

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):

- | | |
|---|--|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input checked="" type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input checked="" type="radio"/> Other (please specify) <u>Change conditions 1 and 3 of 2220698-RMALUC pursuant to s127</u> | |

* 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:

Sanctuary Homes Ltd.

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Sanctuary Homes Ltd - Neville Solley.

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

PV Writers Ltd.

**Property Address/
Location:**

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Legal Description:

Certificate of title:

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.

Change conditions 1 and 3 of 2220698-RMALUC pursuant to s127
Change clause 9 of Consent Notice 7389051.2 insofar as it relates to Lot 89 DP 384236

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)

Sanctuary Homes Limited

Email:

Phone number:

Postal address:

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

Fees Information

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

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)

Richard Solley

Signature:

(signature of bill payer)

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)

Richard Selley

Signature:

[Redacted Signature]

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.



16 July 2025

Telephone (09) 216 9857
Email daniel@sfhconsultants.co.nz
PO Box 86, Orewa, Auckland 0946

Planning Manager – Consents
Far North District Council
Private Bag 752,
Kaikohe 0440

Dear Sir / Madam

Ref : 77 Stratford Drive, Cable Bay

On behalf of our client, Sanctuary Homes Limited, we attach their application for resource consent to change the conditions of the consent and consent notice applicable to the site and dwelling at the above address. This is as per section 127 and 221 of the RMA this is to be treated as a discretionary activity.

The proposed dwelling has been approved for Building Consent: REF: EBC-2022-1040/0.

Accompanying this application is the following information:

- a) Completed application form
- b) Lodgement deposit
- c) Assessment of environmental effects
- d) Legal titles and interests
- e) Supporting information including;
 - i. Existing Consent
 - ii. Varied conditions

The writer is the contact person.

Yours faithfully
SFH Consultants Limited

A handwritten signature in black ink, appearing to read 'D. Shaw'.

Daniel L. Shaw



Application

For : Resource Consent

To : Far North District Council

By : Sanctuary Homes Limited

To : Vary the conditions of consent
and the conditions of consent
notice that apply to the site and
dwelling

At : 77 Stratford Drive, Cable Bay,
Northland 0420

Date : July 2025



To : Far North District Council

Sanctuary Homes Limited applies for the resource consent described below:

1. **The names and addresses** of the owner and occupier (other than the applicant) of any land to which this application relates are as follows:
One PV Waters Limited – Brenda Innes, 73a Awatere Avenue, Hamilton 027 358 4036 / brendainnesnz@gmail.com
2. **The Location** to which this application relates is :
77 Stratford Drive, Cable Bay, Northland 0420
A more detailed description is referenced in the accompanying AEE Section 4.0
3. A description of the activities to which the application relates is :
To vary the conditions of consent and the conditions of consent notice that apply to the site and dwelling (Reference AEE Section 5.0)
4. The type of resource consent being sought is a land use (s127 and s221) consent. (Reference AEE Section 6.0)
5. Attached is an assessment of any actual or potential effects that the activity may have on the environment. (Reference AEE Section 7.0).
6. Additional resource consents required, but not currently being sought, in relation to this proposal:
Not applicable.
7. No other information is required to be supplied by the district or regional plans or regulations.

8. Address for Service
SFH Consultants Limited
C/- Daniel Shaw
PO Box 86,
Orewa,
Auckland 0946
Telephone : 09 216 9857
Email : daniel@sfhconsultants.co.nz

9. Address for Applicant
Sanctuary Homes Limited
c/- Neville Solley
PO Box 24,
Snells Beach,
Auckland, 0942
Phone: 0212460567
Email: sales@sanctuaryhomes.co.nz

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2.0 Executive Summary

The applicant, Sanctuary Homes Limited, is applying for resource consent, vary the conditions of consent that were attached to their resource consent 2220698-RMALUC (**attachment A**). The application also seeks variations to the consent notice that applies to the site and dwelling. The site is currently nearing completion of the dwelling construction.

The proposal seeks to alter the colouring of the palisade cladding which has been installed on the western and southern elevations. The cladding colour (slate) has a reflectivity of greater than 30%, being over 60%, which does not comply with the conditions of consent or the consent notice.

The palisade cladding cannot be painted a different colour as the warranty of the product would become void. The palisade cladding cannot be replaced as it is already installed, and the house is essentially completed.

To mitigate the issue further planting has been proposed, and this will screen and shield some of the view of the non-compliant walls. Moreover, written approval from 79 Stratford Drive has been provided.

The assessment contained within this report concludes that, subject to a range of conditions the actual and potential adverse effects on the environment will be less than minor and the proposal is not contrary to the relevant objectives and policies of the District Plan.

3.0 Applicant and Property Details

Applicants Name:	Sanctuary Homes Limited
Site Address:	77 Stratford Drive, Cable Bay, Northland 0420
Legal Description:	Lot 89 DP 384236
Site Area:	1106m²
Zoning:	Coastal Living Zone
Other:	Nil



Figure 1: Photo of the House from the Street

4.0 Description of the Existing Environment



Figure 2: Aerial Photograph (Google Maps)

The site is known as 77 Stratford Drive in Cable Bay, Northland. It is legally described as Lot 89 DP 384236, being 1106m² in area. The site has recently been developed implementing the resource consent 2220698-RMALUC with a dwelling established as well as parking and areas for manoeuvring.

A copy of the Record of Title and relevant interests are provided within **attachment B** of this Report.

The interests registered on the titles are as follows;

1. 5363500.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.10.2002 at 3:37 pm;
This document requires archaeological survey prior to earthworks on certain sites but does not appear to relate to the subject property.
2. Appurtenant hereto is a water supply easement created by Easement Instrument 5363500.4 - 3.10.2002 at 3:37 pm;
This document is not particularly relevant.
3. 7389051.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.5.2007 at 9:00 am;

This contains several relevant matters which the proposed development should comply with, including;

- a. 6m rolling height limit,
 - b. Colour specifications,
 - c. Among other items.
4. Land Covenant in Easement Instrument 7389051.13 - 25.5.2007 at 9:00 am
 5. Fencing Covenant in Easement Instrument 7389051.13 - 25.5.2007 at 9:00 am
 6. Fencing Covenant in Transfer 12245007.1 - 7.10.2021 at 1:09 pm

The application addresses these matters where relevant.

The topography of the sites is sloping, where the sites are elevated above Stratford Drive, but then fall moderately down towards the west.



Figure 3: View looking from the Street towards to the site (Google Streetview)



Figure 4: View Looking Down Stratford Drive towards the sea (Google Streetview)

As you can see from the images above, the site is elevated slightly above the street, however, is set down into the land when visible from further along Stratford Drive. To the east, is an almost bund like topography that falls away down towards 85 Stratford Drive.

The relevant Planning Maps and Aerial Photographs were reviewed. As shown in the zoning map below, the sites are located on the edge of the residential zone but are within the coastal living zone. The size of the site is similar to those within the residential zone. With 77-81 Stratford maintaining a residential zone lot size fronting the street, which assist in maintaining streetscape character.



Figure 5: Zoning Map 61 (Far North District Council District Plan Maps)

The adjoining area is defined by the following;



Figure 6: Aerial Image of Surrounding Area (Google Maps)

73 Stratford Drive:

This site is a rear property to the north of the subject sites and sharing a contiguous boundary with 77. The property is some 739m² and is legally

described as Lot 33 DP 83351. The site is zoned residential.

The site currently provides for a single detached dwelling and large deck. The access driveway is also shared with five other residential sites, two of which are currently vacant.

75 Stratford Drive:

This site is a front property located to the north of the subject sites. It shares a contiguous boundary with 77. The property is some 616m² and is legally described as Lot 32 DP 83351. The site is zoned residential.

The site provides for a single detached dwelling with its own private driveway and is surrounded by a variety of mature vegetation around the boundary and rear of the site.

79 Stratford Drive:

This site is located to the southwest of the subject sites. It shares a contiguous boundary with 77. The site is some 765m² in area and is legally described as Lot 88 DP 384236. The site is zoned Coastal Living.

The site was sold in 2021 as a vacant section of land and is under the same ownership as the subject site. The written approval is therefore inherent in this application. written approval is provided in **attachment E**.

85 Stratford Drive:

The property is a large rear site, that is located to the west of the subject sites. It shares a contiguous boundary with both 77 and 79. The site is some 4672m² in area and is known as Lot 86 DP 384236.

The site was sold in 2021 as a vacant section of land and still looks to be vacant at this stage. Access is provided via a formed vehicle crossing and access driveway to the Southwest of 81 Stratford Drive.

64 Stratford Drive:

This site is located on the adjacent side of the road to the east of the subject sites. It is a corner property being some 789m² in area and legally described as Lot 1 DP 384236.

The site is currently vacant and slopes gently down towards Stratford Drive.

66 Stratford Drive:

This site is located on the adjacent side of the road to the southeast of the subject sites. It is a corner property being some 875m² in area and legally described as Lot 43 DP 384236.

The site is currently vacant and slopes gently down towards Stratford Drive.

5.0 Proposal

The proposal is illustrated in detail on the architectural plans enclosed as **attachment C**, which include the following:

Colouring/ Reflectivity:

The proposal seeks to enable the existing colours on the cladding to be accepted. The issue is that the colour of some materials does not comply with the reflectivity requirements imposed by condition 3 or the resource consent or clause 9 of the consent notice. This variation relates only to the southern and western facades which are clad in Palisade cladding. The other cladding and elevations will be compliant with the reflectivity requirements.

The house is clad with palisade, which is an artificial weatherboard cladding. The darkest colour this comes in is called Slate, which has an LVR of 64. Palisade cannot be painted a lower LVR colour due to it being a plastic surface. This would void the product warranty.

Southern Façade:

This façade faces towards 79 Stratford Drive. The owner of which has provided written approval for this proposal (**attachment E**). This elevation is not highly visible due to the topography, landscaping and the eventual development at 79 Stratford Drive.

The infringing section of cladding is in the western area of the elevation and does not affect the entire elevation. The infringing section is 6m in length. As shown in the image below, the palisade cladding is only a small portion of the overall façade.

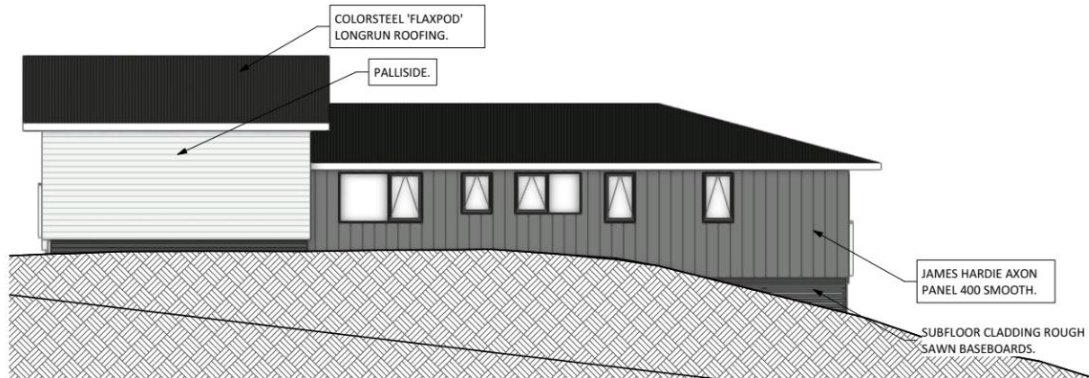


Figure 7: Southern Façade

Western Façade:

This façade faces rearwards towards 85 Stratford Drive. This elevation is not highly visible due to the topography, landscaping and the eventual development of 85 Stratford Drive.

The infringing section of the façade is 11m in length. The lower level is a different cladding and colour which is complaint. Moreover, the façade is broken up with the three windows which reduces the extent of the cladding and colour.



Figure 8: Western Façade

Landscaping:

The proposal includes additional landscaping onsite to reduce the visibility of the reflectivity / colour. These are shown on the landscape plan enclosed within **attachment C**.

Two titoki specimen trees are proposed in the western area of the site near the western façade. The image below shows their location, which should be within 3m of the building façade;

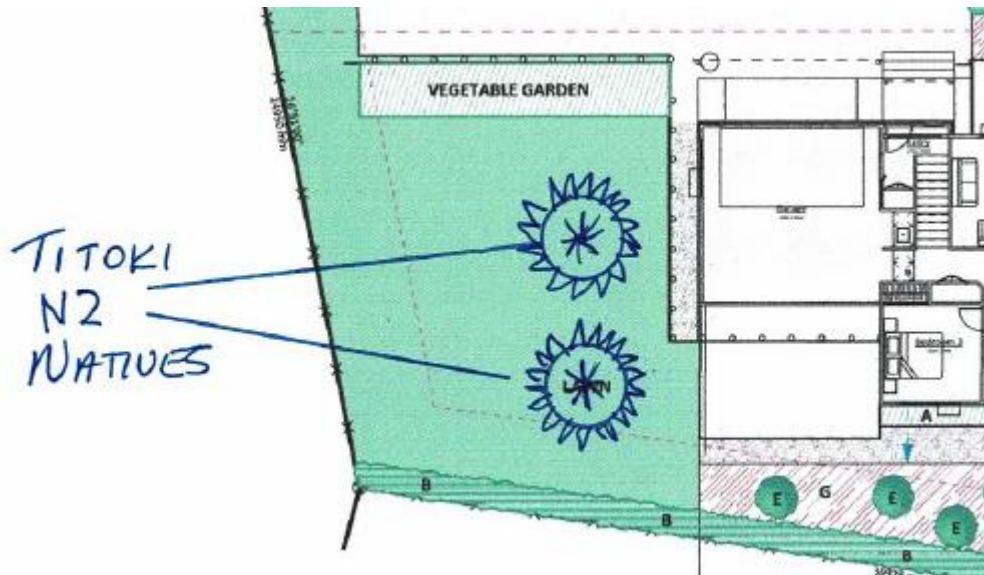


Figure 9: Proposed Titoki

The existing hedge along the boundary with 79 Stratford Drive is noted. The hedge will grow and screen views and visibility of the southern elevation and some of the western elevation too. This edge is currently 1.5m tall and should grow to 3m in height.

The following images are helpful;



Figure 10: Boundary Vegetation (Southern)



Figure 11: Boundary Vegetation (Western)

Conditions:

Condition 1 of the consent 2220698-RMALUC is required to be amended to reference this application, the AEE and revised information.

Condition 3 is required to be amended also, to enable the southern and western walls where clad with Palisade to be coloured slate, which has a LVR of 64%. No other cladding is affected, with the residual elevations and materials complying with the <30% LRV.

Consent Notice:

Clause 9 of Consent Notice 7389051.2 - Lot 89 DP 384236.

This clause is required to be amended to enable the increased reflectivity of the cladding colouring at this house. Specifically, the clause should be amended to enable the southern and western elevations clad with palisade walls to be coloured Slate which has a reflectivity of 64%. No other cladding is affected, with the residual elevations and materials complying with the <30% LRV.

6.0 Resource Consents Sought

The reasons for consent are set out below;

6.1 Far North District Council District Plan

There are no rules applicable.

6.2 S127 Resource Management Act 1991

The proposal seeks to vary conditions of the existing resource consent. According to s127 of the RMA, this is to be treated as a discretionary activity.

As such, discretionary activity consent is sought to vary condition 1 and condition 3 of 2220698-RMALUC. The varied conditions re provided within **attachment D**.

6.3 S221 Resource Management Act 1991

The proposal seeks to vary the consent notice applicable to the site and dwelling. According to s221 of the RMA, this is to be treated as a discretionary activity.

As such, discretionary activity consent is sought to vary clause 9 of consent notice 7389051.2 - Lot 89 DP 384236. The varied clause is provided within **attachment D**.

6.4 Overall Activity Status

Overall, therefore, the proposal requires consent as a discretionary activity.

7.0 Environmental Effects Assessment S104(1)(a)

This assessment of effects is in accordance with Clause 2(3)(c) of Schedule 4 RMA 1991, insofar as it includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment. Given the proposal relates only to the colour and reflectivity of a small area of cladding on the building, the scale and significance of adverse effects are confined.

Accordingly, it is our view that the main potential effects on the environment is the character and amenity values.

The actual and potential effects are discussed in the following sections below.

7.1.1 Character and Amenity Effects

The RMA defines amenity as those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.

Effects on the Wider Environment:

As part of the resource consent process for new dwellings / buildings the colour and reflectivity of the cladding is a relevant matter considered.

This proposal seeks increased reflectivity for a portion of the southern and western elevations compared to what was approved.

Large scale, highly visible and unrelieved facades with high reflectivity values can create issues on the character and amenity of the area including dominance, glare and unsightly landscapes.

The affected area of the building is a low percentage of the overall dwelling, relating only to two elevations, and not the entirety of those elevations.

The affected facades are not highly visible areas from the street or other public places including the sea. The road frontage elevation and sea facing

elevation are clad with materials and colours that are compliant with the conditions and are of a low LVR.

