

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☐ Yes ☒ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Aurelian Holdings Limited

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Donaldsons Surveyors

Email:

Phone number:

Home

Postal address:

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

Postcode

0245

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

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

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

Name/s:

Aurelian Holdings Limited

**Property Address/
Location:**

Postcode

0483

8. Application Site Details

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

Name/s:

Aurelian Holdings Limited

**Site Address/
Location:**

11 Matai Bay Road, Karikari Peninsula

Postcode

Legal Description:

Lot 13 DP 47841

Val Number:

Certificate of title:

RT NA 16D/674

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

Site visit requirements:

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

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

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

9. Description of the Proposal:

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

Proposed Residential Unit in breach of Mixed Use zone rules

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Donaldsons Surveyors Ltd

Email:

ir

Phone number:

v

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Micah Donaldson

Signature:

(signature of bill payer)

Date 29-Jul-2026

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Micah Donaldson

Signature:

Date 29-Jul-2026

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)
- ☐ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☒ Topographical / contour plans

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



DONALDSONS

REGISTERED LAND SURVEYORS

8659

29 July 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

PROPOSED LAND USE

AURELIAN HOLDINGS LIMITED, 11 MATAI BAY ROAD, KARIKARI PENINSULA

We hereby submit this application for Resource Consent to undertake Land Use Activities located in the Mixed-Use zone. The proposal is assessed as a Permitted Activity under the Transitional District Plan and Restricted Discretionary Activity under the Proposed District Plan.

-  - Application Form & Deposit \$2688
-  - Planning Report
-  - Record of Title
-  - Land Use Plan
-  - Building Plans

Yours faithfully

Micah Donaldson
Assoc.NZPI

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS



PLANNING REPORT

PROPOSED LAND USE ACTIVITIES

AURELIAN HOLDINGS LIMITED, 11 MATAI BAY ROAD, KARIKARI PENINSULA

Date: 29 July 2026

Reference: 8659



CSNZ | THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

CONTENTS

INTRODUCTION	3
SITE DESCRIPTION	3
RESOURCE MANAGEMENT ACT 1991	4
SCHEDULE 4	6
NEW ZEALAND COASTAL POLICY STATEMENT	9
ISSUES	9
OBJECTIVES	9
<i>Objective 6</i>	9
POLICIES	10
NATIONAL ENVIRONMENTAL STANDARDS	11
FAR NORTH TRANSITIONAL DISTRICT PLAN	11
NATURAL AND PHYSICAL RESOURCES	17
PROPOSED DISTRICT PLAN	18
DISTRICT WIDE MATTERS	24
<i>STANDARDS</i>	26
CONCLUSION	30

INTRODUCTION

Aurelian Holdings Limited proposes to construct a new dwelling on land zoned **Commercial** under the Far North District Council Transitional District Plan and **Mixed Use** under the Proposed Far North District Plan. The proposal requires resource consent for a number of associated land use infringements.

The Far North District Council issued a Project Information Memorandum (PIM) assessment (Reference **EBC-2026-1091/0**) on **15 July 2026**, identifying the following Proposed District Plan provisions requiring assessment as part of the resource consent application:

Proposed District Plan

Rule MUZ-R1 (MUZ-S3 & MUZ-S8) Setback & Landscaping

Rule MUZ-R4 Residential Activity

Rule EW-R1 Earthworks

The subject site is located within the **Mixed Use Zone** under the Proposed District Plan, a zone that is primarily intended to accommodate commercial, retail, service and employment activities. While residential activities are anticipated within the Mixed Use Zone, they are a secondary component and are subject to a separate activity status and assessment framework.

Accordingly, it is important that the proposal is assessed within the context of its intended residential use. While the proposal infringes a number of Mixed Use Zone standards, the purpose of those standards and the resulting adverse effects should be considered in relation to a residential activity, rather than by applying mitigation measures intended primarily for commercial development. The assessment of effects throughout this application therefore focuses on the residential nature of the proposal and demonstrates that the identified infringements do not compromise the objectives and outcomes sought for residential activities within the Mixed Use Zone.

The proposal is presented as a Restricted Discretionary activity under the Proposed District Plan, and Permitted under the Transitional District Plan.

SITE DESCRIPTION

The properties legal reference currently (pre-boundary adjustment):

Appellation:	Lot 13 DP 47841
RT:	NA16D/674
Registered Owner:	Aurelian Holdings Limited

The site is located at **11 Matai Bay Road, Karikari Peninsula**.

The property has frontage to Matai Bay Road, a sealed public road that provides good sight distances in both directions. Vehicle access is proposed from Matai Bay Road adjacent to the western boundary. A culvert will be installed to convey the existing open roadside stormwater beneath the proposed vehicle crossing.

The site is currently vacant and predominantly grassed, with a gentle gradient falling towards the northwest. The land has expansive views across Cape Karikari Beach and the surrounding coastal environment.

The eastern boundary forms the interface between the **Commercial Zone** (Transitional District Plan) / **Mixed Use Zone** (Proposed District Plan) and adjoining **Residential-zoned** land. The western and northern boundaries adjoin further commercially zoned properties. Lot 14 DP 47841 to the west, Lot 1 DP 413387 to the north are also owned by Aurelian Holdings Limited and contain commercially zoned land. The adjoining property to the east (Lot 12 DP 47841) is zoned Residential and has been developed with an existing single residential dwelling.

RESOURCE MANAGEMENT ACT 1991

This part of the report sets out the assessment against the matters in Part 2 and the information required in clauses 6 and 7 of Schedule 4. An assessment of the relevant plan provisions (District Plan, RPS and NZCPS) is carried out in the sections which follow.

ASSESSMENT OF EFFECTS

Schedule 4 requires that an application for a resource consent include:

2 *Information required in all applications*

(1) *An application for a resource consent for an activity (the activity) must include the following:*

...

(f) *an assessment of the activity against the matters set out in Part 2; and*

(g) *an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).*

(2) *The assessment under subclause 1(g) must include an assessment of the activity against -*

(a) *any relevant objectives, policies or rules in a document;*

...

An application must also include an assessment of the activity's effects on the environment that -

(a) *includes the information required by clause 6; and*

(b) *addresses the matters specified in clause 7;*

...

PART 2 PURPOSE AND PRINCIPLES

The relevant text of Part 2 is set out below:

5 **Purpose**

The purpose of this Act is to promote the sustainable management of natural and physical resources.

In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

(c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(b) the efficient use and development of natural and physical resources;

...

(c) the maintenance and enhancement of amenity values;

...

(f) maintenance and enhancement of the quality of the environment;

The proposal is considered to be consistent with these matters.

The proposed development represents an efficient use of an existing serviced allotment within an established residential settlement, utilising existing transport and infrastructure networks without compromising or placing significant additional demand on public infrastructure. The site is well suited to residential development, and the proposal makes effective use of the land while complementing the established residential environment that surrounds it.

In terms of amenity values, the proposed dwelling is compatible with the existing character of the immediate locality. While the site is zoned with the long-term intent of supporting commercial activities, the surrounding environment is presently characterised almost entirely by residential development. As such, the proposal is more consistent with the existing pattern of development than a commercial activity would be at this time and does not require the same degree of mitigation that may otherwise be expected for commercial development.

The proposal will also maintain the quality of the environment. The extent of earthworks is minimal and will be appropriately managed through standard erosion and sediment control measures during construction. Stormwater will be managed in accordance with accepted engineering standards, ensuring there are no adverse effects on adjoining properties or the wider receiving environment. The proposed residential activity is low intensity and is unlikely to generate adverse effects beyond those typically associated with residential occupation.

Importantly, the proposed dwelling is a relocated building rather than a permanent commercial-scale structure. Should the locality transition over time towards the intended commercial outcomes envisaged by the zoning, the building can be readily removed or relocated, allowing the site to be redeveloped for commercial purposes. The proposal therefore provides a flexible interim use of the land that does not prejudice or compromise the long-term commercial objectives of the zone.

SCHEDULE 4

Clause 6 - Information required in assessment of effects

Clause 6(1) specifies the information that must be included in the assessment of effects:

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

In this instance, the proposal is not considered likely to give rise to any significant adverse effects. The proposal involves the construction of a single residential dwelling on a vacant allotment within an established serviced settlement. The principal matters requiring resource consent relate to the activity status of a residential use within the commercial style zone and associated infringements of development standards, rather than any environmental constraints associated with the site itself.

The adverse effects associated with the activity are therefore considered **less than minor**.

The proposal also recognises that district plans provide for a range of activities within a zone rather than mandating a single land use outcome. The Proposed District Plan expressly anticipates residential activities within the Mixed Use Zone, subject to resource consent. The purpose of the consent process is therefore to assess whether the proposal can coexist with the intended function of the zone. In this case, the surrounding environment is already predominantly residential, meaning the proposal integrates with the existing receiving environment while preserving the opportunity for future commercial redevelopment.

(b) an assessment of the actual or potential effects on the environment of the activity.

The proposal has been designed to respond to the site's physical characteristics and existing infrastructure. The development requires only limited earthworks, utilises existing road frontage and services, and will be connected to infrastructure in accordance with the Council's engineering requirements. As a result, there are no anticipated adverse effects on public infrastructure, traffic safety, servicing capacity, or the wider environment.

From an amenity perspective, the proposed dwelling is compatible with the existing residential character of neighbouring properties. The scale, form and appearance of the building are consistent with surrounding dwellings and are significantly less intensive than many commercial activities anticipated within the zone as a permitted activity. The proposal is therefore unlikely to generate adverse effects relating to noise, traffic generation, hours of operation, lighting, or commercial servicing, all of which could reasonably be expected within a commercially focused environment.

Importantly, the proposal does not undermine the strategic intent of the Mixed Use Zone. While the zone is intended to provide for a range of commercial and mixed-use activities over time, it also expressly anticipates residential activities through a Restricted Discretionary Activity framework. This recognises that residential development can form an appropriate component of the zone where any associated effects can be appropriately managed.

A further consideration is that the proposal does not sterilise or prejudice the future development potential of the land. The dwelling is a relocated building that can be readily removed or relocated if the site is subsequently required for commercial redevelopment. This provides a transitional land use that enables productive use of the site in the short to medium term without compromising the long-term planning outcomes sought by the District Plan.

The proposal also contributes positively to the efficient utilisation of serviced urban land. Establishing a dwelling on an existing vacant allotment avoids unnecessary pressure for residential expansion elsewhere, makes use of

existing infrastructure investment, and supports the sustainable management of land resources. In planning terms, the proposal represents an interim adaptive use that responds to the current character of the locality without compromising future aspirations of the zone.

(c) if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.

Not applicable.

(d) if the activity includes the discharge of any contaminants, a description of -

- (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
- (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*

Wastewater and stormwater are disposed of into the reticulated network therefore no concerns.

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

Earthworks and sediment control measures would uphold GD05 and be implemented to reduce the effects of waterway discolouration from sediment displacement.

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

The level of effects associated with the building activity are consistent with the zone not to require consultation.

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

The applicant offers to include a consent condition; if any archaeological features are uncovered, works shall cease until an applicable authority has been approved by Heritage NZ.

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

No known concerns.

Clause 7 - Matters that must be addressed by assessment of environmental effects

Clause 7(1) specifies the matters that must be addressed by an assessment of environmental effects. any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The proposal represents the orderly and efficient utilisation of an existing vacant allotment. The development is considered infill development. This supports the efficient use of serviced land and contributes to the vitality of the local community through the productive use of an otherwise vacant site.

From a social perspective, the proposal contributes to the availability and diversity of housing within the district. While modest in scale, the provision of an additional dwelling assists in responding to ongoing housing demand and promotes a more efficient use of existing urban land. This outcome is consistent with the broader resource management objective of enabling people and communities to provide for their social and economic well-being while sustainably managing natural and physical resources.

Economically, the proposal will generate local employment during construction and will make use of existing infrastructure investments without creating a significant demand for additional public services. The development also maintains flexibility for the future, as the proposed dwelling is a relocated building that can be removed should the site transition to a more intensive commercial use in accordance with the long-term objectives of the Mixed Use Zone. As such, the proposal does not foreclose future commercial opportunities or constrain the anticipated evolution of the area.

No sites, features, or values of known cultural significance are affected by the proposal. The development is confined to an already modified allotment and does not involve activities that would adversely affect identified cultural heritage values or sites of significance.

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

From a visual perspective, the proposed dwelling is of a domestic scale and appearance that reflects the established pattern of development within the locality. The building will be viewed in the context of surrounding residential dwellings and will not appear visually dominant or out of character. Although the site is located within the Mixed Use Zone, the existing streetscape exhibits a strong residential character, and the proposal reinforces this existing built form rather than competing with it.

c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

There are no concerns.

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

There are no concerns.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

Stormwater and sewage are the main discharges and these both are well managed presenting no concern.

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

No known concern.

NEW ZEALAND COASTAL POLICY STATEMENT

While the site enjoys views towards the coast and Cape Karikari Beach, the proposal is not located within an identified Coastal Environment or any coastal management overlay. Furthermore, the land is zoned for commercial style use, reflecting the Council's long-term intention that the area accommodates urban development rather than coastal protection values.

The proposed does not encroach upon the coastal marine area, coastal landforms, indigenous coastal vegetation, public access, or any other coastal values recognised by the New Zealand Coastal Policy Statement. The development will not alter the natural coastal character or affect the appreciation of the wider coastal landscape.

Accordingly, while the site has a distant coastal outlook, the proposal does not engage the matters of national significance that the New Zealand Coastal Policy Statement is intended to address. The proposal is therefore considered consistent with the issues, objectives and policies of the NZCPS described following.

