



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **1166939**
Land Registration District **North Auckland**
Date Issued 27 May 2024

Prior References
NA1157/100 NA1196/58

Estate Fee Simple
Area 2179 square metres more or less
Legal Description Lot 1 Deposited Plan 600165 and Part
Allotment 3 Town of Rawene and
Allotment 241 Town of Rawene

Registered Owners
Republica Limited

Interests

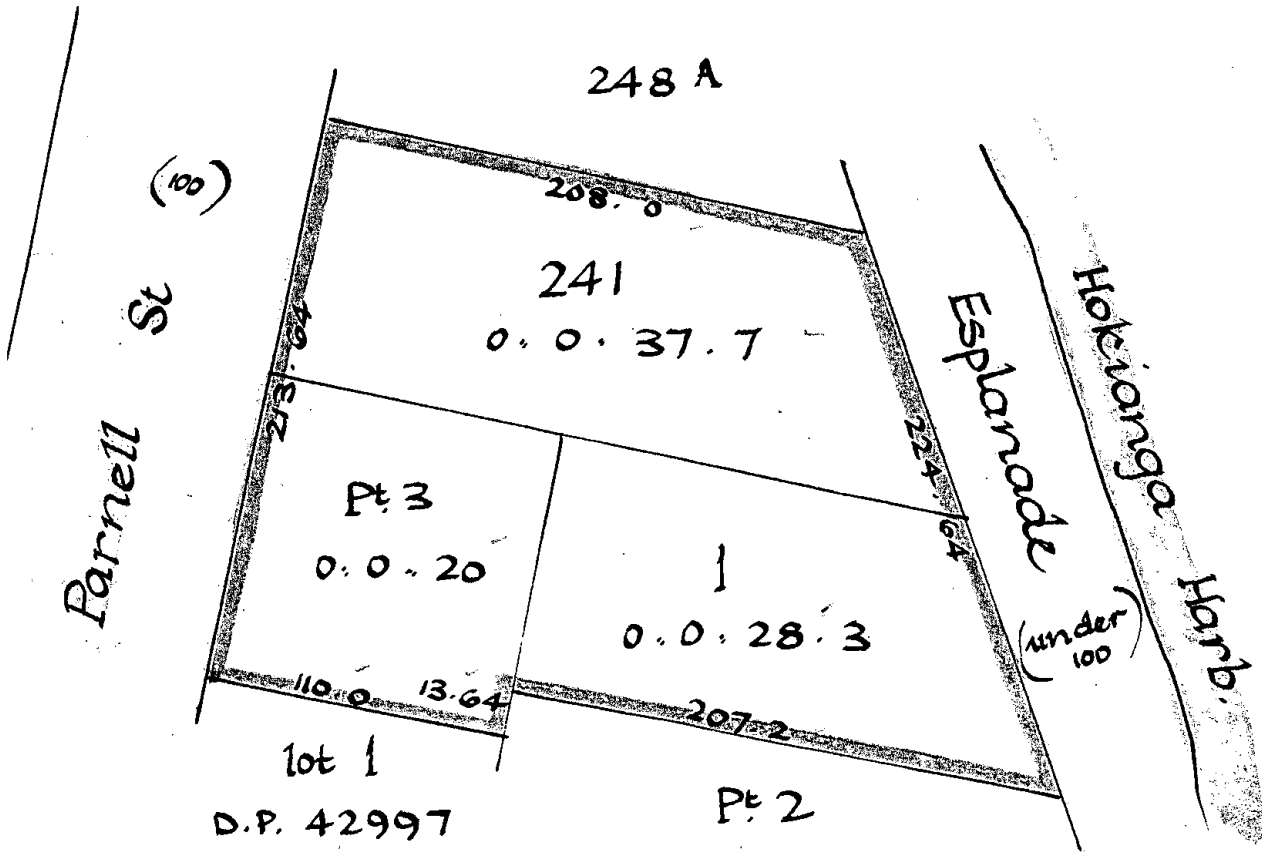
Subject to Section 59 Land Act 1948 (affects Part Allotment 3 Town of Rawene and Allotment 241 Town of Rawene and part Lot 1 DP 600165 formerly Allotment 1 Town of Rawene)

Subject to Section 8 Coal Mines Amendment Act 1950 (affects Part Allotment 3 Town of Rawene and Allotment 241 Town of Rawene and part Lot 1 DP 600165 formerly Allotment 1 Town of Rawene)

Appurtenant to part Lot 1 DP 600165 formerly Part Section 2 Town of Rawene is a right of way created by Transfer D167924.2 - 8.7.1997 at 2.52 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 600165)

