



Office Use Only Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council’s web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / **No**

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

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

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

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

4. Applicant Details:

Name/s: _____

Electronic Address for Service (E-mail): _____

Phone Numbers: _____ Home: _____

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

Post Code: _____

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

Name/s: _____ Emma Miller

Electronic Address for Service (E-mail): _____ emma@reyburnandbryant.co.nz

Phone Numbers: Work: 09 438 3563 Home: _____

Postal Address: _____ PO Box 191, Whangarei
(or alternative method of service under section 352 of the Act)

Post Code: _____ 0140

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

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

Name/s: Air Northland Ltd

Property Address/
Location: 11 Tasman Street, Mangonui.

7. Application Site Details:

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

Site Address/
Location: _____

11 Tasman Street, Mangonui

Legal Description: Lot 1 DP 75120 Val Number: _____

Certificate of Title: NA30D/829

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.**

8. Description of the Proposal:

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

Replace the existing carport with a skyline garage. The new garage would be in the same location however, will have a larger footprint.

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

9. Would you like to request Public Notification

Yes/**No**

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

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

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

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

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

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

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full) _____

Email: _____

Postal Address: _____

Post Code: _____

Phone Numbers: Work: _____ Home: 094387139 Fax: _____

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – mandatory)

Date: 28/11/2023

14. Important Information:

Note to applicant

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

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

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

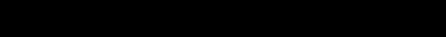
A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

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

Name:  (please print)

Signature:  (signature)

Date: 28/11/2023

(A signature may be provided electronically by electronic means)

Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

28 November 2023

Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

ref.17541.epm

Dear Sir/Madam

**RE: AIR NORTHLAND LIMITED – 11 TASMAN STREET, MANGONUI
CHANGE OF CONDITIONS APPLICATION – 2230555-RMALUC**

Resource consent was granted on 11 August 2023 to allow extensions to be made to an existing dwelling within the Mangonui Heritage Area. Consent was also required to enable the extensions to be within the setback from vegetation and therefore be within an area at risk from fire. The consent reference is 2230555-RMALUC. A copy of the decision and the approved plans are attached.

In the time since the consent has been granted our client has advised that they would also like to replace the existing carport with a skyline garage. The new garage would be in the same location. However, it will have a slightly larger footprint. Please refer to the attached plan.

Council staff have advised that this amendment can be made using S127 of the RMA.

The proposed amendment requires the following changes to the consent conditions:

- The activity shall be carried out in accordance with the approved plans prepared by Hawthorn Geddes Engineers and Architects Ltd, dated 09/03/23, referenced 12141-07;*
 - ~~A001 Site plan~~
 - A002 Building Envelope/ Foundation Plan
 - A003 Floor and Roof Plans
 - A005 Elevations
 - A001 Site Plan dated 08/11/23, referenced 12141-09**
 - Skyline Buildings Plans and Elevations dated 6/11/23, referenced 11277**

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

District Plan and statutory context

Resource consent was originally required as a discretionary activity and it gave consent for the following infringements (the following is as set out in the decision):

Operative District Plan

12.4.6.1.2 Fire Risk to Residential Units – The proposed dwelling will be within 20m of the bush on site – **Discretionary activity.**

Proposed District Plan

HA-R2 Additions or Alternations to existing buildings or structures in a Heritage Overlay Area – Compliance with this rule requires compliance with HA-S1 which requires a setback of 20m from, a scheduled Heritage Resource. The proposed addition is within this setback – **Restricted Discretionary activity**.

HA-R5 Earthworks in a Heritage Area Overlay – The extension is within 20m of a scheduled Heritage Resource – **Restricted Discretionary activity**.

Having considered the revised proposal against the relevant rules, the new garage does not create any new infringements. Furthermore, Rule 12.4.6.1.2 (Fire Risk to Residential Units) does not apply as the garage is not a residential unit. The garage will be located within 20m of the scheduled heritage building and will be slightly closer than the existing carport. However, it will be further away than the house extensions for which resource consent has been granted.

Assessment of effects

The proposal to replace the existing carport with the new garage will not generate any adverse effects. While the garage will appear visually different in the sense that it will have walls it is still a building in the same location and it is used to keep a vehicle. It will have a slightly larger area but will comply with the bulk and location rules. While it will be located within the 20m setback from the scheduled heritage building on the adjoining site, other consented buildings are already located closer.

The proposed change will not increase any degree of adverse effects associated with the activity, nor will they be materially different. No persons are potentially affected by the proposed changes.

The effects of the proposed changes will be less than minor, and the relevant conditions can be amended as set out above.

Objectives and policies assessment

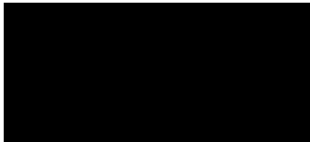
The proposal will continue to be consistent with the objectives and policies of the District Plans in the same way that was set out in the original application.

Conclusion

We trust that this letter clearly explains the proposed change to replace the existing carport with a new garage in the same location, and that it can be concluded that the proposed change results in no adverse environmental effects that are more than minor. \$1,204 has been transferred to the FNDC for payment of the lodgement fee for this application.

Please do not hesitate to contact us should you have any questions, otherwise we look forward to receiving the amended decision.

Yours faithfully



Associate

Encl Application form
Records of title
2230555-RMALUC
Skyline garage plans



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




R.W. Muir
Registrar-General
of Land

Identifier NA30D/829
Land Registration District North Auckland
Date Issued 11 July 1975

Prior References
NA510/15

Estate Fee Simple
Area 1435 square metres more or less
Legal Description Lot 1 Deposited Plan 75120
Registered Owners
Air Northland Limited

Interests

10032210.2 Mortgage to ANZ Bank New Zealand Limited - 17.4.2015 at 2:15 pm

**DECISION ON LAND USE CONSENT APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991**

Decision

Pursuant to section 34(1) and sections 104, 104B and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council grants land use resource consent for a Restricted Discretionary activity, subject to the conditions listed below, to:

Applicant:	Air Northland Limited
Council Reference:	2230555-RMALUC
Property Address:	11 Tasman Street, Mangōnui 0420
Legal Description:	LOT 1 DP 75120 BLK IV MANGONUI SD

The activities to which this decision relates are listed below:

To make extensions to an existing dwelling within the Mangōnui Heritage area breaching Fire risk to Residential rules and HA-S1 rules in the General Residential Zone as a Discretionary Activity.

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Hawthorn Geddes engineers and architects ltd, dated 09/03/23, referenced 12141-07;
 - A001 Site plan
 - A002 Building Envelope/ Foundation Plan
 - A003 Floor and Roof Plans
 - A005 Elevations

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

2. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of the Historic Places Trust's Accidental Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
3. The consent holder shall, in conjunction with a building consent, provide for the approval of the Council's duly delegated officer, a schedule of natural, recessive colours and textures to be utilised in finishing the building, including tinted or non-reflective glass.

The exterior is to be coloured to match the existing dwelling with a reflectance value of 30% or less or constructed of natural materials which fall within this range. The buildings are to be finished in accordance with this schedule prior to occupation of the building and the approved schedule shall be adhered to for the duration of this consent.

4. All earthworks for the building site and access thereto are to be trimmed and finished to blend into the existing contours, with bare ground vegetated as soon as possible. No building, or part thereof, excavation or other work shall be left unfinished, or shall be allowed to fall into such a condition; and no land shall be allowed to deteriorate or to remain in such a condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood.
5. Prior to construction, the consent holder is to provide evidence to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring rcmonitoring@fndc.govt.nz) that sediment control measures are constructed and maintained in accordance with the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *The consent is given effect to; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

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

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104B the Council can consider all relevant matters.

