON-2 is not applicable as the site is not within the Māori Purpose Zone. The proposal can comply with RDIS-1 given that the building will be located outside of an ONC and HNC area. The matters of discretion are stated as a. The matters in CE-P9; and b. Positive effects These will be assessed further in this application.
CE-R2	Earthworks or indigenous vegetation clearance. Activity Status: Permitted Where PER-1 and PER-2 are met.	**Restricted Discretionary** **PER-1** Not applicable. **PER-2** The proposal will result in pile drilled foundations, which will not create a cut face as such, however Council have been assessing any foundations required which exceed 1m in depth as needing RC under CE-S3(3). Given the foundation depth will exceed 1m, consent is triggered as a technicality. No indigenous vegetation clearance is proposed.
CE-R3	Farming	**Not Applicable.**
CE-R4	Afforestation for commercial forestry	**Not Applicable.**
CE-R5	Extension to existing mineral extraction activity	**Not Applicable.**

CE-R6	New mineral extraction activity	**Not Applicable.**
CE-R7	Land fill, managed fill, clean fill.	**Not Applicable.**
CE-S4	Setbacks from MHWS	**Permitted.** The building will be located in excess of 30m from the MHWS.
<u>District Wide Matters</u> General - Earthworks		
EW-R1	Earthworks Activity Status: Permitted Where PER-1 is met.	**Permitted.** **PER-1** The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; *The maximum threshold for the underlying zone is 5000m^3 over an area of 2500m^2. The earthworks volumes and area will be well within this.* EW-S2 Maximum depth; *Maximum depth shall not exceed 1.5m or 3m if retained by an engineered wall. The proposal will comply with this.* EW-S3 Accidental discovery protocol; *Proposal complies.* EW-S4 Site reinstatement; *Proposal complies.* EW-S5 Erosion and sediment control; *Proposal complies.* EW-S6 Setbacks;

		Setback requirements are 1.5m from boundary if supported by retaining walls or 3m if not supported by retaining walls. Earthworks will be in excess of this and as such, the proposal complies. EW-S7 Land stability; *Proposal complies.* EW-S8 Nature of filling material; and *Proposal complies.* EW-S9 Flood and coastal hazards *Proposal complies.*
EW-R2	Earthworks within the National Grid Yard and within 10m of Top Energy Transmission Lines (110kV and 66kV)	**Not Applicable.**
EW-R3	Earthworks within 10m of Critical Electricity Lines (excluding Top Energy 110Kv and 66kV Transmission Lines)	**Not Applicable.**
EW-R4	Earthworks Affecting a mapped Land Drainage Area of Benefit	**Not Applicable.**
<u>District Wide Matters – Hazards and Risks</u> Natural Hazards		
NH-R5	Wild fire	**Restricted Discretionary** **PER-1** Proposal complies as there will be FFWS provided for as approved by FENZ.

		PER-2 Consent required as the dwelling will be located within 20m of existing scrub.

PDP Activity Status

3.9. From the assessment above, no applicable rules have been considered outside the scope under the new transitional provisions introduced under the amendments to section 104(1A) of the RMA.

3.10. The proposed activity is therefore assessed as Permitted in terms of the rules associated within the Rural Production Zone and Earthworks Chapters.

3.11. Consent is triggered within the Coastal Environment overlay given the proposed building will be utilised for a residential activity and exceeds an area of 110m^2, as well as exceeding the permitted height of 5.5m. Consent is also triggered for earthworks within the CE given that the depth for foundations exceeds 1m.

3.12. Consent is also sought under the Natural Hazards chapter given that the dwelling will be located within 20m of existing scrub.

3.13. The proposal has been assessed as a **Restricted Discretionary Activity** under the PDP-AV, with the relevant matters of discretion assessed further in this application.

Operative District Plan (ODP)

3.14. As detailed, given the PDP-AV zoning of RPZ and CE overlay for the application site is under appeal in its entirety, assessment of the relevant zoning within the ODP must form part of this application.

3.15. The application site is split zoned General Coastal (GCZ) and Rural Production (RPZ) under the ODP. As detailed earlier in this application, the development site sits on the boundary of the two zones, such that the most restrictive zone rules must apply. In this instance, the most restrictive zone is the GCZ, and therefore an assessment of the relevant rules will be made below.

3.16. An assessment against the relevant District Plan rules is set out in **Tables 2 & 3** below:

Table 2 - Assessment of General Coastal Zone Rules		
Plan Reference	**Rule**	**Performance of Proposal**
10.6.5.1.1	**Visual Amenity**	**Restricted Discretionary** (a) The proposal is for a residential dwelling which will be used for human habitation. The proposed floor area exceeds the permitted 25m^2 allowance. ***Consent required.*** (b) The proposed colour scheme is of a natural and recessive colour and falls within the BS 5252 range. (c) The proposed activity is not an addition or alteration to an existing building. (d) The proposed activity is not a building renovation.
10.6.5.1.2	**Residential Intensity**	**Permitted.** The proposed activity will result in the first residential dwelling on the site.
10.6.5.1.3	**Scale of Activities**	**Not applicable.**
10.6.5.1.4	**Building Height**	**Permitted.** The height of the proposed dwelling is 5.75m which is within the permitted height of 8m.
10.6.5.1.5	**Sunlight**	**Permitted.** The shed is located in excess of 60 metres from all boundaries such that the proposal adequately complies with the sunlight recession planes.
10.6.5.1.6	**Stormwater Management**	**Permitted** The impermeable surface coverage is well within the permitted 10% of the total site area.
10.6.5.1.7	**Setback from Boundaries**	**Permitted**

		The dwelling is located in excess of 60 metres from all boundaries.
10.6.5.1.8	**Transportation**	**Permitted.** Traffic – the proposed activity will result in the first residential dwelling on the site, which is exempt. Parking – provided for. Access – access to the site will remain unchanged.
10.6.5.1.9	**Keeping of Animals**	**Not applicable.**
10.6.5.1.10	**Noise**	**Permitted.**
10.6.5.1.11	**Helicopter Landing Area**	**Not applicable**

Table 3 - Assessment against District-Wide Natural & Physical Resources Rules		
Plan Reference	**Rule**	**Performance of Proposal**
12.1	**Landscape and Natural Features**	**Not applicable** The development site is not located within any areas of HNC, ONL or ONF.
12.2	**Indigenous Flora & Fauna**	**Not applicable.** No removal of indigenous flora or fauna is proposed.
12.3.	**Excavation and/or Filling**	**Not applicable.** PDP-AV takes precedence over the ODP Excavation rules.
12.4	**Natural Hazards**	**Not applicable** PDP-AV takes precedence over the ODP Natural Hazards rules.
12.5	**Heritage**	**Not Applicable.**
12.7	**Setback from Lakes, Rivers and the Coastal Marine Area**	**Permitted** The PDP-AV CE chapter is under appeal and as such, this rule has relevance. The proposed building is located in excess of 200m from the CMA and as such complies with this rule.
12.8	**Hazardous Substances**	**Not applicable**

12.9	**Renewable Energy**	**Not applicable.**

ODP Activity Status

3.17. From the assessment above, no applicable rules have been considered outside the scope under the new transitional provisions introduced under the amendments to section 104(1A) of the RMA.

3.18. The overall activity status under the ODP is **Restricted Discretionary** resulting from a breach to the permitted standard for Visual Amenity Rule 10.6.5.1.1. The matters of discretion will be assessed further in this application.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

3.19. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials indicates that there are no known HAIL activities that have previously occurred or are currently occurring within the development area. For this reason, the proposed activity is not subject to NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

Other National Environmental Standards

3.20. There are no other National Environmental Standards that apply to this development.

4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA)

Section 104C of the RMA

4.1. Section 104C governs decisions on Restricted Discretionary Activities. A consent authority may grant or refuse an application, but only for those matters over which discretion is restricted in a Plan or Proposed plan, or any national environmental standard, wastewater or stormwater environmental performance standard, infrastructure design solutions, or other regulations.

4.2. The proposal is a restricted discretionary activity as a result of a breach to the PDP-AV Coastal Enviornmnet Overlay Rules CE-R1 given that the building is for a residential activity which exceeds 100m^2 and the height exceeds 5.5m as well as CE-R2 given the foundation depth exceeds 1m. Consent is also triggered under the Natural Hazards chapter in relation to Wildfire. Within the ODP, the proposal is assessed as a restricted discretionary activity because of a breach to the ODP GCZ Visual Amenity Rule. The Council has reserved its discretion to the following matters:

<u>PDP-AV - Coastal Environment CE-R1 & CE-R2</u>

a. *the matters in CE-P9;*

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:

- *the presence or absence of buildings, structures or infrastructure;*
- *the temporary or permanent nature of any adverse effects, including any cumulative effects;*
- *the location, scale and design of any proposed development;*
- *any means of integrating the building, structure or activity into the wider landscape;*
- *the ability of the environment to absorb change;*
- *the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;*
- *the operational or functional need of any infrastructure to be sited in the particular location;*
- *any viable alternative locations or methods for the activity or development where significant adverse effects may arise;*
- *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- *the likelihood of the activity exacerbating natural hazards;*
- *the opportunity to enhance public access and recreation;*
- *potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;*
- *any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;*

- *the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;*
- *the extent to which the land use and subdivision complements activities in the coastal marine area; and*
- *whether the activity is on a previously approved building platform*

b. positive effects.

PDP-AV Natural Hazards – Wildfire

a. The availability of water for firefighting;
b. The scale of the extension or alteration;
c. Alternative options for the location of the extension or alteration;
d. The use of building materials to reduce fire risk;
e. The extent and type of vegetation present; and
f. The nature and density of any planting to reduce fire risk, including use of low flammability species.

ODP GCZ – Visual Amenity

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

(i) the location of the building;
(ii) the size, bulk, and height of the building in relation to ridgelines and natural features;
(iii) the colour and reflectivity of the building;
(iv) the extent to which planting can mitigate visual effects;
(v) any earthworks and/or vegetation clearance associated with the building;
(vi) the location and design of associated vehicle access, manoeuvring and parking areas;
(vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;
(viii)the cumulative visual effects of all the buildings on the site;
(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
(x) the extent to which private open space can be provided for future uses;

(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

(xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

4.3. The criteria highlighted in blue above are considered to fall under the out of scope matters within Section 104(1A), such that they will not be considered as part of this application. Although not specifically stated within the criteria above, it is noted that the size of landscaped areas (except in relation to permeability) is an out of scope matter under Section 104(1A). Landscaping is not proposed as part of this consent application.

Section 104(1) of the RMA

4.4. Section 104(1) of the Act states that when considering an application for resource consent –

"the consent authority must, subject to Part II, have regard to –

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

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(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."

4.5. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed residential dwelling will enable the Applicants to reside on their site, whilst managing effects within the site boundaries. Given the mitigation measures of a low recessive colour scheme and the fact only minimal excavations are required, it is considered that the proposal will not result in adverse effects.

4.6. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. There are no national standards or regulations that are directly relevant to the proposed activity. An assessment of the relevant NPS will be undertaken further in this application. It is considered that the proposed activity can be adequately managed within the planning framework of the PDP-AV and ODP.

4.7. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters that are relevant to the assessment of this application.

4.8. In accordance with Section 104(6), adequate information is provided to determine this application. This includes associated activities that are assessed to be permitted by the ODP and PDP-AV.

Environmental Effects Assessment

4.9. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal include the consented establishment of a residential dwelling within the site which will enable the Applicants to reside on the site. The proposed activity will support and enhance the site by enabling the Applicants to undertake active pest and weed management whilst ensuring that the dwelling is of modest design to complement the surrounding natural environment.

4.10. Potential adverse effects on the environment that go beyond the threshold of effects permitted in the PDP-AV Coastal Environment and ODP General Coastal Zone which are restricted to the effects of the proposed residential activity being within the Coastal Environment and the visual and earthworks effects of the building.

Residential Activity, Visual Effects and Earthworks within the Coastal Environment

4.11. Within the PDP-AV, the proposal results in an infringement of the permitted rules within the Coastal Environment (CE) given the building will be used for a residential activity and is larger

than 110m^2. The height of the building will also slightly exceed the permitted height of 5.5m. Given the building is larger than 25m^2, the proposal triggers consent under the ODP General Coastal zone (GCZ) for visual amenity.

4.12. As detailed earlier in this application, consent is triggered as a technicality for earthworks within the CE given the foundation depth will exceed 1m.

4.13. The proposed activity has been assessed as a Restricted Discretionary Activity within the PDP-AV and ODP. The relevant matters of discretion have been listed within Section 4.2 of this application, with the out of scope matters also listed which will be excluded from this assessment.

4.14. The relevant key items across both the PDP-AV and ODP criteria detailed above relate to: the location of the building and its presence; scale, design and exterior of the building; integration of the building into the landscape; the ability of the environment to absorb the change; earthworks; operational or functional need of the building and any other more suitable locations; effects on the coastal environment, including cumulative effects and; any historical, spiritual or cultural association held by tangata whenua.

4.15. The location of the building is detailed within the attached Development Plan (**Appendix 7**) and Plan Set (**Appendix 5**). The Development Plan has provided ridge height information provided by a Topographical Survey completed for the site, which determined that the dwelling *'platform is to be located 3m-7m below the immediate ridge height and more than 11m below the highest point on the site'*. An aerial image has been provided within the Development Plan which shows the proposed building platform located partway down the slope. This image is shown below for reference.



Figure 14: Aerial Image taken from Development Plan showing site features.

4.16. As can be seen in the image above, the dwelling will be set into the existing hillside, with native vegetation densely surrounding the proposed building location. The inclusion of a natural and recessive colour scheme will aid in ensuring that the building is not a dominant feature within the landscape and visual effects are mitigated to a less than minor degree.

4.17. The Applicants have also included an image within the Development Plan which provides a visual view from the adjoining Hokianga Harbour edge, looking up to the proposed building location. This image is shown below in *Figure 15* for reference. As can be seen, the dwelling platform and the ridge above the dwelling platform location are not visible from this viewpoint due to the lower ridge and dense native bush. The dwelling may be visible by boats within the Hokianga Harbour, however this view will be temporary and given the proposed design, the building is considered to only be viewed as a glimpse on the terrain, given the dwelling will be located at least 200 metres from the Harbours edge. Although the proposed building height of 5.75m marginally exceeds the permitted height of 5.5m, it is considered that given the chosen building platform, the proposed colour scheme and the large setback distances from the boundaries as well as the existing vegetation between the building location and the CMA, visual effects and dominance on the CMA will be no more than minor.



Figure 15: Image from Development Plan which shows view from the Harbours Edge, orientated towards the proposed building location.

4.18. Earthworks are anticipated to be minimal, with only excavation for foundations required. All earthworks will be covered post development by the building itself. No earthworks will remain exposed after development is completed such that there are no adverse visual effects anticipated in terms of earthworks nor any effects from sediment runoff.

4.19. As has been shown in aerial images earlier in this report and within *Figure 16* below, many lots within the surrounding environment have been developed with a building, assumingly a

residential dwelling to enable owners to reside on the land. Although the area is largely untouched land, the existing development provides a slightly modified natural environment, where single buildings surrounded by bush and recessively built and designed, form part of this landscape. Given this, and the design measures detailed to ensure a non-intrusive building, it is considered that the proposed dwelling will be easily absorbed into the environment. Given the low-density design, it is considered that the environment can absorb the proposed change without adverse effects being created.



Figure 16: Aerial image of site and surrounding environment showing existing built development on surrounding lots.

4.20. The building is considered to have an operational as well as functional need to be located as is given it will enable the Applicants to reside on the site as well as having existing formed building platform and access to the building site. The site is considered to have been created with the intention that it would be developed with a residential dwelling that complied with the requirements of the Development Plan. As has been detailed within the Applicant's Development Plan, the proposed design can adequately meet all criteria, reassuring the Planner that a design as such is suitable for the site and surrounding environment. Given the already modified location, the ease of access and the design of the building which has been made to be as compliant as possible with the permitted rules, it is considered that the building will be adequately integrated into the environment whilst serving the intended purpose.

4.21. There are no other areas within the site which would be suitable for such development, given any other areas would require indigenous vegetation clearance, more excavation works for the building site and access and would potentially be within a more prominent area of the site. All of these factors would result in development potentially creating adverse effects on the indigenous flora and fauna within the site whilst potentially creating larger visual effects. As such, it is considered that the proposed building location is the most suitable for the development given effects are assessed as no more than minor.

4.22. In terms of cumulative effects, there are no effects considered to be created which are more than minor. Onsite servicing will be provided, with ample separation distances provided for. Stormwater can be adequately managed given the large permeable area of the site.

4.23. In regard to any historical, spiritual or cultural association held by tangata whenua and effects on the CMA, these are considered to be less than minor. The Applicant has sent the proposal to the relevant Iwi groups and has not received a response to date. The proposal has also been sent to Te Rarawa who advised that the area is outside of their rohe. Given the dwelling is to be located within an area of the site which has already been formed and maintained as an open area, and the fact that no archaeological sites have been previously recorded within the site, it is considered that effects will be less than minor. It is considered appropriate for the proposal to proceed under the guidance of an ADP.

4.24. Overall, the design, scale and location of the proposed building will ensure that visual effects are less than minor. The proposal will result in positive effects by providing a residential dwelling on the site that the Applicants can reside in. This will enable ongoing pest and weed management of the site whilst fulfilling the intended purpose of the lot at the time it was created. The proposed location is considered to be the most suitable given the already formed building site and access as well as being located in an area which is obscured from the surrounding environment. Effects from earthworks are considered to be less than minor given the minimal earthworks required and that there will be no exposed ground once development is complete. All effects from the proposal are considered to be less than minor on the environment and any other persons.

Natural Hazards – Wildfire

4.25. Consent is triggered under the PDP-AV Natural Hazards Rule NH-R5 given that the dwelling will be located within 20m of scrub. Consultation has occured with Fire and Emergency NZ (FENZ) who confirmed that 10,000L of FFWS was to be provided for (see **Appendix 8** for correspondence). This will be provided for within one of the water tanks onsite, as per the Plan Set.

4.26. The extent and type of vegetation is shown below in *Figure 17*. It is not proposed to clear this area nor has FENZ requested the area to be cleared. The existing maintained lawn will remain maintained. No additional planting of low flammability species is proposed.



Figure 17: Scrub located behind the dwelling.

4.27. Overall, given that FENZ approval has been obtained and FFWS will be provided for onsite, effects in regard to wildfire are considered to be no more than minor. The existing maintained lawn area will continue to be maintained, with all other species staying intact to ensure effects on the natural environment are less than minor.

5. Statutory Assessment

Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document

5.1. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.

National Policy Statements (section 104(1)(b)(iii)

5.1.1. There are currently 10 operative National Policy Statements. These are as follows:

- New Zealand Coastal Policy Statement (NZCPS)
- National Policy Statement on Urban Development (NPS UD)
- National Policy Statement for Freshwater Management (NPS FM)
- National Policy Statement for Renewable Electricity Generation (NPS RE)
- National Policy Statement on Electricity Networks
- National Policy Statement for Highly Productive Land (NPS HPL)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)
- National Policy Statement for Indigenous Biodiversity (NPS-IB)
- National Policy Statement for Infrastructure
- National Policy Statement for Natural Hazards

5.2. The applicable NPS is the NZCPS given the site is located within the Coastal Environment. An assessment of the of the relevant NPS will be undertaken below.

New Zealand Coastal Policy Statement

5.3. The NZCPS provisions apply to this proposal but are generally given effect to within the context of the District Plan and the higher order RPSN. The NZCPS is concerned with sustainable management of the coastal environment including its ecological function, and the preservation of its natural character and landscape values. Effects on Te Tiriti values, public access to the coast, coastal hazards and the wellbeing of people are also relevant considerations.

5.4. The site is within the coastal environment as mapped by the Regional Policy Statement for Northland. The Operative District Plan site zone is RPZ and GCZ, which is within the ODP coastal environment. The PDP-AV zoning is Rural Production. Coastal values and features are to be managed via a coastal environment overlay. Matters relating to the preservation of natural character and associated landscape and ecological values subject to building (visual amenity) and earthworks rules that are directly relevant to RMA s6(a) matters of national importance.

5.5. Despite the relatively intact natural character of the site that sits above the coastal marine area, the site is considered to have been created with the intention of a residential dwelling being constructed on the site and the District Plan zone does enable earthworks and associated built development on the site. The proposed building location is located with an existing grassed area of the site, with no indigenous vegetation cover. Access is already created to the proposed building location. As detailed, the building location sits within the existing hillside, below the ridge height and highest point within the site. The proposal will utilise a natural and recessive colour scheme.

5.6. The proposed development is consistent with development along this part of the coastline which in this location is characterised by larger lots containing a mix of vegetated areas and open areas as well as accommodating residential dwellings and ancillary buildings. The proposed building will support the functioning of the site and has been assessed as having effects which are less than minor. The consolidation of development within existing coastal settlements is supported by the NZCPS.

5.7. Overall, the proposal is considered to be consistent with the objective and policies of the NZCPS.

Regional Policy Statement for Northland (RPSN) 2016

5.8. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the region's resource management issues.

5.9. The RPS sets out policies and methods to achieve integrated management of Northland's natural and physical resources. The proposed activity is located outside of any regionally mapped outstanding landscape and areas of high natural character under the RPSN.

5.10. Objective 3.4 seeks to protect areas of significant indigenous vegetation and fauna habitats, maintain the extent of ecosystem diversity and habitat and where practicable, enhance these environments. Within the coastal environment, this includes avoiding adverse effects on threatened or at-risk indigenous species and avoiding significant adverse effects on areas of indigenous vegetation, habitats that have recreational, commercial, traditional or cultural value (Policy 4.4.1(1)-(2)). It is considered that in the context of the existing site zoning and the extent to which existing vegetation will be retained, the proposed development will not be contrary to the objectives and policies of the RPSN.

5.11. The application site is within a grassed part of the site and is zoned for low density development. Existing indigenous vegetation and associated habitat values will be protected, whilst enabling a residential dwelling to support the ongoing functioning of the site.

5.12. It is considered that in the context of the existing site zoning and the extent to which existing vegetation will be retained, the proposed development will not be contrary to the objectives and policies of the RPSN.

Proposed District Plan – Appeals Version

5.13. Under the PDP-AV, the site is located within the Rural Production zone and has been assessed as a Permitted Activity insofar as the current proposed RPZ rules. Given this, the proposal is considered to be consistent with the objectives and policies of the RPZ.

5.14. To manage resource management issues relating to the coastal environment, a mapped coastal overlay has been applied to District land to differentiate between land that is within, or outside of, the mapped coastal environment.

5.15. In terms of the proposal, consent is triggered given the building will be utilised for a residential activity which exceeds 110m^2 in area and 5.5m in height and the required earthworks have been assessed as more than 1m depth required for foundations within the Coastal Environment Overlay. Development within the coastal environment overlay is controlled by ensuring that the natural character of the coastal environment is preserved and protected (CE-O1), which is achieved by the proposal via the chosen location and natural

recessive colour scheme. The proposed building is considered compatible with surrounding land use (CE-O2(b)) and will be located in an area which does not contain indigenous vegetation (CE-O3 and Policy CE-P4). The site has not been identified as an area of ONC, ONL or ONF. In terms of Policy CE-P9, this was assessed earlier within this report, which found the proposal consistent with the relevant criteria.

5.16. In terms of Wildfire, this is managed through the Natural Hazards Chapter. NH-P9 relates directly to Wildfire risk. The fire hazard risk has been adequately managed by supplying FFWS on the site, as recommended by FENZ. Access to the FFWS has been provided for. The immediate area around the dwelling will remain as maintained lawn. The proposal is not considered to adequately manage the risk from wildfire.

5.17. Overall, given the proposal results in a Restricted Discretionary Activity under the PDP-AV, it is considered that activities similar to what is proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 12**.

Operative District Plan

5.18. The proposed activity results in a Restricted Discretionary Activity under the ODP, given the site is located within the General Coastal zone and the proposed building floor area exceeds the permitted threshold under the visual amenity rule. The relevant objectives and policies are those within the Coastal Environment and General Coastal zone. As detailed throughout this assessment, it is considered that the proposal will not have adverse effects on the coastal environment. Given the proposal results in a Restricted Discretionary Activity, it is considered that activities similar to what is proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 12**.

6. Notification Assessment – Sections 95A to 95G of The Act

Public Notification Assessment

6.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

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.

6.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: 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]

6.1.2. The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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.

6.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

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.

6.1.4. This consideration has been removed under s104(1A).

Public Notification Summary

6.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

6.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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).
(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.

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

6.2.1. The site does adjoin the Hokianga Harbour which is noted as being a Statutory Acknowledgement Area for Te Rarawa. The proposal has been sent to Te Rarawa for comment, who advised that the site within Oue, Rawene is outside of their rohe. Consultation was recommended to be directed to Ngapuhi. The applicant has sent the proposal to the contacts provided by the FNDC Planning Technicians; however no response has been received to date.

Step 2: 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.

(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).

6.2.2. There is no rule in the plan or National Environmental Standard that precludes notification. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: 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 proposal is not for a boundary activity nor is it a prescribed activity.

6.2.3. The proposal is not for a boundary activity.

6.2.4. In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.

6.2.5. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.

6.2.6. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 4 of this report, which found that the potential adverse effects on the environment will be no more than minor. In regard to effects on persons, the assessment in Section 4 is also relied on, and the following comments made:

- The proposed building is consistent with the character of allotments in the locality. Therefore, the proposal is not objectionable with the surrounding environment.
- The proposed building will utilise a natural and recessive colour scheme.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

6.2.7. Therefore, no persons will be affected to a minor or more than minor degree.

6.2.8. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) 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),

6.2.9. The proposal is to relocate the first residential dwelling to the site. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

6.2.10. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

6.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

7. PART 2 ASSESSMENT

7.1. For completeness, the application is assessed in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

7.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. In addition, the proposal will avoid adverse effects on the environment and will preserve the rural and coastal character of the site and surrounding environment.

