



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 Consent representative to discuss this application prior to lodgement? Yes / **No**

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? **Yes** No

4. Applicant Details:

Name/s: _____

Electronic Address for Service (E-mail): _____

Phone Numbers: Work: _____ Home: _____

Postal Address: (or alternative method of service under section 352 of the Act) _____

Post Code: _____

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Bay of Islands Planning - Kenton Baxter, Steve Sanson

Electronic Address for Service (E-mail): office@bayplan.co.nz

Phone Numbers: Work: 09 407 5253 Home: _____

Postal Address: (or alternative method of service under section 352 of the Act) PO Box 318
Paihia

Post Code: _____

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

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

Name/s: Matauri X Incorporation

Property Address/
Location _____

7. Application Site Details:

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

Site Address/
Location: Matauri Bay Road, Matauri Bay

Legal Description: As attached Val Number: _____

Certificate of Title: As attached
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 our office before making any site visit.

8. Description of the Proposal:

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

The proposal is for a variation to the approval for the construction and use of eight Papakianga houses.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification Yes No

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

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

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) yes no don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full) See attached document.

Email: _____

Postal Address: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Home: _____ Fax: _____

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – **mandatory**) Date: _____

14. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

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

Name: Kenton Baxter (please print)

Signature: _____ (signature)

Date: 25/03/2022

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

Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

13. Billing Details:

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

[Redacted Name]

Postal Address:

Phone Numbers: Work: [Redacted] Post Office: [Redacted]
Home: [Redacted]

Fax: _____ Email: [Redacted]

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

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

Name: [Redacted] (please print)

Signature: [Redacted] (signature of bill payer – mandatory) Date: 20 June 2023

BAY OF ISLANDS PLANNING LIMITED
PO Box 318
Paihia



25 years serving
Northland

Phone [09] 407 5253; Email – office@bayplan.co.nz

.....

Resource Consents Department
Far North District Council
John Butler Centre
Kerikeri

10 November 2023

Dear Team Leaders

Re: Proposed Variation of RC

Our client Matauri X Incorporated seeks to vary RC 2220658-RMAVAR/A in relation to amending the development plans which includes swapping the locations of two proposed houses located on site A5 and A1.

In accordance with section 127 of the Resource Management Act, the application to vary the consent is a Discretionary Activity.

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

Yours sincerely,



Kenton Baxter
Consultant Planner
Reviewed



Steven Sanson
Consultant Planner



1.0 INTRODUCTION

1. The applicant, Matauri X Incorporated seeks to swap the location of two proposed dwellings on site A5 and A1 of a recently approved land use consent and subsequent variation RC 2220658-RMAVAR/A at Matauri Bay Road, Kaeo. The parent site is legally described as Pt Lots 186-188 190 193 DP 393664 Pt Lots 1-2 DP 74547 Blk XIII Whakarara SD. A copy of the Record of Title is attached at **Appendix A**.
2. The original land use consent approved the development of eight Papakainga houses on this site (see **Appendix D**). The subsequent variation approved a new housing type and access arrangements in accordance with the approved plans prepared by TEAM Architects Auckland Ltd referenced as Matauri X – Draft RC, dated 24/05/23 and attached to this consent with the Council's "Approved Stamp" affixed to it/them.
3. The proposed variation is for a change to the development plans that was approved under the variation land use decision (see **Appendix C**). A copy of the amended housing type plans is attached at **Appendix B**. The proposed change relates to swapping the location of two existing proposed dwellings on site A5 and A1.
4. The application is a Discretionary Activity in accordance with s127. The scale and intensity of the land use activity arising from the proposed change remains the same. No persons are affected by the proposed alteration to the housing type plans.

2.0 SITE AND LOCALITY DESCRIPTION

5. The application site is located at Matauri Bay Road, Kaeo. A detailed description of this property and its surrounds is provided in the assessment of effects on the environment (AEE) that supported the original land use application approved under RC 2220658. The application site is accessed off Matauri Bay Road. The original application and subsequent variation application can be provided on request.

3.0 DESCRIPTION OF THE PROPOSAL

6. As described above, the land use consent and subsequent variation would create eight new Papakainga dwellings on the applicant's property.
7. The approved consents have confirmed the Papakainga development layout and design subject to the conditions of consent. A copy of the approved land use consent 2220658-RMAVAR/A is attached at **Appendix C**.

8. The proposed variation to this consent would maintain the size and scale of the development with a minor change to the location of two of the proposed houses. The change relates to swapping the proposed dwellings on site A5 and A1.
9. A variation to conditions of consent is sought as follows:
10. The proposed change to conditions seeks the following amendments:
 1. *The activity shall be carried out in accordance with the approved plans prepared by TEAM Architects Auckland Ltd referenced as Matauri X – Draft RC dated 23/06/23 ~~24/05/23~~ and attached to this consent with the Council’s “Approved Stamp” affixed to it/them.*

- 0.01 Cover Page
- 1.00 Location Plan
- 1.01 Existing Site Plan
- ~~1.02 Site Plan~~
- ~~1.03 Site Sections~~
- 2.01 2 Bedroom Unit Floor Plan
- 2.02 2 Bedroom Unit Typical Elevations
- 2.03 3 Bedroom Unit Floor Plan
- 2.04 3 Bedroom Unit Typical Elevations
- 2.05 4 Bedroom Unit Floor Plan
- 2.06 4 Bedroom Unit Typical Elevations

The activity shall also be carried out in accordance with the approved plans prepared by TEAM Architects Auckland Ltd referenced as Matauri X – BC Revision dated 7/11/23 attached to this consent with the Council’s “Approved Stamp” affixed to it/them.

- 1.02 Site Plan
- 1.03 Site Sections
- 1.10 A1 Lot Plan
- 1.14 A5 Lot Plan
- 1.20 Lot A1 Framing Plan & Elevations
- 1.24 Lot A5 Framing Plan & Elevations

- *The geotechnical report titled “Geotechnical Investigation Report Proposed Papakainga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road For Matauri X Incorporation” prepared by Haigh Workman Ltd, dated March 2022*
- *The engineering report titled “Engineering Report Proposed Papakāinga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road, Matauri Bay, Kaeo For Te Runanga o Whaingaroa” prepared by Haigh Workman Ltd, dated March 2022.*
- *The ecological report titled “Wetland Delineation Proposed Papakainga Housing Roto 35-40 Lot 188 DP 393664 Matauri X” dated September 2021, prepared by Bay Ecological Consulting Limited.*

4.0 STATUTORY CONSIDERATIONS

Section 127 of the Resource Management Act (RMA)

2. Section 127 of the RMA requires:

127 Change or cancellation of consent condition on application by consent holder

- (1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:
 - (a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under [section 221](#) for a variation or cancellation of a consent notice after the deposit of the survey plan); and
 - (b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.
 - (2) *[Repealed]*
 - (3) [Sections 88 to 121](#) apply, with all necessary modifications, as if—
 - (a) the application were an application for a resource consent for a discretionary activity; and
 - (b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.
 - (3A) If the resource consent is a coastal permit authorising aquaculture activities to be undertaken in the coastal marine area, no aquaculture decision is required in respect of the application if the application is for a change or cancellation of a condition of the consent and does not relate to a condition that has been specified under [section 186H\(3\)](#) of the Fisheries Act 1996 as a condition that may not be changed or cancelled until the chief executive of the Ministry of Fisheries makes a further aquaculture decision.
 - (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
 - (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.
- Section 127(1): replaced, on 10 August 2005, by [section 70](#) of the Resource Management Amendment Act 2005 (2005 No 87).
Section 127(2): repealed, on 10 August 2005, by [section 70](#) of the Resource Management Amendment Act 2005 (2005 No 87).
Section 127(3): replaced, on 1 August 2003, by [section 53\(2\)](#) of the Resource Management Amendment Act 2003 (2003 No 23).
Section 127(3A): inserted, on 1 October 2011, by [section 34](#) of the Resource Management Amendment Act (No 2) 2011 (2011 No 70).
Section 127(4): replaced, on 1 August 2003, by [section 53\(2\)](#) of the Resource Management Amendment Act 2003 (2003 No 23).
Section 127(4): amended, on 1 October 2009, by [section 150](#) of the Resource Management (Simplifying and Streamlining) Amendment Act 2009 (2009 No 31).

3. No change to the duration or 5-year lapse date of the approved consent is sought. The activity status of an application to change conditions of consent is **Discretionary**.

4. The notification and substantive decision matters required to be assessed under Section 95 and Section 104 of the RMA apply to an application to change or cancel conditions of consent. The approved non-complying land use consent 2220658-RMALUC was determined on a non-notified basis under delegated authority. It is considered that the proposed changes to the development plans would result in potential adverse effects that are similar in scale and intensity to the original land use proposal and would not necessitate limited or public notification of this application.

5. Section 127 considerations also include the assessment matters to be considered under Section 104 of the RMA as follows:

“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.”*

Section 104(1)(a) and (ab)

6. Potential effects on the environment arising from the proposed land use activity were comprehensively assessed in the assessment of effects on the environment (AEE) provided with the application that supports the approved consent 2220658-RMALUC and the subsequent variation. The proposed amendment to the development plans relates to swapping the location of two approved dwellings on site A5 and A1, therefore it is not anticipated to result in any adverse effects.
7. The original application was completed before the Proposed District Plan was notified however this has been addressed in the subsequent variation. Therefore, no further assessment of this plan is required.

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

8. This land use application is subject to the provisions of the operative Far North District Plan. The extent to which the subdivision proposal would achieve the outcomes sought by the relevant provisions was assessed in the AEE that supported the application. This was confirmed in the Council's 'Reasons for the Decision'. The proposed change to the development plans would not be contrary to the provisions of the Far North District Plan or the applicable Northland Regional Policy Statement.
9. The original application was completed before the Proposed District Plan was notified however this was done within the subsequent variation. Therefore, a full assessment of the relevant objectives and policies is not required.

Section 104 (c) Other Matters

10. There are no other matters that require consideration.

6.0 WRITTEN APPROVAL

11. No written approvals were obtained with the original decision and the changes proposed do not result in any adverse effects on any neighbouring properties.

7.0 CONCLUSION

12. The applicant, Matauri X Incorporated, seeks to modify the approved development plan and conditions of consent related to the recently approved consent (2220658-RMAVAR/A).

13. The application is subject to section 127 of the RMA, which is to be assessed as a Discretionary Activity. The proposed change would not increase the scale and intensity of the proposed land use activity, nor would it generate adverse effects that are dissimilar to the approved development and which the Council has assessed to be no more than minor. There are no parties that would have an interest in the proposed change. The proposed amendments to the development plans will not result in any adverse reverse sensitivity effects.

Yours sincerely,



Kenton Baxter
Consultant Planner
Reviewed



Steven Sanson
Consultant Planner



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




R. W. Muir
Registrar-General
of Land

Identifier 374728
Land Registration District North Auckland
Date Issued 22 July 2008

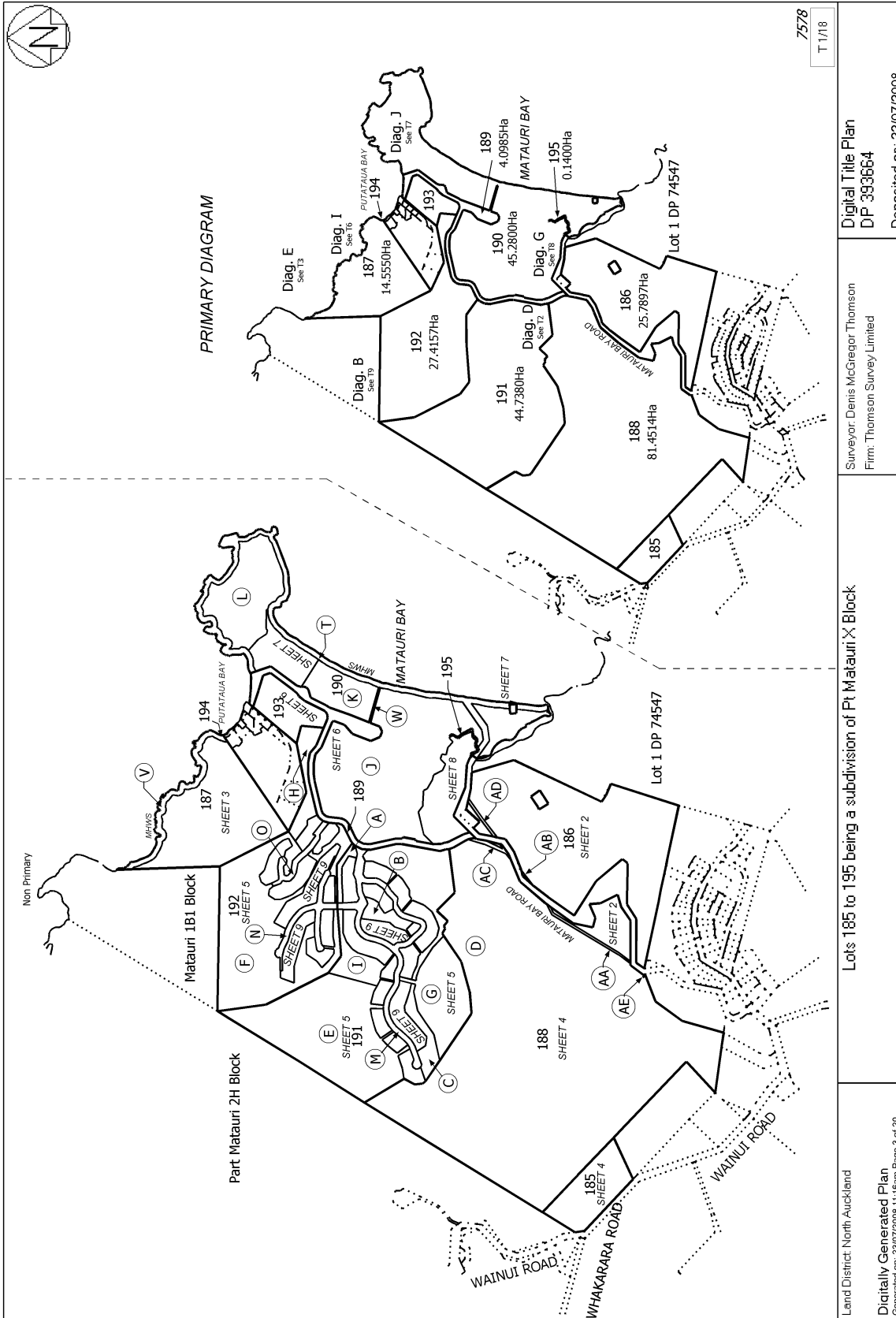
Prior References
NA100C/611

Estate Fee Simple
Area 170.4090 hectares more or less
Legal Description Lot 186-188, 190, 193 Deposited Plan
393664

Registered Owners
The Proprietors of Matauri X Incorporation

Interests

C896400.1 Forestry Right to Matauri Bay Forest Limited Term 37 years from 1.7.1995 - 15.9.1995 at 11:30 am
Subject to Section 242(1) Resource Management Act 1991(affects DP 393664)
7971518.1 Gazette Notice (1993 pg 276) setting apart part of the within land as a Maori reservation for the purposes of recreation and access for the common use and benefit of the people of New Zealand and to be known as Mangawhai Ki Putataua - 20.10.2008 at 9:00 am
Land Covenant in Easement Instrument 8039834.5 - 24.12.2008 at 9:00 am (Limited duration) (affects lot 190 DP 393664)
Land Covenant in Easement Instrument 8039834.88 - 24.12.2008 at 9:00 am (Limited duration)(affects lot 190 DP 393664)
8052093.1 Covenant pursuant to Section 77A Reserves Act 1977 - 22.1.2009 at 9:00 am
12032980.1 Lease of Lot 190 Deposited Plan 393664 Term 34 years and 364 days commencing 15 March 2021 Record of Title 987835 issued - 10.3.2021 at 9:26 am
11829432.4 Mortgage to Trust 1001 Limited - 4.3.2022 at 8:52 am



Land District: North Auckland
 Digitally Generated Plan
 Generated on: 22/07/2008 11:16am Page 3 of 20

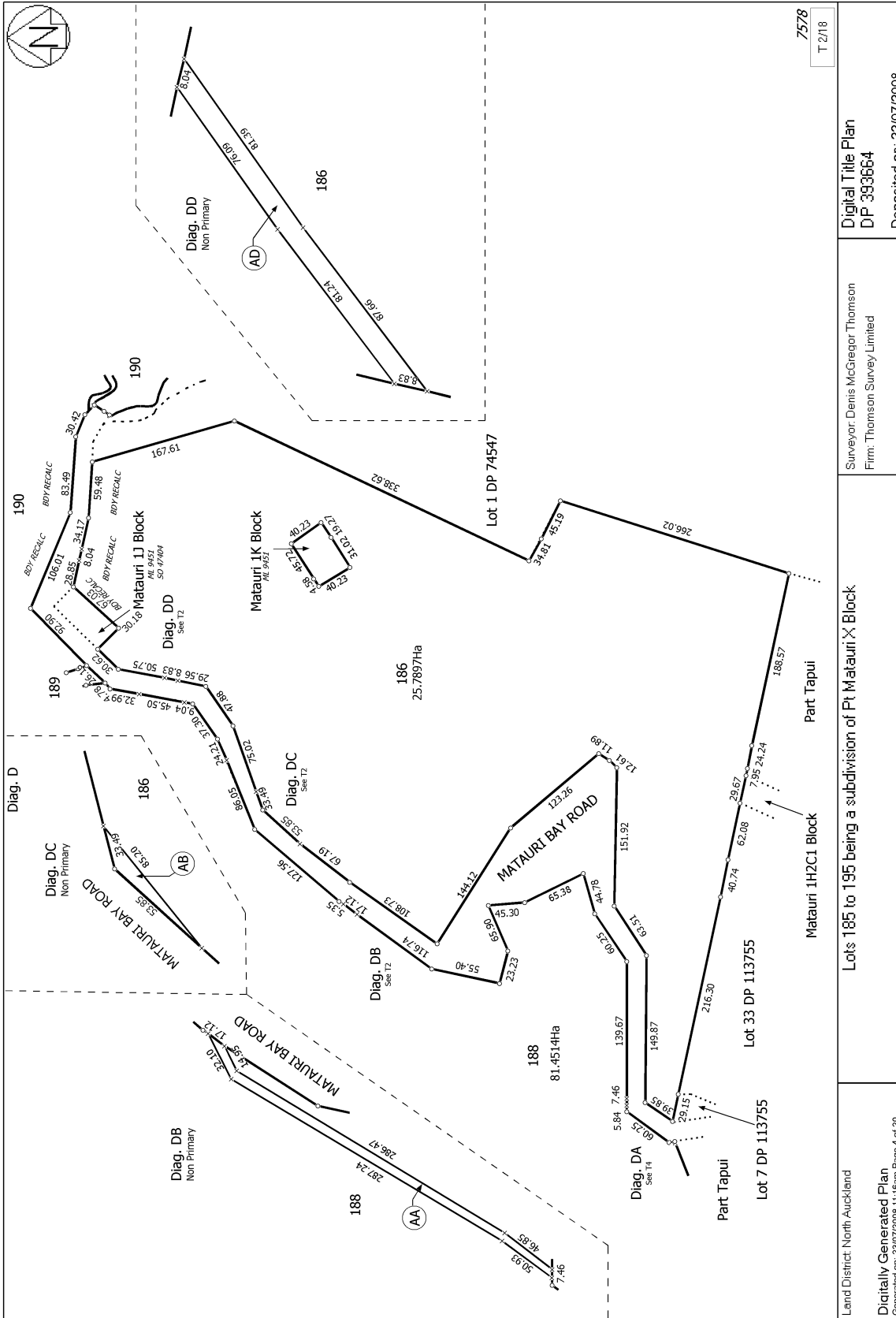
Lots 185 to 195 being a subdivision of Pt Matauri Block

Surveyor: Denis McGregor Thomson
 Firm: Thomson Survey Limited

Digital Title Plan
 DP 393664

Deposited on: 22/07/2008

7578
 T 1/18

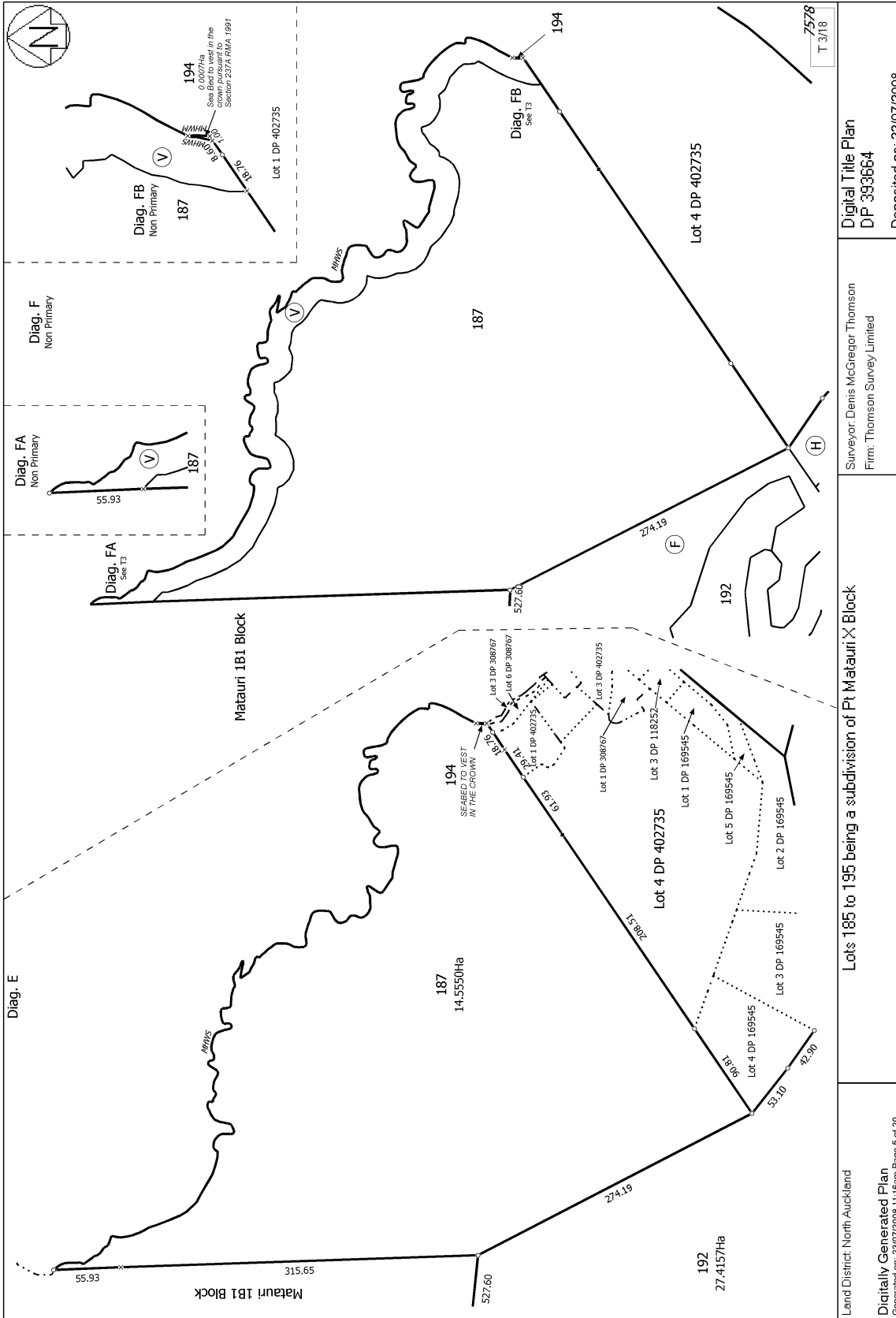


Land District: North Auckland
 Digitally Generated Plan
 Generated on: 22/07/2008 11:16am Page 4 of 20

Surveyor: Denis McGregor Thomson
 Firm: Thomson Survey Limited

Lots 185 to 195 being a subdivision of Pt Matauri Block

Digital Title Plan
 DP 393664
 Deposited on: 22/07/2008

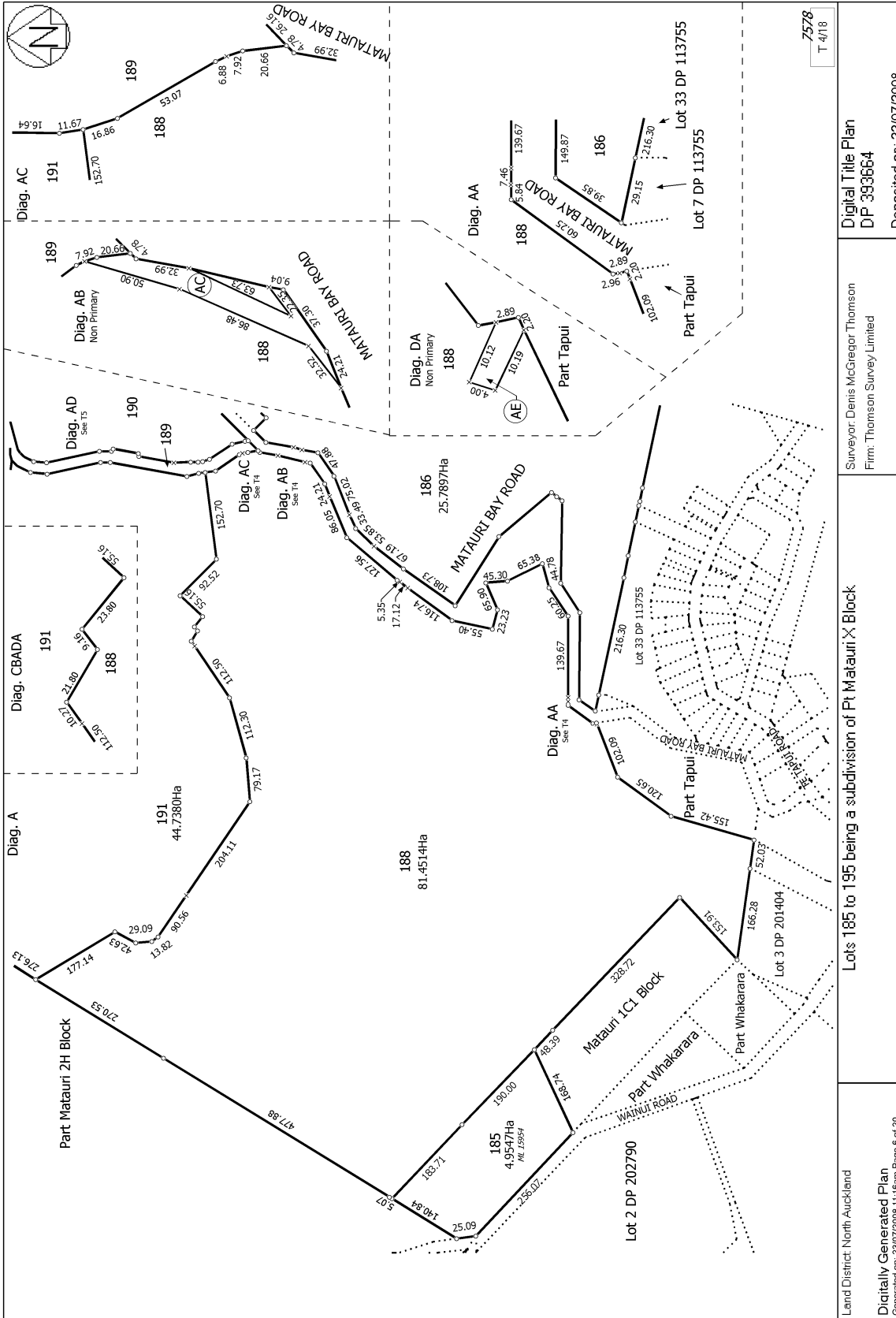


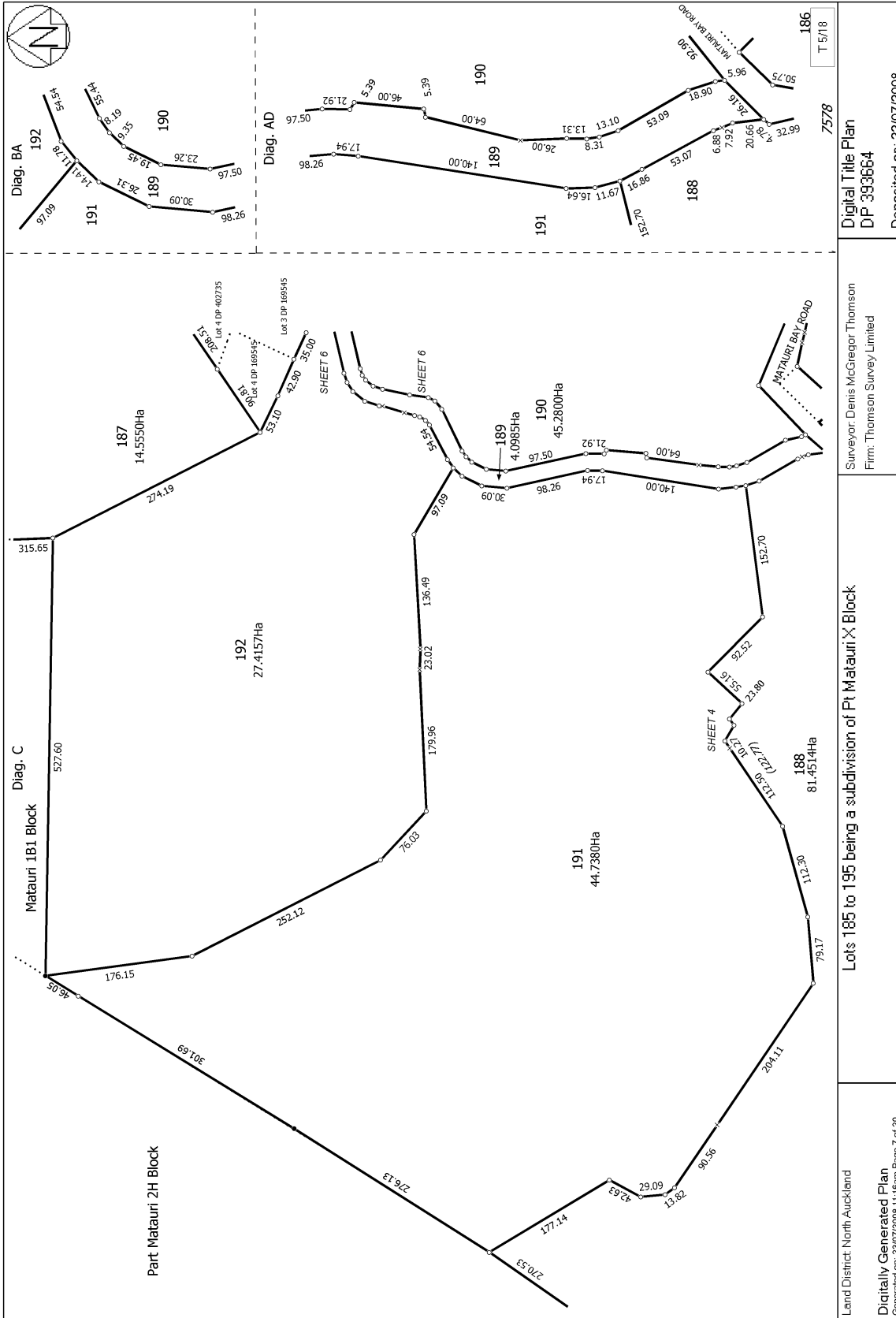
Land District: North Auckland
 Digitally Generated Plan
 Generated on: 22/07/2008 11:16am Page 5 of 20

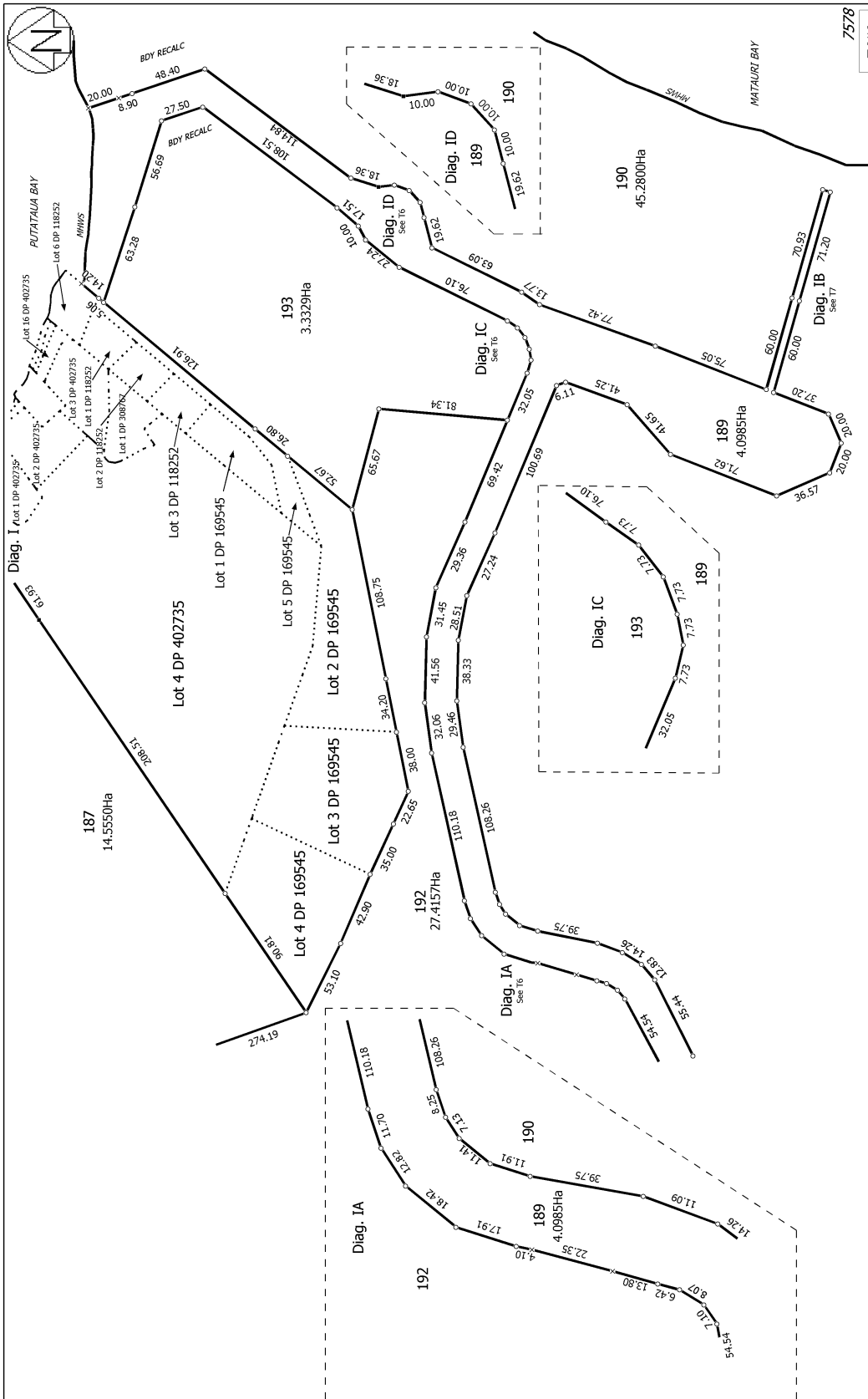
Surveyor: Denis McGregor Thomson
 Firm: Thomson Survey Limited