Operative District Plan

Rule Number and Name	Non-Compliance Aspect	Activity Status
12.4.6.1.2 - Fire Risk to Residential Units	The proposed dwelling will be within 20m of the bush on site breaching the Fire Risk to Residential Units standard.	Discretionary Activity

Proposed District Plan

Rule Number and Name	Non Compliance Aspect	Activity Status
HA-R2 - Additions or alterations to existing buildings or structures in a Heritage Area Overlay	Standard HA-S1 is required for compliance with HA-R2. The extension is within 20m of a scheduled Heritage Resource and therefore does not comply with the standard HA-S1.	Restricted Discretionary Activity
HA-R5 - Earthworks in a Heritage Area Overlay	The extension is within 20m of a scheduled Heritage Resource and thus does not comply with the rule	Restricted Discretionary Activity

2. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. Any effects of the proposal on the wider environment, on the adjacent properties and on the heritage value of the area are considered less than minor.
 - b. Effects of the proposal on fire risk are considered less than minor.
 - c. The proposal is consistent with the surrounding environment and is considered expected by the Operative and Proposed district plans.
 - d. Written approval has been provided by Heritage NZ Pouhere Taonga and Fire and Emergency New Zealand.
 - e. The proposal will also result in positive effects, including the addition of habitable space for the residential use of the occupants.
3. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity. Modify if offsetting or environmental compensation is proposed.
4. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Operative Far North District Plan 2009
 - b. Proposed Far North District Plan 2022
 - c. Northland Regional Policy Statement

Operative Far North District Plan

The following Objectives and Policies of the Operative District Plan are considered relevant to the proposal.

Objective 12.4.3.7 - To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near firefighting services.

Policy 12.4.4.7 - That the risk to adjoining vegetation and properties arising from fires be avoided.

It is considered the activity will have less than minor effects on the risk of fire and thus will adequately avoid the risk of fires from proximity to trees. This position is backed up by Fire and Emergency New Zealand due to the small scale of the extension and the existing carport that is between the tree dripline and the proposed extension. The activity is thus, consistent with the relevant Objectives and Policies of the Operative District Plan.

Proposed Far North District Plan

The following Objectives and Policies of the Proposed District Plan are considered relevant to the proposal.

Heritage Area: Objective 1, Policies 1 and 8.

Historic Heritage: Objective 2, Policies 1, 2, 8, and 15.

Northland Regional Policy Statement

The following Objectives and Policies of the Northland Regional Policy Statement are considered relevant to the proposal.

Objective 3.14 - Natural character, outstanding natural features, outstanding natural landscapes and historic heritage.

Objective 3.15 – Active Management

Policy 4.5.3 - Assessing, identifying and recording historic heritage

Policy 4.6.2 – Maintaining the integrity of heritage resources.

It is considered that the activity will protect the unique heritage values of the Mangōnui Heritage area overlay and there will be no loss or degradation of the scheduled Heritage villa on the adjacent property. Earthworks are considered to be minimal and the extension will be designed to blend in with the existing dwelling. The integrity of historical heritage is considered maintained by this proposal. Therefore, the activity is consistent with the relevant objectives, policies of the both the Proposed District Plan and the Northland Regional Policy Statement.

5. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
6. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
7. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

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

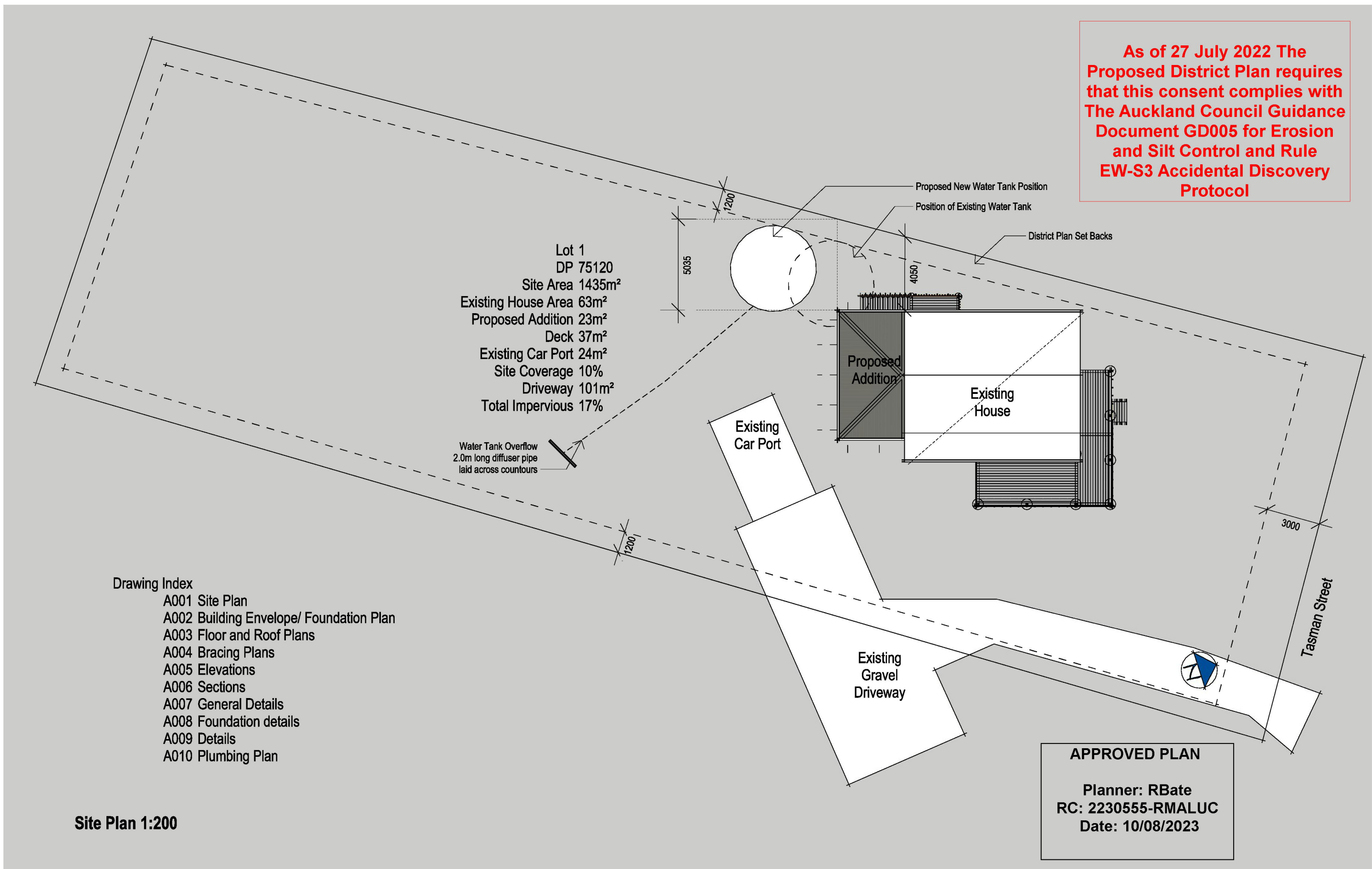


Name – Whitney Peat

Date: 10 August 2023

Title – Senior Resource Planner

As of 27 July 2022 The Proposed District Plan requires that this consent complies with The Auckland Council Guidance Document GD005 for Erosion and Silt Control and Rule EW-S3 Accidental Discovery Protocol



- Drawing Index**
- A001 Site Plan
 - A002 Building Envelope/ Foundation Plan
 - A003 Floor and Roof Plans
 - A004 Bracing Plans
 - A005 Elevations
 - A006 Sections
 - A007 General Details
 - A008 Foundation details
 - A009 Details
 - A010 Plumbing Plan