The low number of elevations, small area of affected cladding and their location relative to the public street helps to minimise the potential visual effects and subsequent character, and amenity impacts of the wider area.

Mitigation;

When assessing a new dwelling or building the extent to which planting can mitigate visual effects is a relevant matter.

Landscaping is proposed near the elevations which are at issue. Landscaping will grow and shield or screen the facades in question, which will reduce the possibility of people seeing the affected cladding. The landscaping includes;

- Western elevation: the existing vegetation around the periphery of the site is complemented with two new titoki trees. The titoki trees will be planted within 3m of the building façade, and the evergreen species will grow to a height of several meters in the preceding years. These trees will effectively soften and screen the majority of the façade and reduce the visibility of the colour.
- Southern elevation: The boundary planting between 77 and 79 Stratford Drive is already in place. These are currently 1.5m tall and will grow to around 3m in height. This hedge will effectively screen the 6m length of façade which has the higher reflectivity.

Conclusion on Wider Environment:

Overall, due to the small percentage of the overall building façade being affected, and the affected facades being a small area of the side and rear elevations, not highly visible from the street or public places, and will be mitigated by the use of specimen trees and hedging, we consider the scale and significance of adverse character and amenity effects on the wider environment will be minor.

Actual and Potential Amenity Effects on the Immediate Neighbours:



Figure 12: Aerial Image of Adjoining Properties (LINZ Aerial Imagery)

73 Stratford Drive:

Located to the Northeast of the subject site, this property is likely to experience effects from 77 Stratford Drive where a small length of common boundary is shared.

Because this site is located to the north, there is no views of the western or southern facades of the house. This ensures there are no visual impacts from the proposed change.

Overall, we consider the owners and occupiers of this property will be affected to a less than minor extent.

75 Stratford Drive:

Similar to that of 73 Stratford Drive above, this site is likely to experience some level of adverse effects generated by 77 Stratford Drive.

Because this site is located to the north-west of the application site, there is no views of the southern façade. This ensures there are no potential effects from the colour change on the southern façade.

While the site will have some views of the western elevation, the potential effects will be minimal because;

- The view is from the rear of the house, which is not used for outdoor living or main views.
- The façade is setback some distance from the boundary which reduces potential dominance impacts.
- The existing trees along the common boundary provide some relief to these people.
- The proposal titoki trees to be planted near the western façade will help to provide some screening of the main part of this façade.

Overall, we consider the owners and occupiers of this property will be affected to a less than minor extent.

79 Stratford Drive:

Written approval is provided (**attachment E**). Therefore, the effects on this property must be disregarded.

85 Stratford Drive:

Located to the Northwest of the subject site, this site may experience effects from the proposed development.

This property is unlikely to experience any major views of the southern elevation, therefore the effect of the change in colour is unlikely to be experienced by these adjacent people. Moreover, the vegetation along the boundary between 77 and 79 Stratford Drive is currently 1.5m tall and will grow to be 3m in height. This vegetation will provide visual mitigation for the façade colouring and minimise the potential effect for future occupants of 85 Stratford Drive.

The main view of the dwelling from this adjacent site is the western façade. This is a larger upper-level façade, which is 11m in length. The façade will be broken up with the three windows which reduces the extent of cladding facing this direction. Also, the façade contains a lower-level cladding which is dark coloured and low reflectivity. The timber safety barrier on the edge of the deck also contributes to this façade, which is a compliant colour and LVR.

To minimise the impact of the façade reflectivity, it is proposed to plant two specimen trees within 3m of the façade. These trees will grow and minimise views of the cladding. It is important that the trees are close to the wall to ensure the views are minimised. Titoki trees are evergreen, which means the visual screening and softening provide will be year-round. This is a better outcome than deciduous trees which lose their leaves annually. Titoki can grow several metres in height, which will provide softening of even the upper level of the western façade.

Overall, we consider the owners and occupiers of this property will be affected to a less than minor extent.

64 Stratford Drive:

This site is also currently vacant, however, given its location in relation to the subject site (elevated position and separated by the width of the street) it is considered unlikely to be affected by any noticeable adverse effects from the higher reflectivity of the small portion of the southern elevation. The hedge along the common boundary with 77 and 79 Stratford Drive will mitigate and screen the elevation which minimises the potential impact.

This property cannot view the western elevation and therefore is not affected by the change on that façade.

Overall, we consider the owners and occupiers of this property will be affected to a less than minor extent.

66 Stratford Drive:

Similar to that of 64 Stratford Drive, this site is also currently vacant and given its location in relation to the subject site (elevated position and separated by the width diagonally across the street) it is considered unlikely that they experience any noticeable adverse effects (shading, dominance, privacy for example). The proposed dwelling is not located in a way that impedes on the site's ocean view or sunlight available, and natural materials with a neutral colour palette will reduce any experienced reflectivity to less noticeable levels.

Overall, we consider the owners and occupiers of this property will be affected to a less than minor extent.

Other Adjacent Properties:

It is considered that there are no other adjacent or adjoining properties that require specific assessment over or above the general assessment provided against the wider environment.

Conclusion on Adjacent Area:

Overall, any adverse character and amenity effects on the people (owners or occupiers) of adjacent properties will be less than minor.

7.1.2 Effects Conclusion

As a result of the assessment provided above, it is our opinion that any adverse effects of the activity for which resource consent is sought will be less than minor on the environment and on people of the adjacent properties.

8.0 Relevant Provisions of Planning Instruments – S104(1)(b)

8.1 Far North District Council District Plan

8.1.1 Objectives and Policies

The relevant objectives and policies are located in chapters 10.7.

10.7 COASTAL LIVING ZONE

As per objective 10.7.3.1 the site is seeking to provide low density residential development within Cable Bay. This further enables for people's wellbeing and efficient use of coastal land.

The original consent approved at the site addressed the main objectives and policies and the conclusions remain applicable. While there are sections of the southern and western façade that are clad with higher reflectivity colouring, these are a small percentage of the overall dwelling and are not highly visible from the road or other public places. Moreover, their views are screened by the existing

and proposed vegetation, such that the character and amenity of the area is not affected.

Conclusion:

Overall, on the basis of the discussion above and the assessment contained within the balance of this AEE, it is concluded that the proposal is not inconsistent or contrary to the objectives and policies of the District Plan.

8.1.2 Standards

As outlined in **attachment D**, the proposal generally complies with the applicable standards aside from those identified within section 6.1 of this AEE.

8.1.3 Matters of Discretion / Assessment Criteria

When considering an application, the colour and reflectivity of the building was a relevant consideration, as was the ability for landscaping to mitigate visual effects.

While the higher reflectivity is sought for this dwelling, the use is limited to a small area of the southern elevation and an area of the western elevation. These are not highly visible elevations and do not face the road. Moreover, the existing and proposed vegetation will help to minimise the views and minimise effects.

9.0 Other Matters – S104(1)(c)

It is considered that there are no other matters considered relevant to the consideration of this proposal.

10.0 Resource Management Act

10.1 Part II of the Act

Having considered the matters set out in Part 2 of the Act, it is concluded that:

- The sustainable management of the zone, as anticipated by the Plan, will be promoted and the adverse effects on the existing and

reasonably anticipated amenity values adequately avoided, remedied or mitigated.

- From the discussion provided earlier in this report, it is considered that the proposal will not adversely affect any matters of national importance.
- The proposal will not compromise any of the other matters identified under section 7. In particular, the proposal will;
 - Use land efficiently,
 - Maintain the quality of the environment,
 - Maintain amenity values.
- The proposal does not have any implications on the application of the principles of the Treaty of Waitangi (section 8).

The proposal is therefore considered to meet the purpose of the Act and will be a sustainable use and development of natural and physical resources, whilst ensuring any adverse effects on the environment as a result will be appropriately avoided, remedied or mitigated.

10.2 Notification

10.2.1 Public Notification Assessment (Sections 95A, 95C-95D)

A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.

- *Step 1: mandatory public notification in certain circumstances*

Public notification is not mandatory because the applicant does not seek public notification, it is not required due to s95C, and the applicant is not related to a joint application to exchange reserve land.

- *Step 2: if not required by step 1, public notification precluded in certain circumstances*

The application is not precluded from public notification because there are no rules that preclude public notification entirely, and the application is not a controlled activity or a boundary activity.

- *Step 3: if not precluded by step 2, public notification required in certain circumstances*

The application does not require public notification under step 3 because there are no rules that require public notification and based on the assessment undertaken within this application, we consider public notification is not required due to S95D as the effects on the environment are minor.

- *Step 4: public notification in special circumstances*

We do not consider there to be any special circumstances that would warrant public notification of this proposal.

Conclusion on Public Notification

Based on the assessment contained within this AEE, and the specialist reports, the proposal results in less than minor adverse effects, there are no special circumstances and therefore public notification is not required, nor is it desirable.

10.2.2 Limited Notification Assessment (Sections 95B, 95E – 95G)

A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

- *Step 1: certain affected groups and affected persons must be notified*

The proposal does not require limited notification due to step 1 because there are no affected customary rights groups or customary marine title groups who are affected. Moreover, the proposal does not adversely affect any persons who have land with statutory

acknowledgement to the extent that requires them to be notified.

- *Step 2: if not required by step 1, limited notification precluded in certain circumstances*

Limited notification is not precluded due to step 2 because there are no rules that preclude limited notification overall, and the activity is not a controlled activity or a prescribed activity.

- *Step 3: if not precluded by step 2, certain other affected persons must be notified*

The proposal does not require limited notification to any adjacent landowners because, having regard to the assessment contained within this, we consider the owners and occupiers of adjacent land to be affected to a less than minor extent.

- *Step 4: further notification in special circumstances*

We do not consider there to be any special circumstances that would warrant limited notification of this proposal.

Conclusion on Limited Notification

Based on the assessment contained within this AEE, and the specialist reports, the proposal results in less than minor adverse effects, and there are no special circumstances that warrant limited notification of any person.

10.2.3 Non-Notification

Accordingly, the application could appropriately proceed on a non-notified basis.

10.3 Section 104 and 104B

The proposal has been considered in terms of the relevant provisions of Sections 104 and 104B with regard to discretionary activities. This assessment has concluded that the proposal will have no more than minor effects on the environment and is consistent with relevant objectives and policies of the District Plan.

10.4 Section 108 – Conditions

The applicant undertakes to avoid, remedy or mitigate the potential adverse effects of the proposal on the environment, including those effects likely to arise during the construction period. Nevertheless, and in accordance with section 108 of the Act, the applicant accepts the imposition of the Council's standard conditions of consent relating to the matters for which consent is required in this case.

The varied conditions sought are contained within ***attachment D***.

11.0 Conclusion

The applicant seeks resource consent to vary the conditions of consent and vary the consent notice at 77 Stratford Drive. The variation relates to a small extent of façade which exceeds the approved reflectivity. The extent is minimised and has been mitigated with increased landscaping.

This report concludes that consent could be granted, subject to conditions, because the proposal meets the provisions of 104, 104B, 127, 221, and Part 2 RMA and is acceptable.

Attachment A – Existing Consent

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

Decision

Pursuant to section 34(1) and sections 104, 104B, 108 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a Discretionary activity subject to the conditions listed below, to:

Council Reference: 2220698-RMALUC
Applicant: Sanctuary Homes Ltd
Property Address: 77 Stratford Drive, Cable Bay
Legal Description: Lot 89 DP 384236 (CT – 336827)

Description of application:

Part A: Dwelling in the Coastal Living Zone breaching the Visual Amenity and Stormwater Management Rules as a Discretionary Activity.

Part B: To vary clause 10 of Consent Notice 7389051.2 insofar as it relates to Lot 89 DP 384236.

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 general accordance with the approved plans and reports attached to this consent with the Council's "Approved Stamp" affixed to them:
 - Plans prepared prepared by Sanctuary Homes, referenced Sanctuary Homes Dwelling – Stratford Drive, Cable Bay, dated 27/01/2022; and
 - Site Plan prepared by Sanctuary Homes, referenced Sanctuary Homes Dwelling – Stratford Drive, Cable Bay, dated 19/12/2024; and
 - Landscaping Plan prepared by Sanctuary Homes, referenced Sanctuary Homes Dwelling – Stratford Drive, Cable Bay, dated 17/02/2025; and
 - Stormwater Mitigation Design – Proposed House prepared by TSS Consultants Ltd, dated 23/03/2022.
2. Within 3 months of the date of this decision, provide evidence from a from a suitably qualified and experienced person confirming all of the stormwater management and attenuation system was executed in general accordance with the Stormwater Mitigation Design – Proposed House prepared by TSS Consultants Ltd, dated 23/03/2022.
3. Within 3 months of the date of this decision, the consent holder must submit for the approval of the Resource Consents Monitoring Team, or other duly delegated officer, the colour scheme for the dwelling. This colour scheme must be within the BS 5252 Colour Range with a LRV of 30% or less to comply with Consent Notice 7389051.2. The consent holder must ensure that the approved colour scheme is maintained on an ongoing basis.

Part B: Variation to Consent Notice 7389051.2

Pursuant to Section 221 (3) of the Resource Management Act 1991, the Council approves the variation to consent notice 7389051.2, clause (10) in so far as it relates to Lot 89 DP 384236 as shown below;

Any new residential building erected on site, shall have installed domestic sprinkler systems in accordance with the requirements of the New Zealand Fire Service or alternatively install a minimum of 20,000l water storage tank/s for the exclusive use for firefighting purposes. The domestic outlet shall be located at such a level from the bottom of the tank to ensure the 20,000l is not available for domestic use and dedicated as fire-fighting water.

For the purpose of clarity, the complete variation to Consent Notice 7389051.2 clause (10) insofar as it relates to Lot 89 DP 384236 is as follows:

Any new residential building erected on site, shall have installed domestic sprinkler systems in accordance with the requirements of the New Zealand Fire Service or alternatively install a minimum of 20,000l water storage tank/s for the exclusive use for firefighting purposes. The domestic outlet shall be located at such a level from the bottom of the tank to ensure the 20,000l is not available for domestic use and dedicated as fire-fighting water.

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.

Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. *During the assessment of your application, it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.*
5. *The site is subject to a Management Plan and the consent holder is advised to ensure that the requirements of that plan are being observed.*
6. *The consent holder is advised that they must obtain a 221(3) Certificate and lodge the variation to clause (10) of Consent Notice 7389051.2 with LINZ in order for the approved variation to have legal effect.*
7. *The consent holder is advised that any development and any earthworks undertaken as a result of this activity, or the consent conditions need to be undertaken in accordance with the relevant permitted rules and standards of the Proposed District Plan which was notified on the 27th of July 2022.*
8. *The consent holder shall be aware that there are Consent Notices held on the Record of Title which relate to the underlying subdivision consent which must be complied with at all times.*

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 104 the Council can consider all relevant matters.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The development is located within an area of the district plan which allows for one residential dwelling to be constructed with associated services.
 - b. The development is consistent with the scale and character as the surrounding development within the immediate receiving environment.
 - c. The proposed dwelling has been designed to include natural recessive colours and avoid visual dominance.
 - d. The dwelling and outdoor areas for the use of household members are screened by existing landscaping thereby softening the potential effects of this residential development and therefore are not considered to have any effects on privacy for the owners, neighbouring allotments or passing vehicles.

4. 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.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. New Zealand Coastal Policy Statement 2011,
 - b. Northland Regional Policy Statement 2016,
 - c. Operative Far North District Plan 2009,
 - d. Proposed Far North District Plan 2022

New Zealand Coastal Policy Statement 2011

The objectives and policies of the New Zealand Coastal Policy Statement are designed to achieve the sustainable management of New Zealand's coastal environment. The property is within the regionally identified coastal environment therefore it is subject to the regulatory provisions relating to the management of that environment. In this instance the proposed dwelling is a type of building anticipated within this part of the coastal environment thus is compatible with the New Zealand Coastal Policy Statement.

Northland Regional Policy Statement 2016

The Northland Regional Policy Statement provides a framework to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources. The dwelling is compatible with the intent of the Regional Policy Statement for Northland because it is not considered to be objectionable with the surrounding environment. Furthermore, the stormwater run-off from the proposal is being directed to the water tank on site with the overflow from the water tanks being disposed of in accordance with Building Code Clause E1. The wastewater resulting from the dwelling is being directed to a reticulated service.

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan because:

The objectives and policies under Chapter 10.3 and 10.4 of the Operative District Plan recognises the importance of coastal areas because they provide significant ecological value, habitats, and are culturally important to Tangata Whenua. As a result of this recognition, the Operative District Plan has set rules to achieve integrated management of the coastal environment within the Far North district. The objectives and policies under Chapter 10.7.3 and 10.7.4 of the Operative District Plan aims to enable development of coastal settlements in a way that is compatible with the coastal environment and preserves the natural character of the coastal environment. The proposed dwelling is consistent with the surrounding environment and has been finished in natural recessive colours. Landscaping has been established to absorb the building into the landscape.

