

IN THE MATTER OF

The Resource Management Act 1991 ("the Act")

AND

IN THE MATTER OF

the Far North Proposed District Plan

AND

Paradise Found Developments Limited (S346.001,
S346.004)

Submitter

Response to Panel's Questions on behalf of
Paradise Found Developments Limited

11 November 2025



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By Arrangement

May it Please the Hearings Commissioners:

1. This memorandum is provided in response to an issue posed by the Panel during the hearing of my client's submission on Thursday, 6 November 2025.
2. The Panel's enquiry was around how the Wiroa Station Architecture Code and Design Approval Process ("**the Architectural Code**"¹), works, and is embodied; in the rules proposed for the Wiroa Station Precinct; as were attached to Mr Hook's Rebuttal Evidence of 31 October 2025.
3. The starting point is that the Architectural Code is an aspect of the underlying subdivision and development consents² at Wiroa Station.
4. The Architectural Code has several operative requirements. First, it requires the establishment of a Design Committee comprising an architect and representative of North Bay Holdings Limited (or its successor as the developer). Building design must be approved by the Design Committee before an application to the Council for a building consent and resource consent is made. The owner must then provide a certificate to the Design Committee supplied by their engineer or architect confirming the location and form of the building is as approved by the Design Committee before foundations are poured. Construction must be in accordance with the approved design, after which the Design Committee completes a final inspection. Relevant parts of the Design Approval process are highlighted in the attached.
5. Compliance with the Architectural Code would be without Council oversight, however, the Consent Notice³ attaching to Wiroa Station requires compliance with the Code, with the additional requirement that compliance is confirmed with *"Any building consent or resource consent application shall include a report prepared by a suitably qualified architect and/or landscape architect demonstrating compliance"*.
6. Drawing the strands together then, the status quo is that assessment and compliance with the Architectural Code is a largely internal process, left to qualified experts, rather than to Council. The Council is assured of compliance by receiving a certification report from a suitably qualified expert; a Producer Statement if you will. However, Council has no greater input than that.

¹ See Evidence in Chief of James Hook; 3 October 2025

² RC 2160044-RMAVAR/A

³ Consent Notice 10526054-25; Evidence in Chief of James Hook; 3 October 2025

Permitted Activity Rule

7. The Consent Notice remains registered on the titles at Wiroa Station, and its requirements continue to apply. However, to achieve enhanced transparency, and reflecting on the Panel's comments, it is thought appropriate to include the Architectural Code (in its entirety) as an Appendix to the WSP.
8. Mr Hook and I, have reflected whether any further assessment/compliance role for Council, in a permitted activity regime regarding the Architectural Code, would be of benefit, or necessity. Having done so, we have concluded that leaving the final certification to a suitably qualified expert is preferable. There is a design complexity to the Architectural Code; of which particular consideration, will be required for each design proposal, and that benefits from specialist expertise. Further, expecting Council to participate in that role would be unduly burdensome.
9. That said, including the Architectural Code as an Appendix to the WSP means that Council will be aware of its requirements and process and so better informed when the necessary certification is provided.
10. Amended WSP provisions are attached, reflecting minor changes to PER – 2 and PER – 3.

Conclusion

11. An updated set of WSP provisions is attached, reflecting the discussion above. Given the requirements of the Architectural Code is a requirement of the underlying resource consents, is reflected in the Consent Notice and is now more transparently reflected in the WSP Permitted Activity provisions; a "belt and braces" approach results, giving greater surety of compliance.

Dated 11 November 2025



J Dawson

Counsel for Paradise Found Developments
Limited