Lots 185 to 195 being a subdivision of Pt Matauri Block

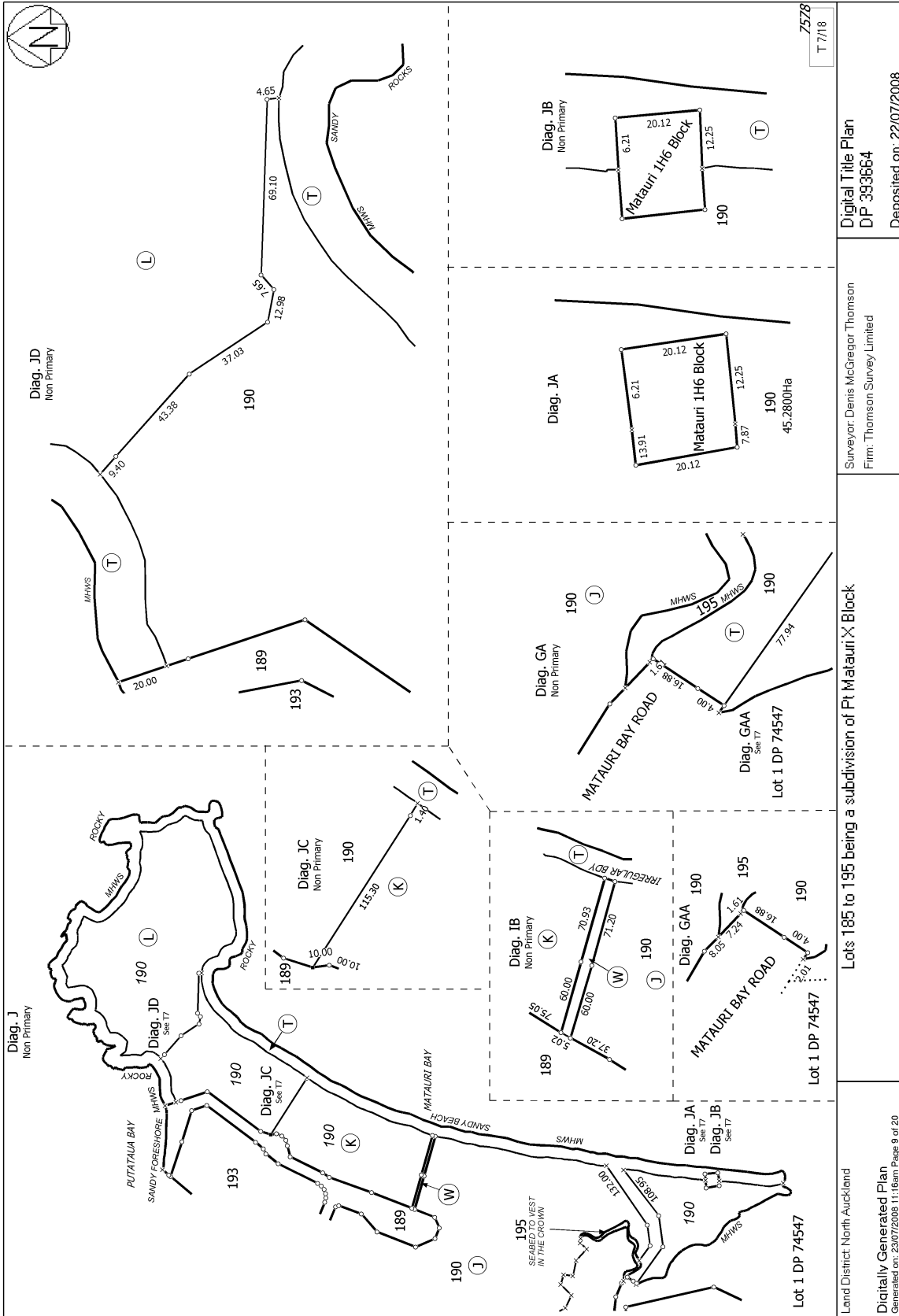
Digital Title Plan
 DP 393664
 Deposited on: 22/07/2008







Land District: North Auckland Digitally Generated Plan Generated on: 22/07/2008 11:16am Page 8 of 20	Lots 185 to 195 being a subdivision of Pt Matauri Block	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Digital Title Plan DP 393664 Deposited on: 22/07/2008 T 6718
--	---	--	---



Land District: North Auckland
 Digitally Generated Plan
 Generated on: 22/07/2008 11:16am Page 9 of 20

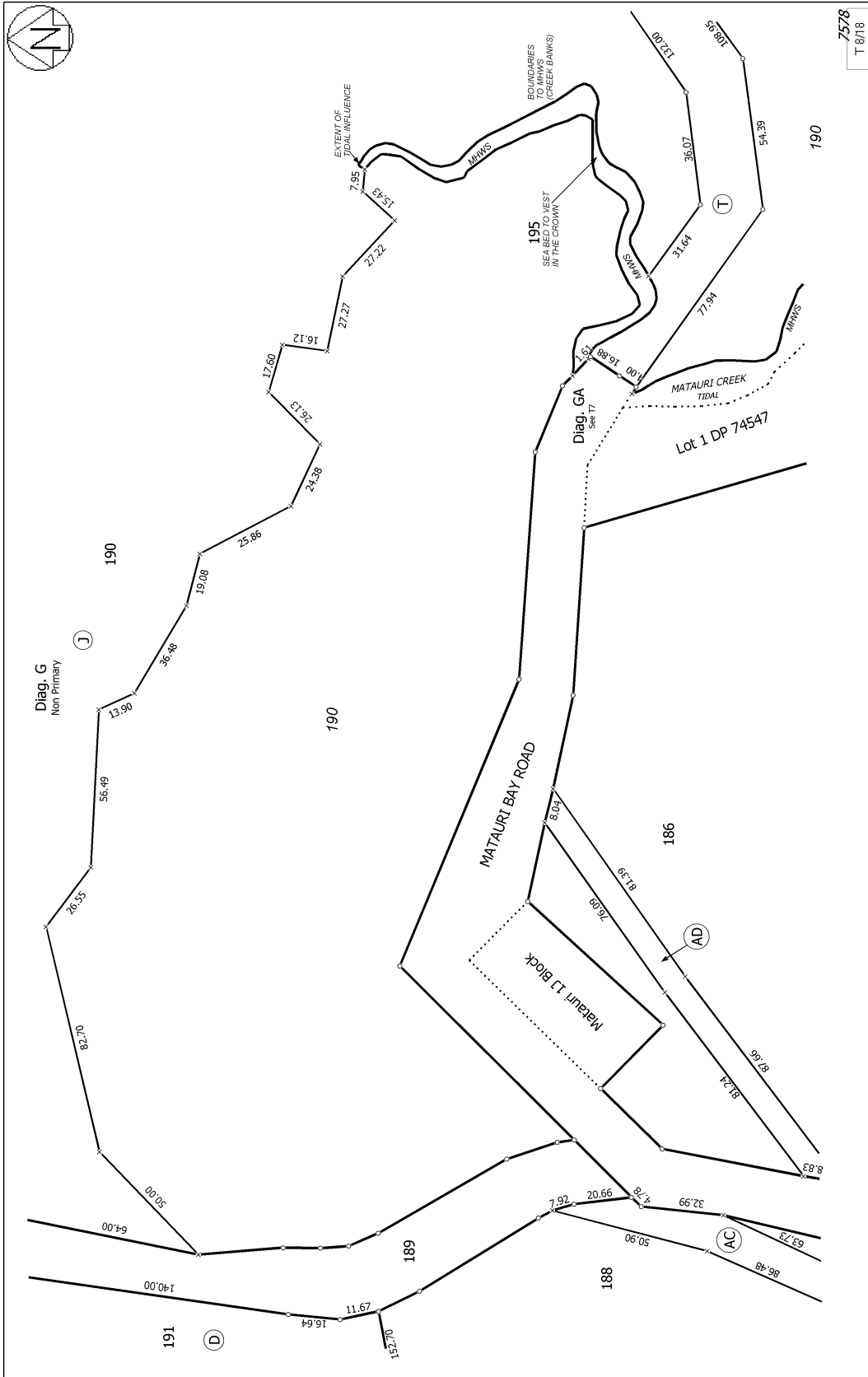
Lots 185 to 195 being a subdivision of Pt Matauri X Block

Surveyor: Denis McGregor Thomson
 Firm: Thomson Survey Limited

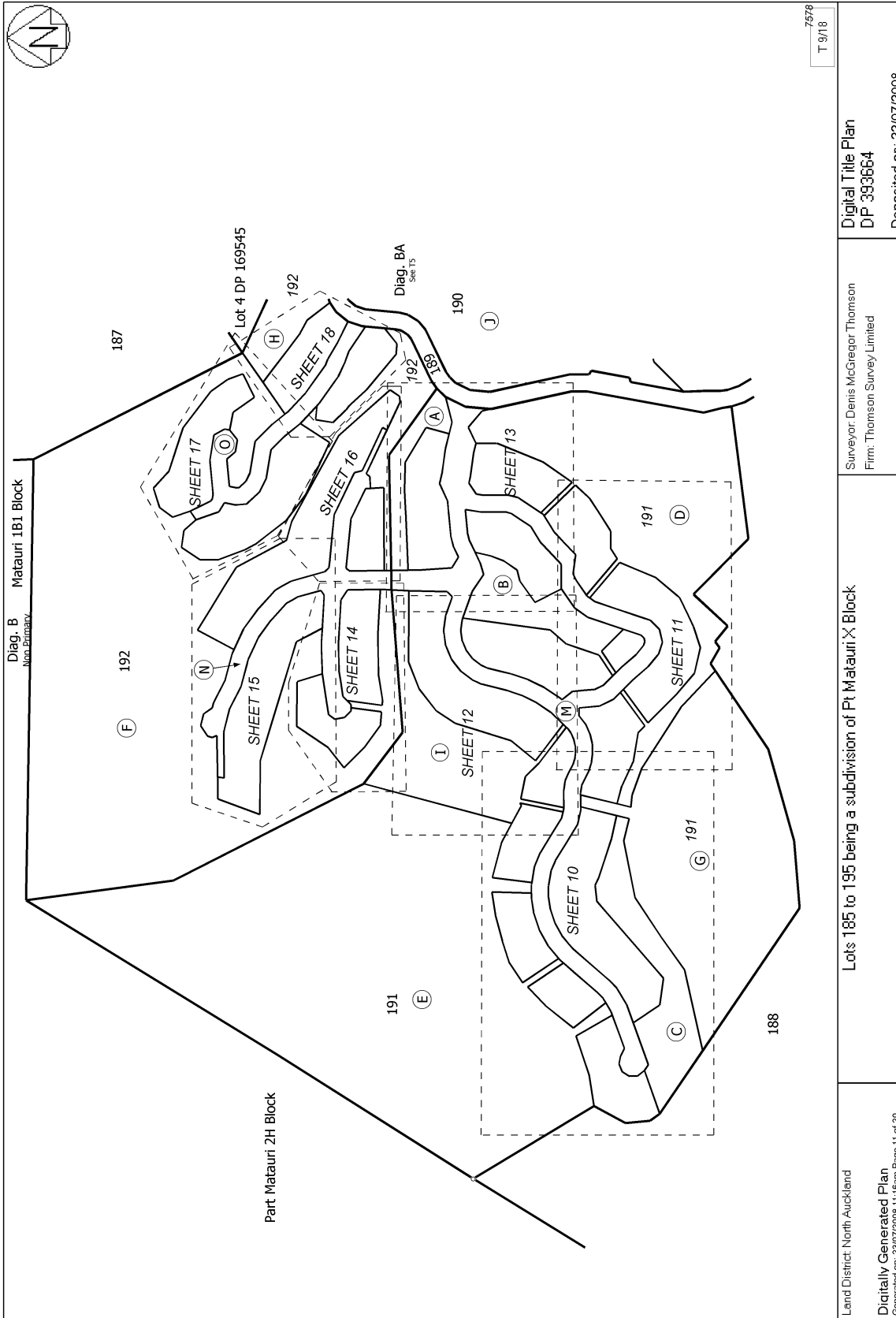
Digital Title Plan
 DP 393664

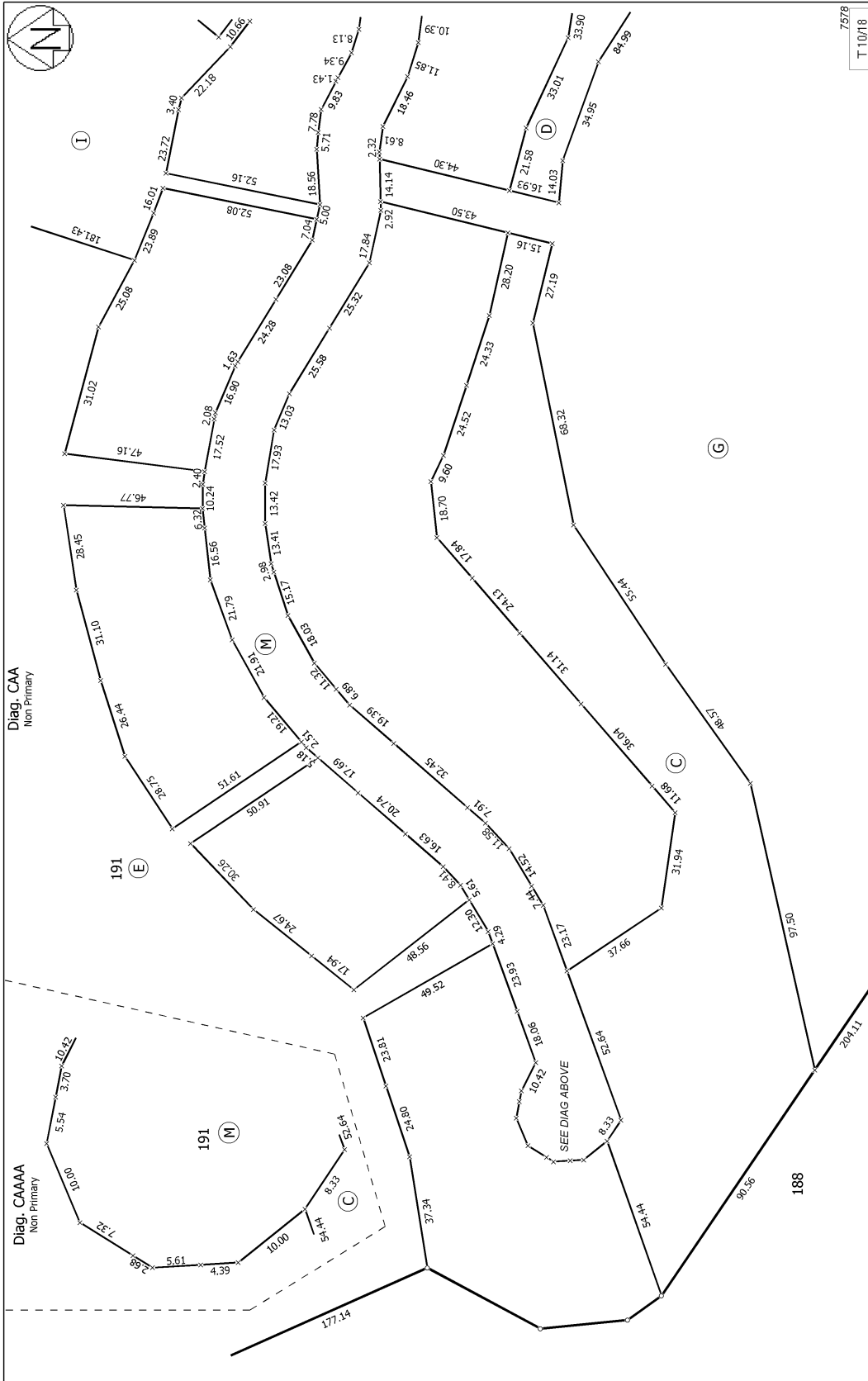
Deposited on: 22/07/2008

7578
 T 7/18

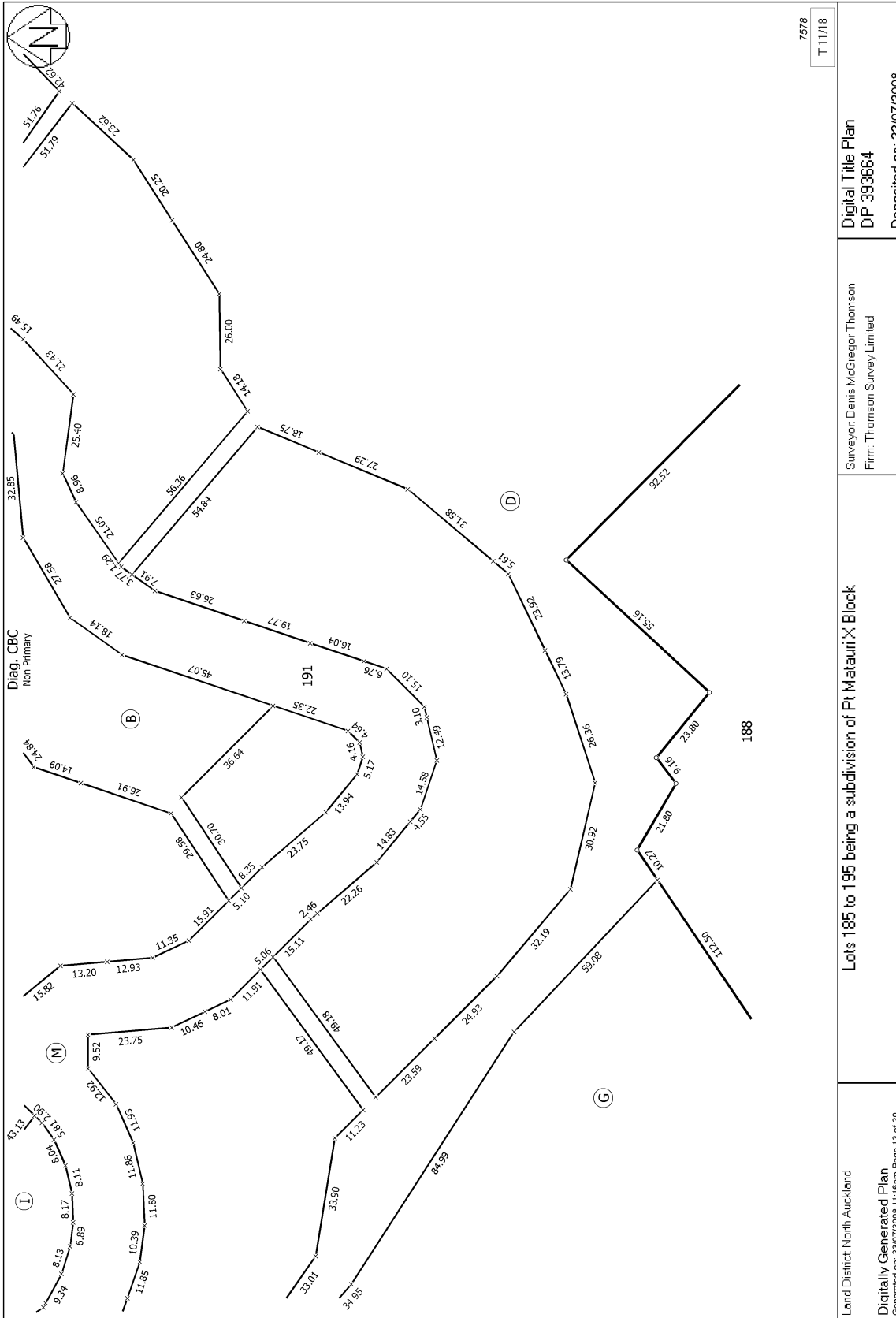


<p>Land District: North Auckland Digitally Generated Plan Generated on: 22/07/2008 11:16am Page 10 of 20</p>	<p>Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited</p>	<p>7578 T 8718</p> <p>Digital Title Plan DP 393664</p> <p>Deposited on: 22/07/2008</p>
--	---	--





Land District: North Auckland	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Lots 185 to 195 being a subdivision of Pt Matauri Block	Digital Title Plan DP 393664
Digitally Generated Plan Generated on: 22/07/2008 11:16am Page: 12 of 20		Deposited on: 22/07/2008	



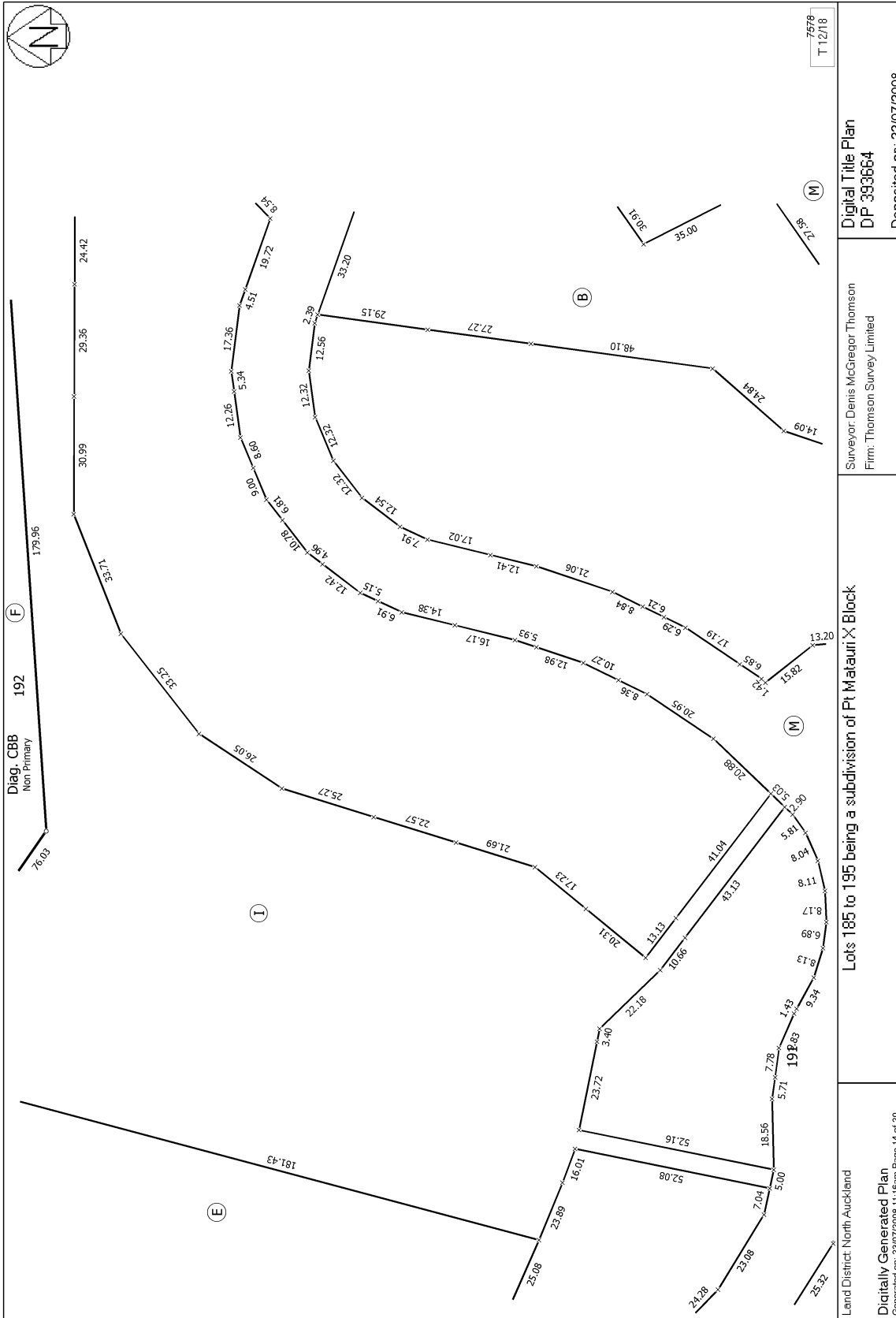
7578
T 11/18

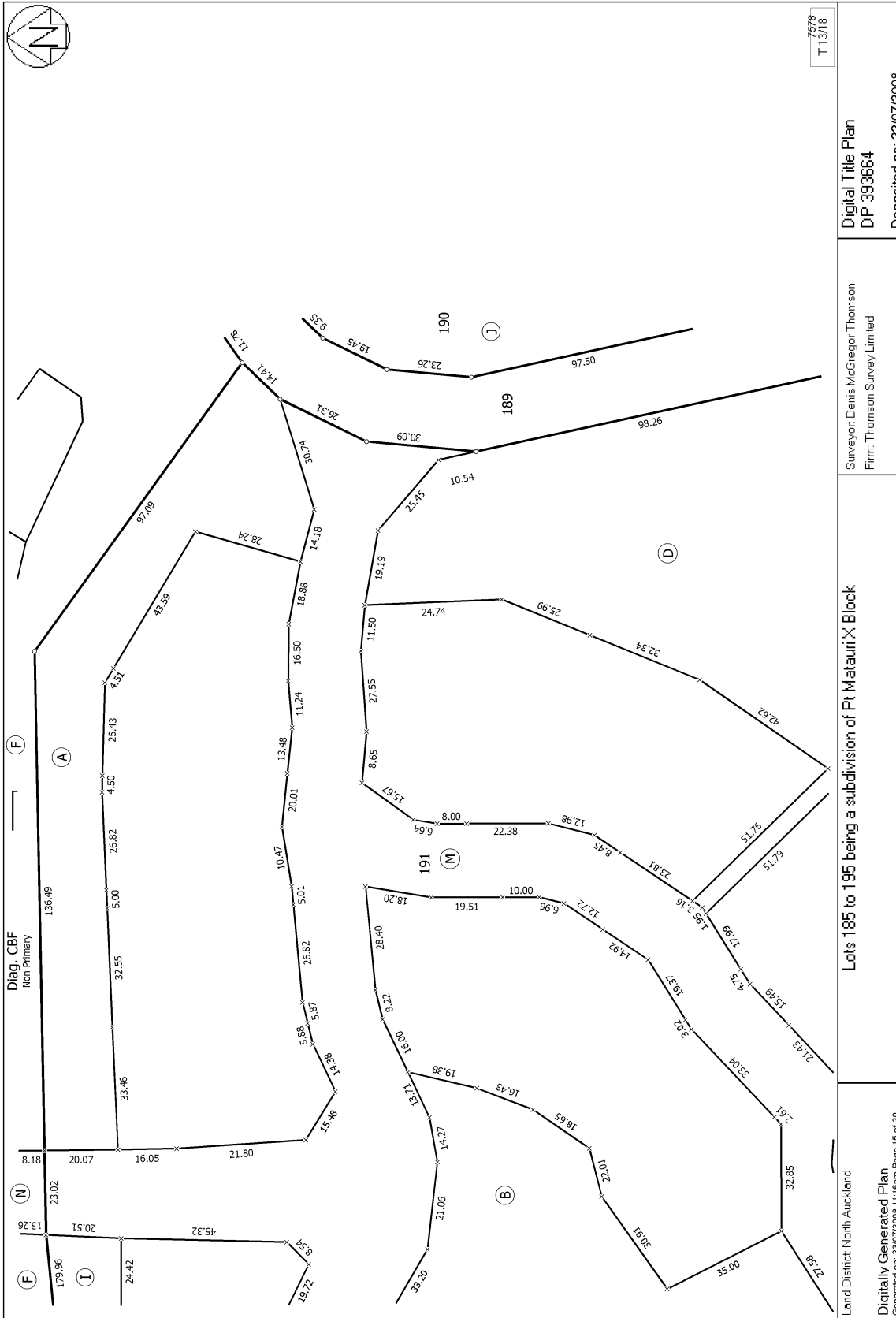
Digital Title Plan
DP 393664
Deposited on: 22/07/2008

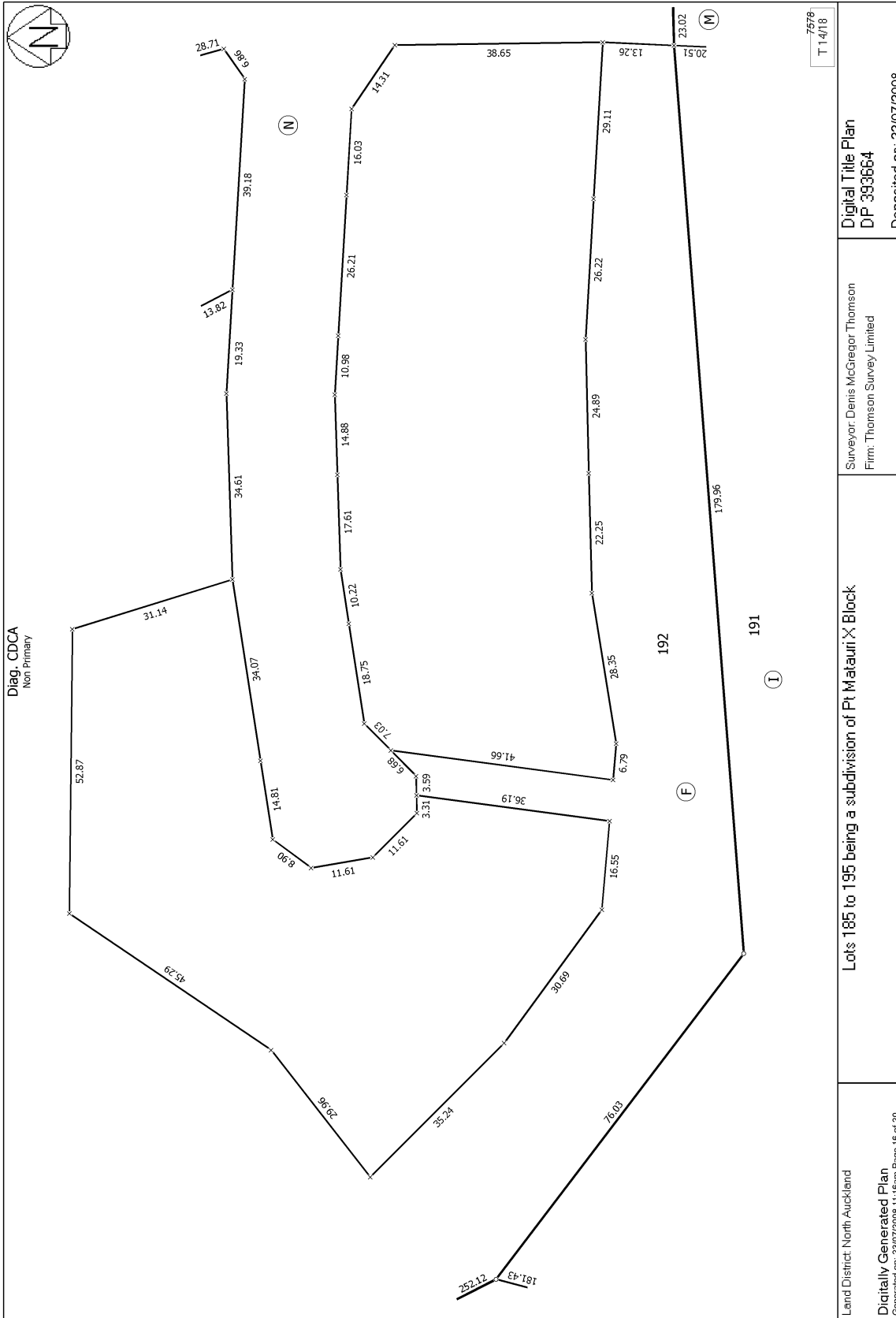
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

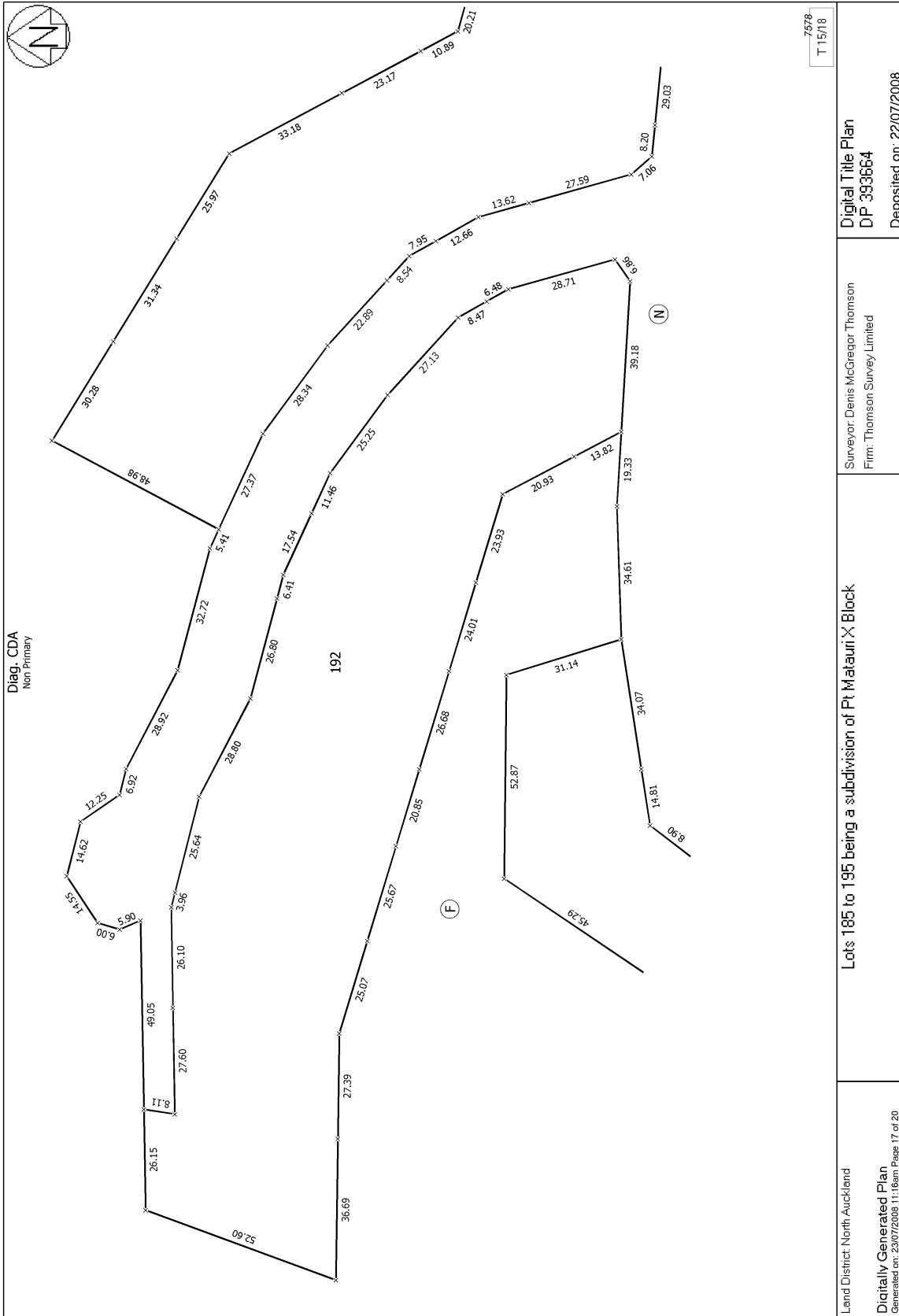
Lots 185 to 195 being a subdivision of Pt Matauri Block