Proposed Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Proposed District Plan because:

The objectives and policies of the Rural lifestyle zone promotes the sustainable management of natural and physical resources while enabling the efficient use and rural lifestyle development in areas of good access to adjacent urban zones, in a way that enables people and their communities to provide for their social, economic and cultural wellbeing along with promoting the maintenance and enhancement of rural amenity values to a level that is consistent with the small scale productive intent of the Rural lifestyle zone. The proposed residential unit is compatible with the intent of the Rural lifestyle zone and maintains the rural amenity values of the surrounding environment.

The objectives and policies of the Coastal Environment promotes the sustainable management of natural and physical resources while enabling the efficient use of coastal settlement areas, in a way that enables people and their communities to provide for their social, economic and cultural wellbeing along with promoting the maintenance and enhancement of the coastal environment. The proposed dwelling is compatible with the surrounding environment and will be easily absorbed into the built environment when viewed from public areas including the Coastal Marine Area. The colour and material, in addition to landscaping will further integrate the building into the environment and add to the coastal character of the built coastal environment, and therefore is not considered to further comprise the amenity or character of the coastal environment.

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant to the application.
7. 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.
8. 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 Aroha Chase, Resource 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: 1 April 2025

Title – Team Leader

Attachment B – Record of Title and Interests



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

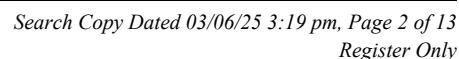
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Land Registration District **North Auckland**
Date Issued 25 May 2007

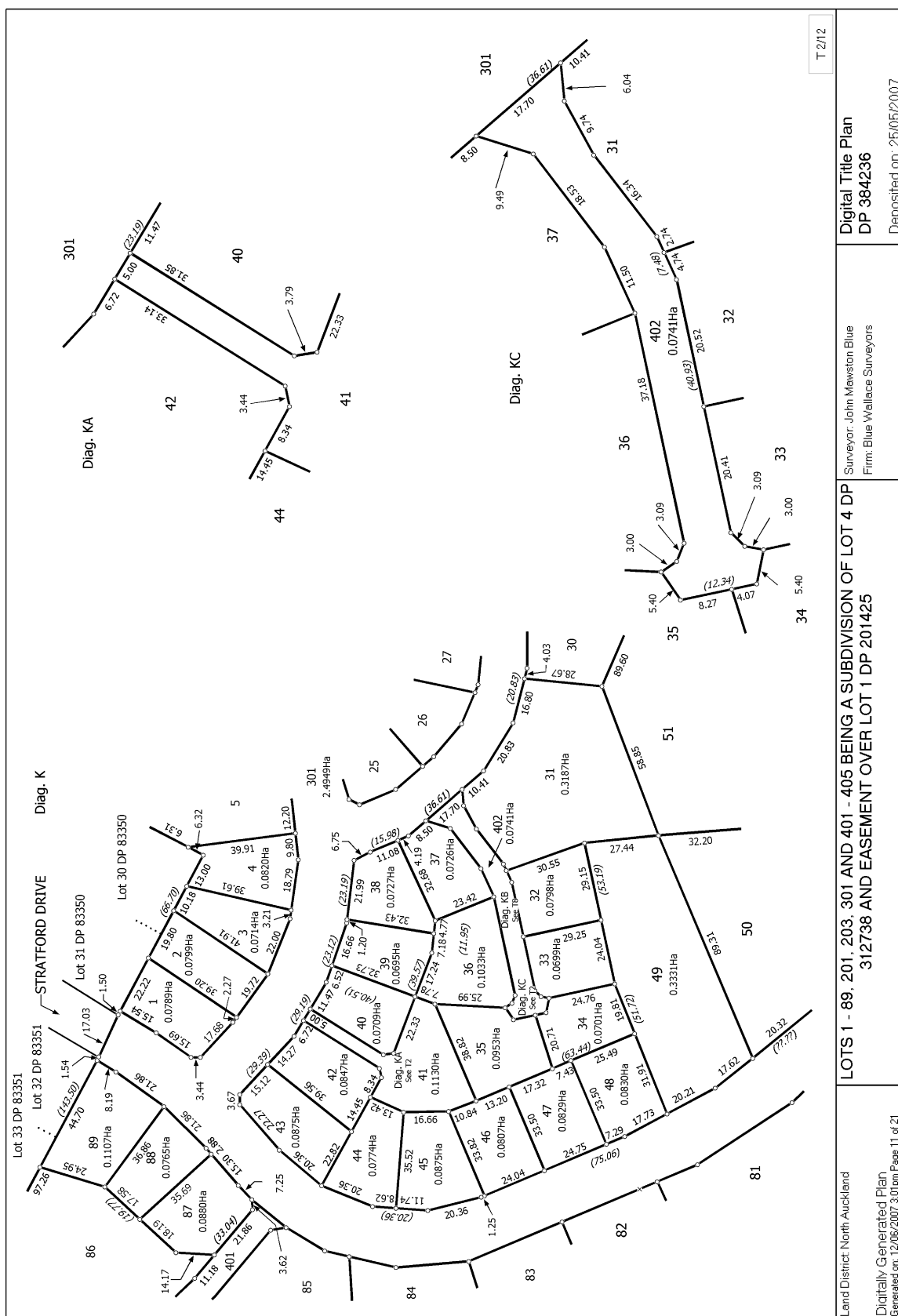
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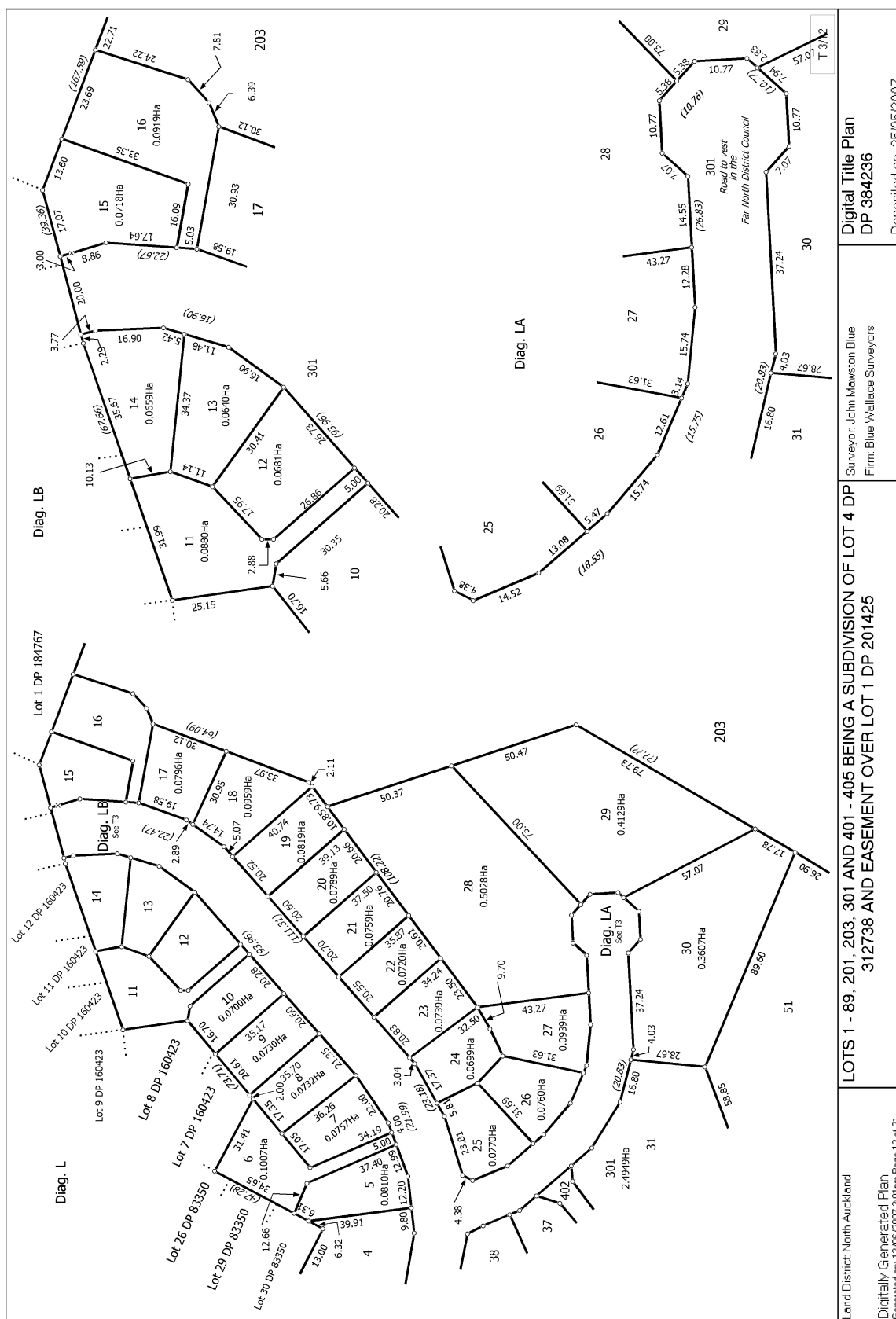
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Area 1107 square metres more or less
Legal Description Lot 89 Deposited Plan 384236
Registered Owners
One PV Waters Limited

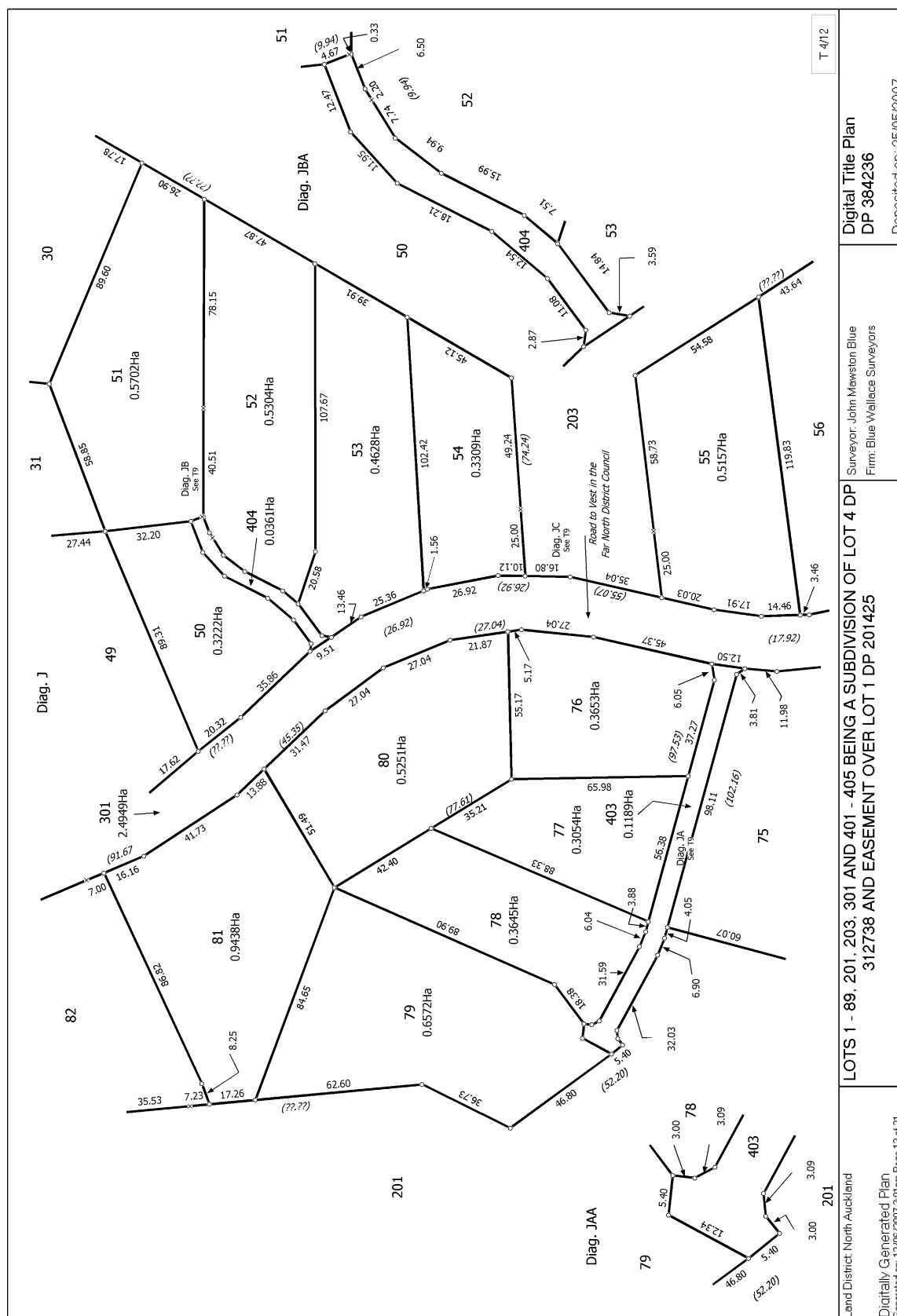
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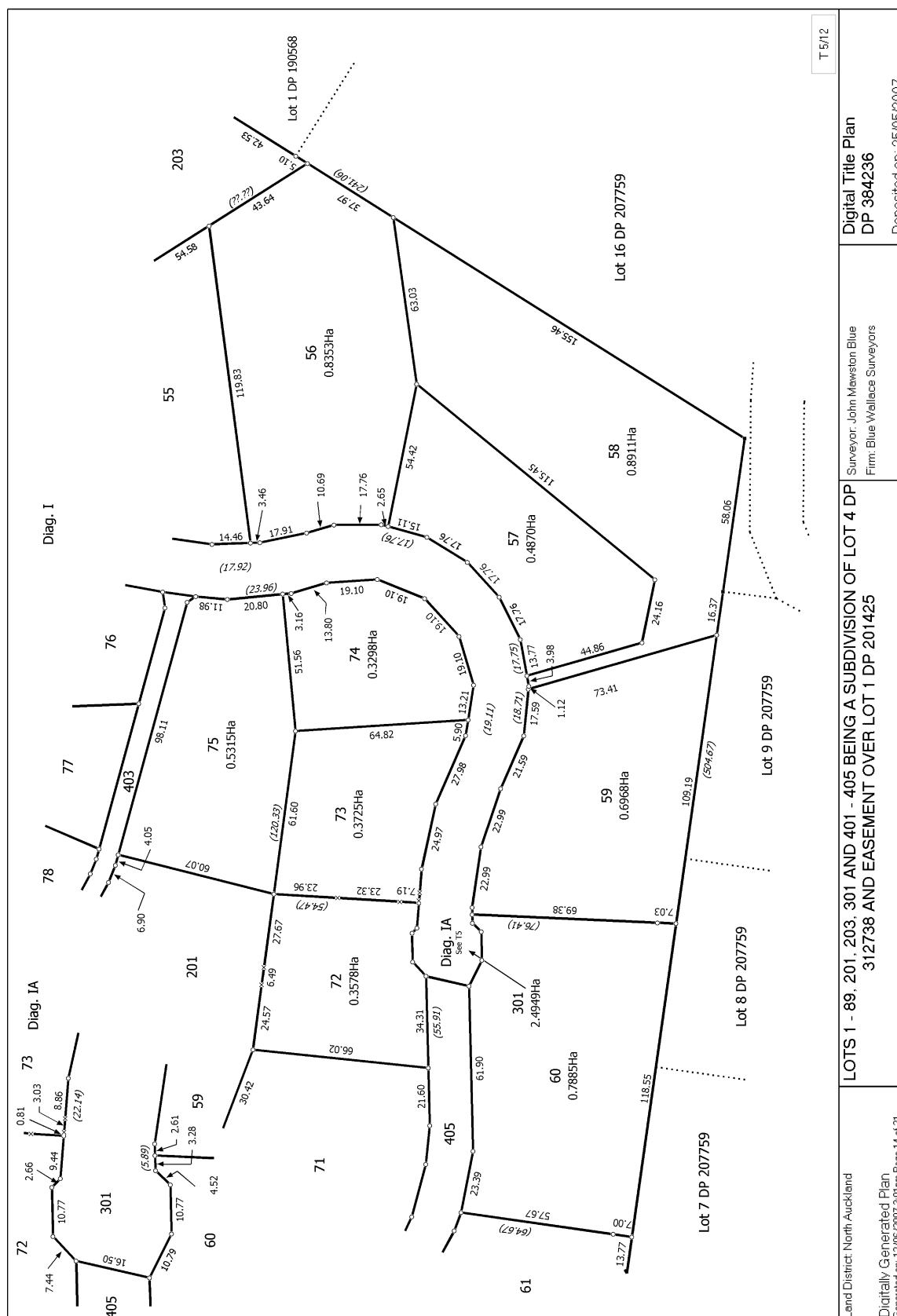
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Appurtenant hereto is a water supply easement created by Easement Instrument 5363500.4 - 3.10.2002 at 3:37 pm
7389051.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.5.2007 at 9:00 am
Land Covenant in Easement Instrument 7389051.13 - 25.5.2007 at 9:00 am
Fencing Covenant in Easement Instrument 7389051.13 - 25.5.2007 at 9:00 am
Fencing Covenant in Transfer 12245007.1 - 7.10.2021 at 1:09 pm