7.3. Section 6 of the Act includes matters of national importance. The site is located within the coastal environment. The development will remain consistent with the size and scale of other buildings within the surrounding environment and be integrated in terms of the adopted natural and recessive colours. Earthworks have been kept to a minimum and the chosen location will not fragment areas of indigenous vegetation, with the extent of the vegetation onsite remaining intact. The building location is not known to contain archaeological sites nor be subject to natural hazards.

7.4. Section 7 identifies several "other matters" to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the amenity and character of the site and surrounding environment.

7.5. Section 8 requires Council to 'take into account' the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.

7.6. Overall, the application is consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

8. CONCLUSION

8.1. The Applicants are seeking resource consent to relocate a residential dwelling to their site at 428 Opara Road, Rawene.

8.2. The site is located within the Rural Production zone of the PDP-AV as well as the Coastal Environment Overlay. The site is within the Rural Production and General Coastal zone of the ODP. Resource consent is required as a Restricted Discretionary Activity under the PDP-AV for a relocated building containing a residential activity and associated earthworks within the Coastal Environment as well as for wildfire risk. Consent us sought under the ODP for visual amenity. The proposal is Permitted in terms of the underlying PDP-AV RPZ.

8.3. The proposal is not considered to result in the degradation of the character of the surrounding rural and coastal environment and is consistent with other development in this rural and coastal landscape.

8.4. No significant adverse effects are anticipated to arise from the activity included in the application and no consideration of alternatives has been undertaken. All effects of the

activity are being managed within the locality. Overall, it is considered that the proposal will result in no more than minor effects on the environment.

8.5. In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.

8.6. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.

8.7. In terms of section 104(1)(b) of the Act, the proposal is found to be generally consistent with the objectives, policies and assessment criteria of the relevant statutory documents as set out in this report.

8.8. It is considered appropriate to grant the application on a non-notified basis.

9. LIMITATIONS

9.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

9.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

9.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

9.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **90218**

Land Registration District **North Auckland**

Date Issued 04 September 2003

Prior References
NA136D/380

Estate Fee Simple

Area 7.5380 hectares more or less

Legal Description Lot 7 Deposited Plan 322604

Registered Owners

Paul Stephen Cummings and Glenis Elizabeth Cummings

Interests

Subject to a right of way, right to transmit electricity, telecommunications and a right to convey water over part marked B & Q on DP 322604 created by Easement Instrument 5370311.6 - produced 10.10.2002 at 2:42 pm and entered 22.11.2002 at 9.00 am

Some of the easements created by Easement Instrument 5370311.6 are subject to Section 243 (a) Resource Management Act 1991

5374576.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.10.2002 at 9:00 am

5374576.4 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 16.10.2002 at 9:00 am

Subject to a right of way and rights to transmit electricity, telecommunications and to convey water over part marked B & Q on DP 322604 created by Easement Instrument 5374576.7 - 16.10.2002 at 9:00 am

The easements created by Easement Instrument 5374576.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 5374576.8 - 16.10.2002 at 9:00 am

Fencing Covenant in Transfer 5374576.8 - 16.10.2002 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked Q on DP 322604 in favour of Top Energy Limited created by Transfer 5374576.9 - 16.10.2002 at 9:00 am

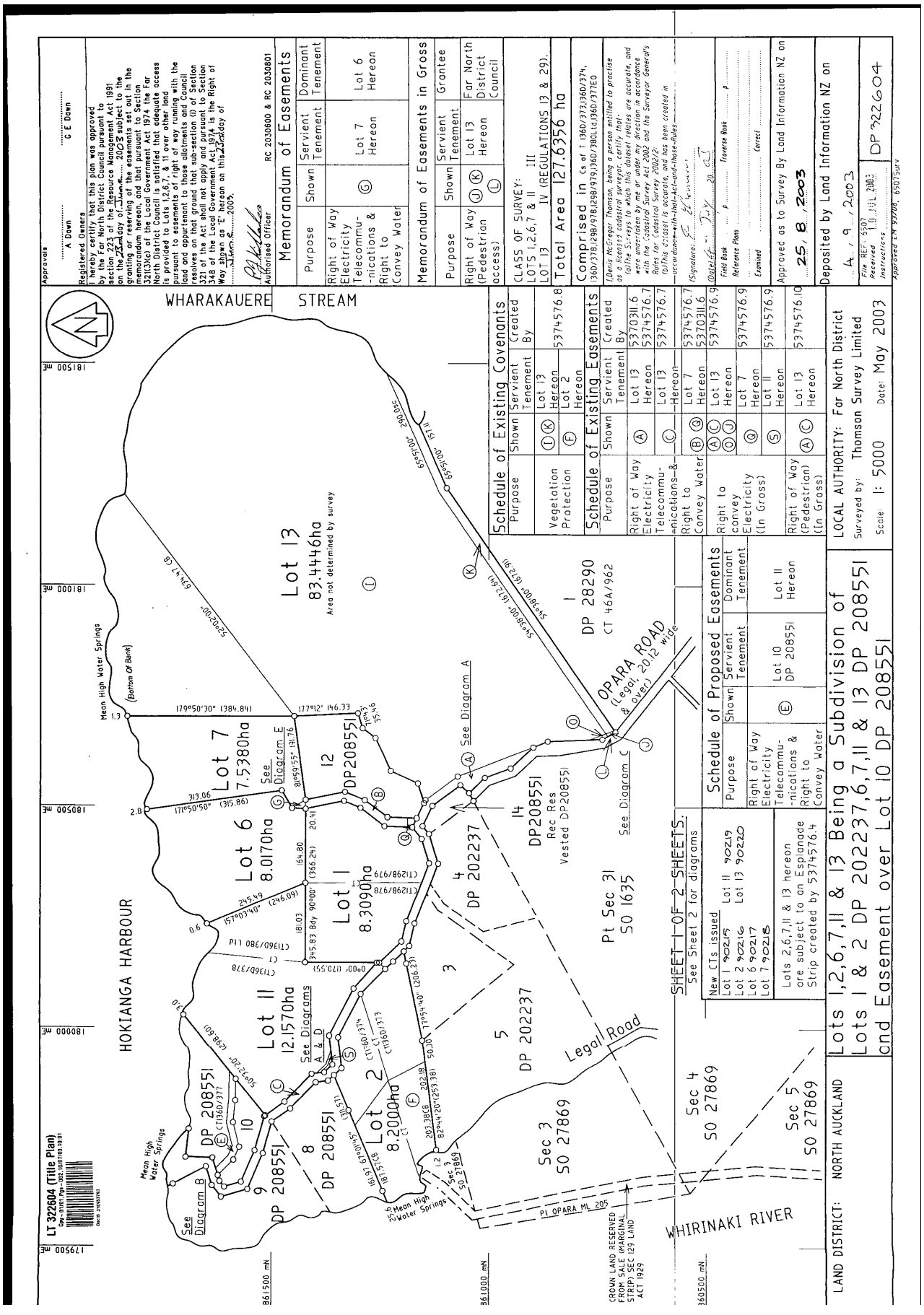
5717294.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.9.2003 at 9:00 am

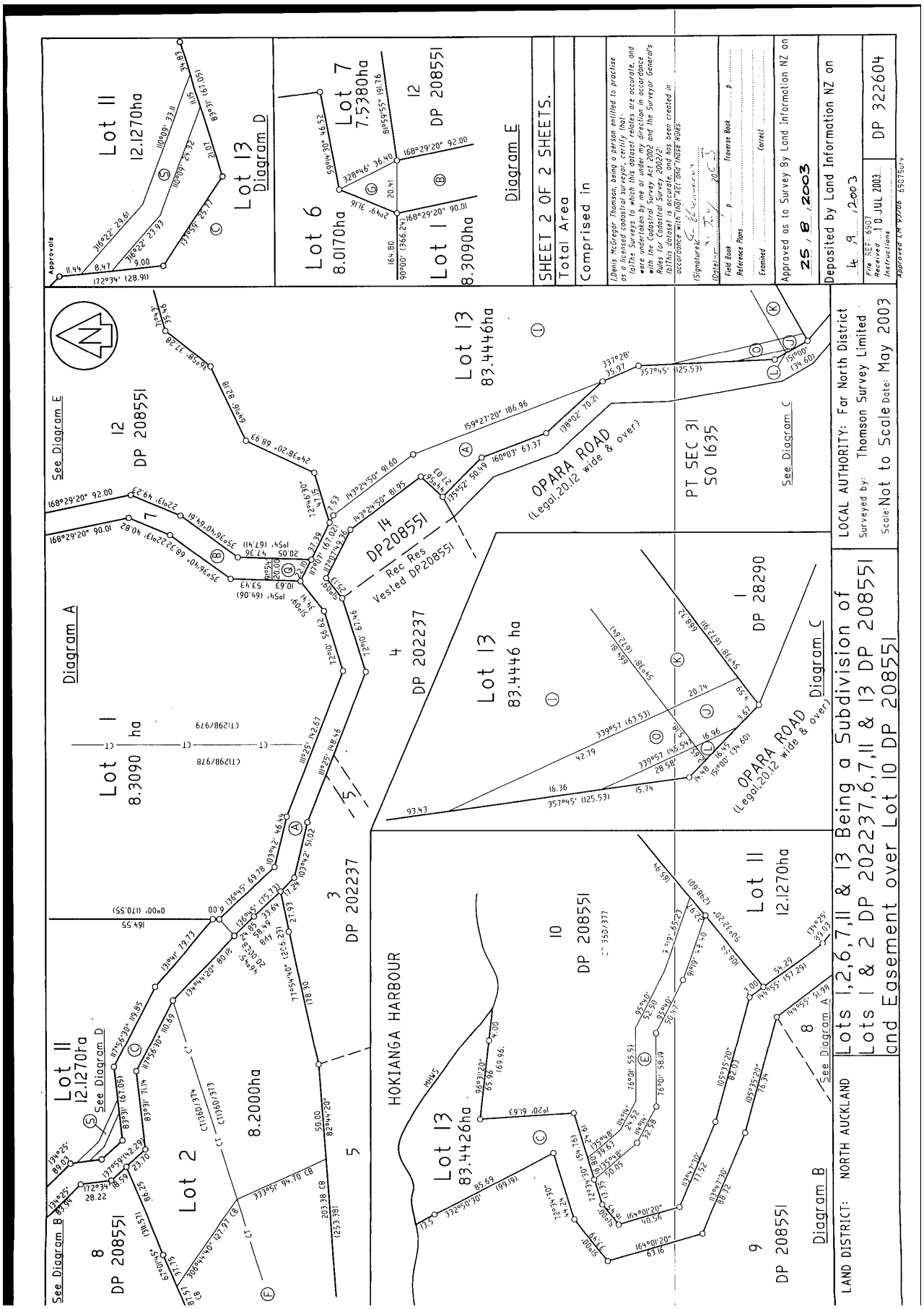
Subject to right of way, rights to convey electricity, telecommunications and computer media and water over part marked G on DP 322604 created by Easement Instrument 5717294.4 - 4.9.2003 at 9:00 am

The easements created by Easement Instrument 5717294.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights of way, eletricity, telecommunications and computer media and a right to convey water created by Easement Instrument 5762161.1 - 13.10.2003 at 9:00 am

The easements created by Easement Instrument 5762161.1 are subject to Section 243 (a) Resource Management Act 1991


LT 322604 (Title Plan)
Approvals
A Down
G E Down
Registered Owners
I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 23rd day of June 2003 subject to the granting of easements set out in the memorandum hereon, and that pursuant to Section 321(3)(c) of the Local Government Act 1974 the Far North District Council is satisfied that adequate access is provided to Lots 1,2,6,7, & 11 over other land pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that sub-section (b) of Section 321 of the Act shall not apply and pursuant to Section 348 of the Local Government Act 1974 is the Right of Way shown as 'E' hereon on this 23rd day of June 2003.
Authorised Officer
RC 2030600 & RC 2030801
Memorandum of Easements
Purpose | Shown | Servient Tenement | Dominant Tenement
Right of Way Electricity Telecommu-nications & Right to Convey Water | E | Lot 7 Hereon | Lot 6 Hereon
Memorandum of Easements in Gross
Purpose | Shown | Servient Tenement | Grantee
Right of Way (Pedestrian access) | J K L | Lot 13 Hereon | Far North District Council
CLASS OF SURVEY: LOTS 1,2,6,7 & II III
LOT 13 IV (REGULATIONS 13 & 29).
Total Area 127.6356 ha
Comprised in Cs of T 1360/373,1360/374, 1360/378,1298/978,1298/979,1360/380,Lt&1360/377EO
I Denis McGregor Thomson, being a person entitled to practise as a licensed cadastral surveyor, certify that: (a) the Survreys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2; (b) the cadastral data is accurate, and has been created in accordance with the Land Transfer Act and Land Transfer Rules
(Signature) ... 20 ...
@Date(d/m/y) 25 July 20 03
Field Book ... p ... Traverse Book ... p ...
Reference Plans ...
Examined ... Correct ...
Approved as to Survey By Land Information NZ on 25, 8, 2003
Deposited by Land Information NZ on 4, 9, 2003
File REF: 9507
Received 10 JUL 2003
Instructions
Approved LM 93208, 6507Surv
DP 322604
Schedule of Existing Covenants
Purpose | Shown | Servient Tenement | Created By
Vegetation Protection | 1 K | Lot 13 Hereon | 5374576.8
F | Lot 2 Hereon
Schedule of Existing Easements
Purpose | Shown | Servient Tenement | Created By
Right of Way Electricity Telecommu-nications & Right to Convey Water | A | Lot 13 Hereon | 5370311.6
C | Lot 13 Hereon | 5374576.7
B G | Lot 7 Hereon | 5374576.7
Right to convey Electricity (In Gross) | A C D J | Lot 13 Hereon | 5374576.9
G | Lot 7 Hereon | 5374576.9
S | Lot 11 Hereon | 5374576.9
Right of Way (Pedestrian) (In Gross) | A C | Lot 13 Hereon | 5374576.10
Schedule of Proposed Easements
Purpose | Shown | Servient Tenement | Dominant Tenement
Right of Way Electricity Telecommu-nications & Right to Convey Water | E | Lot 10 DP 208551 | Lot 11 Hereon
Lots 2,6,7,11 & 13 hereon are subject to an Esplanade Strip created by 5374576.4
New CTs issued
Lot 1 90215 Lot 11 90219
Lot 2 90216 Lot 13 90220
Lot 6 90217
Lot 7 90218
SHEET 1 OF 2 SHEETS.
See Sheet 2 for diagrams
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Limited
Scale: 1: 5000 Date: May 2003
Lots 1,2,6,7,11 & 13 Being a Subdivision of Lots 1 & 2 DP 202237,6,7,11 & 13 DP 208551 and Easement over Lot 10 DP 208551
LAND DISTRICT: NORTH AUCKLAND
WHARAKAUERE STREAM
HOKIANGA HARBOUR
Lot 13 83.4446ha Area not determined by survey
Lot 7 7.5380ha
Lot 6 8.0170ha
Lot 11 12.1570ha
Lot 1 8.3090ha
Lot 2 8.2000ha
Lot 12 DP 208551
Lot 10 DP 208551
Lot 9 DP 208551
Lot 8 DP 208551
DP 28290 CT 46A/962
DP 208551 Rec Res Vested DP208551
DP 202237
Pt Sec 31 SO 1635
Sec 3 SO 27869
Sec 4 SO 27869
Sec 5 SO 27869
OPARA ROAD (Legal) & over 20.12 wide
Legal Road
WHIRINAKI RIVER
Mean High Water Springs (Bottom Of Bank)
See Diagram A
See Diagram C
See Diagram E
See Diagrams A & D
See Diagram B
See Diagram 8
179°50'30" (384.84)
177°12' 146.33
63°47' 63.09
20°20'25"
65°59'00" (151.11)
20°20'25"
245°28'00" (612.91)
245°28'00" (612.84)
313.06 (315.86)
171°50'50"
81°59'55" 191.76
164.80 (166.24)
20.41
245.49 (246.09)
157°03'40"
181.03
345°83 Bdy 90°00'
90°00' (170.55)
C1360/378
C1360/380 Ltd
C1298/978
C1298/979
C1360/374
C1360/373
C1360/377
203.38CB
82°44'20" (253.38)
50.30
171°54'40" (206.23)
50°32'20" (298.80)
C1360/377
181.57
108°57'40" (181.57)
Mean High Water Springs
P1 OPARA ML 205
CROWN LAND RESERVED FROM SALE (MARGINAL STRIP) SEC 129 LAND ACT 1929
361500 mN
361000 mN
360500 mN
179500 mE
180000 mE
180500 mE
181000 mE
181500 mE


Lot 1 2,6,7,11 & 13 Being a Subdivision of Lots 1 & 2 DP 202237,6,7,11 & 13 DP 208551 and Easement over Lot 10 DP 208551
LAND DISTRICT: NORTH AUCKLAND
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Limited
Scale: Not to Scale Date: May 2003
DP 322604
SHEET 2 OF 2 SHEETS.
Total Area
Comprised in
Approved as to Survey By Land Information NZ on 25 , 8 , 2003
Deposited by Land Information NZ on 4 , 9 , 2003
Lot 1 8.3090 ha
Lot 2 8.2000ha
Lot 3 DP 202237
Lot 4 DP 202237
Lot 5 DP 202237
Lot 6 8.0170ha
Lot 7 7.5380ha
Lot 8 DP 208551
Lot 9 DP 208551
Lot 10 DP 208551
Lot 11 12.1270ha
Lot 12 DP 208551
Lot 13 83.4446ha
Lot 13 83.4426ha
Lot 13 83.4446 ha
Lot 14 DP208551 Rec Res Vested DP208551
Lot 1 DP 28290
PT SEC 31 SO 1635
OPARA ROAD (Legal 20.12 wide & over)
HOKIANGA HARBOUR
See Diagram A
See Diagram B
See Diagram C
See Diagram D
See Diagram E

CONO 5374576.1 Consen
Cpy - 01/01, Pgs - 004, 16/10/02, 08:57
DocID 310589837

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING

The subdivision of Lots 6 & 7 DP 202237 &
Covenant over Lot 5 DP 202237 &
Easements over Lots 1 & 4 DP 154325 & Pt
Sec 31 Blk I Waoku S.D.,
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by **THE FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the Schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and are to be registered on the new titles for Lots 6-13 DP 208551 and Lot 5 DP 202237.

SCHEDULE

i. That only one dwelling per site is permitted on all allotments except for Lot 13 DP 208551 which shall be required to satisfy the normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0m in height above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.

ii. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall be provided. The development plan shall also address issues covered in this schedule. The development plan shall be approved by the manager of Resource Consents and implemented within the time frames specified.

iii. Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the manager of Resource Consents.

iv. Each allotment will require a specifically designed wastewater treatment and disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each Lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on site disposal.

v. No cats, dogs or mustelids are permitted on any allotment.

vi. Archaeological sites identified on Lots 9 & 11 DP 208551 shall be noted and recorded on the appropriate titles.

vii. Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.

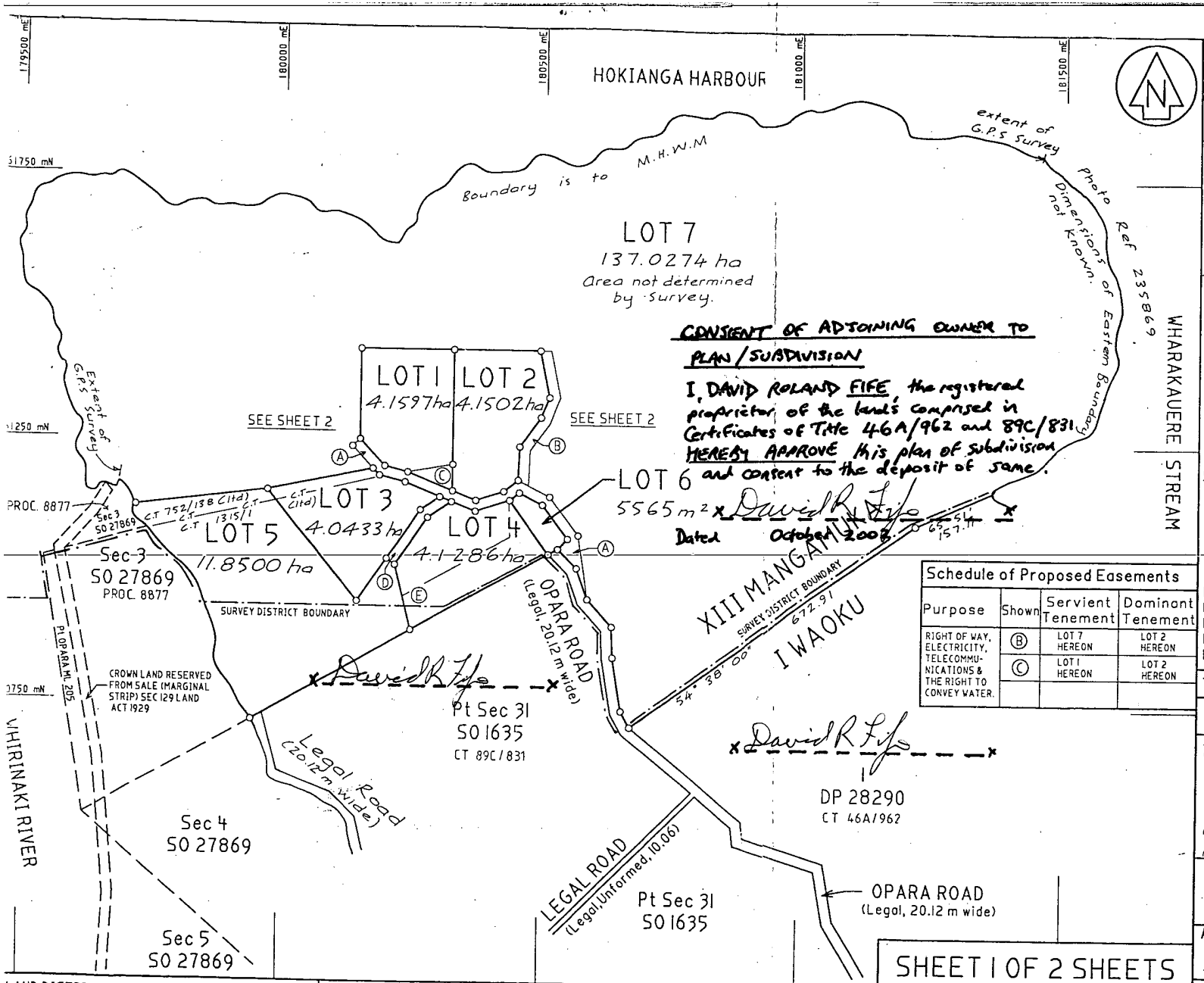
viii. The landowner(s) of Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 in addition to any requirements detailed in item 'ii' of this schedule shall be required to preserve the indigenous trees and vegetation on Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 as shown by areas marked 'H', 'G', 'F', 'J' , 'I' on the survey plan DP 208551. The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED: P.J. Killalea

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATE at KAIKOHE this 25th **day of** September **2002**

RC 2000254.
DAWN.CN_2



CONSENT OF ADJOINING OWNER TO PLAN / SUBDIVISION

I, DAVID ROLAND FIFE the registered proprietor of the lands comprised in Certificates of Title 46A/962 and 89C/831 HEREBY APPROVE this plan of subdivision and consent to the deposit of same.

Dated October 2000

Approvals

ALAN DAWN

GAYLENE ELMA DAWN

REGISTERED OWNERS

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 3rd day of November 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer

RC 1980220

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(A)	LOT 7 HEREON	LOTS 1-6 HEREON
	(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON

AREA MARKED (E) IS TO BE SUBJECT TO A LAND COVENANT.

CLASS OF SURVEY:

Lots 1 - 5 class III, Lot 6 class II
Lot 7 class IV (Regulations 13 & 29)

Schedule of Proposed Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(B)	LOT 7 HEREON	LOT 2 HEREON
	(C)	LOT 1 HEREON	LOT 2 HEREON

NEW CST ALLOCATED:

LOT 1: 129B/978
LOT 2: 129B/979
LOT 3: 129B/980
LOT 4: 129B/981
LOT 5: 129B/982
LOT 6: 129B/983
LOT 7: 129B/984
(Note: Lot 7 limited as to parcels.)

Total Area 165.9157 ha

Comprised in C.T 752/138 (Ltd) & C.T 1315/1 (Ltd). CAII).

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature)

(Date) 25 April 2000

Field Book ... p ... Traverse Book ... p ...
Reference Plans
Examined ... Correct ...