APPROVED PLAN

Planner: RBate
 RC: 2230555-RMALUC
 Date: 10/08/2023

Site Plan 1:200

TO BE READ IN CONJUNCTION WITH SPECIFICATION

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 engineers & architects ltd

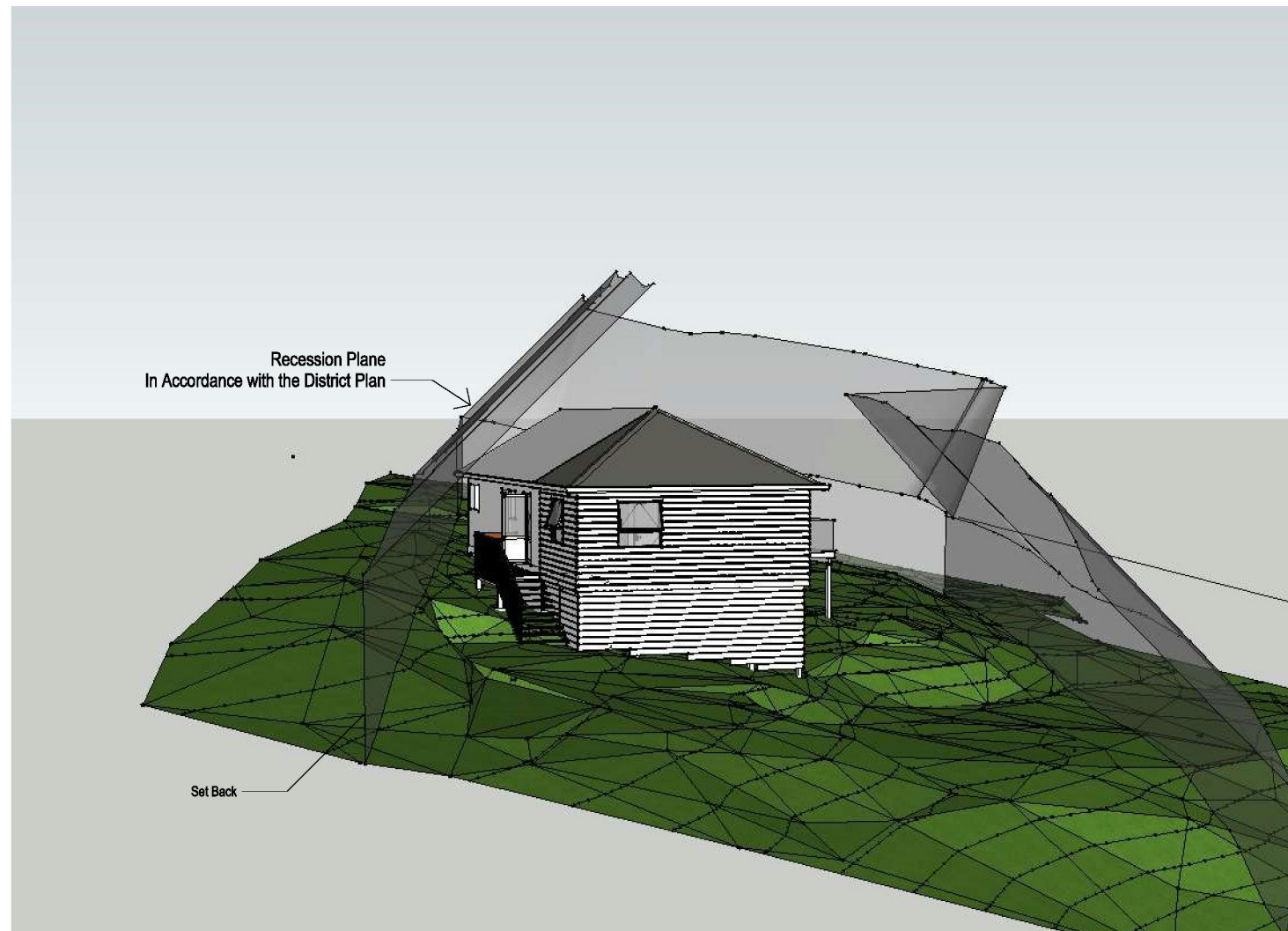
7 Selwyn Avenue
 Whangarei 0110
 Phone: 09 438 7139
 hg@hgcs.co.nz

Unit 21a, The Grange
 Warkworth 0910
 Phone: 09 283 3428
 www.hawthorngeddes.co.nz

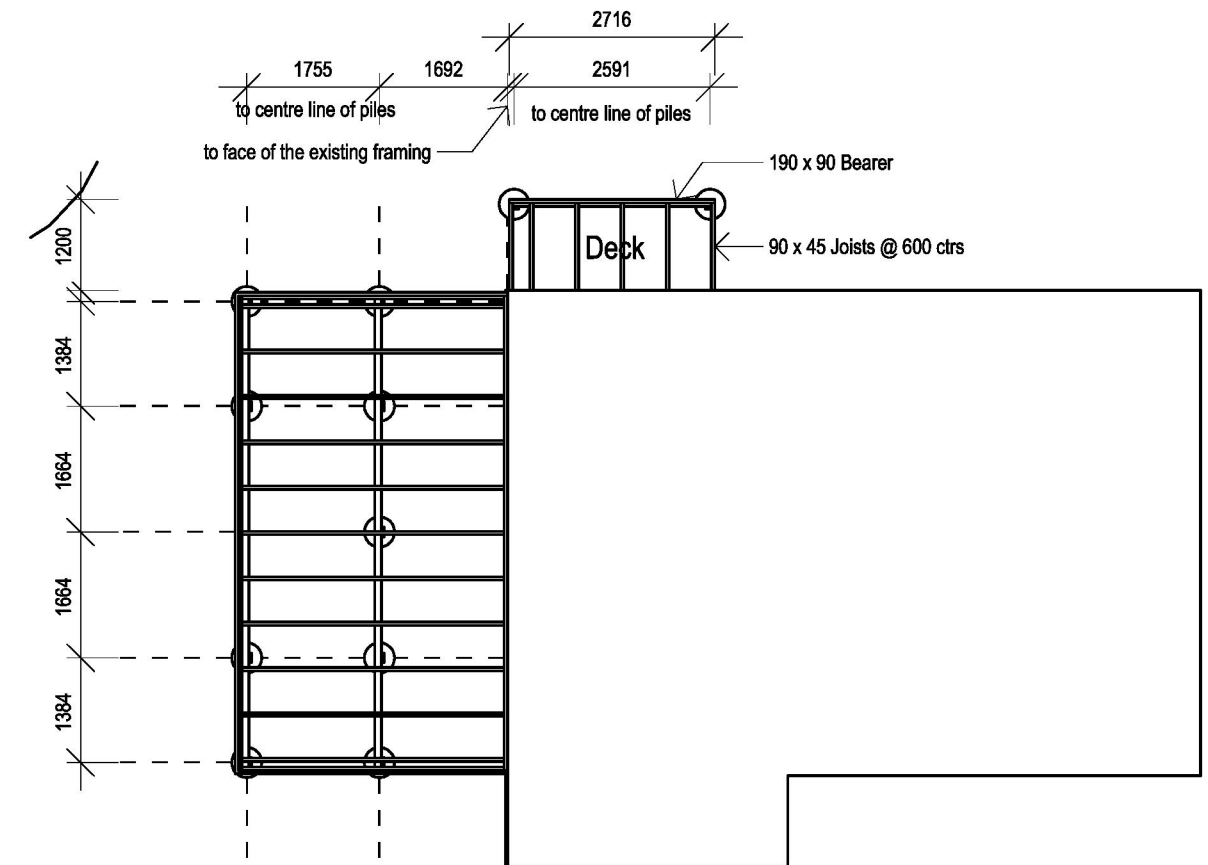
CLIENT **Air Northland Ltd.**
 PROJECT **Proposed Bedroom Addition**
11 Tasman Street, Mangonui

				Building Consent		SCALE @ A3 AS SHOWN	
b2	re-issue for Building Consent Application	PH	230309	DRAWN	Philip Higham	PROJECT No. 12141-07	
b1	Issue for Building Consent Application	PH	221127	CHECK		SHEET	
b1	Issue for Information	PH	220923	APPROVED		REV.	
p1	Issue for truss design	PH	220914			A001	
REV.	REVISION DETAILS	BY	DATE			b2	