12996295.6 Mortgage to Gaynor Revill and David Truscott - 27.5.2024 at 9:04 am



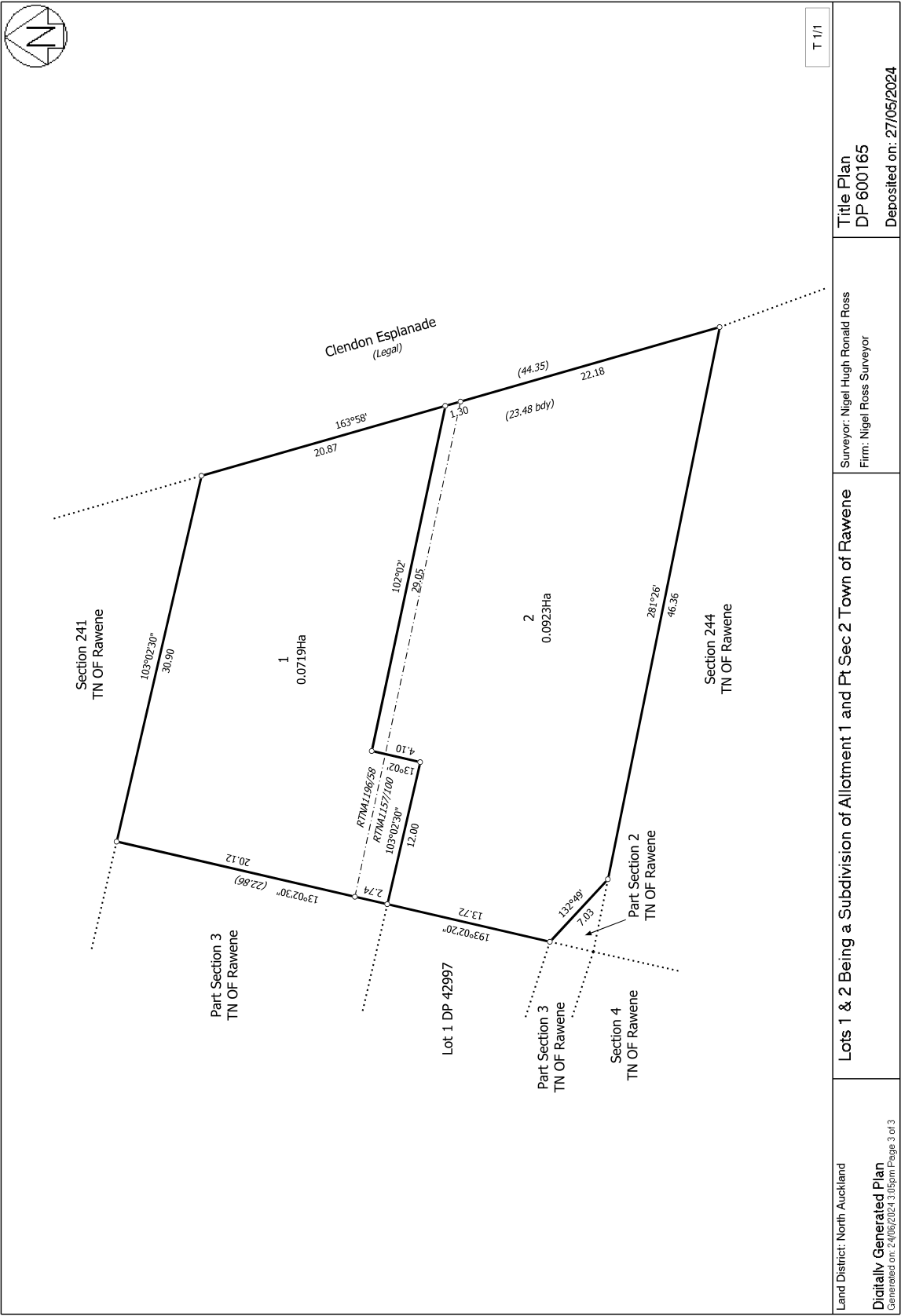
Total Area ~ A. R. P.
 ~ 0.2.06
 Scale ~ 1 chain ~ 1 inch
 See Bt.
 Tm

Title Diagram NA1196/51

Cpy - 01/01, Pgs - 001, 07/12/04, 15:33



DocID: 311716475



APPLICATION FOR RESOURCE CONSENT TO RELOCATE A BUILDING TO LAND AT 8 PARNELL STREET, RAWENE

Legal Description -*Certificate of Title NA 1196/58:*
Lot 1 DP600165 and Part Allotment 3 Town of Rawene
Town of Rawene and Allotment 241 Town of Rawene.

1.0 REASON FOR THE APPLICATION

- 1.1 The proposal is to relocate a building to No 8 Parnell Street, Rawene where it will provide accessible, ground floor accommodation for guests at the neighbouring Masonic Hotel. Installing a lift as part of the current hotel upgrade (2300298-RMALUC refers) proved to be overly damaging to the fabric of this CAT II scheduled building and the current proposal responds to this need.
- 1.2 This is an application for restricted discretionary consent.
- 1.3 A 10 year consent is requested.

2.0 CONSULTATION

- 2.1 Heritage New Zealand has been consulted about the proposal and supports the reuse of redundant buildings. The land is not listed as an area of interest to the local hapu and is not on a Treaty Settlement Map.
- 2.2 The hotel restoration was supported by Steve Morunga, the Rawene Kaumatua, Ngati Hau, Ngati Kaharau. Sadly Steve is recently deceased.

3.0 THE APPLICATION

- 3.1 The documentation is this Report which includes an AEE, the owner's consent to relocate the building, and plans of the proposals. The Report is structured as follows:
 - The site and its context
 - Consent history
 - Description of the proposal
 - AEE
 - Conclusion
 - 39 Parnell Street - Building Report

4.0 THE SITE AND ITS CONTEXT

- 4.1 The 2,179 sqm area is an amalgamation of former sections at 6, 8 and 10 Parnell St.
- 4.2 No 8 Parnell Street is the former street frontage section between the Masonic Hotel at no 6 and the neighbouring shop at no 12. Three buildings have been built on the No 8 section. This comprises of the former hotel bottle store, now occupied by the Korero Clinic, a large chiller shed behind this, and the recently rebuilt hotel toilet block.
- 4.3 It is proposed to locate the new building in the southwestern corner of the No 8 section. The area measures approx. 4 metres on the street frontage and 9 metres eastward following the southern boundary with no 12.

- 4.4 There are no trees or significant vegetation on the site and its visual character is of a gap site of open ground, bounded along the southern boundary by the painted corrugated steel 1100 mm high fence and large road stone rocks.
- 4.5 The vehicular access is unchanged and the site currently provides informal parking, mainly for shoppers. Some parking will remain, parking is available on the street and there is a public carpark opposite at the FNDC service centre.
- 4.6 The ground surface is metalled and drains eastward with a fall of approx 350 mm from the street frontage.
- 4.7 The section at no 8 is disturbed ground. Photographs show that the frontage was built on by around 1900. Thought to have initially been a bakery the building served as the Bank of New South Wales from circa 1910 to the late 1920s. The building was removed, probably in the 1970s.
- 4.8 The context comprises of Wardys veggie shop to the south at No12 Parnell Street, the Council service centre, and two vacant shops opposite. To the north the Masonic Hotel (1879), the adjoining scheduled CAT II Courthouse (1876) and the Town Hall and Crossover church opposite give the local context a strong heritage character. The relocated building is not readily visible from the CAT I Heritage NZ landmark property Clendon House which is also nearby.
- 4.9 Where Parnell Street is in Rawene's commercial zone one third of the properties (7) are dwellings. The non residential properties are a mix of retail, community and local government uses.