Approved as to Survey
15, 5, 2000
Chief Surveyor

Deposited this ... day of ... 19 ...
For Registrar General of Land

File REF: 5837\ A. DAWN
Received 23 APR 2000
Instructions
Approved LM 93708
CAD FILE: TKI:\5837a , -BPC

DP 202237

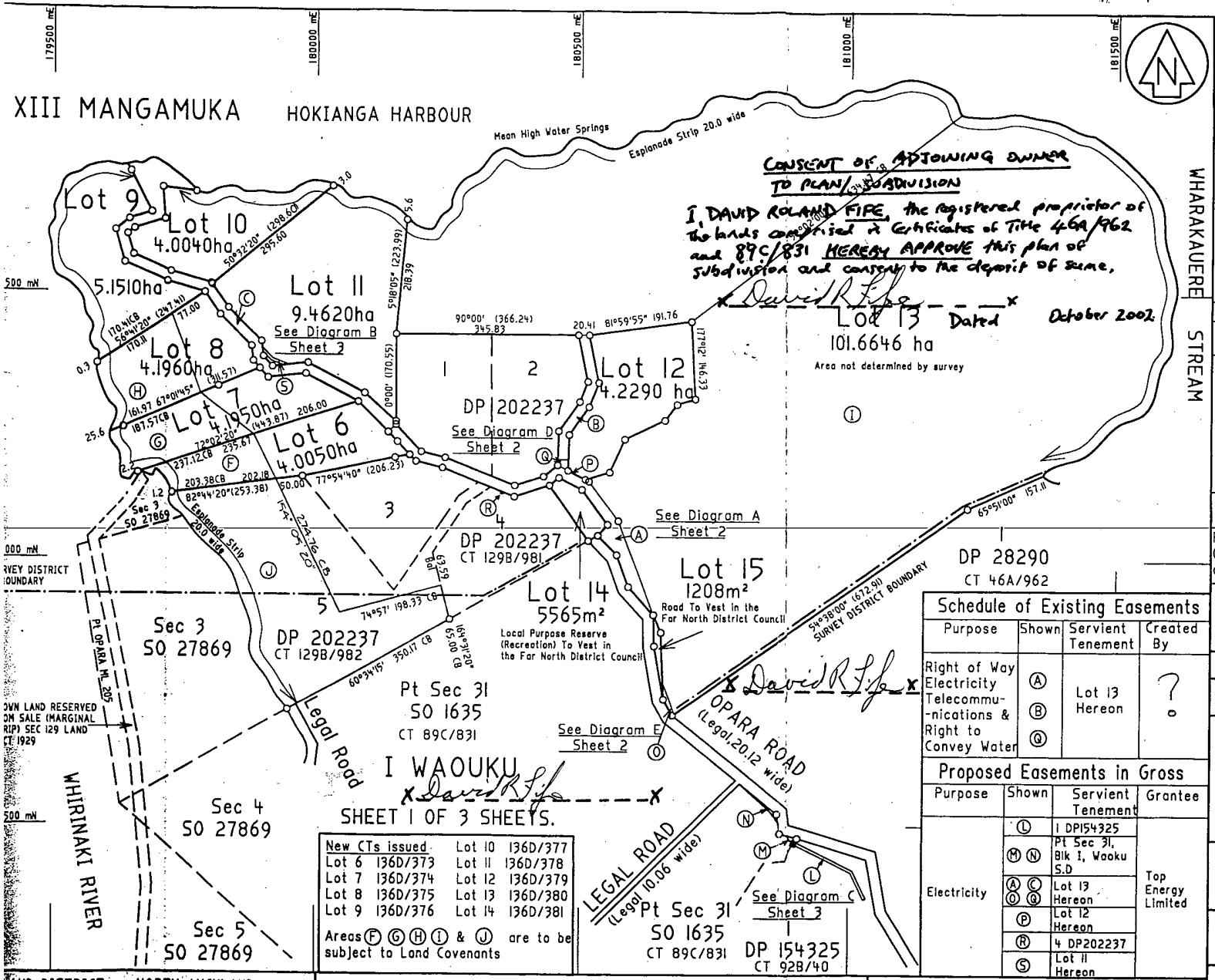
SHEET 1 OF 2 SHEETS

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XIII MANGAMUKA & I WAOKU
NZMS 261 SHEET No. 005/5.4

LOTS 1- 7 BEING A SUBDIVISION OF Pt O.L.C 186, W26 & E26 PARISH OF OMANAIA AND Pt OPARA BLK.

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1: 5000 Date: OCT 1999

XIII MANGAMUKA HOKIANGA HARBOUR



CONSENT OF ADJOINING OWNER TO PLAN/SUBDIVISION

I, DAVID ROLAND FIFE, the registered proprietor of the lands comprised in Certificates of Title 46A/962 and 89C/831 HEREBY APPROVE this plan of subdivision and consent to the deposit of same,

X David R Fife X

Dated October 2002.

New CTs issued			
Lot 6	136D/373	Lot 10	136D/377
Lot 7	136D/374	Lot 11	136D/378
Lot 8	136D/375	Lot 12	136D/379
Lot 9	136D/376	Lot 13	136D/380
		Lot 14	136D/381

Areas (F) (G) (H) (I) & (J) are to be subject to Land Covenants

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XIII MANGAMUKA & I WAOKU
NZMS 261 SHEET No. 005/5.4

Lots 6 - 15 Being a Subdivision of Lot 6 & 7 DP 202237 & Covenant over Lot 5 DP 202237 & Easements over Lots 1 & 4 DP 154325 & Pt Sec 31 Blk I, Waoku S.D.

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1: 5000 Date: June 2001

Approvals

A Down — G E Down

Registered Owners

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 12th day of September 2002 subject to the granting or reserving of the easements set out in the memorandum hereon, and for the purposes of Section 224(c) Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate and consent notice has been issued in respect of those conditions that have not been complied with.

Authorised Officer

RC 2000254

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommu-nications & Right to Convey Water	(A)	Lot 13 Hereon	Lots 6-12 Hereon
	(C)	Lot 13 Hereon	Lots 6-12 Hereon & Lots 1-5 DP 202237
	(B) (Q)	Lot 13 Hereon	Lot 12 Hereon
Purpose	Shown	Servient Tenement	In Gross Grantee
Right of Way (pedestrian access)	(A) (C)	Lot 13 Hereon	Far North District Council

Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Created By
Right of Way Electricity Telecommu-nications & Right to Convey Water	(A) (B) (Q)	Lot 13 Hereon	?

Proposed Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Electricity	(L)	1 DP154325	Top Energy Limited
	(M) (N)	Pt Sec 31, Blk I, Waoku S.D	
	(A) (C) (O) (Q)	Lot 13 Hereon	
	(P)	Lot 12 Hereon	
	(R)	4 DP202237	
	(S)	Lot 11 Hereon	

CLASS OF SURVEY:
LOTS 6 - 12 III
LOT14 & 15 II
LOT 13 IV (REGULATIONS 13 & 29).

Total Area 137.5839 ha

Comprised in CT 129B/983 CT 129B/984 Ltd CT 129B/981, 129B/982 (Cov) 89C/831 & 92B/40(EO)

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....

(Date).....20.....

Field Book ..... p ..... Traverse Book ..... p .....
Reference Plans .....
Examined ..... Correct .....

Approved as to Survey

...../...../..... Chief Surveyor

Deposited this ..... day of ..... 20.....

For Registrar General of Land

File REF: 5837
Received .....
Instructions .....

DP 208551

Approved LA 9370B 5837dwn

FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

CONO 5717294.2 Consen
Cpy - 01/01, Pgs - 003, 04/09/03, 07:13
DocID 311039461

SECTION 221 : CONSENT NOTICE

REGARDING RC 2030801
The subdivision of
Lots 1 & 2 DP 202237,
6,7,11 & 13 DP 208551
& easement over Lot 10 DP 208551
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 322604.

SCHEDULE

To be registered on the titles of Lots 1,2,6,7,& 11

1. That only one dwelling per site is permitted on all allotments which shall be required to satisfy normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0 metres above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.

To be registered on the titles of Lots 1,2,6,7, 11 & 13

1. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on-going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall be provided. The development plan shall be approved by the Manager of Resource Consents and be implemented within the time frames specified.

2. Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the Manager of Resource Consents.

3. Each allotment will require a specifically designed wastewater treatment and

disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on-site disposal.

4. No cats, dogs or mustelids are permitted on any allotment.

5. Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.

To be registered on the title of Lot 2 only

1. The landowner shall be required to preserve the indigenous trees and vegetation shown on the Survey Plan as "F". The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

To be registered on the title of Lot 13 only

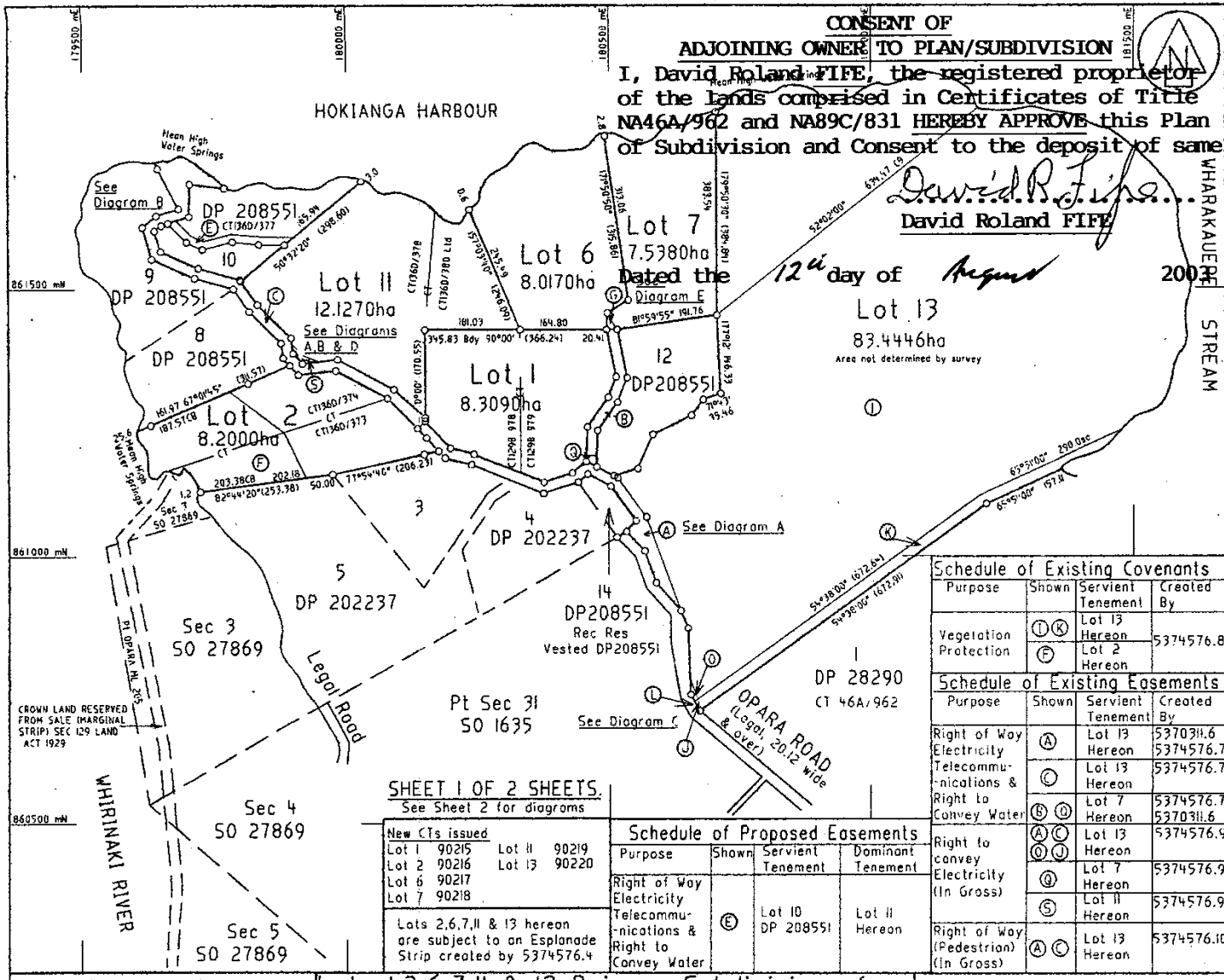
1. The landowner shall be required to preserve the indigenous trees and vegetation shown on the Survey Plan as " I ". The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED: P J Killalea

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 24th day of June 2003.

RC 2030801
SRM\CERT\3Dawn221



CONSENT OF ADJOINING OWNER TO PLAN/SUBDIVISION

I, David Roland FIFE, the registered proprietor of the Lands comprised in Certificates of Title NA46A/962 and NA89C/831 HEREBY APPROVE this Plan of Subdivision and Consent to the deposit of same.

David R. Fife

David Roland FIFE

Dated the 12th day of August 2003

SHEET 1 OF 2 SHEETS.
See Sheet 2 for diagrams

New CTs issued			
Lot 1	90215	Lot 11	90219
Lot 2	90216	Lot 13	90220
Lot 6	90217		
Lot 7	90218		

Lots 2,6,7,11 & 13 hereon are subject to an Esplanade Strip created by 5374576.4

Schedule of Proposed Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommu-nications & Right to Convey Water	E	Lot 10 DP 208551	Lot 11 Hereon

Schedule of Existing Covenants

Purpose	Shown	Servient Tenement	Created By
Vegetation Protection	I K	Lot 13 Hereon	5374576.8
	F	Lot 2 Hereon	

Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Created By
Right of Way Electricity Telecommu-nications & Right to Convey Water	A	Lot 13 Hereon	5370311.6 5374576.7
	C	Lot 13 Hereon	5374576.7
	B G	Lot 7 Hereon	5374576.7 5370311.6
Right to convey Electricity (In Gross)	A C O J	Lot 13 Hereon	5374576.9
	Q	Lot 7 Hereon	5374576.9
	S	Lot 11 Hereon	5374576.9
Right of Way (Pedestrian) (In Gross)	A C	Lot 13 Hereon	5374576.10

Approvals

A Dawn — G E Dawn

Registered Owners

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the .....day of..... 20 subject to the granting or reserving of the easements set out in the memorandum hereon, and that pursuant to Section 321(3)(c) of the Local Government Act 1974 the Far North District Council is satisfied that adequate access is provided to Lots 1,2,6,7, & 11 over other land pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that sub-section (3) of Section 321 of the Act shall not apply and pursuant to Section 348 of the Local Government Act 1974 is the Right of Way shown as 'E' hereon on this.....day of .....2002.

Authorised Officer — RC 2030600 & RC 2030801

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommu-nications & Right to Convey Water	G	Lot 7 Hereon	Lot 6 Hereon

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right of Way (Pedestrian access)	J K L	Lot 13 Hereon	Far North District Council

CLASS OF SURVEY:
LOTS 1,2,6,7 & 11 III
LOT 13 IV (REGULATIONS 13 & 29).

Total Area 127.6356 ha

Comprised in (As of T 136D/373,136D/374, 136D/378,1298/978,1298/979,136D/380Ltd,136D/377E0

I,Denis McGregor Thomson, being a person entitled to practise as a licensed cadastral surveyor, certify that-
(a)The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2:
(b)This dataset is accurate, and has been created in accordance with that Act and those Rules.

(Signature).....

(Date)..... 20.....

Field Book ..... p ..... Traverse Book ..... p .....
Reference Plans .....
Examined ..... Correct .....

Approved as to Survey By Land Information NZ on
...../...../.....

Deposited by Land Information NZ on
...../...../.....

File REF: 6507
Received .....
Instructions .....

DP 322604

Approved LM 93706 6507Surv

LAND DISTRICT: NORTH AUCKLAND

Lots 1,2,6,7,11 & 13 Being a Subdivision of Lots 1 & 2 DP 202237,6,7,11 & 13 DP 208551 and Easement over Lot 10 DP 208551

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Limited
Scale: 1: 5000 Date: May 2003

Building Consent

428 Opara Road, Rawene, Far North

Wednesday, 16 September 2026

4C Architecture Studio

Sheet Index		
Layout ID	**Current Revision ID**	**Layout Name**
	01	Cover Page
	01	Notes
A101	01	Site Plan Overall
A102	01	Site Plan
A201	01	Existing Floor Plan
A202	01	Floor Framing Plan
A203	01	Plumbing Plan
A204	01	Roof Plan
A301	01	Elevations
A302	01	Elevations
A401	01	Sections
A501	01	Foundation Details
A502	01	Details
A503	01	Cladding Details
A504	01	Building Docs
A505	01	Details
A506	01	Details

B1 STRUCTURE
STRUCTURAL ELEMENTS MUST COMPLY WITH THE FOLLOWING STANDARDS:
FIXINGS: MUST FOLLOW NZS3604:2011, UNLESS SPECIFIED OTHERWISE.
FRAMING: SHOULD BE SG8 GRADE RADIATA PINE, UNLESS OTHERWISE NOTED.
CONCRETE BLOCKWORK: MUST ADHERE TO NZS 4229:2013 AND NZBC B1/AS1, WHICH MODIFIES NZS4229:2013.
B2 DURABILITY
ALL FRAMING AND MATERIALS MUST MEET THE DURABILITY REQUIREMENTS OUTLINED IN NZBC B2, PARAGRAPH 3.2. ENSURE A DAMP-PROOF COURSE (DPC) IS PROVIDED BETWEEN STEEL AND TIMBER CONNECTIONS TO PREVENT MOISTURE-RELATED ISSUES AND ENSURE LONG-TERM PERFORMANCE.

E1 SURFACE WATER
ALL NEW SURFACE WATER DRAINAGE SYSTEMS MUST CONFORM TO NZBC E1 TO EFFECTIVELY MANAGE AND DIRECT SURFACE WATER AWAY FROM THE BUILDING, PREVENTING POTENTIAL FLOODING AND WATER DAMAGE.

E2 EXTERNAL MOISTURE
NEW CLADDING AND MODIFICATIONS TO EXISTING CLADDING MUST COMPLY WITH NZBC E2. SPECIFICALLY:

WEATHERBOARDS: MUST MEET NZBC E2 9.4.
NEW DECKS: MUST COMPLY WITH NZBC E2 7.0.
E3 INTERNAL MOISTURE
WORK IN NEW WET AREAS MUST COMPLY WITH NZBC E3 TO MANAGE INTERNAL MOISTURE LEVELS AND PREVENT ISSUES SUCH AS MOLD AND DAMPNESS.

F2 HAZARDOUS BUILDING MATERIALS
ALL NEW GLAZING MUST COMPLY WITH NZS 4223.3 TO ENSURE SAFETY AND MINIMIZE HEALTH RISKS RELATED TO HAZARDOUS MATERIALS.

F3 HAZARDOUS SUBSTANCES AND PROCESSES
(SECTION LEFT BLANK)

F4 SAFETY FROM FALLING
NEW DECK BALUSTRADES MUST ADHERE TO NZBC F4 STANDARDS TO ENSURE SAFETY FROM FALLS, PROVIDING EFFECTIVE PROTECTION AT ELEVATED AREAS.

F7 WARNING SYSTEMS
SMOKE ALARM REQUIREMENTS (NZ BUILDING CODE)
1. GENERAL REQUIREMENTS
- COMPLIANT WITH ACCEPTABLE SOLUTIONS C/AS1, C/AS2 (FIRE PREVENTION) & F7/AS1 (WARNING SYSTEMS).
- MUST HAVE A HUSH BUTTON (MIN. 60 SEC), TEST BUTTON, AND COMPLY WITH NZS 4514:2021 SOUND LEVELS (75-100 DBA).
2. INSTALLATION STANDARDS
- PLACEMENT: INSTALL ALARMS IN ALL BEDROOMS, LIVING SPACES, HALLWAYS, LANDINGS, AND EACH LEVEL OF MULTI-LEVEL HOMES.
- KITCHEN ALARMS: USE HEAT ALARMS FOR KITCHENS SEPARATED BY CLOSABLE DOORS.
- SPACING: MAXIMUM 10 M APART AND NO MORE THAN 5m FROM ANY WALL IN LOCATIONS THAT REQUIRE SMOKE ALARMS
3. INTERCONNECTED ALARMS
- ALL ALARMS SOUND WHEN ONE DETECTS SMOKE.
- CONNECTION CAN BE WIRED OR WIRELESS.
4. POWER SOURCE
- USE HARD-WIRED SYSTEMS OR 10-YEAR SEALED BATTERIES.
- HARD-WIRED SYSTEMS REQUIRE TESTING/CERTIFICATION BY A LICENSED ELECTRICIAN.
5. LICENSED ELECTRICIAN
- REQUIRED FOR INSTALLING OR REPLACING HARD-WIRED ALARMS.

G1 PERSONAL HYGIENE
SANITARY FACILITIES MUST MEET THESE REQUIREMENTS:

TOILETS: FLOOR-MOUNTED BACK-TO-WALL (BTW) WITH CISTERNS.
CLEARANCES: FOLLOW THE MINIMUM CLEARANCES INDICATED ON THE PLANS.
G2 LAUNDERING
THE LAUNDRY TUB MUST HAVE A MINIMUM CAPACITY OF 35 LITERS AND DIMENSIONS OF AT LEAST 400MM DIAMETER BY 200MM DEEP.

G3 FOOD PREPARATION
FOOD PREPARATION AREAS MUST COMPLY WITH THE FOLLOWING:

COOKER TYPE: ELECTRIC (INDUCTION).
PREPARATION SURFACES: COMPOSITE SOLID SURFACE.
KITCHEN SINK: MINIMUM DIMENSIONS OF 300MM DIAMETER BY 125MM DEEP, WITH HOT AND COLD WATER SUPPLY AS PER NZBC G12/AS1.
FOOD STORAGE: MINIMUM VOLUME OF 1.0M³ FOR PERISHABLE FOOD, ACHIEVED THROUGH REFRIGERATION AND/OR ADEQUATELY VENTILATED STORAGE AS PER NZBC G3/AS1.

NZBC G4 - VENTILATION (EXTRACT AIRFLOW RATES)

MECHANICAL EXTRACT VENTILATION SHALL BE PROVIDED TO ALL KITCHENS, BATHROOMS, ENSUITES, WC COMPARTMENTS AND LAUNDRIES IN ACCORDANCE WITH NZBC G4/AS1.

MINIMUM CONTINUOUS OR INTERMITTENT EXTRACT AIRFLOW RATES SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE):
• KITCHEN: MIN. 50 L/S (OR 25 L/S CONTINUOUS)
• BATHROOM / ENSUITE / WC / LAUNDRY: MIN. 25 L/S (OR 10 L/S CONTINUOUS)

EXTRACT AIR SHALL BE DISCHARGED DIRECTLY TO THE EXTERIOR AND NOT INTO ROOF SPACES.

G9 ELECTRICAL
ELECTRICAL INSTALLATIONS MUST COMPLY WITH NZBC G9/AS1 (NZECP 51). RECESSED DOWNLIGHTS NEAR INSULATION MUST ADHERE TO NZBC C/AS1. RECESSED LUMINAIRES MUST BE ONE OF THE FOLLOWING TYPES AS SPECIFIED IN AS/NZS 60598.2.2:
IC-F,IC,CA-80,CA-135, COMPLIANCE IS ACHIEVED ONLY IF LUMINAIRE INSTALLATION FOLLOWS AS/NZS 60598.2.2.

G12 WATER SUPPLY
AS PER THE PLANS

G13 FOUL WATER
SANITARY PLUMBING AND DRAINAGE SYSTEMS MUST BE DESIGNED AND INSTALLED ACCORDING TO NZBC G13/AS3 TO ENSURE EFFECTIVE WASTE MANAGEMENT AND PREVENT HEALTH HAZARDS.

PROJECT NOTES:

COMPLIANCE REQUIREMENTS:

- ALL WORK MUST CONFORM TO NZS 3604:2011, SECTION 22 OF THE BUILDING ACT 2004, THE CURRENT REVISION OF THE NEW ZEALAND BUILDING CODE (NZBC), AND THE REQUIREMENTS OF THE TERRITORIAL AUTHORITY (T.A.).

DRAWING DETAILS:

- DRAWINGS PROVIDE GENERAL AND TYPICAL CONSTRUCTION DETAILS. FOR CONDITIONS NOT SPECIFICALLY INDICATED BUT SIMILAR TO THOSE SHOWN, A SIMILAR CONSTRUCTION DETAIL MAY BE USED.
- INTERPRET DRAWINGS IN THE CONTEXT OF THE PROJECT AS A WHOLE; IF CLARIFICATION IS NEEDED, CONSULT WITH THE DESIGNER.

VERIFICATION AND COORDINATION:

- CONTRACTORS AND SUBCONTRACTORS MUST CHECK ALL DETAILS IN CONJUNCTION WITH RELEVANT BRANZ INFORMATION, RECOMMENDATIONS, AND THE MANUFACTURER'S STANDARD AND TYPICAL DETAILS.
- EXAMINE THE SITE ALONG WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS. VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK.
- CONSULT ALL OTHER CONSULTANTS' NOTES AND DETAILS TO ENSURE COORDINATION.

SITE-SPECIFIC CONSIDERATIONS:

- THE MAIN CONTRACTOR MUST CONSIDER SITE FACTORS THAT MAY REQUIRE MODIFICATIONS TO DETAILS OR MATERIALS TO SUIT SITE-SPECIFIC CONDITIONS. REPORT ANY SUCH FACTORS TO THE OWNER IMMEDIATELY TO OBTAIN WRITTEN DIRECTION FOR DESIGN MODIFICATIONS.

- FACTORS TO BE CONSIDERED INCLUDE:
- LOCAL RAINFALL, WIND ZONES, PREVAILING WEATHER, RELATIVE HUMIDITY, SUNLIGHT, AND EXPOSURE TO CORROSIVE ATMOSPHERES.
- EXPOSURE OF BUILDING ELEMENTS DURING CONSTRUCTION. TOPOLOGY, EXPOSURE, AND LOCAL WIND EFFECTS.
- GROUND SLOPE, CHANGES IN ROOF AND FLOOR LEVELS, RETAINING WALLS, SURFACE WATER, FLOOD LEVELS, AND GROUND-TO-FLOOR LEVEL CLEARANCES.
- SOIL TYPE, DRAINAGE, SUBSIDENCE, SHRINKAGE AND SWELLING, AND GROUND MOVEMENT.
- VEGETATION, SHADING, LEAF LITTER, FALLING BRANCHES, AND ROOT SYSTEMS AFFECTING RAINWATER OUTLETS AND DRAINS.

