

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☐ No

If yes, who have you spoken with?

## 2. Type of consent being applied for

(more than one circle can be ticked):

☐ Land Use

☐ Discharge

☐ Fast Track Land Use\*

☐ Change of Consent Notice (s.221(3))

☐ Subdivision

☐ Extension of time (s.125)

☐ Consent under National Environmental Standard  
(e.g. Assessing and Managing Contaminants in Soil)

☐ Other (please specify)

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

## 3. Would you like to opt out of the fast track process?

☐ Yes ☐ No

## 4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have  
you consulted with?

Who else have you  
consulted with?

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

## 5. Applicant details

**Name/s:**

Cornelius Van Dorp

**Email:**

**Phone number:**

**Postal address:**

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

|              |
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| <br><br><br> |
|--------------|

## 6. Address for correspondence

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

**Name/s:**

Holly Tutill

**Email:**

**Phone number:**

**Postal address:**

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

**Postcode** 0626

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

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|------|
| <br> |
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## 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:**

The applicant is the landowner.

**Property address/  
location:**

**Postcode**

## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
  
 Postcode

Legal description:

Val Number:

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.

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

☐ 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

## 14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

## 15. 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)

**Email:**

**Phone number:**

|                      |                      |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
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**Postal address:**

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

|                      |                      |
|----------------------|----------------------|
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> |

### 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.

## 15. Billing details continued...

### 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)

Cornelius Van Dorp

**Signature:**

(signature of bill payer)

**Date** 16-Jul-2026

**MANDATORY**

## 16. 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](http://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.

## 17. Declaration

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

**Name** (please write in full)

Holly Tutill

**Signature**

**Date** 16-Jul-2026

*A signature is not required if the application is made by electronic means*

*See overleaf for a checklist of your information...*

## 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.

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Enabling Positive Change

Retrospective LUC consent for a building within  
the side yard

63 Dawson Access Road, Kaitaia

**Assessment of Environmental Effects**

Tuesday, 14 July 2026 |

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## **ATTACHMENTS**

**ATTACHMENT 1 – Record of Title and Interests**

**ATTACHMENT 2 – Architectural Plans**



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## 1. THE APPLICANT AND INTRODUCTION

**Applicant's Name:** Cornelius Van Dorp

**Address for Service:** Plan Co. NZ Ltd

Attn: Holly Tutill

*All correspondence via email, please*

**Name and Address for Fees:** Cornelius Van Dorp

**Site Address:**

**Legal Description:**

**Site Area:**

**Plan:** The Operative Far North District Plan 2009

**Zoning:** Rural Production

**Precinct:** N/A

**Overlays:** N/A

**Controls:** N/A

**Designations:** N/A

**Plan:** Proposed District Plan – Decisions Version

**Zoning:** Rural Production

**Precinct, Overlays:** N/A

**Brief Description of Proposal:** Retrospective LUC consent for a building within the side yard

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## 1.1 Locality Plans

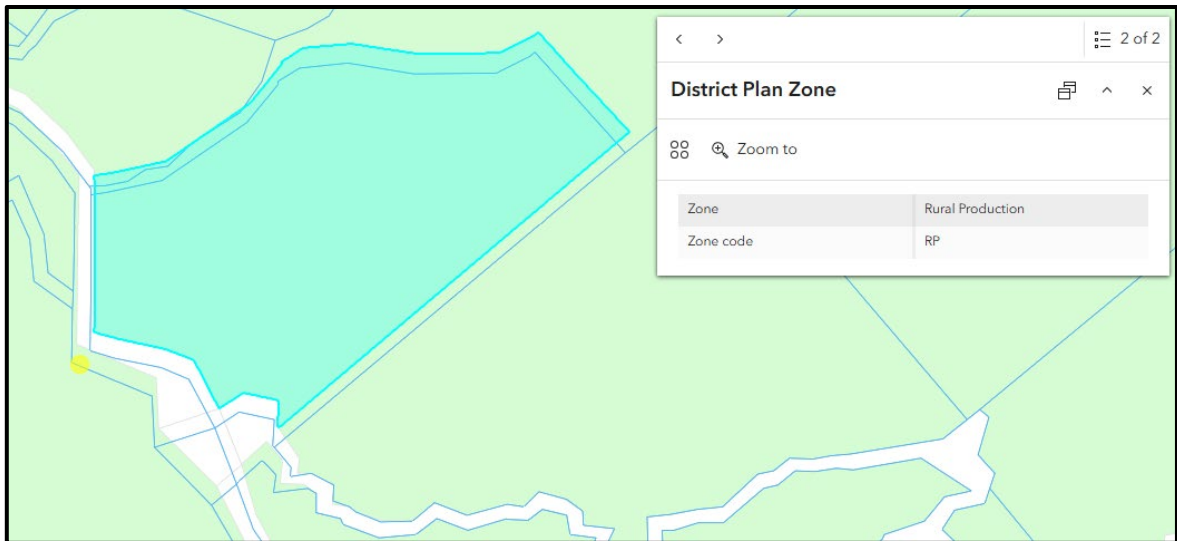


Figure 1: Site zoning (Operative District Plan Maps)



Figure 2: Aerial image of subject site (Operative District Plan Maps)

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Figure 3: Existing buildings in relation to unconsented building (top right)

(Operative District Plan Maps)

## 2. SITE AND SURROUNDS DESCRIPTION

### 2.1 The Site

The subject site is 24.35ha in area and is an irregular shape with lengthy road frontage. The site topography is undulating and slopes down eastwards from Dawson Access Road. A copy of the title is contained in **Attachment 1**. Most of the site is vegetated and appears to contain manuka and kanuka bush, with small paddock areas in between. An existing shed is located halfway along the road frontage approximately 20m from the road boundary, and a separate accessway winds further into the site leading to outbuildings. There are no dwellings located on the site.



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The accessway for the eastern neighbouring site Lot 3 is located adjacent to the site's northern boundary, and an easement registered against the title allows Lot 4 right of way use of the accessway. Another two-storey building is located on-site up against the easement boundary which is the focus of this application.



Figure 3: Access point for unconsented building (Easement D)

## 2.2 The Surrounding Environment

The surrounding environment is distinctly rural with forestry production occurring on neighbouring southern blocks and surrounding land generally being covered by a mixture of pine forest, native bush and pasture. Most sites along Dawson Access Road and Metcalfe Road to the east contain one dwelling per site and numerous outbuildings. Dawson Access Road is a metalled no-exit road likely to see very low volumes of traffic. A paper road does however extend southwards from the end of Dawson Access Road into the southern forestry blocks. The area contains relatively steep land, some of which does not appear conducive to farming practices, although there are agricultural blocks along Duncan Road. The site is located equidistant between Kaitaia to the west and Taipa to the east, being a 25 minute to either destination.

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## 2.3 The Immediate Environment

The immediate environment is rural in nature and includes the following properties:

- Lot 3 DP 191176 (east)
- Lot 1 DP 191176 (north)
- Part Allot SW28 OF Kaiaka (west)
- Section 6 Block IV Takahue SD (west)
- Allot 168 PSH OF Kaiaka (south)

## 2.4 Background

### Record of Title

The site is held in Record of Title NA120D/992 created in 1999 and is part owned by the Applicant, Cornelius Van Dorp. Registered against the title is Easement D434999.3 which allows the subject site (Lot 4) right of way over the neighbouring accessway (Lot 3) which runs adjacent to the northern boundary.