12141-BC-07



Building Envelope



Sizes (in accordance with NZS 3604)
 Piles 125 x 125 Senton Piles spaced as shown
 Foundations 400 dia Concrete, piles embedded 800mm with 100mm footing
 Bearers 140 x 90 spaced as shown
 Floor Joists 140 x 45 @ 600 ctrs
 Flooring 2400 x 1200 x 20 Strandfloor Panel
 Sub-floor Bracing Refer to A004

Proposed Foundation/ Sub Floor Plan 1:100

APPROVED PLAN

 Planner: RBate
 RC: 2230555-RMALUC
 Date: 10/08/2023

TO BE READ IN CONJUNCTION WITH SPECIFICATION

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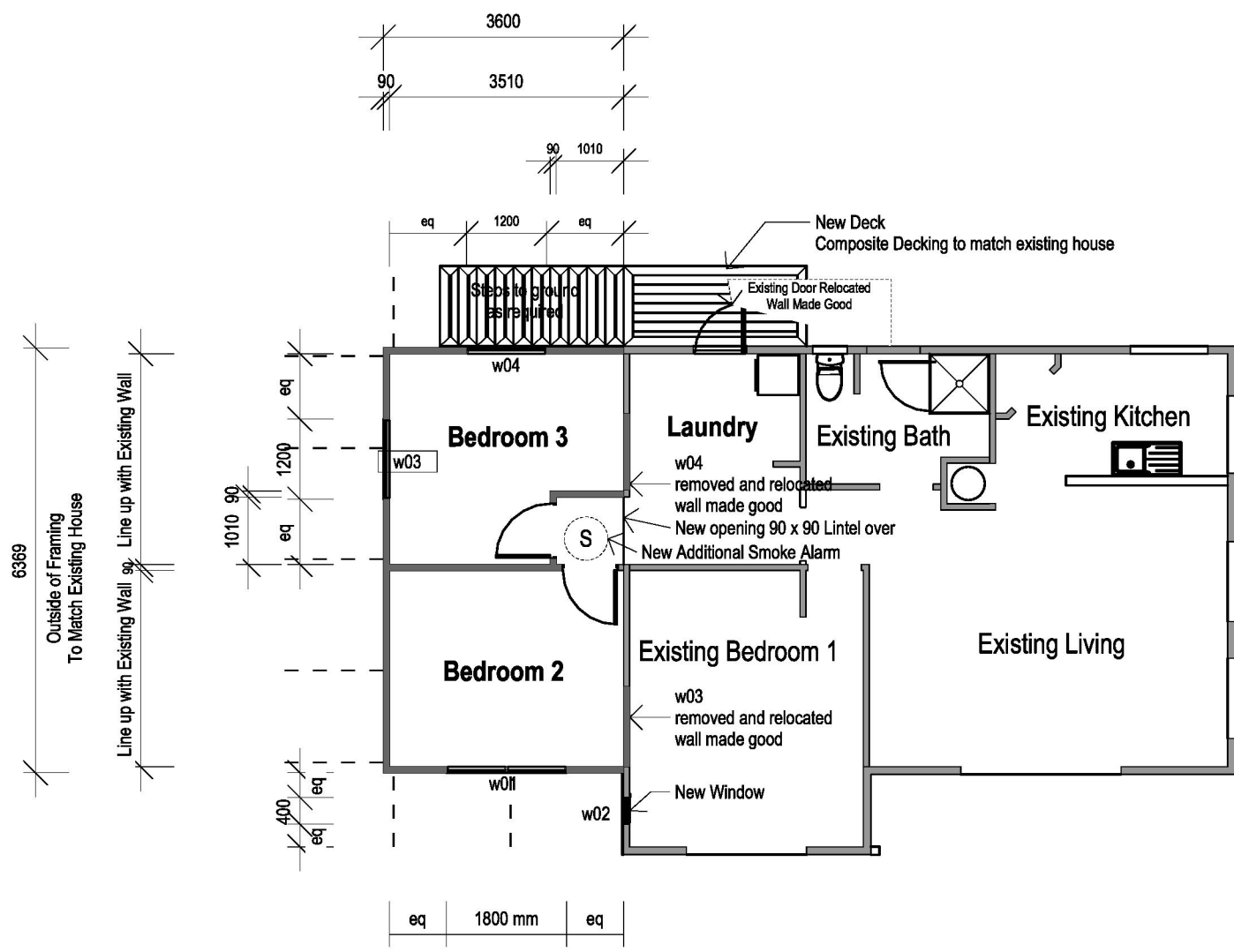
Hawthorn Geddes
 engineers & architects ltd

7 Selwyn Avenue
 Whangarei 0110
 Phone: 09 438 7139
 hg@hgcs.co.nz

Unit 21a, The Grange
 Warkworth 0910
 Phone: 09 283 3428
 www.hawthorngeddes.co.nz

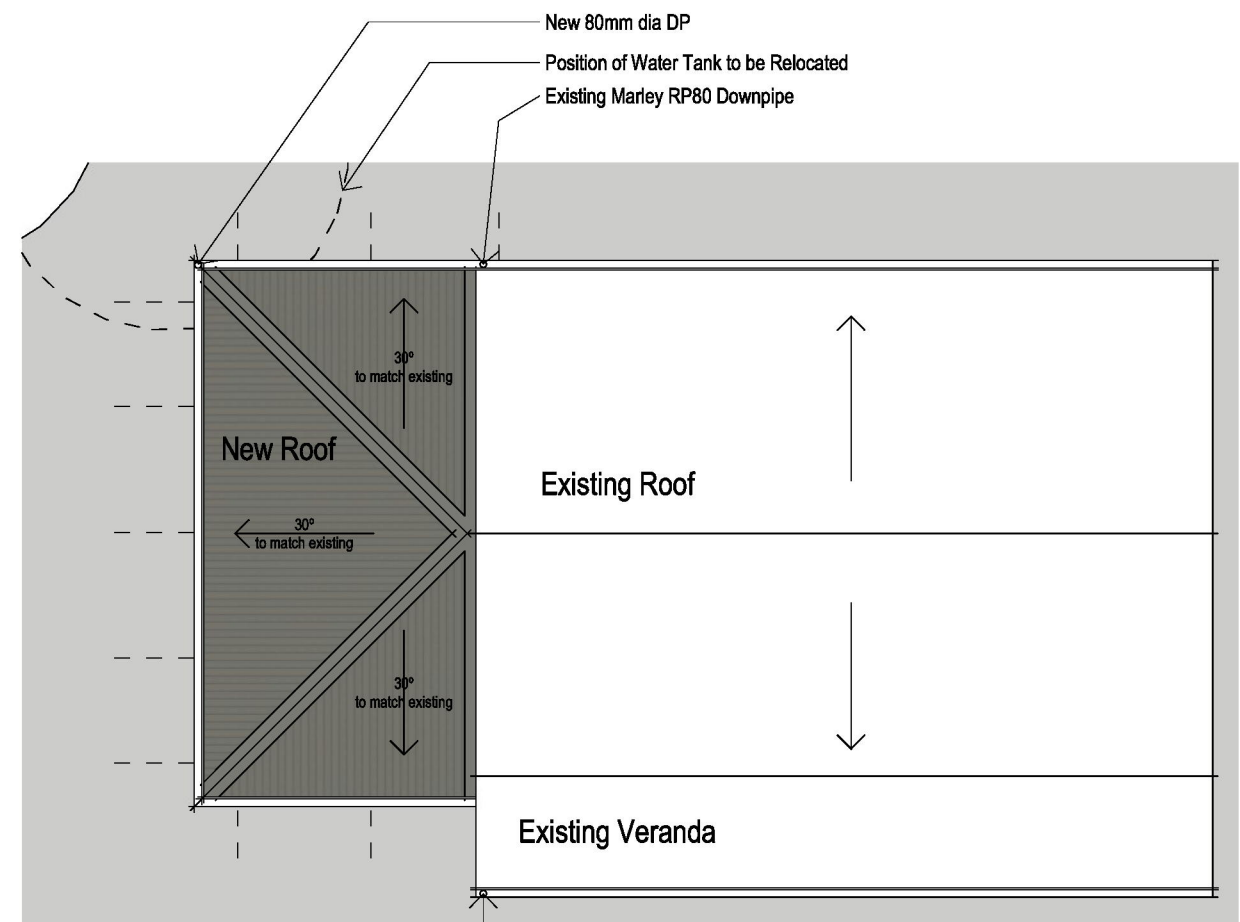
CLIENT **Air Northland Ltd.**
 PROJECT **Proposed Bedroom Addition
 11 Tasman Street, Mangonui**
 DRAWING