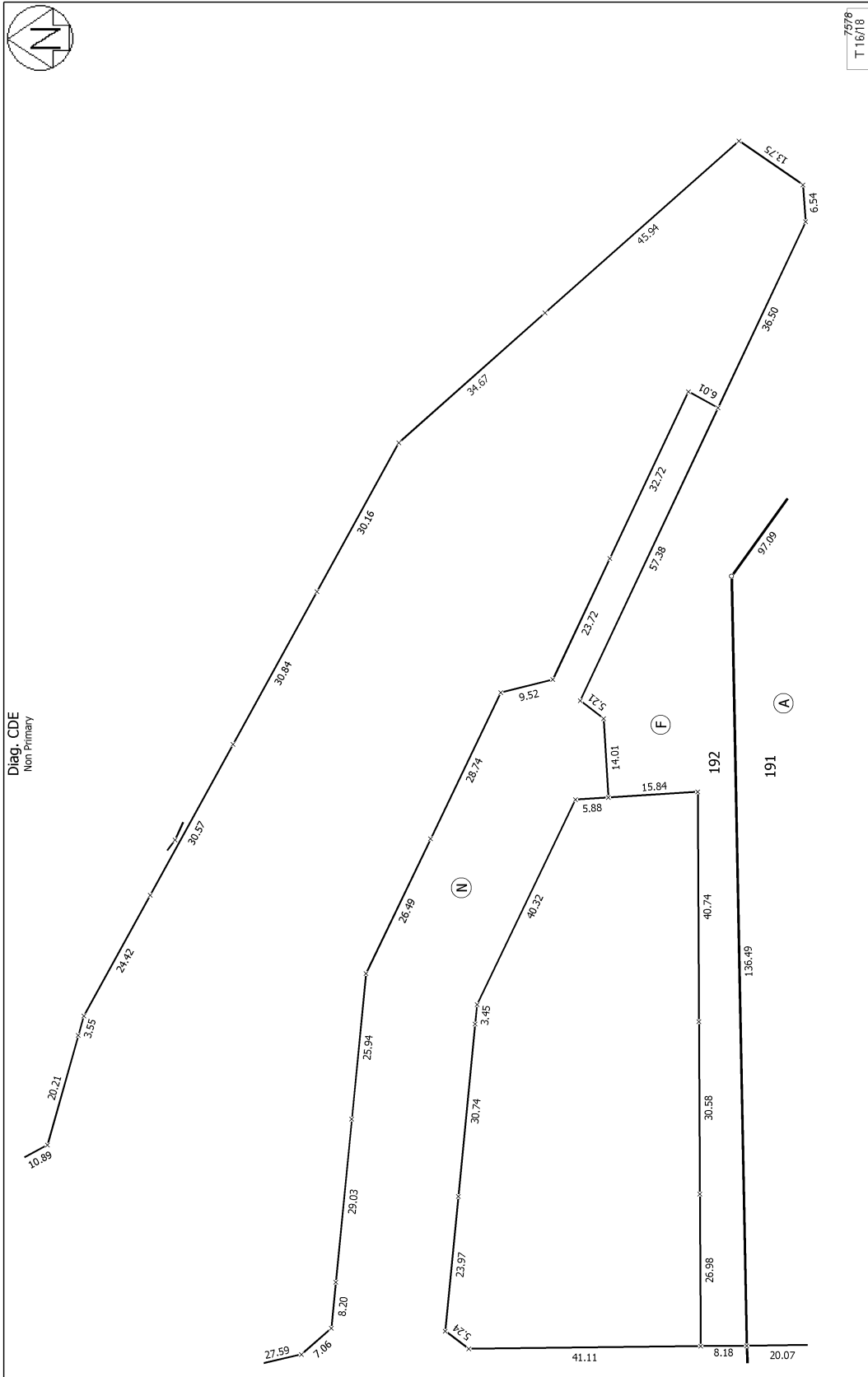
Land District: North Auckland
Digitally Generated Plan
Generated on: 22/07/2008 11:16am Page 13 of 20











Land District: North Auckland
Digitally Generated Plan
Generated on: 22/07/2008 11:16am Page 19 of 20

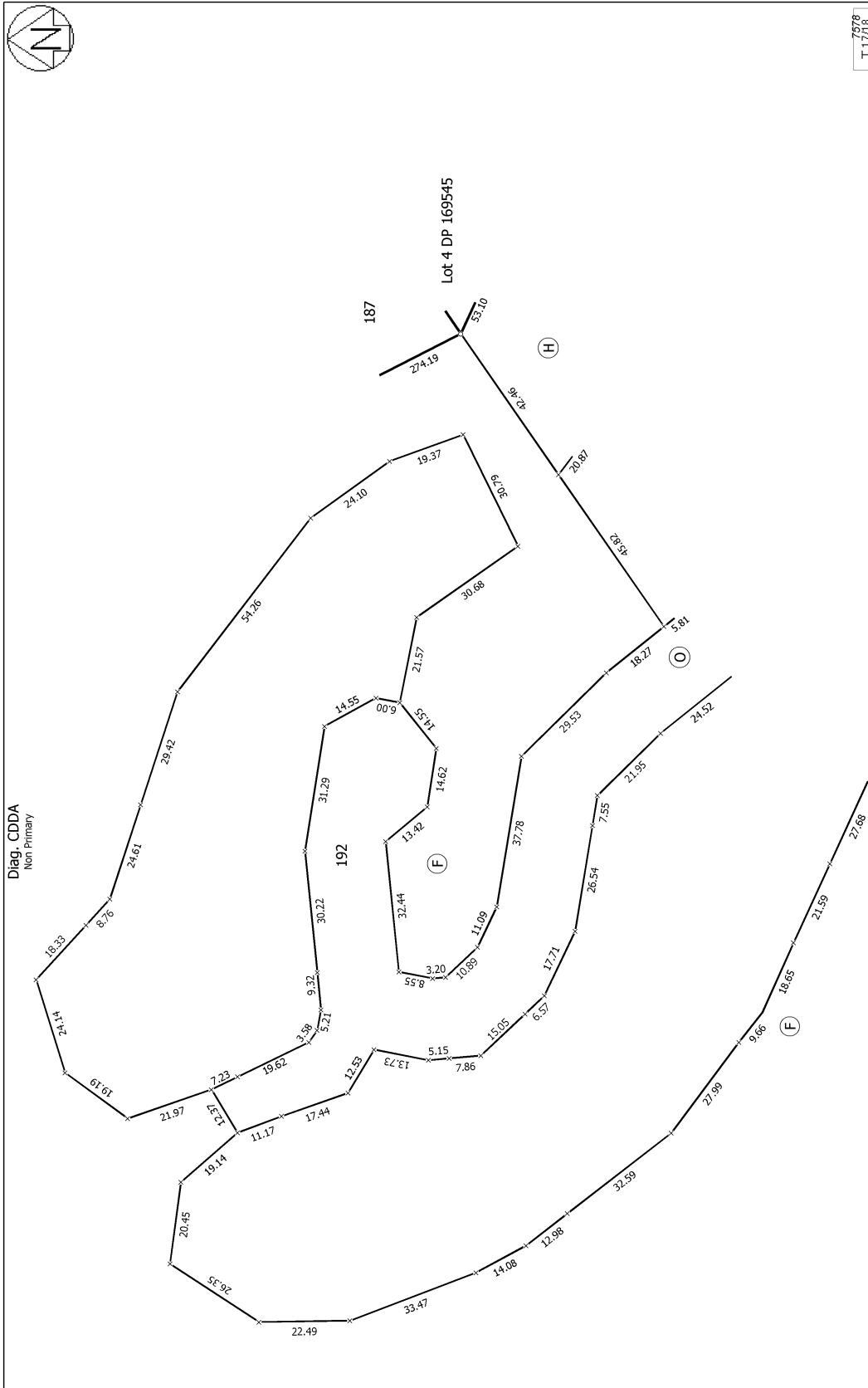
7576
T 16/18

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

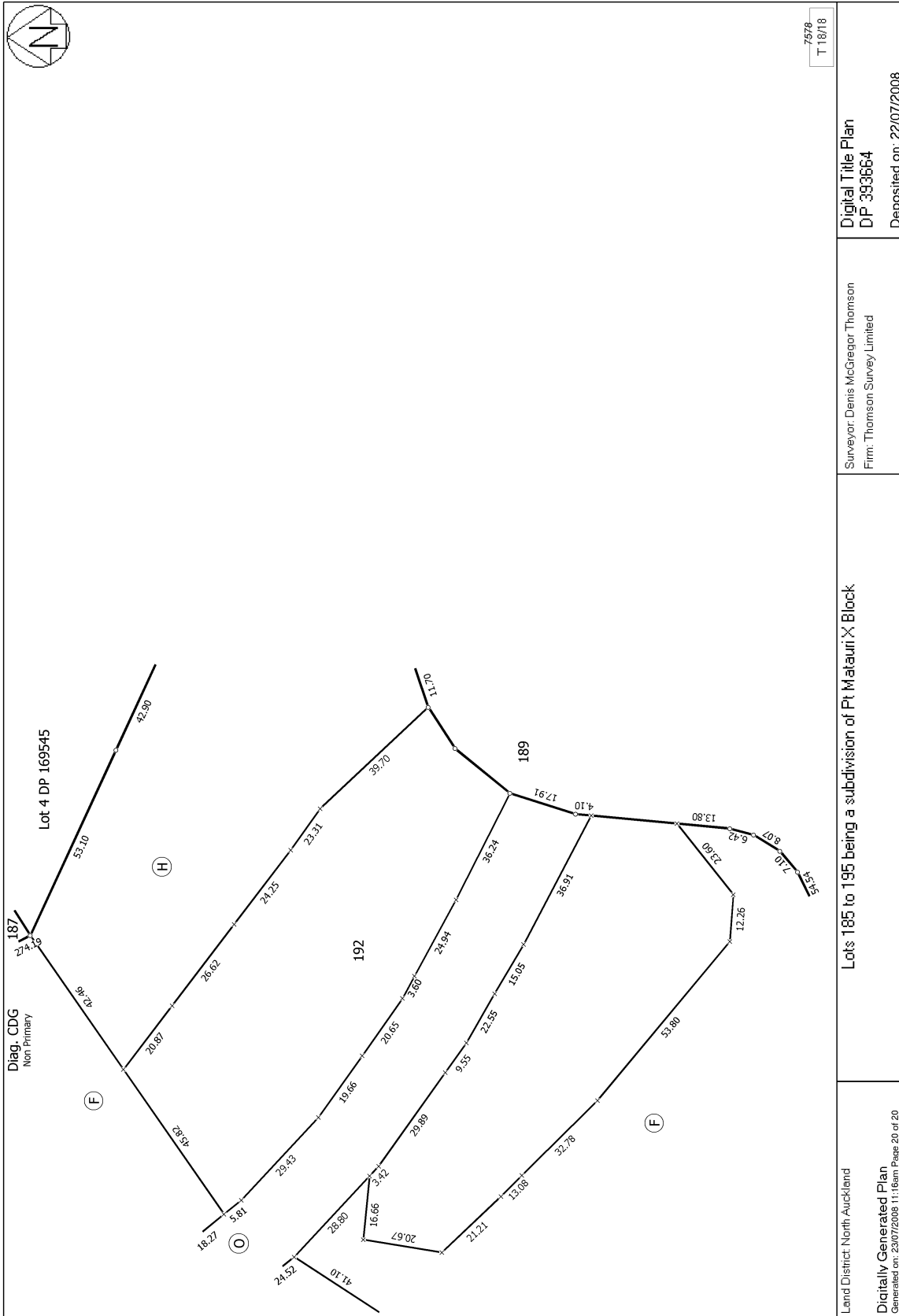
Digital Title Plan
DP 393664
Deposited on: 22/07/2008

Diag. CDE
Non-Primary

Lot 185 to 195 being a subdivision of Pt Matauri Block



7578 T 17/18	Digital Title Plan DP 393664 Deposited on: 22/07/2008	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Lots 185 to 195 being a subdivision of Pt Matauri Block	Land District: North Auckland Digitally Generated Plan Generated on: 22/07/2008 11:16am Page 19 of 20
-----------------	---	--	---	---





Report on Maori Land details for the following Record(s) of Title



Record(s) of Title

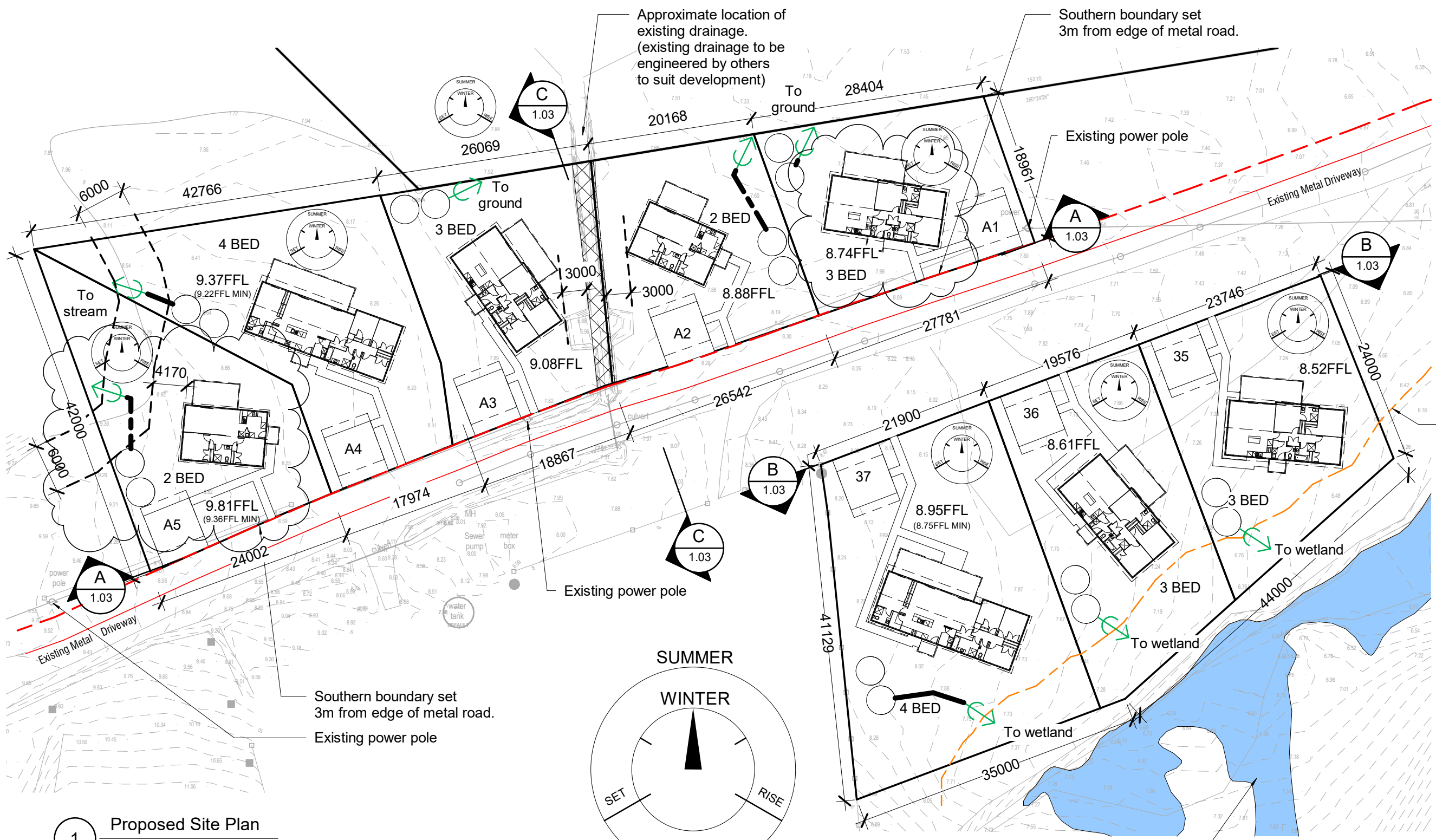
374728

Identified as potentially Maori Freehold Land

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

T E A M [®]

Rev.	Date	Description
B	23/06/23	RC Revision
C	24/08/23	BC Application
F	11/10/23	BC RF103
G	7/11/23	BC Revision



10m setback from the Wetland Delineation, (location of Wetland Delineation determined by Bay Ecological).

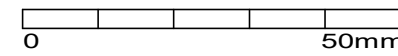
Matauri X
 Matauri Bay Road

Site Plan

SCALE @A3
As indicated

PROJECT	SHEET NO.	REV.
4324	1.02	G

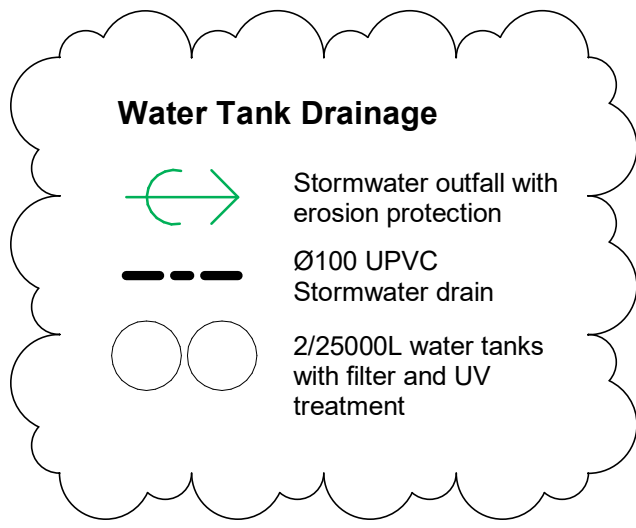
PROJECT STATUS
Building Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

1 Proposed Site Plan
 1 : 500

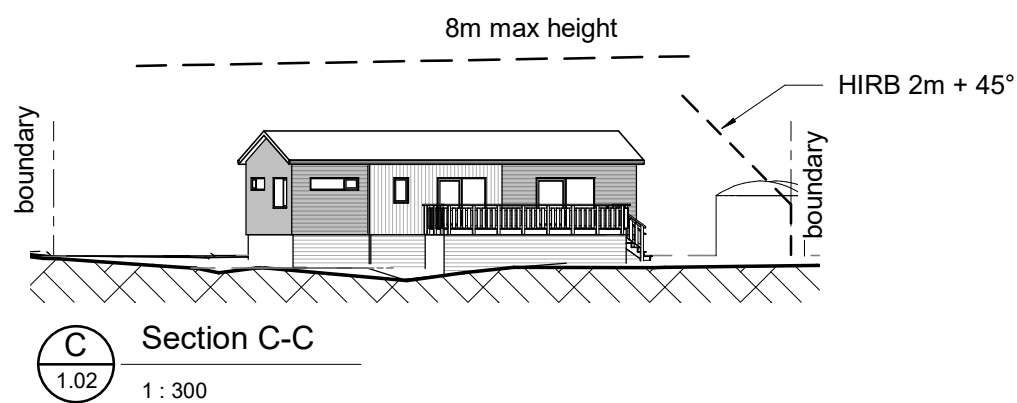
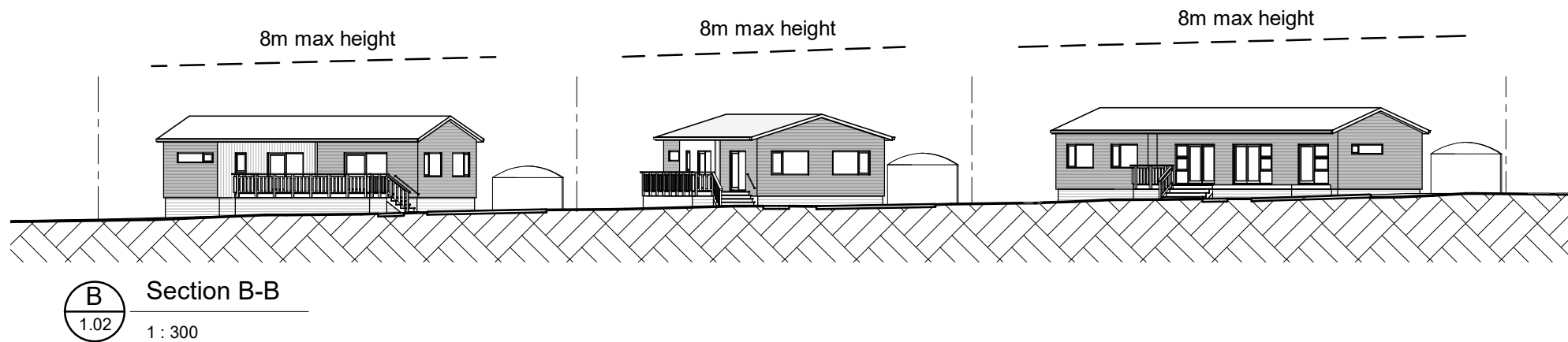
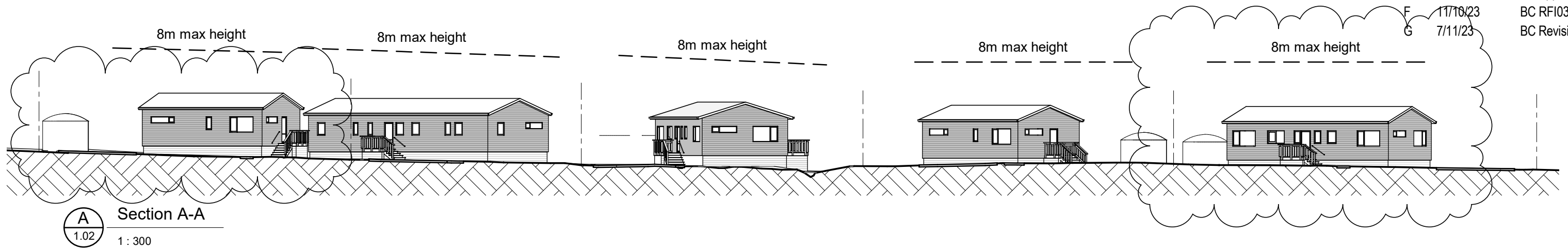
Unit Site Schedule	
Name	Area
35	688.7 m ²
36	735.3 m ²
37	1064.6 m ²
A1	590.7 m ²
A2	589.9 m ²
A3	662.3 m ²
A4	854.0 m ²
A5	672.3 m ²
5857.9 m²	



1599 Matauri Bay Road
 Lot 188 DP 393664
 Exposure Zone: D
 Earthquake Zone: Zone 1
 Wind Zone: Very High

Location of Wetland Delineation from Wetland Delineation report by Bay Ecological dated April 2021.

Rev.	Date	Description
B	23/06/23	RC Revision
C	24/08/23	BC Application
F	11/10/23	BC RF103
G	7/11/23	BC Revision



Note:

- (1) HIRB shown at closest point to boundary
- (2) Max height shown at ridgeline

Matauri X

Matauri Bay Road

Site Sections

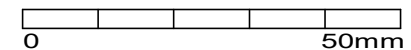
SCALE @A3

1 : 300

PROJECT	SHEET NO.	REV.
4324	1.03	G

PROJECT STATUS

Building Consent

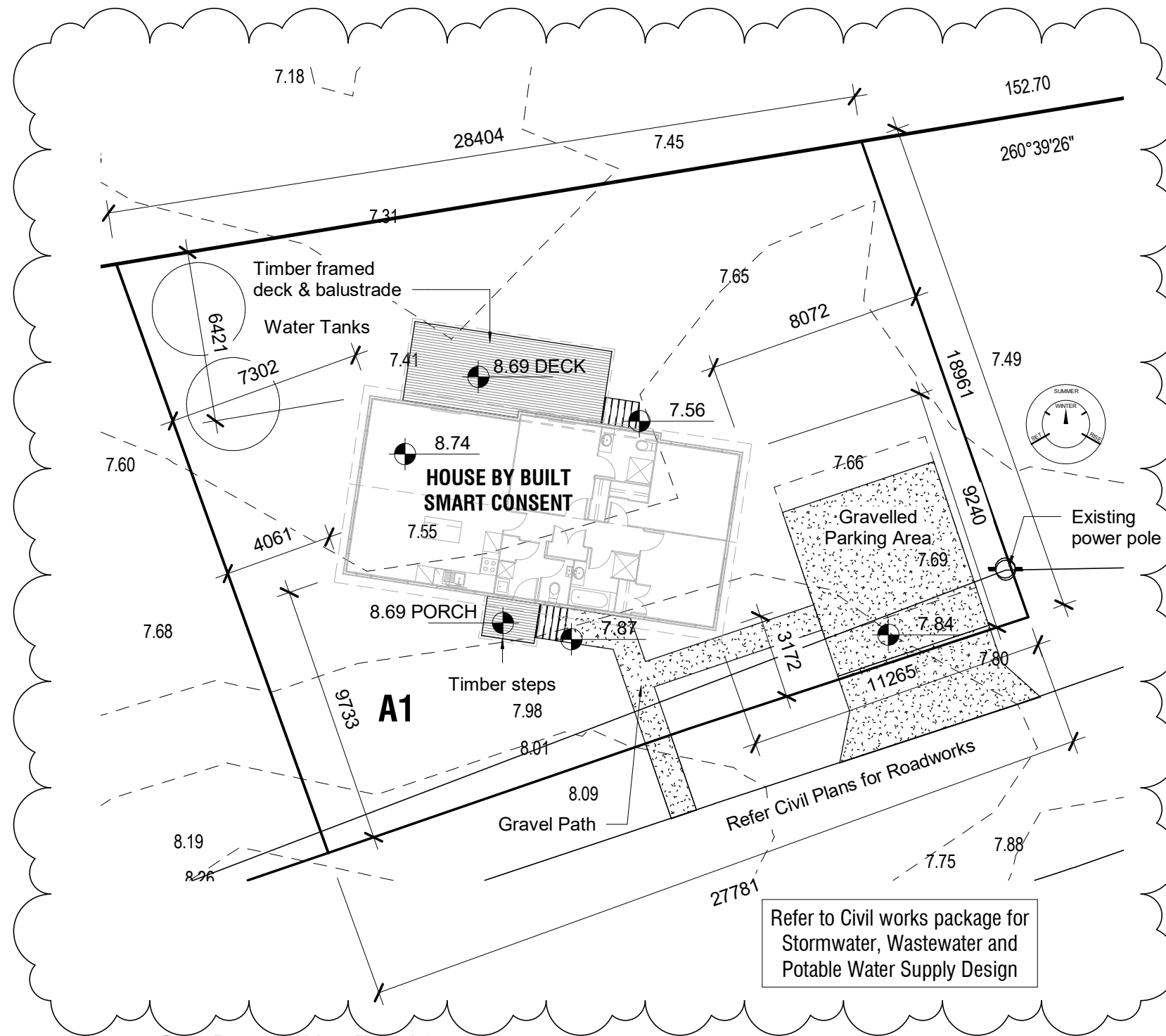


GENERAL NOTES:

Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

TEAM[®]

Rev.	Date	Description
C	24/08/23	BC Application
F	11/10/23	BC RFI03
G	7/11/23	BC Revision



1 Proposed Lot Plan A1
 1 : 200

Matauri X
 Matauri Bay Road

A1 Lot Plan

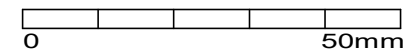
SCALE @A3

1 : 200

PROJECT	SHEET NO.	REV.
4324	1.10	G


PROJECT STATUS

Building Consent



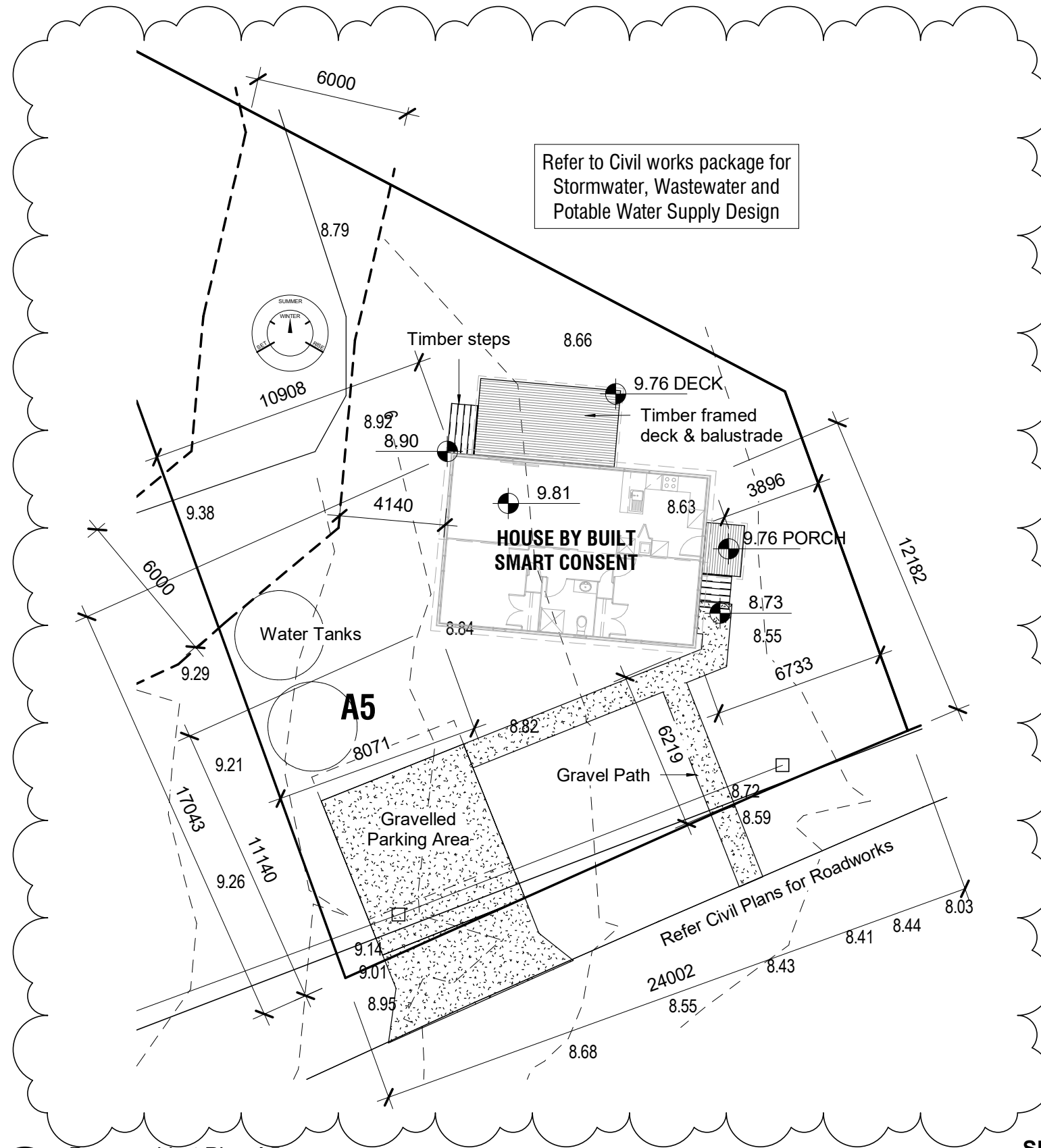
GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

Slip Resistance D1/AS1

 D1/AS1 slip resistance grit coating or composite decking to common stairs and porch decking.


D1/AS1 requires grit coating over timber decking to main access route (common stair and porch) to meet minimum slip resistance requirements of table 2. Alternative use of composite decking with SRV of 39 or greater is permitted under D1/AS1.

Rev.	Date	Description
C	24/08/23	BC Application
G	7/11/23	BC Revision



1 Proposed Lot Plan A5
 1 : 200

Slip Resistance D1/AS1

 D1/AS1 slip resistance grit coating or composite decking to common stairs and porch decking.

D1/AS1 requires grit coating over timber decking to main access route (common stair and porch) to meet minimum slip resistance requirements of table 2. Alternative use of composite decking with SRV of 39 or greater is permitted under D1/AS1.