EXISTING CONDITIONS:

- INFORMATION ON THE DRAWINGS REGARDING EXISTING CONDITIONS IS PROVIDED TO THE BEST OF KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. REPORT ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS TO THE OWNER FOR PROPER REVISION AND AMENDMENTS.

MODIFICATIONS AND SAFETY:

- MODIFICATION OF CONSTRUCTION DETAILS IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- MAINTAIN A SAFE SITE CONDITION AND COMPLY WITH ALL SAFETY STANDARDS.

DOCUMENTATION NOTE:

- CONTRACTORS MUST READ ALL DOCUMENTATION IN CONJUNCTION WITH NOTES FROM OTHER CONSULTANTS. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITH A MINIMUM OF ONE WEEK'S NOTICE.

SITE SETOUT:

- THE CONTRACTOR IS RESPONSIBLE FOR SITE SETOUT. ENSURE ACCURACY AND COMPLIANCE WITH ALL DRAWINGS AND DOCUMENTATION. VERIFY SETOUT BEFORE COMMENCING CONSTRUCTION.

CONFLICTS OR DISCREPANCIES:

- CONTRACTORS MUST NOTIFY 4C STUDIO LTD IN WRITING OF ANY CONFLICTS OR DISCREPANCIES FOUND IN THE DOCUMENTATION.

MATERIAL SUBSTITUTION NOTE:

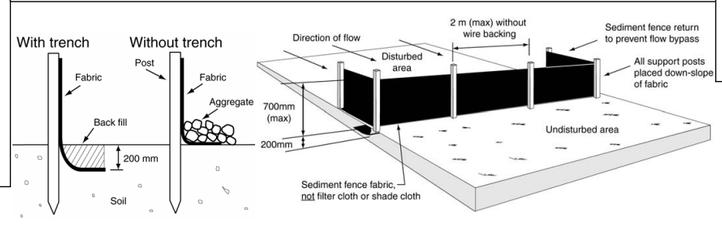
- NO SUBSTITUTIONS OF SPECIFIED MATERIALS OR SYSTEMS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM 4C STUDIO LTD. ANY CHANGES TO PROPOSED WORKS MAY REQUIRE A BUILDING CONSENT AMENDMENT OR MINOR VARIATION. 4C STUDIO LTD MUST BE NOTIFIED OF ANY PROPOSED CHANGES FOR APPROVAL PRIOR TO CONSTRUCTION. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY.

CONTRACTOR RESPONSIBILITIES:

- ENSURE ALL WORK IS PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- PROVIDE ADEQUATE NOTIFICATION TO THE DESIGNER AND OWNER FOR ANY ISSUES OR DEVIATIONS FROM THE PLANS.
- PERFORM REGULAR QUALITY CONTROL CHECKS THROUGHOUT THE CONSTRUCTION PROCESS TO MAINTAIN HIGH STANDARDS.

INSPECTIONS AND APPROVALS:

- REQUEST INSPECTIONS AND APPROVALS FROM THE DESIGNER OR OWNER AS REQUIRED AT KEY STAGES OF CONSTRUCTION.
- DOCUMENT ALL INSPECTIONS AND APPROVALS IN WRITING TO AVOID DISPUTES.



SITE DRAINAGE NOTE

PLANNING AND DOCUMENTATION:

- THE DRAINAGE CONTRACTOR MUST DISCUSS THE PLANNED DRAINAGE WITH THE RELEVANT PARTIES BEFORE CONSTRUCTION BEGINS. A FULLY DIMENSIONED AS-BUILT DRAINAGE PLAN MUST BE PROVIDED UPON COMPLETION AND SUBMITTED TO THE COUNCIL FILES.

RESPONSIBILITIES:

A) THE DRAINAGE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL HEIGHTS AND POSITIONS OF DRAINAGE COMPONENTS, INCLUDING DETENTION/RETENTION TANKS, MANHOLE POSITIONS, LID LEVELS, AND INVERT LEVELS, ARE ACCURATE AND CORRECT PRIOR TO CONSTRUCTION.
B) THE DRAINAGE CONTRACTOR MUST ENGAGE A LAND SURVEYOR TO PROVIDE HEIGHT CERTIFICATES AND VERIFY THE POSITIONING OF DRAINAGE COMPONENTS WHERE NECESSARY.

INTERNAL DRAINAGE NOTE

1. SANITARY PLUMBING:
- ALL SANITARY PLUMBING MUST COMPLY WITH AS3500.

2. WATER SUPPLY:
- WATER SUPPLY MUST COMPLY WITH NZBC G12.

3. REGULATORY COMPLIANCE:
- ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE PLUMBERS, GASFITTERS, AND DRAINLAYERS ACT 2006. AS-BUILT DRAINAGE PLANS MUST BE PROVIDED BY THE DRAINLAYER TO THE PROPERTY OWNER FOR CODE OF COMPLIANCE.

4. DISCHARGE PIPES:
- ALL FALLS SHOWN ARE MINIMUM FALLS REQUIRED.

5. MATERIALS:
- ALL NEW DRAINS MUST BE UPVC TO THE SIZES SHOWN.

6. PIPE PENETRATIONS:
- THRU-BRACKETS FOR TIMBER FRAMING MUST BE USED WHERE PIPES PENETRATE FLOOR JOISTS.

PLUMBING WASTES (UPVC PIPES):
- WC: DN80 @ 1:60 FALL
- SHOWER: DN40 @ 1:40 FALL
- HAND WASH BASIN: DN40 @ 1:40 FALL
- WASHING MACHINE: DN40 @ 1:40 FALL

FROM NZBC E2 / AS1
2.5 MAINTENANCE – GENERAL
MAINTENANCE MUST BE UNDERTAKEN AS REQUIRED TO MAINTAIN THE DURABILITY OF MATERIALS, COMPONENTS, AND JUNCTIONS. THE EXTENT AND NATURE OF MAINTENANCE DEPEND ON:

A) THE TYPE OF CLADDING OR COMPONENTS USED,
B) THE POSITION OF CLADDING OR COMPONENTS ON THE BUILDING,
C) THE GEOGRAPHICAL LOCATION OF THE BUILDING, AND
D) THE SPECIFIC SITE CONDITIONS.

2.5.1 REGULAR MAINTENANCE
REGULAR MAINTENANCE FOR A BUILDING SHOULD INCLUDE:

A) CLEANING EXTERIOR SURFACES,
B) INSPECTING SURFACES AND JUNCTIONS, AND REPAIRING OR REPLACING ITEMS AS NECESSARY TO PRESERVE THE BUILDING'S WEATHERTIGHTNESS,
C) MAINTAINING REQUIRED CLEARANCES BETWEEN CLADDING AND EXTERNAL GROUND OR PAVING AS SPECIFIED IN PARAGRAPH 9.1.3,
D) ENSURING A MINIMUM 35 MM CLEARANCE BETWEEN ROOFING AND MEMBRANE DECKING, AND BETWEEN WALL CLADDING AND DECKING ABOVE,
E) MAINTAINING FINISH COATINGS.

WHILE RAIN WASHES AWAY MOST ATMOSPHERIC CONTAMINANTS, SHELTERED AREAS, SUCH AS WALLS DIRECTLY BELOW EAVES, ARE PROTECTED FROM DIRECT RAIN AND REQUIRE REGULAR MANUAL CLEANING. IT IS CRUCIAL TO AVOID USING HIGH-PRESSURE WATER ON SENSITIVE JUNCTIONS, SUCH AS WINDOW SURROUNDS AND OTHER FLASHINGS, TO PREVENT WATER FROM BEING FORCED PAST ANTI-CAPILLARY GAPS AND FLASHINGS INTO WALL CAVITIES.

EROSION & SEDIMENT CONTROL NOTES
SILT FENCES
PROPER SILT FENCE INSTALLATION IS CRITICAL TO ITS PERFORMANCE. IT NEEDS TO:
KEEP DIRTY AND CLEAN WATER SEPARATE
BUILD SILT FENCES TO KEEP DIRTY WATER (CONTAINING SOIL AND SEDIMENT) AWAY FROM STORMWATER DRAINS.
STABILISE ENTRANCEWAYS
KEEP VEHICLES OFF EXPOSED SOIL AND CLAY – BUILD A STABILISED ENTRANCEWAY WITH GEOTEXTILE CLOTH AND LARGE WASHED AGGREGATE.
MINIMISE EXPOSED AREAS
• KEEP AS MUCH VEGETATION COVER AS POSSIBLE OVER SOIL AND DO YOUR WORK IN STAGES.
• KEEP A BERM OF GRASS AROUND THE OUTSIDE OF THE SITE TO PREVENT RAIN WASHING EXPOSED SOIL AWAY.
• COVER STOCKPILES WITH MULCH, STRAW, PLASTIC SHEETS OR TARPAULINS AS SOON AS POSSIBLE TO PREVENT EROSION AND RUN-OFF.
• MUD SHOULD BE SWEPT BACK ON TO SITE (NOT ON TO THE ROAD).
DEWATERING
REMOVING DIRTY WATER FROM FOOTINGS, TRENCHES AND PILE HOLES ON YOUR SITE NEEDS TO BE CARRIED OUT CAREFULLY SO IT DOESN'T RUN DOWN INTO STORMWATER DRAINS.
NEVER PUMP UNFILTERED DIRTY WATER FROM TRENCHES OR PITS DIRECTLY TO THE KERB AND CHANNEL OR STORMWATER SYSTEM – REMEMBER THIS GOES STRAIGHT OUT TO SEA.

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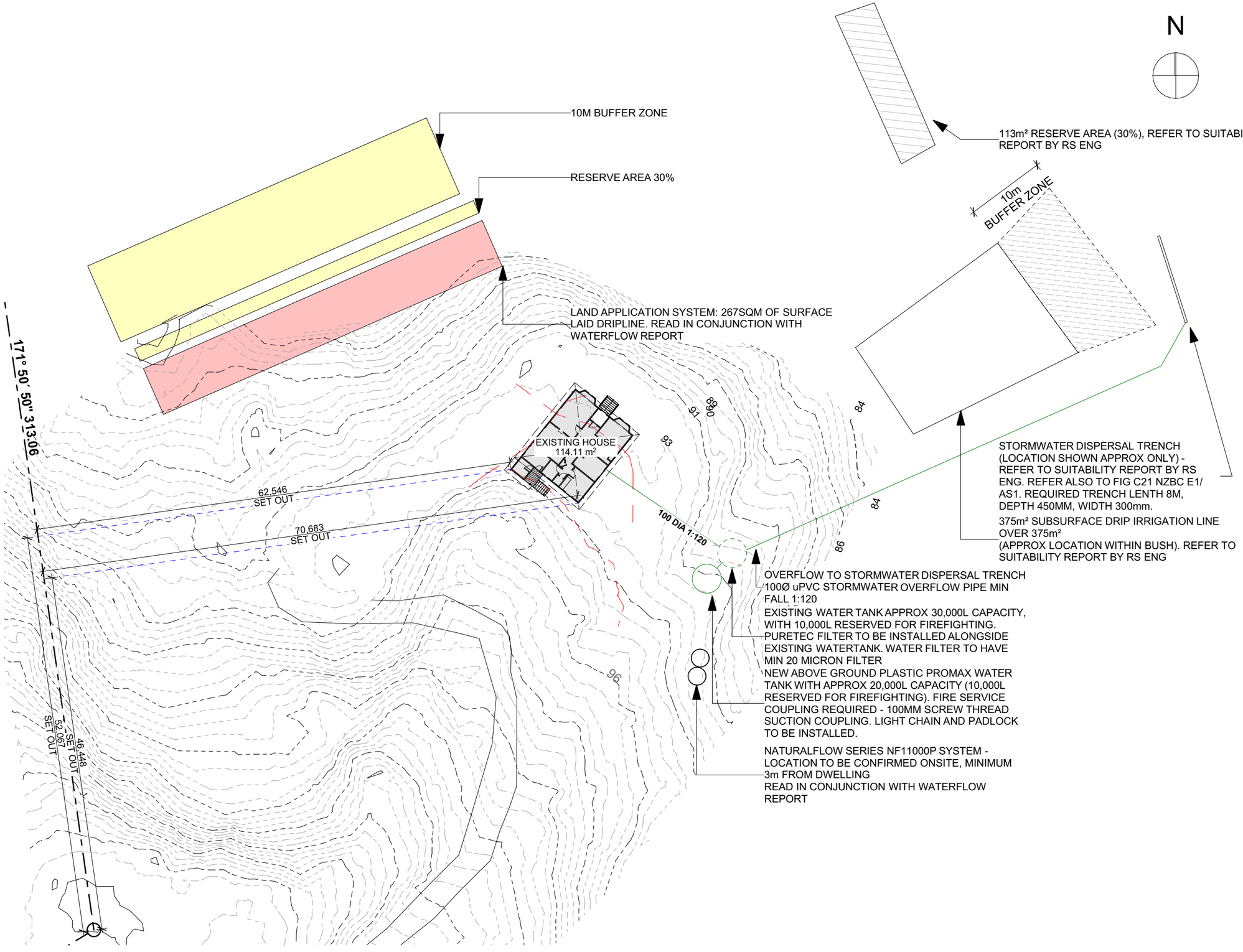
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1 Site Plan Overall

Scale 1:500

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DRAWING TITLE
Site Plan Overall

Date Printed:Wednesday, 16 September 2026

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26036	A101	01

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PROPOSED SITE - 428 OPARA ROAD, RAWENE, NORTHLAND
PARCEL ID: 6642296
APPELLATION: LOT 7 DP 322604
LOCATION: OUE

CLIMATE ZONE: 1
EARTHQUAKE ZONE: ZONE 1
EXPOSURE ZONE: ZONE D
LEE ZONE: NO
RAINFALL RANGE: 70-80
WIND REGION: A
WIND ZONE: HIGH

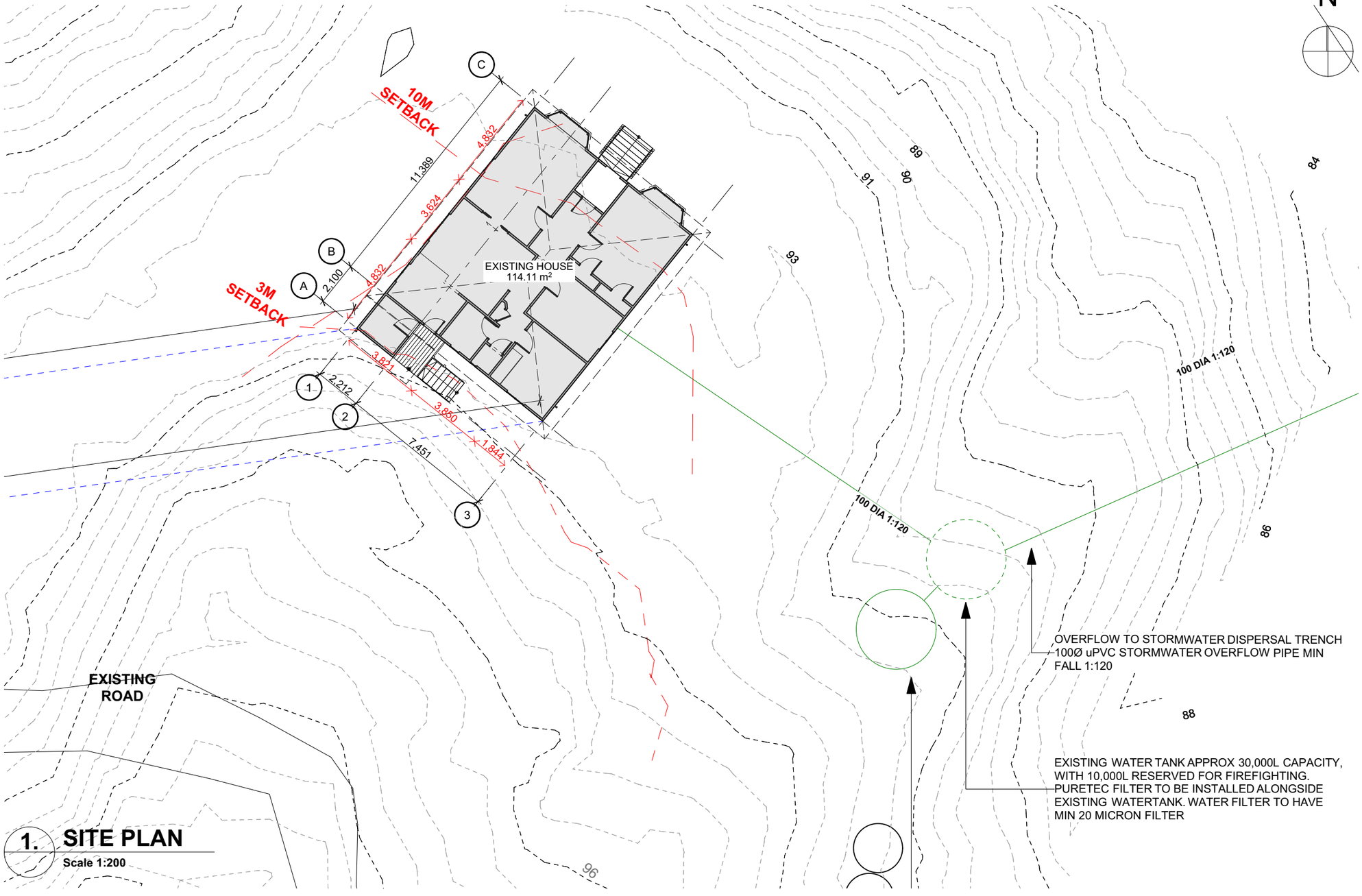
ORIGINAL SITE - 15 MOUNT ROSKILL ROAD, MOUNT ROSKILL, AUCKLAND
PARCEL ID: 4731073
APPELLATION: LOT 20 DP 20664
LOCATION: MOUNT ROSKILL

CLIMATE ZONE: 1
EARTHQUAKE ZONE: ZONE 1
EXPOSURE ZONE: ZONE C
LEE ZONE: NO
RAINFALL RANGE: 80 - 90
WIND REGION: A
WIND ZONE: LOW

CONTOURS NZVD2016

NO CHANGE TO EXISTING W.W AND S.W SYSTEMS ON SITE. THE PROPOSED HOUSE IS A REPLACEMENT FOR THE EXISTING.

Rule	Requirement
Principal Dwelling	One dwelling permitted per site
Maximum Height	12.0m
Front Yard Setback	10.0m minimum
Side Yard Setback	10.0m minimum
Rear Yard Setback	10.0m minimum
Height in Relation to Boundary	Buildings to fit within a recession plane commencing 2.0m above boundary and inclined inwards at 45°
Maximum Building Coverage	No maximium building coverage specified within the Rural Production Zone
Maximum Impervious Area	15% of gross site area
Natural Hazard Areas	Additional controls may apply where flood, coastal hazard or instability overlays affect the site
Significant Natural Areas	Additional controls may apply where SNA overlays affect the site
Earthworks	Earthworks to comply with Far North District Plan earthworks provisions
Access	Vehicle access to comply with Far North District Plan transportation requirements
Coastal Environment	Additional controls may apply where the site is subject to the Coastal Environment Overlay
Outstanding Landscapes/Features	Additional controls may apply where Outstanding Natural Landscape (ONL) or Outstanding Natural Feature (ONF) overlays affect the site
Sites of Significance to Maori	Additional controls may apply where the site is affected by a Site of Significance to Māori
Airport Protection	Additional restrictions may apply where airport protection overlays affect the site



1. SITE PLAN
Scale 1:200

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SITE PLAN TO BE READ IN CONJUNCTION WITH RSEng ENGINEERS ON SITE WASTEWATER MANAGEMENT REPORT & GEOTECH & STRUCTURAL INPUT. REFER TO REPORTS FOR ALL WASTEWATER SYSTEMS, WATER TANK INFORMATION, & ALL OTHER SITE INFORMATION

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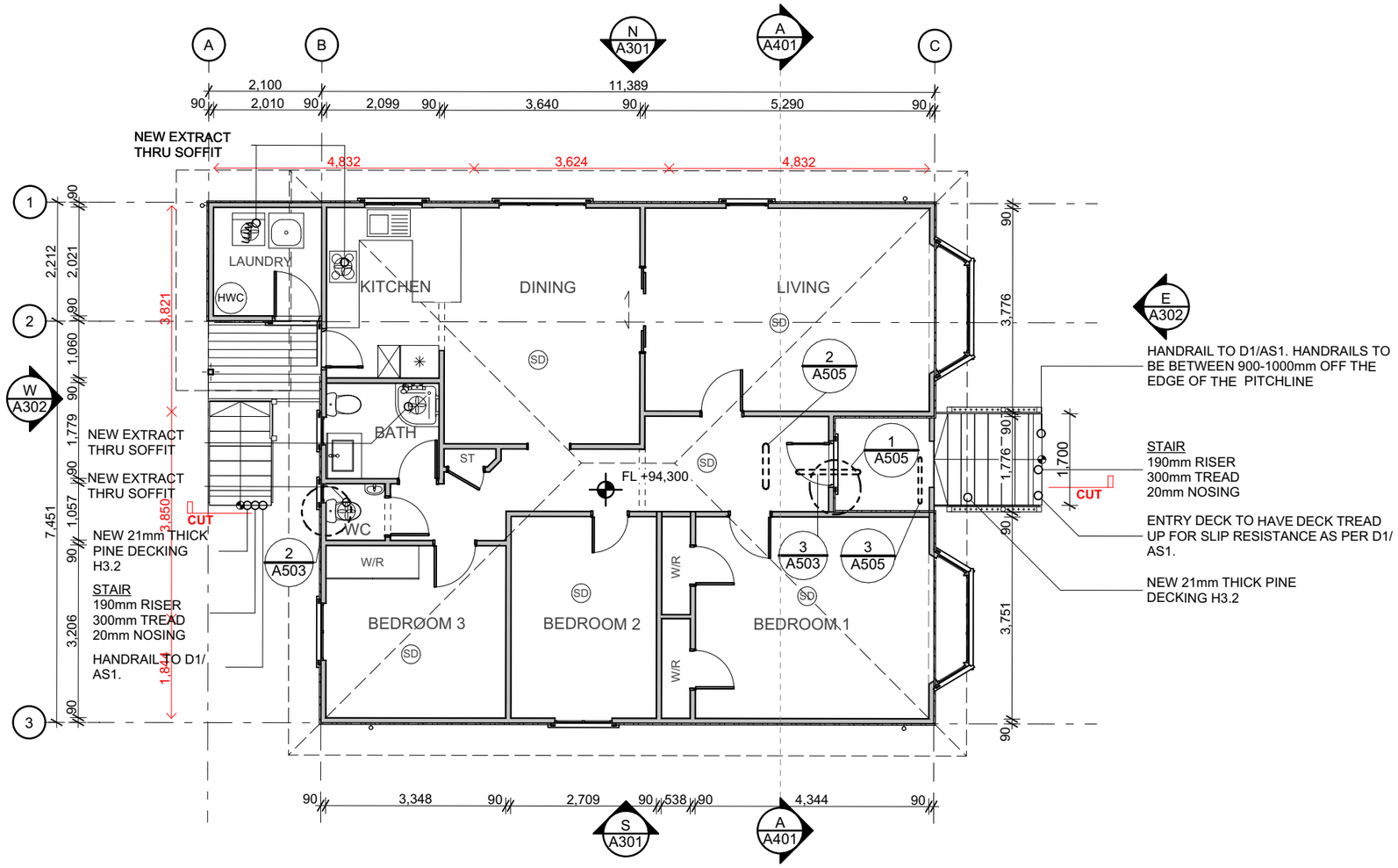
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1 Floor Plan

Scale 1:100

EXISTING BUILDING NOTES

ROOFING: CONCRETE TILE ROOFING
CEILING STRUCTURE: EXISTING TIMBER RAFTER/ STICK CONSTRUCTION
WALLS: TIMBER STUD ASSUMED
CLADDING: TIMBER WEATHERBOARD
INTERNAL LINING: PLASTERBOARD
JOINERY: SINGLE GLAZED TIMBER JOINERY

WALLS: EXISTING = UNKNOWN. TO REMAIN UNCHANGED
ROOF: EXISTING = UNKNOWN. TO REMAIN UNCHANGED
UNDERFLOOR: UNKNOWN. TO REMAIN UNCHANGED

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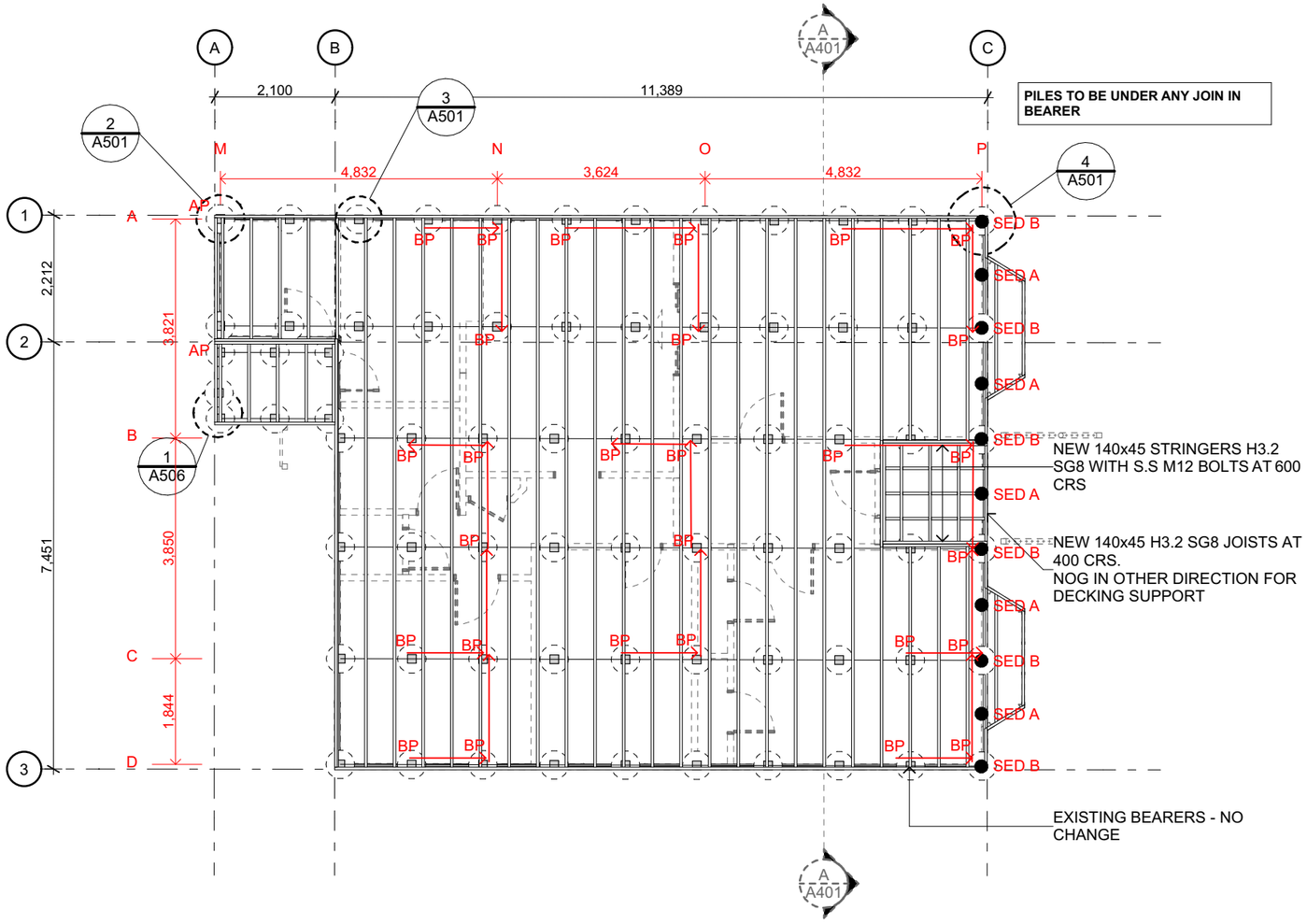
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Existing Floor Plan

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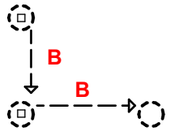


1 Framing Plan

Scale 1:100

LEGEND

- ORDINARY PILES 20MPA CONCRETE FOOTING
- AP — ANCHOR PILES 20MPA CONCRETE FOOTING
- BP — BRACED PILES 20MPA CONCRETE FOOTING
- SED A — 175SED IN 450Ømm 4M DEEP CUT OFF AT GROUND LEVEL
- SED B — 175SED IN 450Ømm 4M DEEP EXTENDING UP TO BEARER



BRACES FOR BRACED PILE SYSTEM

BRACE SIZE	MAX. LENGTH
100x75	3.0m
100x100	5.0m

ARROW POINT TO THE UP DIRECTION

REFER RS ENGINEERS GEOTECHNICAL REPORT

NEW PILES - NEW H5 RS 125SQ @ CRS SHOWN ON PLAN

EXISTING JOISTS - 140x45mm @ 500CRS

EXISTING BEARERS - VARIES SEE PLAN FOR CENTRES.