ISSUES

Particular issues outlined in the coastal policy statement include:

- *Continuing decline in species, habitats and ecosystems in the coastal environment;*
- *Poor and declining coastal water quality in many areas as a consequence of point and diffuse sources of contamination, including stormwater and wastewater discharges;*
- *Continuing coastal erosion and other natural hazards that will be exacerbated by climate change and which will increasingly threaten existing infrastructure, public access and other coastal values as well as private property;*

OBJECTIVES

In terms of the objectives, Objective 6 is of particular relevance:

OBJECTIVE 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use and development recognising that:

The protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits.

POLICIES

The following guideline policies are seen to be consistent with the proposed activity's approach:

Policy 6(1) *Activities in the coastal environment*

...

(f) *consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable.*

...

(h) *consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgeline...*

(i) *set back development from the coastal marine area...*

Policy 13 *Preservation of natural character*

...

(2) *Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:*

...

(g) *a range of natural character from pristine to modified*

The assessment of environmental effects is representative of a modified natural character and the site is designed for development purposes.

Policy 14 *Restoration of natural character*

Promote restoration or rehabilitation of the natural character of the coastal environment including by:

(10) *Identifying areas and opportunities for restoration or rehabilitation;*

Policy 15 *Natural features and natural landscapes*

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development.

Policy 23 *Discharge of contaminants*

...

(4) *In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment-by-catchment basis, by:*

(a) *avoiding where practicable and otherwise remedying cross contamination of sewerage and stormwater systems;*

...

(10) *promoting integrated management of catchments and stormwater networks;*

...

Sediment control measures would be implemented throughout the initial works period.

NATIONAL ENVIRONMENTAL STANDARDS

The property is not considered to be a HAIL site and therefore is not subject the NES for assessing and managing contaminants in soil to protect human health 2011, to warrant a Preliminary site Investigation Report for potential soil contamination.

There are no other national environmental standards applicable to the application site.

The proposed dwelling is not located within 100m of a known wetland and the land use activity upholds the National Environmental Standards for Freshwater Regulations 2020.

FAR NORTH TRANSITIONAL DISTRICT PLAN

The property is located in the Commercial zone, and is not listed as having any Outstanding Landscape under the transitional district plan.

Commercial Environment

The Commercial Zone incorporates the existing commercial areas of the District. It is intended to retain the style and atmosphere of these areas, and to confirm that future commercial development in the District will be concentrated in the existing commercial areas.

In these centres commercial activities will be mutually compatible, will benefit from a close locational relationship, and will be appropriate to the character and amenity of the area.

OBJECTIVES AND POLICIES

7.7.3.1 To achieve the development of commercial areas in the District accommodating a wide range of activities that avoid, remedy or mitigate the adverse effects of activities on other activities within the Commercial Zone and on the natural and physical resources of the District.

7.7.4.2 That the range of activities provided for in the Commercial Zone be limited only by the needs for the effects generated by the particular activity to be consistent with other activities in the zone.

The effects of the proposed land use are well in line with the intended growth expectations.

The effects of the land use are low impact relative to the environment.

The proposal upholds the objectives and policies of the commercial zone.

7.7.5.1 PERMITTED ACTIVITIES

7.7.5.1.1 BUILDING HEIGHT

(a) The maximum height of any building in the following Commercial Zones shall be 10m:

Complies.

7.7.5.1.2 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on the nearest site boundary which adjoins a Residential, Coastal Residential, Russell Township, Rural Living or Coastal Living zones (refer to definition of Recession Plane in Chapter 3 - Definitions), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.

Complies.

7.7.5.1.3 VISUAL AMENITY AND ENVIRONMENTAL PROTECTION

(a)

There are no non-residential activities

Not applicable.

(b) At least 50% of that part of the site between the road boundary and a parallel line 3m therefrom, which is not occupied by buildings or driveways, shall be landscaped.

The site has lawn along the road boundary.

Complies.

(c) Any landscaping required by these rules shall remain on the site for the duration of the activity and be maintained, and, if such landscaping dies or becomes diseased or damaged, shall be replaced.

Not a concern for residential activity.

Complies

7.7.5.1.4 SETBACK FROM BOUNDARIES

(a) Where the road frontage of a site is identified as a 'Pedestrian Frontage' on the Zone Maps all buildings shall be built up to the road boundary and a veranda provided for the full frontage of the site.

Not applicable.

(b) The setbacks from the road boundary within the Commercial Zone in Paihia as shown on Map 91 shall be as follows: (i) Area A1: 6m; Area A2: 6m; (iii) Area A3: 0m; (iv) Area A4: 0m provided no more than 60% of the road boundary is occupied by a building;

Not applicable.

7.7.5.1.5 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES

Any new residential activity involving permanent or non-permanent accommodation shall be developed in such a way that the attenuation of noise between any boundary and living room is no less than 20 dB, and between any boundary and any room used for sleeping is no less than 30 dB. In the absence of forced ventilation or air-conditioning, these reductions shall be achieved with any exterior windows open.

This rule is configured for the commercial zone, and the proposal does not relate to commercial based residential accommodation, therefore does not apply.

7.7.5.1.6 TRANSPORTATION

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Complies.

15.1.6B Parking

15.1.6B.1.5 CAR PARKING SPACE STANDARDS (a) The required size of off-street car parking spaces, the manoeuvring space between, and the vehicle circulation routes providing access to them, shall be as set out in Appendix 3D.

The site has a width of 16m and there is 9m between the boundary and building, therefore the parking and manoeuvring dimensions are achievable.

Complies

15.1.6C.1.1 PRIVATE ACCESSWAY IN ALL ZONES

(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

The entrance construction would occur in accordance with Appendix 3B-1.

Complies.

(b) Minimum access widths and maximum centreline gradients, are set out in the Appendix 3B-1 table except that the grade shall be:

No steeper than 1:20 adjacent to the road boundary for a length of at least 6m.

No concern, with the grade being between 1% - 4%.

Complies.

(c) A private accessway may serve a maximum of 8 household equivalents.

There are no shared accessways.

Complies

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

Not applicable.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

No concern.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

15.1.6C.1.2 PRIVATE ACCESSWAYS IN URBAN ZONES

(i) The private accessway serves no more than four residential units;

The private accessway from the road boundary to any parking or loading space shall be:

- *not less than 3m wide; and*
- *a minimum overhead clearance of 4m.*

Not applicable.

(b) Private accessways in the Commercial and Industrial Zones shall comply with the following:

(ii) Two-way operation, excluding service stations.

The private accessway from the road to any parking or loading space shall:

- *not be less than 6m or more than 7m in width; and*
- *have a minimum overhead clearance of 4.2m.*

Not applicable.

*(c) All private accessways in all urban zones which serve **two or more** activities are to be sealed or concreted.*

Not applicable.

15.1.6C.1.3 PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES

Not applicable.

15.1.6C.1.4 ACCESS OVER FOOTPATHS

There is no footpath.

Not applicable.

15.1.6C.1.6 VEHICLE CROSSING STANDARDS IN URBAN ZONES

(a) Private access off streets in the urban zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 - Revised 2009).

The entrance is to be constructed in accordance with FNDC engineering standards.

Complies.

(b) Where the vehicle crossing serves two or more properties the vehicle crossing is to be widened to provide a double width vehicle crossing.

Not applicable.

15.1.6C.1.7 GENERAL ACCESS STANDARDS

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The site has ample area for vehicles to manoeuvre without needing to reverse off site.
Complies.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

There are no bends or corners.
Complies.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

No concerns.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

This is being addressed under the building consent process where a stormwater management report has been completed. Basic detention requirements are detailed on the building plans.
Complies.

15.1.6C.1.8 FRONTAGE TO EXISTING ROADS

The existing road frontage complies with road standards.

15.1.6C.1.9 NEW ROADS

There are no new roads.

15.1.6C.1.10 SERVICE LANES, CYCLE AND PEDESTRIAN ACCESSWAYS

Not applicable.

15.1.6C.1.11 ROAD DESIGNATIONS

Not applicable.

In summary, the traffic movements associated with the proposed dwelling upholds the transportation standards, compliant with the permitted activity status.

7.7.5.1.7 KEEPING OF ANIMALS

Not applicable.

7.7.5.1.8 Noise

Not applicable to residential activity.

7.7.5.1.10 Roof Pitch

Not applicable

7.7.5.1.12 Helicopter Landing Area

Not applicable.

The proposal complies with the **permitted activity standards**.

The proposed building is residential in use, and the commercial zone is **silent** on residential units.

NATURAL AND PHYSICAL RESOURCES

12.2 INDIGENOUS FLORA AND FAUNA

There is no vegetation clearance.

Excavation standards are not described for the commercial zone under the transitional district plan.

All excavation work is minor, required to level out the site for the building foundation and to strip topsoil for laying basecourse to form the parking area.

The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control (aucklanddesignmanual.co.nz).

No concern.

12.4 NATURAL HAZARDS

There are no known natural hazards risks to the site.

PROPOSED DISTRICT PLAN

The property is located in the Mixed Use zone under the Proposed District Plan. There are no resource overlays affecting the title.

The Mixed Use zone provides a framework in which commercial and residential activities can co-exist and it enables a range of compatible activities.

Objectives

MUZ-01 *The Mixed Use zone is the focal point for the district's commercial, community and civic activities, and provides for compatible residential development that complements these activities.*

The objective recognises that the Mixed Use Zone has a primary role in accommodating commercial, community and civic activities while also providing for residential development where it is compatible with, and complementary to, those activities. The inclusion of residential activities within the objective demonstrates that the zone is not intended to function exclusively as a commercial precinct, but rather as a mixed-use environment where a range of compatible land uses can coexist.

MUZ-05 *Residential activity in the Mixed Use zone is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone.*

This objective is primarily directed towards mixed-use buildings and higher-intensity commercial precincts where maintaining an active pedestrian environment is an important urban design outcome.

The proposal relates to a single residential dwelling on an individual allotment within a locality that is not presently characterised by continuous commercial development or active pedestrian frontages. Rather, the surrounding environment is predominantly residential in nature, despite the Mixed Use zoning. Consequently, the urban design outcomes sought by Objective MUZ-05 are not presently evident within the receiving environment.

Policies

MUZ-P1

Enable a range of commercial (including supermarkets), community, civic and residential activities in the Mixed Use zone where:

- a. they support the function, role, sense of place and amenity of the zone, while recognising the existing environment; and*
- b. there is:*
 - 1.*
 - i. existing infrastructure to support development and intensification, or*
 - ii. additional infrastructure capacity can be provided to service the development and intensification.*

In accordance with MUZ-P1 guidelines, the Mixed Use zone is intended to accommodate a variety of commercial, community, civic, and residential activities, provided they align with the existing environment's function, role, sense of place, and amenity. Additionally, such development should be supported by existing infrastructure or have the potential for additional infrastructure to be provided to meet the needs of development and intensification.

Fortunately, the application site already boasts all necessary services, including wastewater, water supply, stormwater management, electricity, and telecommunications. This comprehensive infrastructure ensures that the proposed development, including the residential component, can proceed with effects being less than minor.

MUZ-P3

Require development in the Mixed Use zone to contribute positively to:

- a. high quality streetscapes;*
- b. pedestrian amenity;*
- c. safe movement of people of all ages and abilities;*
- d. community well-being, health and safety; and*
- e. traffic, parking and access needs.*

According to MUZ-P3 requirements, development within the Mixed Use zone must contribute positively to several key aspects, including high-quality streetscapes, pedestrian amenity, safe movement for people of all ages and abilities, community well-being, health, and safety, as well as addressing traffic, parking, and access needs.

Regarding high-quality streetscapes, while the proposal does not directly enhance this aspect, it ensures the preservation of the existing streetscape without depletion. Similarly, pedestrian amenity values are maintained.

The introduction of new development often contributes to community well-being by signalling economic growth and positivity. In terms of practical considerations, the site's ample parking space, manoeuvring area, and accessibility to the legal road address traffic, parking, and access needs, ensuring a balanced approach to development that caters to user expectations and infrastructure requirements.

The following description outlines rules and standards intended for application within the zone.

Rules MUZ-R1

PER-1

The new building or structure, relocated buildings or extension or alteration to an existing building or structure will accommodate a permitted, restricted discretionary or discretionary activity.

The building use for residential activity as a private household is consistent with the permitted activity allowance.

PER-2

The new building or structure, relocated buildings or extension or alteration to an existing building or structure that increases the existing building footprint complies with the following standards:, except where the building or structure is associated with an electric vehicle charging station:

As assessed below.

PER-3

Extension or alteration to an existing building or structure

Not applicable.

PER-4

The building or structure, if located within an airport protection surface area identified on the planning maps...

Not applicable.

PER-5

Buildings or structures associated with electric vehicle charging stations comply with the following standards:

Not applicable.

Assessment of PER-2**MUZ-S1 Maximum height;**

1)

*The maximum height of a building or structure, or extension or alteration to an existing building or structure, is **12m above ground level**, except:*

- *the maximum height differs within the following areas that are mapped within Paihia and Russell:*
 - *Paihia Area A: 8.5m*
 - *Paihia Area B: 10m;*
 - *Russell: 8.5m*

The buildings total height is 5.1m. Complies.

2)

Not applicable.

3)

that any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Active Recreation does not exceed 2m in height.

There is no fence proposed.

MUZ-S2 Height in relation to boundary;

Where the building or structure, or extension or alteration to an existing building or structure adjoins a site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Active Recreation it must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:

1. **55 degrees at 2m above ground level at the northern boundary of the site.**
2. **45 degrees at 2m above ground level at the eastern and western boundaries of the site.**
3. **35 degrees at 2m above ground level at the southern boundary of the site.**

The building complies with the permitted sunlight angles as shown on the architectural plans attached.

The boundary adjoining the commercial zone is not applicable.

MUZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);

Not applicable.

MUZ-S4 Pedestrian frontages;

Not applicable.

MUZ-S5 Verandas;

Not applicable.

MUZ-S6 Outdoor storage;

Not applicable.