5.0 CONSENT HISTORY

- 5.1 Alterations to the Masonic Hotel – a CAT II scheduled building in the Rawene Heritage Precinct, were given a 10 year consent in December 2020 (2300298 RMALUC). The work involves upgrading the hotel accommodation and restoring the hotel's early appearance so that the hotel will better appeal to heritage tourist visitors.
- 5.2 In 1994 consent for a bar extension. (RC 950-222) was conditioned to require 4 carpark spaces and a screen fence. This bar extension and a previous 1970s addition have been demolished in the current renovation so that the condition is relieved.
- 5.3 The Rawene Design Guide by Dave Pearson, conservation architect, commissioned by FNDC noted various townscape characteristics and identified opportunities for townscape improvement. It was recommended that the site at No 8 Parnell Street be redeveloped with a building to complete the street frontage.
- 5.4 Resource consent (2240038-RMASUB) was granted in October 2023 for a boundary adjustment between No 10 Parnell Street and No 5 Clendon Esplanade. This rectified encroachment by a former owner of No 5 Clendon Esplanade. The adjustment, now completed, is remote from the current proposal.

6.0 DESCRIPTION OF THE PROPOSAL

- 6.1 It is proposed to move a building from 39 Parnell Street, Rawene to No 8 Parnell Street. Originally built beside the jetty in Kohukohu the building served as the office of T Carter and Son, shipping agents for the Northern Steamship Company, during the

first quarter of the last century. With the district then referred to as 'the roadless north' transport by ship was essential, so this was a key building for the Hokianga economy.

6.2 The building's locational connection with Kohukohu was lost at an unknown time as, when redundant, it was likely barged across the harbour to the waterfront section at 39 Parnell Street. Nevertheless it remains an artefact from this chapter of the Hokianga's past.

6.3 While the structure has heritage value, half is beyond repair and this is to be demolished. Arisings from the demolition, mostly timber, roofing corrugate and some cement board should not exceed 3 cu m. Asbestos is not evident. Materials, weatherboards for example, will be reused where possible.

6.4 The remaining 3.6m x 7.2m building is to be moved to No 8 Parnell Street through the southern boundary of No 39 via the grassed paper road beside the property.

6.5 At No 8 Parnell Street the reduced building will be renovated and its original appearance restored with an accessible bathroom built at the eastern end. Thermal and noise insulation will be installed.

6.6 The chosen external colours from the Dulux Heritage range are as follows:

Dulux Kopu	Weatherboards.
Dulux Dashwood Pass	Architraves and boxings.
Dulux Coal Island	Door rails and frieze.
Dulux Cape Runaway	Door panels
Dulux Sandfly Point Quarter	Window frames, sashes, brackets and trim.
Dulux Rawene	Door step.
Dulux Te Araroa	Decorative frieze lozenge.
Dulux Coloursteel Karaka	Roof and south wall.

7.0 Assessment of Environmental Effects

7.1 The Masonic Hotel is a scheduled CAT II heritage building. The site is within the Rawene Heritage Precinct and the commercial zone as defined in the Operative District Plan. Rules from the Proposed District Plan for Mixed Use Zones, Historic Heritage and Rawene Heritage Area Part A also apply. The proposals accord with RPS policy requirements.

7.2 Assessed under the Operative District Plan Urban Environment rules at 7.3 and 7.4 the relocated building is operationally an extension of the hotel and, subject to limited effects, this is a permitted activity. The hotel is a scheduled CAT II heritage building and is within the Rawene Heritage Precinct. Restricted discretionary consent for heritage compliance is required under 12.5.7 and 12.5A.7 of the ODP as the new building is visible from a public space and is located in the Rawene Heritage Precinct. A response to assessment criteria at rule 12.5A.6.3.2 is as follows

- a) currently a vacant gap site the proposal creates a pleasing building group effect when seen from the street.
- b) and d) the exterior design and materials are those of the repurposed building.
- c) Dulux heritage colours are to be used.
- e) the relocated building has heritage value which adds to that of the precinct.
- f) and g) the proposal adds to the town's story. Effects on its archaeology are less than minor.

- 7.3 With regard to the Proposed District Plan the proposal is for additional hotel guest accommodation and not for visitor accommodation. Compliance is achieved with MUZ-R1 PER 1, 2 and 4, and also PER 3 as follows.

MUZ - S1 complies. The building is less than 12 metres in height
MUZ - S2 and S3 N/A - the adjoining property is MUZ. The proposed building presents a blank wall to the neighbouring shop.
MUZ - S4 N/A
MUZ - S5 and S6 N/A - the street is not a pedestrian frontage
MUZ - S7 N/A - outdoor space is not proposed
MUZ - S8 N/A - the building is on the front boundary so compliance is impractical.
MUZ - S9 N/A
MUZ - S10 site constraints make compliance requirements impractical. The larger site has extensive lawns.

- 7.4 The site has existing stormwater and surface water drainage.

- 7.5 In the Proposed District Plan the site for the relocated building is in the Rawene Heritage Area Part A. Restricted discretionary consent is needed as the compliance requirements for HH-R4 New Buildings are not met. The assessment is as follows:

- a) the proposed building is less than 20 metres (19 metres) from the scheduled heritage building. The visual effect however is minimised as two later buildings are in between and provide a screen.
- b) the building is over 100 years old. Its character and appearance are appropriate for the context.
- c) the ground has been disturbed by past development.
- d) the owners are heritage experts.
- e) landscaping is not appropriate.
- f) the building as located will improve the streetscape.
- g) Heritage NZ has been consulted.

8.0 HH-R5 Earthworks

- 8.1 The edge of the building is less than 20m (19metres) from the Scheduled Heritage building. As this is disturbed ground an ADP would be appropriate.
- 8.2 Drainage trenching, also into disturbed ground, will be approx. 22 metres distant from the scheduled hotel. A public sewer connection is available and is to be made at approx 5 metres to the east of the proposed bathroom.