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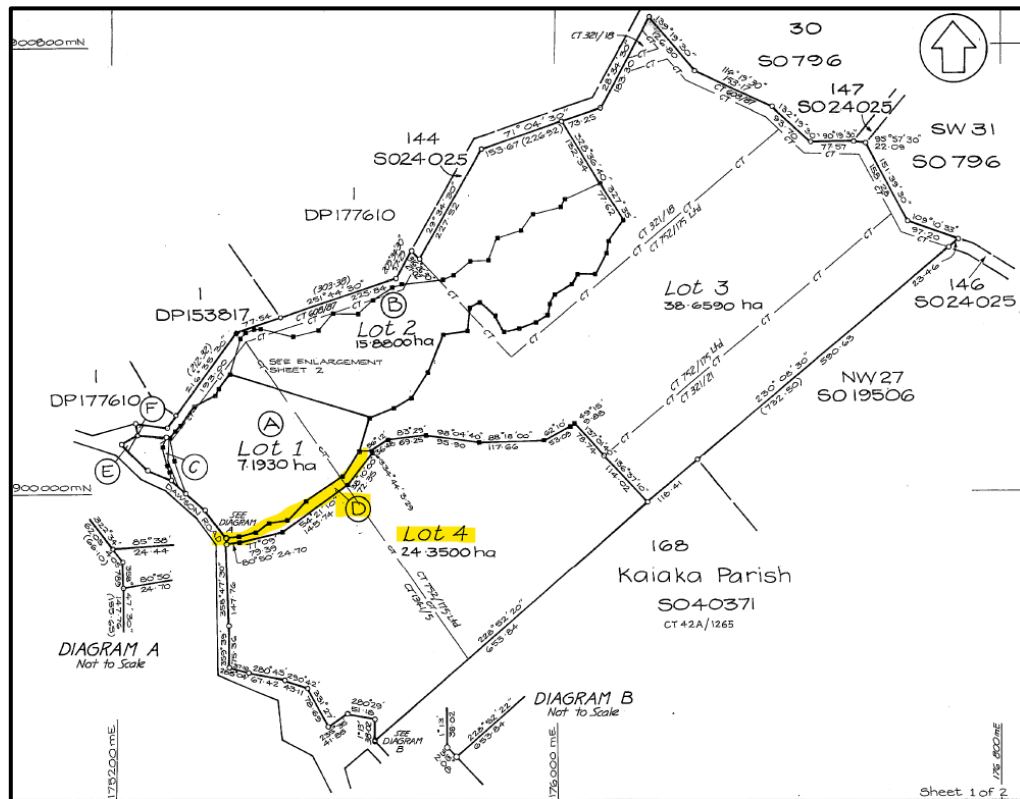


Figure 4: Title plan including Easement D

## Withdrawn LUC and Pre Application Meeting

A land use consent (2260424-RMALUC) to retrospectively approve the building was lodged in March 2026 and was limited notified to the owners/occupiers of Lot 3 DP 191176 due to privacy and overlooking effects. The application was withdrawn on 11 May 2026 to avoid the notification process. A pre-application meeting (CDM-2026-40) was held with Council on 12 June 2026 to discuss mitigation measures and design options, the aim being to receive general guidance on what may result in acceptable effects and enable a non-notified application. Of the options presented, Council planner Eden Nathan confirmed that the design put forward in this current application (removal of the deck and construction of a deck on the eastern building façade with screening) is most supportable. I acknowledge that this is a preliminary view only and does not guarantee a certain outcome.

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## 2.5 FNDC Proposed District Plan – Decisions Version

The Proposed District Plan (PDP) was notified on 27 July 2022. The FNDC website states *On the 11 June 2026 the Far North District Council approved the release of its decisions on submissions to the Proposed District Plan (PDP). The council's decisions on submissions on the Proposed District Plan were formally notified on Tuesday 30 June 2026. This notification also marks the beginning of the appeal period, during which submitters may appeal the council's decisions to the Environment Court. It also means all of the Proposed District Plan – Decision Version provisions have legal effect (under s86B(1) of the Resource Management Act 1991).*

The site remains zoned as Rural Production under the PDP and is not subject to any overlays. The PDP introduces only one change from the Operative District Plan (ODP) that is relevant to this application. Under the ODP, height in relation to boundary (HiRB) can be measured from the furthest side of a right of way or accessway whereas HiRB is measured from the boundary itself under the PDP. The change in where HiRB is measured from, generates a small-scale infringement to the northern roof form of the building. This infringement must be included as a reason for consent and is discussed in sections below.

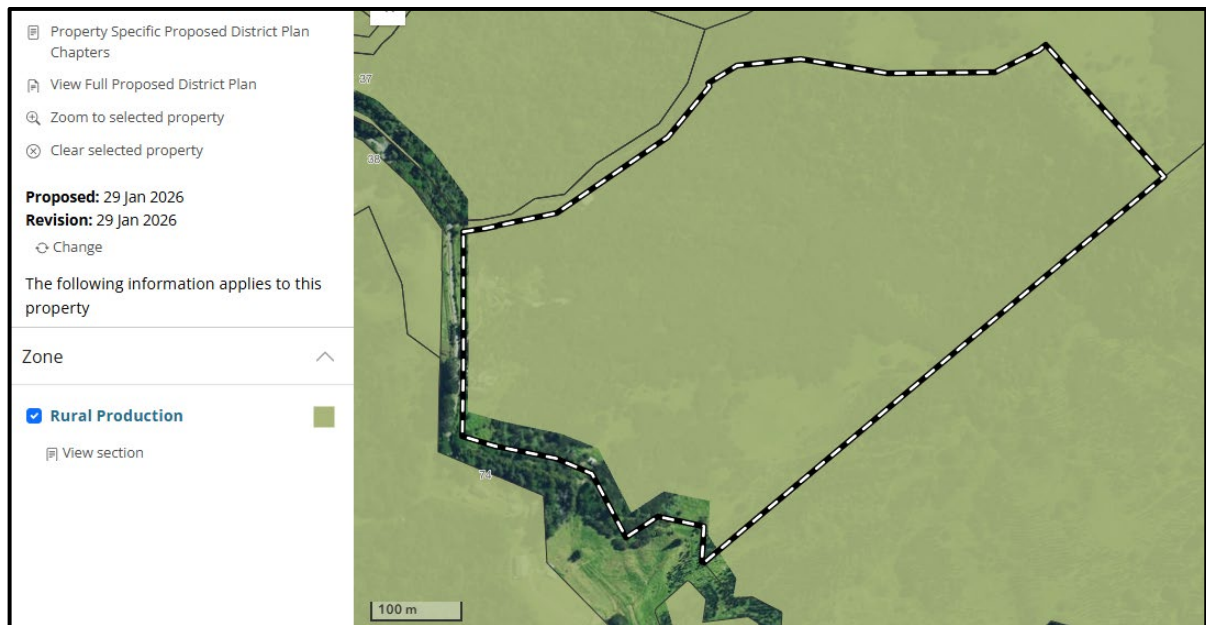


Figure 5: Proposed zoning and overlays (FNDC PDP)



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Under the PDP, the earthworks rules and standards (EW-R12, EW-R13 and EW-S3, EW-S5) and indigenous biodiversity rules (IB-R1 to IB-R5) would be relevant to this application if the activities occurred after 27 July 2022, the date on which the Proposed District Plan was notified. The FNDC Council website states *If the activity was commenced and completed prior to the notification of the Proposed District Plan and was permitted under the current Far North District Plan, then it does not need resource consent under the Proposed District Plan (e.g earthworks or vegetation clearance)*. The vegetation clearance and earthworks undertaken to create the building platform occurred in late 2020, prior to the July 2022 notification date, and these provisions are not applicable.

The historical imagery below taken from Google Earth provides a visual timeline. The building did not exist in early to mid 2020 when the aerals below were likely captured and then does exist in 2021. There are no reasons for consent under the PDP.