MUZ-S7 Landscaping and screening on road boundaries;

1. *Where a site adjoins a road boundary, at least 50% of that road boundary not occupied by buildings or driveways shall be landscaped with plants or trees.*
2. *The landscaping shall be a **minimum height of 1m** at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years, except for service stations which are not subject to landscaping height requirements.*

The applicant seeks to **breach** this rule because no commercial activity is proposed, and the majority of other residential properties are not planted.

Where the standard is not met, matters of discretion are restricted to:

- a. *the character and amenity of the streetscape and surrounding area;*

The character is residential; most sites are either open to the road or have an open boundary fence.

b. *topographical or other site constraints or functional requirements making compliance with this standard impractical; and*
Topography is not a constraint, it simply is a matter that proves unnecessary.

c. *health and safety implications for pedestrians and the transport network.*
There are none.

Any effect caused by not planting is therefore less than minor, and warrants a dispensation to this rule.

MUZ-S8 Landscaping for sites that adjoin any sites other than mixed use or light or heavy industrial zone;

Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial must:

- 1) *be fenced with a solid fence or wall with a minimum height of 1.8m; or*
- 2) *be landscaped with plants or trees with a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or*
- 3) *be screened with a combination of (1) and (2) above.*

The applicant seeks to **breach** this rule because this is not a commercial activity, and all the adjoining residential properties are not adversely affected by the sites use as a residential activity.

Where the standard is not met, matters of discretion are restricted to:

- a) *the outlook, character, and amenity of adjoining sites in a residential, rural, open space or Māori purpose zone;*

The entire area is residential in character. No concern.

- b) *the scale of the building and its distance from the boundary with residential, rural, open space or Māori purpose zones;*

The building is small in scale and meets standard building setback standards.

- c) *the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and*

There are no adverse effects.

- d) *the design, layout and use of the site which may compensate for reduced, alternative or no screening;*

This is standard residential use that reflects the same or similar layout to all the other sites. No concern.

- e) *Health and safety implications for pedestrians and the transport network.*

There are none.

Any effect caused by not planting the subject boundary is therefore **less than minor**, and warrants a dispensation to this rule.

MUZ-S9 Coverage;

1. *At least 10% of the site shall be planted in grass, vegetation or landscaped with permeable material; and*

There is more than 10% vegetation on site.

2. *Where a connection to Council's reticulated stormwater system is not available the stormwater must be disposed of within the site.*

It is proposed to dispose of stormwater onsite, via a detention system and slow release into spreader device.

MUZ-S10 Colours and materials (Opua Marine Business Park);

Not applicable.

MUZ-S11 - Landscaping revegetation and fencing (Opua Marine Business Park); and

Not applicable.

MUZ-S12 Site amenity and design (Opua Marine Business Park)

Not applicable.

MUZ-R2 Commercial activity (excluding supermarkets)

Not applicable.

MUZ-R3 Visitor accommodation

Not applicable.

MUZ-R4 Residential Activity**PER-1**

The residential activity is within a residential unit that is either:

- 1. located above the ground floor level of a building unless the residential unit existed at 27 July 2022; or*
- 2. located on the ground floor of a building on a site that is outside the pedestrian frontage overlay identified on the planning maps within the township of Paihia.*

The proposed residential unit is on the ground floor and therefore **fails to comply**.

PER-2

The minimum net internal floor area, excluding outdoor living space, of a residential unit shall be:

- 1. 1 bedroom = 45m²*
- 2. 2 bedroom = 62m²*
- 3. 3 bedroom = 82m²*

The proposed building is 3 bedroom with a total area of 132m² and therefore **complies** being greater than 82m².

PER-3

Residential units established after 27 July 2022 comply with standard:

NOISE-S5.

It is understood the building will **comply** with this standard.

The applicant has the building designed for noise mitigation including; being setback from road frontage, double glazed windows, and insulation batts.

Matters of discretion are restricted to:

private outdoor living area that is functional and accessible

- a. a reasonable level of privacy and outlook*

The site has ample outdoor living area. No concern.

- b. safe and convenient pedestrian access to residential units from the street*

The site has good road frontage convenient for pedestrian access. No concern.

- c. Building design and layout*

The building is standard design similar to others within the vicinity. No concern.

d. *Effects on the safety, amenity and attractiveness of the street and public open spaces.*

The building will maintain the current street appeal. There is no concern.

MUZ-R5 Healthcare activity PER-1

MUZ-R6 Community facility

MUZ-R7 Emergency service facility

MUZ-R8 Conservation activity

PER-1

The new building or structure, relocated building or extension or alteration to an existing building or structure on the site, does not exceed GFA 450m².

MUZ-R9 Supported Residential care

MUZ-R10 Supermarkets

MUZ-R11 Community corrections activity

MUZ-R12 – MUZ-R22

All not applicable.

DISTRICT WIDE MATTERS

HAZARDOUS SUBSTANCES

The site is not known for any hazards.

NATURAL ENVIRONMENT VALUES

The site is not known to have any natural environmental values.

EARTHWORKS

Overview

Earthworks involve the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth. Earthworks are an integral part and necessary component of the use and development of rural and urban land for living, business and recreation purposes. In addition, earthworks are a key component of the development, operation, maintenance and upgrading of infrastructure.

Notes:

1. *More stringent earthworks rules apply in the following other district-wide matters: Natural Character, Natural Features and Landscapes, Coastal Environment, Heritage Area Overlays, Historic Heritage, Notable Trees, and Sites and Areas of Significance to Māori. Those earthworks rules apply in addition to the earthworks rules and standards in this chapter. Refer to the how the plan works chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules in this District Plan.*
2. *The Ecosystems and Indigenous biodiversity chapter manages land disturbance associated with indigenous vegetation clearance.*
3. *Earthworks associated with commercial forestry are regulated under the National Environmental Standards for Commercial Forestry 2017 (NES-CF). The rules in the Earthworks chapter do not apply to earthworks regulated by the NES-CF. However, if commercial forestry earthworks are located in the Coastal Environment or Natural Features and Landscapes overlays, the more stringent earthworks rules in those chapters prevail over the NES-CF.*
4. *The Northland Regional Plan includes rules relating to earthworks to manage effects on freshwater, the coastal marine area, natural hazards and soil. Consent may be required for earthworks under the Northland Regional Plan in addition to this District Plan.*
5. *Earthworks in the margins of wetlands are controlled by the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F). The rules in this Earthworks chapter do not apply to earthworks regulated by the NES-F.*
6. *Where soil sampling and land disturbance is proposed on land where a hazardous activity or industry has been, is more likely than not to have been or is currently operating, then the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 also apply.*
7. *The earthworks rules in this Chapter do not apply to the removal or replacement of an underground fuel storage system which are regulated under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.*
8. *Where electric vehicle charging infrastructure is established in accordance with the NES-ETEVCI, the provisions of that NES prevail over any inconsistent District Plan rule.*

Based on known site information points 1 - 8 do not appear to be applicable.

Objectives**EW-O1**

Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, the coastal marine area, public safety, surrounding land and infrastructure.

EW-O2

Earthworks are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life-supporting capacity of soils.

EW-O3

Earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

Policies

EW-P1

Enable earthworks necessary to provide for the district's social, economic and cultural well-being, and their health and safety where they provide for:

- urban land uses and development within urban zones;
- rural land uses and development including, farm tracks, land drainage, and other farming activities within the

Rural zones;

- conservation and recreation activities;
- land drainage and flood control works; and
- installation, upgrade and maintenance of infrastructure.

The proposal includes sediment control in accordance with industry standards and therefore accords with the objectives and policies.

STANDARDS

EW-S1 Maximum earthworks thresholds

<u>Zone</u>	<u>Volume (m³)</u>	<u>Area (m²)</u>
<u>General Residential, Medium Density Residential, Mixed Use, Town Centre, Hospital, Horticulture Processing Facility, Carrington, Kororāreka Russell Township, Hospital, Māori Purpose – Urban zones</u>	<u>200m³</u>	<u>2500m²</u>

Within the site boundaries:

The excavation surface area is estimated at **175m²**

The excavation volume is estimated at **70m³**

The proposal **complies**.

EW-S2 Maximum depth

The maximum depth of any cut or height of any fill shall not exceed:

1. 1.5m, i.e. maximum permitted cut and fill height may be 3m; or
2. 3m subject to it being retained by a engineered retaining wall, which has had a building consent issued.

The proposed works involve a maximum cut depth of **0.5m**. **Complies.**

EW-S5 Erosion and sediment control

All zones

Earthworks

- 1) must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005); and
- 2) shall be implemented to prevent silt or sediment from entering water bodies, coastal marine area, any stormwater system, overland flow paths, or roads.

The proposed earthworks would employ GD05 sediment control standard as described on the building plans.

Complies.

EW-S6 Setback

Earthworks must be setback from a site boundary by the following minimum distances:

- supported by engineered retaining walls - **1.5m**; or
- not supported by engineered retaining walls - **3m**

This standard does not apply to:

- land disturbance;
- earthworks for the installation and upgrading of utility connections and infrastructure; and
- earthworks for the formation of an approved driveway or crossing.

The minor earthworks involved encroaches closer than 3m to the boundary and therefore **fails to comply** and is subject to EW-R1 assessment below.

Matters of discretion are restricted to:*a. the location, scale and volume;*

The works occur close to the western and eastern boundaries at approximately 10m lengths. For the most part the works are nothing more than a site-scrap and do not cause any significant volumes or coverage.

No concern.

b. depth and height of cut and fill;

The maximum cut depth is 0.5m alongside the eastern boundary, for a length of only a couple of metres.

No concern.

c. the nature of filling material and whether it is compacted;

Not applicable.

d. the extent of exposed surfaces or stockpiling of fill;

The exposed surface can easily be controlled with sediment fencing, as proposed on the building plans.

No concern.

e. erosion, dust and sediment controls;

No concerns.

f. the risks of natural hazards, particularly flood events;

No concerns.

g. stormwater controls;

The consulting engineer has recommended stormwater controls.

No concerns.

h. flood storage, overland flow paths and drainage patterns;

No concerns.

i. the stability of land, buildings and infrastructure;

No concerns.

j. natural character, landscape, natural features, historic heritage, spiritual and cultural values;

Not applicable.

k. the life-supporting capacity of soils;

No concern being a commercial site.

l. the location and use of infrastructure;

There is no impact on infrastructure. Services are to be located prior to construction.

m. temporary or permanent nature of any adverse effect;

No concern.

n. traffic and noise effects;

Minor and temporary. No concern.

o. time of year earthworks will be carried out and duration of the activity; and

Minor and temporary. No concern

p. impact on visual and amenity values.

Minor and temporary. No concern

The applicant offers conditions of consent to include that during earthworks, sediment control be installed and be actively managed during the course of works in accordance with GD05.

In summary the proposal supports resource consent under the Proposed District Plan.

CONCLUSION

The land use activities are consistent with the commercial zone objectives and policies, whilst demonstrating that the level of effects are less than minor under restricted discretionary assessment of rules **MUZ-R1, MUZ-S3, MUZ-S7 & 8, MUZ-R4, EW-R1**.

The proposal is not deemed contrary to the higher planning documents, the Coastal and Regional Policy Statements, having demonstrated consistency with their framework.

The land use is considered to uphold Part 2, Purpose and Principles under the Resource Management Act 1991, and outlines sufficient information to meet the requirements of Clause 6 and 7 of the assessment of environmental effects.

In consideration of the overall planning framework, the proposal is considered necessary in order for the applicant to achieve better utilisation of the site and the application is recommended to local authority for approval.

Micah Donaldson

Assoc. NZPI

DONALDSONS

Land / Engineering Surveyors and Development Planners



Quickmap Title Details



Information last updated as at 12 Jul 2026

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier NA16D/674

Land Registration District North Auckland

Date Issued 24 April 1969

Prior References

NA1859/20

Type	Fee Simple
Area	809 square metres more or less
Legal Description	Lot 13 Deposited Plan 47841

Registered Owners

Aurelian Holdings Limited

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.

15 July 2026

Aurelian Holdings Limited
C/- Clayton Architecture

Tēnā koe,

Building consent number: EBC-2026-1091/0
Property ID: 3338812
Address: 11 Matai Bay Road, Karikari Peninsula 0483
Description: Relocation of existing dwelling onto new piled foundations & concrete slab, including connection to services

Requirement for Resource Consent

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

The site is zoned **Commercial** under the Operative District Plan and is zoned **Mixed Use** under the Proposed District Plan – Decisions Version, and Resource Consent is required as a restricted discretionary activity for breach of the following:

Rule:	MUZ-R1 New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures
Reason:	PER- 2 of this rule requires new buildings to comply with the specified standards. In this instance the proposal is unable to comply with standards MUZ-S3 and MUZ-S8 for the following reasons: MUZ-S3 – The dwelling is and entrance structure is not setback 3m from the boundary adjoining the general residential zone. MUZ-S8 – Landscaping, or fencing, or a combination of both have not been provided along the boundary adjoining the general residential zone.

Rule:	MUZ-R4 Residential activity
Reason:	PER 1 of this rule requires a residential unit to be located within a portion of a building sharing use with another activity. The proposal is a single residential unit.