PROPOSED BEARERS - SEE DETAILS FOR BEARER NOTES

BRACED PILE SYSTEM

A BRACED PILE SYSTEM INCLUDES 2 PILES, EACH WITH A 450DIA (UNLESS HIGHLIGHTED IN RED), 600MM MIN-DEEP FOOTING. A DIAGONAL BRACE IS SECURED BETWEEN THEM. THE BRACE SHALL BE ATTACHED TO THE BOTTOM OF ONE PILE AND EITHER TO THE TOP OF THE OTHER PILE (SEE FIGURE 6.6), TO A BEARER WITHIN 200MM OF THE OTHER PILE (SEE FIGURE 6.7), OR TO A JOIST WITHIN 200MM OF THE OTHER PILE (SEE FIGURE 6.8).

ANCHOR/BRACED PILES

IF THE HEIGHT FROM THE CLEARED GROUND TO THE UNDERSIDE OF THE BEARER EXCEEDS 600MM, REPLACE THE PROPOSED ANCHOR PILE WITH 2 BRACED PILES IN BOTH DIRECTIONS, IN ACCORDANCE WITH NZS3604:2011.

ACCESS TO SUBFLOOR

ACCESS SHALL BE PROVIDED TO PERMIT VISUAL INSPECTION OF ALL SUBFLOOR FRAMING MEMBERS. A CRAWL SPACE FOR THIS PURPOSE SHALL BE NOT LESS THAN 450MM HIGH TO THE UNDERSIDE OF THE FLOOR JOISTS. A CLEAR HORIZONTAL SEPARATION OF NOT LESS THAN 450MM SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF ANY WALL CLADDING AND THE ADJACENT GROUND. (REFER TO NZS 3604:2011, FIGURE 6.21)

PLUMBING AND DRAINAGE

INSTALLATION OF ALL PLUMBING AND DRAINAGE SYSTEMS SHALL BE TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH NZS 3500 PART 2, SANITARY PLUMBING AND PART 3, STORMWATER DRAINAGE.

ORDINARY PILE FOOTINGS

ORDINARY GRADE CONCRETE 20MPA MIN. STRENGTH.
450MM MIN. DIA. PLAN SIZE (UNLESS HIGHLIGHTED IN RED). (REFER TO NZS 3604:2011, TABLE 6.1)
100MM MIN. CONCRETE BELOW THE BOTTOM OF THE PILE. MIN 600mm DEPTH

ANCHOR PILES

H5 125X125MM SQ. SAWN TIMBER PILE CAST IN 450MM MIN. DIAMETER (PLAN SIZE) FOOTING WITH 100MM CONCRETE UNDER TIMBER PILE (UNLESS HIGHLIGHTED IN RED). MIN 900mm DEPTH

FLOOR JOISTS

FLOOR JOISTS SHALL HAVE A MIN. BEARING ON THEIR SUPPORTS OF 32MM. REFER TO NZS 3604:2011, FIGURE 7.1 FOR LAPPED OR BUTTED JOINTS IN FLOOR JOISTS.

FLOORING FINISHES

NO CHANGE TO FLOORING IN KITCHEN

PILES:

1. NO PILE SHALL BE LESS THAN 150mm TO THE GROUND. IF LESS THAN 300mm FROM THE GROUND INSTALL BITUMINOUS DPC BETWEEN PILE AND BEARER. THIS SHOULD OVERLAP 6mm OVER EACH SIDE OF THE PILE
2. NO PILE SHALL BE OVER 600mm FROM CLEARED GROUND TO AN ANCHOR PILE FIXING
3. NO ORDINARY OR BRACED PILE SHALL BE HIGHER THAN 3m FROM CLEARER GROUND.

FIXINGS

ALL FIXINGS 'EXPOSED' AND/OR WITHIN 600MM OF FINISHED GROUND LEVEL TO BE STAINLESS STEEL IN ACCORDANCE WITH NZS 3604 TABLE 4.1.
DPC TO ALL PILE / BEARER CONNECTIONS LESS THAN 300MM TO THE FINISHED GROUND LEVEL.

BOLTS AND COACH SCREWS

IN BOLTED JOINTS, WASHERS SHALL BE PROVIDED AT EACH TIMBER SURFACE UNDER THE BOLT OR COACH SCREW HEAD AND AT THE NUT. FOR M12 AND M16 BOLTS THE WASHERS SHALL BE NOT LESS 50X50X3MM IF SQUARE OR NOT LESS THAN 55MM DIA. X 3MM IF ROUND.

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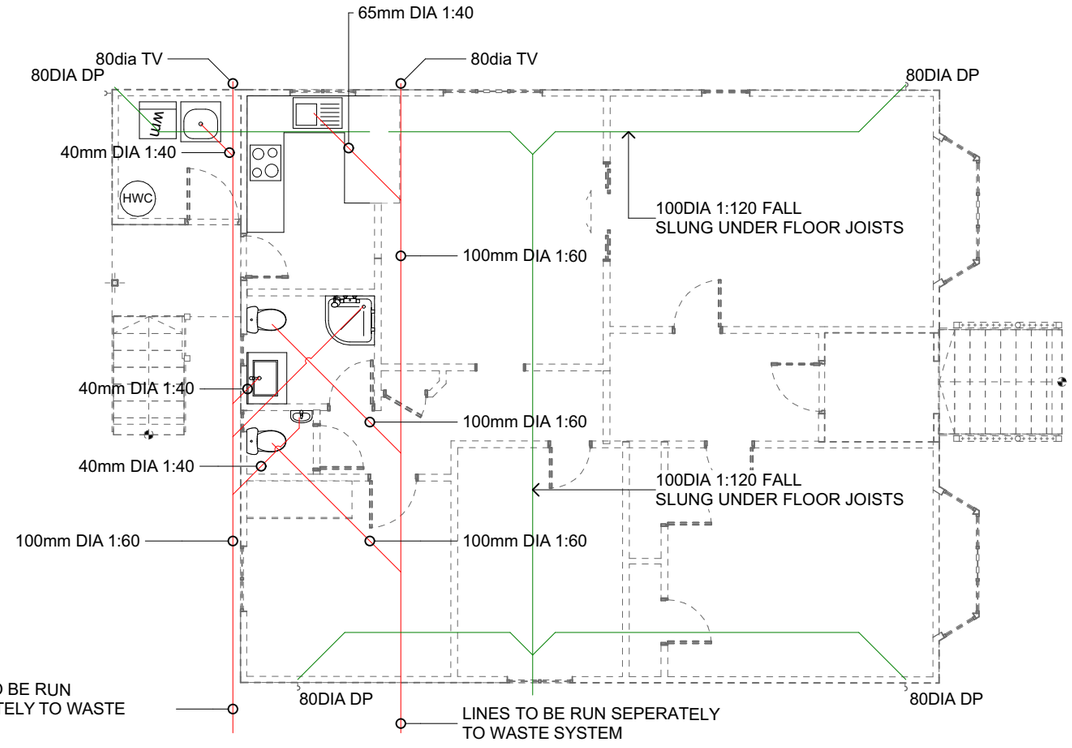
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Floor Framing Plan

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1 Plumbing Plan
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PLUMBING
ALL PLUMBING TO COMPLY WITH G13/AS1
ALL PLUMBING LINES ARE SHOWN INDICATIVELY AND ARE TO BE CONFIRMED ON SITE BY QUALITFIED PLUMBER.

LEGEND

AAV	= AIR ADMITTANCE VALVE
GT	= GULLY TRAP
ORG	= OVERFLOW RELIEF GULLY
TAP	= WATER TAP FOR WITH HOSE CONNECTION
IP	= INSPECTION POINT
	= SLAB RECESSES
	= OUTLINE OF WALLS
	= UNDERFLOOR HEATING
IJ	= INSPECTION JUNCTION
IB	= INSPECTION BEND
eDP	= EXISTING DOWNPIPE

PLUMBING

WHERE ANY WASTE PIPE TO GT EXCEEDS 3.5m INSTALL AAV (AIR ADMITTANCE VALVE) OR TV REQUIRED.

KEY

FIXTURES		DISCHARGE PIPE	FIXTURE DISCHARGE UNITS
DW	= DISHWASHER	40	3
S	= SINK	40-50	3
B	= BASIN	40	1
WC	= TOILET	80-100	4
SH	= SHOWER	40-50	2
BA	= BATH	40	4
TUB	= LAUNDRY TUB	40-50	5
WM	= WASHING MACHINE	40	5
FWG	= FLOOR WASTE GULLY	50-80	

PIPE GRADIENTS
DRAINS AND DISCHARGE PIPE GRADIENTS AS BELOW.
80Ø AND 100Ø = 1 IN 60
65Ø AND BELOW = 1 IN 40

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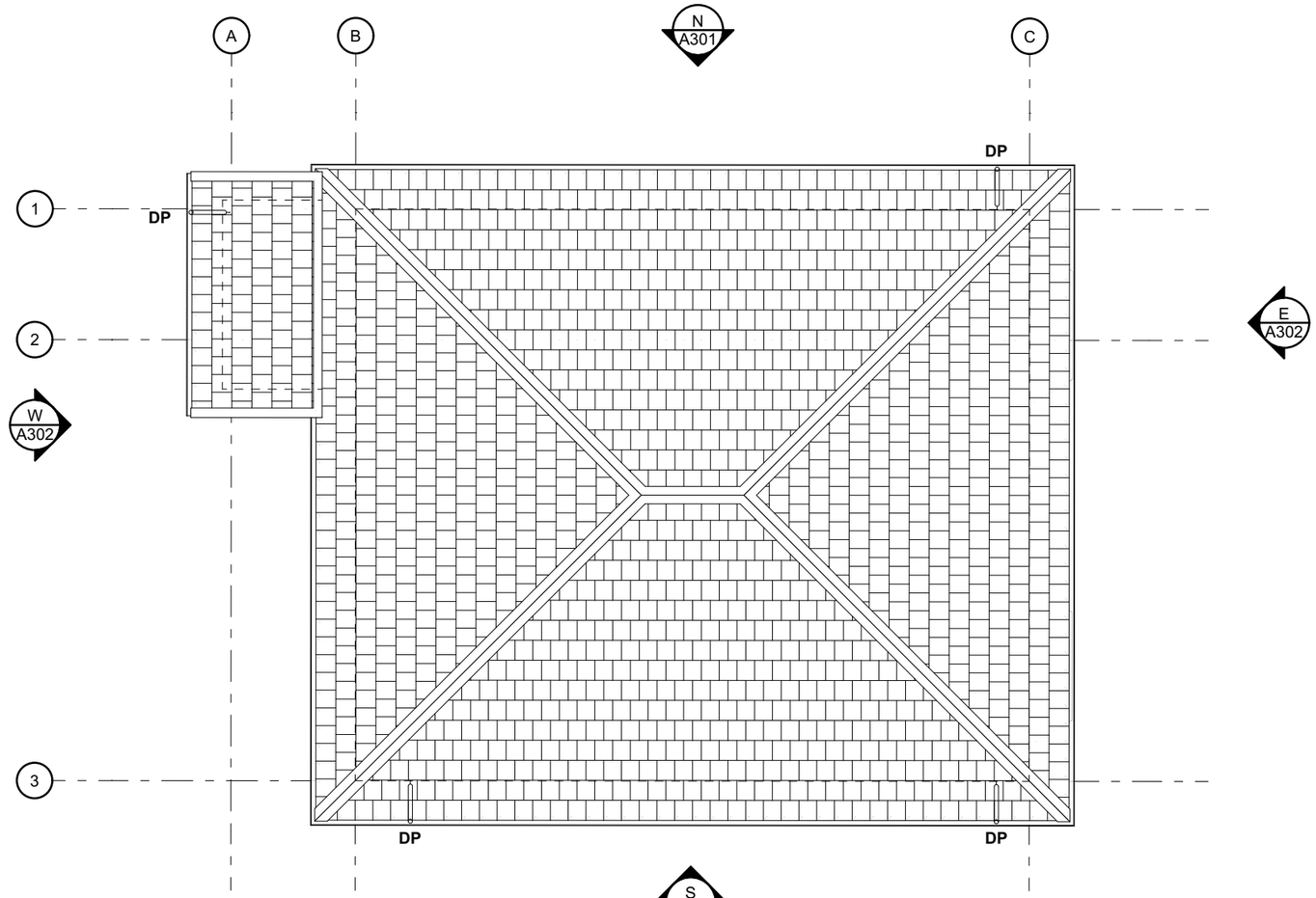
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1 - Roof Plan

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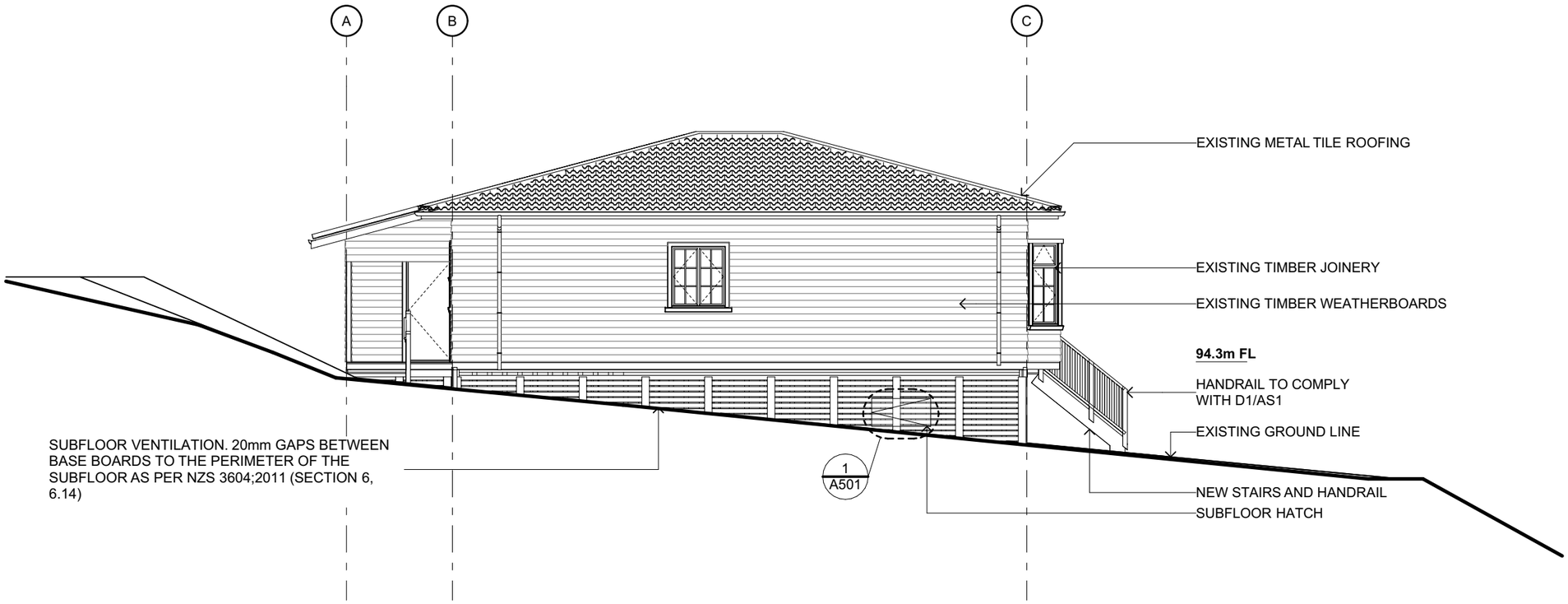
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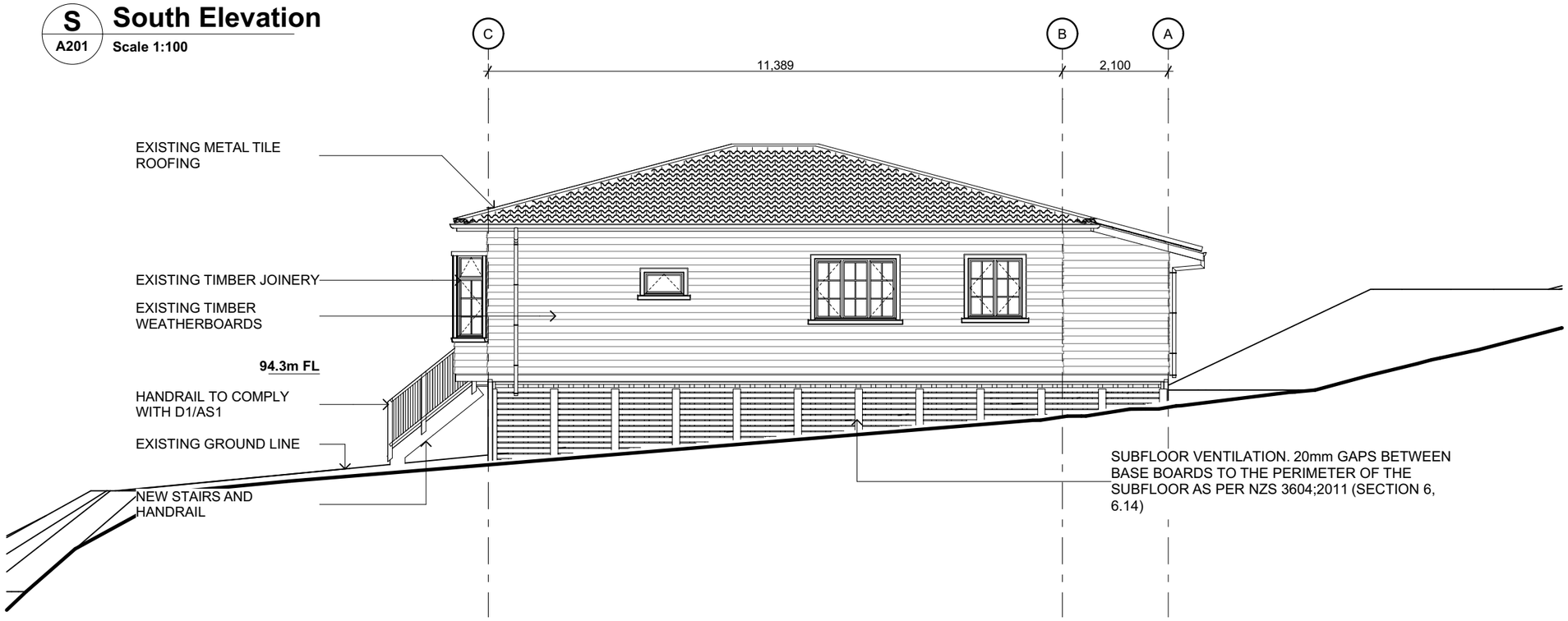
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S A201 South Elevation

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N A201 North Elevation

Scale 1:100

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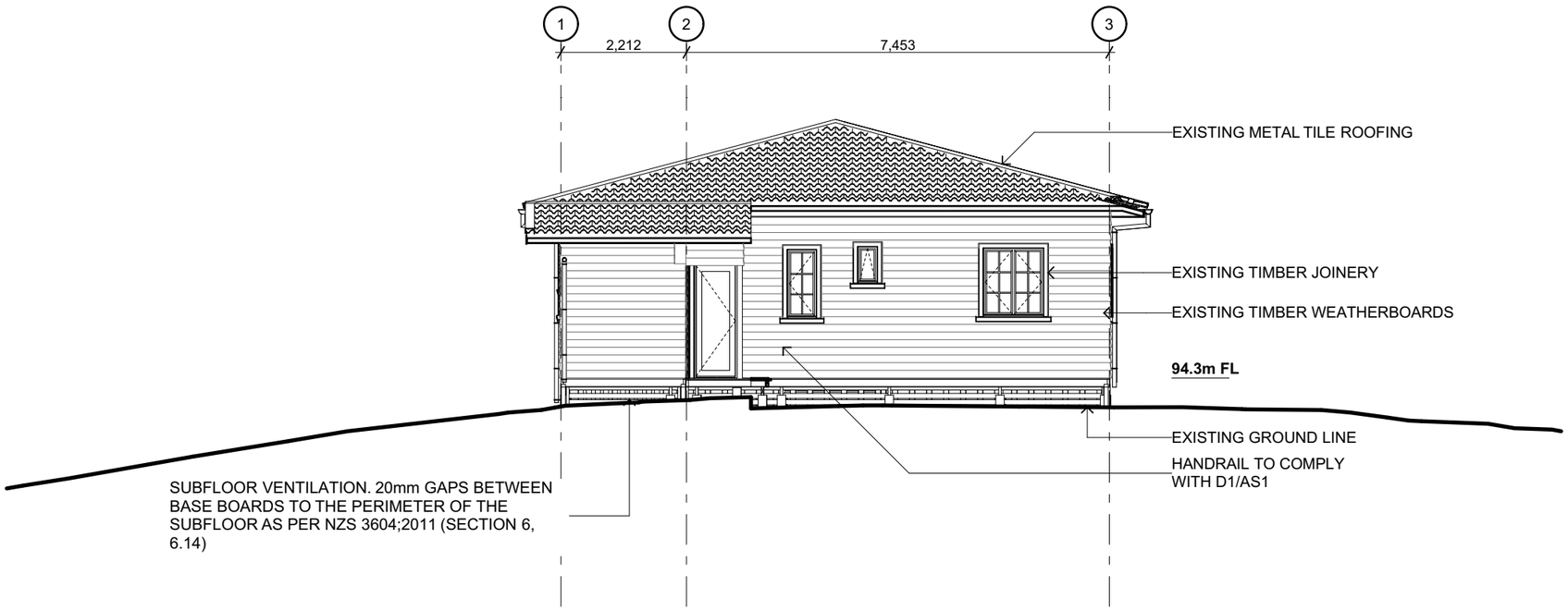
Elevations