9.0 39 Parnell Street

- 9.1 At No39 the building is within the PDP Rawene Heritage Area Part B. Demolition is a permitted activity. The site is also within a FNDC Protected Area. The protected limestone geology is unaffected by the proposal as excavation is not envisaged.

10.0 TOWNSCAPE

- 10.1 This application is for the provision of additional hotel guest accommodation on the ground floor. This can be distinguished from visitor accommodation so that policy objective MUZ-05 should not apply.

- 10.2 Parnell Street is not a shopping frontage. Of the 21 properties in the commercial part of Parnell Street, 6 are shops with 2 currently vacant.
- 10.3. The set back for buildings on the Parnell Street frontage varies in extent. No 12 adjoining does not have a set back and the new building is to align with this.
- 10.4 Vehicular access to the rear of the site is retained
- 10.5 The long elevation of the relocated building is visually the most appealing and this is to form the side of the small frontage courtyard created by the setback of the neighbouring bottle store and the rebuilt hotel toilet block.
- 10.6 With regard to policy HA-S2, Dulux heritage colours are to be use so that, with those on adjoining buildings the colours provide a composed street view response. This furthers Rawene's claim to be the prettiest town in the Far North.

11.0 CONCLUSION

- 11.1 In the Heritage Area Overlay section of the Proposed District Plan, Rawene is introduced as 'a physical link to the early days when shipping was the main form of transport'. This project saves a building that has a direct association with this aspect of the Hokianga's early economic history.
- 11.2 The building has heritage value and when refurbished will add to Rawene's streetscape quality and enrich its heritage character. The building is modest in scale, having an unusual yet well mannered design and interesting decorative detailing. It will enhance the setting of the Masonic Hotel, and add a composed grouping to the hotel's ancillary buildings. It should also lend itself to beneficial reuse as accessible accommodation, being a memorable place for guests to stay.
- 11.3 The environmental effects of relocating the building to No 8 Parnell Street to provide accessible accommodation for guests at the Masonic Hotel are overwhelmingly positive. The negative effects are assessed as being less than minor.

David Truscott MA BSc DipUD
1st December 2025

39 PARNELL STREET BUILDING TO BE RELOCATED: EXISTING BUILDING REPORT

The building dates from the first decade of the 20th century. Contemporaneous photos show this as the office of T Carter and Son, when the building was located beside the jetty in Kohukohu.

This is a single storey building clad with wide rusticated weatherboards under a mono pitch roof behind a tall parapet. The original building appears to have had a square footprint of approximately 7.4 m with a building height of approximately 5.4 m.

Four panel entrance doors with glazed top lights above are evident, unusually positioned diagonally across 3 of the corners of the building. There are decorated brackets associated with the corner projection of the structure above and this provides a small triangular cover over the doors. The fourth corner is not set back and there is a door in the wall near the remaining corner.

Three of the elevations are configured symmetrically with 2 no 2.2m x 1m double hung vertical sliding single pane sash windows. Each of the window cills are supported by end corbels. The windows are paired centrally under a projecting shingles covered canopy. There are no windows in the fourth wall. The external walls feature a simple decorated frieze around the building at the base of the parapet and above the window canopies. This corresponds with the height of the internal ceiling.

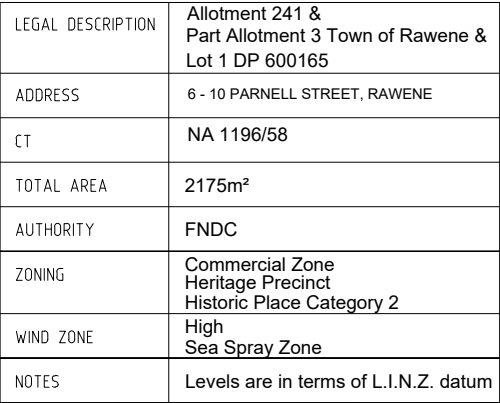
Internally the building is configured with a cruciform plan with the four similar rooms accessed from the corner doors. There is an ornate (kauri ?) board and batten ceiling with a central timber rose moulding. The batten profile was used in the 1910 - 20 period. The flooring has 140mm kauri (?) floorboards.

THE CONDITION OF THE BUILDING

The building appears to have been unoccupied for decades. Modern windows and doors have been installed in altered openings with window designs dating from the 1960 - 80 period. The parapet has been removed and wide eaves added when the building was re-roofed.