Matauri X
 Matauri Bay Road

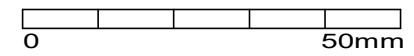
A5 Lot Plan

SCALE @A3
1 : 200

PROJECT	SHEET NO.	REV.
4324	1.14	G

PROJECT STATUS

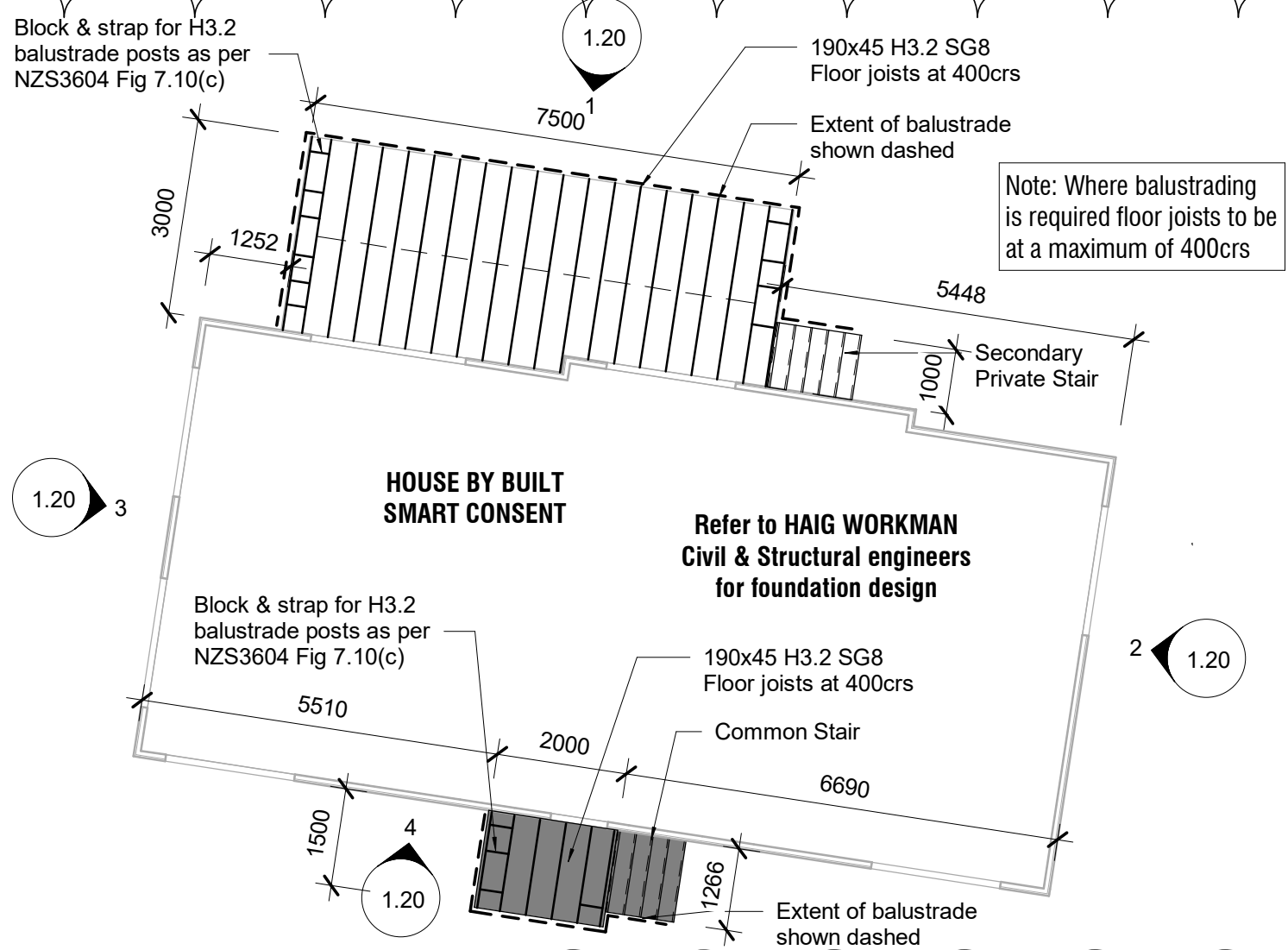
Building Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

T E A M [®]

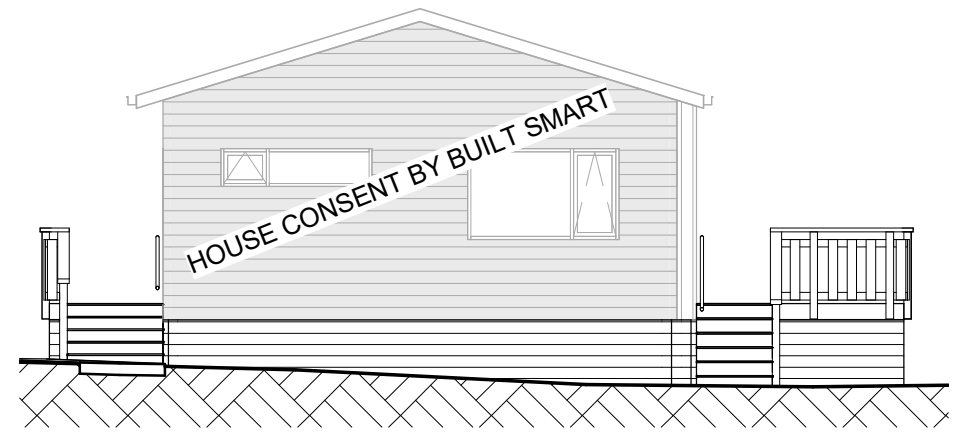
Rev.	Date	Description
C	24/08/23	BC Application
E	20/09/23	BC RFI02
G	7/11/23	BC Revision



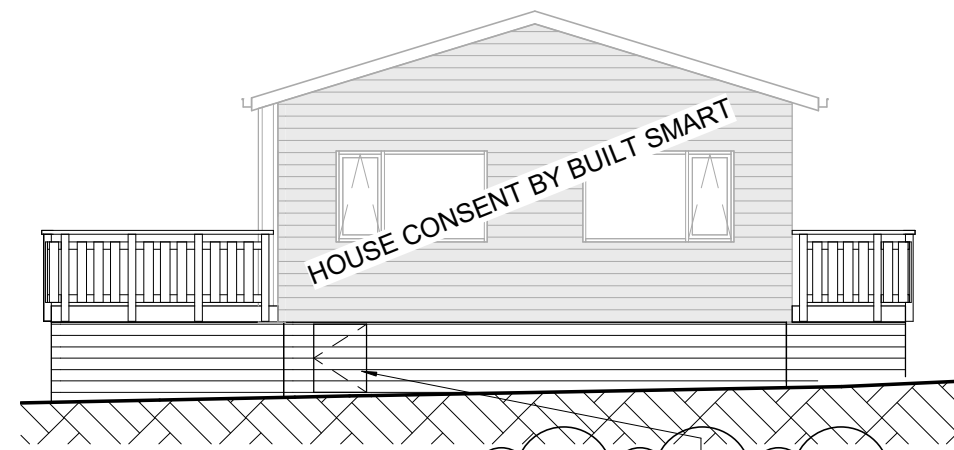
A1 Framing Plan A1
1 : 100

Subfloor Ventilation
 Provide subfloor ventilation in accordance with NZS3604 16.14.1
 Fit baseboards with minimum 10mm gap & 25mm gap to finished ground

2 bedroom: floor area (including decks) 89m² perimeter 43m
 89x3500mm² = 311,500mm² required. 10+25=35x43000 = 1,505,000mm²

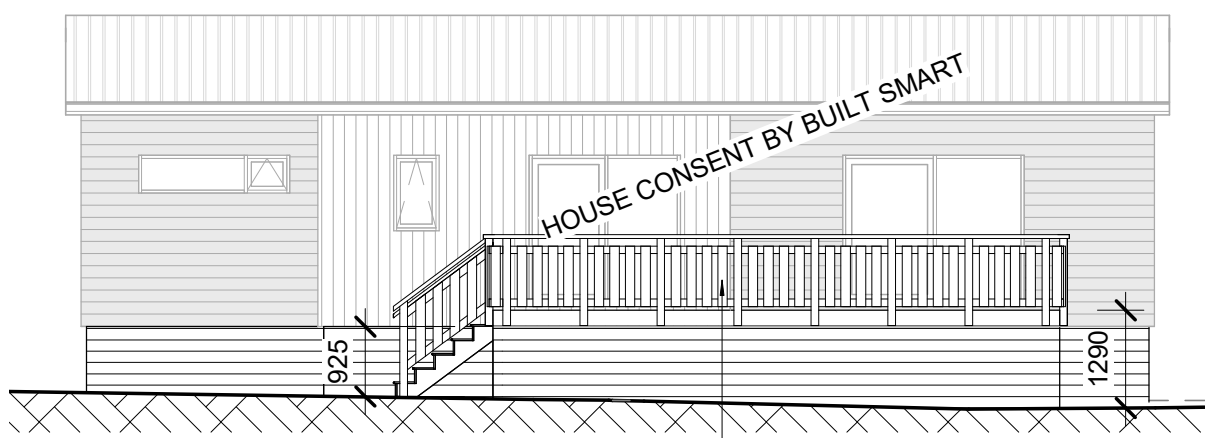


2 A1 Elevation East
1.20
1 : 100



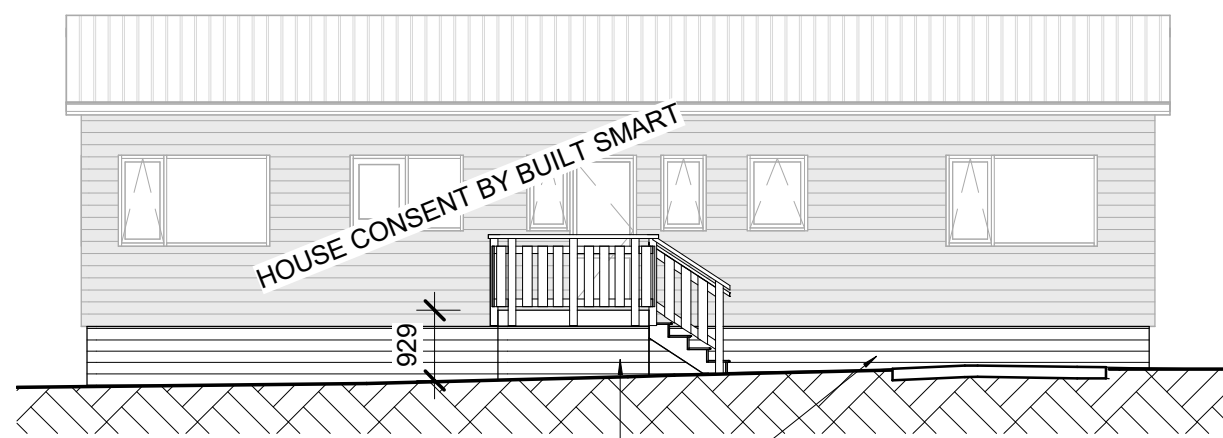
3 A1 Elevation West
1.20
1 : 100

Form hinged access hatch to match baseboards fit Galvanised Single Eye Padbolt 100 x 10mm



1 A1 Elevation North
1.20
1 : 100

H3.2 140x45 Handrail on H3.2 90x90 posts bolted to deck edge with H3.2 90x45 horizontal rails and H3.2 125x25 pailings to form balustrade to comply with F4/AS1



4 A1 Elevation South
1.20
1 : 100

140 x 20mm H3.2 gauged baseboards stain colour to be advised. Frame between engineered piles with H3.2 90x45 framing to suit baseboards.

Slip Resistance D1/AS1

Slip resistance grit coating or composite decking to common stairs & porch decking

D1/AS1 requires grit coating over timber decking to main access route (common stair and porch) to meet minimum slip resistance requirements of table 2. Alternative use of composite decking with SRV of 39 or greater is permitted under D1/AS1.

Matauri X

Matauri Bay Road

Lot A1 Framing Plan & Elevations

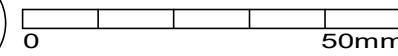
SCALE @A3

1 : 100

PROJECT	SHEET NO.	REV.
4324	1.20	G

PROJECT STATUS

Building Consent

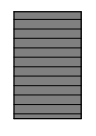


GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

T E A M [®]

Rev.	Date	Description
C	24/08/23	BC Application
E	20/09/23	BC RFI02
G	7/11/23	BC Revision

Slip Resistance D1/AS1

 Slip resistance grit coating or composite decking to common stairs & porch decking

D1/AS1 requires grit coating over timber decking to main access route (common stair and porch) to meet minimum slip resistance requirements of table 2. Alternative use of composite decking with SRV of 39 or greater is permitted under D1/AS1.

Matauri X

Matauri Bay Road

Lot A5 Framing Plan & Elevations

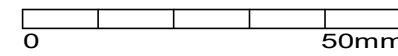
SCALE @A3

1 : 100

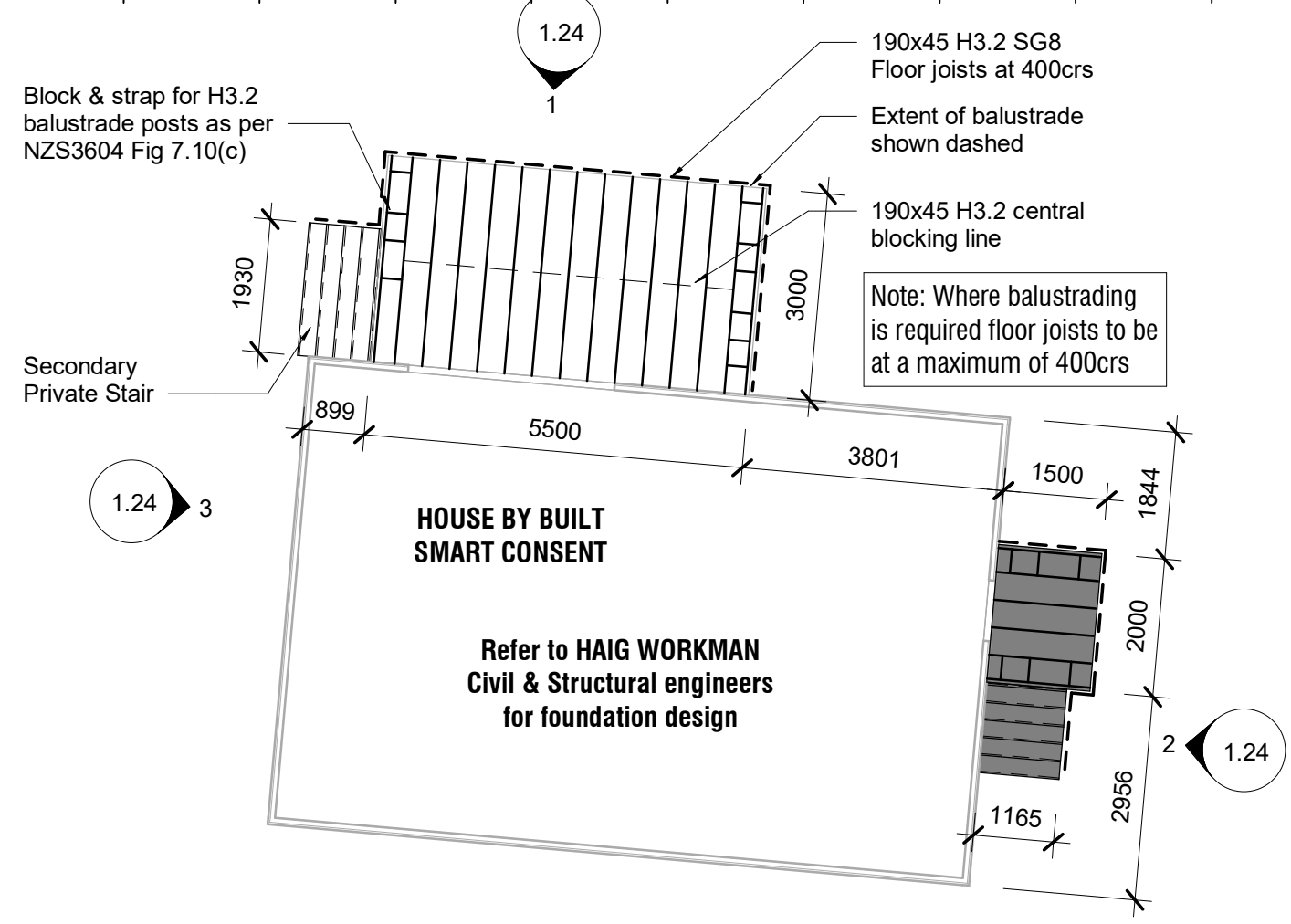
PROJECT	SHEET NO.	REV.
4324	1.24	G

PROJECT STATUS

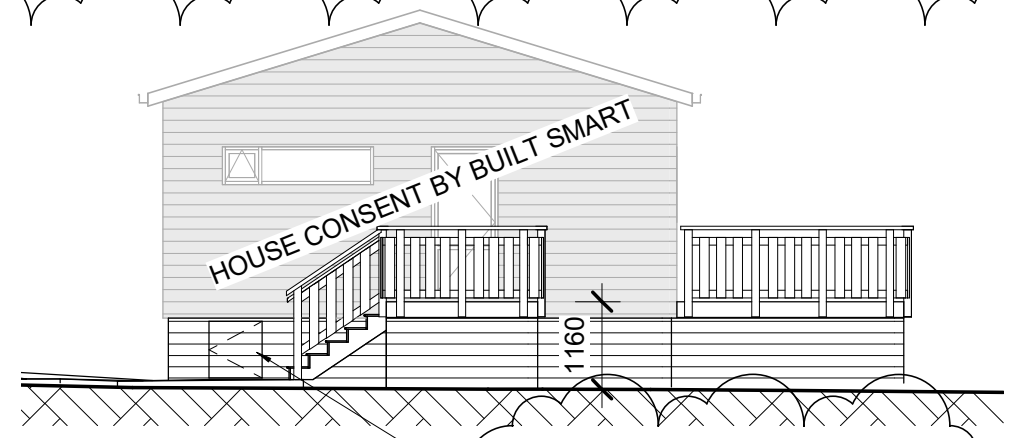
Building Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

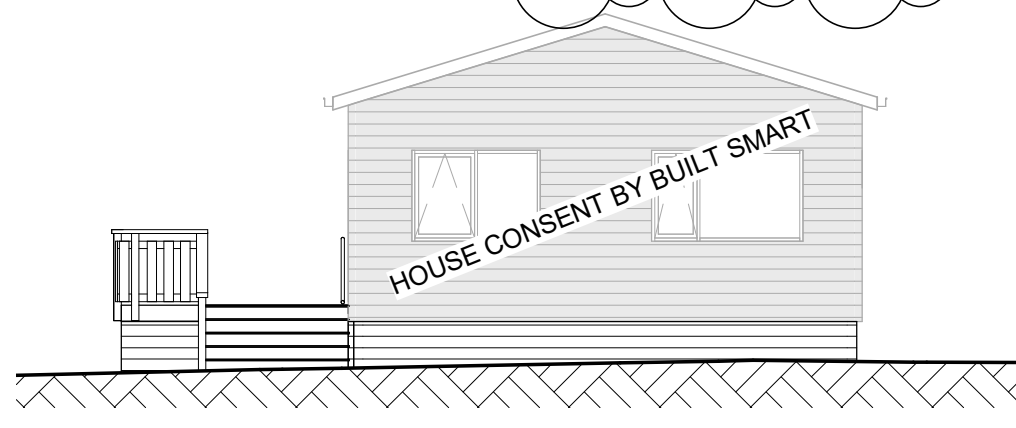


A5 Framing Plan A5
1 : 100



2
1.23

A5 Elevation East
1 : 100



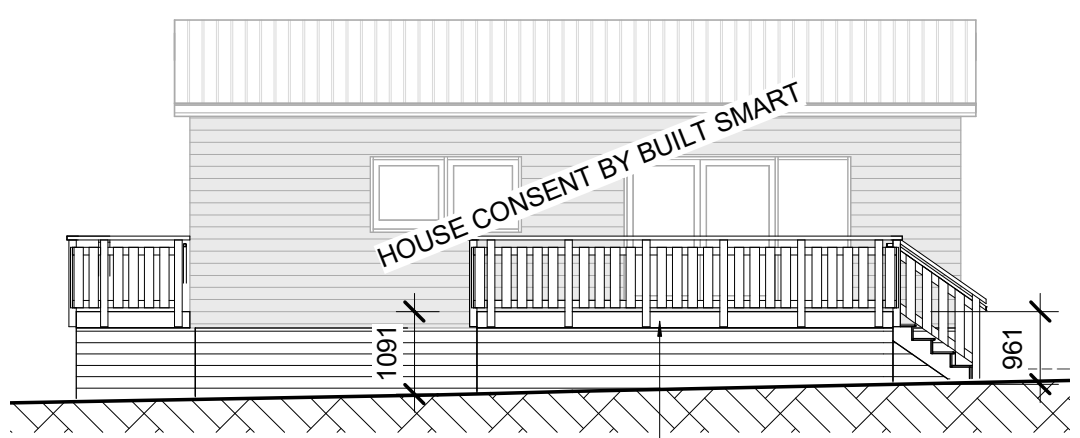
3
1.24

A5 Elevation West
1 : 100

Subfloor Ventilation

Provide subfloor ventilation in accordance with NZS3604 16.14.1
 Fit baseboards with minimum 10mm gap & 25mm gap to finished ground

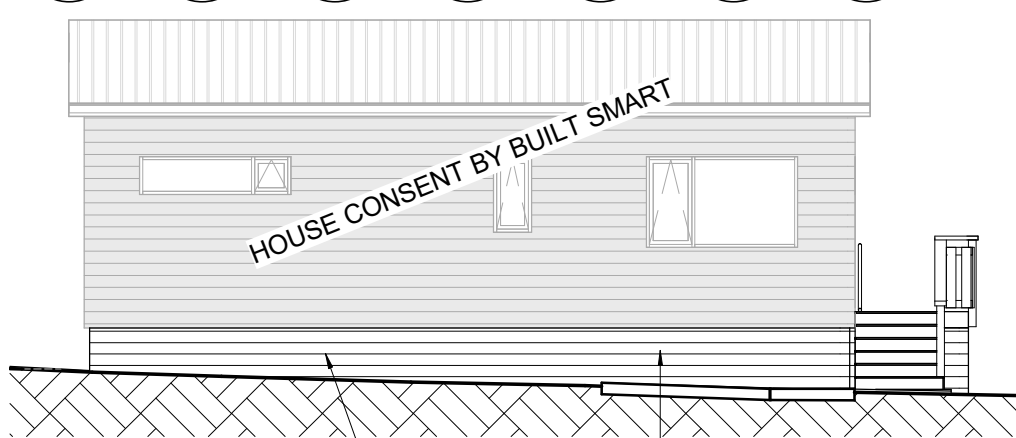
3 bedroom: floor area (including decks) 122m² perimeter 51m
 122x3500mm² = 427,000mm² required. 10+25=35x51000 = 1,785,000mm²



1
1.23

A5 Elevation North
1 : 100

H3.2 140x45 Handrail on H3.2 90x90 posts bolted to deck edge with H3.2 90x45 horizontal rails and H3.2 125x25 pailings to form balustrade to comply with F4/AS1



4
1.24

A5 Elevation South
1 : 100

APPROVED PLAN



Perspective View from East above Matauri Bay Road



Perspective View from North East of Units A2, A3 & A4

Drawing Shedule			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
0.01	Cover Page	B	23/06/23
1.00	Location Plan	B	23/06/23
1.01	Existing Site Plan	B	23/06/23
1.02	Site Plan	B	23/06/23
1.03	Site Sections	B	23/06/23
2.01	2 Bedroom Unit Floor Plan	B	23/06/23
2.02	2 Bedroom Unit Typical Elevations	B	23/06/23
2.03	3 Bedroom Unit Floor Plan	B	23/06/23
2.04	3 Bedroom Unit Typical Elevations	B	23/06/23
2.05	4 Bedroom Unit Floor Plan	B	23/06/23
2.06	4 Bedroom Unit Typical Elevations	B	23/06/23

Matauri X

Matauri Bay Road

Legal Description:
Lot 188 DP 393664

District:
FAR NORTH DISTRICT PLAN

Zone:
GENERAL COASTAL ZONE WITH OUTSTANDING
LANDSCAPE OVERLAY

APPROVED PLAN



TEAM[®]
AUCKLAND
HAMILTON
NEW PLYMOUTH
NAPIER
PALMERSTON NORTH
WELLINGTON
GREYMOUTH
CHRISTCHURCH
WANAKA
DUNEDIN
ARCHITECTS

TEAM[®]

Rev.	Date	Description
B	23/06/23	RC Revision



Matauri X

Matauri Bay Road

Location Plan

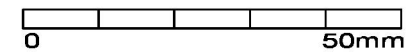
SCALE @A3

1 : 8000

PROJECT	SHEET NO.	REV.
4324	1.00	B

PROJECT STATUS

Resource Consent



GENERAL NOTES:

Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.

This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

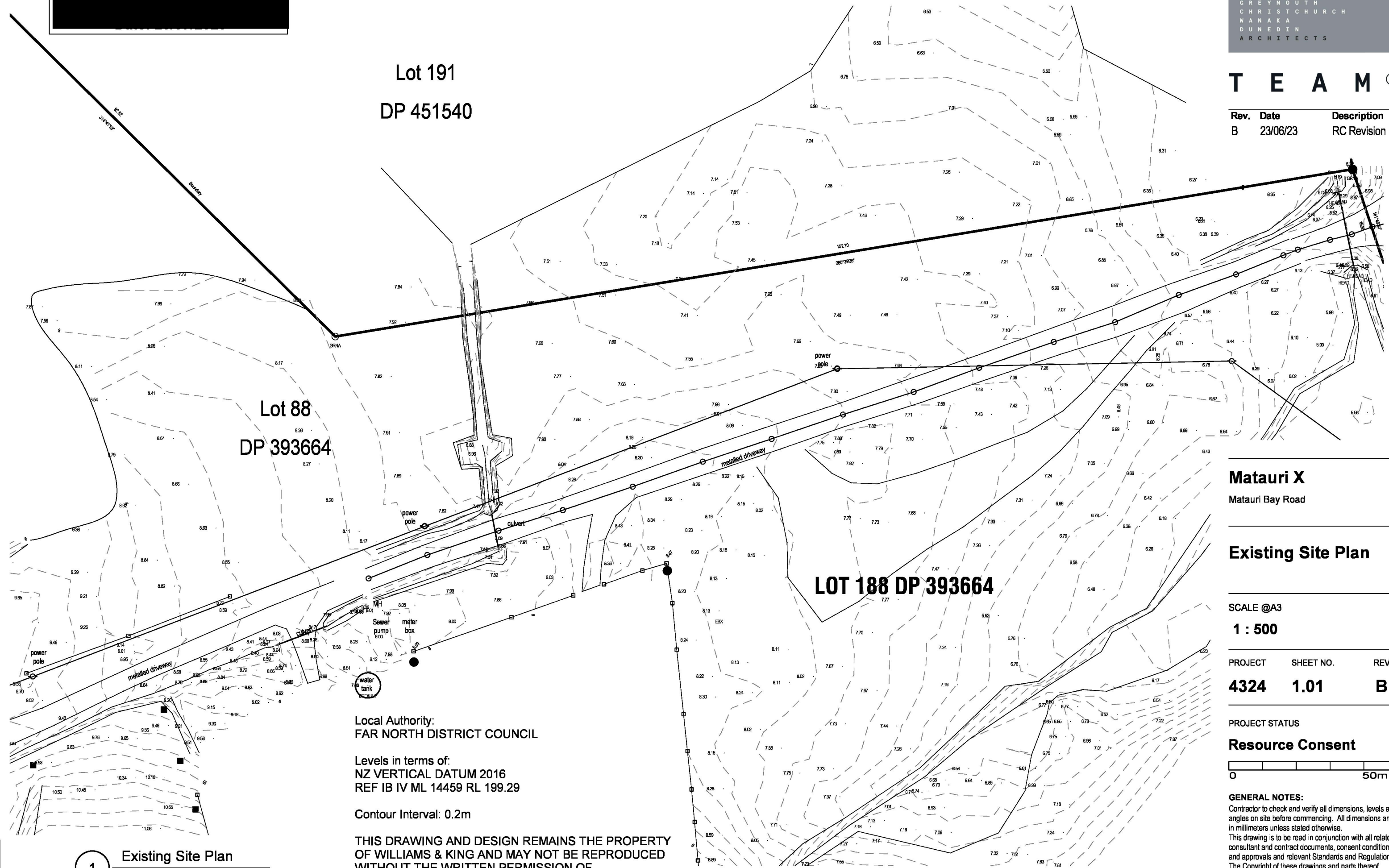
1 Location Plan
1 : 8000

Rev.	Date	Description
B	23/06/23	RC Revision

Lot 191
 DP 451540

Lot 88
 DP 393664

LOT 188 DP 393664



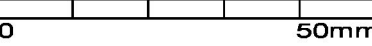
Matauri X
 Matauri Bay Road

Existing Site Plan

SCALE @A3
1 : 500

PROJECT	SHEET NO.	REV.
4324	1.01	B

PROJECT STATUS
Resource Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

Local Authority:
 FAR NORTH DISTRICT COUNCIL

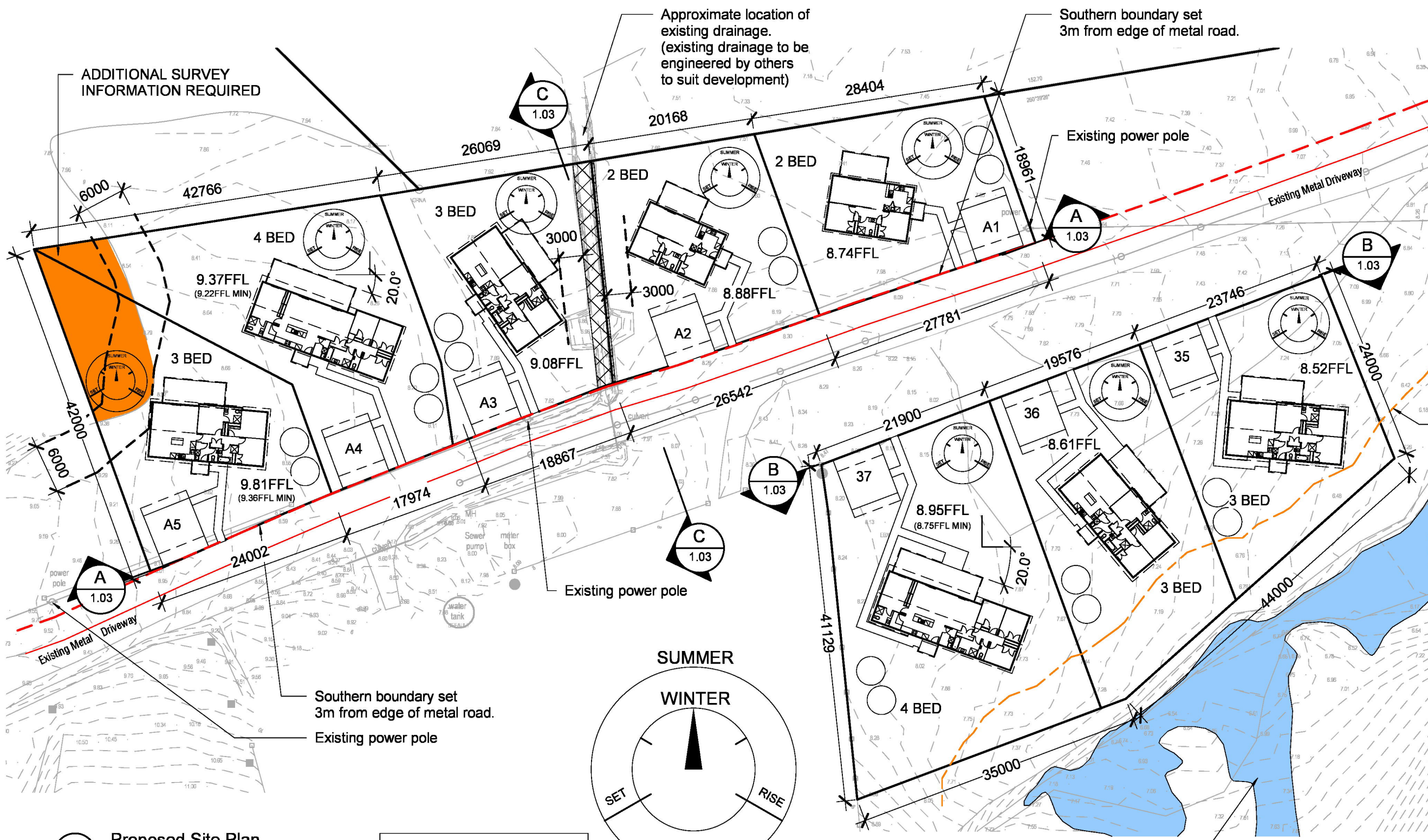
Levels in terms of:
 NZ VERTICAL DATUM 2016
 REF IB IV ML 14459 RL 199.29

Contour Interval: 0.2m

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

T E A M [®]

Rev.	Date	Description
B	23/06/23	RC Revision



10m setback from the Wetland Delineation, (location of Wetland Delineation determined by Bay Ecological).

Location of Wetland Delineation from Wetland Delineation report by Bay Ecological dated April 2021.