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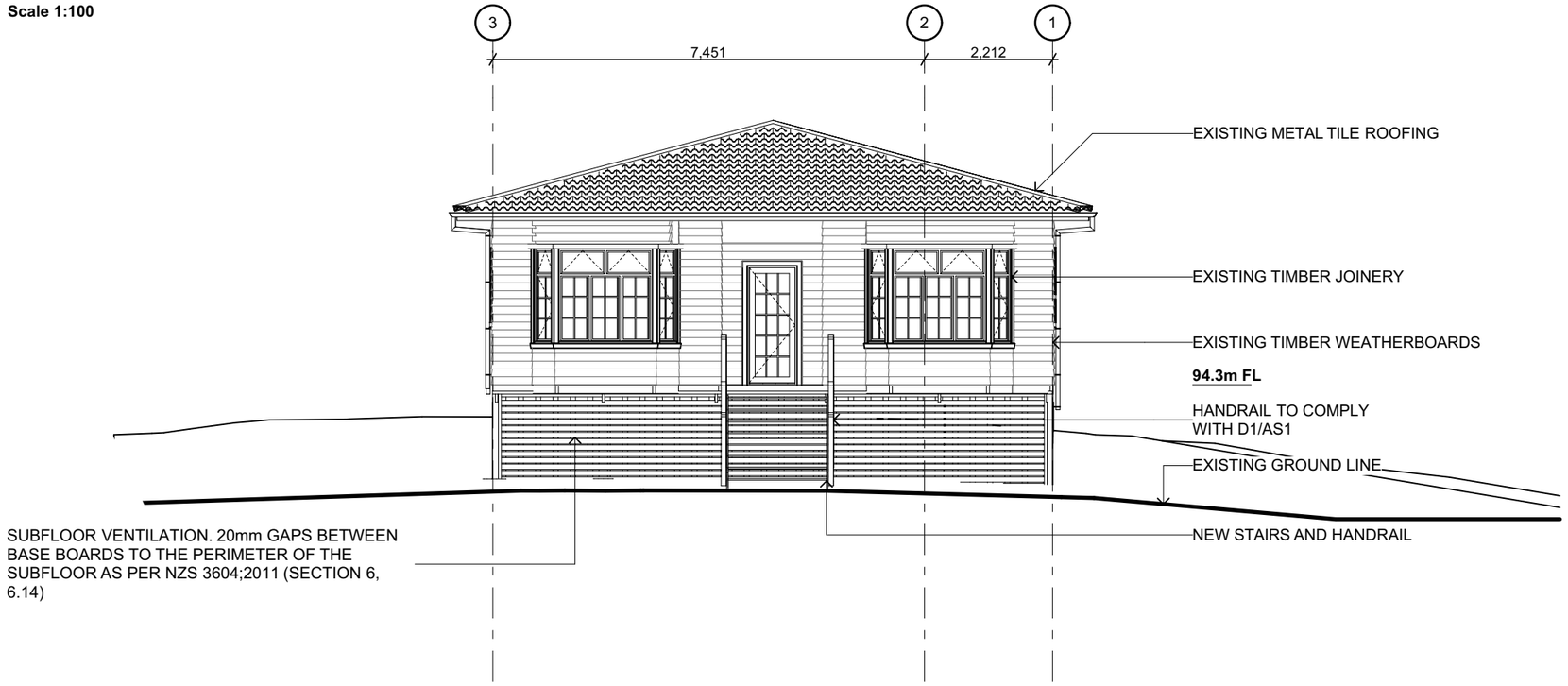
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W A201 **South Elevation**

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E A201 **North Elevation**

Scale 1:100

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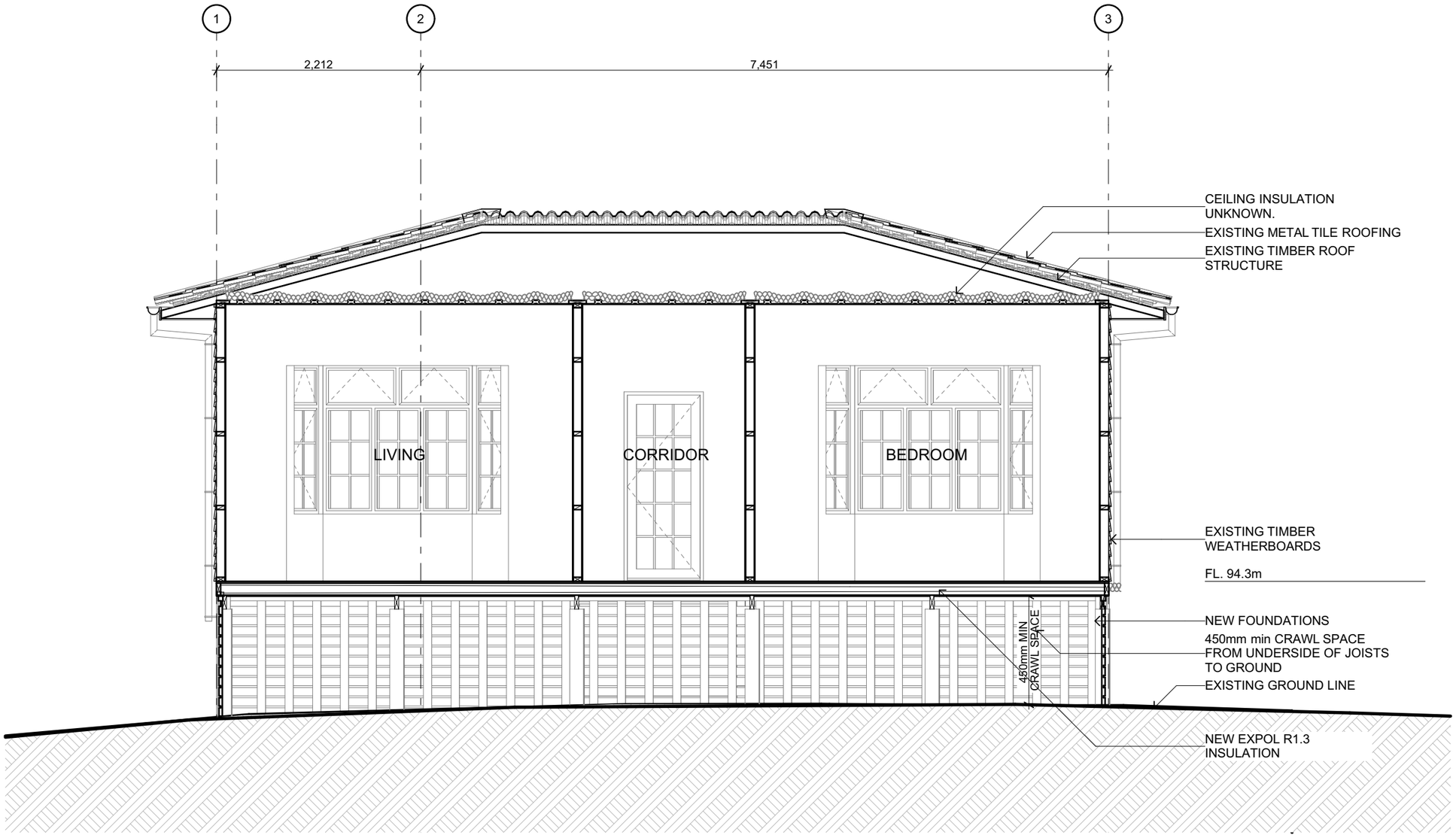
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A / **A201** **Section A**

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Sections

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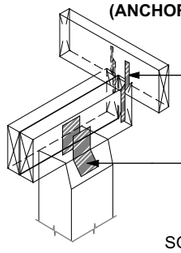
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PILE TO BEARER CONNECTION FOR BRACED AND ANCHOR

(ANCHOR & BRACED)



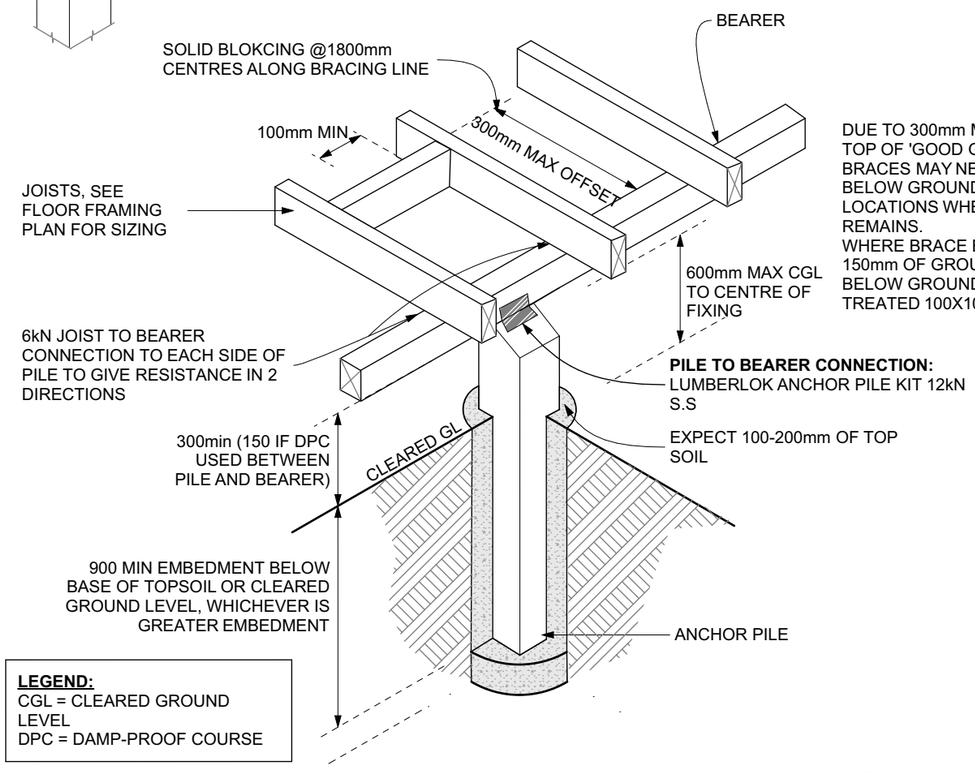
6kN SUB-FLOOR FIXING PLATE TO JOIST TO BEARER

12kN SUB-FLOOR FLOOR FIXING PLATE BEARER TO PILE

NOTE:
BEARERS SHALL NOT BE JOINED @ AN ANCHOR PILE

(2) CGL = Cleared Ground Level
(3) DPC = Damp-proof course

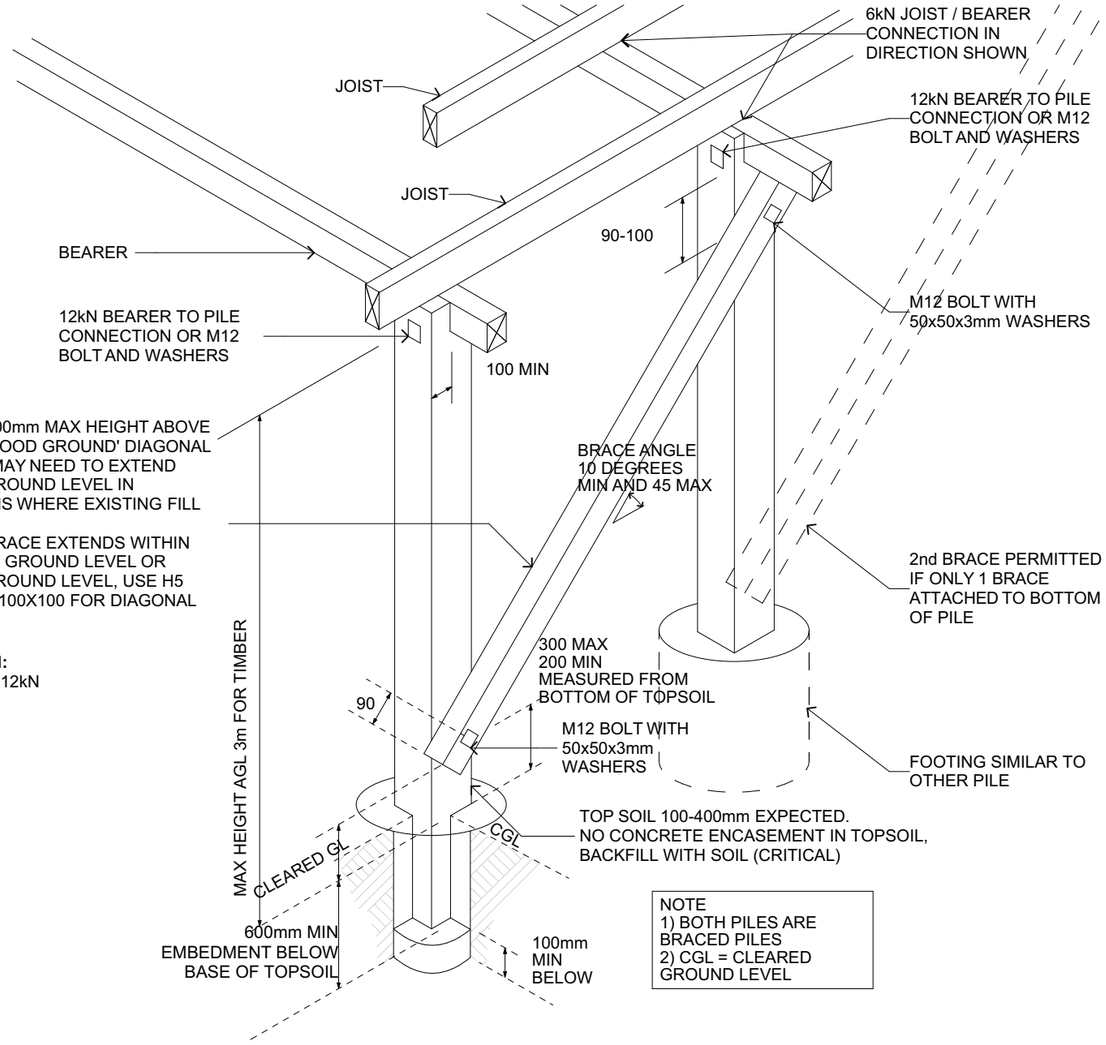
NOTE:
BEARERS SHALL NOT BE JOINED @ AN ANCHOR PILE



LEGEND:
CGL = CLEARED GROUND LEVEL
DPC = DAMP-PROOF COURSE

2 Anchor Pile Detail

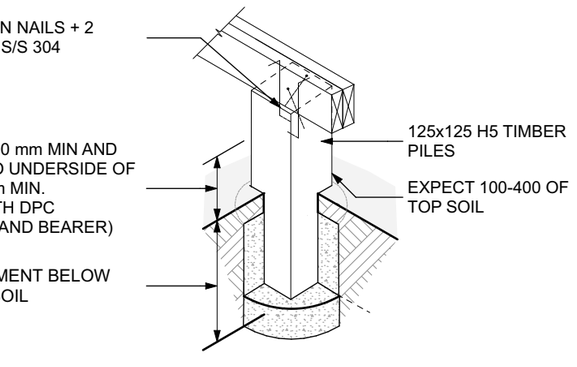
Scale 1:20



NOTE
1) BOTH PILES ARE BRACED PILES
2) CGL = CLEARED GROUND LEVEL

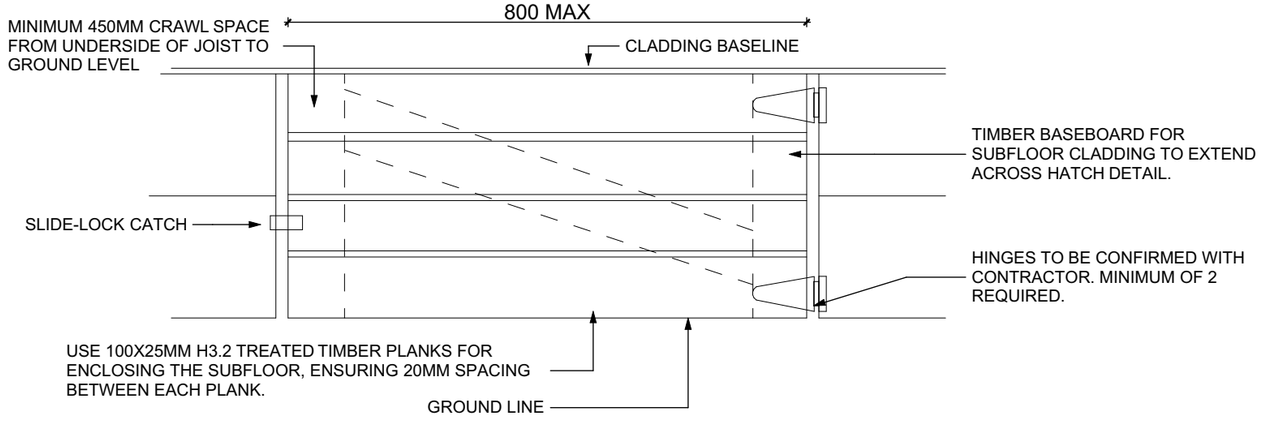
4 Braced Pile Detail

Scale 1:20



3 Ordinary Pile Detail

Scale 1:20



1 Subfloor Hatch Detail

Scale 1:5

Building Consent Issue

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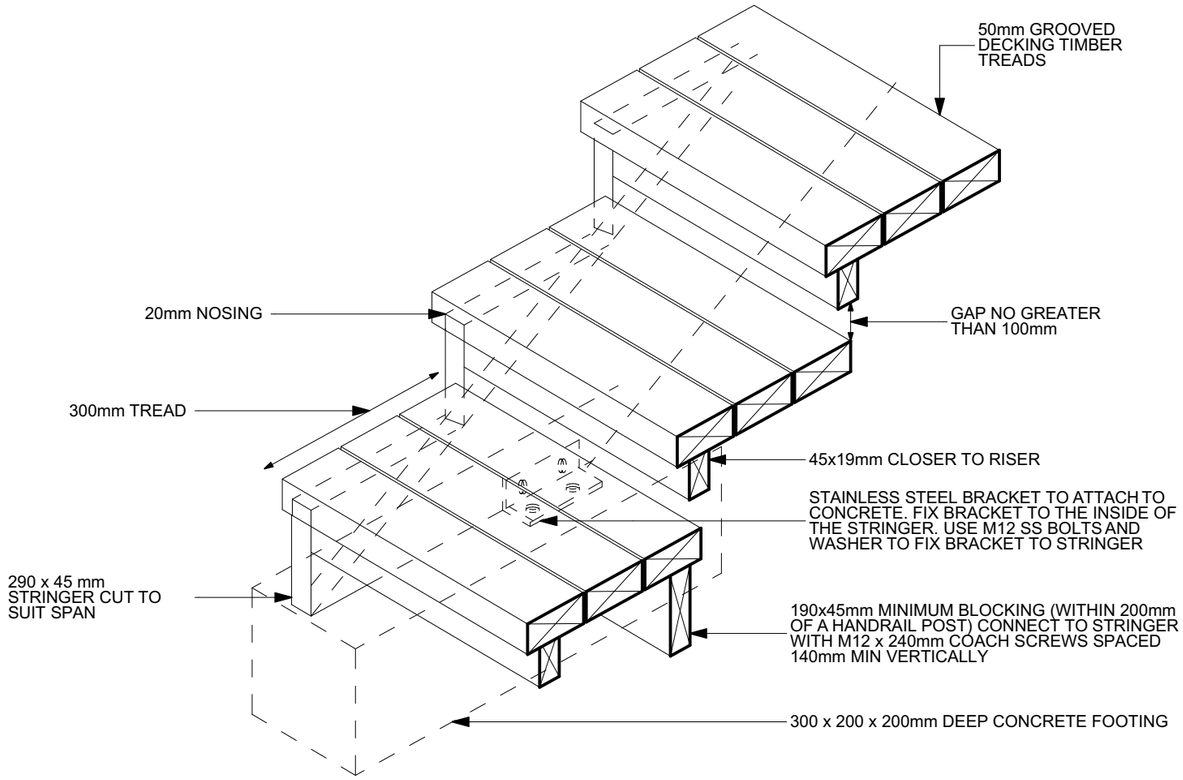
DRAWING TITLE
Foundation Details

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Scale at A1: 1:20, 1:5

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1 Stair Detail

Scale 1:10

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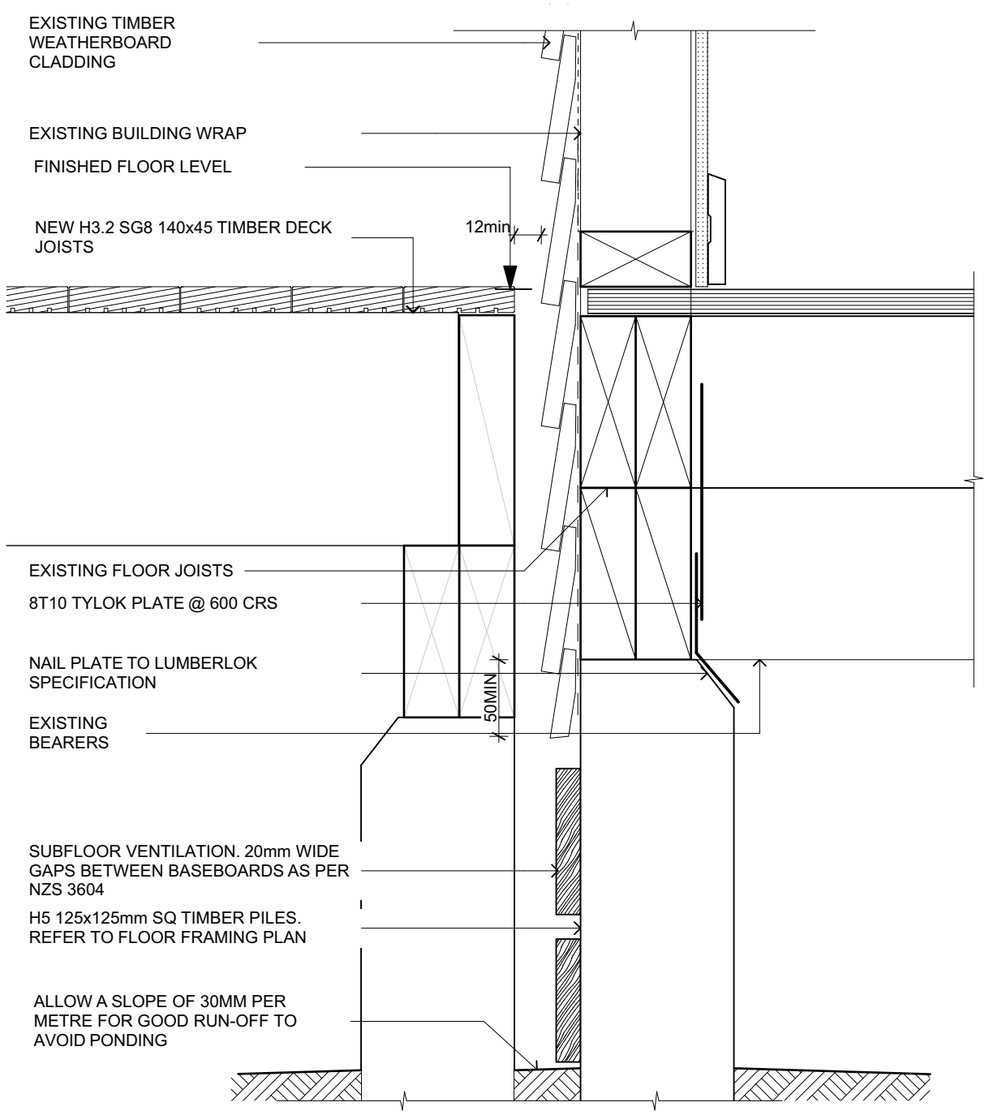
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Details