Rule:	EW-R1 Earthworks
Reason:	PER 1 of this rule requires earthworks to comply with the specified standards. The proposed earthworks are unable to comply with EW-S6 because they are within 3m of a boundary. <i>Note: Resource Consent under this rule will supersede the requirement of an Earthworks Permit under the Control of Earthworks Bylaw.</i>

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

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

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

Nāku iti nei, nā

Aroha Chase
PIM Officer (Acting)
Delivery and Operations

Emailed to: office@claytonarchitecture.co.nz resort@carrington.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2026-1091/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

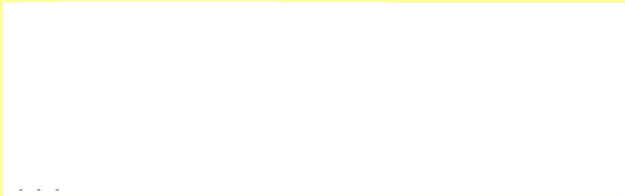
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

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

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

Signature:



Trent Blakeman

Manager - Building Services –

Position:

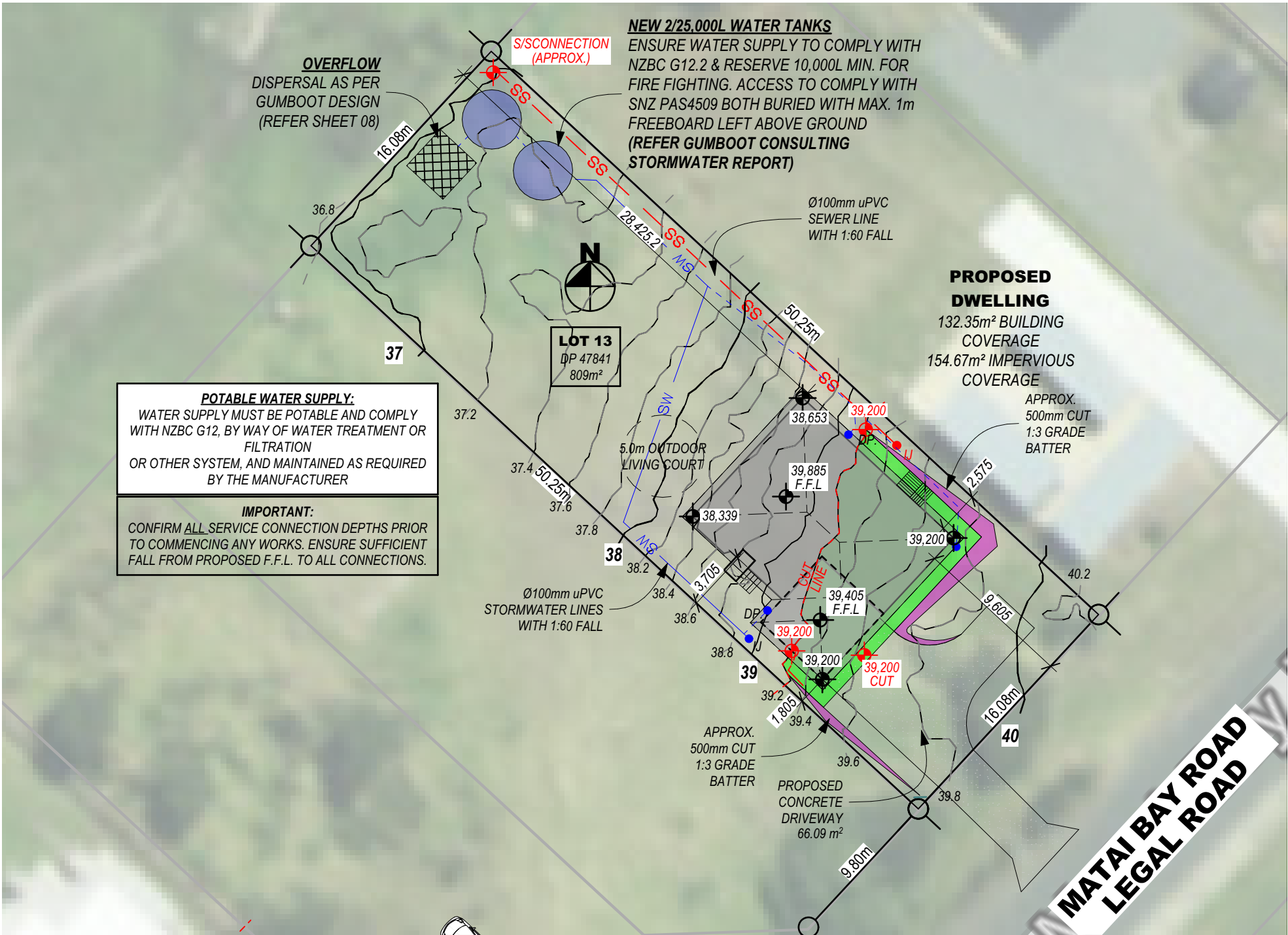
Delivery and Operations

On behalf of:

Far North District Council (Building Consent Authority)

Date:

15 July 2026



SITE PLAN
1:300

IMPORTANT:
THIS SET OF DRAWINGS MUST BE READ IN CONJUNCTION WITH ATTACHED,

1) ENGINEERING CALCULATIONS/REPORTS.
2) MANUFACTURER'S LITERATURE.
3) SPECIFICATIONS.

1. ALL CONSTRUCTION TO COMPLY WITH NZS 3604 2011 AND LOCAL TERRITORIAL AUTHORITY BYLAWS.
2. ALL DIMENSIONS, LAYOUT, WINDOW & DOOR POSITIONS ARE APPROXIMATE- CONFIRM WITH EXISTING BUILDING
3. ALL DIMENSIONS & UNDERGROUND SERVICES TO BE CHECKED ON SITE BY CONTRACTORS BEFORE COMMENCEMENT OF ANY WORK.
4. CONTRACTOR TO ENSURE ALL GROUND LEVELS & HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH TERRITORIAL AUTHORITY BYLAWS THROUGHOUT CONSTRUCTION.
5. DO NOT SCALE FROM DRAWINGS & WORK FROM DIMENSIONS SHOWN.

PLUMBING, GAS & DRAINAGE NOTES:

1. ALL SANITARY PLUMBING AND DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION
NZ STANDARD - AS/NZS 3500
2. ALL STORMWATER DRAINAGE WORK MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION E1/AS1.
3. ALL GAS WORKS MUST COMPLY WITH NZ BUILDING CODE ACCEPTABLE SOLUTION G11/AS1
4. ALL HOT & COLD POLYBUTYLENE PIPEWORK MUST COMPLY WITH G12/AS1,
MINIMUM GRADIENT RATIO OF SANITARY DISCHARGE PIPES AND DRAINS:
1. AS/NZS 3500 PART 2 DISCHARGE PIPES AND DRAINS.
Ø65-1:40 FALL
Ø100-1:60 FALL

MINIMUM GRADIENT RATIO OF STORMWATER DRAINS:
NZBC E1/AS1
Ø100 - 1:60

ASBESTOS
In the case where the building containing asbestos materials the owner must employ the services of a contractor (PCBU) to remove the surveyed identified asbestos materials, if the removal area exceeds a combined overall area of 10m2 the removal and disposal work MUST be completed by a licensed asbestos removal contractor. Once the removal work is done, the contractor completing the work must supply the building owner with a clearance certificate verifying the asbestos removal area is safe. The clearance certificate process must be carried out by an independent third party."

SITE NOTES	
LEGAL DESCRIPTION:	LOT 13 , DP 47841
SITE AREA:	809m²
PHYSICAL ADDRESS	
9 MATAI BAY KARIKARI PENINSULA, ,	
WIND ZONE (TO NZS3604:2011):	HIGH
ENVIRONMENT:	COMMERCIAL
OVERLAY:	NA
EXPOSURE ZONE:	D
EARTHQUAKE ZONE:	1
INSTABILITY AREA:	NA
FLOOD SUSCEPTIBILITY	NA
ACID SULPHATE SOIL	NA
BUILD AREAS:	
PROPOSED DWELLING:	132.35m²
TOTAL BUILDING AREA Inc eaves >800mm:	132.35m²
TOTAL SITE COVERAGE:	16.36%
IMPERVIOUS AREAS 27.29%	
PROPOSED ROOF AREA:	154.67m²
METAL DRIVEWAY:	66.09m²
TOTAL IMPERVIOUS AREA:	220.76m²
CONTOURS: CONTOUR LINES	200-500mm
EXCAVATION REQUIRED:	12.7m²

SITE WORKS
READ 'GUMBOOT' SITE SUITABILITY REPORT FULLY PRIOR TO UNDERTAKING ANY SITE WORKS. ALL SITE WORKS TO COMPLY WITH REPORTS RECOMENDATIONS AND CONCLUSIONS.
-TEMPORARY SAFETY/SITE FENCING TO MEET REQUIREMENTS OF NZBC F5 PREVENT ACCESS (IF REQUIRED BY LOCAL AUTHORITIES)

SEDIMENT CONTROL:
SEDIMENT CONTROL/MANAGEMENT TO BE CARRIED OUT ONSITE TO PREVENT ADVERSE EFFECTS TO NEIGHBOURING PROPERTIES (IF REQUIRED BY LOCAL AUTHORITIES)
REFER TO SPECIFICATION FOR 'CIRTEX' SILTFENCE

-	-	-	-
REV.	DATE	DESCRIPTION	DRAWN

AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

SITE PLAN

****BC SET ONLY****

JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	01 OF 08
DATE:	17/06/2026
DRAWN:	MT



CLAYTON
ARCHITECTURE LTD

office@claytonarchitecture.co.nz PH: 021589219

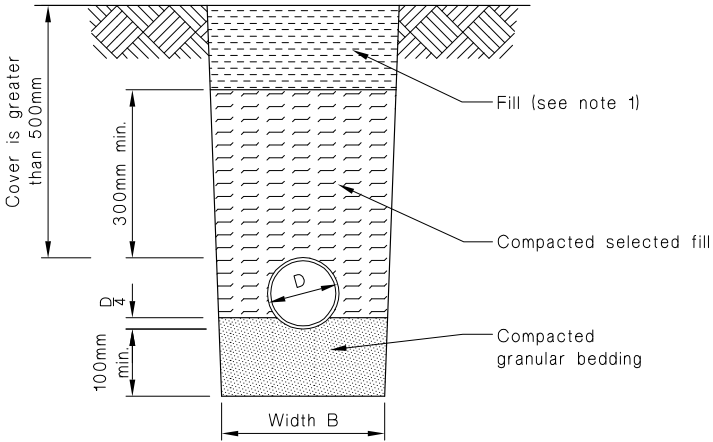
ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.
DO NOT SCALE OFF PLANS.

© COPYRIGHT CLAYTONARCHITECTURE LTD

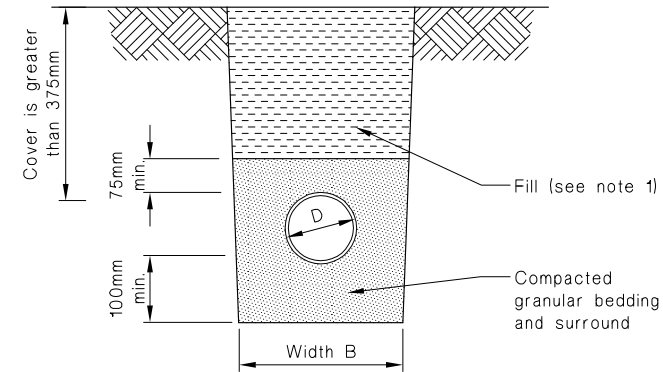
0450-AHLR-WILLIAM TAN-(BC)-170626.pln



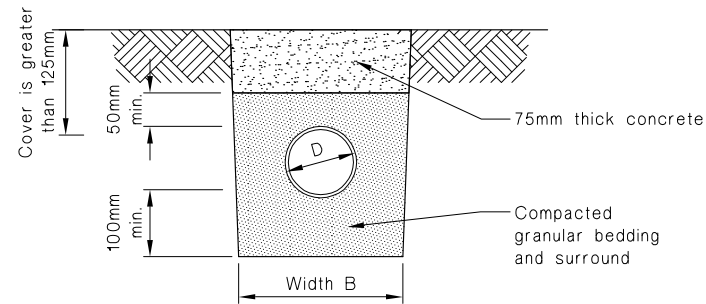
OVERALL SITE PLAN



(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452

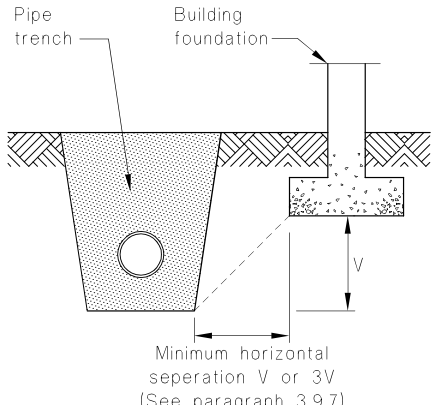


(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452



(c) Cover greater than 125 mm

Figure 14: Relationship of Pipe Trench to Building Foundation
Paragraph 3.9.7



REV.	DATE	DESCRIPTION	DRAWN
------	------	-------------	-------

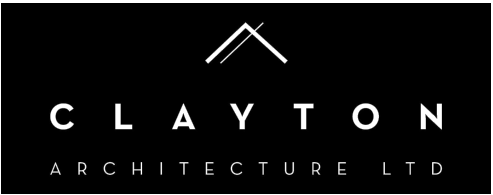
AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

OVERALL PLAN

****BC SET ONLY****

JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	02 OF 08
DATE:	17/06/2026
DRAWN:	MT