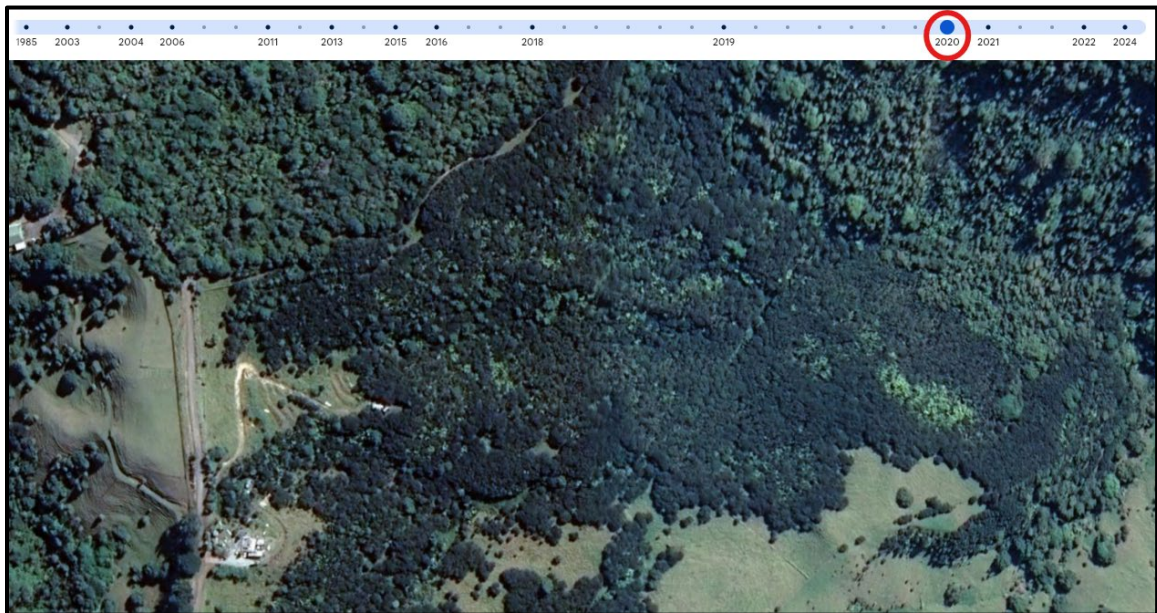


Figure 6: Google Earth Historical Imagery 2020



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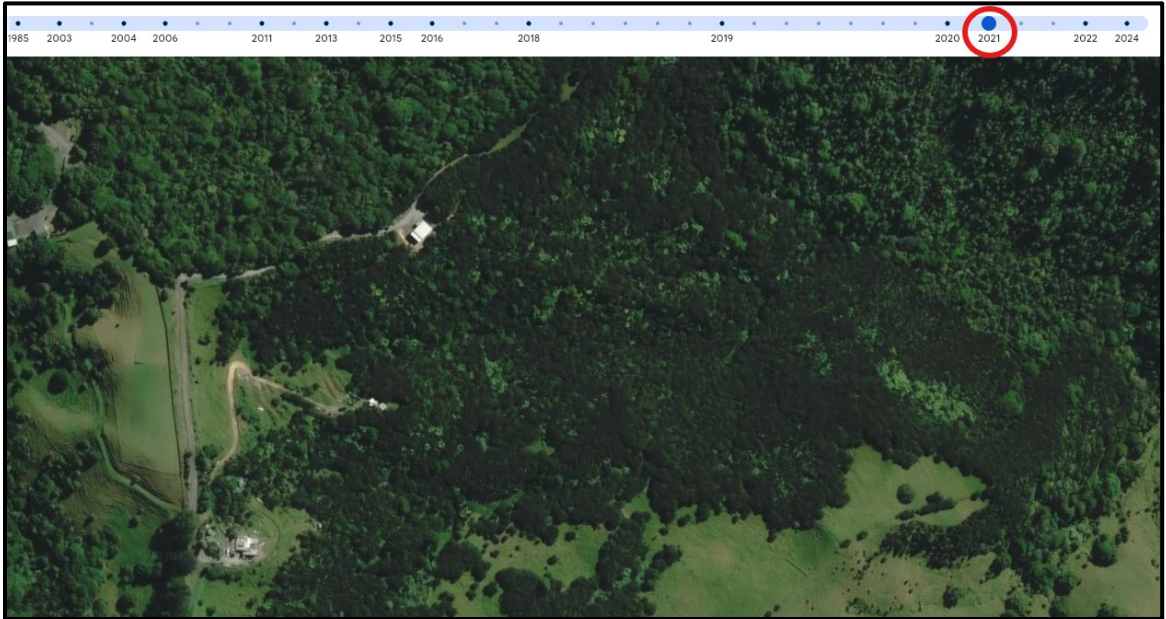


Figure 7: Google Earth Historical Imagery 2021

## 2.6 National Policy Statement for Indigenous Biodiversity

As this NPS came into effect in August 2023, the vegetation removal had taken place over two years prior and was not subject to these provisions. The NPS-IB is not applicable.

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## 3. THE PROPOSAL

### Activity

This application is retrospective in nature. The two-storey building located in close proximity to the northern boundary / Easement D and is subsequently located within the 10m side yard and breaches the northern recession plane. The building is constructed from timber and weatherboard, one half of which contains a tall roller door to enable the storage of machinery, and the other half contains a storage area on the ground floor and a mezzanine area on the first floor. The building contains minimal windows, and a sliding door and north facing deck accessed from the mezzanine floor. There is no kitchen, bathroom or bedroom, and the building is not utilised for living purposes. There is therefore no wastewater output. The existing accessway (Easement D) is unmodified.

Given the side yard infringement, HiRB infringement and privacy concerns to Lot 3 identified by Council under withdrawn LUC application 2260424-RMALUC, it is proposed to remove the northern deck and construct a deck alongside the eastern side of the building instead, with 2m high screening to the north.



Figure 6: Existing building (northern deck to be removed)

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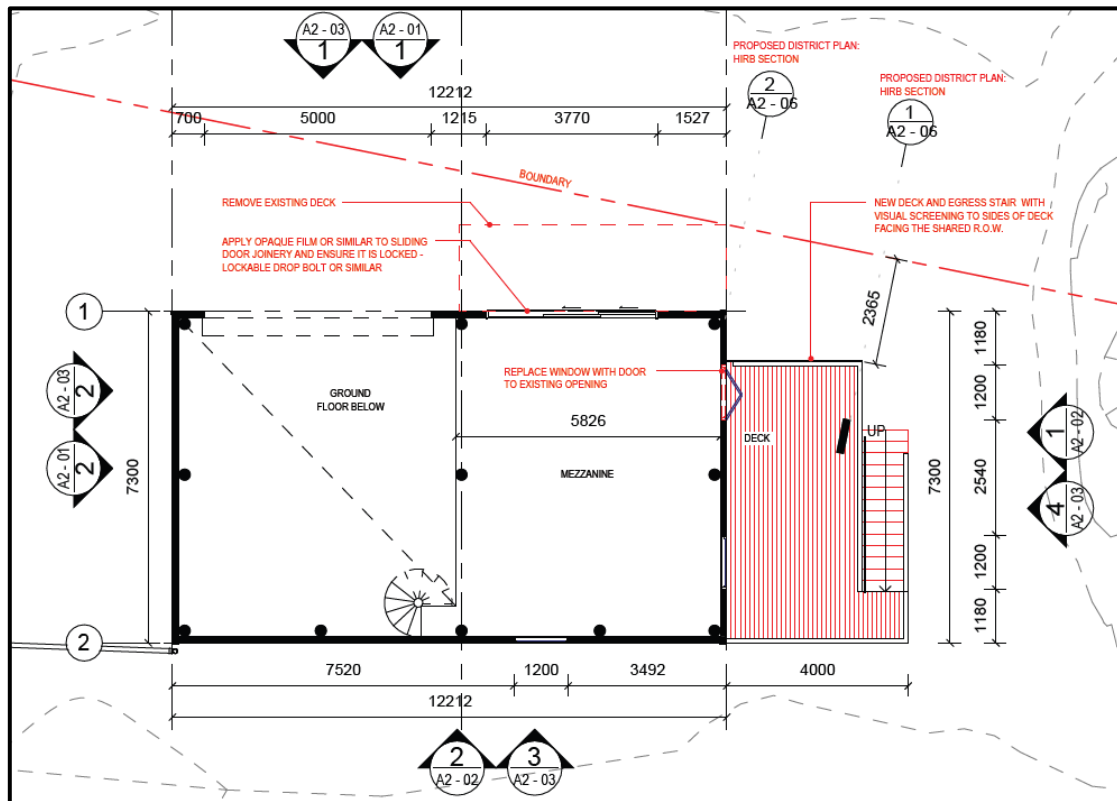