1 Proposed Site Plan
 1 : 500

Unit Site Schedule	
Name	Area
35	688.7 m ²
36	735.3 m ²
37	1064.6 m ²
A1	590.7 m ²
A2	589.9 m ²
A3	662.3 m ²
A4	854.0 m ²
A5	672.3 m ²
	5857.9 m²



Matauri X
 Matauri Bay Road

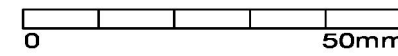
Site Plan

SCALE @A3
1 : 500

PROJECT	SHEET NO.	REV.
4324	1.02	B

PROJECT STATUS

Resource Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

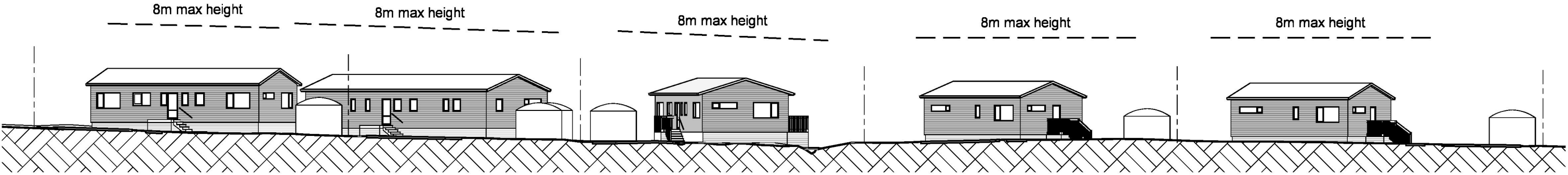
APPROVED PLAN

Date: 20/07/2023

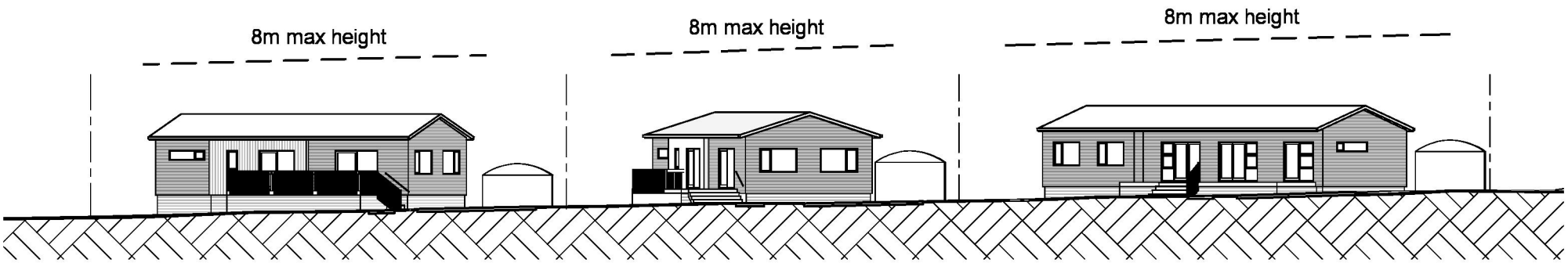
TEAM[®]
 AUCKLAND
 HAMILTON
 NEW PLYMOUTH
 NAPIER
 PALMERSTON NORTH
 WELLINGTON
 GREYMOUTH
 CHRISTCHURCH
 WANAKA
 DUNEDIN
 ARCHITECTS

TEAM[®]

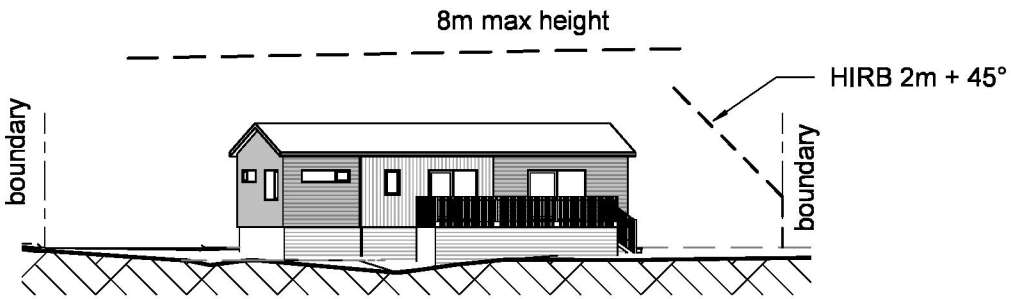
Rev.	Date	Description
B	23/06/23	RC Revision



A Section A-A
 1:300



B Section B-B
 1:300



C Section C-C
 1:300

- Note:
- (1) HIRB shown at closest point to boundary
 - (2) Max height shown at ridgeline

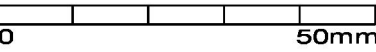
Matauri X
 Matauri Bay Road

Site Sections

SCALE @A3
1 : 300

PROJECT	SHEET NO.	REV.
4324	1.03	B

PROJECT STATUS
Resource Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

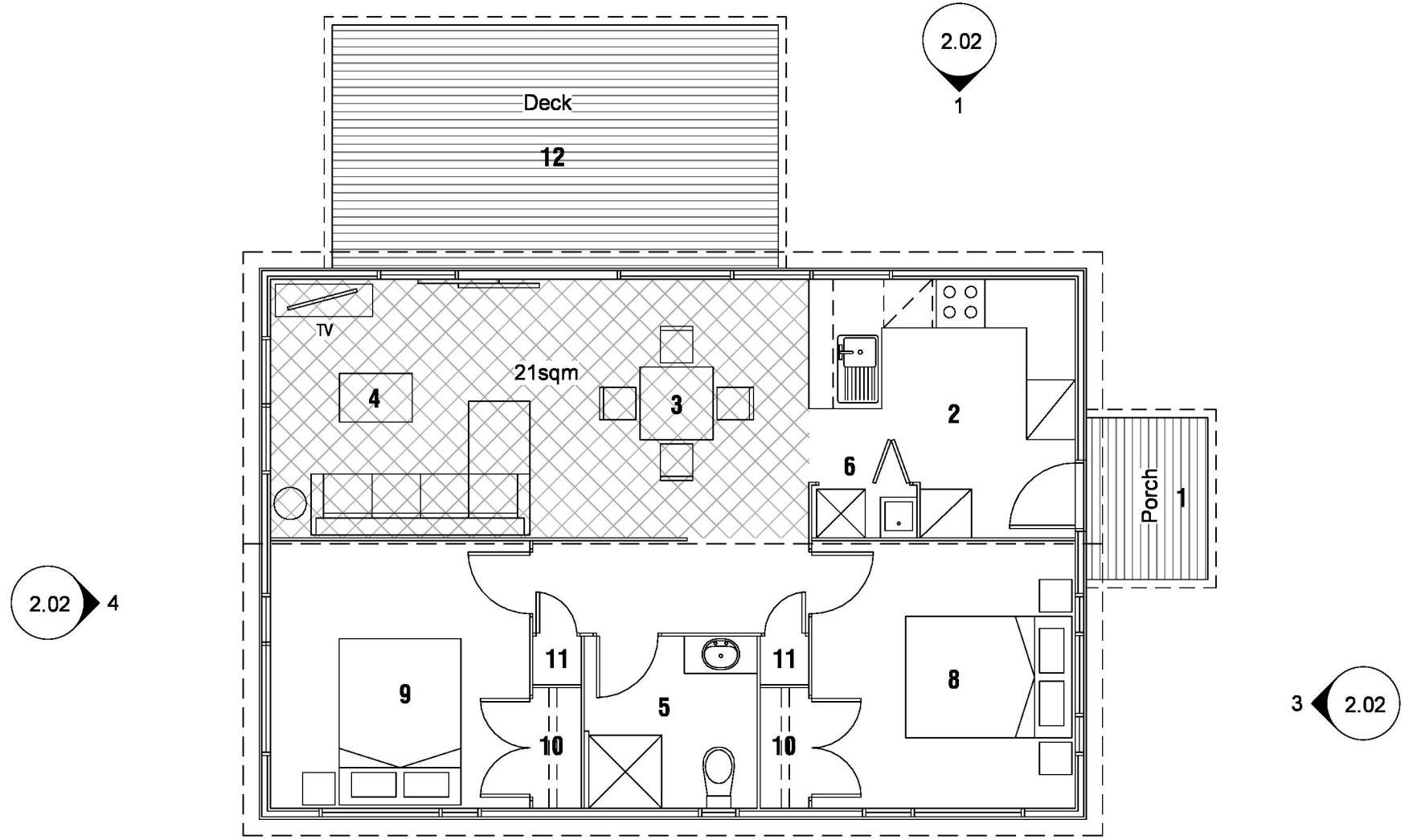
APPROVED PLAN

Date: 20/07/2023

TEAM[®]
 AUCKLAND
 HAMILTON
 NEW PLYMOUTH
 NAPIER
 PALMERSTON NORTH
 WELLINGTON
 GREYMOUTH
 CHRISTCHURCH
 WANAKA
 DUNEDIN
 ARCHITECTS

T E A M [®]

Rev.	Date	Description
B	23/06/23	RC Revision



ROOM LEGEND

- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

1 Level 0 - 2 bedroom Floor Plan
 1 : 75

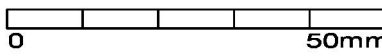
Matauri X
 Matauri Bay Road

**2 Bedroom Unit
 Floor Plan**

SCALE @A3
1 : 75

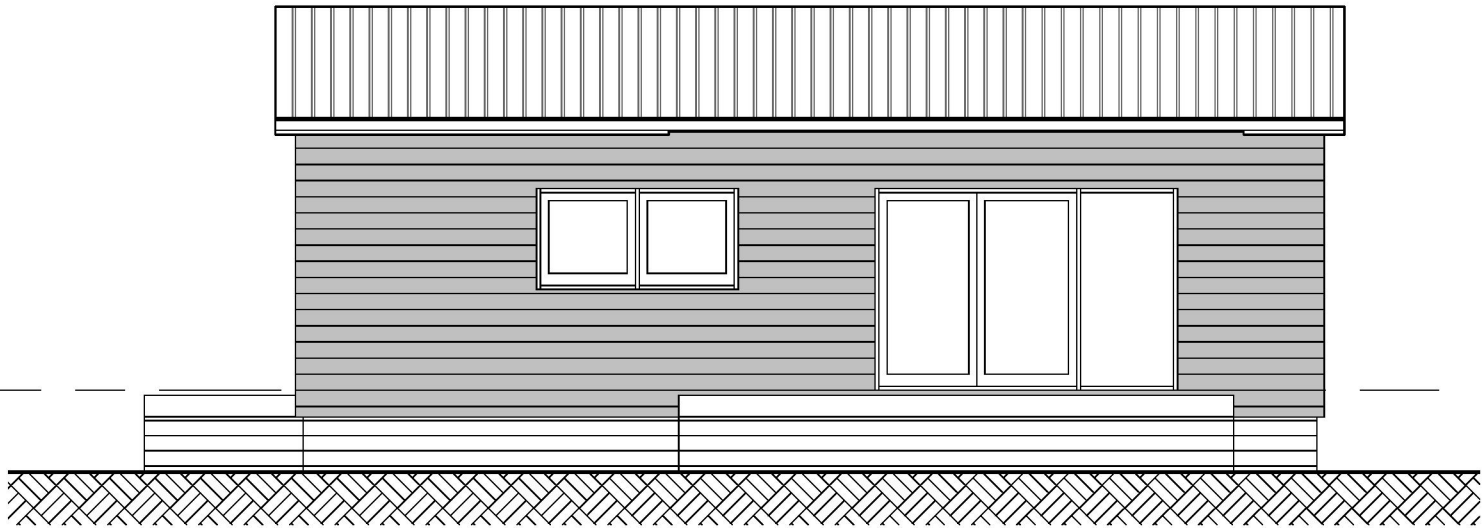
PROJECT	SHEET NO.	REV.
4324	2.01	B

PROJECT STATUS
Resource Consent

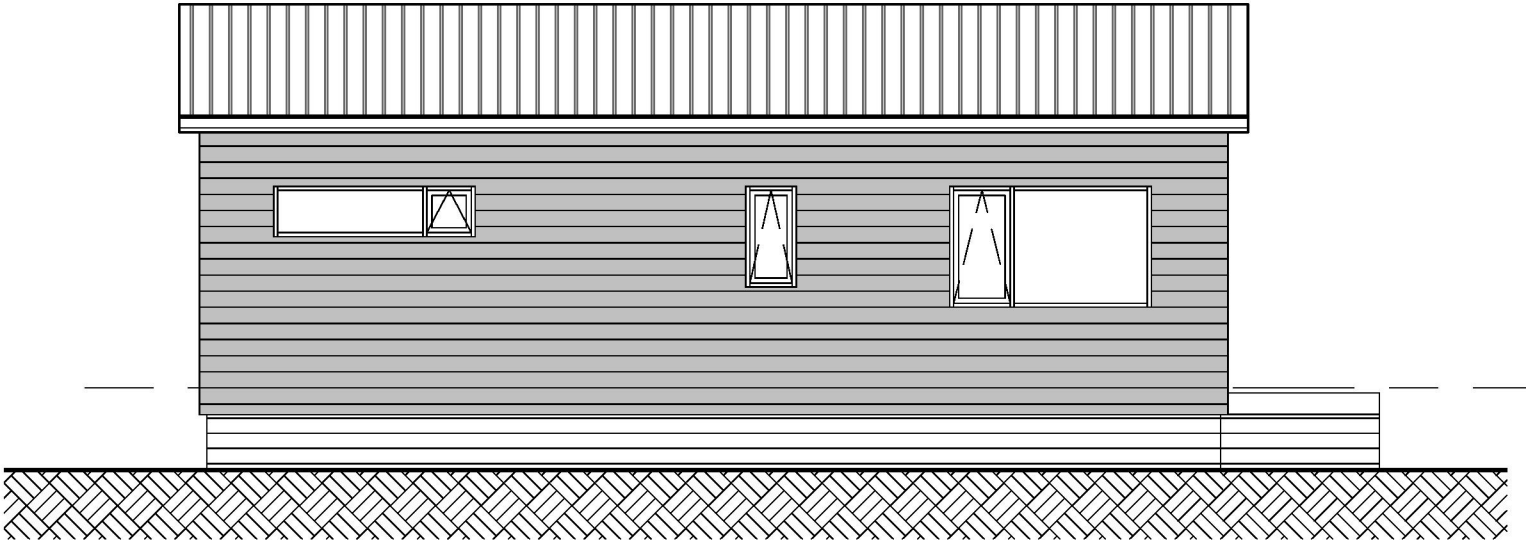


GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

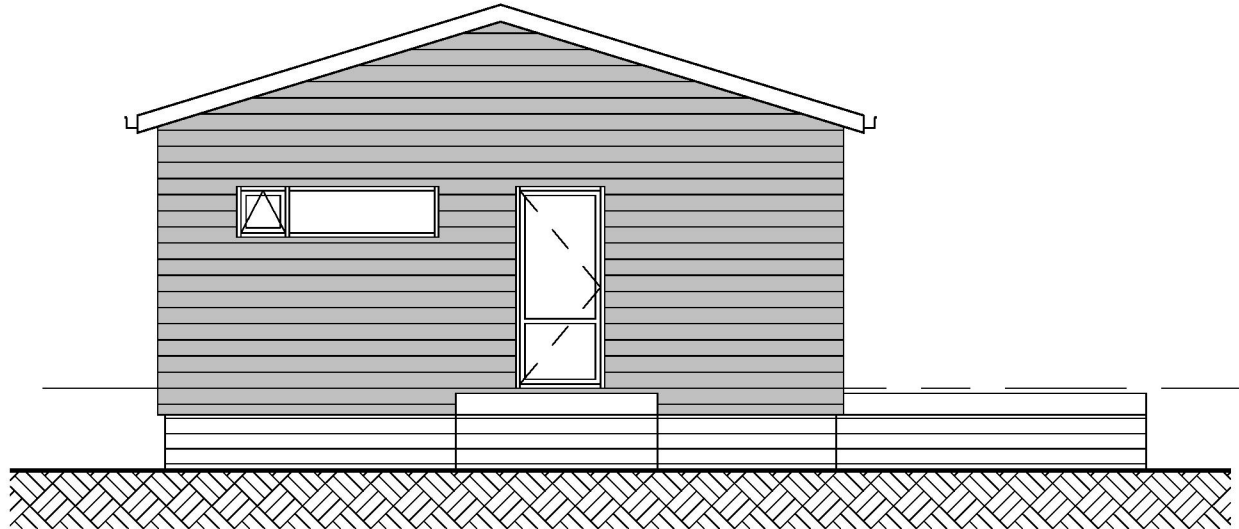
APPROVED PLAN
 Planner: [REDACTED]
 RC [REDACTED]
 Date: 20/07/2023



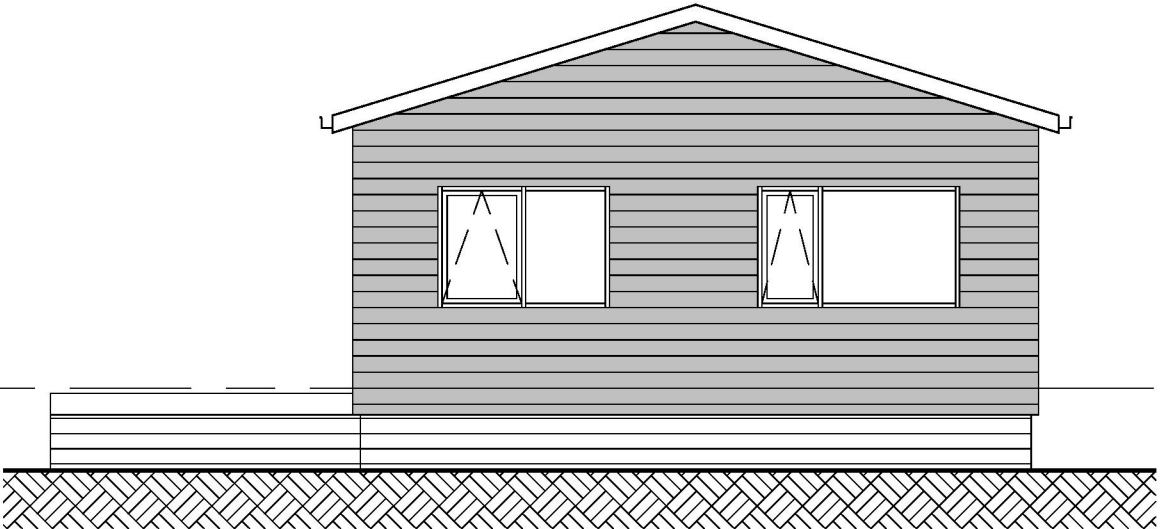
1 2 Bed Unit - North Elevation
 2.01 1:75



2 2 Bed Unit - South Elevation
 2.01 1:75


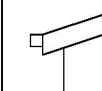

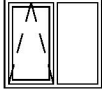
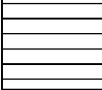


3 2 Bed Unit - East Elevation
 2.01 1:75



4 2 Bed Unit - West Elevation
 2.01 1:75

Exterior Finishes

-  Selected prefinished profiled metal roofing minimum BMT 0.40 colour to be advised
-  Spouting to be prefinished quarter round gutter set on prefinished 185mm metal fascia colour TBC
-  Direct fixed PALLISIDE bevelback weatherboard cladding colour to be advised
-  Powdercoated aluminium joinery colour to be advised
-  140 x 20mm H3.2 gauged baseboards stain colour to be advised

TEAM[®]
 AUCKLAND
 HAMILTON
 NEW PLYMOUTH
 NAPIER
 PALMERSTON NORTH
 WELLINGTON
 GREYMOUTH
 CHRISTCHURCH
 WANAKA
 DUNEDIN
 ARCHITECTS

TEAM[®]

Rev.	Date	Description
B	23/06/23	RC Revision

Matauri X

Matauri Bay Road

**2 Bedroom Unit
 Typical Elevations**

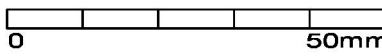
SCALE @A3

1 : 75

PROJECT	SHEET NO.	REV.
4324	2.02	B

PROJECT STATUS

Resource Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations.
 The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

APPROVED PLAN

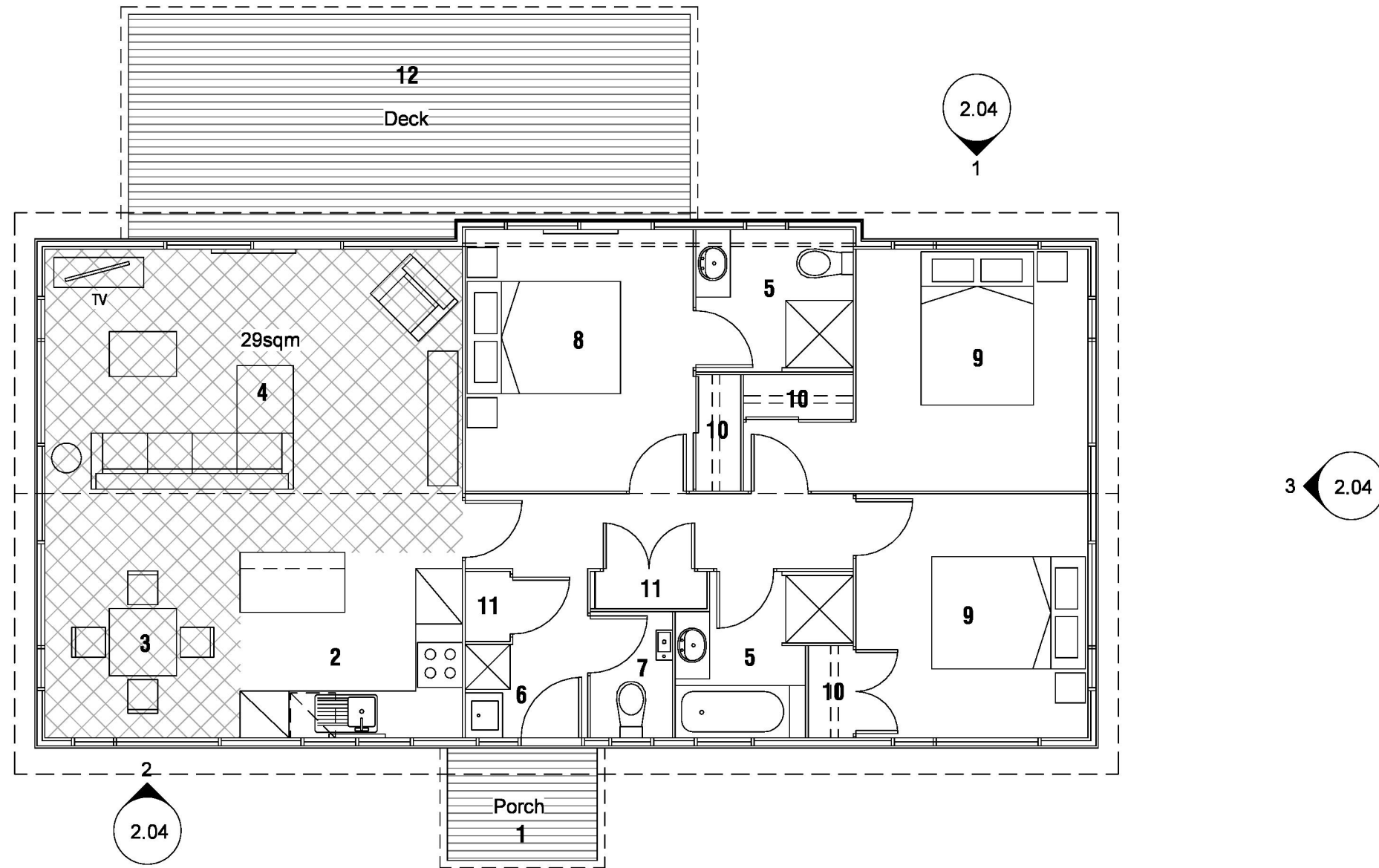
Plan [Redacted]

Date: 20/07/2023

TEAM[®]
 AUCKLAND
 HAMILTON
 NEW PLYMOUTH
 NAPIER
 PALMERSTON NORTH
 WELLINGTON
 GREYMOUTH
 CHRISTCHURCH
 WANAKA
 DUNEDIN
 ARCHITECTS

T E A M[®]

Rev.	Date	Description
B	23/06/23	RC Revision



ROOM LEGEND

- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

1 Level 0 - 3 bedroom Floor Plan
 1 : 75

Matauri X

Matauri Bay Road

**3 Bedroom Unit
 Floor Plan**

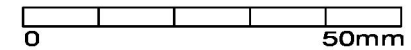
SCALE @A3

1 : 75

PROJECT	SHEET NO.	REV.
4324	2.03	B

PROJECT STATUS

Resource Consent



GENERAL NOTES:

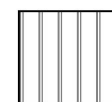
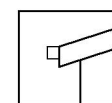
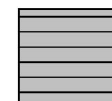
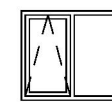

Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

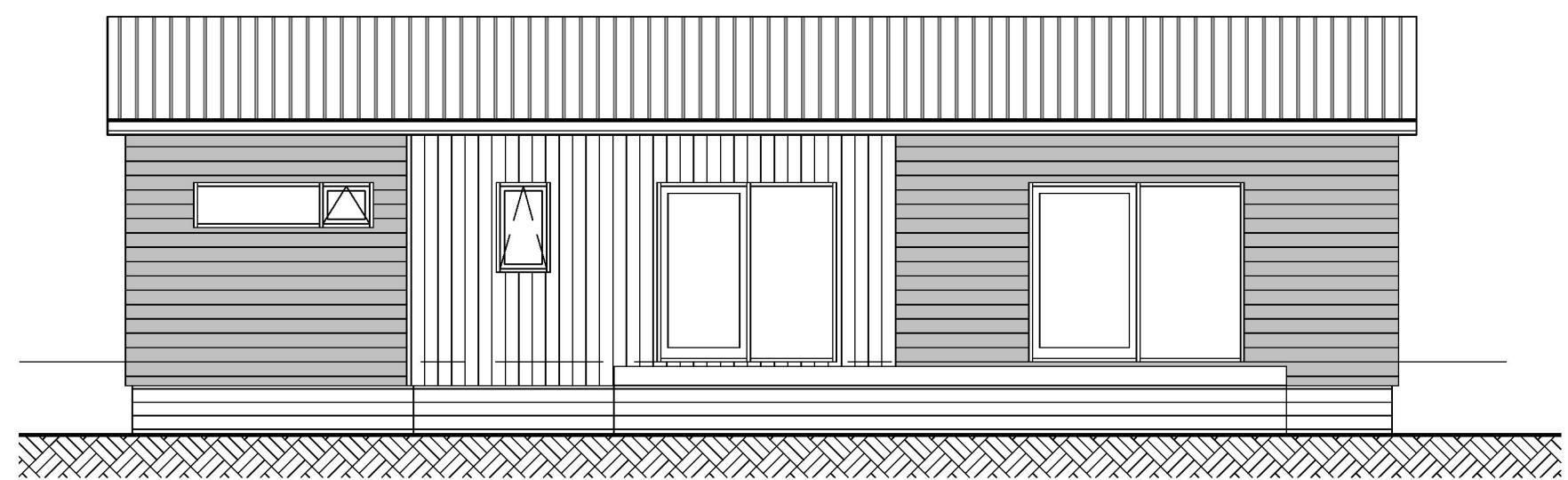
Rev.	Date	Description
B	23/06/23	RC Revision

APPROVED PLAN

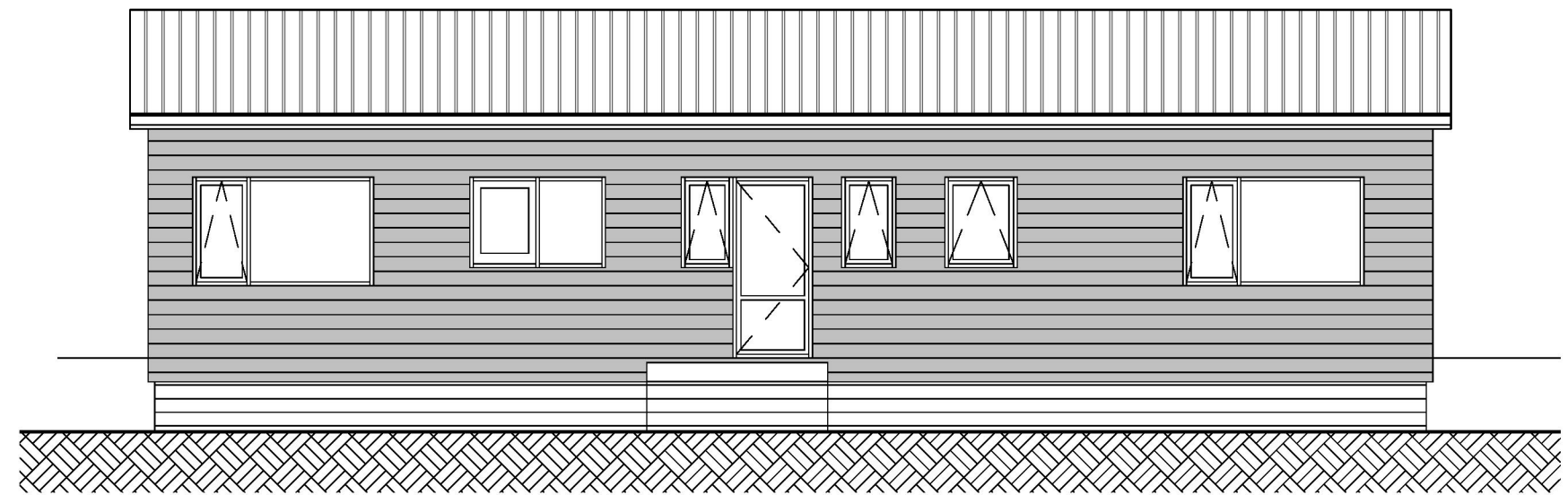
Planned
 RC
 Date: 20/07/2023

Exterior Finishes

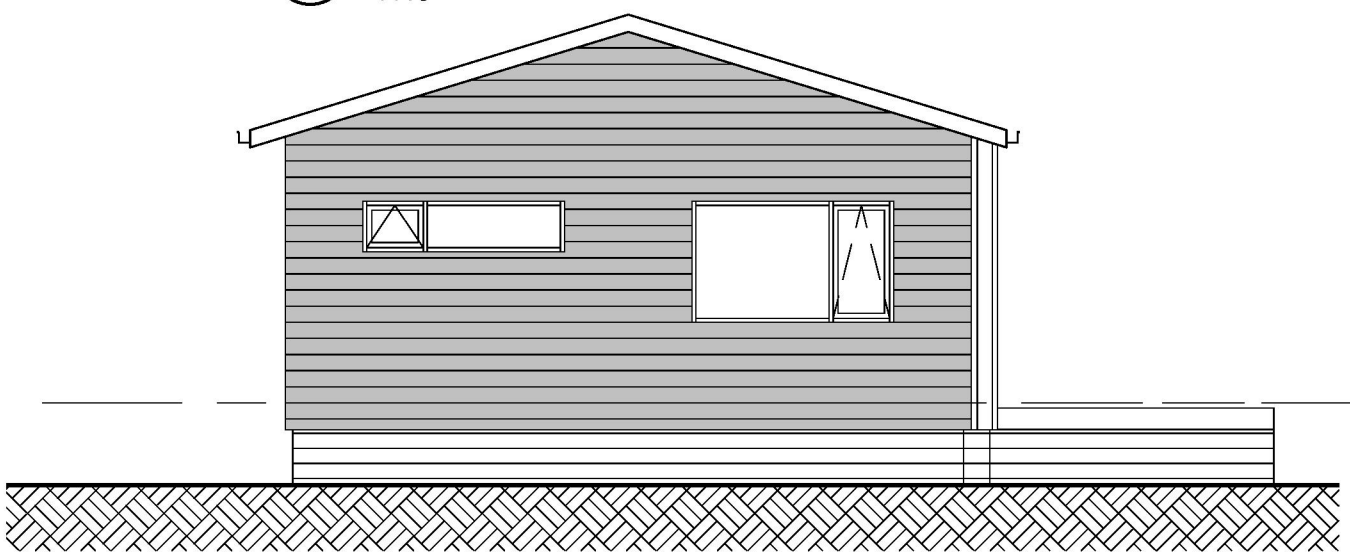
-  Selected prefinished profiled metal roofing minimum BMT 0.40 colour to be advised
-  Spouting to be prefinished quarter round gutter set on prefinished 185mm metal fascia colour TBC
-  Direct fixed PALLISIDE bevelback weatherboard cladding colour to be advised
-  Powdercoated aluminium joinery colour to be advised
-  140 x 20mm H3.2 gauged baseboards stain colour to be advised



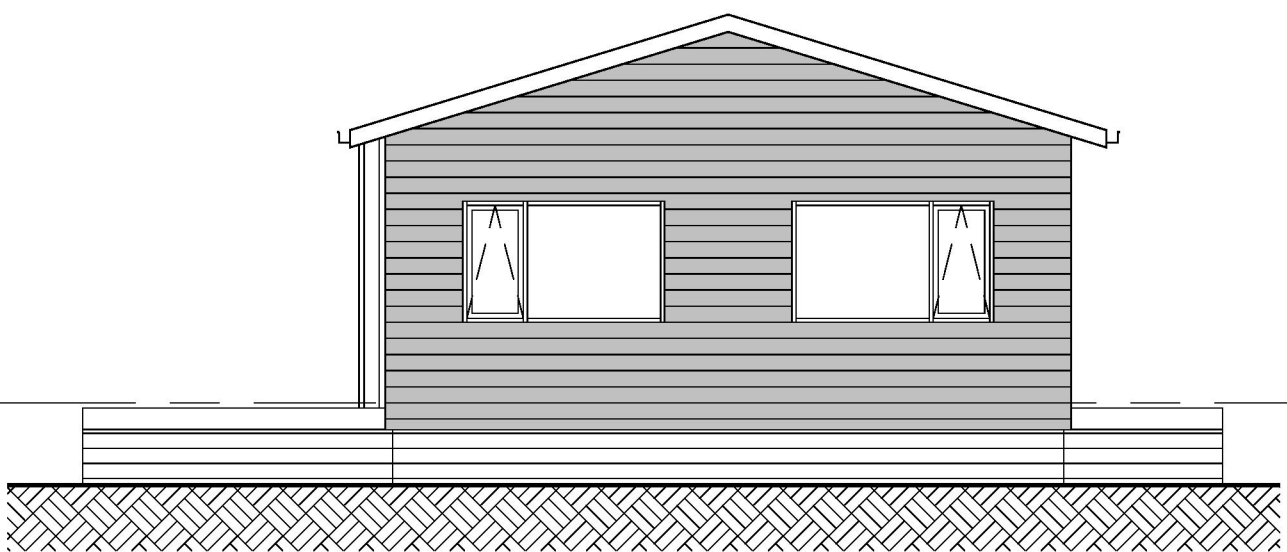
1
 2.03
3 Bed Unit - North Elevation
 1 : 75



2
 2.03
3 Bed Unit - South Elevation
 1 : 75



3
 2.03
3 Bed Unit - East Elevation
 1 : 75



4
 2.03
3 Bed Unit - West Elevation
 1 : 75

Matauri X
 Matauri Bay Road

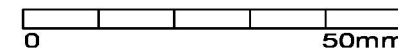
**3 Bedroom Unit
 Typical Elevations**

SCALE @A3
1 : 75

PROJECT	SHEET NO.	REV.
4324	2.04	B

PROJECT STATUS

Resource Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

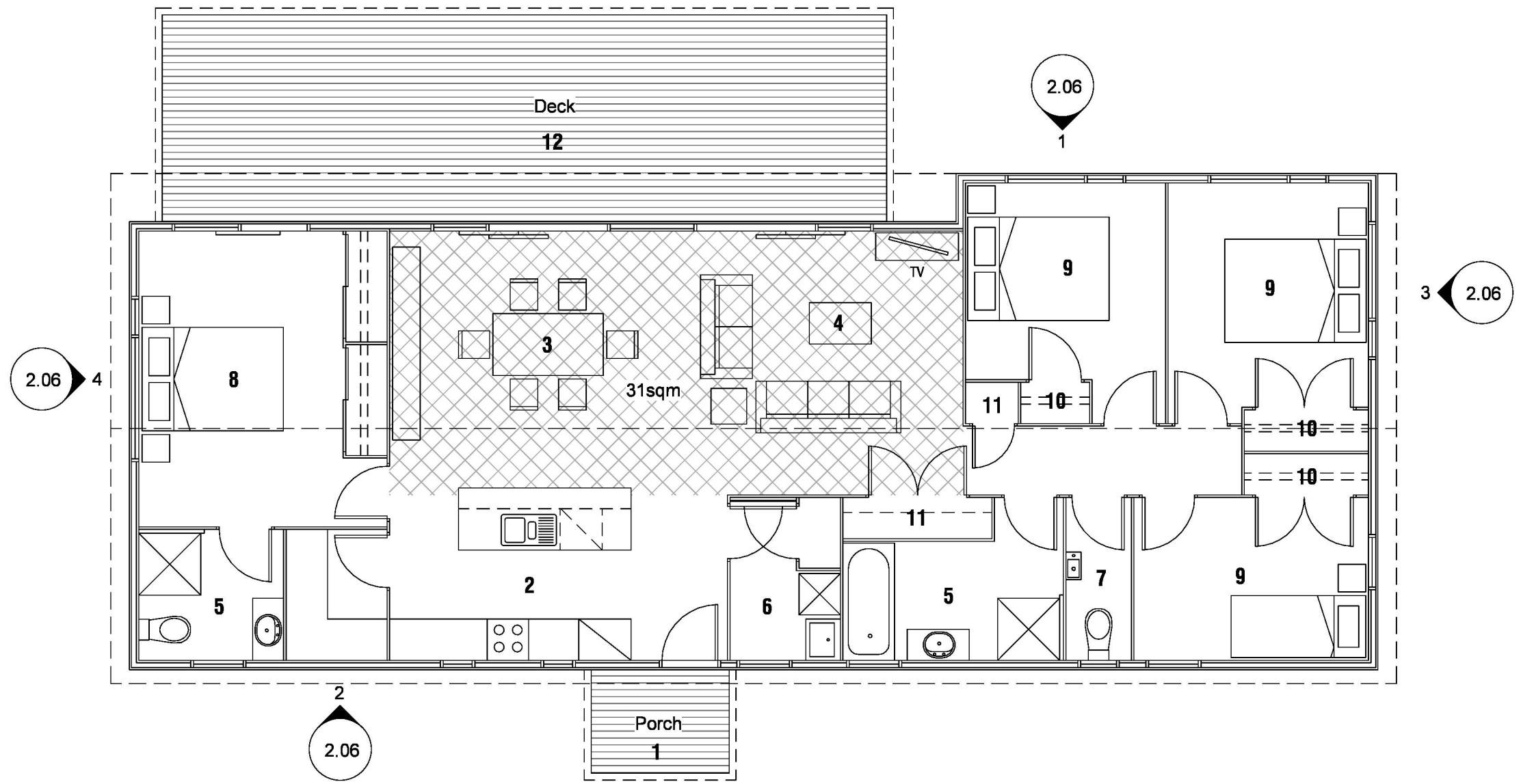
APPROVED PLAN

Planner: [REDACTED]
 RC: [REDACTED]
 Date: 20/07/2023



TEAM [Ⓐ]