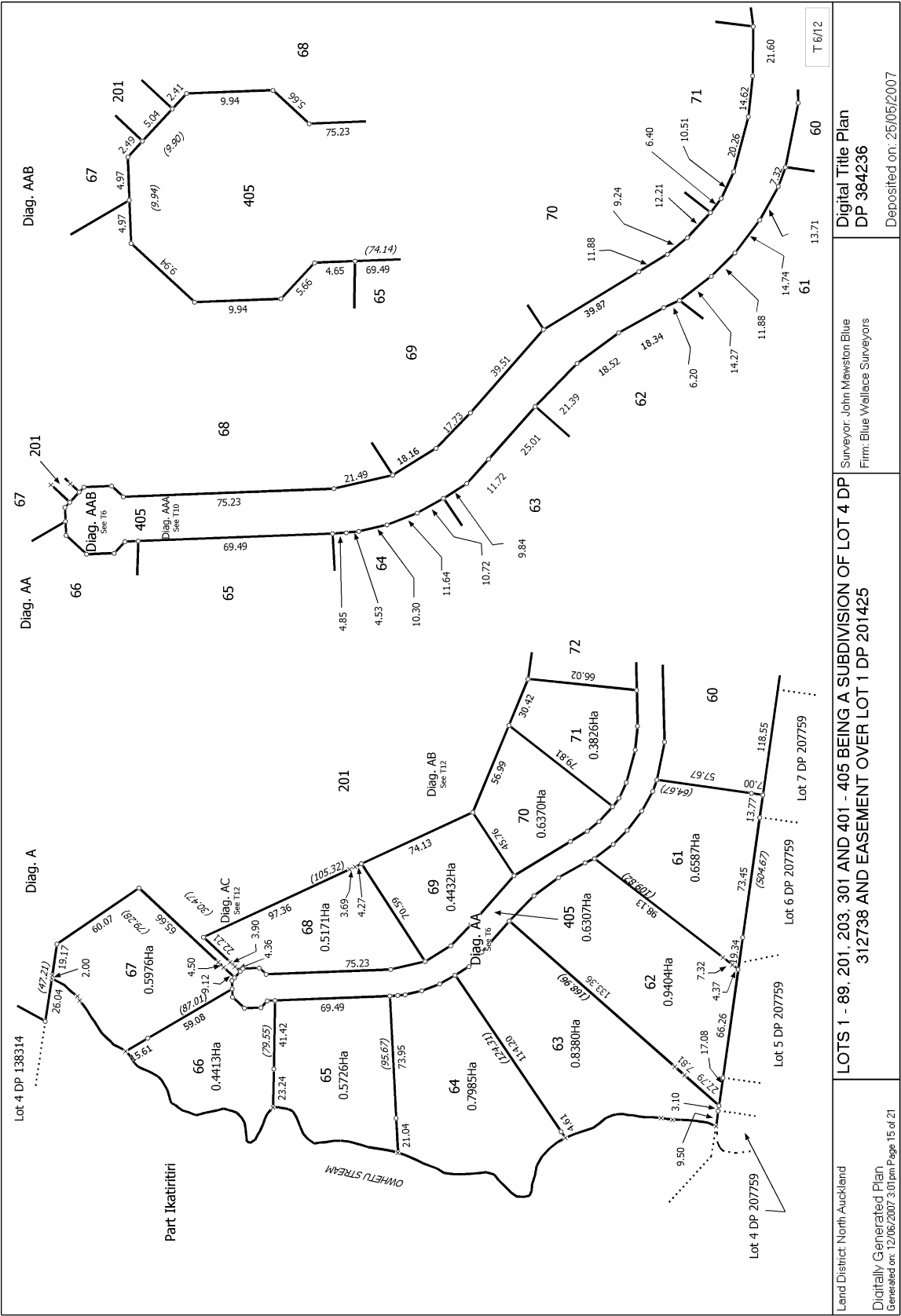


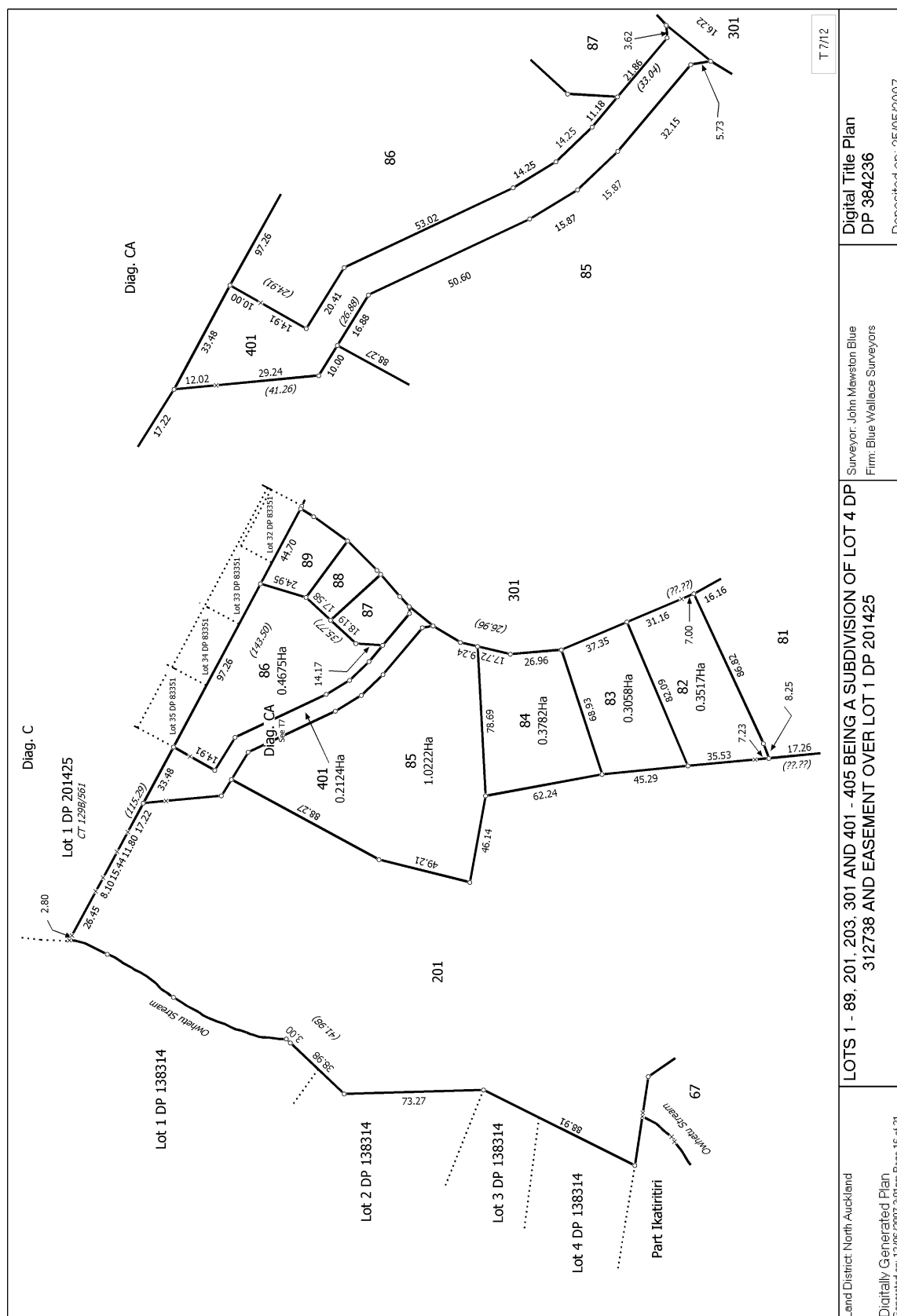


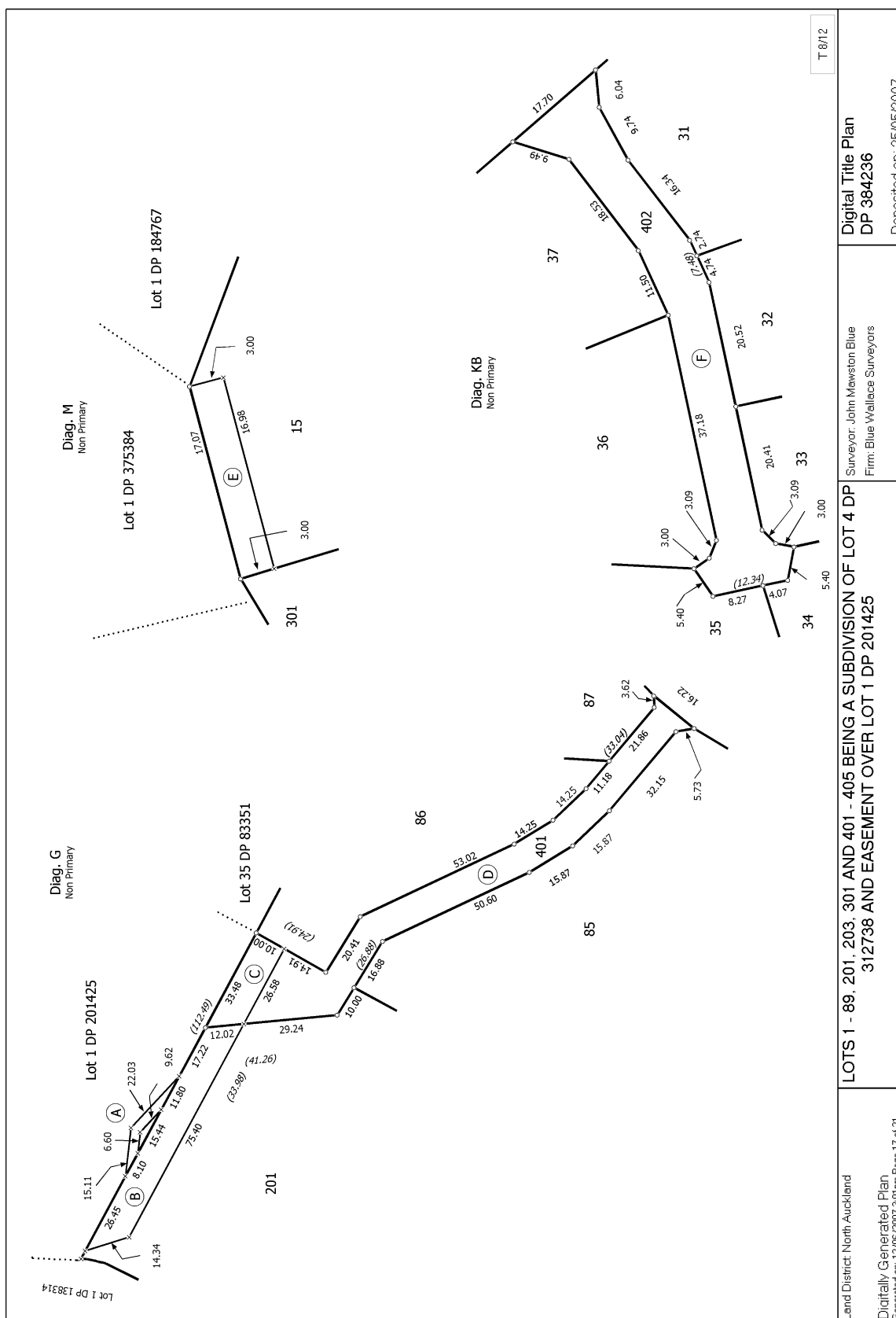


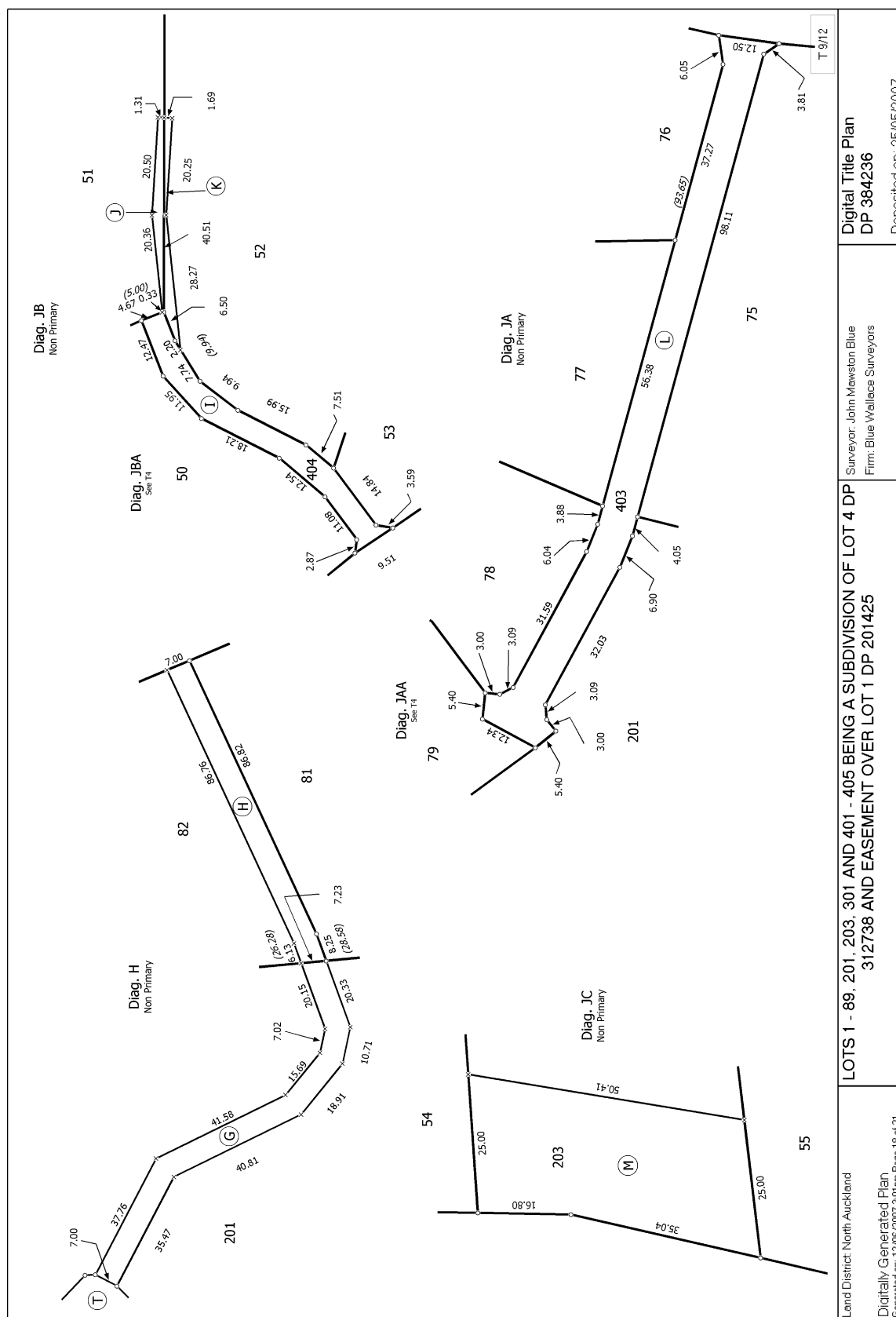


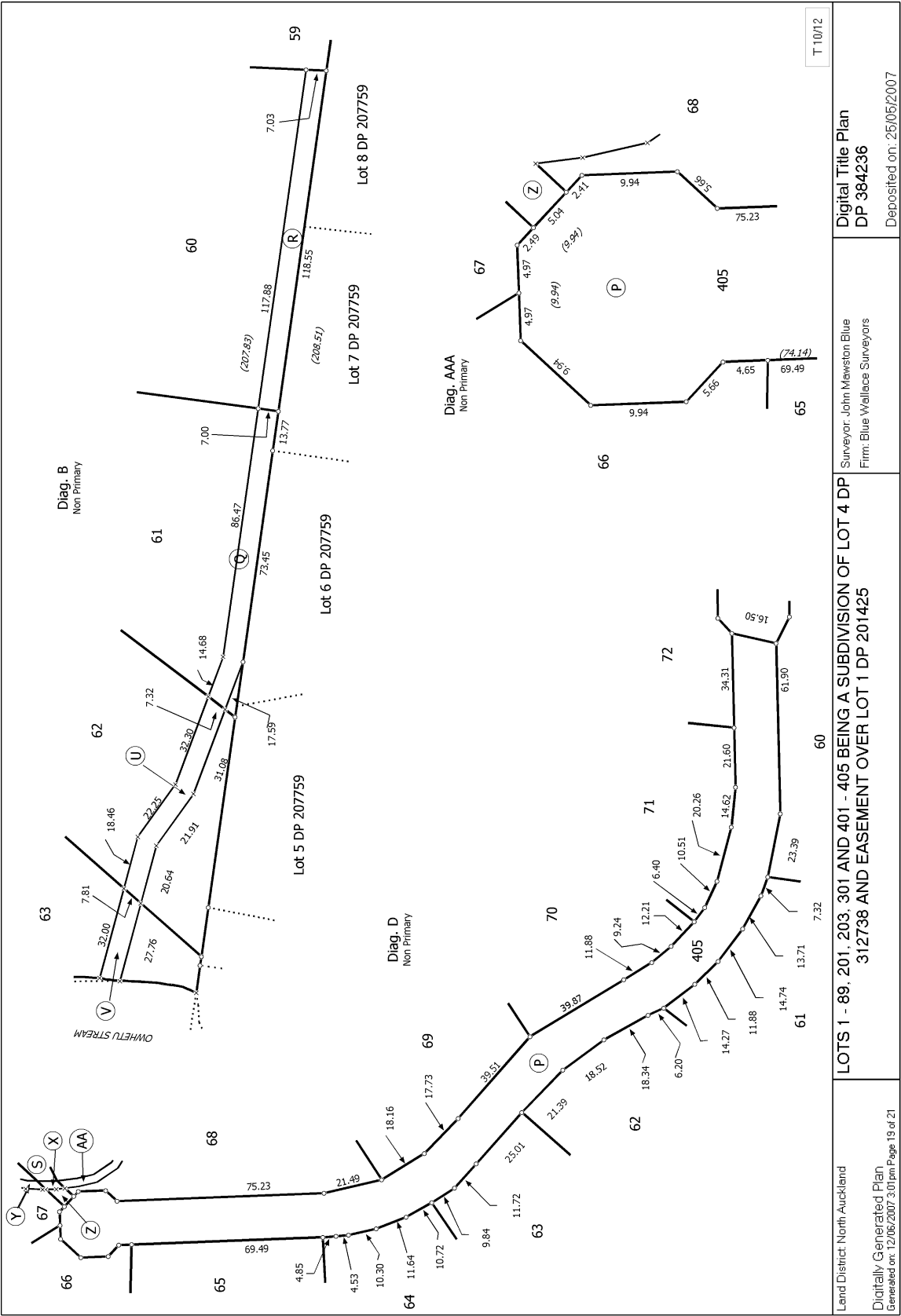


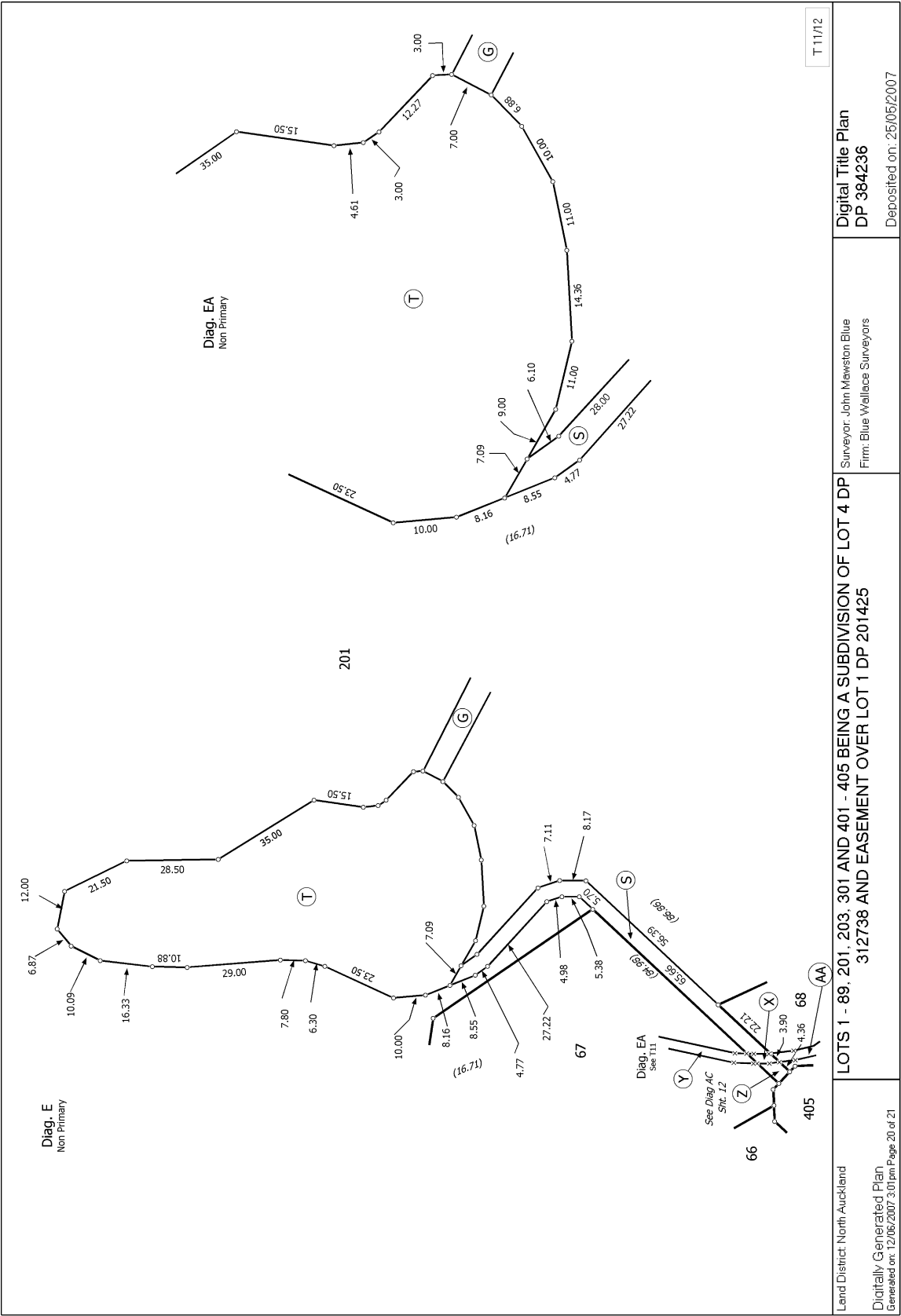


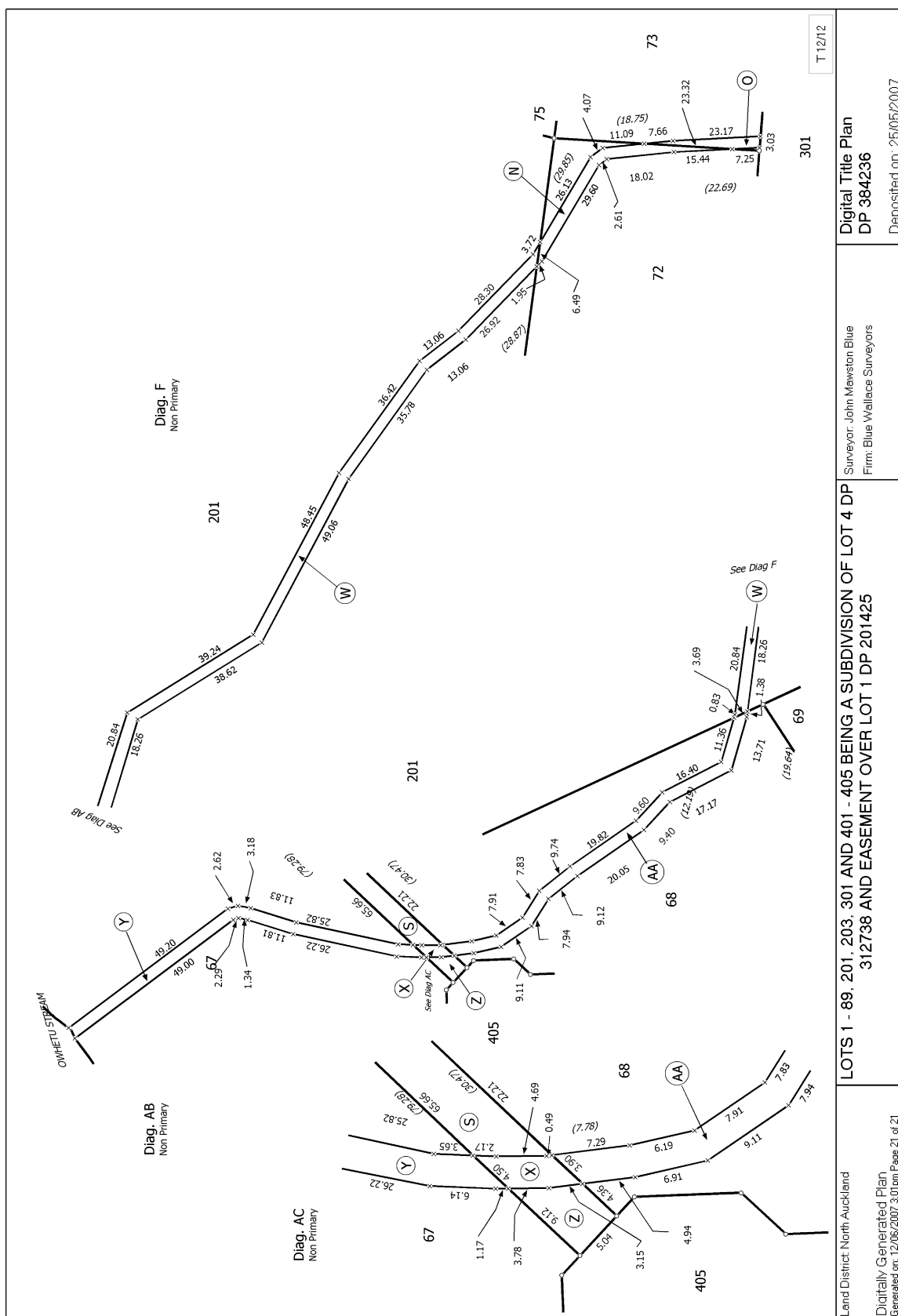




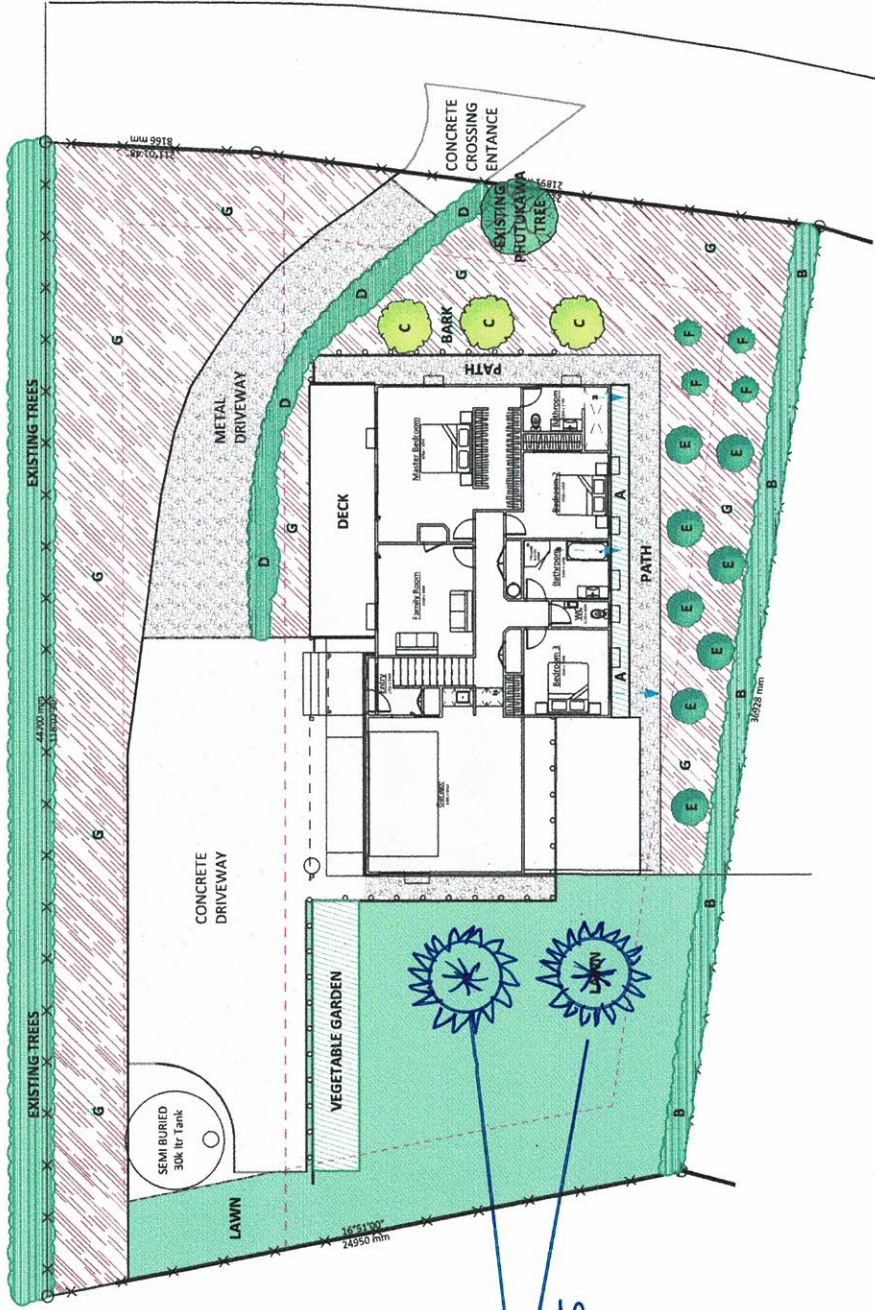








Attachment C – Proposed Plans



TITOKI
N2
NATIVES

10 Scale: 1:200

Attachment D – Varied Conditions



Design & Build Specialists

PO Box 24, Snells Beach, 0942. Email; sales@sanctuaryhomes.co.nz

Variation to RC and Consent notice, 2220698-RMALUC - Decision, 77 Stratford Drive.

Changes to conditions 1 and 3 of 2220698-RMALUC

Condition 1:

The activity shall be carried out in general accordance with the approved plans and reports attached to this consent with the Council's "Approved Stamp" affixed to them:

- Plans prepared by Sanctuary Homes, referenced Sanctuary Homes Dwelling – Stratford Drive, Cable Bay, dated 27/01/2022; and
- Site Plan prepared by Sanctuary Homes, referenced Sanctuary Homes Dwelling – Stratford Drive, Cable Bay, dated 19/12/2024; and
- Landscaping Plan prepared by Sanctuary Homes, referenced Sanctuary Homes Dwelling – Stratford Drive, Cable Bay - RE: Variation to RC and Consent notice, 2220698-RMALUC, dated 17/02/2025; and
- Stormwater Mitigation Design – Proposed House prepared by TSS Consultants Ltd, dated 23/03/2022.
- And as varied by the application for resource consent under s127 and s221 of the RMA prepared by SFH Consultants dated 16th July 2025.

Condition 3:

The consent holder must ensure that the exterior colour of the Dwelling is finished according to the approved colour scheme which is Resene Gunsmoke for the Axon Cladding and deck balustrade; stained Lunawood timber vertical cladding; or other colour(s) within the BS5252 standard colour palette range