Figure 7: Proposed eastern decking

## Operative District Plan

In terms of compliance with Rural Production zone standards, the following is noted:

- 8.6.5.1.2 – The HiRB control is 2m + 45 degrees at the site boundaries, *except where a site boundary adjoins an accessway serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot or access way.* The site boundary does adjoin an accessway serving a rear lot, and the HiRB measurement can be taken from the northern side of the accessway. The building complies with HiRB due to this exception.
- 8.6.5.1.3 – The maximum impervious surface of 15% is not exceeded.
- 8.6.5.1.4 – The required building setback from boundaries is 10m. The building is located almost entirely within the 10m yard, and **this standard is not met.** The proposed decking is also located within the side yard and is to be setback a minimum

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of 2.36m from the boundary. The water tank also protrudes into the side yard by approximately 541mm in depth.

- 8.6.5.1.8 – The building is 5.5m in height which complies.
- 8.6.5.1.10 – The building coverage does not exceed 12.5% of the total gross site area.

## Proposed District Plan – Decisions Version

In terms of compliance with Rural Production zone standards, the following is noted:

The building complies with the height limit and building coverage standards.

- RPROZ-S2 – The HiRB control is measured as 55 degrees + 2m from the northern boundary of the site. The building breaches the recession plane by a maximum of 1097mm in vertical height across a horizontal distance of 5820mm.
- RPROZ-S3 – The required building setback from boundaries is 10m. The building is located almost entirely within the 10m yard, and **this standard is not met**. The proposed decking is also located within the side yard and is to be setback a minimum of 2.36m from the boundary. The water tank also protrudes into the side yard by approximately 541mm in depth.

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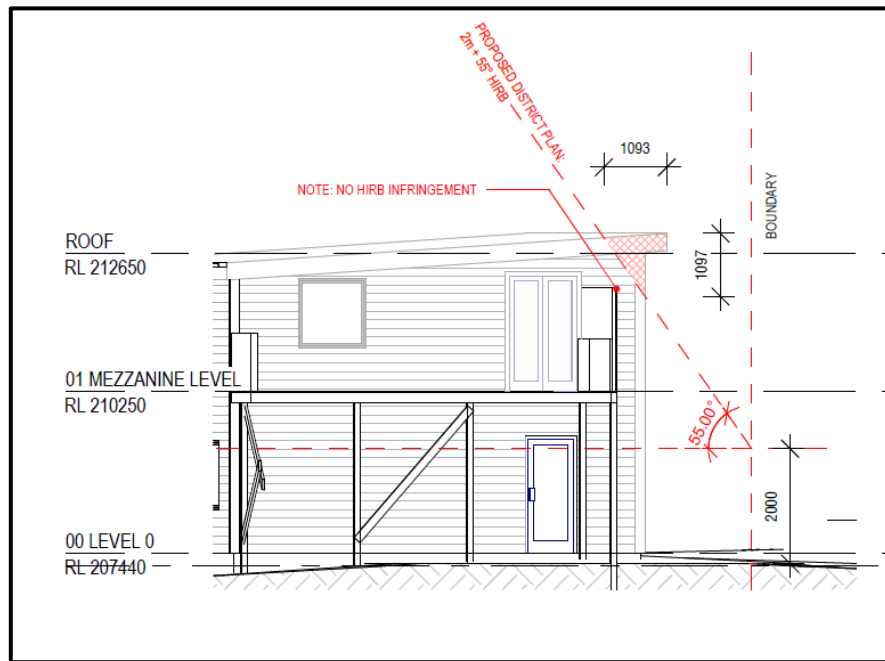


Figure 8: HiRB infringement under the PDP (eastern elevation)

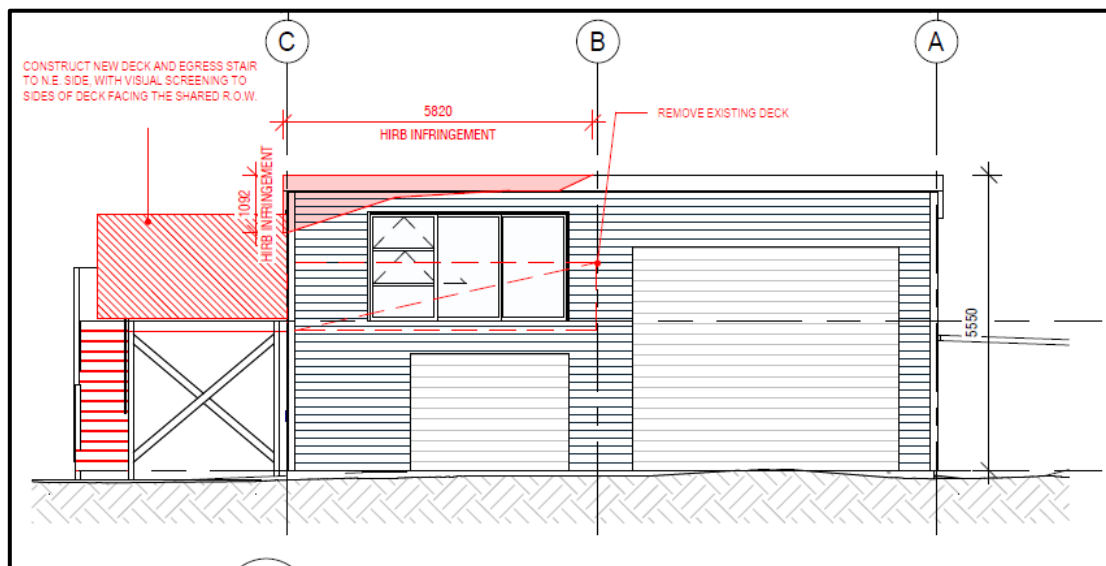


Figure 9: HiRB infringement under PDP (northern elevation)



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## Earthworks

Small scale earthwork excavation was undertaken to provide a level building platform. Earthworks were likely to be in the range of 400m<sup>2</sup> in area. These works were undertaken as a Permitted activity in accordance with 12.3.6.1.1 for the following reasons:

- The volume of earthworks did not exceed 5,000m<sup>3</sup> in a 12 month period.
- Based on the topographical survey prepared by Von Sturmers, excavation was likely 3m below ground level at its deepest point, tapering off on either side and not exceeding an average cut height of 1.5m.

## Vegetation Removal

Small scale vegetation removal was undertaken to clear the building platform. It is not certain exactly how much vegetation was cleared, but with the building having an approximate 100m<sup>2</sup> footprint and the need for clearance around it, it was likely to be in the range of 400m<sup>2</sup>. This was however undertaken as a permitted activity in accordance with 12.2.6.1.2 for the following reasons:

- The vegetation is more than 10 years old and is not remnant forest
- The clearance did not occur within 20m of a lake, indigenous wetland or continually flowing river
- Collective clearance across the site has not exceeded 2ha since 1 February 2005.

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## 4. REASONS FOR THE APPLICATION

### Section 9 District Land Use

#### 4.1 Operative District Plan

##### *Chapter 8 Rural Environment*

- An activity is a **restricted discretionary** activity under 8.6.5.3 if it does not comply with standards. The building and proposed deck are located almost entirely within the side yard, and the water tank is located partially within the side yard. This does not comply with 8.6.5.1.4 Setback from Boundaries.