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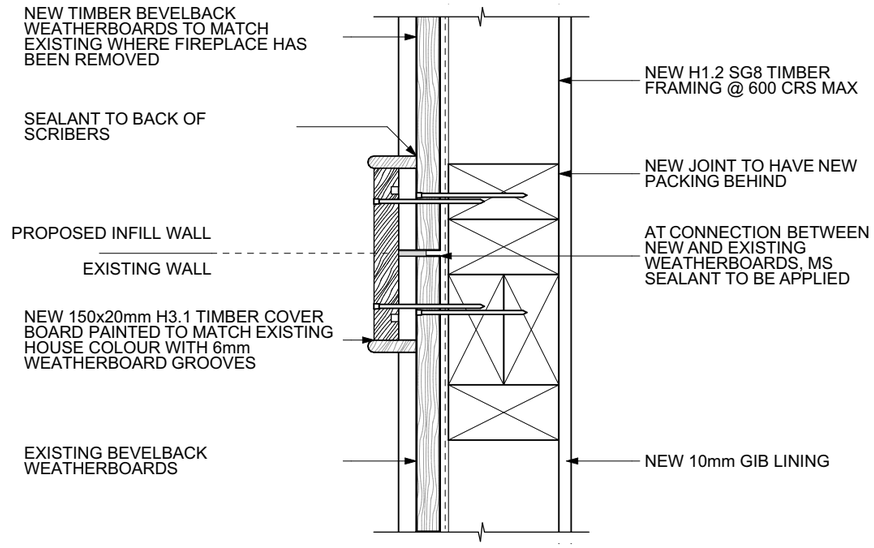
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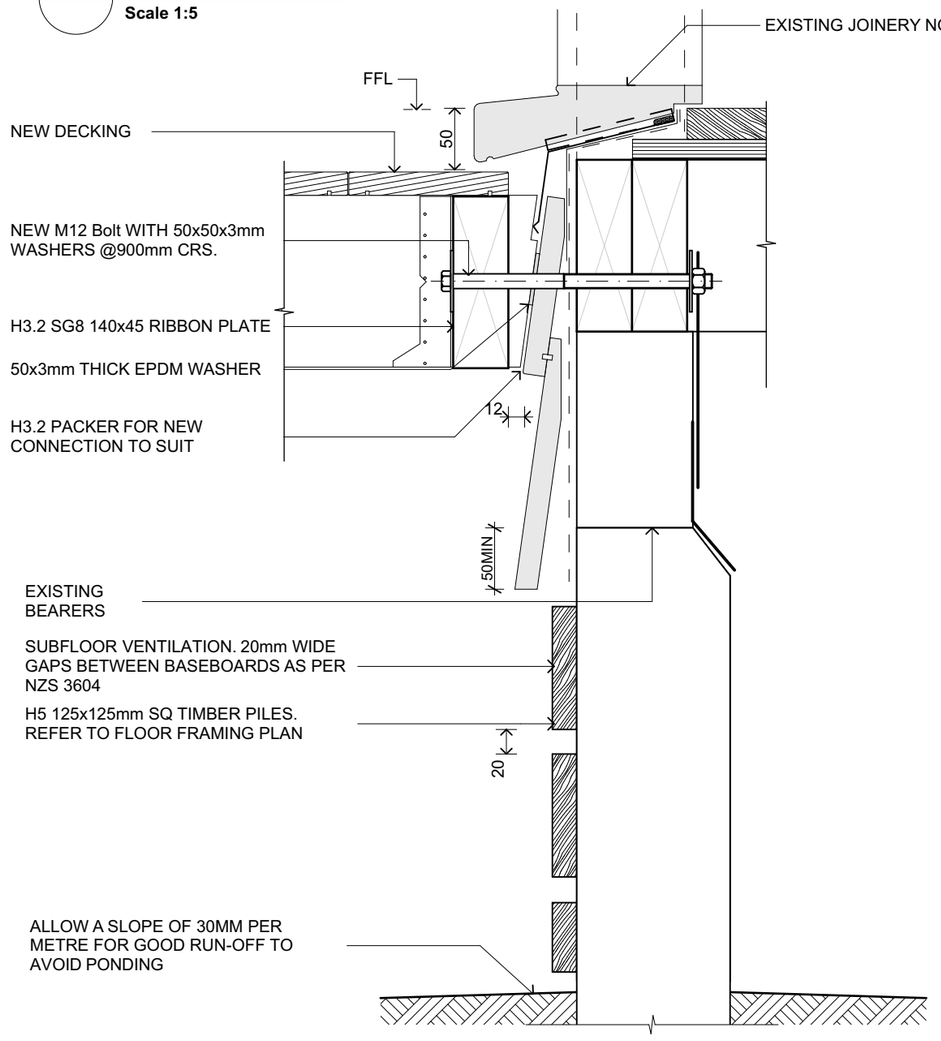
1 Wall Base Detail

Scale 1:5



2 Cladding Junction Detail

Scale 1:5



3 Joinery Sill to Deck Detail

Scale 1:5

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Cladding Details

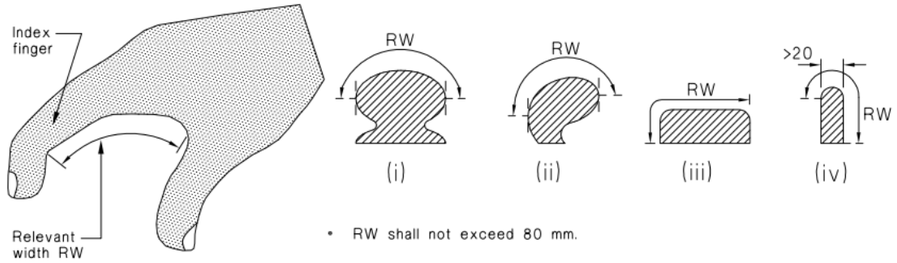
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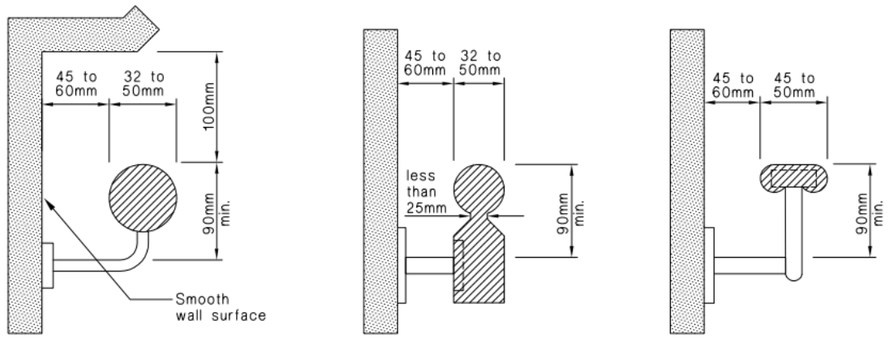
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Figure 26: **Handrail Profiles and Clearances**
Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

(b) Acceptable profiles and clearances for accessible stairways

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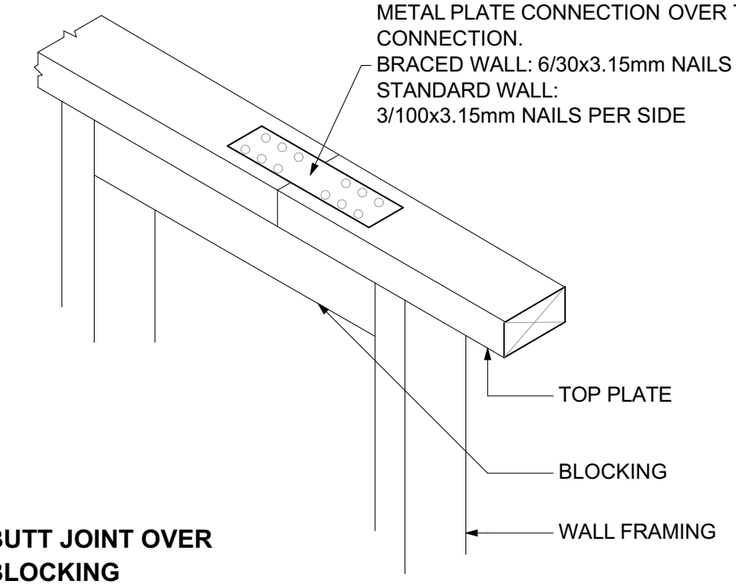
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Building Docs

Date Printed:Wednesday, 16 September 2026

Scale at A1:

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26036	A504	01

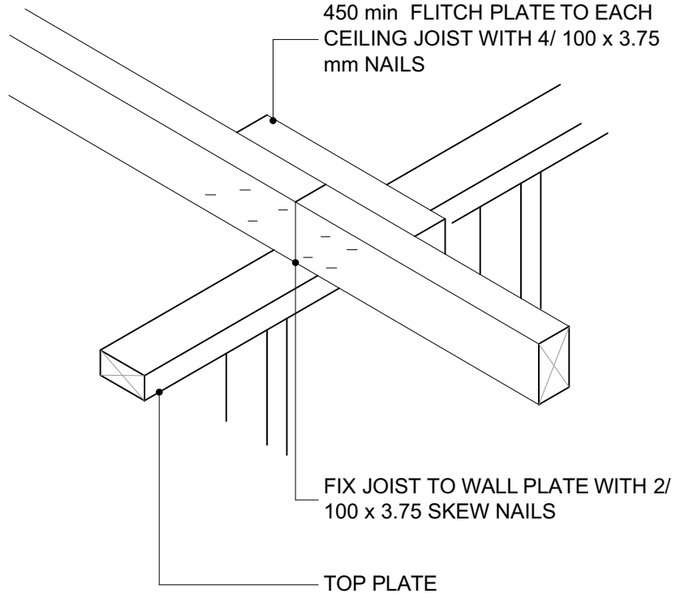
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BUTT JOINT OVER BLOCKING

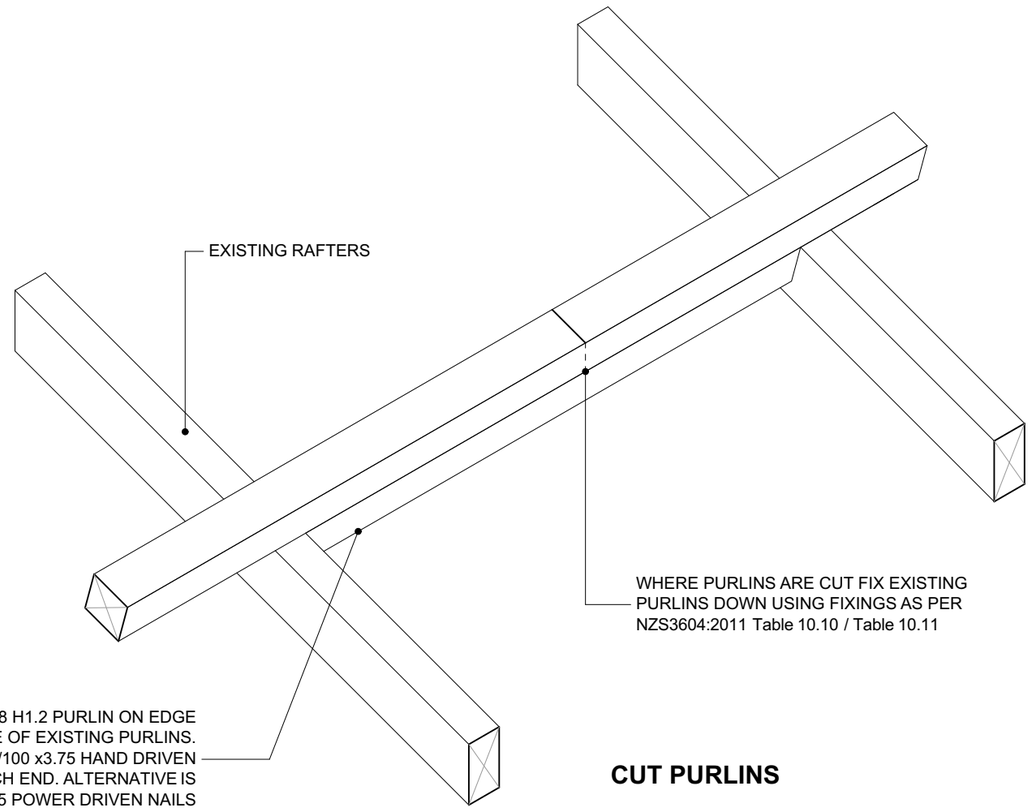
1 Top Plate Connection detail

Scale 1:20



2 Ceiling detail

Scale 1:20



CUT PURLINS

3 Purlin detail

Scale 1:20

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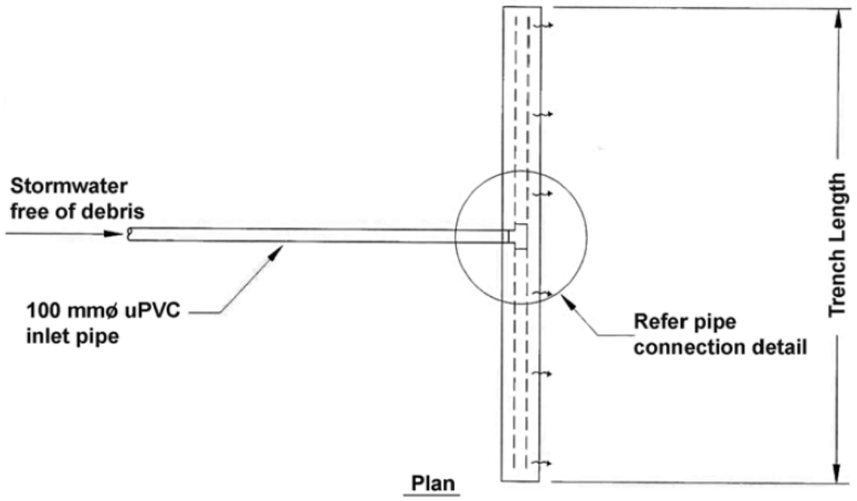
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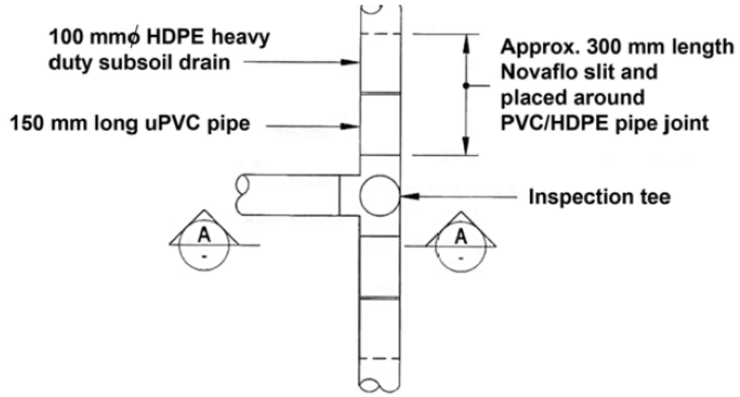


Keep dispersal trench 30 m clear of property boundary

Design Parameters

Effective catchment area drained (m^2)	Trench Length (m)
100	8
200	12
300	14
400	16
500	18
600	20

(Note: effective catchment area drained = impervious area + 0.72 x pervious area



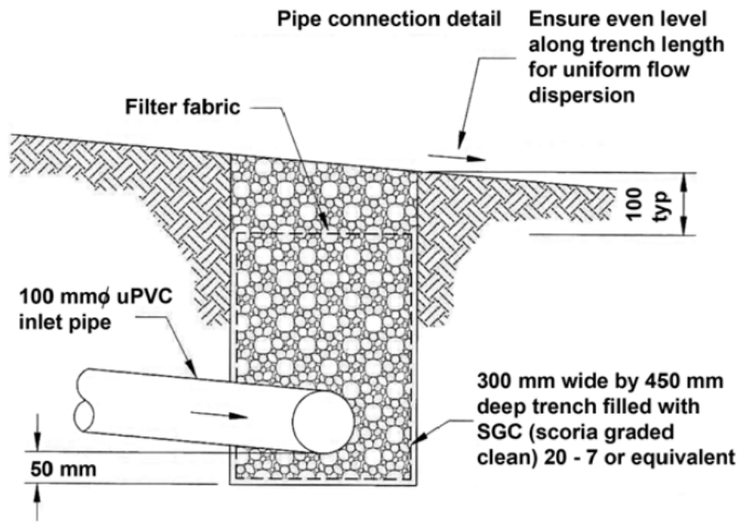


Figure C21
Conceptual Layout of Flow Dispersal Trench

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Details

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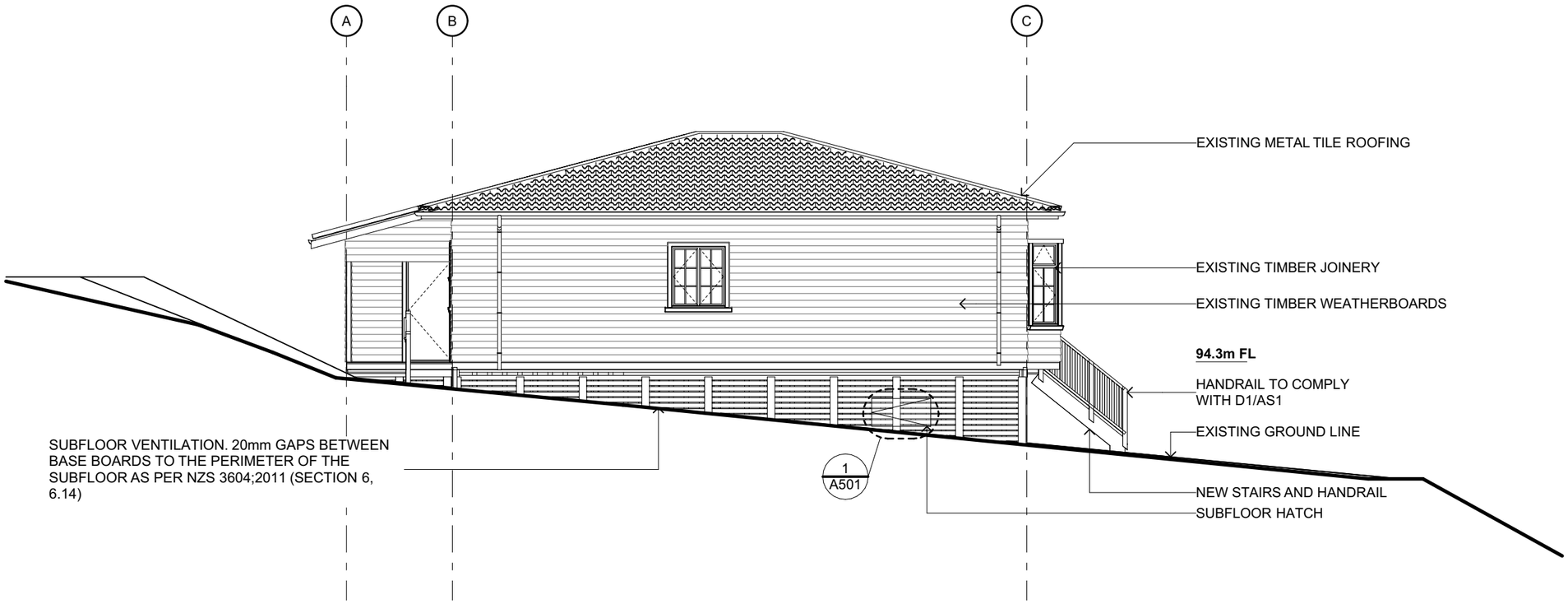
Building Consent

428 Opara Road, Rawene, Far North

Wednesday, 21 October 2026

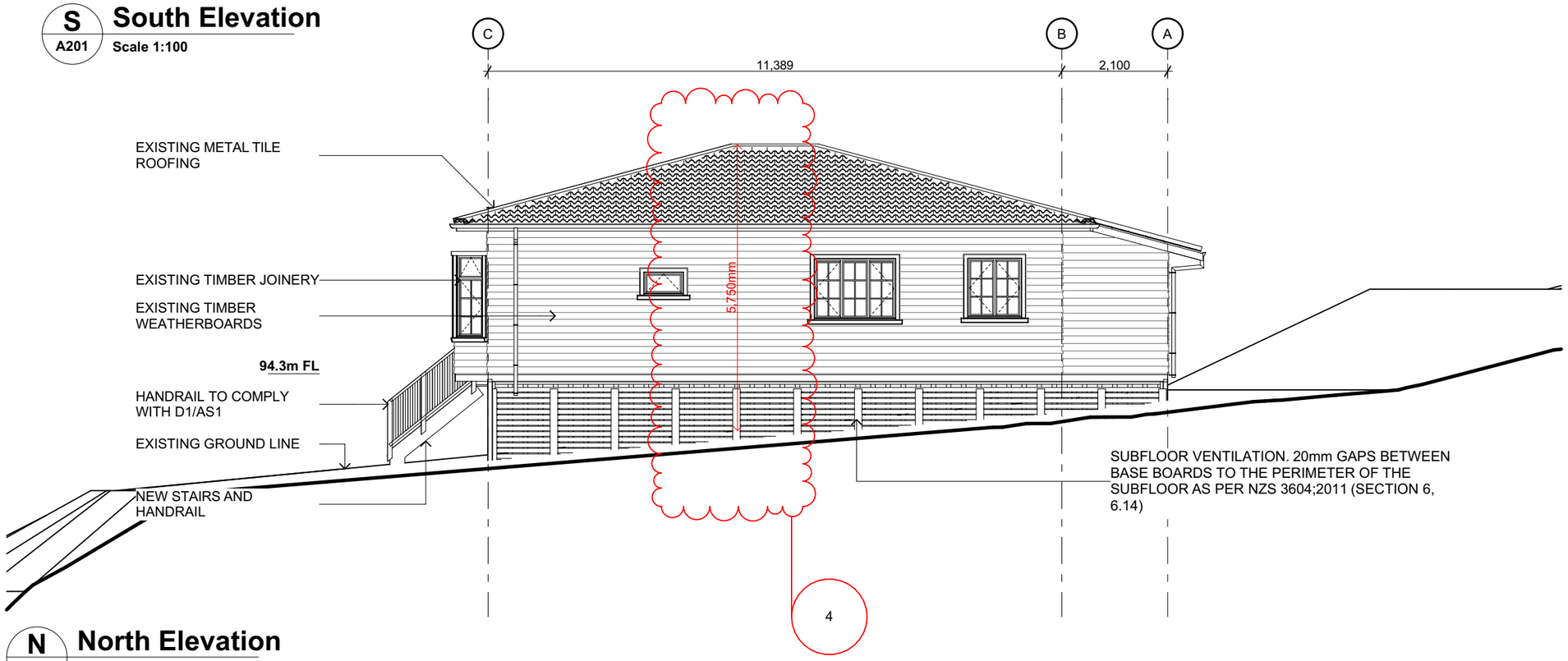
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	01	Notes
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A202	02	Floor Framing Plan
A203	03	Plumbing Plan
A204	01	Roof Plan
A301	02	Elevations
A302	01	Elevations
A401	01	Sections
A501	01	Foundation Details
A502	01	Details
A503	01	Cladding Details
A504	01	Building Docs
A505	01	Details
A506	01	Details



S South Elevation

A201 Scale 1:100



N North Elevation

A201 Scale 1:100

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Rev	Date	Set Name	ID	Change
01	16/09/2026	Building Consent Issue		
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428 Opara Road, Rawene, Far North

DRAWING TITLE
Elevations

Date Printed:Wednesday, 21 October 2026

Scale at A1: 1:100

Job No:	Drawing No:	Rev:
26036	A301	02

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DEVELOPMENT PLAN

428 Opara Road, Rawene 0473
Legal Description: Lot 7 DP 322604
Owners: Glenis & Paul Cummings

Date: 07 October 2026

Prepared by: The property owners

1.0 Purpose

This Development Plan has been prepared by the property owners, Glenis and Paul Cummings, in accordance with the consent notice condition requiring a development plan to be provided prior to building consent or site works, and approved by the Manager of Resource Consents.

This plan describes:

Where the dwelling is located

Other site works

Landscaping

Pest control

Weed eradication

Timeframes

Ongoing maintenance

The information in this plan is based on the qualified reports and surveys we have commissioned for this project, which are listed in Section 10.

2.0 **Dwelling Location**

The dwelling is to be located on an existing platform Located at lot 7 DP 322604 partway down the slope from Opara Road. The platform is below the ridgeline and below the highest part of the site.

We refer to the topographical survey by Williams & King (4 August 2026), which shows:

Point Elevation
Building platform 92.89m – 93.47m
Immediate ridge above the platform 96m – 100m
Highest point on the site 104m+
This means the dwelling platform is 3m–7m below the immediate ridge above it, and more than 11m below the highest point on the site.

We also attach three photographs taken by owners Paul & Glenis Cummings & also Real Estate company:

1. Aerial photo shows the proposed building platform is located partway down the slope on an existing level area, surrounded by native bush, with a lower ridge between the site and the harbour.



2. Beach photo , taken from the harbour at water level. *Neither the dwelling platform nor the ridge above it is visible from this viewpoint, due to the intervening lower ridge and dense native bush.*



3. **Opara Road Entrance Gate photo** : taken from Opara Road. From Gate entrance off Opara Road, The Entrance is from shared drive and land drops away and the house site is not visible from the Road.



The dwelling is to be located below the ridgeline and does will not break the skyline from any public viewpoint.

3.0 Other Site Works

Item & Description

Access: Existing gravel driveway from Opara Road, maintained as required

Water supply: Existing 30,000L water tank with Puretec filter (installed) (Additional tank for Fire Fighting purposes to be installed in same location as per building application)

Wastewater: NaturalFlow NF11000P system (installed per Waterflow design as per consent application)

Power: Off-grid solar system (per Hubands Energy)

Accessory buildings: Garden Shed

Earthworks: Limited to the to foundation works under the approved building consent

4.0 Landscaping

We are living on the property and intend to keep the landscaping simple and low maintenance.

4.1 Existing Vegetation

The property already has extensive native bush and scrub. This will be retained and left in its natural state & regenerative planting when and where necessary. No native vegetation will be cleared beyond what is needed for the building platform and accessway.

4.2 What We Will Maintain

Area Treatment

Around the dwelling Maintained lawns, mown regularly (already maintained monthly by contractor)

Building platform surroundsLawns and existing vegetation retained

Wastewater disposal field Planted as required by the Waterflow design (see 4.3)

Rest of the property Existing native bush left as it is

4.3 Wastewater Disposal Field

The Waterflow design includes a 267m^2 disposal field. The design requires the dripline to be covered with 100mm of mulch and planted to help with evapotranspiration. We will plant this area with the low-cost native grasses and shrubs listed in the Waterflow report (such as flax, toe toe, sedges and coprosma). This is required for the wastewater system to work properly. It is not a garden.

4.4 No Additional Planting

Apart from the wastewater disposal field, we are not proposing any additional planting except when required for native hillside or regenerative purposes as required. The existing native bush already provides screening and integration for the dwelling. We do not intend to establish a formal garden, orchard or extensive planting programme.

5.0 Pest Control

We will run an ongoing pest control programme on the property. We know kiwi are present in the surrounding native forest, so all trapping will be done in a kiwi-safe way.

5.1 Target Pests

Pest	Method
Rats	Traps in kiwi-safe tunnels
Possums	Traps set at height (in trees or on raised platforms)
Mustelids (stoats, ferrets, weasels)	Traps in kiwi-safe tunnels

5.2 No Domestic Cats or Dogs

Our property rules prohibit keeping domestic cats and dogs. We do not have, and will not have, domestic cats or dogs on the property. This removes the risk of domestic pets harming kiwi.