				Building Consent		SCALE @ A3 AS SHOWN	
b2	re-issue for Building Consent Application	PH	230309	DRAWN	Philip Higham	PROJECT No. 12141-07	
b1	Issue for Building Consent Application	PH	221127	CHECK		SHEET	
b1	Issue for Information	PH	220923	APPROVED		REV.	
p1	Issue for truss design	PH	220914	BY		A002	b2
REV.	REVISION DETAILS	BY	DATE				



New 2400mm External Walls
Studs 90 x 45 studs @ 600 ctrs
Nogs 800 ctrs max
Cladding Marley Palisade Wall Cladding over Cavity
RAB Board 10mm Weatherside
New 2400mm Internal Walls
Studs 90 x 45 @600 ctrs

Proposed Floor Plan 1:100



Roofing Steel & Tube Custom Orb Colorsteel Max 0.4 BMT corrugate to match existing house profile
Purlins 70 x 45 @ 900 ctrs fixed to trusses with 1/ 10g self drilling screw, 80mm long
Purlin End Span 600mm in accordance with E2/SA1 Table 11
Trusses SED Refer to the Truss Design
Spouting Marley Classic to match existing house 6700mm²
Downpipes Marley RP80 (Existing replaced)
Existing Roof Repainted to match new

Proposed Roof Plan 1:100

APPROVED PLAN
Planner: RBate
RC: 2230555-RMALUC
Date: 10/08/2023

TO BE READ IN CONJUNCTION WITH SPECIFICATION

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Hawthorn Geddes
engineers & architects ltd


7 Selwyn Avenue
Whangarei 0110
Phone: 09 438 7139
hg@hgcs.co.nz

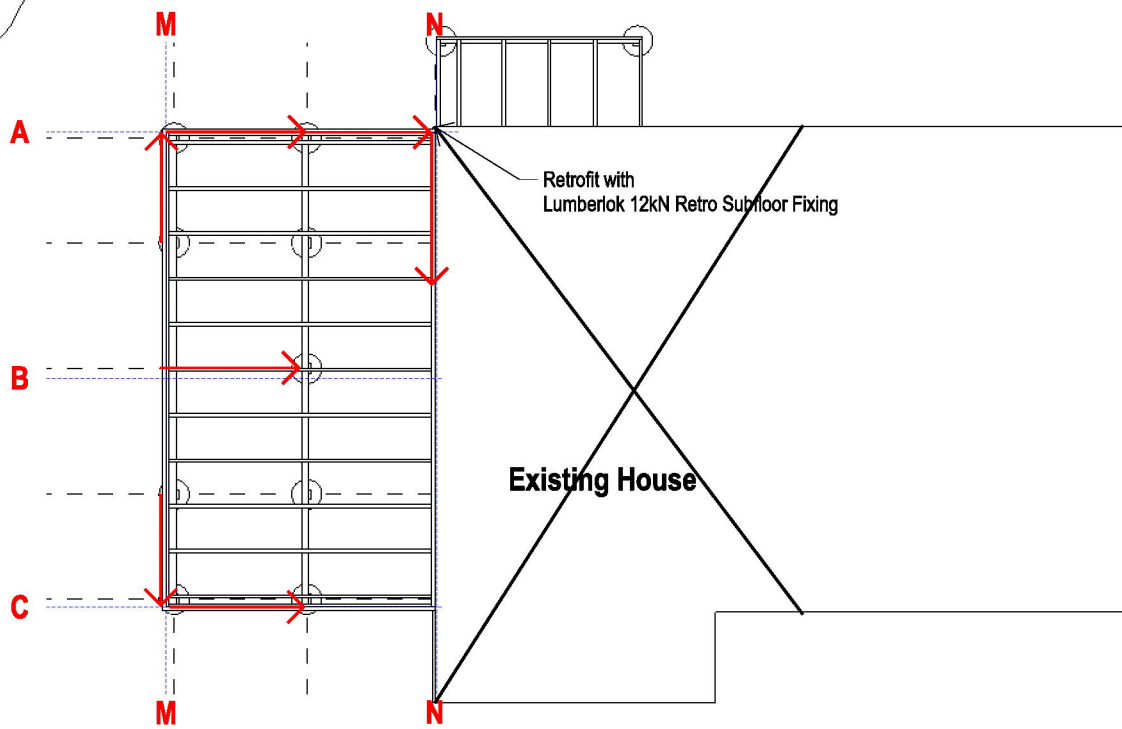
Unit 21a, The Grange
Warkworth 0910
Phone: 09 283 3428
www.hawthorngeddes.co.nz

CLIENT **Air Northland Ltd.**
PROJECT **Proposed Bedroom Addition
11 Tasman Street, Mangonui**

				Building Consent		SCALE @ A3 AS SHOWN
b2	re-issue for Building Consent Application	PH	230309	DRAWN	Philip Higham	PROJECT No. 12141-07
b1	Issue for Building Consent Application	PH	221127	CHECK		
b1	Issue for Information	PH	220923	APPROVED		
p1	Issue for truss design	PH	220914			SHEET A003
REV.	REVISION DETAILS	BY	DATE			REV. b2