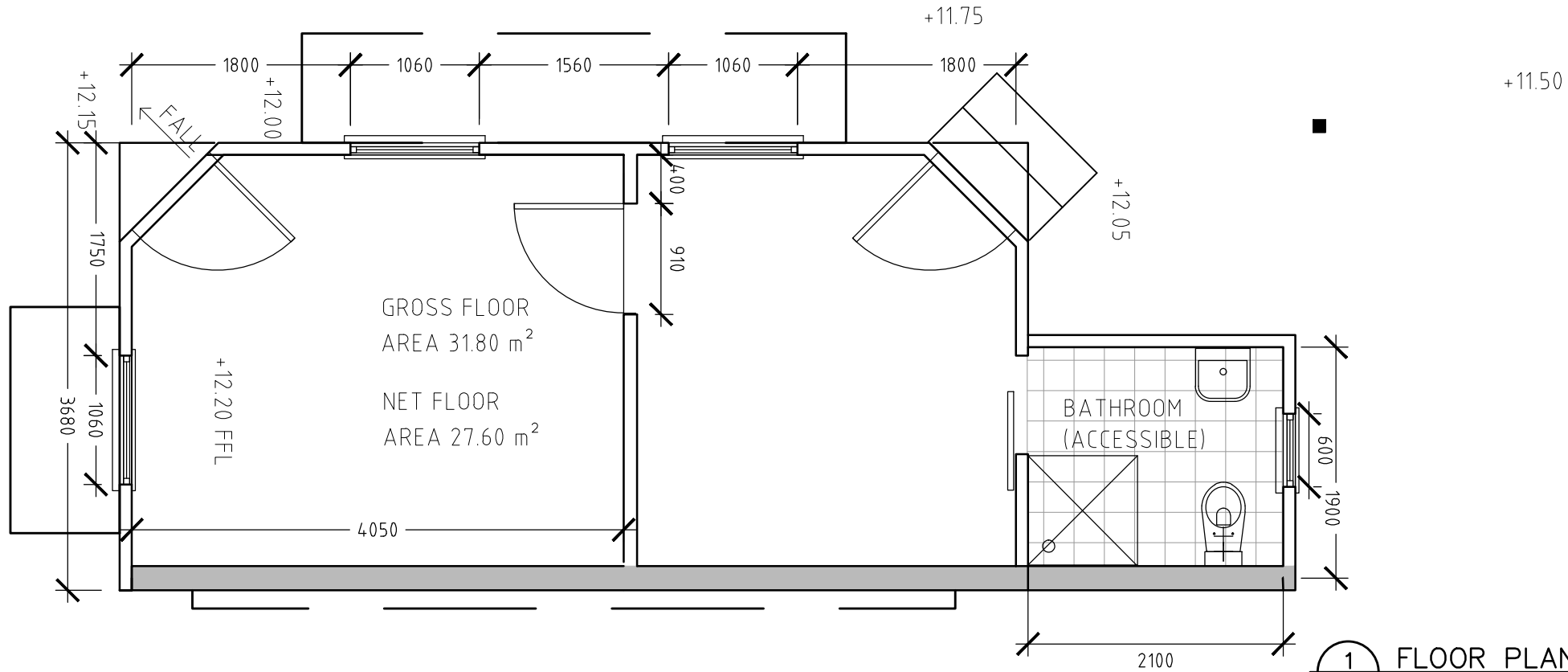
A large part of the rear wall cladding has been removed so that the building is open to harbour exposure. Consequently there has been serious dilapidation in approx. half of the building due to rainwater damage and this is now beyond repair. The ornate ceiling in this part is mostly removed and the floor boards are incomplete. The internal wall framing continues to support the roof so that the remaining half of the building is judged to be salvageable.

Two of the original sash windows remain but have been relocated. As the weatherboards are largely unchanged the original window and door openings are marked by soakers so that an accurate reinstatement of the windows and doors should be possible. Internally the wall linings have been removed. The exposed framing appears to be sound.



- SAVEABLE PART (HALF) OF EXISTING HERITAGE BUILDING TO BE RELOCATED FROM 39 PARNELL STREET TO SITE
- LEAN-TO BATHROOM ADDITION & REINSTATED CANOPIES
- LOW DECK (LESS THAN 1.0m HEIGHT)

DATE	AMENDMENT	BY
01.12.25	RC ISSUE	[1]
PROJECT		
KEN'S HOUSE		
8 Parnell Street Rawene		
TITLE		
SITE & LOCATION PLAN		
GAYNOR REVILL DESIGN		
11 GARDEN TERRACE DEVONPORT AUCKLAND		
M: 021 299 4380		E: gaynor@revill.nz
SCALE		A3= 1: 200
SHEET No.		REVISION
K-001		[1]



1 FLOOR PLAN
K002 SCALE 1: 50 @A3

EXTERNAL NOTES

WALL CLADDING

- W1** NORTH, EAST AND WEST WALLS:
250x25 RUSTICATED WEATHERBOARDS TO MATCH AND LINE WITH EXISTING &/or RETAINED/RECLAIMED TO MATCH.
[193mm OUTER FACE VISIBLE].
- W2** COLOURSTEEL CORRUGATE WALL CLADDING TO ACHIEVE 30/30/30 FIRE RATED STRUCTURE. BOTTOM PLATE H3.2 ON DPC. 7KN BOTTOM PLATE FIXING @ 1200 CRS AND 150 FROM END OF PLATE.

ROOFING

- R1** 0.55 CORRUGATED ROOFING. DIMOND [OR STEEL & TUBE] ZRX COLORCOTE. COLOUR: KARAKA
- G1** MARLEY uPVC TYPHOON GUTTER & DP SYSTEM; COPPER COLOUR

JOINERY.

- J1** EXISTING ORIGINAL WINDOWS TO BE REUSED. NEW TIMBER WINDOWS & DOORS TO BE RECLAIMED TO MATCH ORIGINAL PHOTOGRAPHS AS CLOSELY AS POSSIBLE
- J2** NEW BATHROOM ADDITION AT REAR TO BE DOUBLE GLAZED ALUMINIUM WINDOWS