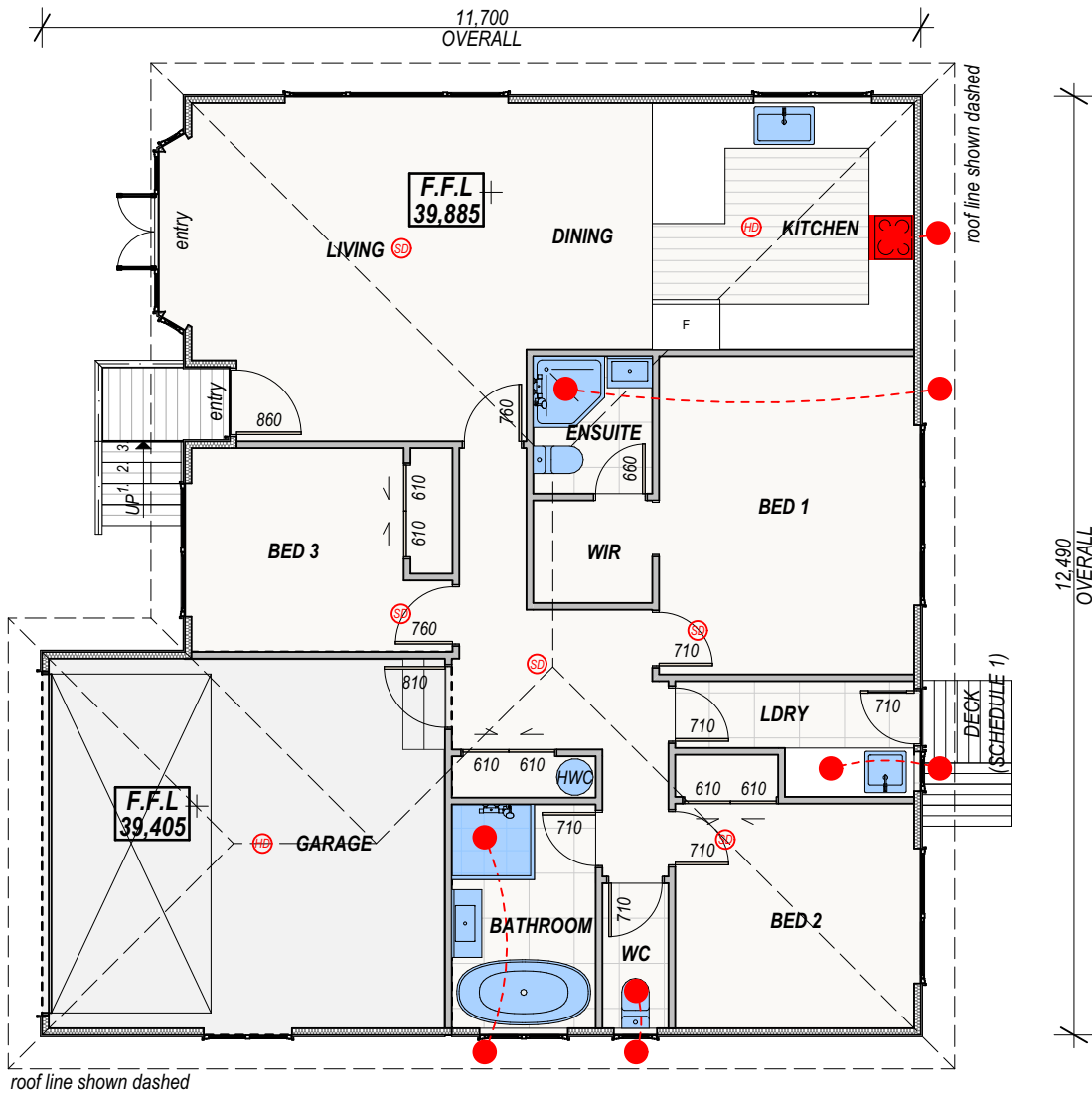
office@claytonarchitecture.co.nz PH: 021589219

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.

DO NOT SCALE OFF PLANS.

© COPYRIGHT CLAYTONARCHITECTURE LTD

0450-AHLR-WILLIAM TAN-(BC)-170626.pln



STAIRS:
COMMON/MAIN PRIVATE TO NZBC D1 FIG. 11
MAX. RISE: 190mm
MIN. TREAD: 280mm

DOORS >190mm DROP TO C.G.L
ALL EXTERNAL DOORS WITH MORE THAN 190mm
STEP TO BE TEMPORARILY BOLTED/SCREWED
SHUT UNTIL DECK IS BUILT

AHL - BUILDING REMOVALS
AREA (TO FRAMING LINE)
GROUND FLOOR: 132.35m²
TOTAL: 132.35m²

EXISTING FLOOR PLAN

1:100

- EXPOSURE ZONE D: FIXINGS ARE TO COMPLY WITH NZBC B2 DURABILITY AND NZS 3604:2011 SECTION 4 - DURABILITY. ALL STRUCTURAL FIXINGS TO BE MIN. TYPE 304 STAINLESS STEEL (EXPOSED & SHELTERED). NOTE ALL BOLTS SHALL HAVE 50SQ X 3MM WASHERS TO TIMBER FACES	CONFIRM THE LOCATION OF THE FOLLOWING WITH OWNER PRIOR TO INSTALLATION: • EXTERIOR TAPS LIGHTING ARTIFICIAL LIGHTING TO COMPLY WITH NZBC G8/AS1 & C/AS1 PART 7.4 SMOKE ALARMS. INTERCONNECTED SMOKE ALARMS SHALL COMPLY WITH C/AS1 & NZS4514:2021	TIMBER TREATMENT: TREATMENT LEVELS TO COMPLY WITH NZBC CLAUSE B2/AS1 DURABILITY, NZS3602. TIMBER AND WOOD BASED PRODUCTS FOR USE IN BUILDING AND NZS3640 CHEMICAL PRESERVATION OF ROUND AND SAWN TIMBER.
---	---	--

WINDZONE COMPLIANCE
WINDZONE HAS BEEN CALCULATED TO **HIGH** WINDZONE THE DWELLINGS ORIGINAL LOCATION WINDZONE WAS AT **MEDIUM** (MILFORD)
THE EXISTING WALL & ROOF BRACING AS WELL AS EXISTING ROOF STRUCTURE FIXINGS WILL BE SUFFICIENT/COMPLIANT WITHIN THE NEW LOCATION.
EXISTING BUILDING WAS BUILT PRE CODE/WINDZONES AND IN AN AREA THAT AT THE TIME OF CONSTRUCTION HAD A DIFFERENT SITE EXPOSURE COMPARED TO CURRENT.

FLOOR FINISHES:
HATCHING SHOWN INDICATING FLOORING FINISH INDICATIVE ONLY. CONFIRM LOCATION AND EXTENT WITH OWNER
ALL LINO IN WET AREAS TO HAVE FULL WATERPROOF MEMBRANE BENEATH (ARDEX WPM 001/002 SYSTEM)

DIMENSIONS:
CONTRACTOR IS TO CONFIRM ALL DIMENSIONS ONSITE BEFORE COMMENCING ANY WORKS

G4 VENTILATION:
NATURAL VENTILATION =
- 5% OF FLOOR AREA (OPENABLE WINDOW)
MECHANICAL VENTILATION =
REFERENCE AS1668.2 TABLE B1 EXTRACT RATES
- BATHROOM/TOILETS: MIN. 25L/S
- LAUNDRIES: MIN. 20L/S
- KITCHENS: MIN. 50L/S

D1 ACCESS/ DECKS:
-LEVEL ENTRY DECKS AS PER SCHEDULE 01 OF THE BUILDING ACT 2004. BUILDING WORK THAT DOES NOT REQUIRE A CONSENT.
-DECK CONSTRUCTION TO BE AS PER RELEVANT BUILDING CODES AT TIME OF CONSTRUCTION.
MAIN ENTRY DECKING & STEPS TO HAVE SLIP RESISTANT COATING 'RESENE NON-SKID DECK & PATH' PRODUCT OR EQUIVALENT TO COMPLY WITH SECTION 2 NZBC D1/AS1
REMAINDER OF DECKING TO BE SMOOTH SIDE UP.
ENSURE 12mm CLEARANCE FROM DECK TO CLADDING AS PER NZBC E2/AS1

G4 VENTILATION:
NATURAL VENTILATION =
- 5% OF FLOOR AREA (OPENABLE WINDOW)
MECHANICAL VENTILATION =
REFERENCE AS1668.2 TABLE B1 EXTRACT RATES
- BATHROOM/TOILETS: MIN. 25L/S
- LAUNDRIES: MIN. 20L/S
- KITCHENS: MIN. 50L/S

REV.	DATE	DESCRIPTION	DRAWN
------	------	-------------	-------

AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

FLOOR PLAN

****BC SET ONLY****

JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	03 OF 08
DATE:	17/06/2026
DRAWN:	MT



office@claytonarchitecture.co.nz PH: 021589219

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.
DO NOT SCALE OFF PLANS.

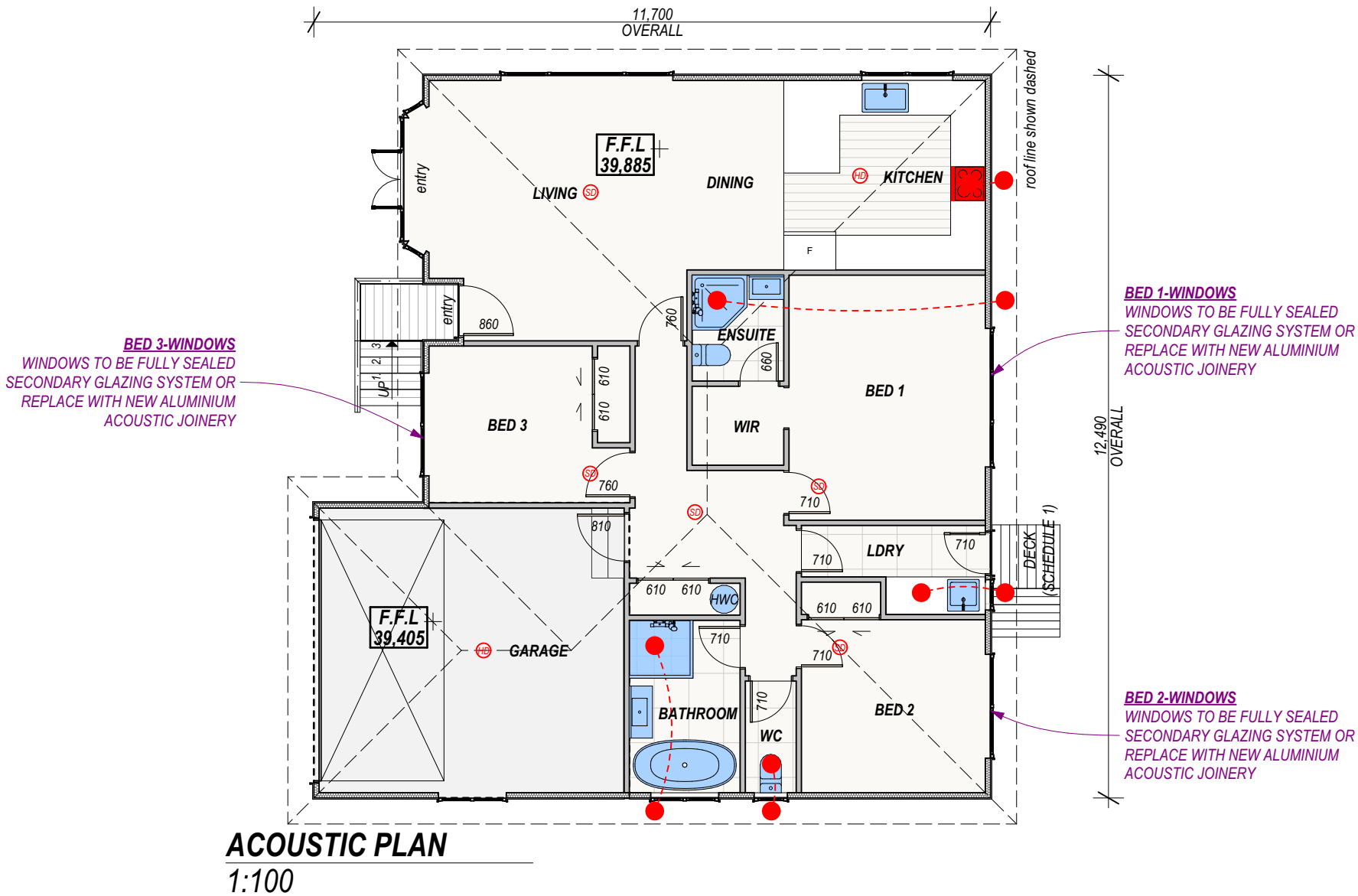
© COPYRIGHT CLAYTONARCHITECTURE LTD
0450-AHLR-WILLIAM TAN-(BC)-170626.pln

PROPOSED WINDOW:
ALL WINDOWS TO BE FULLY SEALED
SECONDARY GLAZING SYSTEM OR
REPLACE WITH NEW ALUMINIUM
ACOUSTIC JOINERY 6.38mm/14mm/4mm

EXTERNAL WALLS:BED 1,2 & 3
MAKE GOOD ALL PENETRATIONS &
DAMAGE TO CLADDING.
REPLACE EXISTING PLASTERBOARD WITH
2x13mm BRACELINE ON EXTERNAL WALLS
ONLY. IF INSULATION IS MISSING PROVIDE
INSULATION
IF INSULATION IS PRESENT ADD 2x13mm
BRACELINE OVER EXISTING WALLS (IF
PREFERRED)
SEAL SERVICE PENETRATIONS WITH
FLEXIBLE ACOUSTIC SEALANT

FLOORS:BED 1,2 & 3
SEAL ALL FLOOR GAPS, INSTALL CARPET
& INSTALL SUBFLOOR CLADDING

VENTILATION:
EXISTING AIRCON UNITS & HRV SYSTEM
TO REMAIN TO COMPLY WITH
VENTILATION REQUIREMENTS WHILE
WINDOWS ARE CLOSED



REV.	DATE	DESCRIPTION	DRAWN

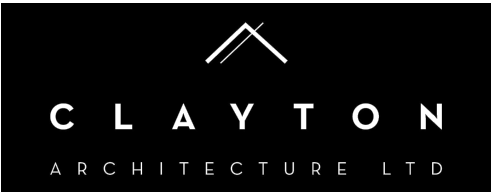
AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

ACOUSTIC

BC SET ONLY

JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	04 OF 08
DATE:	17/06/2026
DRAWN:	MT



office@claytonarchitecture.co.nz PH: 021589219

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.
DO NOT SCALE OFF PLANS.