5.3 Kiwi-Safe Trapping

To make sure we do not harm kiwi:

All rat and mustelid traps will be inside kiwi-safe tunnels with an entrance height of at least 120mm and a baffle to stop kiwi getting in.

Possum traps will be set at least 700mm above the ground, in trees or on raised platforms.

We will only use approved kiwi-safe trap types (such as DOC 200, DOC 250, or Victor Professional in a tunnel).

Traps will be set on the maintained areas around the dwelling and along the accessway only. We will not set traps inside the native bush where kiwi roam.

Traps will be checked regularly and rebaited as needed.

We will keep a simple trap record (date, location, species caught) and make it available to Council on request.

5.4 If a Kiwi Is Caught

If a kiwi or other protected native species is accidentally caught, we will report it immediately to DOC and the relevant iwi authority, and stop trapping in that spot until the cause is sorted.

5.5 Working With Local Groups

We will align our pest control with the Kiwi Coast initiative and the relevant iwi authority, and follow any extra guidance they provide for this area.

5.6 Timeframe

Ongoing from when we move in.

6.0 Weed Eradication

We will control weeds on the maintained areas of the property only (lawns, driveway and immediate surrounds). The existing native bush will be left in its natural state, with no weed control undertaken in those areas.

Implementation:

- Regular mowing and lawn maintenance, already contracted on a monthly basis for the driveway and lawns.
- Manual removal of weeds in the maintained areas.
- Targeted spraying of weeds in the maintained areas where manual removal is not practical, using best-practice methods and appropriate weather conditions.
- No weed control will be undertaken in the native bush areas, which are left in their natural state.

Priority Weeds:

Within the maintained areas, we will specifically target the priority pest plants common to the Rawene/Hokianga area as identified in the Northland Regional Pest Management Plan, including Wild Ginger, Pampas, Wattle species, and Cotoneaster. This prevents these species from spreading into the adjacent native bush.

Maintenance:

The monthly contractor will continue to maintain the driveway and lawns on an ongoing basis. We will keep a simple record of weed control activity and make it available to Council on request.

Timeframe:

Ongoing from when we move in.

7.0 Timeframes

Item Timeframe

Dwelling to site: Estimated 01st to 07th December 2026

Lawn establishment and maintenance : Existing & Ongoing from occupation

Wastewater disposal field planting Within 3 months of system installation

Pest control Ongoing from occupation

Weed control (maintained areas) Ongoing from occupation

Retention of existing native bush Permanent

8.0 Maintenance

We will maintain the lawns, pest control and weed control on an ongoing basis. Records of pest control and weed control will be kept and made available to Council on request. The existing native bush will be left in its natural state.

9.0 Declaration

We, Glenis and Paul Cummings, confirm that the information in this Development Plan is correct, and that we will carry out and maintain the works described within the timeframes set out above.

Signed:

Glenis Cummings

Paul Cummings

Date: _____

10.0 Attachments and Reports Referred To

Topographical Survey — Williams & King, 4 August 2026

Aerial photograph of the site (taken by owners)

Beach photograph from the harbour (taken by owners)

Gate photograph from Opara Road (taken by owners)

RS Eng Suitability Report — 6 May 2026

Waterflow Wastewater Design Report — 24 August 2026

Site Plans — 4C Studio

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



Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver 3

Section B – Applicant Information 4

Section C – Property Details 4

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2. Firefighting Water Supplies (FFWS) 6

3. Water Supply Location 7

4. Adequacy of Supply 8

5. Alternative Method using Appendix's H & J 9

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8. Applicant 13

9. Approval 13

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

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

Waiver Explanation Intent

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

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

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

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

Section B – Applicant Information

Applicants Information	
Name:	Paul & Glenis Cummings
Address:	16 Vista Crescent, Glendowie, Auckland 1071
Contact Details:	09 408 1866 - Northland Planning & Development)
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	428 Opara Road, Rawene
Lot Number/s:	Lot 7 DP 322604
Dwelling Size: (Area = Length & Width)	114m2
Number of levels: (Single / Multiple)	Single

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

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

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☒YES ☐NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is Click or tap here to enter text. metres	

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

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments:

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

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

2 (a) Water Supply Single Dwelling	
Tank	☒ Concrete Tank ☐ Plastic Tank ☒ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000L litres

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

2 (c) Alternative Water Supply	
Pond:	Volume of water: Unknown
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Unknown

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

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

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☒YES ☐ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

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

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: This is not of a concern as the tanks are located within private property and not in a location where tampering is likely to occur.

Internal FENZ Risk Reduction comments only:
Click or tap here to enter text.

4. Adequacy of Supply

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

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Tanks will be drip fed with rain water from roof collection. The existing tank on site is concrete and the additional tanks will be plastic.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

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

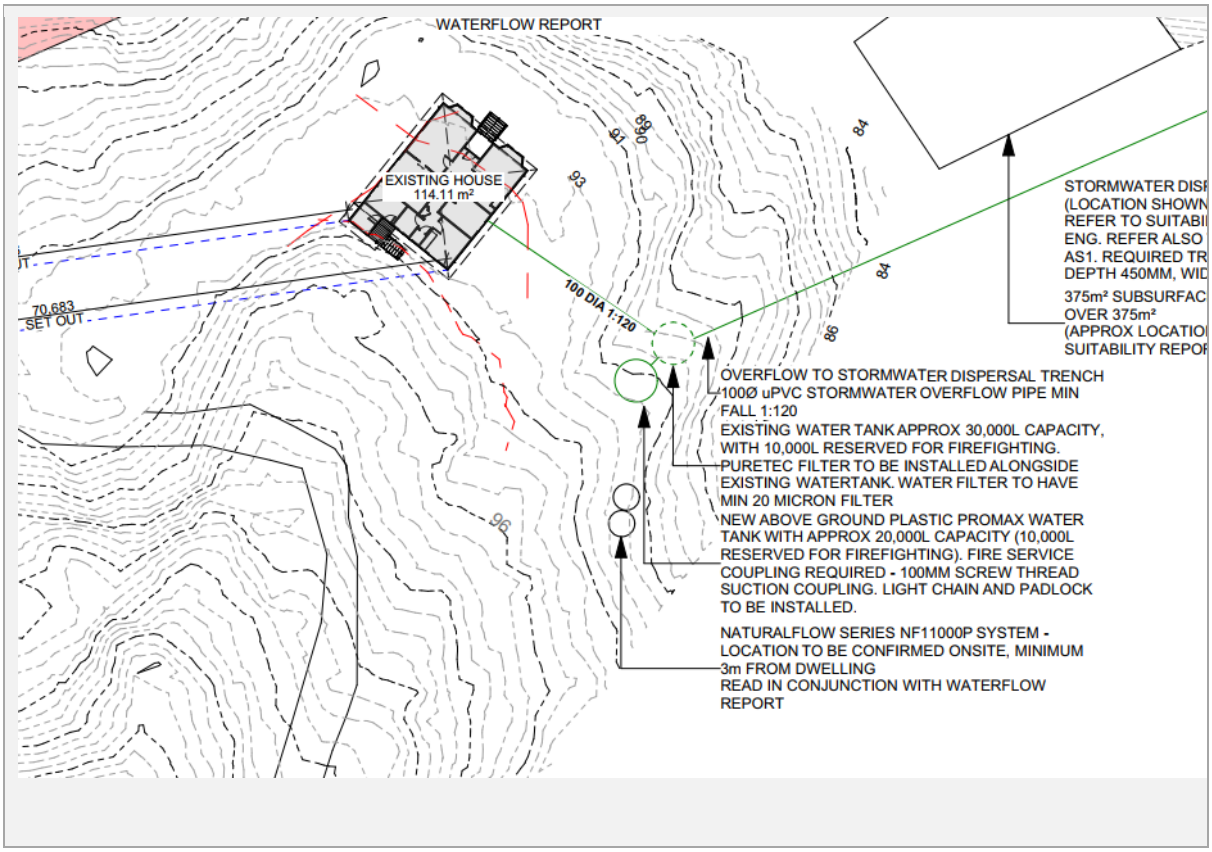
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

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



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

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

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

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

I. *Fire safe construction*

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

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

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

II. *Establish Safety Zones around your home.*

Safety Zone 1 is your most 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.*

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

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

IV. *Choose Fire Resistant Plants*

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

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

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

7 (a) Vegetation Risk Reduction Strategy
There are maintained lawns that separate the bush from the dwelling

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☒	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Sheryl Hansford Dated: 7/10/2026

Contact No.: 021498813

Email: info@northplanner.co.nz

Signature: Sheryl Hansford

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. *square metre,* Choose an item. *dwelling/sub division, and non-sprinkler protected.*

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

Name: Click or tap here to enter text.

Signature: Click or tap here to enter text. Dated: Click or tap to enter a date.

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 9:17 am, Oct 13, 2026

Jason Goffin- Advisor Risk Reduction

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

1 October 2026

Paul Stephen Cummings
16 Vista Crescent
Glendowie
Auckland 1071

Tēnā koe,

Building consent number:	EBC-2027-249/0
Property ID:	3343881
Address:	428 Opara Road, Rawene 0473
Description:	A relocated dwelling onto new foundations and connection to new onsite wastewater system

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

The site is zoned **Rural Production and General Coastal** under the Operative District Plan , and site is zoned **Rural Production** under the Proposed District Plan – Appeals Version and Resource Consent is required for breach of the following:

Rule:	CE-R1 New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures
Reason:	114.11m^2 residential unit and building height appears to exceed 5.5m.

Rule:	CE-R2 Earthworks or indigenous vegetation clearance
Reason:	Unable to comply with CE-S3 because max cut depth including foundations exceeds 1m.

Rule:	NH-R5 Wild fire - Buildings used for a vulnerable activity (excluding accessory buildings)
Reason:	Residential unit within 20m of the dripline of any contiguous scrub or shrubland, woodlot or forestry.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Nāku iti nei, nā



Aroha Chase
PIM Officer
Delivery and Operations

Emailed to: ben@4cstudio.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2027-249/0

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER RESOURCE MANAGEMENT ACT 1991

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent**(s) under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature:	 **PP:**
	Trent Blakeman
	Manager - Building Services –
Position:	Delivery and Operations
On behalf of:	Far North District Council (Building Consent Authority)
Date:	1 October 2026

Northland Planning Development

From: Louise Mischewski <louise@terarawa.co.nz>
Sent: Tuesday, 3 November 2026 10:10 am
To: Northland Planning Development
Subject: Re: Request for comments - Relocated dwelling at 428 Opara Road, Oue

Kia ora Alex,

Thank you for providing the proposal information.

Based on the understanding of the locality, the site at Oue is outside the primary rohe of Te Rarawa. As such, we recommend that consultation be directed to the relevant Ngāpuhi hapū and mana whenua representatives who hold cultural authority for the area. If assistance is required in identifying the appropriate representatives, Te Rūnanga-Ā-Iwi O Ngāpuhi may be able to provide direction: Te Runanga-A-Iwi O Ngapuhi. Email: communications@ngapuhi.org

While Te Rarawa is not in a position to provide a formal cultural assessment for this proposal, we note that matters typically considered in relation to development within the wider Hokianga environment include the potential effects of earthworks on archaeological values, the protection of indigenous vegetation, sediment management, and the maintenance of cultural relationships with the harbour.

From the information provided, the proposal appears to involve a relatively modest level of ground disturbance, with the dwelling located away from the harbour edge, below the ridgeline and within an existing cleared area. We would, however, recommend that the applicant confirm whether any archaeological assessment has been undertaken and that an Accidental Discovery Protocol be implemented during earthworks.

Nga mihi

Louise

TE RARAWA

Louise Mischewski - Strategy & Policy PA
+64 9 929 6879 (DDI)
+64 27 408 0388
+64 9 408 0141 / 0800 836 726
16 Matthews Ave, Kaitaia, New Zealand 0410
www.terarawa.iwi.nz

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Save Paper - Save Trees - Save Earth

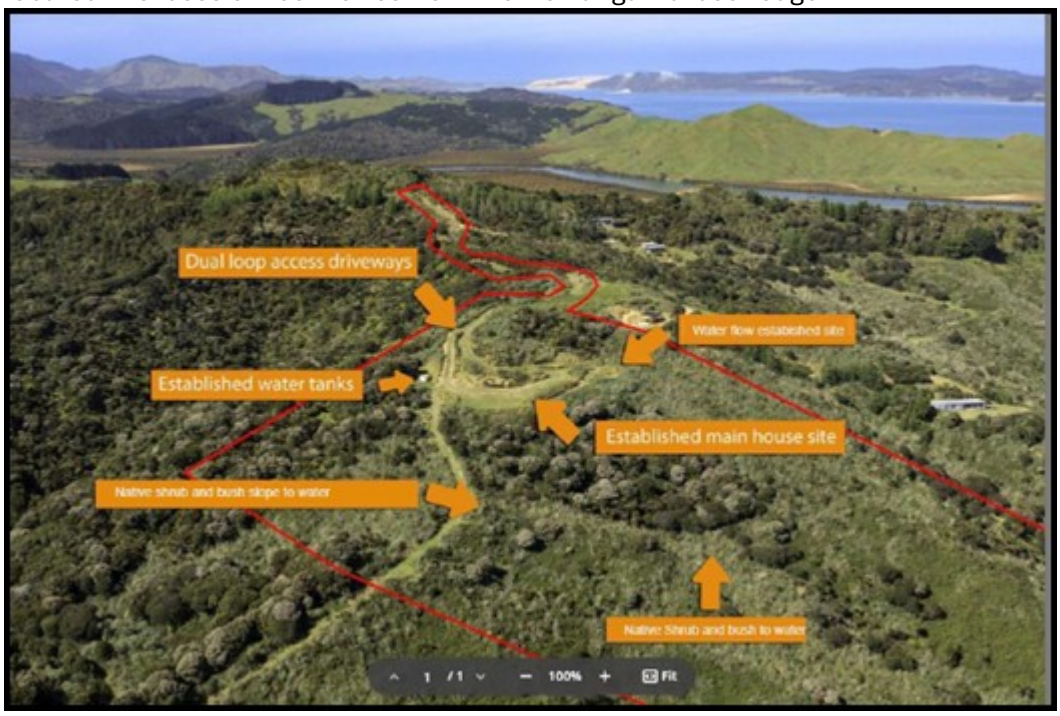
From: Northland Planning Development <info@northplanner.co.nz>
Sent: Monday, 2 November 2026 1:32 pm

To: Louise Mischewski <louise@terarawa.co.nz>
Subject: Request for comments - Relocated dwelling at 428 Opara Road, Oue

Kia ora Louise,

We are in the process of preparing a land use resource consent application on behalf of our clients Paul & Glenis Cummings.
Paul & Glenis are proposing to relocate a dwelling to their site at 428 Opara Road, Oue. We are contacting Te Runanga o Te Rarawa given the subject site adjoins Hokianga Harbour which is noted as a Statutory Acknowledgement Area.
The Plan Set of the proposed relocated dwelling is attached to this email.

The dwelling is to be located on an existing open area of the site, which has existing access to the building site. Excavations will be minimal, with only earthworks required for foundations. The chosen building location will be set into the existing hillside. The Applicant has provided ridge height information provided by a Topographical Survey completed for the site, which determined that the dwelling *'platform is to be located 3m-7m below the immediate ridge height and more than 11m below the highest point on the site'*. An aerial image has been provided below which shows the proposed building platform located partway down the slope. The dwelling location will be located in excess of 200 metres from the Hokianga Harbour edge.



A natural and recessive colour scheme will be applied, with the weatherboards, shingles and roof colours all having a light reflectance value (LRV) of less than 30%.
The Applicants have advised that the dwelling platform and the ridge above the dwelling platform location are not visible from the Harbours edge viewpoint due to the lower ridge and denser native bush. This is shown within the image below.



Within the Proposed District Plan – Appeals Version (PDP-AV), the site is zoned as Rural Production and also noted as being within the Coastal Environment Overlay. The proposal results in infringements of the permitted rules within the Coastal Enviornmnet Overlay given the building will be utilised as a residential dwelling which exceeds 110m2 and for earthworks for foundations. Consent is also sought given the dwelling will be located within 20m of existing scrub. The proposal has been assessed as a **Restricted Discretionary Activity** in terms of the PDP-AV. Within the Operative District Plan (ODP), the site is split zoned both Rural Production and General Coastal. The proposal results in infringements of the Permitted rules for Visual Amenity with the General Coastal zone. The proposal is assessed as a **Restricted Discretionary Activity** under the ODP.

Overall it is considered that the design, scale and location of the proposed building will ensure that visual effects are less than minor. The proposal will result in positive effects by providing a residential dwelling on the site that the Applicants can reside in. This will enable ongoing pest and weed management of the site whilst fulfilling the intended purpose of the lot at the time it was created. The proposed location is considered to be the most suited given the already formed building site and access as well as being located in an area which is obscured from the surrounding environment. Effects from earthworks are considered to be less than minor given the minimal earthworks required and that there will be no exposed ground once development is complete.
Fire fighting water supply will be provided on the site as recommended by Fire and Emergency New Zealand.

If you could please review the proposal and provide comments on the application, that would be greatly appreciated.

If you require any further information, please do not hesitate to contact our office.

Kind regards,

NORTHLAND
PLANNING & DEVELOPMENT

My office hours are Monday, Tuesday, Thursday & Friday 9am – 2pm.

Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
09 408 1866
Northland Planning & Development 2020 Limited

Northland Planning Development

From: Planning Technicians <Planning_Technicians@fndc.govt.nz>
Sent: Wednesday, 7 October 2026 9:37 am
To: Northland Planning Development
Subject: RE: Iwi engagement

Morning Sheryl

Contacts below:

Edith Tahere – edith.tahere@ngapuhi.org
Moana Tuwhare – moana.tuwhare@ngapuhi.org
Hone Taimoana (Hauora Hokianga) – hone.taimona@hokiangahealth.org.nz

Hope this helps.

Regards

Jane Harris
Planning Assistant Technician - Resource Consents - Tima Kakapo
P 6494015792 | Jane.Harris@fndc.govt.nz
Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz



From: Northland Planning Development <info@northplanner.co.nz>
Sent: Wednesday, 7 October 2026 9:12 am
To: Planning Technicians <Planning_Technicians@fndc.govt.nz>
Subject: Iwi engagement

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Morena,

We are preparing a resource consent in relation to **428 Opara Road, Rawene** (Lot 7 DP 322604).

Can you please advise the Iwi contact details so we can contact them about the proposal.

Regards,

Sheryl Hansford
Director / Senior Planner

Offices in Kaitaia & Kerikeri
09 408 1866 | 021 498 813
Northland Planning & Development 2020 Limited

Note: The objectives and policies highlighted in blue in the tables below are considered out of scope under section 104(1A) and will not be assessed for this application to the extent that they address excluded matters. For landscaping provisions, the exclusion applies only to the size of landscaped areas, not to permeability or planting used to mitigate landscape effects.

Part 3 – Rural Production Zone	
Objectives	
RRPOZ-O1	*The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.*
RPROZ-O2	*The Rural Production zone is used for primary production activities, ancillary activities that support primary production, lawfully established existing activities and other compatible activities that have a functional need to be in a rural environment.*
RPROZ-O3	*Land use and subdivision in the Rural Production zone:* *a. protects highly productive land from sterilisation and enables and prioritises it to be used for farming and forestry activities;* *b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;* *c. does not compromise the use of land for primary production activities, particularly farming and forestry activities on highly productive land;* *d. does not exacerbate any natural hazards; and* *e. is able to be serviced by on-site infrastructure.*
RPROZ-O4	*The rural character and amenity values associated with a rural working environment are maintained*
Policies	
RPROZ-P1	*Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.*

RPROZ-P2	*Ensure the Rural Production zone provides for activities that require a rural location by:* *a. enabling primary production activities as the predominant land use;* *b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation, small-scale educational facilities and home businesses; and* *c. enabling the maintenance, operation or upgrade of any lawfully established existing activities, provided any loss of highly productive land from those activities is minimised.*
RPROZ-P3	*Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities, particularly the reverse sensitivity effects of rural lifestyle development on highly productive land.*
RPROZ-P4	*Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values of the Rural Production zone, which includes:* *a. a predominance of primary production activities;* *b. low density development with generally low site coverage of buildings or structures;* *c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and* *d. a diverse range of rural environments, rural character and amenity values throughout the district.*
RPROZ-P5	*Avoid land use that:* *a. is incompatible with the purpose, character and amenity values of the Rural Production zone;* *b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;* *c. would result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses;* *d. would exacerbate natural hazards; and* *e. cannot provide appropriate on-site infrastructure.*
RPROZ-P6	*Avoid subdivision that:* *a. results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;*

	b. cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term; *c. fragments land into parcel sizes that are no longer able to support farming or forestry activities, taking into account:* *i. the type of farming or forestry proposed; and* *ii. whether smaller land parcels can support the proposed farming or forestry activity due to the presence of highly productive land.* *d. provides for rural lifestyle living unless there is an environmental benefit, or is around an existing residential unit.*
RPROZ-P7	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone:* *a. whether the proposal will increase production potential in the zone;* *b. whether the activity relies on the productive nature of the soil;* *c. consistency with the scale and character of the rural environment;* *d. location, scale and design of buildings or structures;* *e. for subdivision or non-primary production activities:* *i. scale and compatibility with rural activities;* *ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;* *iii. the potential for loss of highly productive land, land sterilisation or fragmentation* *f. at zone interfaces and the rail designation boundary:* *i. any setbacks, fencing, screening or landscaping required to address potential conflicts;* *ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;* *g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;* *h. the adequacy of roading infrastructure to service the proposed activity;* *i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;* *j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

Part 2 – Coastal Environment

Objectives	
CE-O1	*The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.*
CE-O2	*Land use and subdivision in the coastal environment:* *a. is undertaken in an integrated and coordinated manner;* *b. is compatible with the surrounding land use;* *c. does not result in urban sprawl occurring outside of existing urban areas;* *d. promotes restoration and enhancement of the natural character of the coastal environment; and* *e. recognises and provides for the relationship of tangata whenua with their ancestral lands in the coastal environment.*
CE-O3	*Land use and subdivision in the coastal environment within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other coastal environment values.*
Policies	
CE-P1	*Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.*
CE-P2	*Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make an area an outstanding natural character area in the coastal environment.*
CE-P3	*Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an:* *a. outstanding natural character area;* *b. ONL; or* *c. ONF.*
CE-P4	*Preserve the visual qualities, character and integrity of the coastal environment by:* *a. consolidating land use and subdivision around existing urban centres and rural settlements; and* *b. avoiding sprawl or sporadic patterns of development in the rural environment.*
CE-P5	*Enable land use and subdivision in urban areas within the coastal environment by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities.*
CE-P6	*Provide for farming activities within the coastal environment by:*

	a. recognising that existing farming activities form part of the coastal environment and allowing for these activities to continue without undue restriction; and *b. only allowing new farming activities outside outstanding and high natural character areas where appropriate.*
CE-P7	*Enable the use and development of Māori Purpose zoned land and Treaty Settlement land in the coastal environment by recognising that adverse effects on natural character may be acceptable to support the social, economic and cultural wellbeing of tangata whenua.*
CE-P8	*Encourage the restoration and enhancement of the natural character of the coastal environment.*
CE-P9	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:* *a. the presence or absence of buildings, structures or infrastructure;* *b. the temporary or permanent nature of any adverse effects, including any cumulative effects;* *c. the location, scale and design of any proposed development;* *d. any means of integrating the building, structure or activity into the wider landscape;* *e. the ability of the environment to absorb change;* *f. the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;* *g. the operational or functional need of any infrastructure to be sited in the particular location;* *h. any viable alternative locations or methods for the activity or development where significant adverse effects may arise;* *i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;* *j. the likelihood of the activity exacerbating natural hazards;* *k. the opportunity to enhance public access and recreation;* *l. potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;* *m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;* *n. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;* *o. the extent to which the land use and subdivision complements activities in the coastal marine area; and* *p. whether the activity is on a previously approved building platform*

Operative Far North District Plan – Objectives and Policies **Coastal Environment**	
Objectives	
10.3.1	*To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.*
10.3.2	*To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:* *(a) the natural character of the coastline and coastal environment;* *(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;* *(c) outstanding landscapes and natural features;* *(d) the open space and amenity values of the coastal environment;* *(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*
10.3.3	*To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.*
10.3.4	*To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.*
10.3.5	*To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.*
10.3.6	*To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.*
10.3.7	*To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.*
10.3.8	*To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.*

10.3.9	*To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.*
Policies	
10.4.1	*That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:* *(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and* *(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and* *(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and* *(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and* *(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and* *(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and* *(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and* *(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

10.4.2	*That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.*
10.4.3	*That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.*
10.4.4	*That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.*
10.4.5	*That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".*
10.4.6	*That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.*
10.4.7	*To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:* *(a) parking;* *(b) rubbish disposal;* *(c) waste disposal;* *(d) dinghy racks.*
10.4.8	*That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.*

10.4.9	*That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.*
10.4.10	*To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.*
10.4.11	*To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.*
10.4.12	*That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:* *(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;* *(b) the number of buildings and intensity of development;* *(c) the colour and reflectivity of buildings;* *(d) the landscaping (including planting) of the site;* *(e) the location and design of vehicle access, manoeuvring and parking areas*
General Coastal Zone	
Objectives	
10.6.3.1	*To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*
10.6.3.2	*To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.*
10.6.3.3	*To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.*
Policies	
10.6.4.1	*That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.*
10.6.4.2	*That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.*

10.6.4.3	*Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:* *(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;* *(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;* *(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;* *(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");* *(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;* *(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*
10.6.4.4	*That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.*
10.6.4.5	*Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.*
10.6.4.6	*The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.*