with a LRV of 30%, approved by Council's Duly Delegated Officer. The consent holder must ensure that the approved colour scheme is maintained on an ongoing basis. Within 3 months of the date of this decision, the consent holder must provide evidence that the exterior colour of the Dwelling is finished according to the approved colour scheme to Council's Resource Consents Monitoring Team. The exception to this restriction is the Palisade cladding used for a 6m length on the southern façade and an 11m length on the western façade, which is to be coloured 'slate' with an LVR of not greater than 64%. In mitigation for this LVR exceedance, two titoki trees are to be planted within 3m of the western façade and shall be left to grow at least 5m in height. Moreover, the hedging along the southern boundary between 77 and 79 Stratford Drive shall be kept at a minimum of 3m in height.

Clause 9 of Consent Notice 7389051.2 - Lot 89 DP 384236.

The requirements of the approved management plan shall be complied with at all times and in particular the following matters shall be observed at all times:

- No building shall exceed a height of 6 metres as measured by the rolling height method set out in the District Plan.

- The colours of all buildings are to comply with British Standard specification BS5252 Colour Range and have a reflective value of 30% or less. The exception to this restriction is the Palisade cladding used for a 6m length on the southern façade and an 11m length on the western façade, which is to be coloured 'slate' with an LVR of not greater than 64%. In mitigation for this LVR exceedance, two titoki trees are to be planted within 3m of the western façade and shall be left to grow at least 5m in height. Moreover, the hedging along the southern boundary between 77 and 79 Stratford Drive shall be kept at a minimum of 3m in height.