#### 4.2 Proposed District Plan – Decisions Version

##### *Rural Production Zone*

- An activity is a **restricted discretionary activity** under PER-2 if it does not comply with standards:
  - The building breaches the recession plane by a maximum of 1097mm in vertical height across a horizontal distance of 5820mm which does not comply with RPROZ-S2 Height in Relation to Boundary.
  - The building and proposed deck are located almost entirely within the side yard and does not comply with RPROZ-S3 Setback. The water tank is located partially within the side yard as well.

#### 4.3 Overall Activity Status

Overall, consent is required as a **Restricted Discretionary Activity**.

## 5. NOTIFICATION ASSESSMENT

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

Section 95A specifies the steps to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

#### **Step 1: Mandatory public notification in certain circumstances**

No mandatory notification is required as:

- We are not requesting the application be publicly notified (s95A(3)(a))
- There are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- The application does not involve any exchange of recreation reserved land under s15A of the Reserves Act 1977 (s95A(3)(c)).

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

Public notification of a resource consent application for an activity which:

95A(5)(a) the resource consent activity is subject to a rule or national standard which precludes public notification

95A(5)(b) - the application is for a resource consent for 1 or more of the following, but no other, activities:

- A controlled activity
- a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:

In this case, the activity requiring resource consent is a building within the side yard. Therefore, public notification is not precluded.

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

Step 3 describes that where public notification is not precluded by step 2, it is required if a rule or NES requires public notification, or if the activity is likely to have adverse effects on the environment that are more than minor (ss95A(7) and s95A(8)).

- No rule or NES requires public notification in relation to this application.
- The adverse effects on the environment has been assessed in detail below and it is concluded that these will be less than minor. Therefore, public notification is not required.

### ***Adjacent Land***

When assessing whether an activity will have, or is likely to have adverse effects on the environment that are more than minor, Section 95D states that the consent authority must disregard effects on persons who own or occupy the land in, on or over which the activity will occur and any land adjacent to that land. In this instance, the following properties are considered to be 'adjacent' as they adjoin the subject site.

- Lot 3 DP 191176 (east)
- Lot 1 DP 191176 (north)
- Part Allot SW28 OF Kaiaka (west)
- Section 6 Block IV Takahue SD (west)
- Allot 168 PSH OF Kaiaka (south)

### ***Assessment***

#### **Receiving Environment**

The receiving environment is made up of the existing environment and associated effects from lawfully established activities; effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented; and the environment as likely to be modified by activities permitted in the plan.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered. In this case, the subject site contains one primary vehicle crossing

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and accessway and sheds and ancillary buildings centrally along the road frontage, and a secondary access point via Easement D.

## ***Adverse Effects on the Wider Environment***

Having consideration to the nature of the proposal and any mitigation proposed, the adverse effects of the proposal on the wider environment are addressed below.

## **Matters of Discretion**

If the activity is a restricted discretionary activity, only those effects that relate to matters that are within the council's discretion are considered in this assessment.

## **Character and Amenity Effects**

The building is an accessory farm building that is two storeys in height, constructed from timber and weatherboard and sits within an isolated, very low density rural environment. The building is not visible from any public space, sits below a ridgeline and is not visible from neighbouring dwellings or buildings considering the extensive separation distances, undulating topography and surrounding mature native vegetation which screens the building on three sides. The proposal puts forward an expected building form, design, use and location in the rural environment which does not adversely affect the character or amenity values of the zone. Additionally, with the closest neighbouring buildings being approximately 250m – 350m away on Lot 1 to the north, privacy and outlook effects to established neighbouring buildings is negligible.

To mitigate potential privacy and overlooking effects to the shared accessway serving Lot 3, the proposal removes the existing north-facing deck and replaces it with an eastern deck. A solid privacy screen is incorporated along the northern side of the new deck, preventing overlooking towards the accessway. The deck and privacy screen are also recessed further back from the accessway than the building's front/northern elevation which further reduces the perceived bulk of the building from neighbouring viewpoints. As a result, opportunities for overlooking are mitigated to the greatest extent possible whilst still providing the desired decking.



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Although positioned adjacent to the access easement, the accessway serves only one additional site (Lot 3), is not obstructed in any way by the building, and does not have its capacity or manoeuvring reduced by the building. Notably, the existing northern deck will be removed to provide for a greater setback. The accessway ranges in width and is approximately 15m wide where adjacent to the building. Vehicles of all sizes can continue to utilise the accessway and the presence of the building does not change the useability. Sightlines along the accessway, safety and efficiency are maintained.

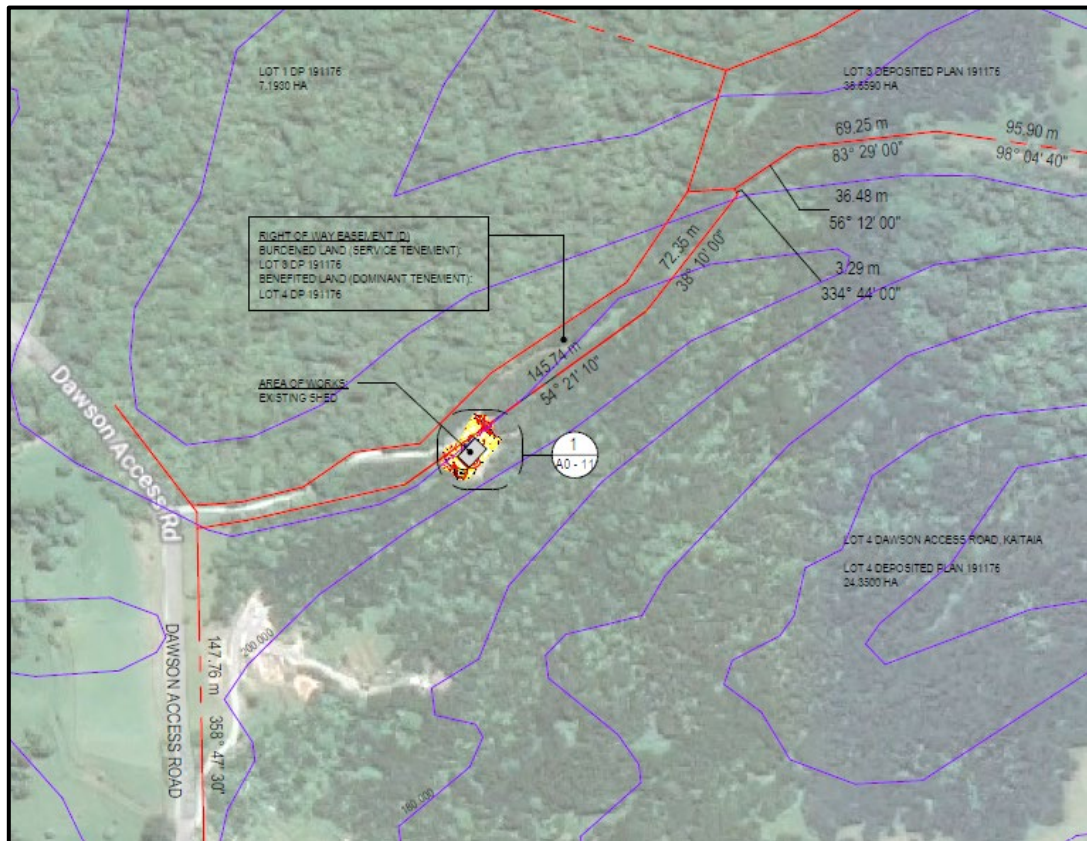


Figure 9: Building location along accessway

## Natural Hazard and Site Constraints Effects

The site is characterised by undulating topography, with limited areas suitable for building platforms. The building has been located adjacent to the existing accessway on one of the few relatively level areas of the site, reducing the need for extensive earthworks and avoiding excessive vegetation removal. The chosen location minimises environmental disturbance while providing a suitable platform for the building. The building is not located

# Plan Co.

in proximity to flood related hazards. Adverse effects relating to natural hazards and site constraints are considered negligible.