© COPYRIGHT CLAYTONARCHITECTURE LTD
0450-AHLR-WILLIAM TAN-(BC)-170626.pln

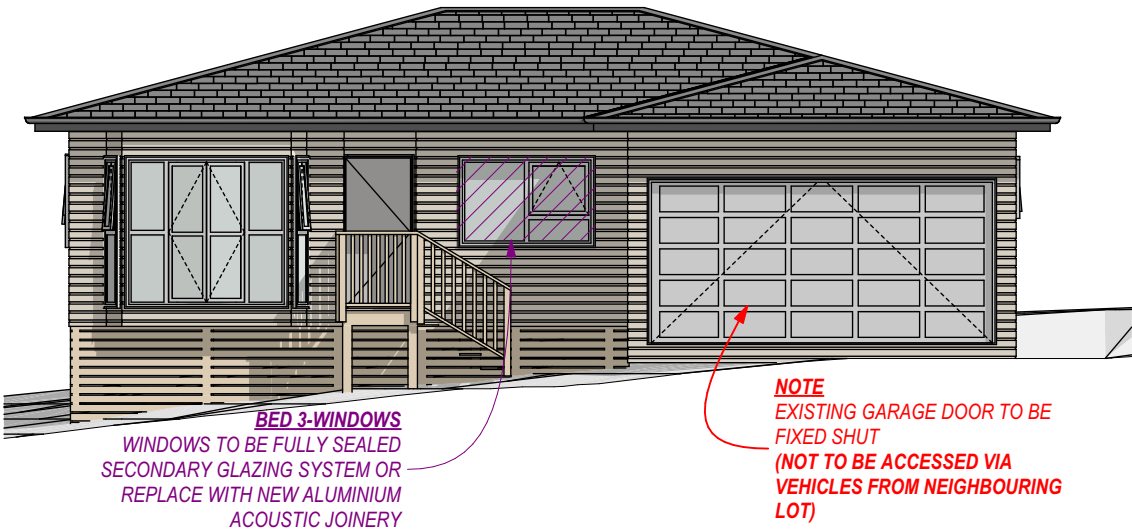
CAUTION HIRE
CONFIRM ALL HEIGHT TO
BOUNDARIES COMPLY PRIOR TO
SITE CUT-IF IN DOUBT CONFIRM
WITH SURVEYOR
(DO NOT BREACH)

EXISTING METAL TILE ROOFING

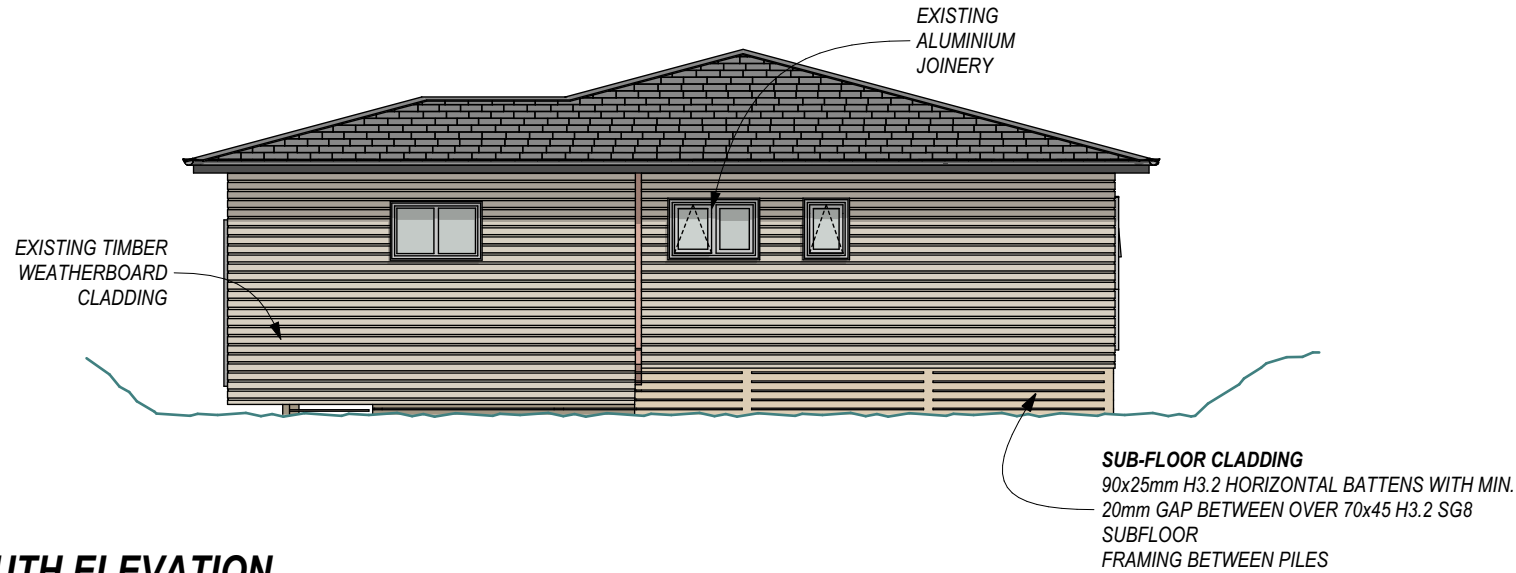
RESIDENTIAL ZONE 2,000
BOUNDARY

COMERCIAL ZONE
BOUNDARY

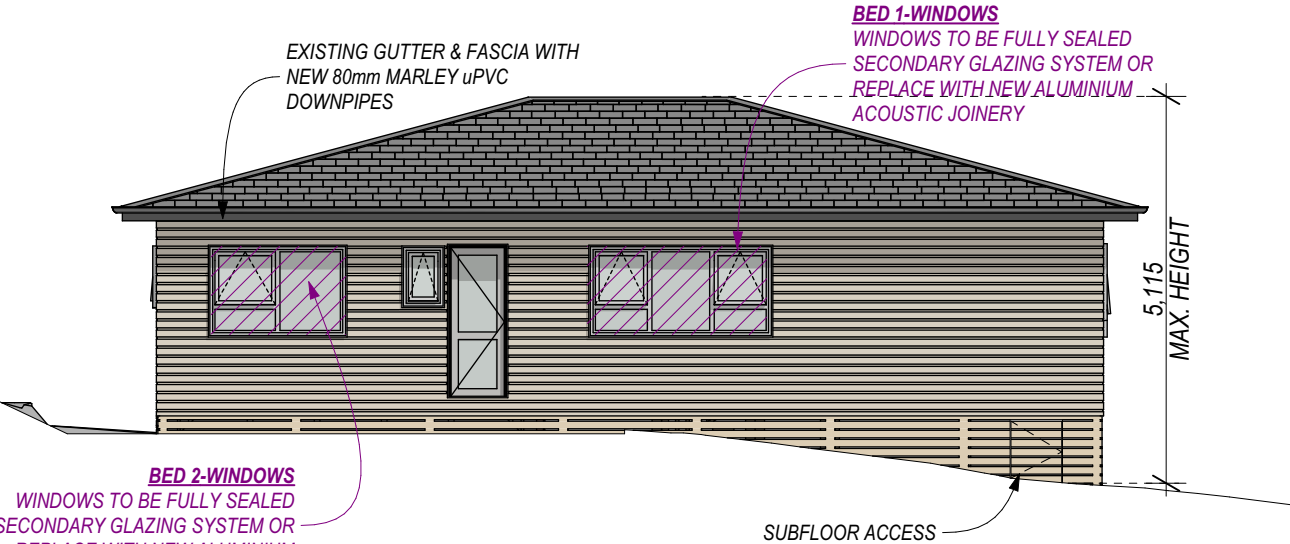
NORTH ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100

REV.	DATE	DESCRIPTION	DRAWN
------	------	-------------	-------

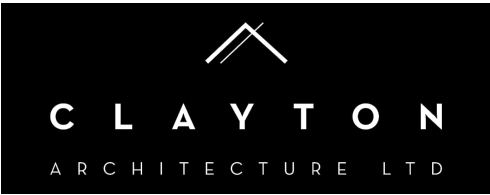
AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

ELEVATIONS

BC SET ONLY

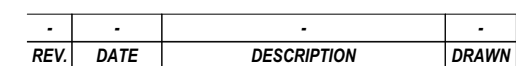
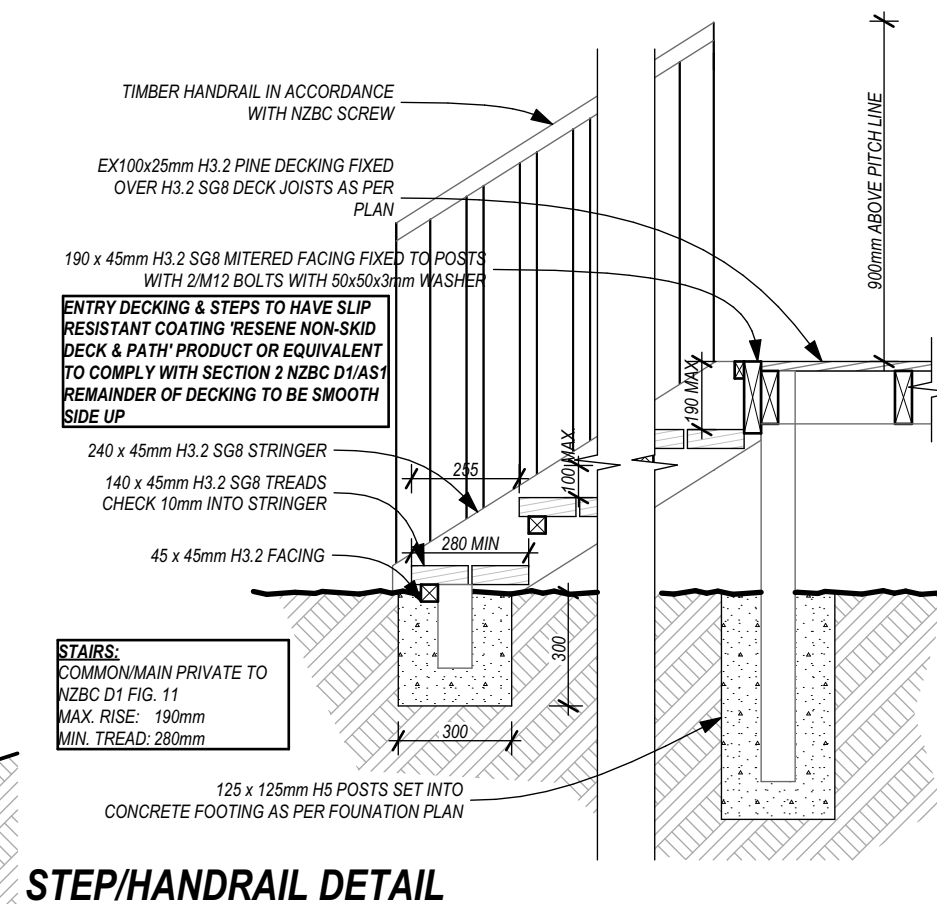
JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	05 OF 08
DATE:	17/06/2026
DRAWN:	MT



office@claytonarchitecture.co.nz PH: 021589219

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.
DO NOT SCALE OFF PLANS.

© COPYRIGHT CLAYTONARCHITECTURE LTD
0450-AHLR-WILLIAM TAN-(BC)-170626.pln



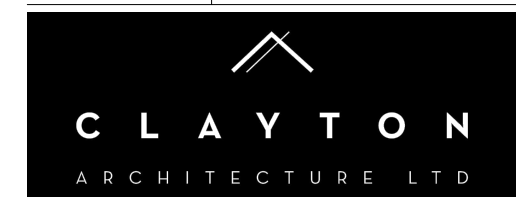
AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

SECTIONS/DETAILS

****BC SET ONLY****

JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	06 OF 08
DATE:	17/06/2026
DRAWN:	MT