Attachment E – Written Approval



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R.W. Muir
Registrar-General
of Land

Identifier **336827**
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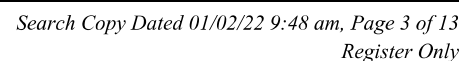
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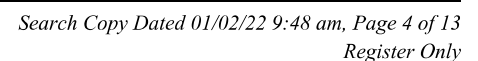
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Area 1107 square metres more or less
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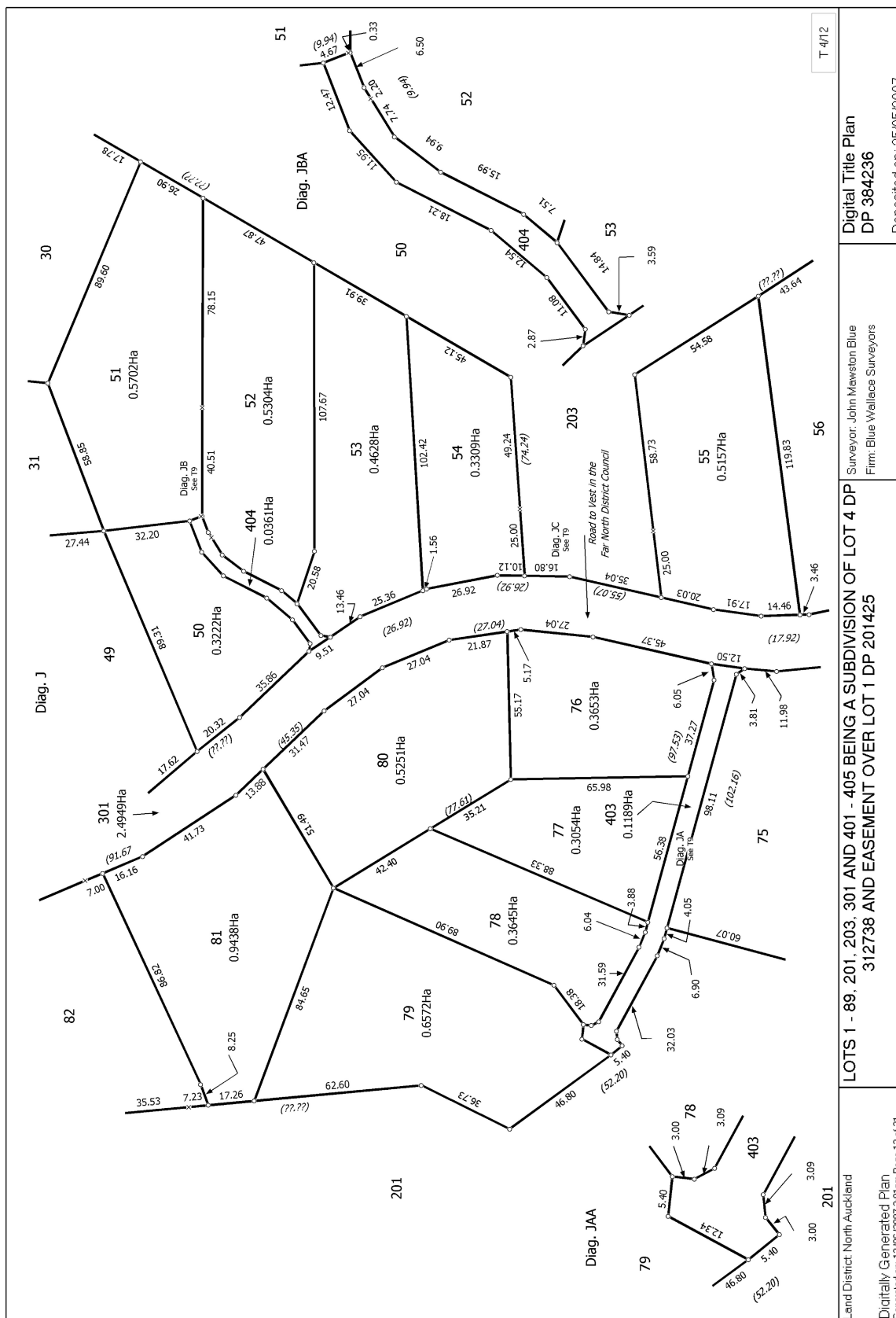
Interests

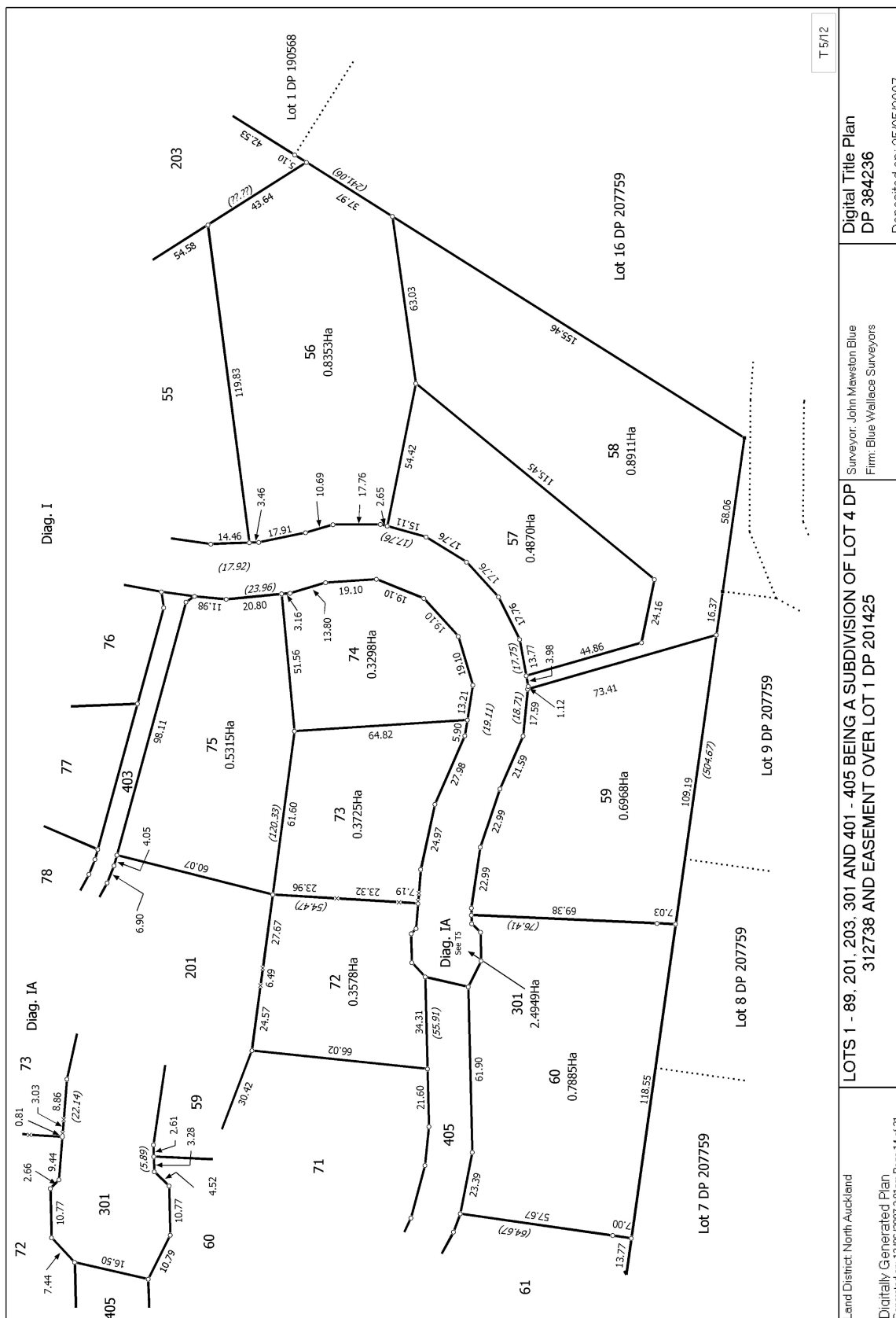
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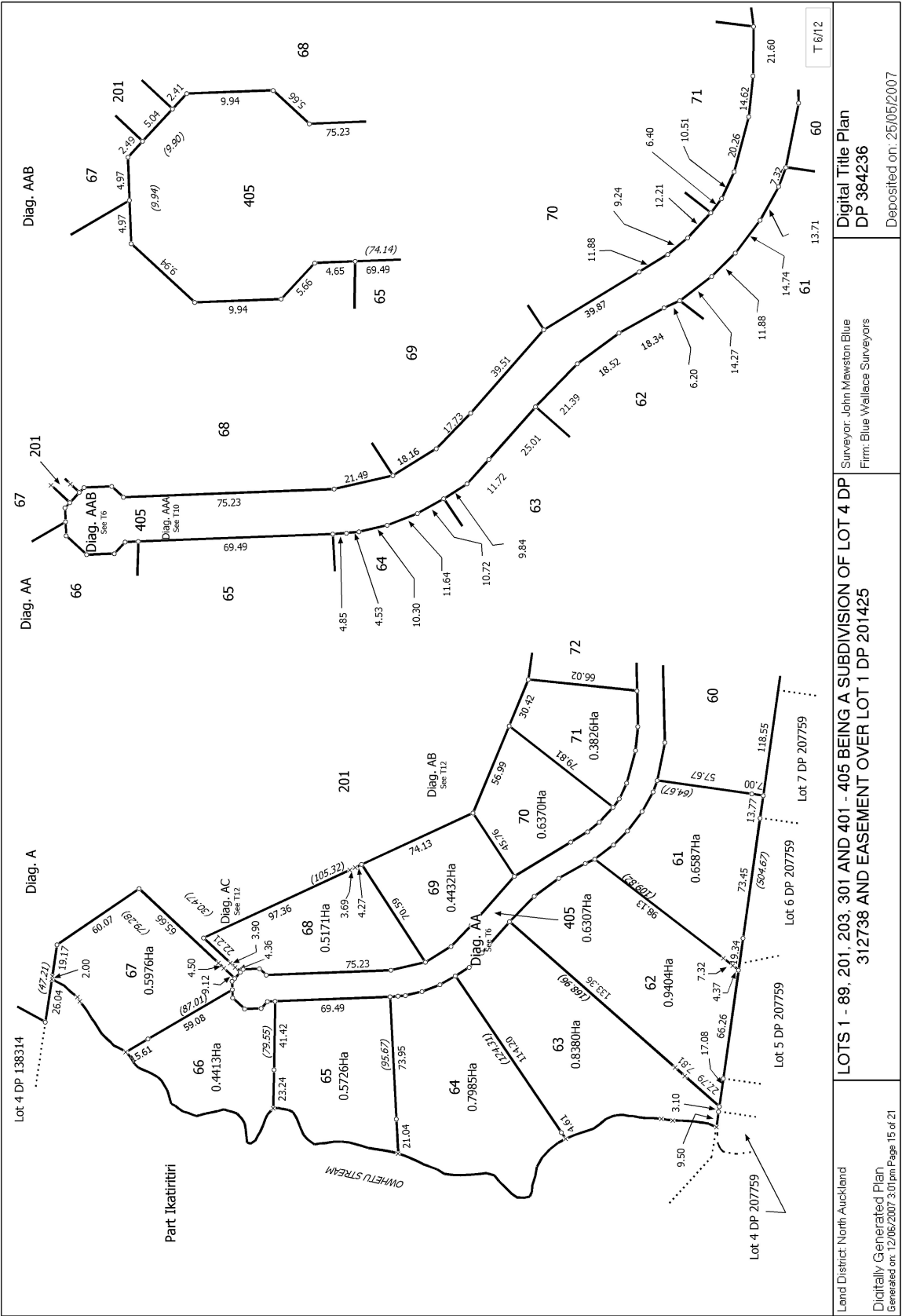