## ***Summary***

Overall, it has been demonstrated in the above assessment that adverse effects on the environment will be negligible and therefore public notification is not required.

## **Step 4: public notification in special circumstances**

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary
- outside of the common run of applications of this nature, or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be negligible.

There is nothing special, unusual or out of the ordinary with this activity that is anticipated within a rural environment. As such, it is considered there are no reasons to warrant public notification of the application.

## **5.2 Limited Notification Assessment (Sections 95B, 95E)**

As with the amendments to Section 95A, Section 95B also entails a number of steps that must be followed to determine whether an application should be subject to limited notification.

**Step 1 relates to the consideration of certain affected groups and affected persons.**

There are no such groups or persons who would be affected by the proposal.

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**Step 2 details situations where limited notification is precluded (if not required under step 1).**

The application is not a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

**Step 3 outlines situations where affected persons must be notified if such notification is not precluded under step 2.**

## ***Effects that must be disregarded***

**Any effect on a person who has given written approval to the application**

No persons have provided their written approval.

## **Adversely Affected Persons Assessment (sections 95B(8) and 95E)**

The effects of the proposal on adjoining persons will be less than minor as per the following assessment.

### **Lot 3 DP 191176**

Persons located on this rurally zoned site to the east will view the building when travelling along the accessway. I note that Lot 3 is currently void of all buildings and appears vacant. As mentioned earlier, Lot 3 contains the accessway that the subject site has the right to use, and the building is located adjacent to this access. It does not encroach into or obstruct the driveway; vehicle manoeuvring and sightlines are maintained. Due to substantial separation distances, undulating topography, mature vegetation on three sides of the building and the inclusion of a 2m high privacy screen on the northern side of the new deck, occupants of Lot 3 will not experience adverse privacy or overlooking effects. The building generates negligible adverse effects on these neighbouring persons.

### **All other persons**

All other persons are either sufficiently separated (such as those adjacent persons across the road) or screened by development on adjacent sites and are therefore not adversely affected by the proposed development.

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## ***Summary of Effects***

The above assessment has concluded that no persons are adversely affected as adverse effects are negligible.

**Step 4 is the last step and relates to the consideration of special circumstances and whether these would warrant notification to persons not already determined to be eligible for limited notification.**

It is not considered that there are any special circumstances that would warrant limited notification as the proposal is for a rural accessory building which is anticipated in the zone.

## **5.3 Notification Conclusion**

Overall, it is considered that this application satisfies the relevant provisions of S95A, 95D, 95B and 95E and can lawfully be assessed without notification or the requirement for written approvals from any persons.

## **6. SECTION 104 ASSESSMENT**

### **6.1 Actual and Potential Effects Section – Section 104(1)(a)**

The adverse effects arising from the proposal have been discussed above and were found to be less than minor, and no persons adversely affected. This conclusion is equally applicable to the S104 assessment and will therefore not be repeated. Relevant Statutory Documents – Section 104(1)(b)

## **Far North Operative District Plan**

### ***Chapter 8 Rural Environment***

The objectives of Section 8.6.3 seek to enable rural production activities while maintaining the character, amenity values and productive capacity of the rural environment. The proposed accessory farm building directly supports rural production activities and is consistent with the functional needs of a rural property. Although it infringes the side yard, the building is located within an isolated, low-density rural environment and is screened by mature vegetation. It does not adversely affect neighbouring properties, rural character, or productive land use.

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The policies in Section 8.6.4 enable rural production and associated activities while requiring adverse effects to be avoided, remedied, or mitigated. The building is utilitarian in design, used solely for storage, and does not generate reverse sensitivity effects or diminish rural amenity values. Given the substantial separation from neighbouring dwellings and the absence of visual or access effects, the building is appropriately located and integrated. The proposal enables appropriate rural development while maintaining character and amenity outcomes and is therefore consistent with the relevant objectives and policies of Chapter 8.

## **Far North Proposed District Plan**

### ***Rural Production Zone***

Overall, the Rural Production Zone provisions seek to ensure rural land remains available for primary production while maintaining rural character and accommodating activities that are compatible with a working rural environment. The building is an accessory farm building used primarily for storage that supports the ongoing rural use of the site and is compatible with the productive purpose of the zone. The use of the land is not compromised and natural hazards are not exacerbated. The building is compact, small in scale, visually contained by the site's topography and existing vegetation and maintains the rural character and amenity values of the surrounding environment along Dawson Access Road. The objectives and policies of the Rural Production Zone are met.

## **6.2 Other Matters – Section 104(1)(c)**

As the application is for a restricted discretionary activity there are no other matters that require consideration.

## **6.3 Conclusion**

As demonstrated in the above assessment, the proposal will be consistent with the relevant objectives and policies of the Far North Operative District Plan. The existing building is for ancillary purposes on a rurally zoned site which maintains acceptable amenity on neighbouring persons. The building provides an acceptable environmental outcome.

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## **7. CONSIDERATION OF PART 2 MATTERS**

### **7.1 Purpose**

Section 5 identifies the purpose of the RMA as the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

### **7.2 Principles**

Section 6 sets out a number of matters of national importance which need to be recognised and provided for. These include the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

Section 7 identifies a number of “other matters” to be given particular regard by the council in considering an application for resource consent. These include the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

Section 8 requires the council to take into account the principles of the Treaty of Waitangi.

### **7.3 Part 2 Assessment**

There are no section 6, 7 or 8 matters for consideration. The proposal is considered to meet the purpose of the Act being the sustainable use and development of natural and physical resources. In particular, the proposal represents will allow for social, cultural and economic wellbeing to be achieved whilst ensuring adverse effects on the environment will be appropriately avoided, remedied or mitigated.

## **8. CONCLUSION**

This assessment concludes that adverse effects on the environment arising from the proposal will be negligible and on this basis, pursuant to Section 95 of the Resource Management Act, this proposal should be processed without the requirement for public or



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limited notification and without the requirement for the written approval of any specific persons.

Overall, the actual and potential effects of the proposal in relation to s104(1)(a) will be acceptable in nature noting that the proposal will not have adverse effects on the environment that are at odds to the matters of discretion. The assessment also concludes that the proposal will be consistent with the relevant provisions of the Auckland Unitary Plan and will achieve the purpose of the RMA.

Accordingly, it is considered that the statutory requirements of Section 104, 104C and Part 2 of the Resource Management Act, 1991 are satisfied. On this basis land use resource consent can be granted to the proposal.

Report prepared by



**Holly Tutill, Planning Consultant at Plan Co. NZ Ltd**

Phone: 027-209-7332

Email: [holly@planco.co.nz](mailto:holly@planco.co.nz)



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA120D/992**  
**Land Registration District** **North Auckland**  
**Date Issued** 15 November 1999

**Prior References**

NA1341/5                      NA752/175

---

**Estate** Fee Simple  
**Area** 24.3500 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 191176

**Registered Owners**

Stephen Clifford Foster as to a 1/2 share  
Cornelius Finlay Van Dorp as to a 1/2 share

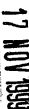
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**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate D434999.3 - Produced 29.9.1999 at 2.45 pm and entered 15.11.1999 at 9.00 am

The easements specified in Easement Certificate D434999.3 are subject to Section 243 (a) Resource Management Act 1991 7351877.1 CAVEAT AGAINST THE SHARE OF STEPHEN CLIFFORD FOSTER BY STANLEY GEORGE FOSTER - 3.5.2007 at 9:00 am





Approved by Registrar-General of Land under No. 2002/6065  
**Caveat against dealings with land under Land Transfer Act 1952**  
Section 137, Land Transfer Act 1952

**X 7351877.1 Caveat**

Cpy - 01/04, Pgs - 002, 03/05/07, 08:16



DocID: 312878483

Land registration district

North Auckland

Unique identifier(s)  
or C/T(s)

All/part

Area/description of part or stratum

NA 120D/992

Part

All the interest of Stephen Clifford FOSTER in the land

Caveator

Surname(s) must be underlined.