GENERAL NOTES

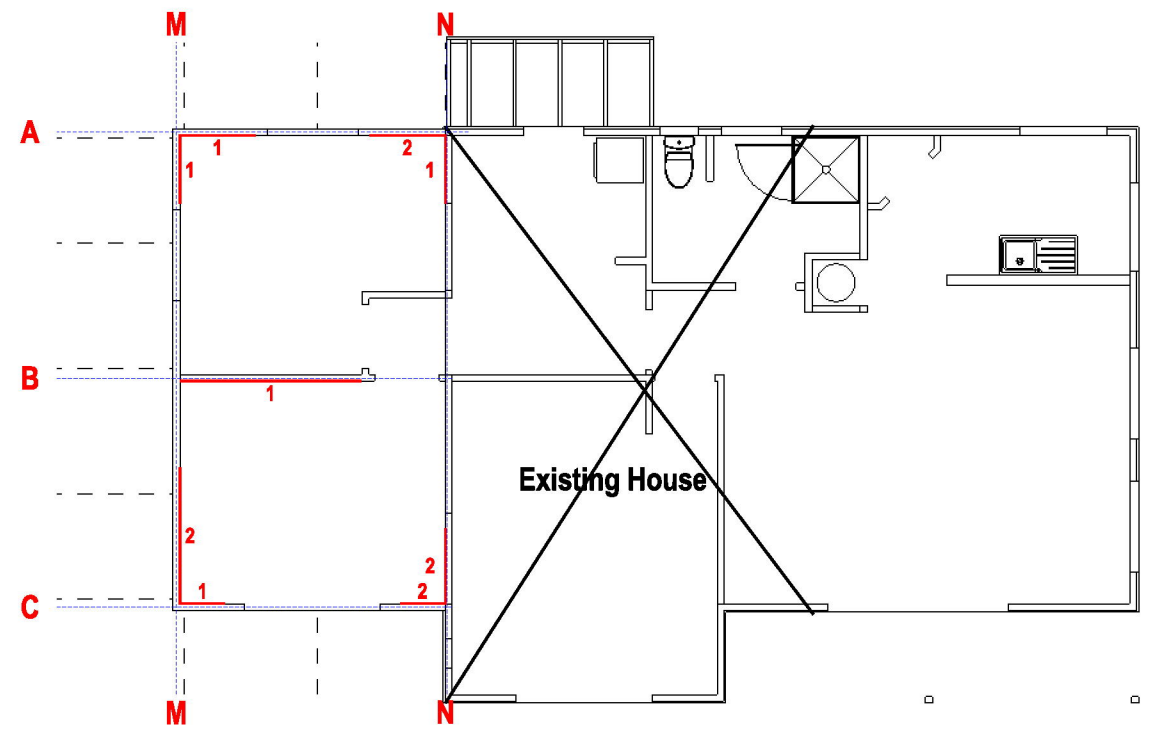

 Braced Piles in Accordance with NZS 3604
 Refer to Bracing Schedule
 Refer to Drawing A008
 Arrow depicts rise direction



Sub-Floor Bracing Plan

GENERAL NOTES

XX Bracing Elements in accordance with NZS 3604
 Refer to Bracing Schedule



Ground Floor Bracing Plan 1:100

APPROVED PLAN


 Planner: RBate
 RC: 2230555-RMALUC
 Date: 10/08/2023

TO BE READ IN CONJUNCTION WITH SPECIFICATION

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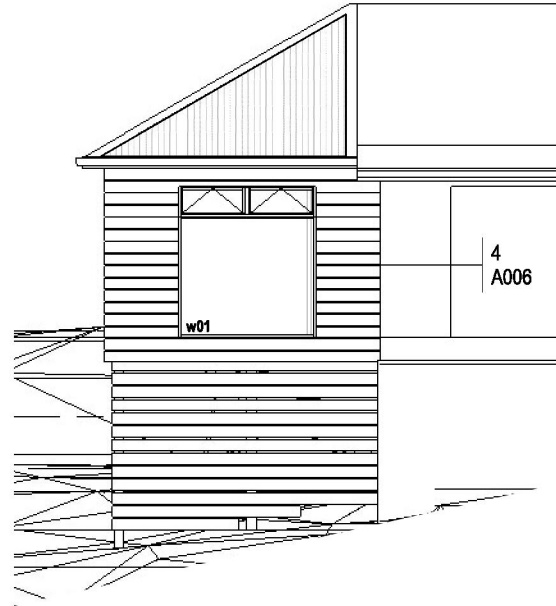
Hawthorn Geddes
engineers & architects ltd 
 7 Selwyn Avenue Whangarei 0110
 Phone: 09 438 7139 hg@hgcs.co.nz
 Unit 21a, The Grange Warkworth 0910
 Phone: 09 283 3428 www.hawthorngeddes.co.nz

CLIENT **Air Northland Ltd.**
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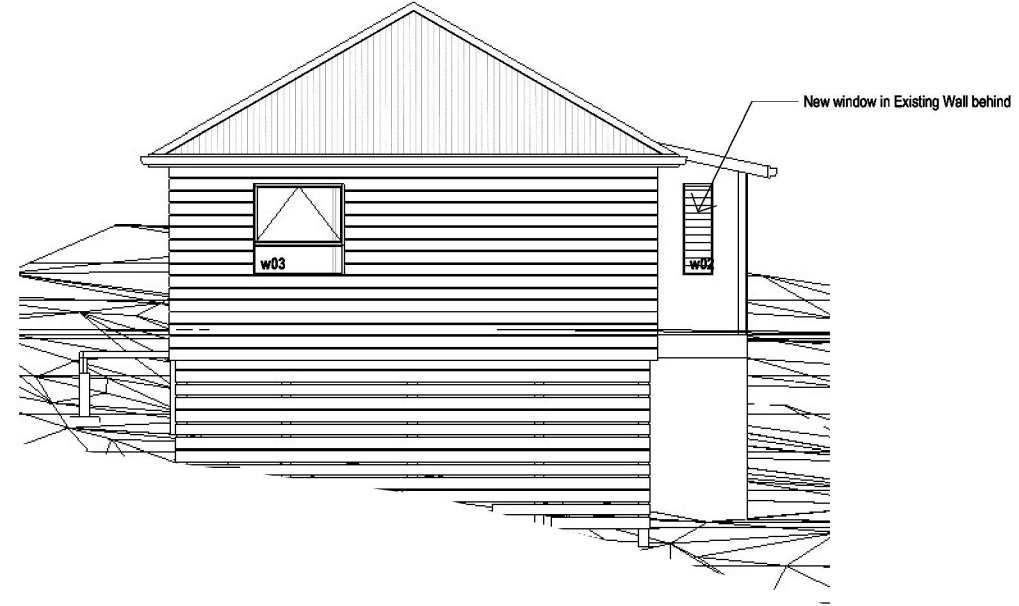
				Building Consent		<small>SCALE @ A3 AS SHOWN</small>	
b2	re-issue for Building Consent Application	PH	230309	DRAWN	Philip Higham	PROJECT No. 12141-07	
b1	Issue for Building Consent Application	PH	221127	CHECK			
b1	Issue for Information	PH	220923	APPROVED		SHEET A004	REV. b2
p1	Issue for truss design	PH	220914	BY			
REV.	REVISION DETAILS			DATE			

Materials Key

- Roofing
Colorsteel Max Custom Orb Corrugate to match the existing house
Paint finish
- Cladding
Pallside uPVC Cladding
refer to the manufacturers specifications
- Subfloor Cladding
ex 150 x 25 rough sawn H3 Treated Baseboards @ 180ctrs



East Elevation 1:100

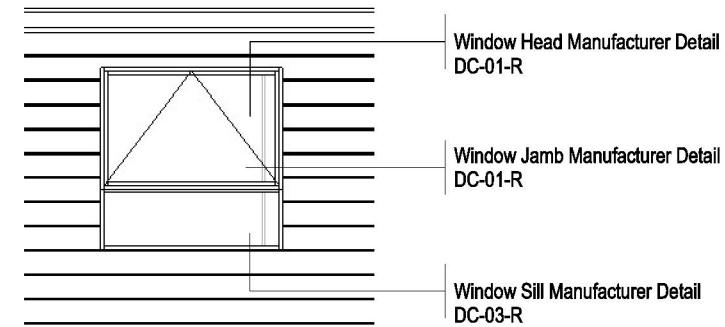


South Elevation 1:100

North			
	Wall	Window	%
Existing	21.36	3.8	18%
New	0	0	
Total	21.36	3.8	18%
East			
	Wall	Window	%
Existing	21.05	8.45	40%
New	8.64	3.6	42%
Total	29.69	12.05	41%
South			
	Wall	Window	%
Existing	2.48	0.48	19%
New	15.29	1.44	9%
Total	17.77	1.92	11%
North			
	Wall	Window	%
Existing	21.99	2.94	13%
New	8.64	1.44	17%
Total	30.63	4.38	14%