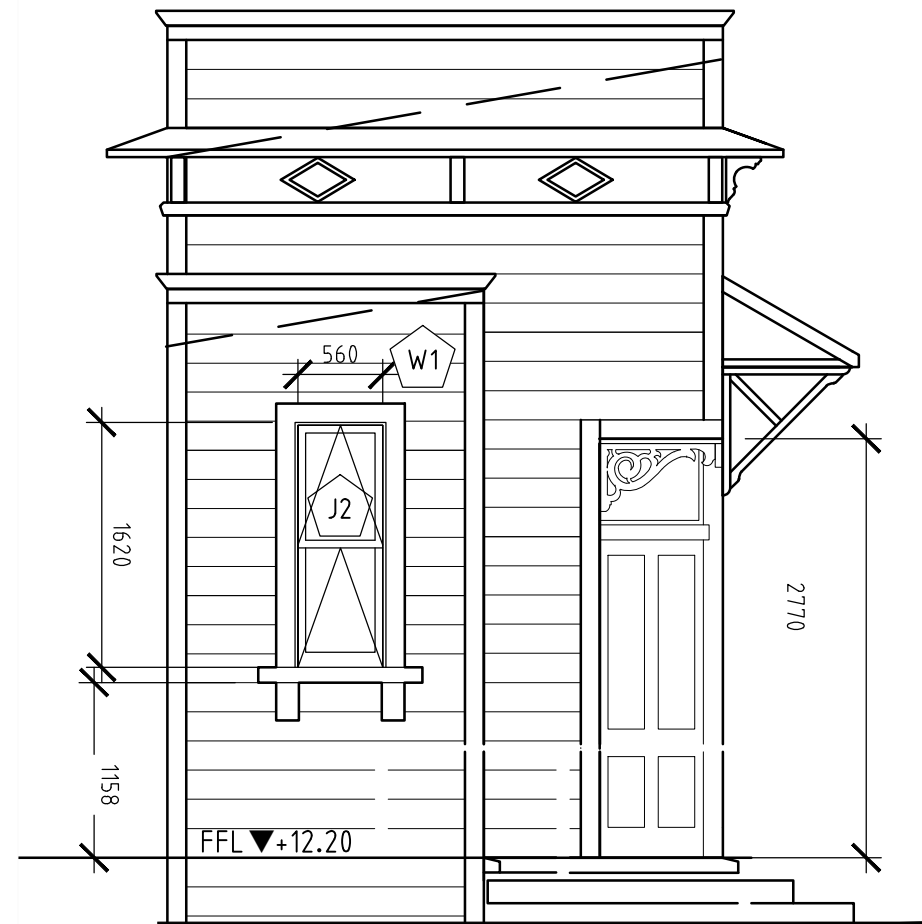
WALL STRUCTURE

EXTERNAL TIMBER WALLS:
EXISTING STRUCTURE RETAINED WHERE POSSIBLE. REINSTATEMENT OF ORIGINAL PARAPET. NEW BOTTOM PLATE, STUDS AND TOP PLATE FIXED TO EXISTING TOP PLATE. STUDS TO LINE THROUGH.

GENERALLY ALL NEW TIMBER TO BE H3.2 SG8 TIMBER FRAMING. NEW BOUNDARY WALL >3.0M HT TO BE H3.2 SG8, 90x90 STUDS AT 600c/c NOGS AT 600c/c,



2 WEST ELEVATION
K002 SCALE 1: 50 @A3

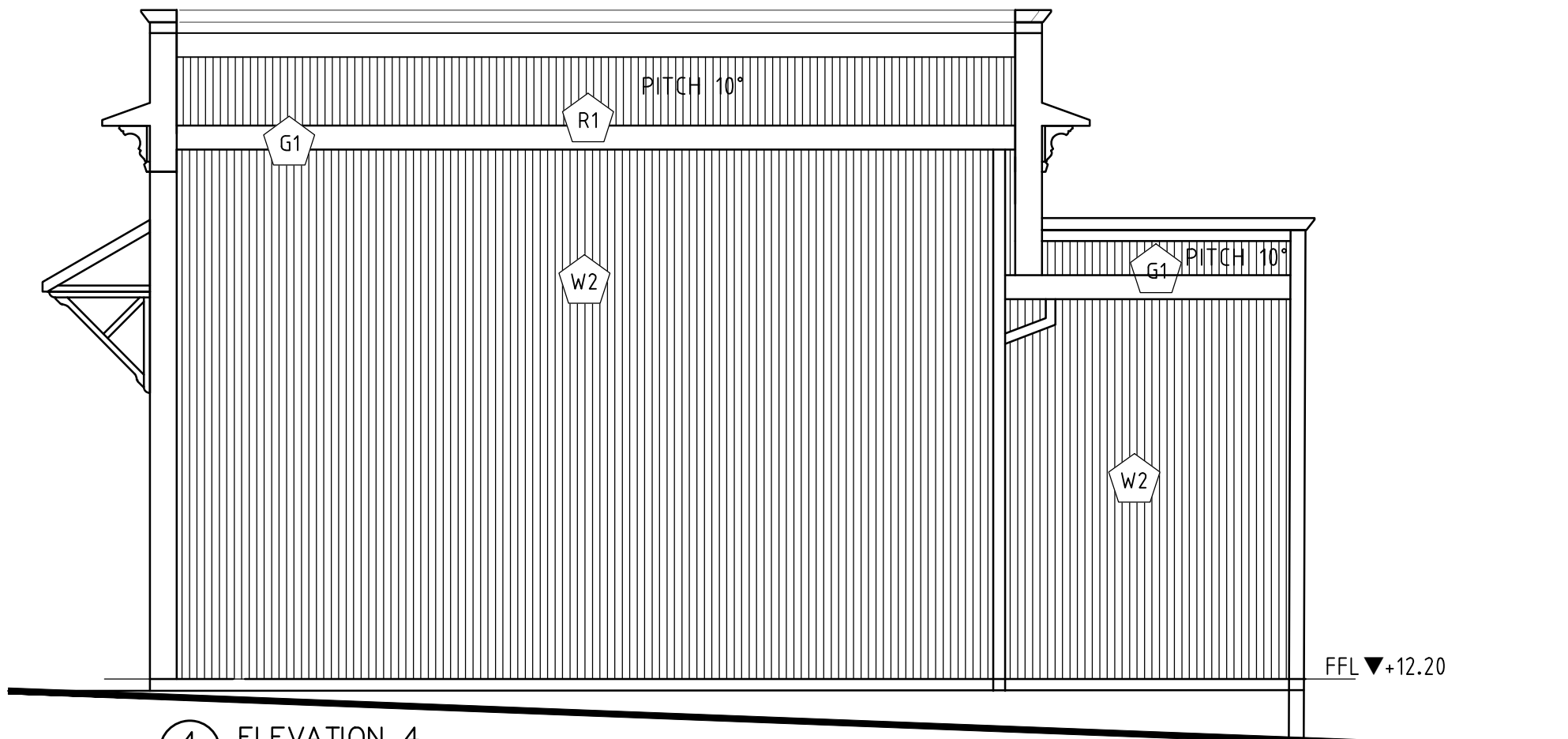


3 EAST ELEVATION
K002 SCALE 1: 50 @A3

DATE	AMENDMENT	BY
01.12.25	RC ISSUE	[1]
PROJECT		
KEN'S HOUSE		
8 Parnell Street Rawene		
TITLE		
PROPOSED PLAN and EAST & WEST ELEVATIONS		
GAYNOR REVILL DESIGN		
11 GARDEN TERRACE DEVONPORT AUCKLAND M: 021 299 4380 E: gaynor@revill.nz		
SCALE	A3= 1: 50	
SHEET No.	REVISION	
K-002	[1]	



3 ELEVATION 3
K003 SCALE 1: 50 @A3



4 ELEVATION 4
K003 SCALE 1: 50 @A3

EXTERNAL NOTES

WALL CLADDING

W1 NORTH, EAST AND WEST WALLS:
250x25 RUSTICATED WEATHERBOARDS TO
MATCH AND LINE WITH EXISTING &/or
RETAINED/RECLAIMED TO MATCH.
[193mm OUTER FACE VISIBLE].