Stanley George FOSTER

Estate or interest claimed, grounds on which claim founded, and derivation from registered proprietor

As Mortgagee pursuant to an agreement to mortgage dated 22 March 2007 between Stephen Clifford FOSTER, a registered proprietor, as mortgagor and Stanley George FOSTER as mortgagee.

Notice

**Take notice that the Caveator forbids** the registration of any instrument, having the effect of charging or transferring, or otherwise affecting, the estate or interest protected by this caveat, **except as stated below**, until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of sections 145 or 145A of the Land Transfer Act 1952. The exceptions are:

Address for service of Caveator

The office of V L Pomeroy Solicitor for the Caveator, 1 Marine Parade, Piha, Auckland 1007

Address for service of Registered Proprietor

Dawson Access Road, RD 2, Kaitaia

Dated this 2nd day of

May

2007

Attestation

Delete inapplicable descriptions in [ ].

STANLEY GEORGE FOSTER by his  
solicitor and duly authorised agent  
VICKI LEE POMEROY

Signature(s) [common seal] of  
[Caveator] [Attorney] [Agent]

Signed in my presence by the [Caveator] [Attorney] [Agent]

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name ANTHONY W. OLSEN

Occupation GIS CONSULTANT

Address 84 ARAWA STREET, MATATA

Landline User ID

LODGING FIRM

Address:

P O Box 98

Piha

Uplifting Box Number

ASSOCIATED FIRM

Client Code / Ref

Dealing / User Name  
(LINZ User Only)

Survey Plan (#)

Title Plan (#)

Travel/Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

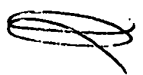
Priority Use Certificate Stamp  
(LINZ User Only)

Plan Number Pre-allocated or  
to be Deposited

Rejected Dealing Number

Other (state)

**X 7351877.1 Caveat**  
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**Copies**  
(inc. original)  
DocID: 312878483



50.00

MAY02/2007 12:09 CRED

| Priority Order | CT Ref      | Type of Instrument | Names of Parties | DOCUMENT OR SURVEY FEES | ADULT TITLE FEES | NOTICES | ADVERTISING | NEW TILES | OTHER | RE-SUBMISSION & PRIORITY FEE | FEES \$ |
|----------------|-------------|--------------------|------------------|-------------------------|------------------|---------|-------------|-----------|-------|------------------------------|---------|
| 1              | NA 120D/992 | X                  | Foster Foster    | 60.00                   |                  |         |             |           |       |                              | \$60.00 |
| 2              |             |                    |                  |                         |                  |         |             |           |       |                              |         |
| 3              |             |                    |                  |                         |                  |         |             |           |       |                              |         |
| 4              |             |                    |                  |                         |                  |         |             |           |       |                              |         |
| 5              |             |                    |                  |                         |                  |         |             |           |       |                              |         |
| 6              |             |                    |                  |                         |                  |         |             |           |       |                              |         |

Land Information New Zealand Lodgement Form

ADVERTISING, LINZ LOGO, ZINZ

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures?

Subtotal (for this page) \$60.00  
Total for this dealing \$60.00  
Less Fees paid on Dealing #  
Cash/Cheque enclosed for \$60.00



D434999.3 EC

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We SHAYNE VICTOR SUBRITZKY of Kaitaia, farmer and TESSA JEAN SUBRITZKY his wife

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland

on the                      day of                      19 99                      under No. 191176  
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE  
DEPOSITED PLAN NO. 191176

| Nature of Easement<br>(e.g., Right of Way, etc.) | Servient Tenement                                                           |                                                                             | Dominant Tenement<br>Lot No.(s) or other<br>Legal Description | Title<br>Reference |
|--------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------|--------------------|
|                                                  | Lot No.(s)<br>or other<br>Legal Description                                 | Colour, or Other Means<br>of Identification, of Part<br>Subject to Easement |                                                               |                    |
| Right of Way                                     | Lot 1 on<br>Deposited<br>Plan 191176<br>Certificate of<br>Title<br>120D/989 | (C)                                                                         | Lot 2 on<br>Deposited Plan<br>191176                          | 120D/990           |
| Right of Way                                     | Lot 3 on<br>Deposited<br>Plan 191176<br>Certificate of<br>Title<br>120D/991 | (E)                                                                         | Lot 4 on<br>Deposited Plan<br>191176                          | 120D/992           |

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

As provided by the seventh schedule to the Land Transfer Act 1952.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Nil

Dated this 27th day of August 19 99.

Signed by the above-named

SHAYNE VICTOR SUBRITZKY and  
TESSA JEAN SUBRITZKY

in the presence of

Witness ..... Aylene Price

Occupation BANK OFFICER

Address 26 HERETAUNGA ST

TEKIRANGA  
WHANGAREI

Correct for the purposes of the Land Transfer Act 1952

(Solicitor for) the registered proprietor:

(D. R. Fountain)

# EASEMENT CERTIFICATE

Land Transfer Act 1952

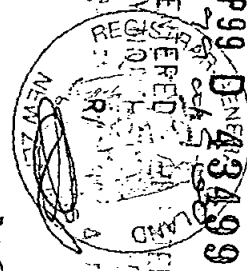
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Auckland District Law Society  
REF: 4050

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LAND REGISTRY  
NEW ZEALAND



1200989-992

LINZ COPY



# Concept Development Meeting Minutes

**Date:** 12-Jun-2026  
**Concept Number:** CDM-2026-40  
**Address:** Lot 4, Dawson Access Road, Kaitaia 0482  
**Duration of Meeting:** 30 minutes (9am – 9.30am)

## 1. Meeting Attendees

Council:

Eden Nathan

Applicant/Agent:

Holly Tutill

Tim Merkens

## 2. Proposal and Documents Submitted for CDM

The applicant is seeking retrospective land use consent for an existing building (shed) that breaches the 10 metre setback from boundaries in the Rural Production zone under Rule 8.6.5.1.4 of the Operative Far North District Plan. The application is a restricted discretionary activity. A previous application (2260424-RMALUC) was lodged in March 2026 and limited notified to the owners/occupiers of Lot 3 DP 191176. That application was withdrawn shortly after notification. This CDM has been requested to discuss potential mitigation measures with a view to what would be required for any relodged application to be processed on a non-notified basis.

Documents submitted for the CDM:

- Architectural drawings, TOA Architects Ltd, Issue B, dated 3 June 2026 (sheets A0-01 to A2-05, including existing building plans, elevations, and three mitigation options).

## 3. Detail of Proposal – as outlined by the applicant at the meeting

The applicant/agent outlined the following background at the meeting. The existing building was constructed in or around 2020-2021. It is a two-storey structure comprising a roller-door storage area at ground floor level and a mezzanine with a north-facing deck at first floor level. The building has a total height of approximately 5.5 metres and is built from timber and weatherboards. It contains no kitchen, bathroom or bedroom and is not used for residential purposes.

The agent noted that the applicant is a doctor who has worked in rural medicine in Kaitaia for a long time and is currently working in Australia on a regular basis, returning periodically. The building is used for storage of the applicant's possessions while he is overseas.

The agent outlined the three mitigation options developed by TOA Architects (Issue B, 3 June 2026). All parties confirmed they were familiar with the site and proposal context from the original application, so discussion moved directly to the options.

Option 1: Install visual screening to two sides of the existing deck (the ROW-facing side and the side looking further up the ROW) to at least head height, so that there is no outlook across the boundary from the deck.

Option 2: As Option 1, with the addition of a screened egress stair off the deck. The agent noted this was at the applicant's request for a secondary means of egress from the upper level.

Option 3: Remove the existing deck from the ROW-facing elevation entirely, make the existing ranch slider door opening safe (noted as primarily a building consent matter), and construct a new deck and egress stair on the north-east side of the building with screening. The agent noted the southern side was not feasible due to steep topography and geotechnical concerns. The agent described Option 3 as the more extreme option they were hoping not to need.