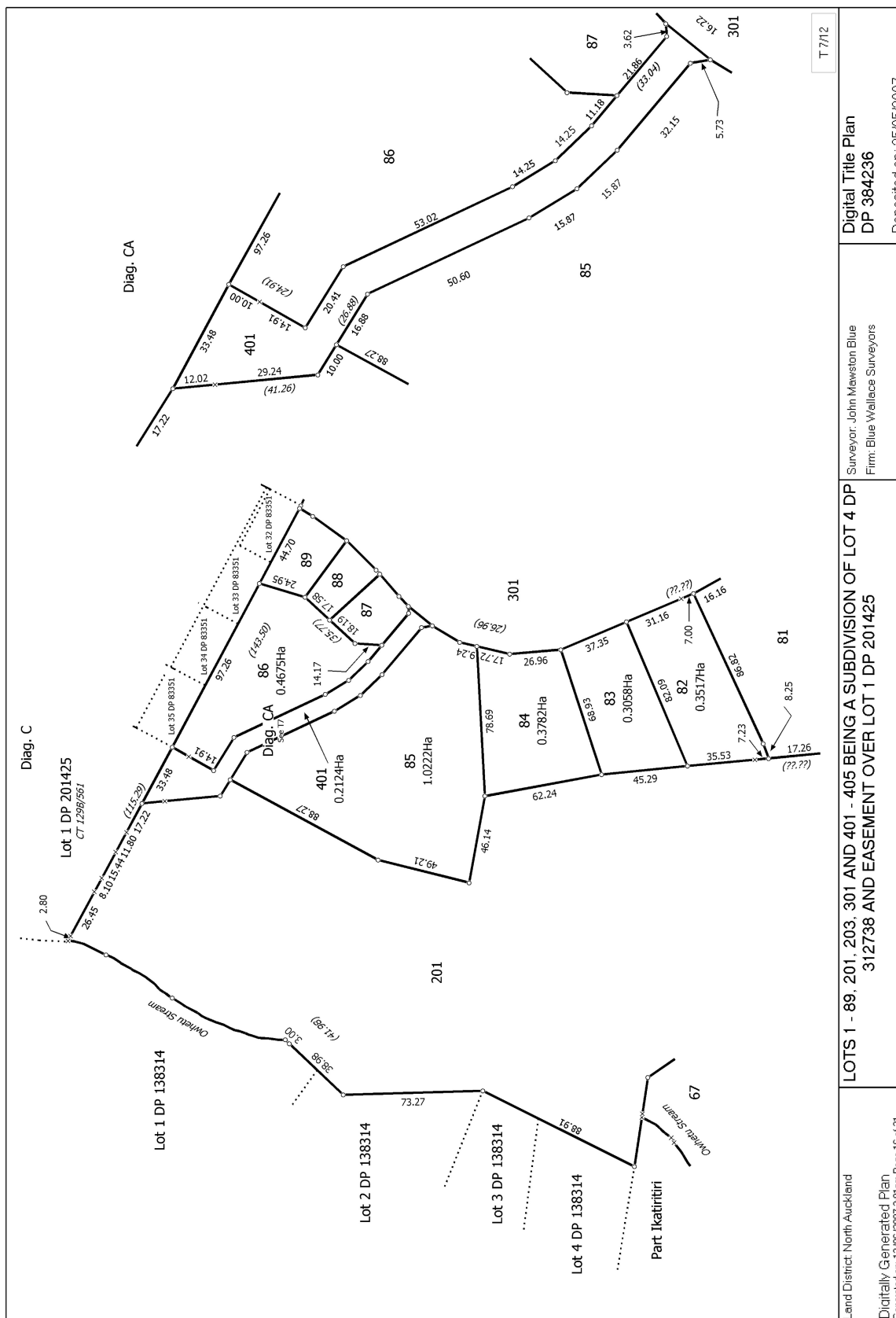


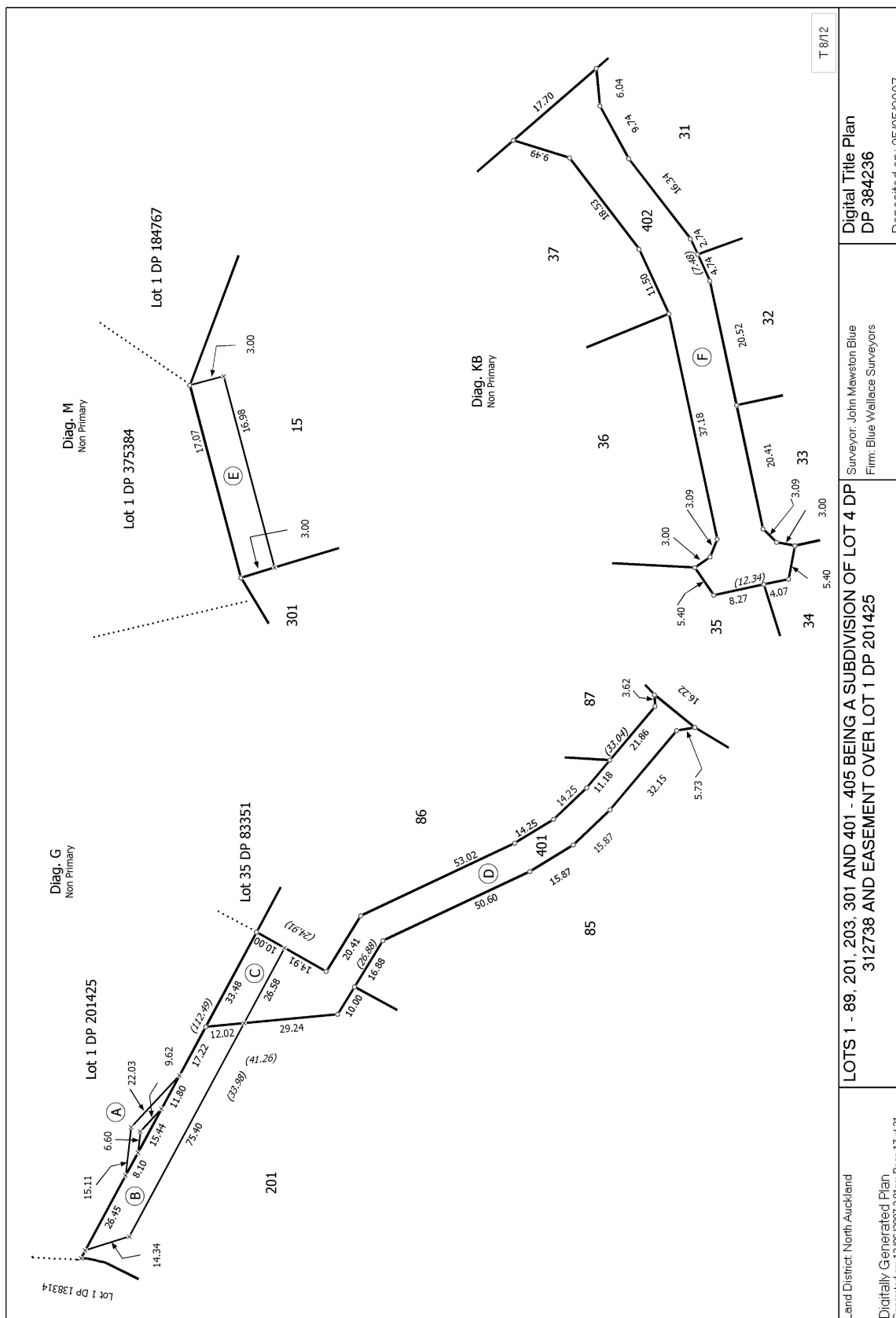


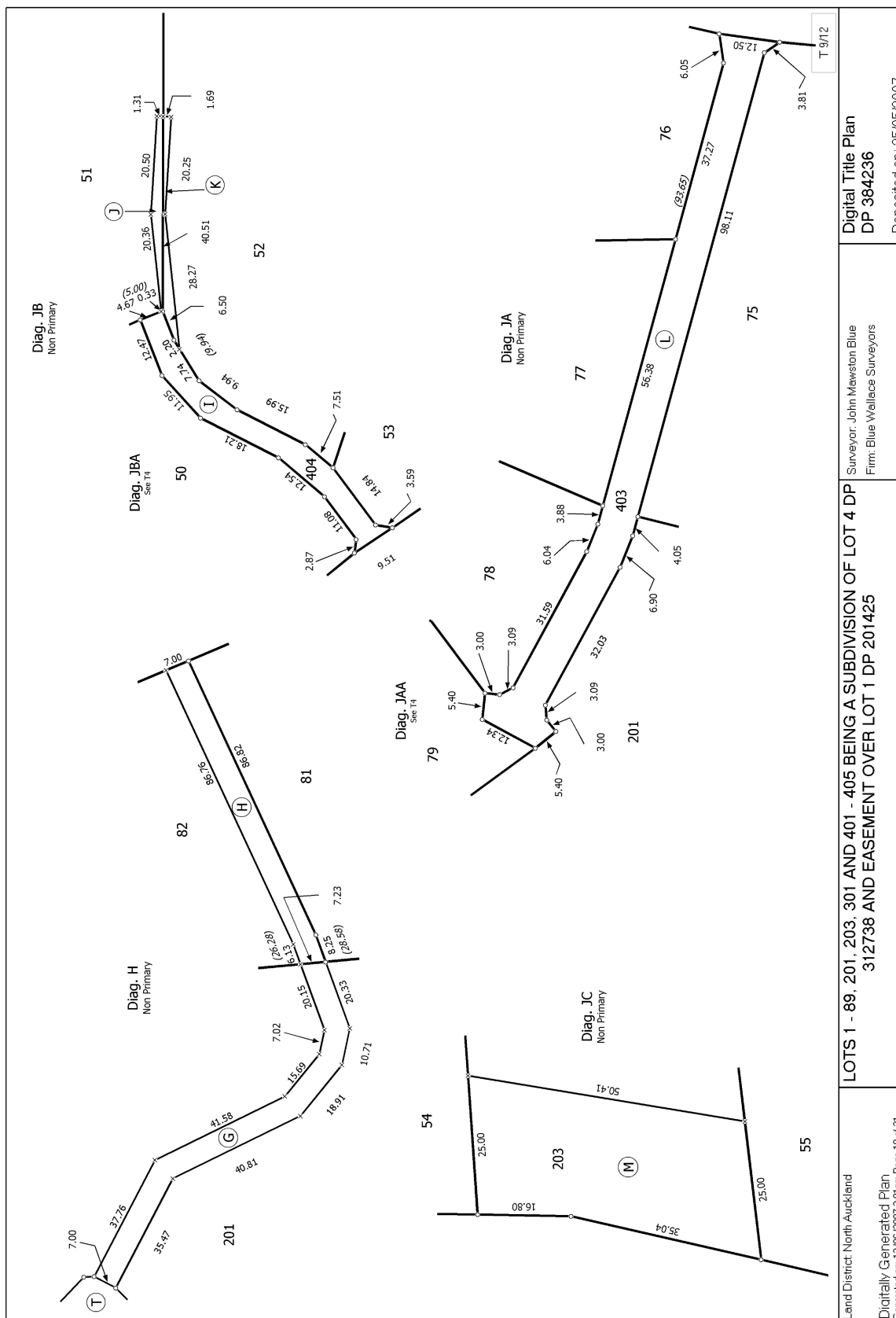


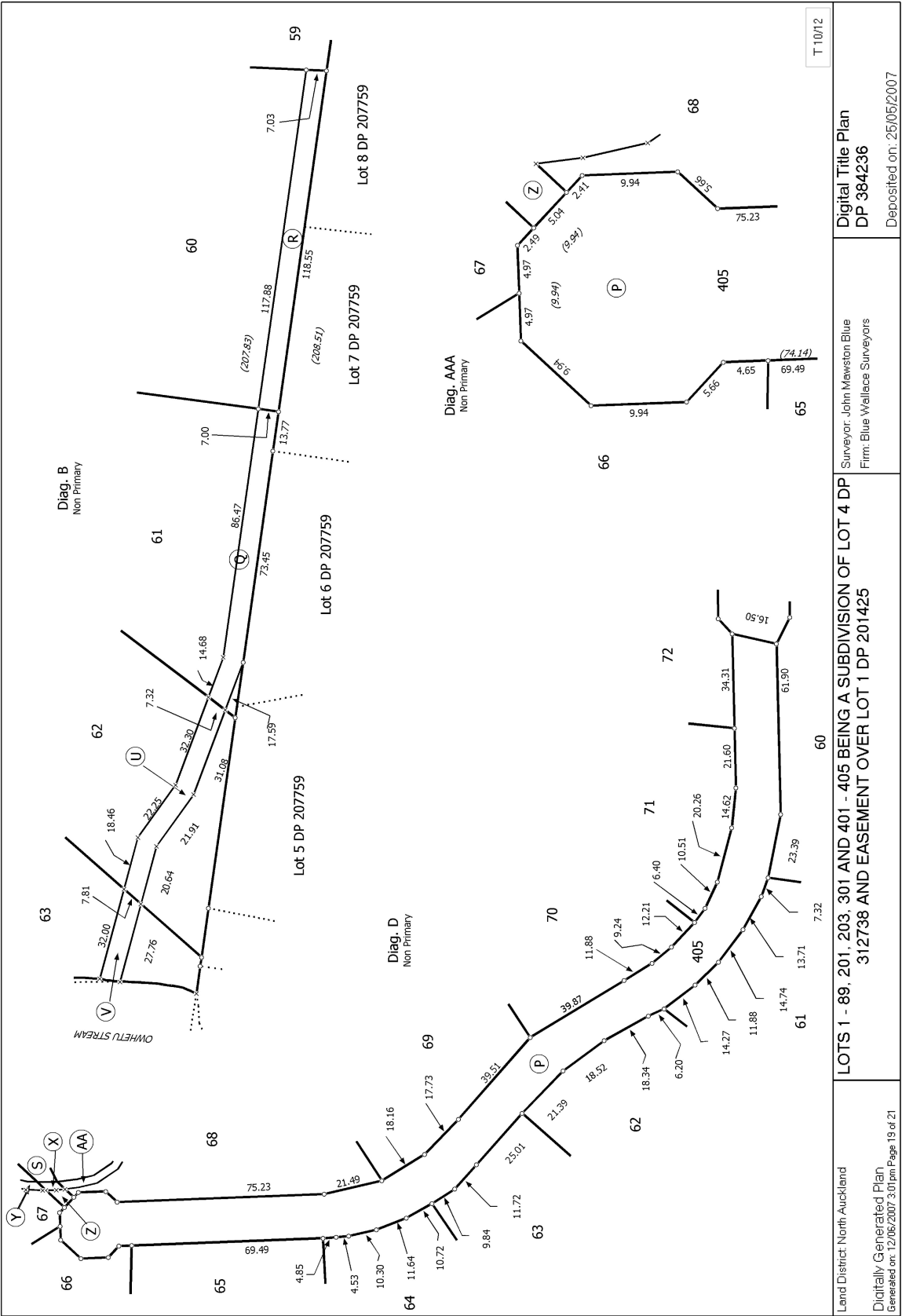


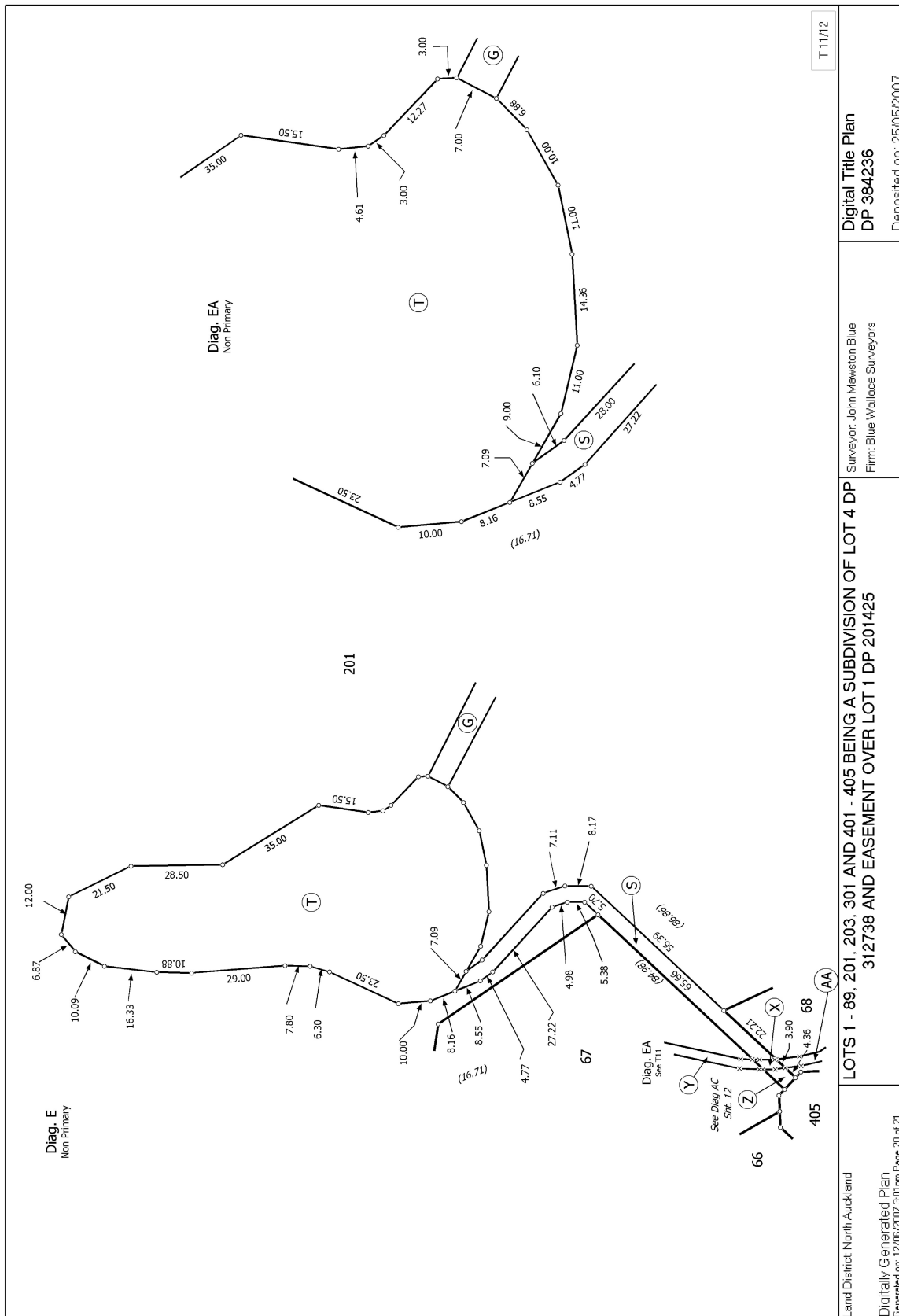


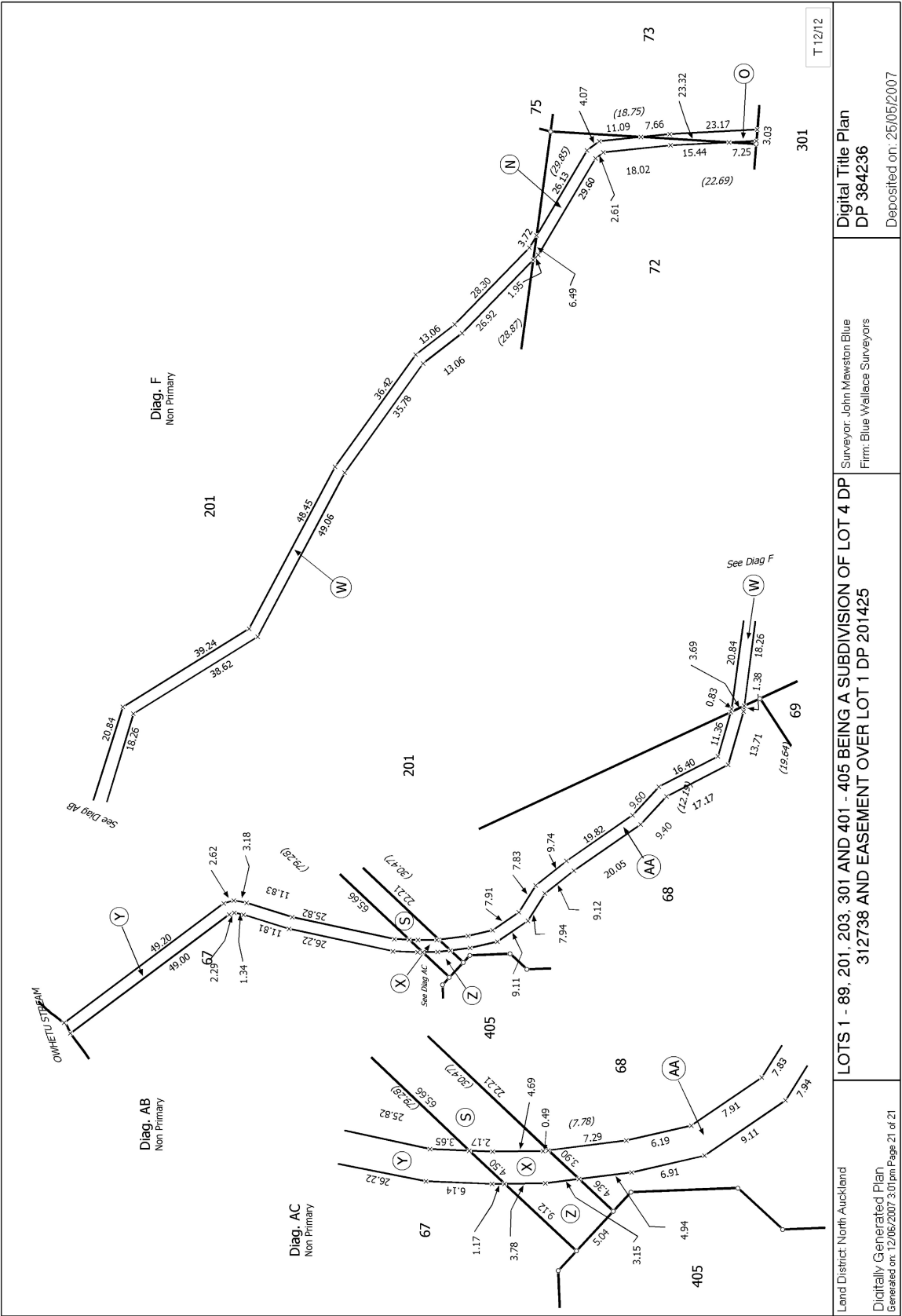












FAR NORTH DISTRICT COUNCIL



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

CONO 5363500.2 Consen

Cpy - 01/01, Pgs - 001, 11/10/02, 09:21



DocID: 310574704

REGARDING RC 2000414 The subdivision of
Lot 1 DP 172885, and Lot 3 - 5 DP 82177
North Auckland Registry.