W2 COLOURSTEEL CORRUGATE WALL CLADDING TO
ACHIEVE 30/30/30 FIRE RATED STRUCTURE.
BOTTOM PLATE H3.2 ON DPC. 7KN BOTTOM
PLATE FIXING @ 1200 CRS AND 150 FROM
END OF PLATE.

ROOFING

R1 0.55 CORRUGATED ROOFING. DIMOND (OR STEEL &
TUBE) ZRX COLORCOTE. COLOUR: KARAKA

G1 MARLEY uPVC TYPHOON GUTTER & DP SYSTEM;
COPPER COLOUR

JOINERY.

J1 EXISTING ORIGINAL WINDOWS TO BE REUSED.
NEW TIMBER WINDOWS & DOORS TO BE
RECLAIMED TO MATCH ORIGINAL PHOTOGRAPHS
AS CLOSELY AS POSSIBLE

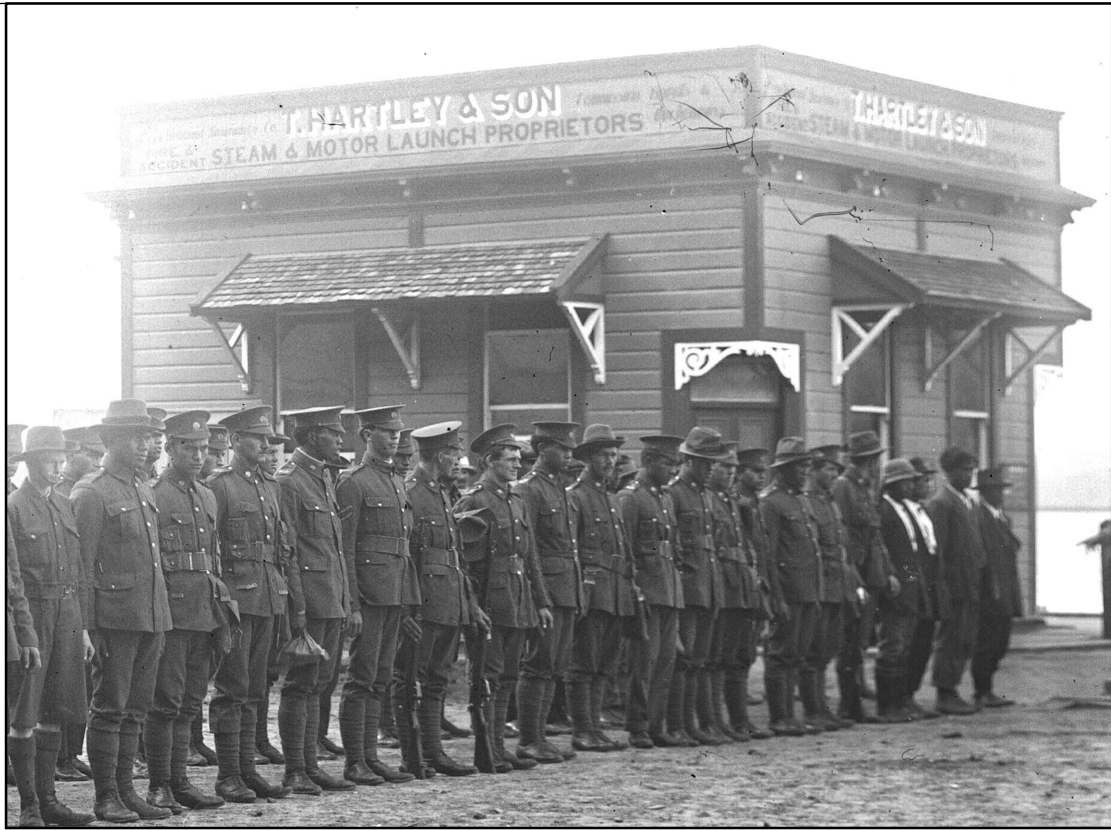
J2 NEW BATHROOM ADDITION AT REAR TO BE
DOUBLE GLAZED ALUMINIUM WINDOWS

WALL STRUCTURE

EXTERNAL TIMBER WALLS:
EXISTING STRUCTURE RETAINED WHERE POSSIBLE.
REINSTATEMENT OF ORIGINAL PARAPET: NEW
BOTTOM PLATE, STUDS AND TOP PLATE FIXED TO
EXISTING TOP PLATE. STUDS TO LINE THROUGH.

GENERALLY ALL NEW TIMBER TO BE H3.2 SG8
TIMBER FRAMING. NEW BOUNDARY WALL >3.0M HT
TO BE H3.2 SG8, 90x90 STUDS AT 600c/c NOGS AT
600c/c,

DATE	AMENDMENT	BY
01.12.25	RC ISSUE	[1]
PROJECT		
KEN'S HOUSE		
8 Parnell Street Rawene		
TITLE		
PROPOSED NORTH and SOUTH ELEVATIONS		
GAYNOR REVILL DESIGN		
11 GARDEN TERRACE DEVONPORT AUCKLAND M: 021 299 4380 E: gaynor@revill.nz		
SCALE	A3= 1: 50	
SHEET No.	REVISION	
K-003	[1]	



1 SOLDIERS IN FRONT OF KOHUKOPHU TICKET OFFICE
K004 SCALE 1: NTS

2 BRASS BAND
K004 SCALE 1: NTS

3 KOHUKOHU TICKET OFFICE FROM THE WATER
K004 SCALE 1: NTS



4 EXISTING EXTERIOR
K004 SCALE 1: NTS

5 EXISTING CEILING
K004 SCALE 1: NTS

6 EXISTING PROPOSED SITE
K004 SCALE 1: NTS

DATE	AMENDMENT	BY
01.12.25	RC ISSUE	[1]