Rev.	Date	Description
B	23/06/23	RC Revision



ROOM LEGEND

- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

1 Level 0 - 4 bedroom Floor Plan
 1 : 75

Matauri X
 Matauri Bay Road

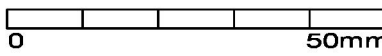
**4 Bedroom Unit
 Floor Plan**

SCALE @A3
1 : 75

PROJECT	SHEET NO.	REV.
4324	2.05	B

PROJECT STATUS

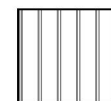
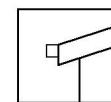
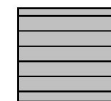
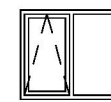
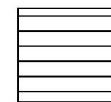
Resource Consent

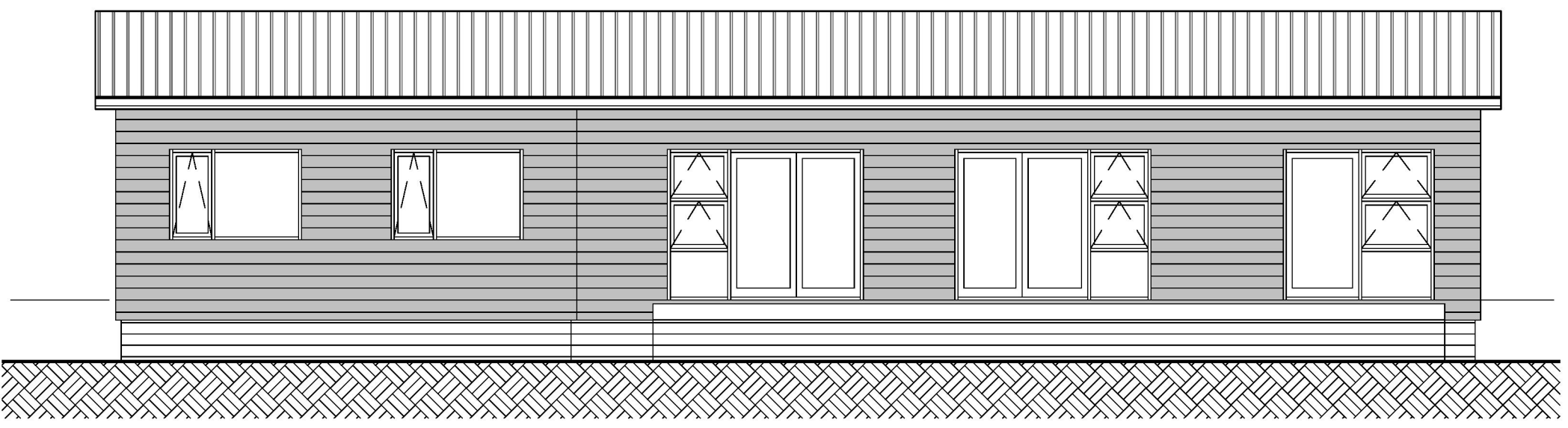


GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations. The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

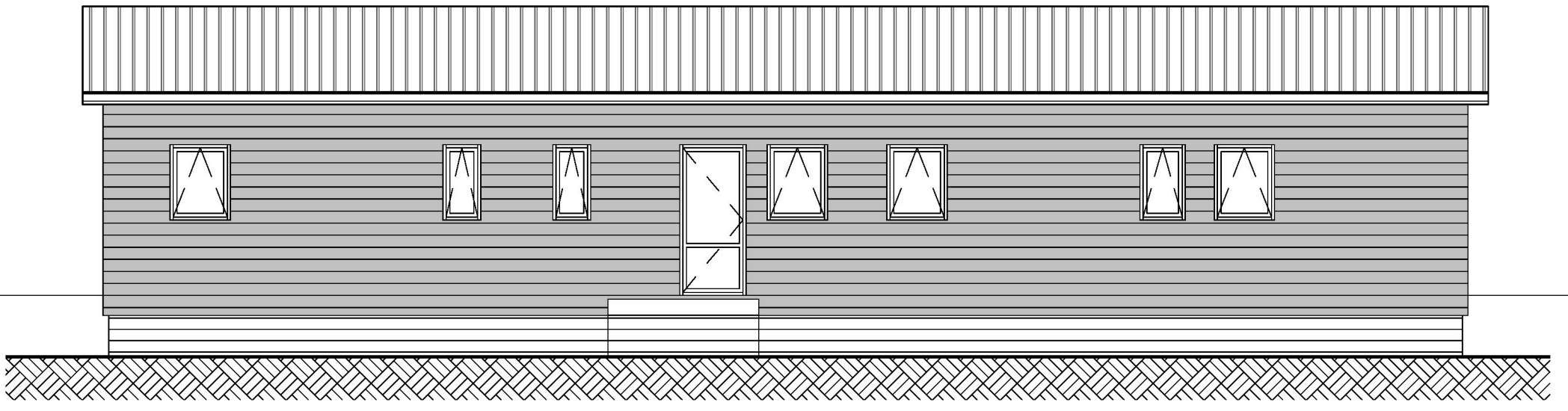
Rev.	Date	Description
B	23/06/23	RC Revision

Exterior Finishes

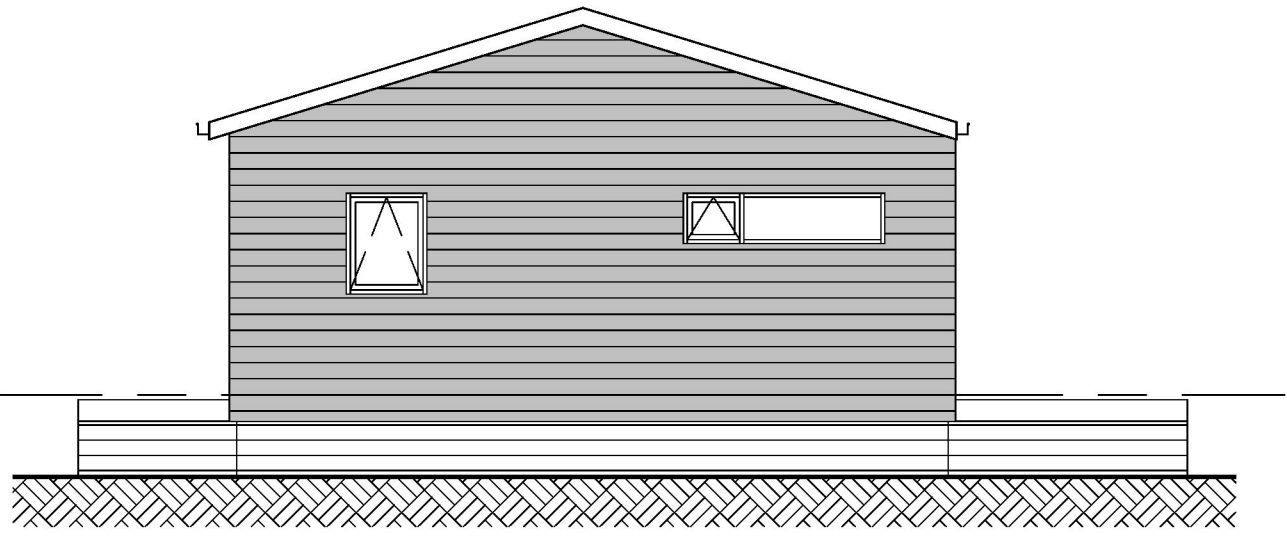
-  Selected prefinished profiled metal roofing minimum BMT 0.40 colour to be advised
-  Spouting to be prefinished quarter round gutter set on prefinished 185mm metal fascia colour TBC
-  Direct fixed PALLISIDE bevelback weatherboard cladding colour to be advised
-  Powdercoated aluminium joinery colour to be advised
-  140 x 20mm H3.2 gauged baseboards stain colour to be advised



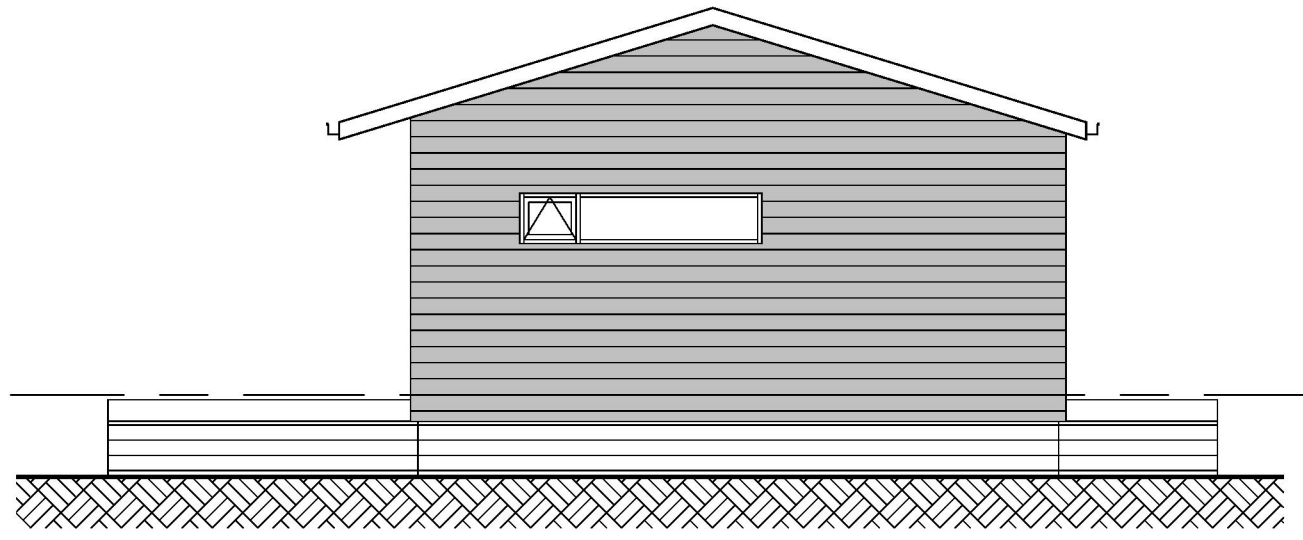
1
 2.05
4 Bed Unit - North Elevation
 1 : 75



2
 2.05
4 Bed Unit - South Elevation
 1 : 75



3
 2.05
4 Bed Unit - East Elevation
 1 : 75



4
 2.05
4 Bed Unit - West Elevation
 1 : 75

APPROVED PLAN

Planner: [REDACTED]

RC: [REDACTED]

Date: 20/07/2023

Matauri X
 Matauri Bay Road

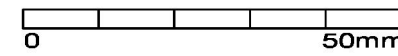
**4 Bedroom Unit
 Typical Elevations**

SCALE @A3
1 : 75

PROJECT	SHEET NO.	REV.
4324	2.06	B

PROJECT STATUS

Resource Consent



GENERAL NOTES:
 Contractor to check and verify all dimensions, levels and angles on site before commencing. All dimensions are in millimeters unless stated otherwise.
 This drawing is to be read in conjunction with all related consultant and contract documents, consent conditions and approvals and relevant Standards and Regulations.
 The Copyright of these drawings and parts thereof remain the property of TEAM Architects Auckland Ltd.

**DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991**

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to change conditions 1 and 6 of resource consent 2220658-RMALUC to:

Applicant:	Matauri X Incorporation
Council Reference:	2220658-RMAVAR/A
Property Address:	Matauri Bay Road, Kaeo 0478
Legal Description:	Pt Lots 186-188 190 193 DP 393664 Pt Lots 1-2 DP 74547 Blk XIII Whakarara SD
Description of Application:	To vary the housing type plans for RC 2220658-RMALUC and amendments to the vehicle access conditions as a Discretionary activity. The original consent was to develop eight Papakainga houses breaching Visual Amenity, Stormwater Management, Building Coverage and Residential Intensity rules in the General Coastal, Coastal Living & Coastal Residential zones.

The following changes and/or cancellations to the conditions of resource consent 2220658-RMALUC are made:

(~~Strikethrough~~ indicates deletions and underline indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

Condition 1

1. *The activity shall be carried out in accordance with the approved plans prepared by TEAM Architects Auckland Ltd ~~Crosson Architects Ltd~~ referenced as Matauri X – Draft RC Set “~~Matauri X – Papakainga Housing – Roto Site~~”, dated 24/05/23 ~~16/12/2021~~ and attached to this consent with the Council’s “Approved Stamp” affixed to it/them.*

0.01 Cover Page

1.00 Location Plan

1.01 Existing Site Plan

1.02 Site Plan

1.03 Site Sections

2.01 2 Bedroom Unit Floor Plan

2.02 2 Bedroom Unit Typical Elevations

2.03 3 Bedroom Unit Floor Plan

2.04 3 Bedroom Unit Typical Elevations

2.05 4 Bedroom Unit Floor Plan
2.06 4 Bedroom Unit Typical Elevations

~~RC-02: Design Statement
RC-03: Site Plan
RC-04: Site Survey—Roto
RC-05: Site Plan 1:1000
RC-06: Site Plan 1:500
RC-07: Site elevations
RC-08: Site artist impression a.
RC-09: Site artist impression b.
RC-10: Floor plan four bed site 37
RC-11: Floor plan four bed site A4
RC-12: Typical four bed elevations
RC-13: 3D artist impression typical 4 bed
RC-14: Floor plan 3 bed side entry site 35
RC-15: Floor plan 3 bed side entry site 36
RC-16: Floor plan 3 bed entry front entry site A3 and A5
RC-17: Typical 3 bed elevations
RC-18: 3D artist impression typical 3 bed
RC-19: Floor plan to bedside A1
RC-20: Floor plan to bedside A2
RC-21: Typical bed elevations
RC-22: 3D artistic impression typical 2 Bed~~

~~and attached to this consent with the Council's "Approved Stamp" affixed to it/them.~~

- ~~• The geotechnical report titled "Geotechnical Investigation Report Proposed Papakainga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road For Matauri X Incorporation" prepared by Haigh Workman Ltd, dated March 2022~~
- ~~• The engineering report titled "Engineering Report Proposed Papakāinga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road, Matauri Bay, Kaeo For Te Runanga o Whaingaroa" prepared by Haigh Workman Ltd, dated March 2022. Maturi X Incorporation Matauri Bay Road, Kaeo June 2023~~
- ~~• The ecological report titled "Wetland Delineation Proposed Papakainga Housing Roto 35-40 Lot 188 DP 393664 Matauri X" dated September 2021, prepared by Bay Ecological Consulting Limited.~~

Condition 6

~~6. Upgrade the existing entrance to the lot to provide an entrance which complies with NTA approval for a modified diagram D as illustrated in the approved Engineering Plan Approval Drawings and Reports dated 18/04/2023, referenced RC 2220658. in the drawing in Appendix A, but other shoulder widening be omitted. complies with the Councils Engineering Standard FNDC/S/6 and 6D, Seal the entrance plus splays for a minimum distance of 25m from the existing seal edge. The culvert is to be upgraded to comply with clause 4.3.3.2 taken from the FNDC Engineering Standards, it shall have a minimum diameter of 450mm, and is to include grouted headwalls. Advice: Provide evidence that a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to vehicle crossings being constructed or upgraded. Application for TMP and CAR are made via <https://www.fndc.govt.nz/OurServices/Transport/Roads/Road-closuresand-restrictions>~~

Advice Notes

Lapsing of Consent

- 1. The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127.
3. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as any effects on the immediate environment and wider environment will be less than minor and there are no affected persons.
4. In regard to sections 104(1)(ab) and 127(3) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Northland Regional Policy Statement 2016,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

An assessment of the objectives and policies of the NPSHPL and the PDP have been undertaken (below) given this has been notified since Resource Consent 2220658-RMALUC was issued.

NPSHPL

The NPSHPL has been considered as the site contains a small amount of Land Use Class 3 Soils. However, as these soils do not form a continuous area. Given the Papakainga Development has been approved and the housing design being in the general position as originally consented. The variation to consent condition will not detract from the highly productive soils elsewhere in the site.

Proposed District Plan

The following objectives and policies of the Proposed District Plan have been considered:

- The site is zoned Maori Purpose Rural. MPZ-01 ensures that the viability of the Maori Purpose Zone is ensured for future generations.

- MPZ-02 enable a range of social, cultural and economic development opportunities that support the occupation, use development and ongoing relationship with the whenua.

The changes to the consent conditions will not change the activity on the site, which is to create a Papakainga Development which will provide traditional housing as well as support an ongoing relationship with the ancestral land. Overall, the activity is consistent with the relevant objectives and policies of the Proposed District Plan because the proposed changes are consistent with the existing scale of the activity and will not create additional effects. Therefore, the potential effects as a result of the changes to the activity are managed and mitigated within the site and any effects on the surrounding environment will be less than minor.

6. In regard to sections 104(1)(c) and 127 of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.

The proposed change will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the proposed change. The proposal remains an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for the change(s) of the conditions of consent to be granted.

Approval

This resource consent has been prepared by Stephanie Andrews-Paul, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name – Whitney Peat

Date: 20 July 2023

**Title – Team Leader – Resource
Consents**

Schedule 1

Complete set of Consent Conditions for 2220658-RMALUC as Amended by 2220658-RMAVAR/A

1. The activity shall be carried out in accordance with the approved plans prepared by TEAM Architects Auckland Ltd referenced as Matauri X – Draft RC Set dated 24/05/23 and attached to this consent with the Council's "Approved Stamp" affixed to it/them.

0.01 Cover Page
1.00 Location Plan
1.01 Existing Site Plan
1.02 Site Plan
1.03 Site Sections
2.01 2 Bedroom Unit Floor Plan
2.02 2 Bedroom Unit Typical Elevations
2.03 3 Bedroom Unit Floor Plan
2.04 3 Bedroom Unit Typical Elevations
2.05 4 Bedroom Unit Floor Plan
2.06 4 Bedroom Unit Typical Elevations
 - The geotechnical report titled "*Geotechnical Investigation Report Proposed Papakainga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road For Matauri X Incorporation*" prepared by Haigh Workman Ltd, dated March 2022
 - The engineering report titled "*Engineering Report Proposed Papakāinga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road, Matauri Bay, Kaeo For Te Runanga o Whaingaroa*" prepared by Haigh Workman Ltd, dated March 2022.
 - The ecological report titled "*Wetland Delineation Proposed Papakainga Housing Roto 35-40 Lot 188 DP 393664 Matauri X*" dated September 2021, prepared by Bay Ecological Consulting Limited.

Erosion and Sediment Control

2. That, prior to the commencing any physical site works, a Erosion & Sediment Control Plan shall be submitted to and approved by the Far North District Council. The plan shall be in accordance with Auckland Councils Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and contain information on, and site management procedures, for the following as a minimum:
 - a) The timing of earthworks, including hours of work, key project, and site management personnel.
 - b) The transportation of construction/earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
 - c) Control of dust and noise on-site and any necessary avoidance or remedial measures.
 - d) Erosion and sediment control measures to be in place for the duration of the works.

e) Monitoring and maintenance obligations

Advice note: NRC consent is to be obtained for Earthworks in a flood hazard Zone.

Engineering Plans

3. The consent holder shall submit plans & details of all works for the approval of Council prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and NZS4404:2004.

In particular the plans and details shall show:

- i- The Vehicle crossing referenced in condition 4 above, or alternative agreed by council.
 - ii- The access road servicing the Papakainga development
 - iii- Earthworks and geotechnical requirements
 - iv- Access road stormwater disposal
 - v- Wastewater (Provided BC has not been submitted)
4. The consent holder shall submit written certification outlining that the work in the approved plans in conditions (3) have been completed in accordance with the Council's current Engineering Standards and NZS4404:2004.

Geotechnical Report

5. Any buildings located within the Lot shall be subject to the requirements of the geotechnical report entitled: Geotechnical Investigation Report prepared by Haigh Workman, ref: 21035, dated March 2022, and any subsequent reports. The foundations for any buildings to be located within all Lots are subject to specific design and further site-specific subsoil investigation prior to building consent stage, including minimum floor levels to be 500mm above 1%AEP +CC shall be provided for. Copies of the said plan and report(s) will be held at the offices of the Council.

Vehicle crossing

6. Upgrade the existing entrance to the lot to provide an entrance which complies with NTA approval for a modified diagram D as illustrated in the approved Engineering Plan Approval Drawings and Reports dated 18/04/2023, referenced RC 2220658.

Firefighting/ Water

7. In conjunction with the construction of any building requiring a potable water supply on the proposed Lots, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tanks or other approved means and are to be positioned so that it is safely accessible for this purpose within the Lot. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008. Alternative firefighting water supplies are to be specifically approved by an authorized representative of Fire and Emergency NZ prior to installation of the system

Stormwater

8. In conjunction with the construction of the future dwellings on the proposed Lots, the consent holder shall submit a stormwater management report that is prepared by a Chartered Professional Engineer or suitably qualified person in accordance with the FNDC Engineering Standards for Council approval.
9. Stormwater runoff from new buildings and impermeable surface areas on the site shall be restricted to that of pre-development levels for a 1% AEP storm event plus an allowance for climate change.
10. Unattenuated stormwater runoff to roadside swale drains shall not be permitted.
11. Overland/secondary flowpaths that can accommodate the 1% AEP storm event shall also be provided and are to be unobstructed by new buildings, other structures or landscaping.

Roading

12. The Roto Block carriageway shall be upgraded to FNDC Rural Type A carriageway with a 6.5m wide sealed carriageway and drainage system in accordance with the recommendations of the Haigh Workman Engineering Report (Revision B) dated 22 March 2022 and submitted with the application. Sight distances at the crossing locations are to comply with the requirements of the FNDC Engineering Standards.
13. The consent holder shall ensure that all underground services are located, marked and adequately protected prior to roadworks commencing. Repairs to any damage to buried services and road infrastructure caused during earthworks or construction activities shall be the responsibility of the consent holder.

The Council assumes no responsibility toward the formation and any future maintenance of the private road which provides access to the proposed dwellings; and until such time as the Council of its own volition decides to assume responsibility, the owner or occupier of the land will not request the Council to undertake such formation or maintenance.

Wastewater

14. All wastewater disposal from any buildings on Lot must be of the design specified within, and installed and operated in accordance with the requirements of, the wastewater disposal report titled: Engineering Report prepared by Haighworkman, ref: 21035, dated March 2022, and any subsequent reports approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council. *Advice: NCR consent shall be obtained to amend wastewater land discharge volume to 12,000 L/pd.*

Dwellings, colour and material

15. The cladding, roofing and windows shall be finished in the following schedule of colours and materials (as provided in the application):
 - Cladding: Dark grey oblique weatherboards and natural cedar lining boards
 - Roof: Dark grey corrugated steel
 - Window trim: dark grey aluminium

The buildings are to be finished in accordance with this schedule prior to occupation and the approved schedule shall be adhered to for the duration of this consent.

Landscaping & Amenity

16. Within three months of the completion/occupation of the dwellings, the consent holder shall provide, for the approval of the Council's Resource Consents Manager, or other duly delegated officer, a landscape/planting plan, to be prepared by a suitably qualified and experienced person, which details the means of reducing the visual impact of the building, and any earthworks, by way of suitable plantings and landscaping. The plan is to identify the species of plants to be used, their numbers and locations on the site, and the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting.
17. The approved landscaping/planting is to be implemented within 12 months of the landscape/planting plan approval date and is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).



Far North
District Council

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

Resource Consent Number: 2220658-RMALUC

Pursuant to sections 104B and 104 D of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Te Runanga O Whaingaroa

The activity to which this decision relates: To develop eight Papakainga houses breaching Visual Amenity, Stormwater Management, Building Coverage and Residential Intensity rules in the General Coastal, Coastal Living & Coastal Residential zones

Subject Site Details

Address: Matauri Bay Road, Kaeo 0478
Legal Description: Pt Lots 186-188 190 193 DP 393664 Pt Lots 1-2 DP
74547 Blk XIII Whakarara SD
Record of Title reference: NA-100C/610, CT-374728

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Crosson Architects Ltd referenced as "*Matauri X - Papakāinga Housing - Roto Site*", dated 16/12/2021 and attached to this consent with the Council's

RC-02: Design Statement
RC-03: Site Plan
RC-04: Site Survey - Roto
RC-05: Site Plan 1:1000
RC-06: Site Plan 1:500
RC-07: Site elevations
RC-08: Site artist impression a.
RC-09: Site artist impression b.
RC-10: Floor plan-four bed site 37
RC-11: Floor plan-four bed site A4
RC-12: Typical four bed elevations
RC-13: 3D artist impression typical 4 bed
RC-14: Floor plan 3 bed side entry site 35
RC-15: Floor plan 3 bed side entry site 36
RC-16: Floor plan 3 bed entry front entry site A3 and A5
RC-17: Typical 3 bed elevations
RC-18: 3D artist impression typical 3 bed
RC-19: Floor plan to bedside A1
RC-20: Floor plan to bedside A2
RC-21: Typical bed elevations

RC-22: 3D artistic impression typical 2 Bed

and attached to this consent with the Council's "Approved Stamp" affixed to it/them

- The geotechnical report titled "*Geotechnical Investigation Report Proposed Papakainga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road For Matauri X Incorporation*" prepared by Haigh Workman Ltd, dated March 2022
- The engineering report titled "*Engineering Report Proposed Papakāinga Housing Roto Units A1-A5 and 35-37 Lot 188 DP 393664 Matauri Bay Road, Matauri Bay, Kaeo For Te Runanga o Whaingaroa*" prepared by Haigh Workman Ltd, dated March 2022.
- The ecological report titled "*Wetland Delineation Proposed Papakainga Housing Roto 35-40 Lot 188 DP 393664 Matauri X*" dated September 2021, prepared by Bay Ecological Consulting Limited.

Erosion and Sediment Control

2. That, prior to the commencing any physical site works, a Erosion & Sediment Control Plan shall be submitted to and approved by the Far North District Council. The plan shall be in accordance with Auckland Councils Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and contain information on, and site management procedures, for the following as a minimum:
 - a) The timing of earthworks, including hours of work, key project, and site management personnel.
 - b) The transportation of construction/earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
 - c) Control of dust and noise on-site and any necessary avoidance or remedial measures.
 - d) Erosion and sediment control measures to be in place for the duration of the works.
 - e) Monitoring and maintenance obligations

Advice note: NRC consent is to be obtained for Earthworks in a flood hazard Zone.

Engineering Plans

3. The consent holder shall submit plans & details of all works for the approval of Council prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and NZS4404:2004.

In particular the plans and details shall show:

- i- The Vehicle crossing referenced in condition 4 above, or alternative agreed by council.
- ii- The access road servicing the Papakainga development
- iii- Earthworks and geotechnical requirements
- iv- Access road stormwater disposal
- v- Wastewater (Provided BC has not been submitted)

4. The consent holder shall submit written certification outlining that the work in the approved plans in conditions (3) have been completed in accordance with the Council's current Engineering Standards and NZS4404:2004.

Geotechnical Report

5. Any buildings located within the Lot shall be subject to the requirements of the geotechnical report entitled: Geotechnical Investigation Report prepared by Haigh Workman, ref: 21035, dated March 2022, and any subsequent reports. The foundations for any buildings to be located within all Lots are subject to specific design and further site-specific subsoil investigation prior to building consent stage, including minimum floor levels to be 500mm above 1%AEP +CC shall be provided for. Copies of the said plan and report(s) will be held at the offices of the Council.

Vehicle crossing

6. Upgrade the existing entrance to the lot to provide an entrance which complies with the Councils Engineering Standard FNDC/S/6 and 6D, Seal the entrance plus splays for a minimum distance of 25m from the existing seal edge. The culvert is to be upgraded to comply with clause 4.3.3.2 taken from the FNDC Engineering Standards, it shall have a minimum diameter of 450mm, and is to include grouted headwalls.
Advice: Provide evidence that a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to vehicle crossings being constructed or upgraded. Application for TMP and CAR are made via <https://www.fndc.govt.nz/Our-Services/Transport/Roads/Road-closures-and-restrictions>

Firefighting/ Water

7. In conjunction with the construction of any building requiring a potable water supply on the proposed Lots, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tanks or other approved means and are to be positioned so that it is safely accessible for this purpose within the Lot. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008. Alternative firefighting water supplies are to be specifically approved by an authorized representative of Fire and Emergency NZ prior to installation of the system

Stormwater

8. In conjunction with the construction of the future dwellings on the proposed Lots, the consent holder shall submit a stormwater management report that is prepared by a Chartered Professional Engineer or suitably qualified person in accordance with the FNDC Engineering Standards for Council approval.
9. Stormwater runoff from new buildings and impermeable surface areas on the site shall be restricted to that of pre-development levels for a 1% AEP storm event plus an allowance for climate change.
10. Unattenuated stormwater runoff to roadside swale drains shall not be permitted.

11. Overland/secondary flowpaths that can accommodate the 1% AEP storm event shall also be provided and are to be unobstructed by new buildings, other structures or landscaping.

Roading

12. The Roto Block carriageway shall be upgraded to FNDC Rural Type A carriageway with a 6.5m wide sealed carriageway and drainage system in accordance with the recommendations of the Haigh Workman Engineering Report (Revision B) dated 22 March 2022 and submitted with the application. Sight distances at the crossing locations are to comply with the requirements of the FNDC Engineering Standards.
13. The consent holder shall ensure that all underground services are located, marked and adequately protected prior to roadworks commencing. Repairs to any damage to buried services and road infrastructure caused during earthworks or construction activities shall be the responsibility of the consent holder.

The Council assumes no responsibility toward the formation and any future maintenance of the private road which provides access to the proposed dwellings; and until such time as the Council of its own volition decides to assume responsibility, the owner or occupier of the land will not request the Council to undertake such formation or maintenance.

Wastewater

14. All wastewater disposal from any buildings on Lot must be of the design specified within, and installed and operated in accordance with the requirements of, the wastewater disposal report titled: Engineering Report prepared by Haighworkman, ref: 21035, dated March 2022, and any subsequent reports approved in writing by the Consents Engineer. Copies of the said document are held at the offices of the Council. *Advice: NCR consent shall be obtained to amend wastewater land discharge volume to 12,000 L/pd.*

Dwellings, colour and material

15. The cladding, roofing and windows shall be finished in the following schedule of colours and materials (as provided in the application):
 - Cladding: Dark grey oblique weatherboards and natural cedar lining boards
 - Roof: Dark grey corrugated steel
 - Window trim: dark grey aluminium

The buildings are to be finished in accordance with this schedule prior to occupation and the approved schedule shall be adhered to for the duration of this consent.

Landscaping & Amenity

16. Within three months of the completion/occupation of the dwellings, the consent holder shall provide, for the approval of the Council's Resource Consents Manager, or other duly delegated officer, a landscape/planting plan, to be prepared by a suitably qualified and experienced person, which details the means of reducing the visual impact of the building, and any earthworks, by way of suitable plantings and landscaping. The plan is to identify the species of plants to be used, their numbers and locations on the site, and

the means of maintaining these plants for a minimum of one further planting season or one year, whichever is the longer, from the time of planting.

17. The approved landscaping/planting is to be implemented within 12 months of the landscape/planting plan approval date and is to be maintained for the duration of the consent. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season (1st May to 30th September).

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. During the assessment of your application, it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. District Plan Rules Affected:

Rule # & Name	Non Compliance Aspect	Activity Status
Rule 10.6.5.1.1 Visual Amenity	(a) The new dwellings will each exceed 25m ² in area, exceeding the permitted standard for buildings for Human habitation. The proposed dwellings are 81m ² to 113m ² . (Does not comply) (b) each dwelling will be finished in a dark colour palette to achieve an overall reflectance value of less than 30% (complys)	Restricted Discretionary Activity
Rule 10.6.5.1.2 Residential Intensity	Based on 56 ha the area could accommodate 2 residential units. While these are deemed Papakianga	Non-Complying

	units the application cannot rely upon the Controlled Activity thresholds due to the exclusive area around each unit being less than 3000m ² .	
Rule 10.6.5.2.3 Stormwater Management	Stormwater Management is set at 50% or 1000m ² . Permitted Activity Or 60% of the site. Restricted Discretionary Activity. The new houses will require consent under this rule as the whole area of the property must be assessed. The development complies with the 50 % and 60% threshold but cannot attain the 1000m ² .	Restricted Discretionary
Rule 10.8.5.1.16 Building Coverage	The new houses will require consent under this rule as the whole area of the property must be assessed. The development complies with the 45 % and 55% threshold but cannot attain the 900m ² .	Discretionary
Rule 12.7.6.1.2 Setback from wetlands	Some of the dwellings sit within 30m of a watercourse/ wetland.	Discretionary
Rule 15.1.6A.5 Traffic Intensity	The existing 12 houses creates 60 movements. This exceeds the 20 Permitted and RDA of 40 movements. Overall, the site is allowed 60 movements based on 5 movements per house. The additional 8 houses add 40 movements. Total of 100 movements on the site	Discretionary
10.6.5.2.1 Papakainga Housing	(a) it complies with all the standards for permitted activities in this zone (b) each residential unit has at least 3,000m ² surrounding the unit for its exclusive use. The exclusive area around each unit will range from 588m ² to 894m ² .	Non-Complying Activity

Adverse effects will be minor:

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

Positive effects of the proposal:

Under s104(1)(a) the positive and potential effects of the proposal are:

- a. The proposal provides Papakainga housing on Maori owned land that is located in a suitable position to avoid adverse effects.
- b. The proposal to provide Papakainga housing is considered to provide for future generations and enables a range of social, cultural, and economic development opportunities by providing much-needed housing.
- c. The proposal is considered to provide for the use and development of ancestral Māori land.