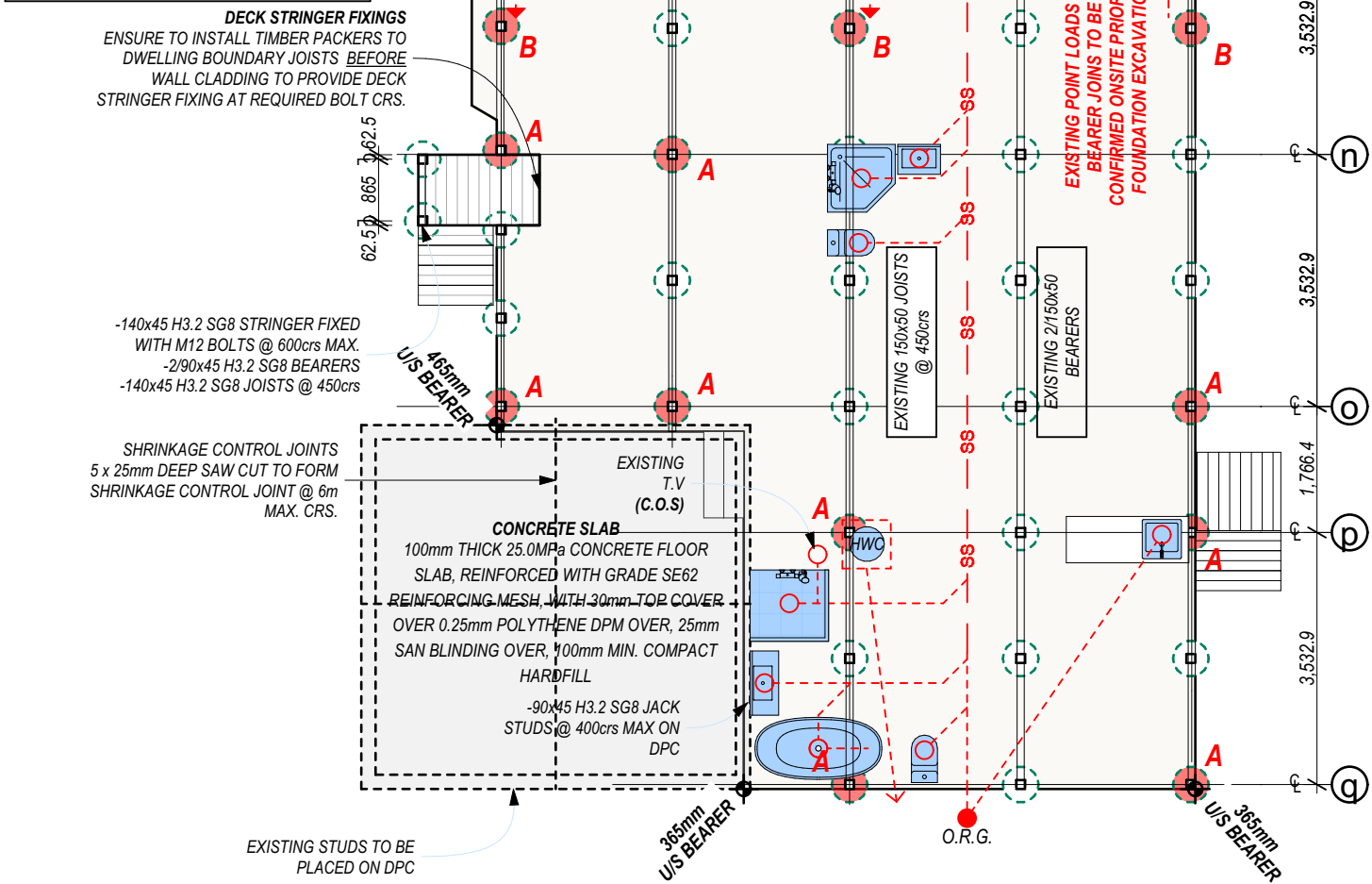
office@claytonarchitecture.co.nz PH: 021589219

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.
DO NOT SCALE OFF PLANS.

© COPYRIGHT CLAYTON ARCHITECTURE LTD

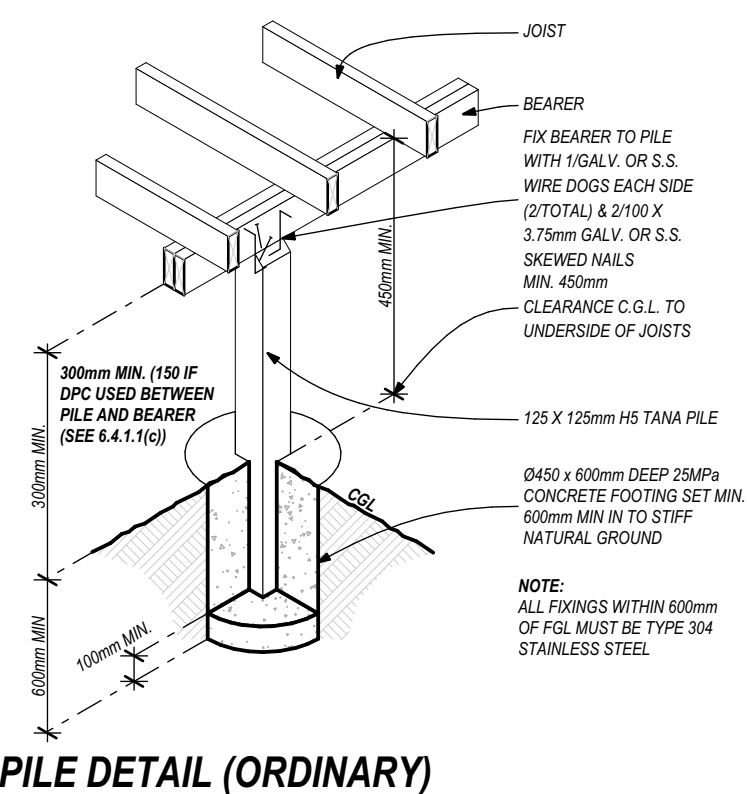
0450-AHLR-WILLIAM TAN-(BC)-170626.pln

DRAINAGE GUIDE		
FIXTURE	DIA.	MIN. FALL
WC	100mm	1:60
SHOWER	65mm	1:40
BATH	65mm	1:40
VANITY-DIRECT TO ORG	65mm	1:40
SINK	65mm	1:40
TUB-WITH AAV	65mm	1:40
TERMINAL VENT	50mm	-

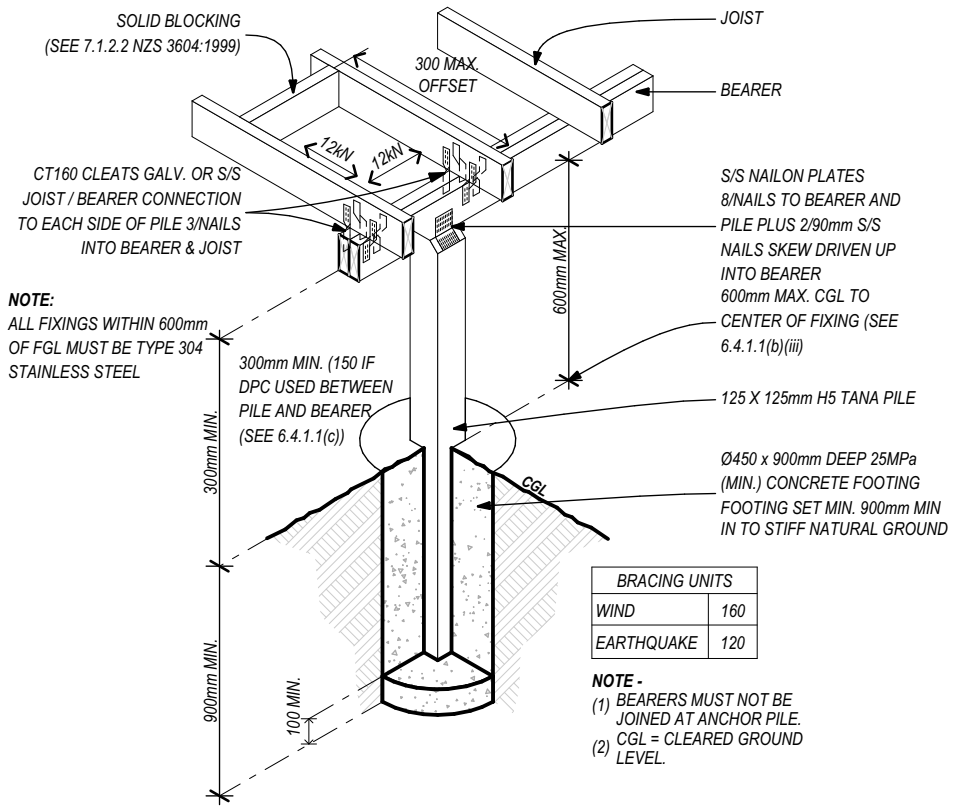


FOUNDATION/ DRAINAGE PLAN

1:100



PILE DETAIL (ORDINARY)



PILE DETAIL (ANCHOR)

PILE LAYOUT

PILE LAYOUT TO BE CHECKED ONSITE BEFORE COMMENCING WORKS
ENSURE PILES MATCH THE LAYOUT/SPACING OF THE EXISTING LAYOUT AS THE BEARERS ARE EXISTING AND SPANS ARE PREDETERMINED
CHECK AND PLACE PILES UNDER EXISTING POINT LOADS
ENSURE A PILE IS PLACED UNDER EACH BEARER JOIN & AVOID BRACING PILES UNDER BEARER JOINS

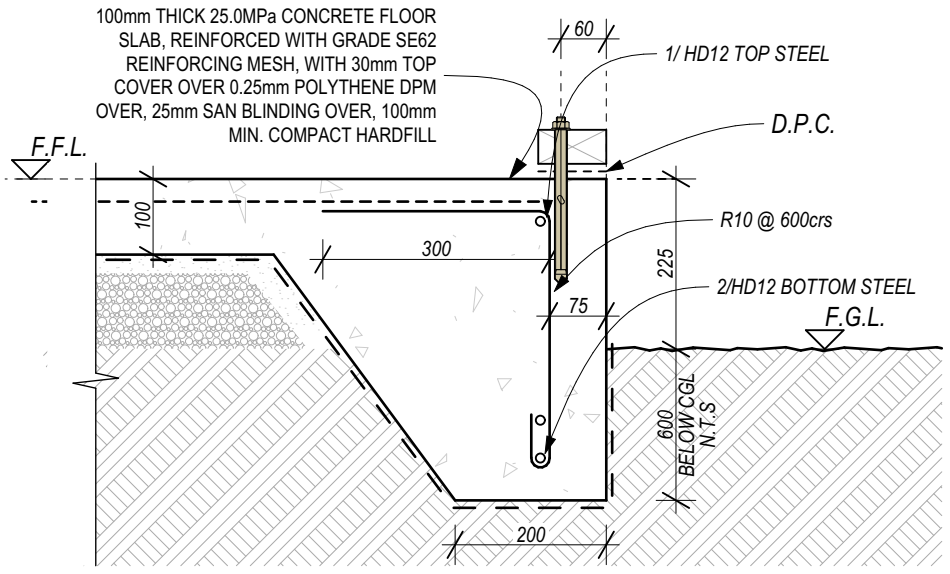
FOUNDATION NOTES

- SLEEVE ALL SERVICES AND PENETRATIONS THROUGH FLOOR SYSTEM AS PER ENGINEER DETAILS TO ALLOW FOR MOVEMENT.
- BOTTOM PLATES:** (SLAB ON GROUND)
 - H1.2 SG8 BOTTOM PLATE OVER DPC.
 - FIXED WITH Ø12mm PROPRIETARY ANCHORS WITHIN 150mm OF EACH END OF PLATE AND @ 900mm MAX. CRS. (OR AS REQUIRED BY WALL BRACING REQUIREMENTS).
 - ANCHOR DEPTH TO BE MIN. 90mm INTO SLAB. ENSURE C/L OF FIXING IS POSITIONED MIN. 60mm IN FROM OUTSIDE WALL OF SLAB.
- SHRINKAGE CONTROL JOINTS:**
 - 5 x 25mm DEEP SAW CUT TO FORM SHRINKAGE CONTROL JOINT @ 6m MAX. CRS.

FLOOR FRAMING NOTES

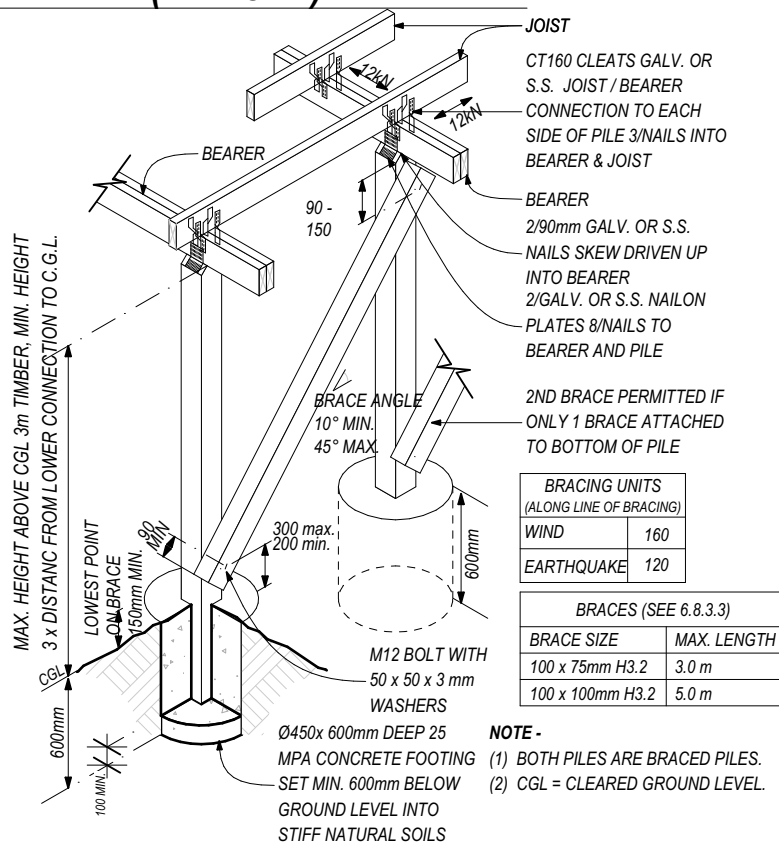
- EXPOSURE ZONE D:** ALL STRUCTURAL FIXINGS TO BE MIN. TYPE 304 STAINLESS STEEL (EXPOSED & SHELTERED).
- WALL FRAMING SUPPORT**
 - NOG JOISTS AT 1.8m MAX CRS OVER INTERNAL BEARERS.
 - WHERE A LOADBEARING WALL RUNS PARALLEL TO THE LINE OF FLOOR JOISTS BENEATH, IT SHALL BE SUPPORTED BY A PAIR OF JOISTS
 - WHERE A LOADBEARING WALL RUNS AT RIGHT ANGLES TO THE LINE OF JOISTS, SUCH A LOADBEARING WALL SHALL BE LOCATED AT NOT MORE THAN 200 MM CENTRE-TO-CENTRE FROM A BEARER
 - WHERE A NON-LOADBEARING WALL:
 - (A) WHICH CONTAINS WALL BRACING ELEMENTS RUNS PARALLEL TO THE LINE OF FLOOR JOISTS BENEATH, IT SHALL EITHER:
 - (I) BE OVER A JOIST; OR
 - (II) BE SUPPORTED BY SOLID BLOCKING BETWEEN THE JOISTS ON EITHER SIDE OF THE WALL
 - OR
 - (B) DOES NOT CONTAIN A WALL BRACING ELEMENT IT SHALL BE WITHIN 150 MM OF A JOIST MEASURED BETWEEN CENTRE LINES.