PROJECT
KEN'S HOUSE
8 Parnell Street Rawene

TITLE
KEN'S HOUSE
ORIGINAL and EXISTING
RECORD PHOTOS

GAYNOR REVILL DESIGN
11 GARDEN TERRACE DEVONPORT AUCKLAND
M: 021 299 4380 E: gaynor@revill.nz

SCALE A3= 1: 50

SHEET No. K-004 REVISION [1]

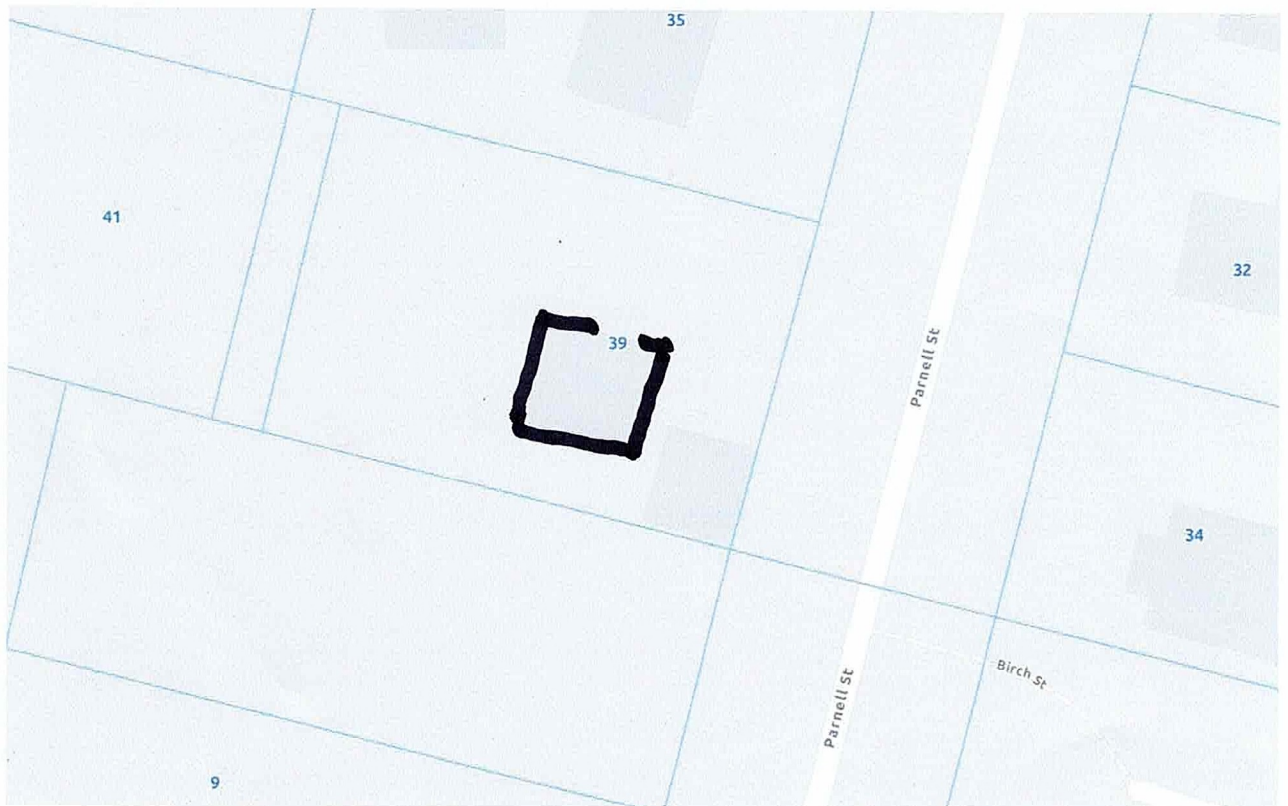
39 PARNELL STREET, RAWENE

I am the owner of the above property and the buildings on it. I have agreed with David Truscott that his contractors may remove the building identified on the attached plan at his cost.

For geological reasons No 39 Parnell Street is a protected site in the District Plan. The building removal will be limited to the above ground structure so that the pile foundations will remain in place. Excavation will not be required. The ground will be undisturbed so that consent will be unnecessary.

Future development of the site will be the subject of a consent application which will follow in due course.

Louise Mingins



----- Original message -----

From: Stuart Bracey <SBracey@heritage.org.nz>

Date: 9/12/25 4:08 pm (GMT+12:00)

To: davidtruscott@actrix.co.nz

Cc: Bill Edwards <BEdwards@heritage.org.nz>, James Robinson <jrobinson@heritage.org.nz>, Atareiria Heihei <AHeihei@heritage.org.nz>

Subject: RE: Masonic Hotel Rawene

Hi Daivd,

As requested by Bill Edwards, I confirm that HNZPT has reviewed your proposal to relocate a heritage building onto the Masonic Hotel site, Rawene.

HNZPT acknowledges that the Masonic Hotel is a CAT II scheduled building in the Rawene Heritage Precinct. HNZPT support the proposed building relocation application taking into account the following,

- The building to be moved from 39 Parnell Street, Rawene to No 8 Parnell Street, is a former heritage building from the district, originally built beside the jetty in Kohukohu.
- The area where the building is to be relocated is currently vacant on the Masonic Hotel site.
- The proposed building to be relocated is not out of context with the Masonic Hotel building.
- The proposed relocated building is to be used in conjunction with the Masonic Hotel hospitality activities.
- The proposed relocated building is small in size and will not dominate the Parnell Street Road frontage or visually take away from the Masonic Hotel when viewed from the street.

HNZPT's support is based on the attached draft resource consent application, plans and photographs provided by the applicant.

Regards,

Stuart Bracey

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit
www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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From: Bill Edwards <BEdwards@heritage.org.nz>

Sent: Monday, 1 December 2025 11:37 am

To: Stuart Bracey <SBracey@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>

Subject: FW: Masonic Hotel Rawene

FYI