West Elevation 1:100



APPROVED PLAN

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 Date: 10/08/2023

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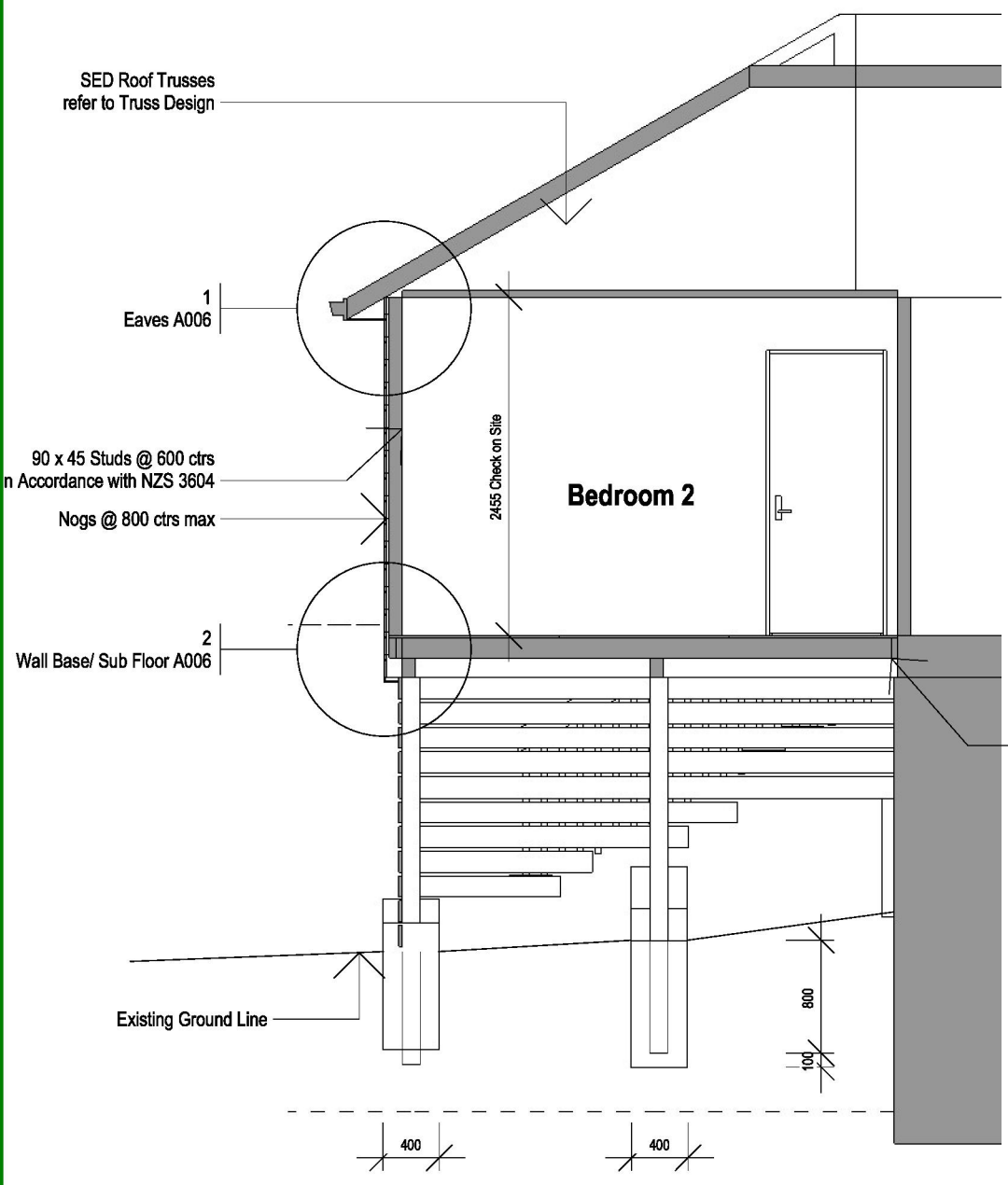
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 Phone: 09 438 7139
 hg@hgcs.co.nz

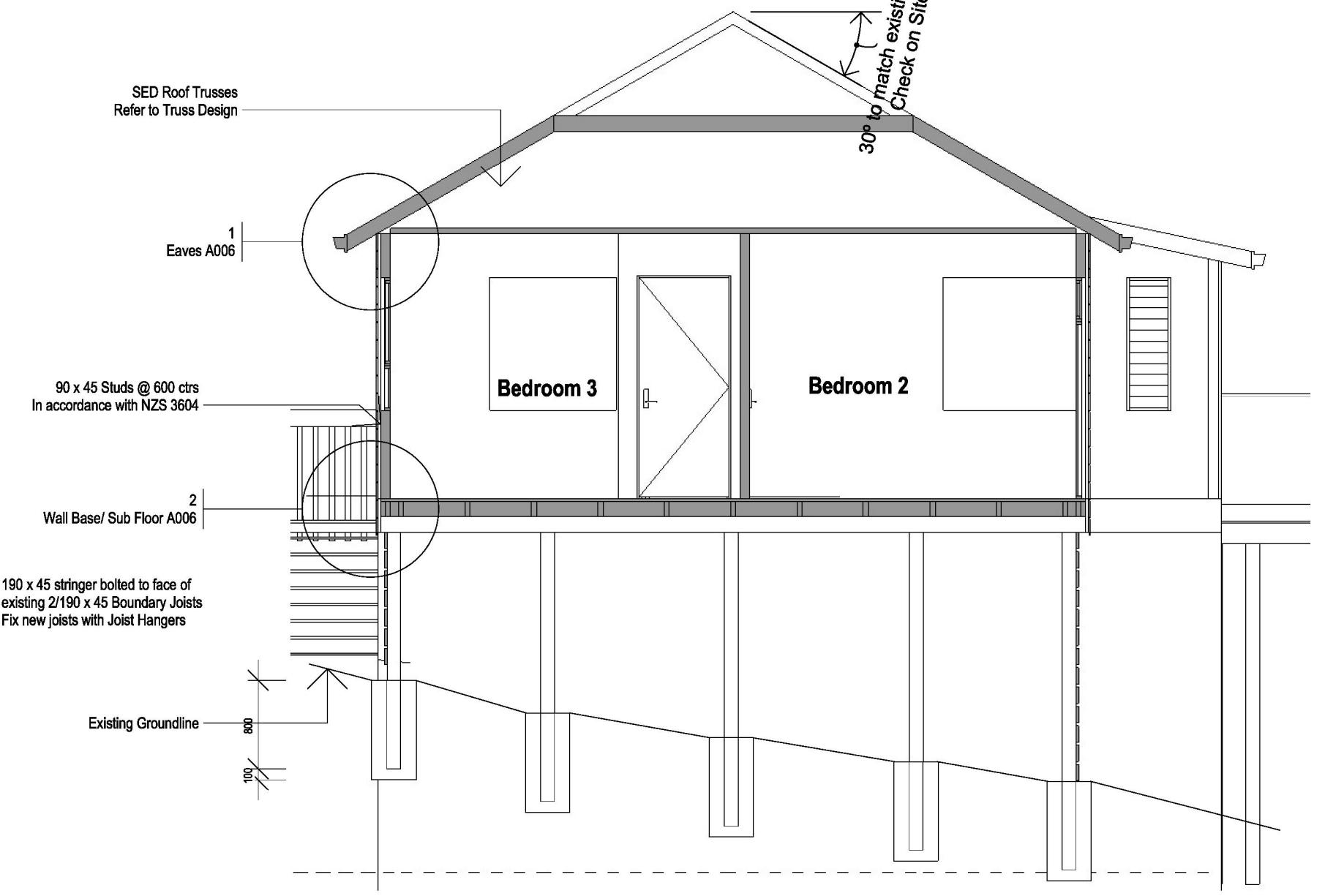
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 Warkworth 0910
 Phone: 09 283 3428
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CLIENT **Air Northland Ltd.**
 PROJECT **Proposed Bedroom Addition
 11 Tasman Street, Mangonui**
 DRAWING

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b2	re-issue for Building Consent Application	PH	230309	DRAWN	Philip Higham	PROJECT No. 12141-07	
b1	Issue for Building Consent Application	PH	221127	CHECK		SHEET A005	
b1	Issue for Information	PH	220923	APPROVED		REV. b2	
p1	Issue for truss design	PH	220914	BY		DATE	
REV.	REVISION DETAILS						