- LEGEND**
- DIMENSIONS ARE TO CENTRE LINE OF PILES
 - ORDINARY PILE** (SEE DETAIL THIS SHEET)
 - 125 x 125mm H5 PILE SET INTO Ø450x600mm MIN. DEEP FOUNDATION WITH MIN. 25MPa CONCRETE FOOTING 600mm MIN IN TO STIFF NATURAL GROUND
 - FIXED TO BEARER WITH 2/100x3.75mm NAILS & 2/WIRE DOGS.
 - ANCHOR PILE** (SEE ON THIS SHEET)
 - 125 x 125mm H5 PILE SET INTO Ø450x900mm MIN. DEEP FOUNDATION WITH MIN. 25MPa CONCRETE FOOTING 900mm MIN IN TO STIFF NATURAL GROUND
 - FIXED TO BEARER WITH 12kN FIXING
 - BEARER FIXED TO JOISTS WITH 6kN FIXING EITHER SIDE OF PILE (12kN TOTAL).



FOUNDATION DETAIL (TYPICAL)

1:10



PILE DETAIL (BRACED)

1:20

REV.	DATE	DESCRIPTION	DRAWN
------	------	-------------	-------

AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

FOUNDATION PLAN

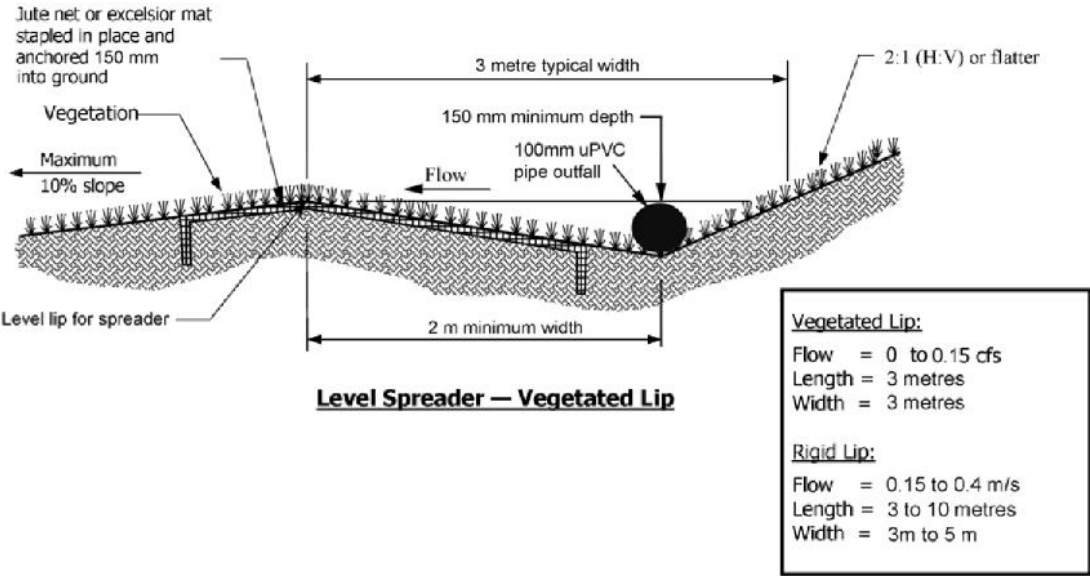
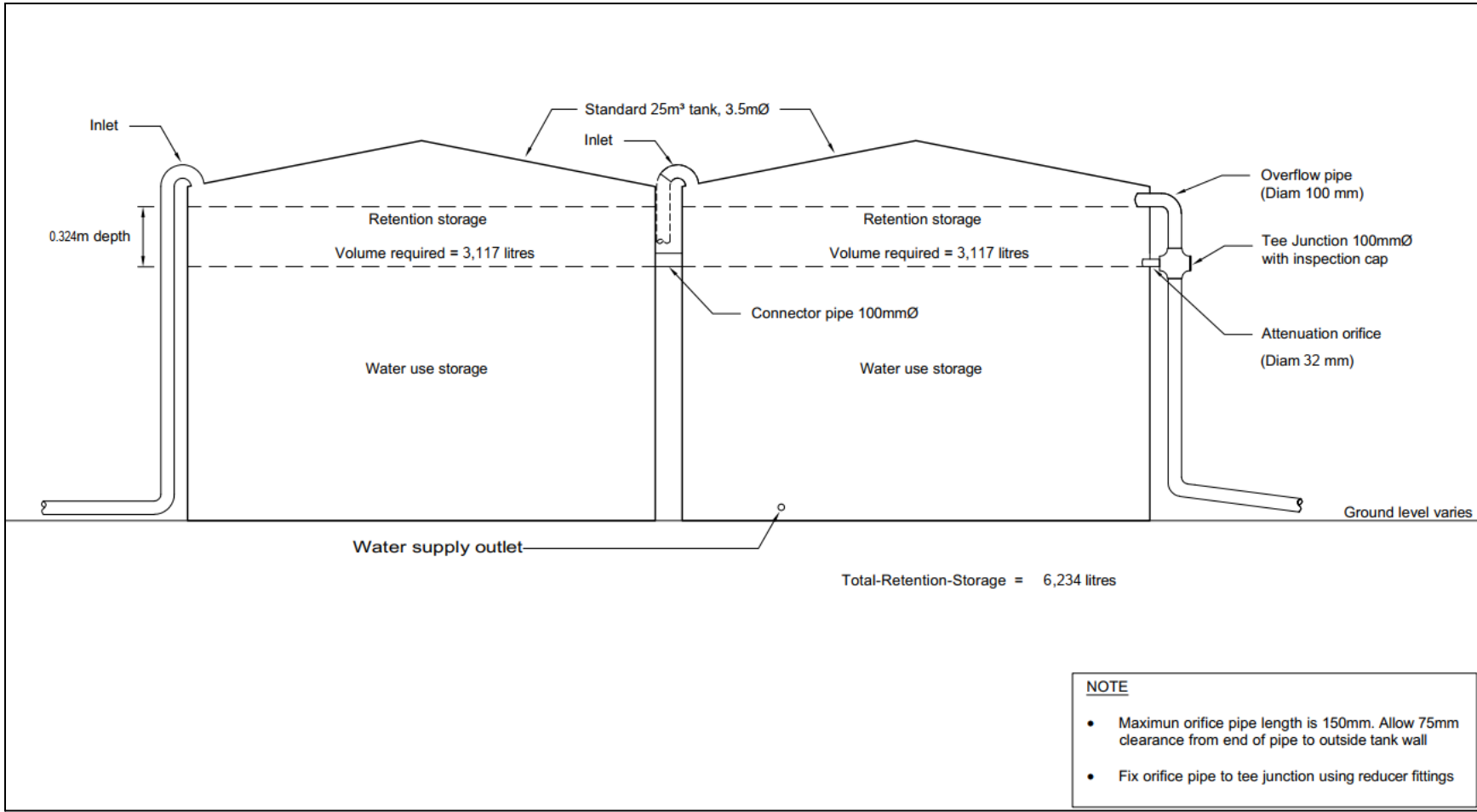
****BC SET ONLY****

JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	07 OF 08
DATE:	17/06/2026
DRAWN:	MT



office@claytonarchitecture.co.nz PH: 021589219
ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.
DO NOT SCALE OFF PLANS.
© COPYRIGHT CLAYTONARCHITECTURE LTD
0450-AHLR-WILLIAM TAN-(BC)-170626.pln

Appendix C - Typical Schematic Arrangement of Retention Tank;



DISCHARGE
1:1

SUSTAINABLE LIVING - RESILIENT LAND

www.gumbootsconsultingengineers.co.nz

Gumboots Consulting Engineers Ltd | 191 Onekura Rd, Kerikeri 0295
P 0204486697 | E office@gumbootsconsulting.co.nz

STORMWATER RETENTION
1:1

REV.	DATE	DESCRIPTION	DRAWN
------	------	-------------	-------

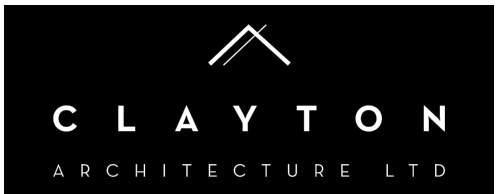
AHL - BUILDING REMOVALS

9 MATAI BAY, KARIKARI PENINSULA,

STORMWATER

****BC SET ONLY****

JOB NO:	0450-AHLR
REVISION:	-
SHEET SIZE:	A3
PAGE:	08 OF 08
DATE:	17/06/2026
DRAWN:	MT



office@claytonarchitecture.co.nz PH: 021589219

ONLY COUNCIL STAMPED PLANS TO BE USED FOR CONSTRUCTION.

DO NOT SCALE OFF PLANS.

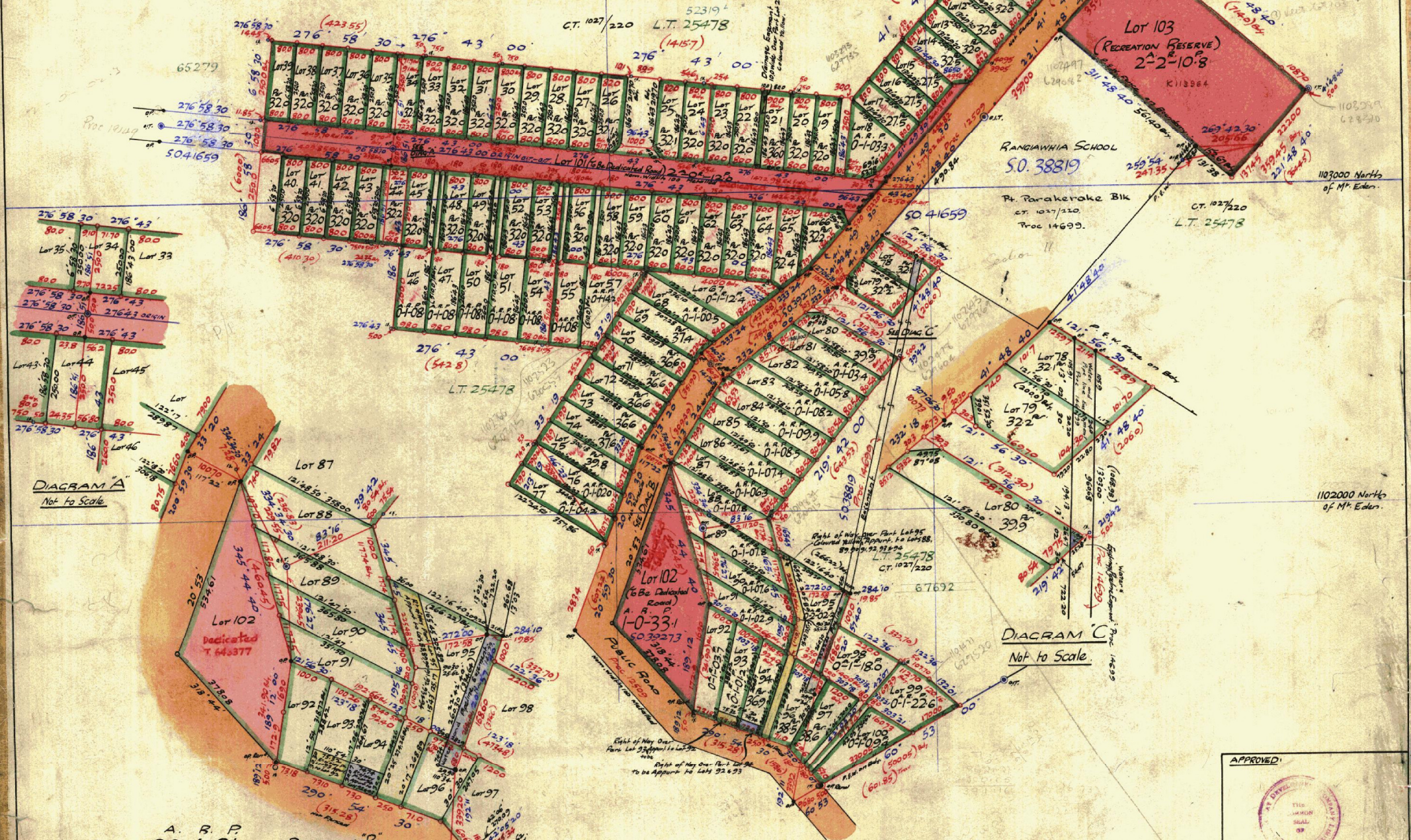
© COPYRIGHT CLAYTONARCHITECTURE LTD

0450-AHLR-WILLIAM TAN-(BC)-170626.pln

Easements and reserving of rights of way see K. 73133.

Lot 93	✓ Yellow	Lot 93	Lots 92 & 93
Lot 94	Blue	Lot 94	Lots 92 & 93
Lot 95	Yellow	Lot 95	Lots 88, 89, 90, 91, 92, 93 & 94
Re Drainage Easement Over Part Lot 2	Yellow	Special Easement Lot 2	Name of Grantor: Metropolitan Council
			Purpose of Easement: The Discharge of Surface Water

PARAKERAKE



A. R. P.
Total Area: 29-1-01.6

DIAGRAM "B"
Not to Scale.

Town of Tokerau Extra No. 3

PLAN OF SUBDIVISION PART PARAKERAKE BLOCK,
& SECTION II, BLOCK IV, KARIKARI S.D. North Auckland Land Dist.

Approved As To Survey.