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

SCHEDULE

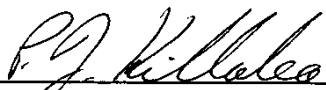
Lot 1:

Any activity which proposes earthworks exceeding 50 cubic metres in the area from the dwelling to the eastern boundary is to proceed only after the submittal to Council of an approved archaeological site survey of the area involved.

Lot 2:

All access to the site (Pt Lot 1 DP 172885) is to come from Stratford Drive and/or Dudley Crescent.

SIGNED:


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

DATED at **KAIKOHE** this 18th day of July 2002

SRM\CERT\3McBreenJenkinsConstructionLtd221



**Far North
District Council**

CONO 7389051.2 Cons

Cpy - 01/01, Pgs - 003, 25/05/07, 09:19



DocID: 312896978

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2051164
the Subdivision of Lot 4 DP 312738
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the appropriate titles of Lots on DP 384236.

SCHEDULE

LOTS 66 AND 67

1. Prior to the construction of any building on the lot the property owner shall provide a report prepared by a suitability qualified Chartered Professional Engineer which identifies the 100 year AFI Flood level for the site and specifies a safe minimum floor level above the identified flood level.

LOTS 56 – 67, 201 AND 203

2. The parent site boundary shall be fenced where there is bush to be protected as required by conditions (2) (1) and (3) (29) to ensure that stock from a neighbouring site cannot access the bush protection areas.

LOTS 28 – 31 AND 49 - 86

3. The defined building sites shall be pegged and temporary fencing constructed around the perimeter of the building site to ensure that bush clearance and construction works do not extend outside of these defined areas.
4. That the wastewater treatment and disposal system shall be designed by a Registered Engineer in accordance with the Auckland Regional Council Technical Publication N^o 58 and to the satisfaction of the Far North District Council.
5. The wastewater treatment and disposal system shall be regularly maintained and upgraded and / or replaced as necessary to ensure that it continues to operate properly.

LOTS 29 – 31, 49 – 86, 201 AND 203

6. The owner shall preserve the indigenous trees and bush on allotments 201 and 203 and all bush areas outside of the identified building platforms on allotments 28, 29, 30, 31, allotments 49 to 86 inclusive and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush or suffer or permit the cutting down damaging or destruction of any such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

LOTS 51, 52, 60 – 63, 67 – 69, 72, 73, 75, 81, AND 82

7. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary/overland (Q_{100}) flow. [Refer to easements G, H, I, J, K, L, N, O, Q, R, T, U, V, W, X, Y, and AA]

ALL LOTS:

8. The Incorporated Body or other legal entity requested to be formed pursuant to Condition (3) (4) shall be responsible for the ongoing maintenance of the common areas, and the stormwater and waste water systems. The owner of each residential and rural residential allotment within the subdivision will be required to be a member of the approved entity.
9. The requirements of the approved management plan shall be complied with at all times and in particular the following matters shall be observed at all times:
 - No building shall exceed a height of 6 metres as measured by the rolling height method set out in the District Plan.
 - The colours of all buildings are to comply with British Standard specification BS5252 Colour Range and have a reflective value of 30 % or less.
10. Any new residential building erected on site, shall have installed domestic sprinkler systems in accordance with the requirements of the New Zealand Fire Service.
11. No building shall be erected on the proposed lots without the prior approval of the council to specific designs for foundations, prepared by a registered engineer with geotechnical expertise.
12. No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs) which have the potential to be kiwi predators.
13. Exotic vegetation which could adversely affect natural regeneration or local forest health is not to be introduced on the site. This includes the introduction of invasive plant species, including those currently listed on the nationally-banned-for-sale list (see Northland regional Pest Management Strategy). Planting of other exotic species should be confined to the immediate vicinity of dwellings. And species with berry-type fruits are to be grown within netting to prevent seed spread by birds.

14. Animal pest and weed eradication shall be ongoing in accordance with the animal pest and weed eradication programme approved by Far North District Council detailing the methodology for animal pest and weed eradication within the bush covenant areas. Any predator / pest control work carried out is to be done in a manner which will not endanger kiwi.
15. A landscaping plan from a suitably-qualified person shall be provided to the Council's satisfaction, which indicates the means to lessen the visual impact of buildings, access ways and any earthworks. This plan shall be submitted with the resource consent application for the construction of a dwelling or accessory building on sites within the subdivision. On approval of this plan, the landscaping specified is to be provided within six months and adequately maintained thereafter. Plants requiring removal due to damage, disease or other cause shall be replaced with a similar specimen before the end of the next following planting season.

SIGNED:


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

Mr Pat Killalea

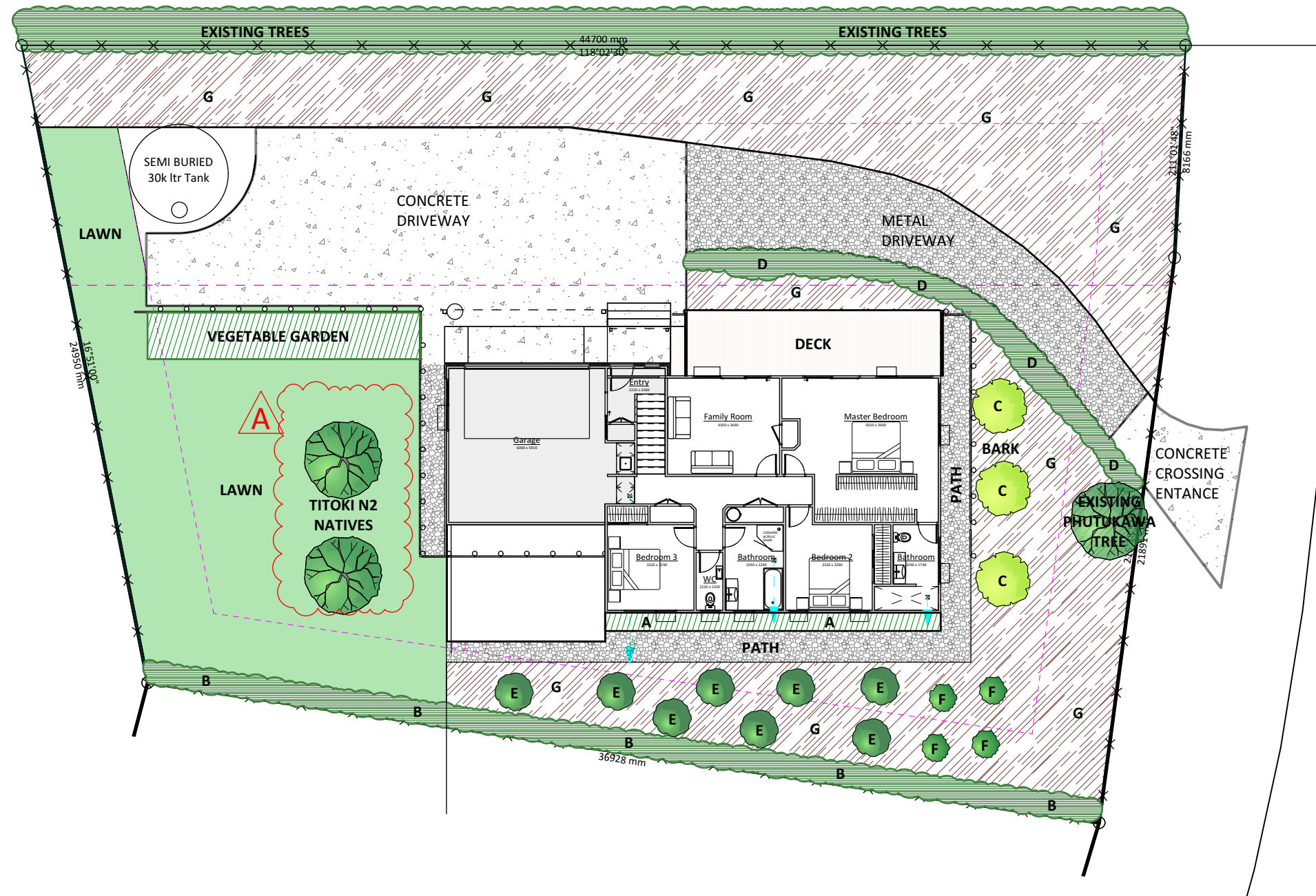
DATED at **KAIKOHE** this

17th

day of

May

2007

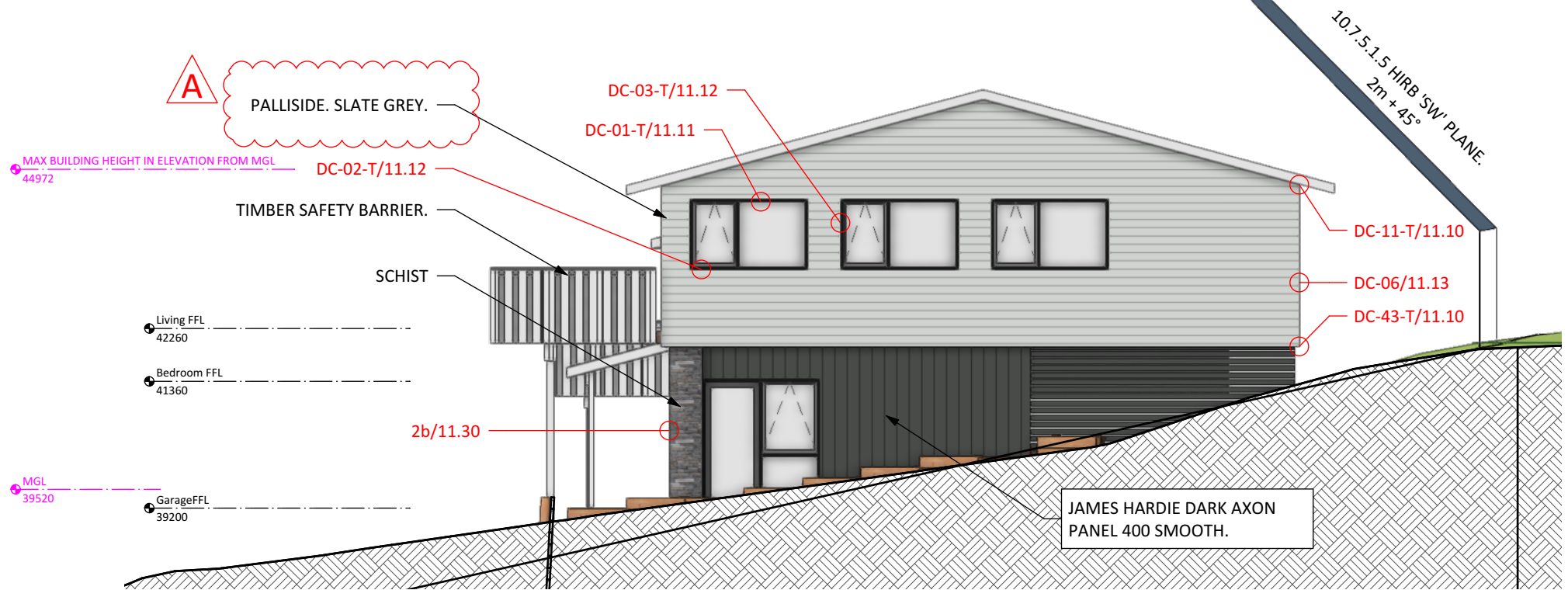


10 Scale: 1:200

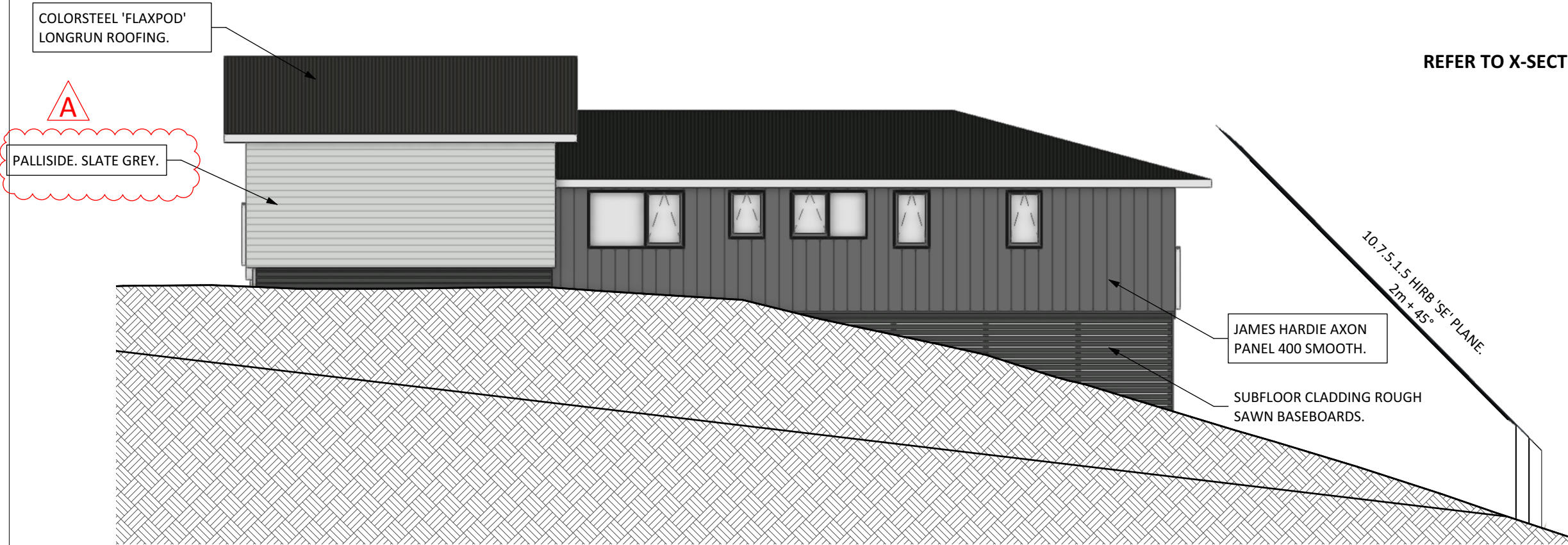
NORTHWESTERN ELEVATION		
A. WIND ZONE	VH	2
B. NUMBER OF STOREYS	M	1
C. ROOF/WALL INTERSECTION DESIGN	L	0
D. EAVES WIDTH	M	1
E. ENVELOPE COMPLEXITY	H	3
F. DECK DESIGN	M	2
RISK SCORE		9

IMPORTANT CLADDING INFORMATION:

- INSTALL JAMES HARDIE AXON PANEL ON CAVITY IN LOCATIONS AS INDICATED AND TO BE INSTALLED STRICTLY AS SPECIFIED BY MANUFACTURER.
- INSTALL JSC TIMBER LUNAWOOD ON CAVITY IN LOCATIONS AS INDICATED AND TO BE INSTALLED STRICTLY AS SPECIFIED BY MANUFACTURER.
- INSTALL DYNEX PALLISIDE ON CAVITY IN LOCATIONS AS INDICATED AND TO BE INSTALLED STRICTLY AS SPECIFIED BY MANUFACTURER.
- INSTALL HARD AS ROCKS SCHIST ON CAVITY IN LOCATIONS AS INDICATED AND TO BE INSTALLED STRICTLY AS SPECIFIED BY MANUFACTURER.
- SUBFLOOR CLADDING TO BE 100x25mm H3.2 ROUGH SAWN BASEBOARDS WITH 20mm GAPS.



3 77 Northwest Elevation
Scale: 1:100



4 77 Southwest Elevation
Scale: 1:100

REFER TO X-SECTIONS (07.00-07.05) FOR ROLLING HEIGHTS.

SOUTHWESTERN ELEVATION		
A. WIND ZONE	VH	2
B. NUMBER OF STOREYS	M	1
C. ROOF/WALL INTERSECTION DESIGN	L	0
D. EAVES WIDTH	M	1
E. ENVELOPE COMPLEXITY	M	1
F. DECK DESIGN	L	0
RISK SCORE		5



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Sanctuary Homes Limited

Address of proposed activity:

77 Stratford Drive, Cable Bay

Legal description:

Lot 89 DP 384236

Description of the proposal (including why you need resource consent):

The applicant seeks to enable areas of cladding on the southern and western elevation to have a higher reflectivity value than approved. A variation to the consent and consent notice is required.

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description

Contact Phone Number/s and email address

Daytime:

email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

Signature

Date

Signature

Date

Signature

Date