Section A-A 1:50



Section B-B 1:50

APPROVED PLAN
 Planner: RBate
 RC: 2230555-RMALUC
 Date: 10/08/2023

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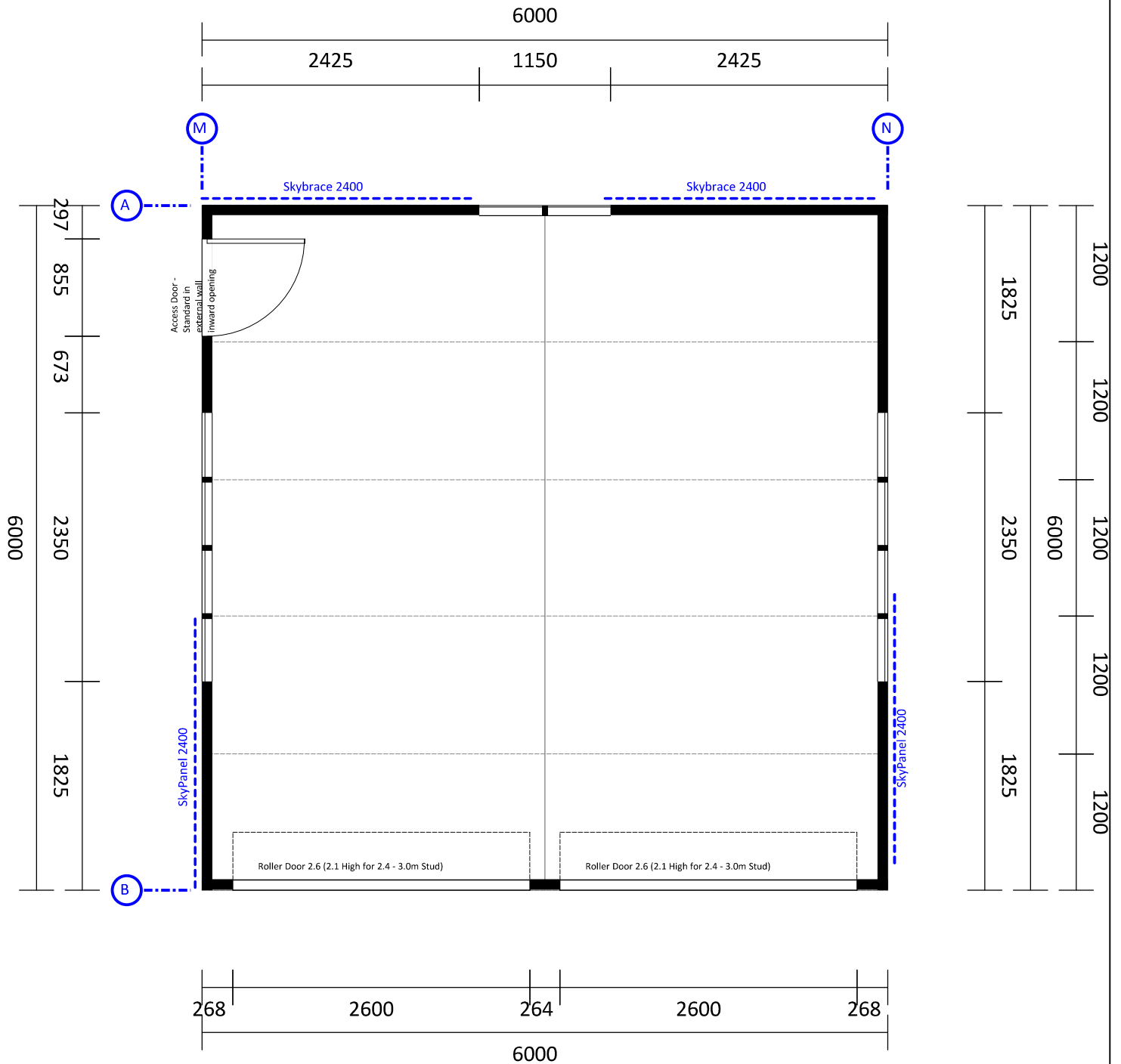
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b1	Issue for Building Consent Application	PH	221127	CHECK		SHEET A006	
b1	Issue for Information	PH	220923	APPROVED		REV. b2	
p1	Issue for truss design	PH	220914	BY			
REV.	REVISION DETAILS	BY	DATE				



Notes: Dimensions are Finished Sizes
 Concept only - Not intended for Council Consent



Distributor: AMCAS Construction Ltd
 Sales Person: Ricki Cullen
 Job Number: 11277
 Scale: 1:50 @ A4
 Date: 6/11/2023

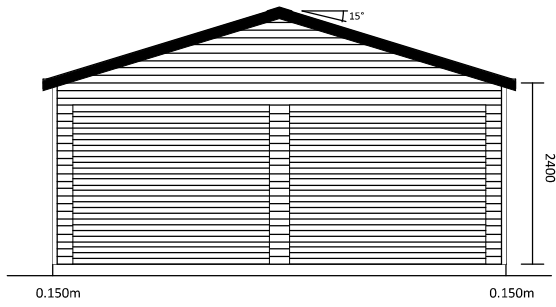
Plan

For: Phil Higham
 11 Tasman Street, , Mangōnui

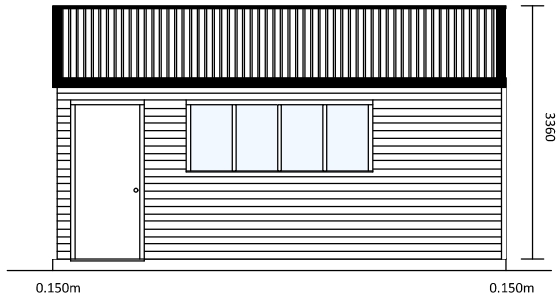
Design Approved by Client: _____



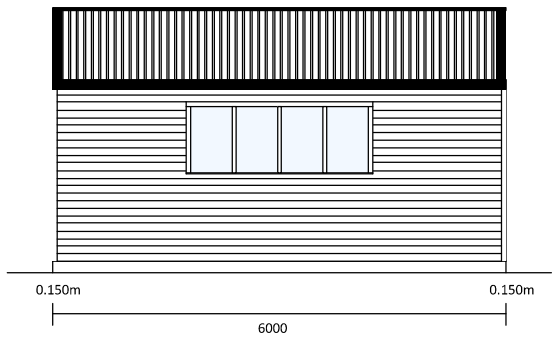
Page Number 4



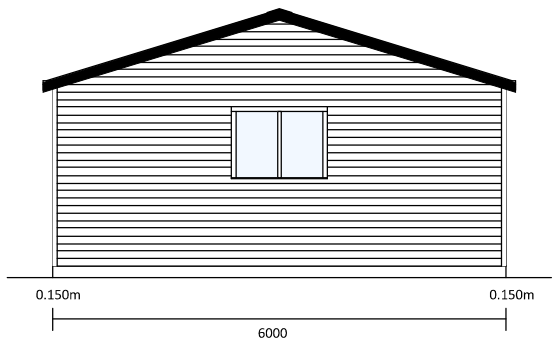
Elevation A



Elevation B



Elevation C



Elevation D

Notes: Dimensions are Finished Sizes
 Concept only - Not intended for Council Consent

Distributor: AMCAS Construction Ltd
 Sales Person: Ricki Cullen
 Job Number: 11277
 Scale: 1:50 @ A4
 Date: 6/11/2023

Elevations

For: Phil Higham
 11 Tasman Street, , Mangōnui

Design Approved by Client: _____



BUILDING PROCESS

1

Your Skyline distributor will visit your site and provide a quotation.

2

With your approval of the quote, you'll sign a contract and after agreeing to payment terms, the building process begins.

3

Your Skyline distributor will organise the building consent and having obtained it, will order your building from the Skyline factory.

4

Your site will be prepared first with the concrete being laid, or in some cases a wooden floor might be the best alternative, and a building pack will be delivered to enable building to commence.