Objectives and policies of the Operative District Plan:

The following objectives and policies of the District Plan have been considered:

General Coastal Zone

The proposal is considered to be consistent with the objectives and policies of the general coastal zone for the reasons outlined below

- The proposed eight units are considered appropriate use and development for the Maori-owned land while preserving the surrounding natural character.
- As outlined elsewhere in the report, given the small scale, setback and lack of visibility from the beach, the proposal is considered to preserve the natural character of the coastal environment and protect it from inappropriate use and development.
- The proposed housing is considered to be important to ensure the tribal members meet the reasonably foreseeable needs of future generations.
- Given the lack of visibility from the beach area, the coastal environment's visual and landscape qualities are considered protected.
- The proposal to cluster the dwellings in a cleared area around existing built form and adjacent to an existing road mitigates the impact on the natural character and avoids any loss of indigenous vegetation.
- The proposed flat location of the dwelling, along with the design and small-scale, proposed colours and materials, will minimise the visual impact of buildings and avoid the need for vegetation clearance and large amounts of earthworks.
- The proposal will not affect the public right of access to and use of the foreshore and any esplanade areas.
- The proposed papakainga housing recognises and provides 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.

- The proposal will not adversely affect any historic heritage.
- The proposal has been designed to ensure that adverse effects of activities are avoided, remedied or mitigated as far as practicable.
- Maori are significant land owners in the General Coastal Zone and therefore, the proposal is considered to 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.
- The design, form, location, and siting of earthworks have had regard to the natural character of the landscape, including terrain, landforms, and indigenous vegetation, and avoids adverse effects on those features.

Overall, due to the reasons outlined above, the proposal is considered to be consistent with the objectives and policies of the General Coastal Zone.

Coastal Living Zone

The proposal is considered to be consistent with the relevant objectives and policies of the Coastal Living Zone.

- The proposal is not considered to be low-density residential development. However, it is suitably setback and out of view from the coastal areas.
- As outlined above, the proposal is considered to preserve the overall natural character of the coastal environment. The wider area of the bay has begun to be developed with roads and lots that will create a higher density of housing that currently exists. Given this consented environment and future development that will occur, the proposal is not considered to be out of character with the surrounding area.
- The adverse effects on the coastal environment are avoided due to the setback and separation from Matauri Bay Beach.
- The proposed development provides adequate infrastructure and services and maintains and enhances amenity values of the surrounding environment due to the small scale and size of the proposed units, which are not considered to be overly dominant.
- The remaining policies of the zone are similar to the general coastal zone and have been assessed section above.

Overall, due to the above reasons, the proposal is considered to be consistent with the objectives and policies of the coastal living zone.

Objectives and policies of the Proposed District Plan:

Maori Purpose Rural zone

Under the Proposed District Plan the subject site has been zoned as Maori Purpose Rural zone. The proposal is considered to be consistent with the relevant objectives and policies of the zone for the reasons outlined below:

- The proposal provides Papakainga housing for future generations and enables a range of social, cultural, and economic development opportunities by providing much-needed housing.
- The proposal is considered to provide for the use and development of ancestral Māori land.
- The proposal is considered to enable a range of activities on Māori land in the Māori Purpose zone, including papakāinga, where the adverse effects are avoided, remedied or mitigated.
- The proposal is considered to provide for development on Māori land that is compatible with surrounding activities and will not compromise the occupation, development, and use of Māori land;
- The proposed housing will not compromise the use of adjacent land or other zones to be effectively used for their intended purpose;
- The small-scale, location, colours, and materials of the eight dwellings are considered to maintain the character and amenity of the surrounding area and blend in with the existing dwellings on the site.
- The proposal is considered to provide for it provides for community wellbeing, health and safety by providing housing.
- The proposed housing application includes specialist reports and regional consents that demonstrate it can be serviced by onsite infrastructure and any adverse effects can be avoided, remedied or mitigated.
- The scale, density, design, and character of the proposed built form are considered to meet the purpose of the zone.
- The location, scale, and design of buildings and structures are considered to be appropriate for the site and surrounding area
- The proposal will create positive economic, social and cultural wellbeing effects for the owners of the land.
- The subject site is located at the interface of two zones but is considered to be appropriate for the general coastal and coastal living zones.
- The proposal includes engineering reports and has been reviewed by Council development engineers who have assessed the adequacy of roading infrastructure to service the proposed activity.
- Raised building flat forms have been proposed to assist in managing natural hazards. Furthermore, Regional Council has granted consent for the proposed works within the flood hazard area.
- The area of the proposed dwellings is not currently used as productive land, and the proposal will not impact any surrounding productive land uses.
- The proposal is considered to avoid remedy and mitigate any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values for the reasons outlined in the assessment of the effects.

Overall, the proposal is considered to be consistent with the objectives and policies for the Maori purpose zone

The proposal is not contrary to the relevant objectives and policies of the District Plan.

Section 104D Assessment

Pursuant to section 104D of the Resource Management Act 1991 if a proposal is Non-Complying then it must satisfy one or both of the subsections of 104D(1) before a decision can be granted under section 104B of this Act. If the application does not pass either test of the section 104D(1) then the application must be declined.

It is considered that the proposal is not contrary to the Objectives and Policies of the District Plan; and it has been concluded that the adverse effects will be less than minor, as demonstrated above.

In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.

- a) The Northland Regional Policy Statement 2018
- b) Northland Regional Plan 2019
- c) New Zealand Coastal Policy Statement 2010
- d) National Environmental Standards (Freshwater)

New Zealand Coastal Policy Statement

The proposal is considered to be consistent with the objectives of The New Zealand Coastal Policy Statement 2010 (NZCPS) for the reasons outlined below:

- The proposal is not contrary to the objectives NZCPS as it does not affect the integrity, form, functioning or resilience of the coastal environment in its vicinity. The proposed dwellings and associated infrastructure are well removed from the coast and will not involve the disturbance of coastal flora and fauna.
- The proposed housing is in a location identified as being suitable for coastal settlement and is outside of the mapped areas of high natural character and therefore is considered appropriate for development. Amenity landscaping is proposed with the dwelling to assimilate into the existing presence of adjoining Papakianga houses. This is proposed to become a condition of consent.
- The District Plan and the Proposed Regional Plan have not identified the development site as containing any sites of significance to Maori or Tangata Whenua. The application involves the provision of housing for the local people, who are themselves the guardians of the land. The proposal allows more tribe members to live on the land and continue to practice traditional values.
- The application area is set back from the coastal marine area and does not stop any access to the foreshore.
- The application area is set well back from the coastal marine area, and given this, coastal processes relating to climate change are not a relevant consideration.
- The proposed housing provides the ability for families to live on the land and enhances the social and economic well-being of all involved. The construction of the dwellings

provides employment and economic prosperity for the local people involved in the project. and provide homes that enable families to settle into the local community.

- No archaeology has been identified within the development area, and the houses are within an area of the coastal environment that has been set aside for residential activity.
- No renewable energy resources or marine habitats will be adversely affected by this development.
- No historic heritage will be affected.
- The application site has already been developed for residential activities with 12 houses. Therefore, further dwellings are not considered to be out of character with the existing built form on the site. Overall, the houses are considered to be suitable within the coastal environment and not in conflict with the NZCPS.

Overall, the proposal is considered to be consistent with the NZCPS.

Regional Policy Statement for Northland

The proposal is considered be consistent with the relevant objectives and policies of the Regional Policy Statement for Northland for the reasons outlined below:

- The proposal includes specialist engineering and ecological reports, approved regional consents for discharges, earthworks within flood hazard areas, and working close to wetlands. These reports and consents conclude that the proposal will not adversely affect ecological flows and water levels of indigenous ecosystems and biodiversity.
- As outlined earlier in the report, the proposal will enable economic well-being and will not create any adverse reverse sensitivity effects or impact regionally significant infrastructure.
- The subject site is outside any mapped outstanding natural landscape, features, or high natural character areas on the regional policy statement.
- The proposal to provide papakainga housing is considered to recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral land, water, sites wāhi tapu, and other taonga.

Overall, the proposal is considered to be consistent with the objectives and policies of the Regional Policy Statement for Northland

In accordance with an assessment under s104(1)(c) of the RMA the following non – statutory documents are considered appropriate. Other matters considered in relevant in making this decision.

The subject site includes instruments on the title that may affect the proposal. These are assessed and outlined below:

- 8039834.5 Land Covenant – Areas ‘A’ to ‘L’ located on Lot 190, 191 and 192 DP393664 are restrained from development. Land covenant does not impact this proposed development.

- 8039834.88 Land Covenant – Areas ‘J’ and ‘K’ on Lot 190 DP 393664 are restrained from development. Land covenant does not impact this proposed development.
- 8052093.1 Reserves Act covenant – A Nga Whenua Rahui has been established across specified areas. Lot 188 is subject to Area C which is specified by this document. The proposed development will be located outside of this area.

Other matters considered in relevant in making this decision:

Precedent

Case Law has established that the precedent of granting resource consent is a relevant factor for a consent authority in considering whether to grant Non-Complying resource consent. A precedent effect is likely to arise in situation where consent is granted to a Non-Complying activity that lacks the evident unique, unusual or distinguished qualities that serve to take the application out the of the generality of cases or similar sites in the vicinity. In other words, if an activity is sufficiently unusual and outside the run of foreseeable other proposals, it avoids any precedent effect that can be approved. The proposal is a unique situation seeking to construct papakainga housing on Maori owned land on a site that already contains existing dwellings and has its own unique topography, landform vegetation and set back from the coastal environment.

Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Simon Roche (WSP), Consultant Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 12th September 2022

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.



Location plan (N.T.S)

Drawing list

- RC-02 : Design Statement
- RC-03 : Location Plan
- RC-04 : Site Survey
- RC-05 : Site Plan 1:1000
- RC-06 : Site Plan 1:500
- RC-07 : Site Elevations
- RC-08 : Site Artist Impression a.
- RC-09 : Site Artist Impression b.
- RC-10 : Floor Plan-4 Bed Site 37
- RC-11 : Floor Plan-4 Bed Site A4
- RC-12 : Typical 4 Bed Elevations
- RC-13 : 3D Artist Impression-Typical 4 Bed
- RC-14 : Floor Plan-3 Bed Side Entry Site 35
- RC-15 : Floor Plan-3 Bed Side Entry Site 36
- RC-16 : Floor Plan-3 Bed Front Entry Site A3 & A5
- RC-17 : Typical 3 Bed Elevations
- RC-18 : 3D Artist Impression-Typical 3 Bed
- RC-19 : Floor Plan-2 Bed Site A1
- RC-20 : Floor Plan-2 Bed Site A2
- RC-21 : Typical 2 Bed Elevations
- RC-22 : 3D Artist Impression-Typical 2 Bed



Matakauri X - Papakāinga Housing - Roto Site

prj name: Matakauri X - Papakāinga Housing - Roto Site
prj no: 2028.01
date: 16.12.2021
issue: Lot 35-37 and Site A : Resource Consent Application
rev: -

Design Statement

Crosson Architects have been engaged to design a series of Papakāinga two, three, and four-bedroom homes at Matauri X – Roto Site.

Design

The homes have been designed to accommodate a diverse range of family units, providing good quality flexible internal and external spaces. They have been designed using a limited palette of materials and are 'fied' together through architectural form, materiality, and colour. The intention is that the architecture creates an appropriate sense of 'place', a sense of community in which the whole is more important than the parts. The materials proposed are muted and of low reflectance, allowing the homes to 'blend' in and not compete with this outstanding natural coastal location.

The homes take advantage of their sites capturing both the immediate and long distant views, maximise solar orientation with all homes having north facing decks off their living rooms, and take advantage of the prevailing winds for passive ventilation and cooling. The proposed homes are all single storey which maintain views for neighbouring homes with a higher elevation. Front doors are clearly legible from the 'street' and each home has a dedicated parking 'pad' off the road.

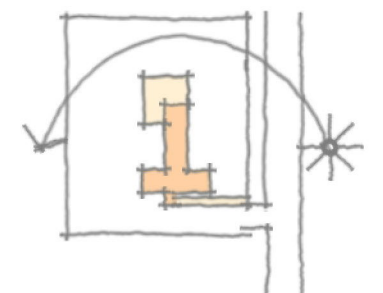
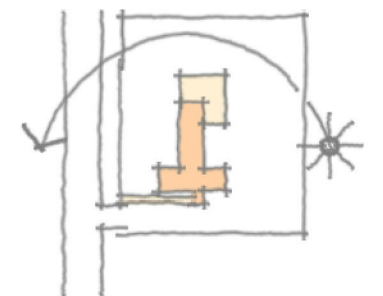
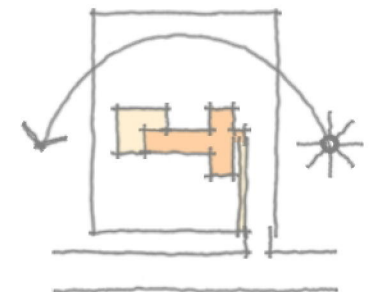
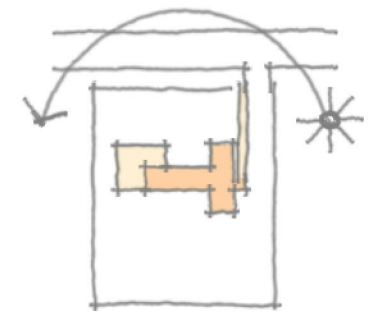
The homes will be well insulated, naturally ventilated, and seek to use 'red-list' chemical free building materials where possible. They are intended to be net-zero energy ready and target lower embodied energy and carbon emissions in relation to building construction. Above all else, they are well designed and will provide a positive environment for their inhabitants. Beautiful, functional, and sustainable homes which are enduring.

Construction

The homes utilise Metra Panel as the primary structure and building system, the benefits include:

- The Metra Panel boards are pre-cut in the factory by CNC saw, so dimensionally accurate.
- 100% made in New Zealand (board, resins, and paint).
- Made from 100% plantation grown New Zealand pine (the timber used is offcuts and dockings from an export focussed solid timber plant - upcycling from a waste product).
- Pre-finished in the factory for quicker assembly on site.
- All offcuts can be reused or recycled through the factory process so minimal waster to landfill.
- Simple site assembly due to prefabrication reduces the dependency on skilled carpenters onsite which is ideal for this location.

Crosson Architects are extremely excited by the potential of this project, not only in designing and delivering quality homes for people who need it, but the opportunity to look towards future construction systems in the New Zealand context.



Legal Description:
LOT 188 DP 393664

District:
FAR NORTH DISTRICT PLAN

Zone:
GENERAL COASTAL ZONE WITH AN OUTSTANDING
LANDSCAPE OVERLAY

site location
matauri bay road



APPROVED PLAN
Plann [REDACTED]
RC [REDACTED]
Date: [REDACTED]



Matauri X - Papakāinga Housing - Roto Site | Site Plan 1:8000 @ A3

RC-03

prj name: Matauri X - Papakāinga Housing - Roto Site
prj no: 2028.01
date: 16.12.2021
issue: Lot 35-37 and Site A : Resource Consent Application
rev: -

CROSSON
ARCHITECTS

09 302 0222
Crosson Architects Ltd
studio@crosson.co.nz
Level 1, 15 Bath St
Parnell Auckland

APPROVED PLAN

Planner: [REDACTED]
RC: [REDACTED]
Date: [REDACTED]

Lot 191
DP 451540

Lot 88
DP 393664

LOT 188 DP 393664

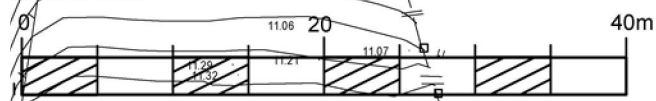
Local Authority:
FAR NORTH DISTRICT COUNCIL

Levels in terms of:
NZ VERTICAL DATUM 2016
REF IB IV ML 14459 RL 199.29

Contour interval: 0.2m

THIS DRAWING AND DESIGN REMAINS THE PROPERTY
OF WILLIAMS & KING AND MAY NOT BE REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF
WILLIAMS & KING

DRAWING AND DESIGN REMAINS THE PROPERTY
OF WILLIAMS & KING AND MAY NOT BE REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF
WILLIAMS & KING



Matauri X - Papakāinga Housing - Roto Site | Site Surevy - Roto | 1:500 @ a3

RC-04

prj name: Matauri X - Papakāinga Housing - Roto Site
prj no: 2028.01
date: 16.12.2021
issue: Lot 35-37 and Site A : Resource Consent Application
rev: -

CROSSON
ARCHITECTS

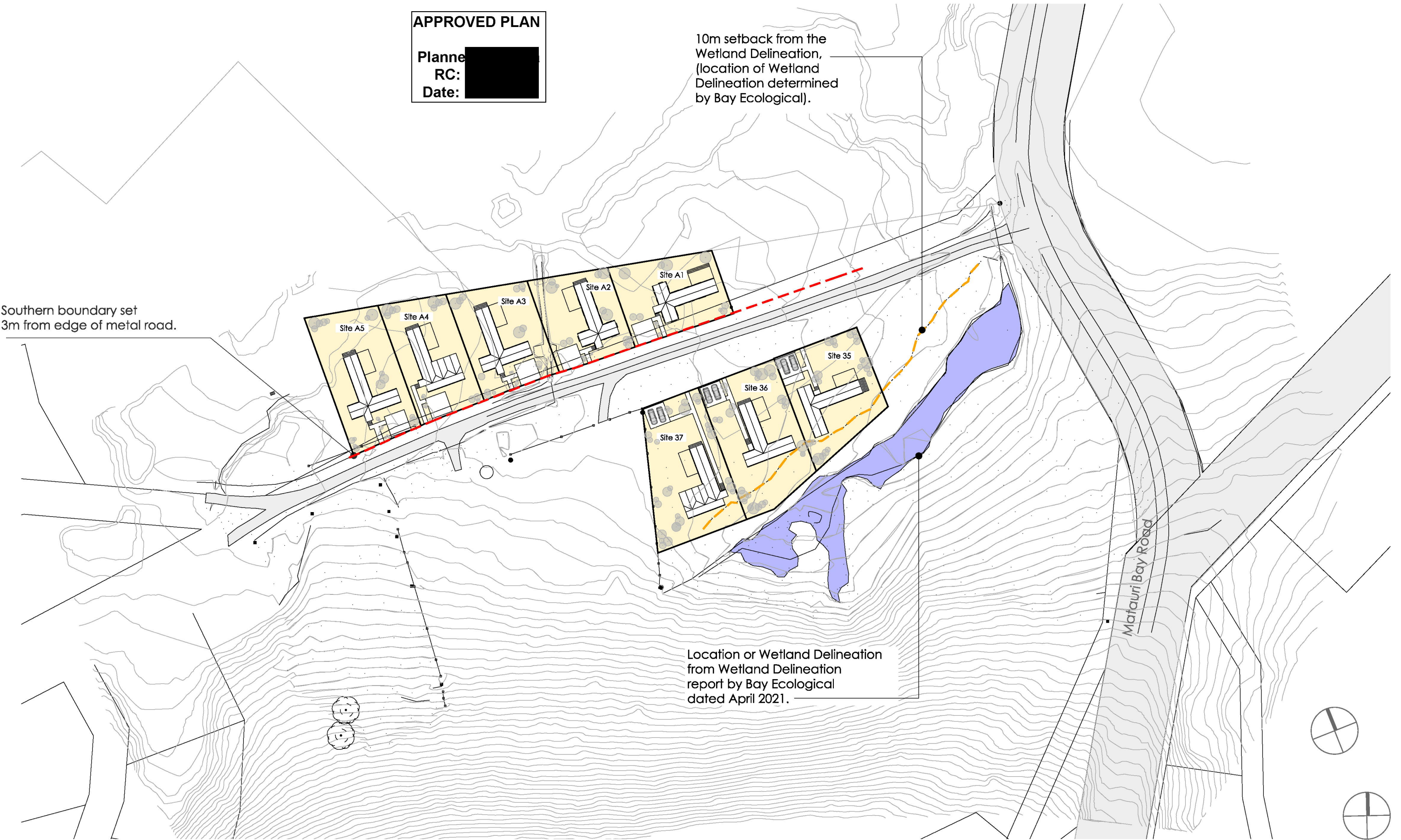
09 302 0222
Crosson Architects Ltd
studio@crosson.co.nz
Level 1, 15 Bath St
Parnell Auckland

APPROVED PLAN

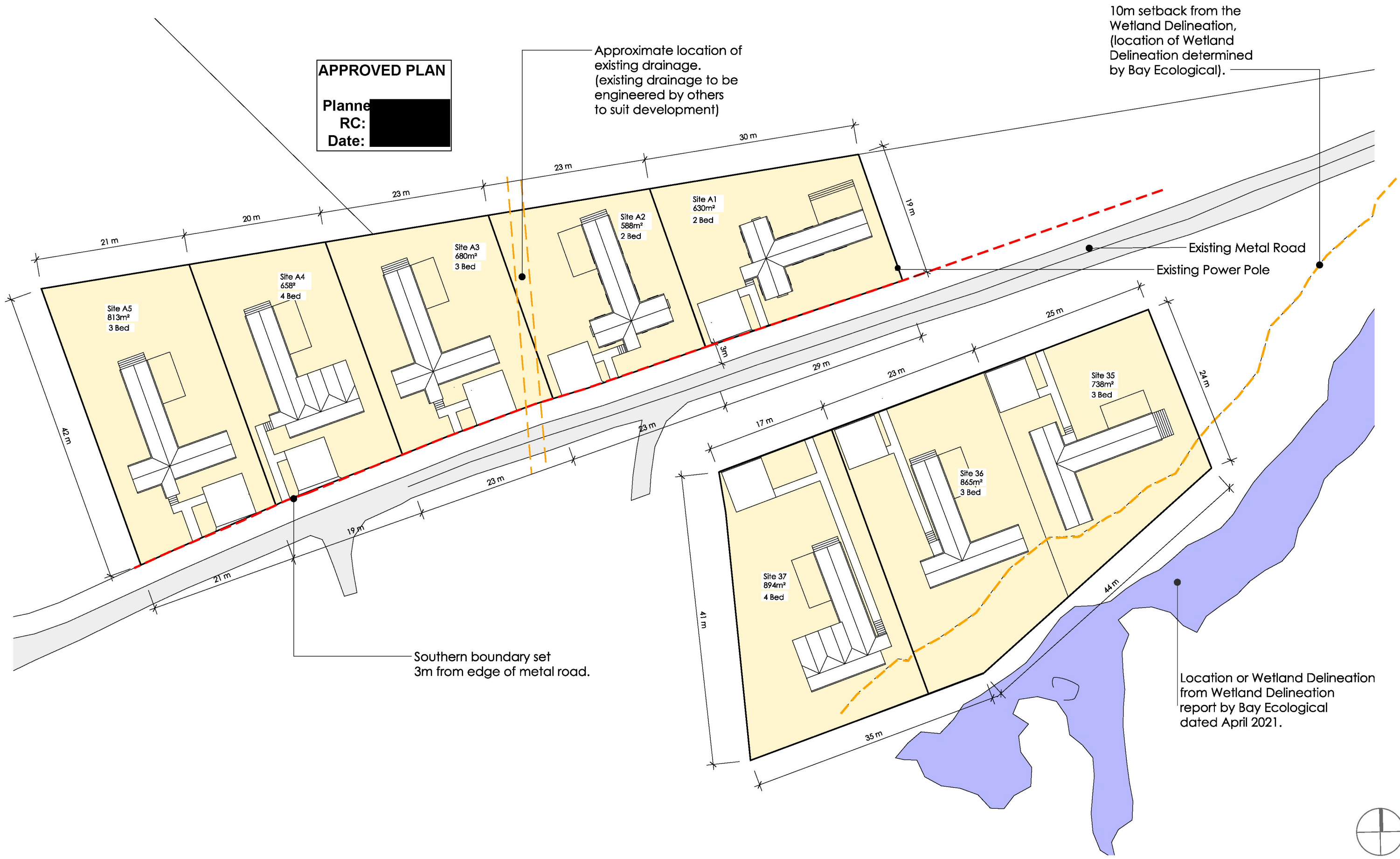
Planned
RC: [Redacted]
Date: [Redacted]

10m setback from the
Wetland Delineation,
(location of Wetland
Delineation determined
by Bay Ecological).

Southern boundary set
3m from edge of metal road.



Location of Wetland Delineation
from Wetland Delineation
report by Bay Ecological
dated April 2021.



APPROVED PLAN
 Planne: [Redacted]
 RC: [Redacted]
 Date: [Redacted]

Approximate location of existing drainage.
 (existing drainage to be engineered by others to suit development)

10m setback from the Wetland Delineation,
 (location of Wetland Delineation determined by Bay Ecological).

Existing Metal Road
 Existing Power Pole

Southern boundary set 3m from edge of metal road.

Location of Wetland Delineation from Wetland Delineation report by Bay Ecological dated April 2021.

Matauri X - Papakāinga Housing - Roto Site | Site Plan | 1:500 @ a3

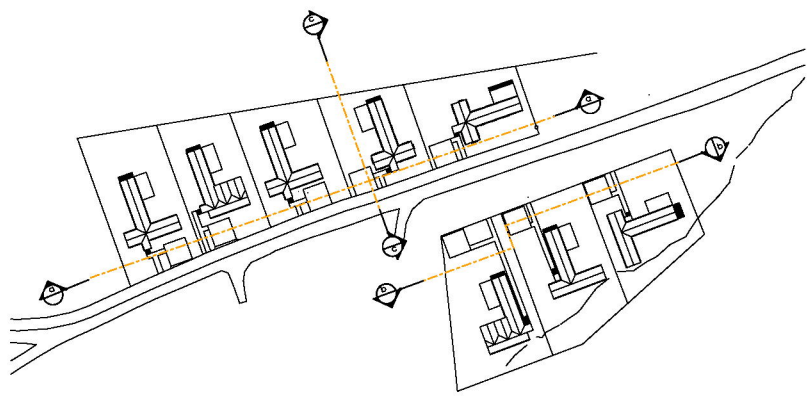


RC-06

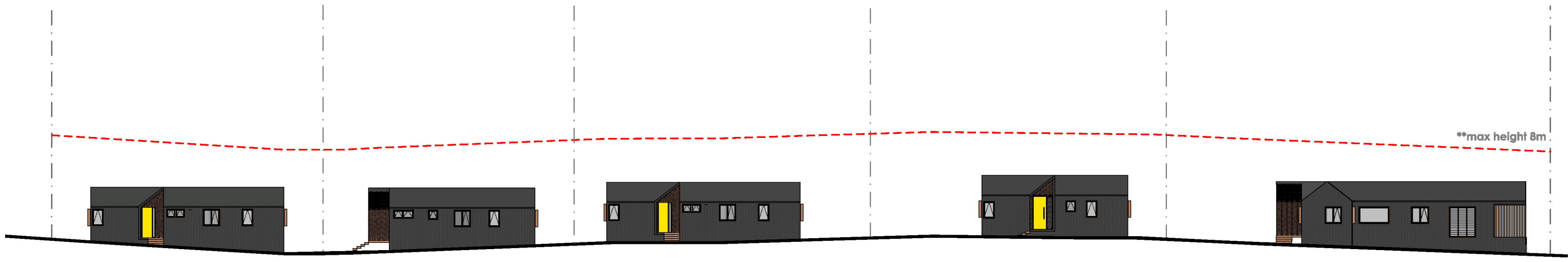
prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -

CROSSON
 ARCHITECTS

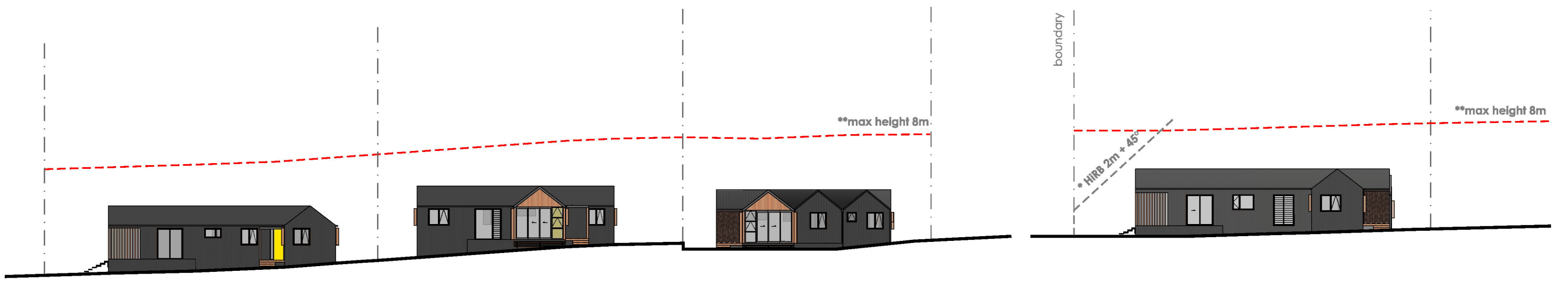
09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland



note:
 * HiRB shown at face of elevation
 ** max height at the face of elevation



elevation a - a
 proposed south elevation



elevation b - b
 proposed north elevation

elevation c - c
 west elevation

APPROVED PLAN
 Plan
 RC
 Date



a. front yard view of site 35, 36 & 37

APPROVED PLAN
Planner [REDACTED]
RC: 2 [REDACTED]
Date: 1 [REDACTED]



b. backyard view of site A2, A3 & A4

APPROVED PLAN
Planner: [REDACTED]
RC: [REDACTED]
Date: [REDACTED]

APPROVED PLAN
 Planne [REDACTED]
 RC: [REDACTED]
 Date: [REDACTED]

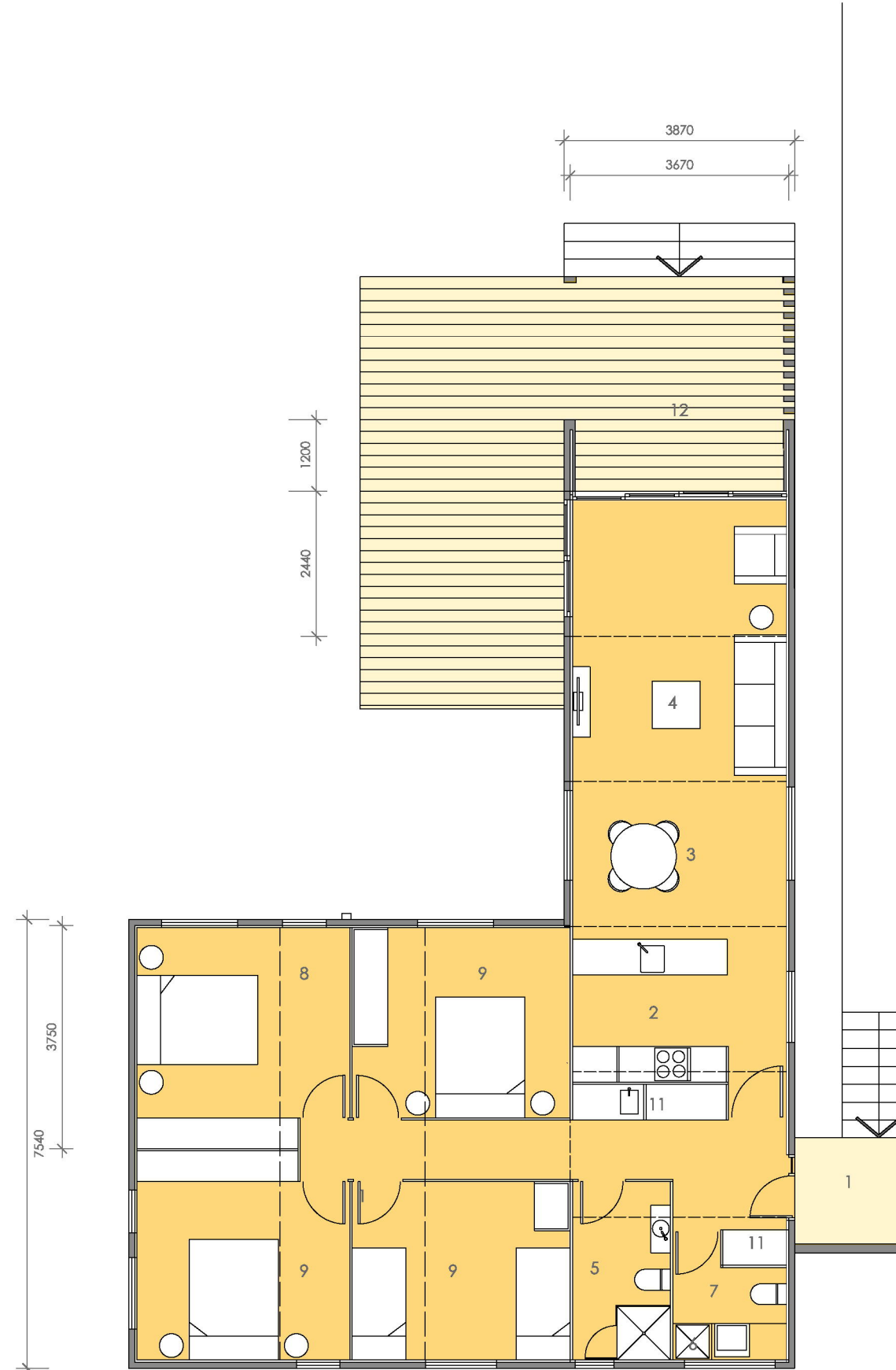
LEGEND

- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

*GFA measured to exterior face of building framing and excludes decks and patios.

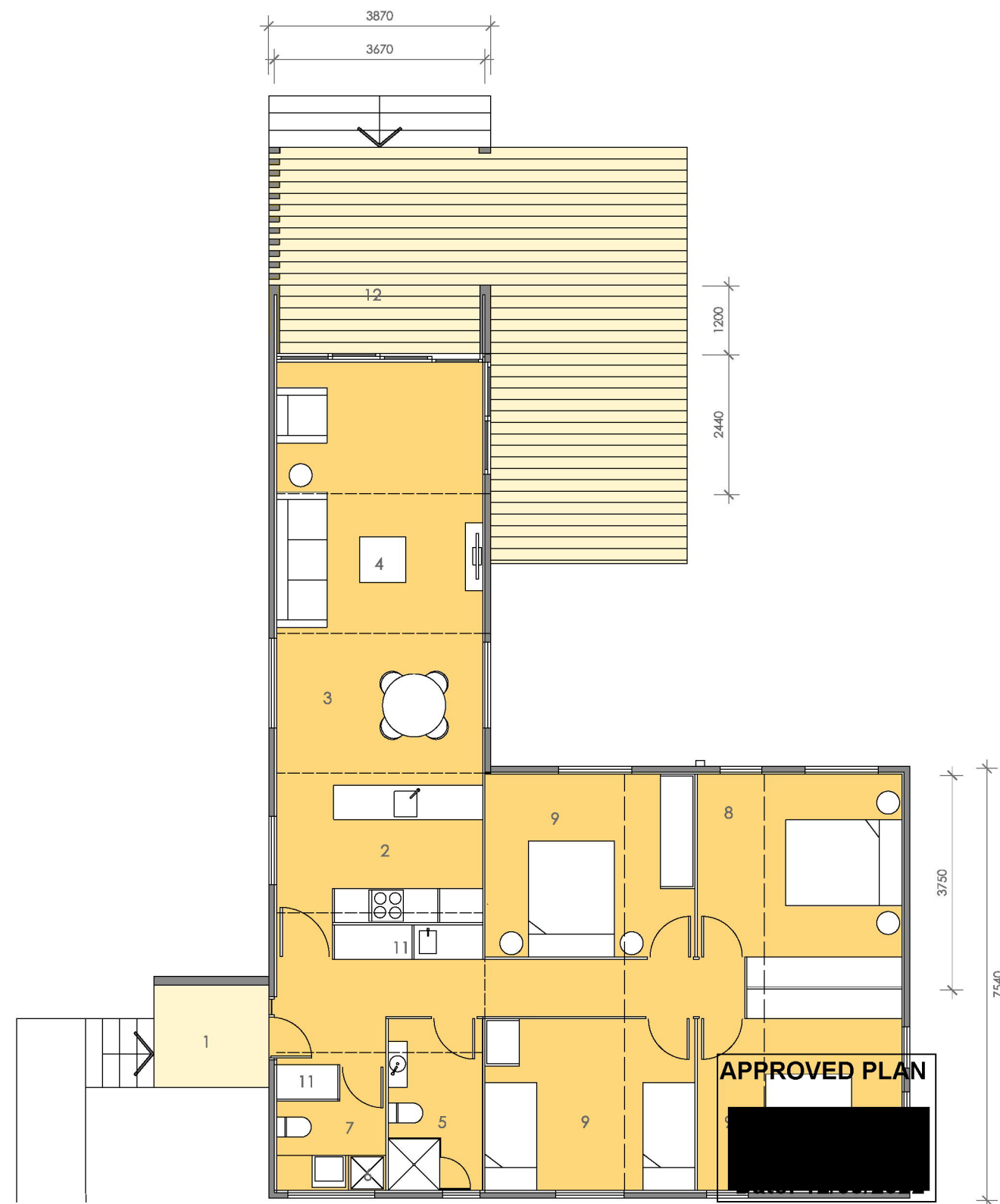
*Please refer to the Roto Site Plan for building orientation, driveway, access and parking.

*Note: Elevations are typical.



4 bed home | Site 37
 ground floor plan
 113m²





LEGEND

- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

*GFA measured to exterior face of building framing and excludes decks and patios.

*Please refer to the Roto Site Plan for building orientation, driveway, access and parking.

*Note: Elevations are typical.

4 bed home | Site A4
ground floor plan
113m²



- dark grey linea oblique weatherboard
- dark grey corrugated steel roofing iron
- dark grey aluminium joinery with window shroud
- cedar lining boards
- zone for artist collaboration

APPROVED PLAN

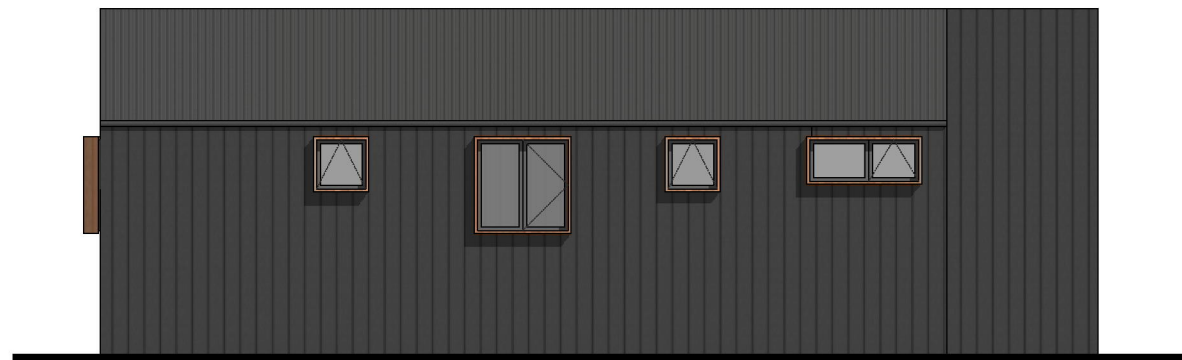
Planne [redacted]
 RC: [redacted]
 Date: [redacted]



north



west



south



east

*Note: Elevations are typical. Please read in conjunction with plans.

*Elevations references site 37.

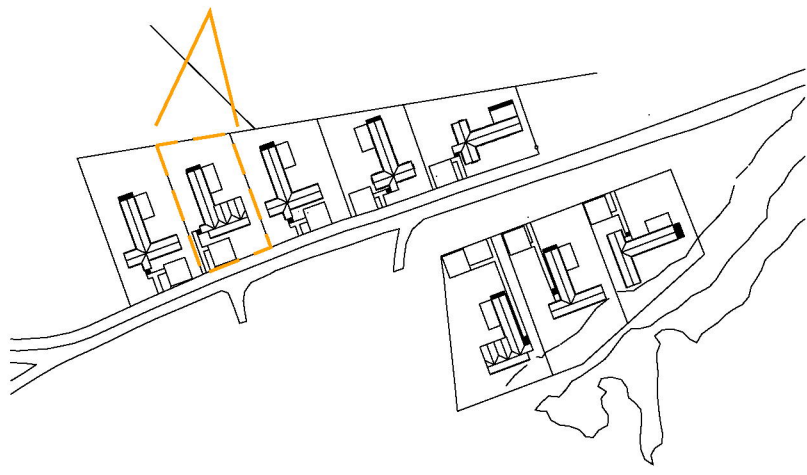
Matauri X - Papakāinga Housing - Roto Site | Typical 4 Bed Home | Elevations | 1:100 @ a3

RC-12

prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -



09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland



4 bed view from north

APPROVED PLAN
Planned
RC: [REDACTED]
Date: [REDACTED]

APPROVED PLAN
 Plan No: [REDACTED]
 RC: [REDACTED]
 Date: [REDACTED]

LEGEND

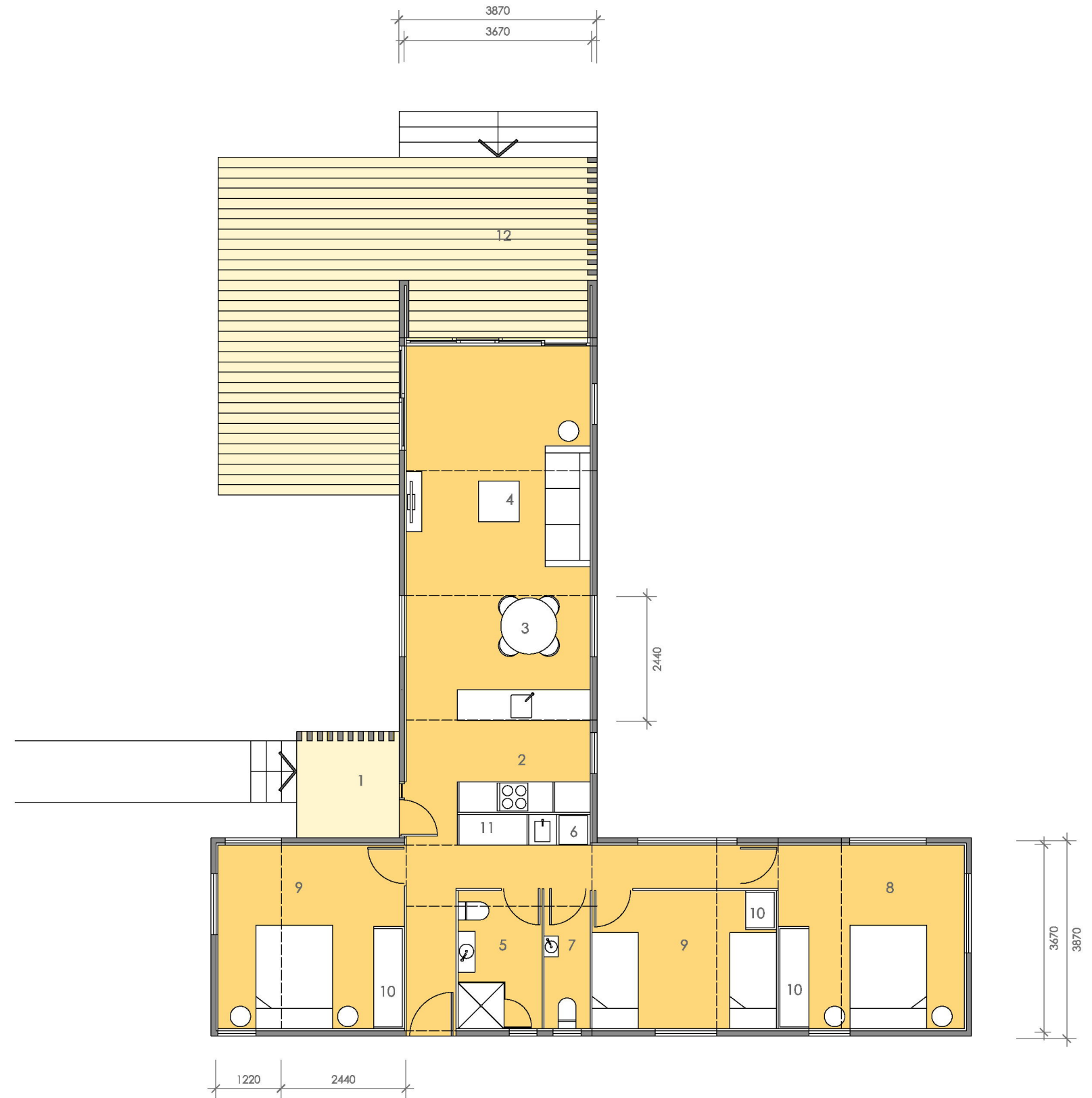
- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

*GFA measured to exterior face of building framing and excludes decks and patios.

*Please refer to the Roto Site Plan for building orientation, driveway, access and parking.

*Note: Elevations are typical.

Matauri X - Papakāinga Housing - Roto Site | 3 Bed Home - Side Entry Site 35 | 1:100 @ a3



3 bed home | Site 35
 ground floor plan
 95m²



RC-14

prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -

CROSSON
 ARCHITECTS

09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland

APPROVED PLAN
 Planner: [REDACTED]
 RC: 2 [REDACTED]
 Date: 1 [REDACTED]

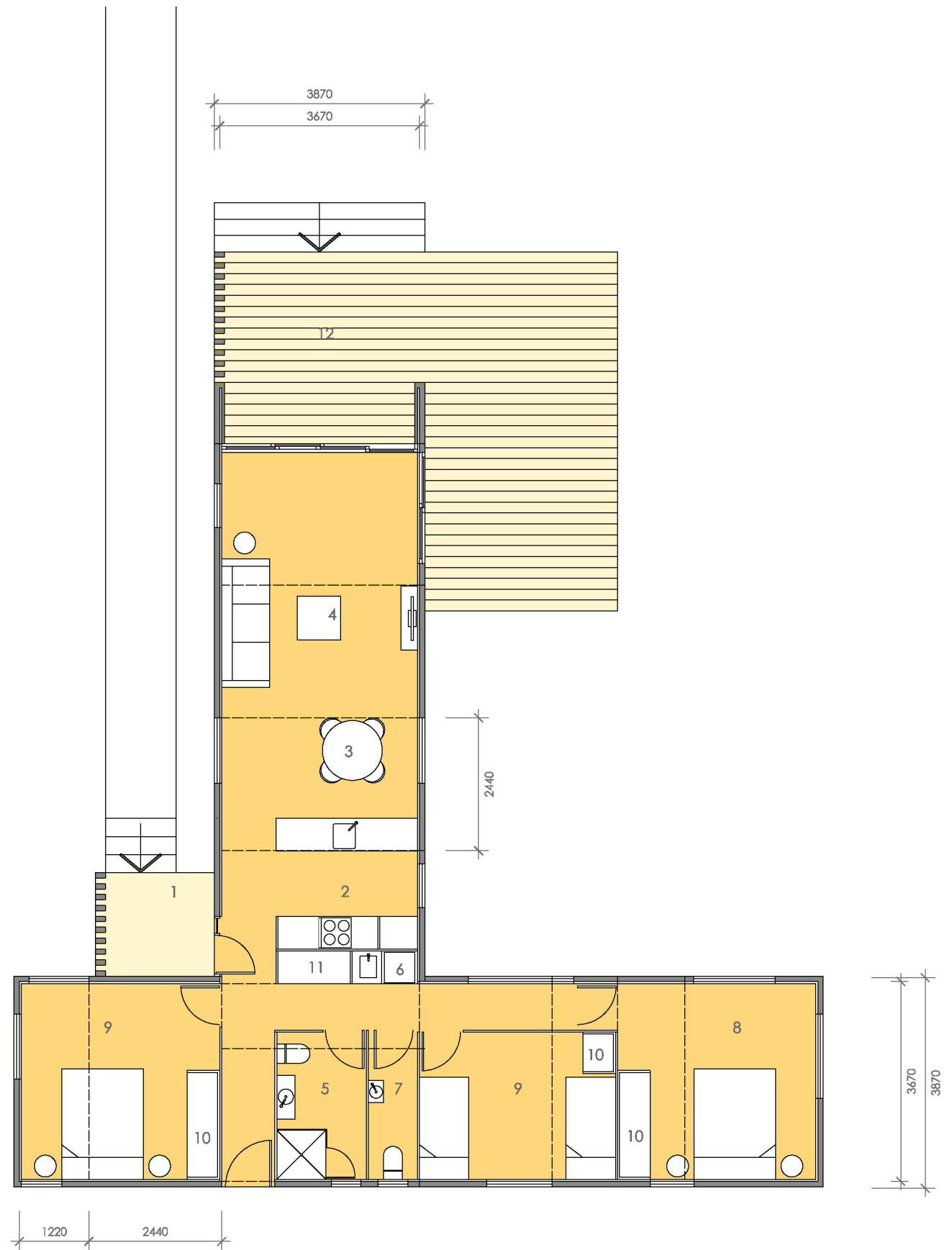
LEGEND

- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

*GFA measured to exterior face of building framing and excludes decks and patios.

*Please refer to the Roto Site Plan for building orientation, driveway, access and parking.

*Note: Elevations are typical.



3 bed home | Site 36
 ground floor plan
 95m²

Matauri X - Papakāinga Housing - Roto Site | 3 Bed Home - Side Entry Site 36 | 1:100 @ a3



RC-15

prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -

CROSSON
 ARCHITECTS

09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland

APPROVED PLAN
 Planner [REDACTED]
 RC: 2 [REDACTED]
 Date: 1 [REDACTED]

LEGEND

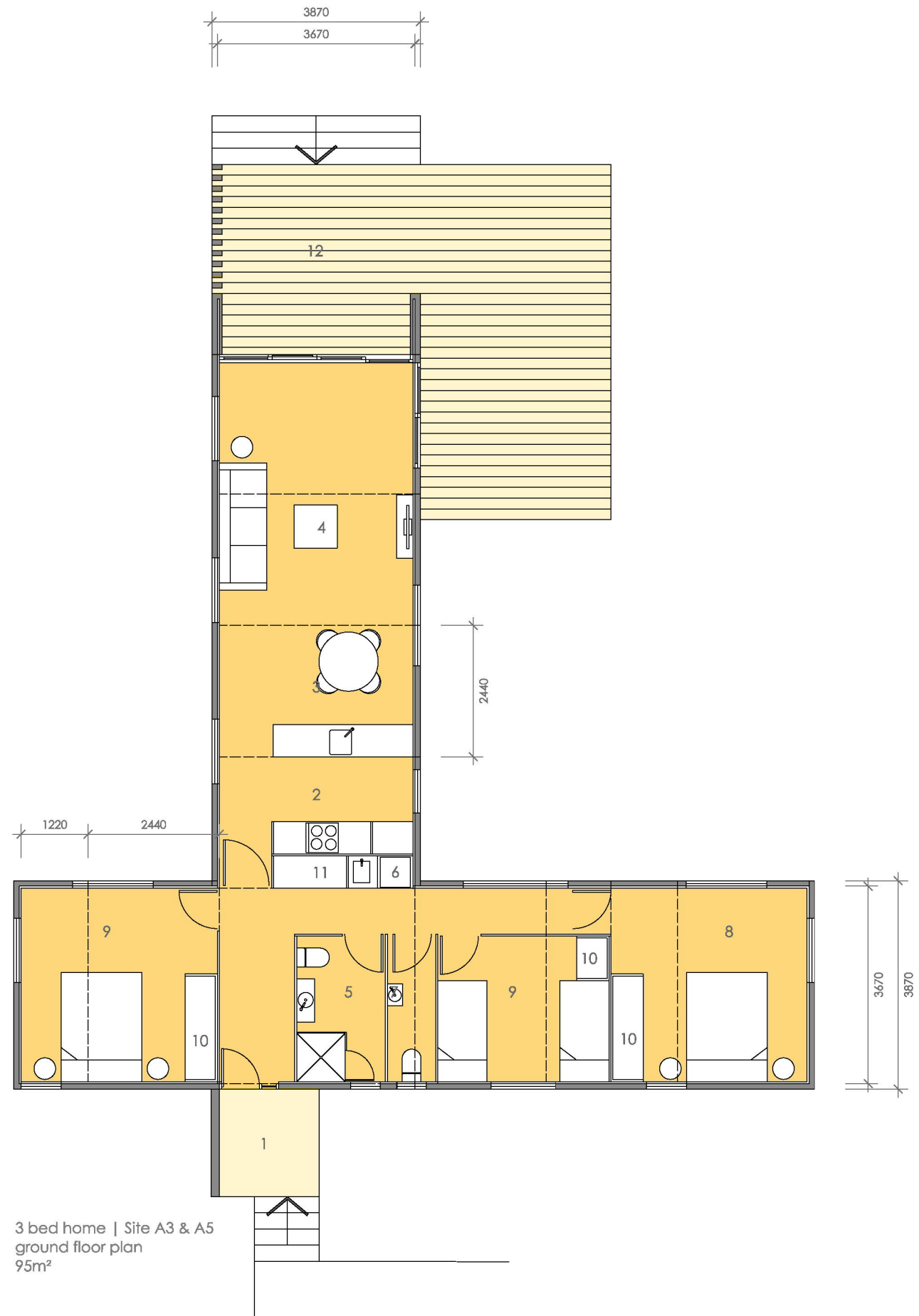
- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 wc
- 8 main bedroom
- 9 bedroom
- 10 wardrobe
- 11 storage
- 12 deck

*GFA measured to exterior face of building framing and excludes decks and patios.

*Please refer to the Roto Site Plan for building orientation, driveway, access and parking.

*Note: Elevations are typical.

Matauri X - Papakāinga Housing - Roto Site | 3 Bed Home - Front Entry Site A3 & A5 | 1:100 @ a3



prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -

CROSSON
 ARCHITECTS

09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland

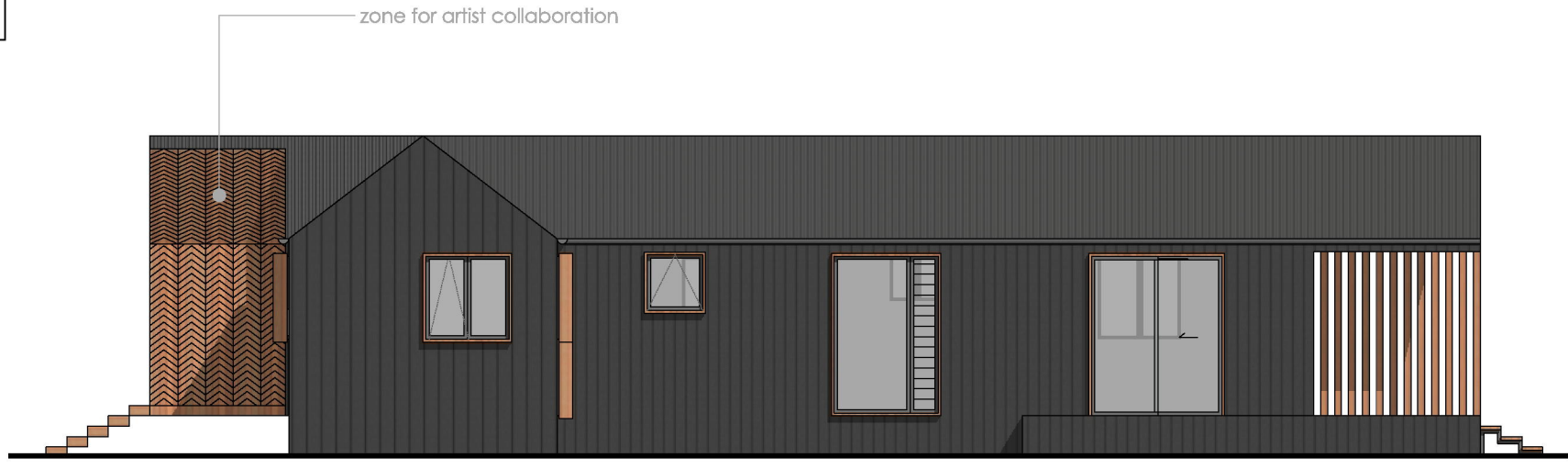
RC-16

- cedar lining boards
- dark grey linea oblique weatherboard
- dark grey corrugated steel roofing iron
- dark grey aluminium joinery with window shroud

APPROVED PLAN
 Planner: [REDACTED]
 RC: 2 [REDACTED]
 Date: 1 [REDACTED]



north



east



south



west

*Note: Elevations are typical. Please read in conjunction with plans.

* Elevation references site A3 & A5

Matauri X - Papakāinga Housing - Roto Site | Typical 3 Bed Home | Elevations | 1:100 @ a3

RC-17

prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -



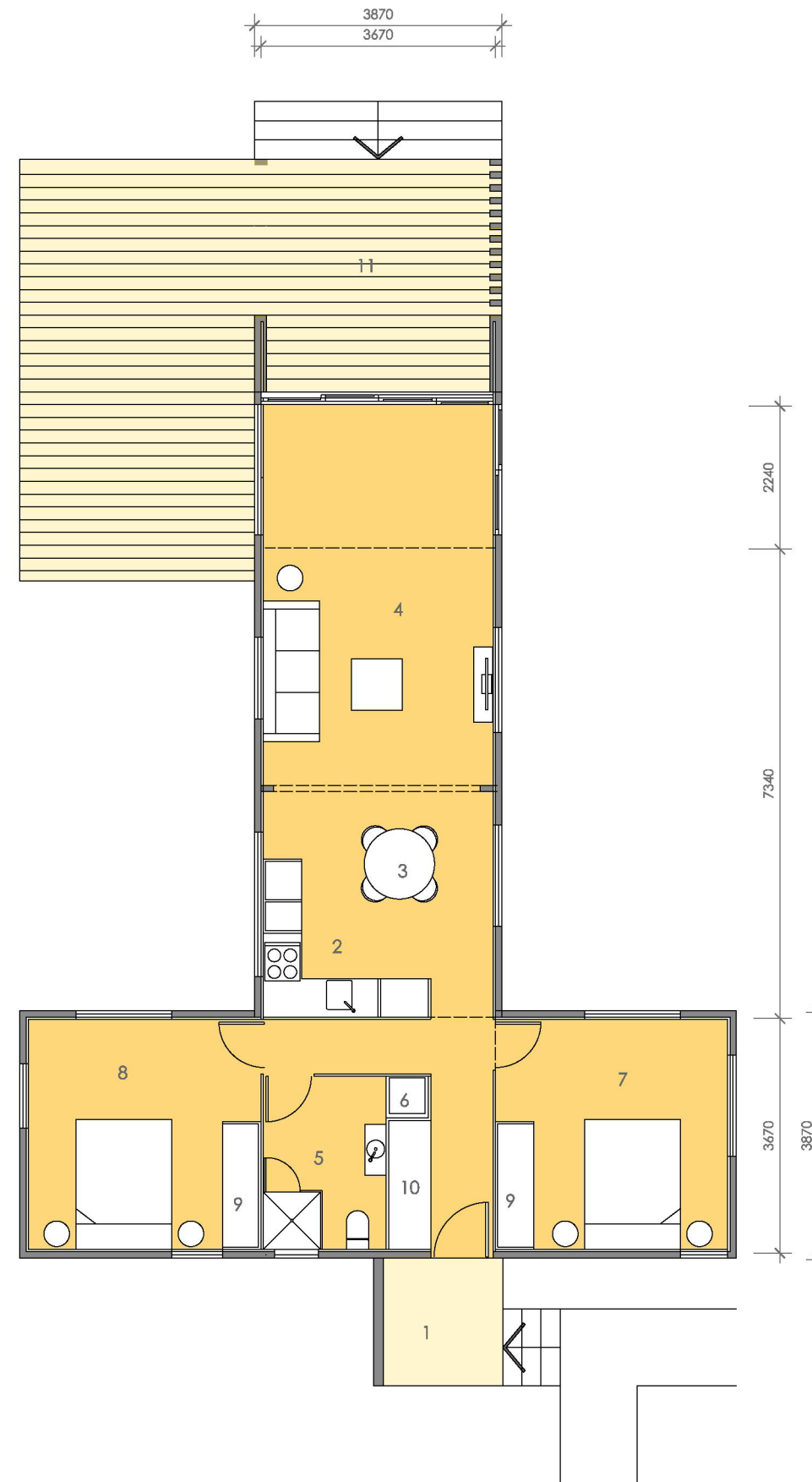
09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland



3 bed view from north

APPROVED PLAN
Planned
RC: [REDACTED]
Date: [REDACTED]

APPROVED PLAN
 Planner: [REDACTED]
 RC: [REDACTED]
 Date: [REDACTED]



LEGEND

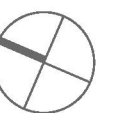
- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 main bedroom
- 8 bedroom
- 9 wardrobe
- 10 storage
- 11 deck

*GFA measured to exterior face of building framing and excludes decks and patios.

*Please refer to the Roto Site Plan for building orientation, driveway, access and parking.

*Note: Elevations are typical.

2 bed home | Site A1
 ground floor plan
 81m²



RC-19

Matauri X - Papakāinga Housing - Roto Site | 2 bed home - Site A1 | 1:100 @ a3

prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -

APPROVED PLAN
 Planner: [REDACTED]
 RC: [REDACTED]
 Date: [REDACTED]

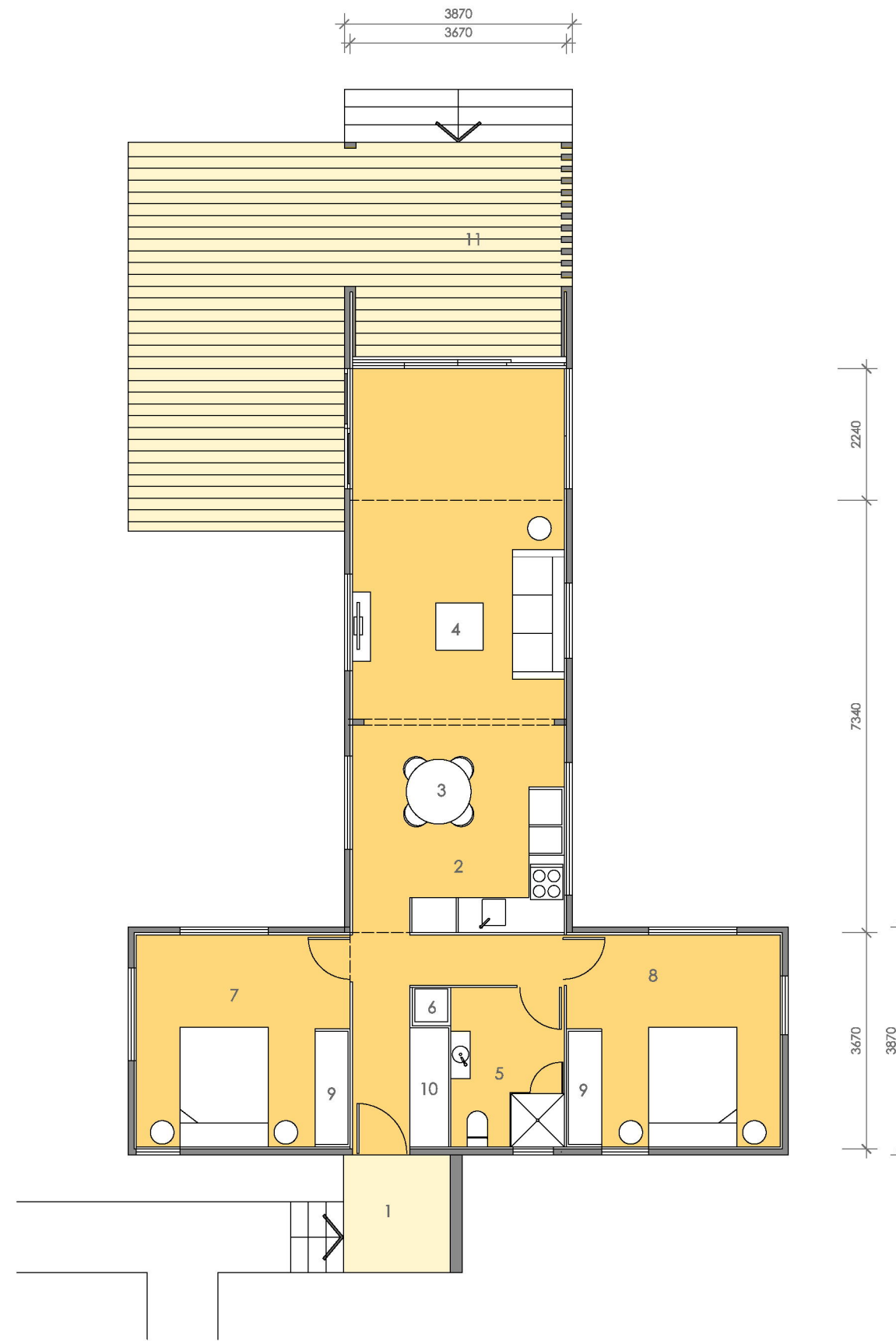
LEGEND

- 1 main entry
- 2 kitchen
- 3 dining
- 4 lounge
- 5 bathroom
- 6 laundry
- 7 main bedroom
- 8 bedroom
- 9 wardrobe
- 10 storage
- 11 deck

*GFA measured to exterior face of building framing and excludes decks and patios.

*Please refer to the Roto Site Plan for building orientation, driveway, access and parking.

*Note: Elevations are typical.



2 bed home | Site A2
 ground floor plan
 81m²

Matauri X - Papakāinga Housing - Roto Site | 2 bed home - Site A2 | 1:100 @ a3



RC-20

prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -

CROSSON
 ARCHITECTS

09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland

APPROVED PLAN
 Planne [REDACTED]
 RC: [REDACTED]
 Date: [REDACTED]

- dark grey linea oblique weatherboard
- dark grey corrugated steel roofing iron
- dark grey aluminium joinery with window shroud
- cedar lining boards



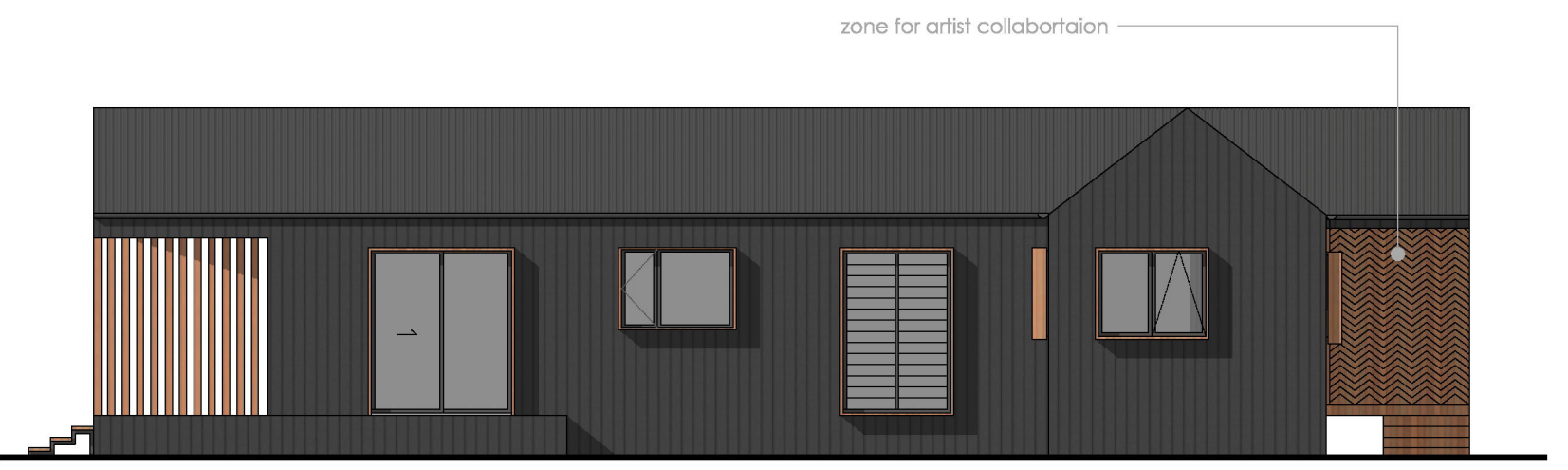
north



east



south



west

*Note: Elevations are typical. Please read in conjunction with plans.

*Elevation referencing site A2.

Matauri X - Papakāinga Housing - Roto Site | Typical 2 bed home | Elevations | 1:100 @ a3

RC-21

prj name: Matauri X - Papakāinga Housing - Roto Site
 prj no: 2028.01
 date: 16.12.2021
 issue: Lot 35-37 and Site A : Resource Consent Application
 rev: -



09 302 0222
 Crosson Architects Ltd
 studio@crosson.co.nz
 Level 1, 15 Bath St
 Parnell Auckland



2 bed view from north

APPROVED PLAN
Planned
RC: [REDACTED]
Date: [REDACTED]