#### **4. Discussion – at the meeting**

##### **Preliminary matters**

Eden Nathan confirmed at the outset that she had reviewed everything and discussed the application with her team leader prior to the meeting. She noted that the CDM cannot determine whether effects are less than minor or confirm a non-notified outcome. That determination must go through the section 95 process when a formal application is lodged. Any view expressed at the CDM is the reporting planner's current preliminary view only and does not pre-empt formal assessment. The agent and applicant acknowledged this.

##### **Proposed District Plan**

A brief discussion regarding the Proposed District Plan took place. Eden Nathan noted that PDP decisions are anticipated to be notified on 30 June 2026 and that all rules from that point would be relevant to any application lodged after that date. The agent was encouraged to keep this in mind given their stated aim to lodge before 30 June, so that the application can be assessed under the current Operative District Plan.

##### **Written approval from Lot 3**

Eden Nathan noted that the clearest path to non-notified processing would be written approval from the owners of Lot 3 under section 95E. Tim Merkens confirmed the applicant had made extensive efforts to locate the Lot 3 owner, including searching publicly available databases, approaching Council to write to the owner on their behalf (which was refused), and having local contacts speak to neighbours in the area. Those efforts had not been successful and the owner does not appear to have a digital footprint. Tim Merkens noted that the complaint that led to the abatement notice did not come from the Lot 3 owner.

The reporting planner noted she would follow up after the meeting on whether Council is able to assist in contacting the Lot 3 owner for the purpose of obtaining written approval, as she believed this had been done in other instances. She also noted that if the application were limited notified and the Lot 3 owner could not be located or did not respond within the 20-working-day submission period, the application would proceed to a decision in the ordinary way without a submission. The agent acknowledged this as a possible pathway



but noted the applicant preferred to resolve the matter through a land use consent due to timeframes.

## **Discussion of mitigation options**

### **Options 1 and 2**

Eden Nathan expressed concerns about Options 1 and 2 for the following reasons. First, the screening shown on the drawings is not detailed. No height, material, or extent is specified. The drawings show only a hatch. Eden Nathan noted she would need to know what the screening actually is before being able to assess whether effects would reduce to less than minor. Tim Merkens acknowledged this and noted the next level of conversation would be what type of screening would be acceptable, whether a trellis, perforated screen, or solid panel.

Second, Eden Nathan noted concerns about the removability of screening panels. She also noted that adding screens and a stair under Options 1 and 2 would increase the visual bulk of a building that is already a predominant feature when viewed from the neighbouring property, and could exacerbate the outlook and dominance experienced by users of the accessway/neighbouring lot rather than mitigate it. While screening might address privacy to some degree, the added bulk would be a further concern that would need to be addressed further in a AEE should either of these options be presented in an application.

### **Option 3**

Eden Nathan confirmed Option 3 is the option she would be most supportive of. Relocating the deck to the north-east side with screening reduces the setback breach to some degree and removes the elevated platform right above the accessway. She noted this would be the option she would be most likely to support on a non-notified basis out of the three presented, while making clear she could not confirm a non-notified outcome at this stage and the AEE would need to present the argument as to why this activity can be consented on a non-notified basis.

Eden Nathan raised the question of how the ranch slider door opening would be treated under Option 3. She noted that with the deck removed, the ranch slider still enables a person to stand at the upper level and observe the accessway. She asked whether the opening would simply be left as is, or whether it would be glazed or frosted so as to prevent looking out while still allowing light into the mezzanine. Tim Merkens confirmed the applicant would be willing to work through this with Council, and if outright removal were required that could be pitched, though it may not be popular. Holly Tutill noted frosting was likely the easiest solution. Eden Nathan agreed that frosted or fixed obscure glazing could achieve an outcome of preventing direct observation of the accessway/neighbouring lot from the upper level without darkening the mezzanine. A possible outcome is no clear-glazed openable opening at upper level on the ROW-facing elevation. The method of achieving that outcome is a matter for the applicant to decide and to be detailed in the AEE.

### **Timing of mitigation works and conditions**

Eden Nathan raised the question of whether the mitigation works would be completed prior to lodgement or conditioned as part of a consent. Tim Merkens confirmed the applicant would want the works conditioned rather than undertaken first, to have certainty that doing so would resolve the planning issue. Eden Nathan advised that in that case, the AEE should expressly volunteer Option 3 (if this is the option they decide to proceed with) as the proposed mitigation and offer the works as a condition of consent, including a realistic

timeframe for completion. The reporting planner noted Council's standard timeframe for completion of conditioned works is six months, though a different timeframe could be proposed in the AEE if justified. Tim Merkens confirmed six months would be realistic for a deck of this nature. He also noted the new deck would likely be consented as a freestanding structure abutting the building rather than attached to it, to avoid opening further compliance questions about the existing building. Eden Nathan noted the setback breach would still exist with the new deck on the NE side, but the AEE should detail how the breach is reduced compared to the current situation and justify this reasoning.

### **Other matters**

Holly Tutill noted the agent's office is aiming to lodge the application before 30 June 2026 ahead of PDP decisions being notified. Holly Tutill advised she is going on leave from Monday for two weeks and that someone from her team (potentially Diego, who has prior familiarity with FNDC) would prepare the application in her absence.

### **Please Note:**

The views and opinions by Council Officers at the Concept Development Meetings and in these associated notes provide their preliminary view only. A final determination on whether Council can support the consent or not, and whether the resource consent application will be processed on a notified or non-notified base can only be made upon receipt of a formal application, site visit and review.





LOT 4, DAWSON ACCESS RD. KAITAIA

DRAWING LIST

| SHEET # | SHEET NAME                            | REV | DATE       |
|---------|---------------------------------------|-----|------------|
| A0 - 01 | COVER SHEET                           | C   | 25/06/2026 |
| A0 - 02 | LOCATION PLANS                        | B   | 25/06/2026 |
| A0 - 03 | TOPOGRAPHICAL SITE SURVEY - BY OTHERS | B   | 25/06/2026 |
| A0 - 10 | OVERALL SITE PLAN                     | B   | 25/06/2026 |
| A0 - 11 | PART SITE PLAN                        | B   | 25/06/2026 |
| A0 - 12 | PART SITE PLAN SETBACK INFRINGEMENT   | C   | 08/07/2026 |
| A1 - 01 | GROUND FLOOR PLAN - EXISTING          | B   | 25/06/2026 |
| A1 - 02 | FIRST FLOOR PLAN - EXISTING           | B   | 25/06/2026 |
| A1 - 03 | FIRST FLOOR PLAN - PROPOSED           | B   | 25/06/2026 |
| A2 - 01 | EXISTING ELEVATIONS                   | B   | 25/06/2026 |
| A2 - 02 | EXISTING ELEVATIONS                   | B   | 25/06/2026 |
| A2 - 03 | PROPOSED ELEVATIONS                   | C   | 08/07/2026 |
| A2 - 06 | HIRB SECTIONS                         | A   | 25/06/2026 |



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| ISSUE | DATE       | AMENDMENT       |
|-------|------------|-----------------|
| A     | 25/02/2026 | RC ISSUE        |
| B     | 03/06/2026 | DECK MITIGATION |
| C     | 25/06/2026 | RC ISSUE        |
|       |            |                 |
|       |            |                 |
|       |            |                 |
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|       |            |                 |

GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.

WEATHER-TIGHTNESS & WATER-TIGHTNESS IN ACCORDANCE WITH NZBC E2 AS1.

TIMBER FRAMING TO NZS 3604/2011 UNLESS OTHERWISE STATED BY STRUCTURAL ENGINEER.

REFER TO STRUCTURAL ENGINEERS DWGS AND SPECIFICATIONS FOR STRUCTURAL REQUIREMENTS, SIZES AND DETAILS.



TOA Architects Ltd  
PO BOX 105339  
Auckland 1143  
T (64 9) 303 3573  
E admin@toa.net.nz

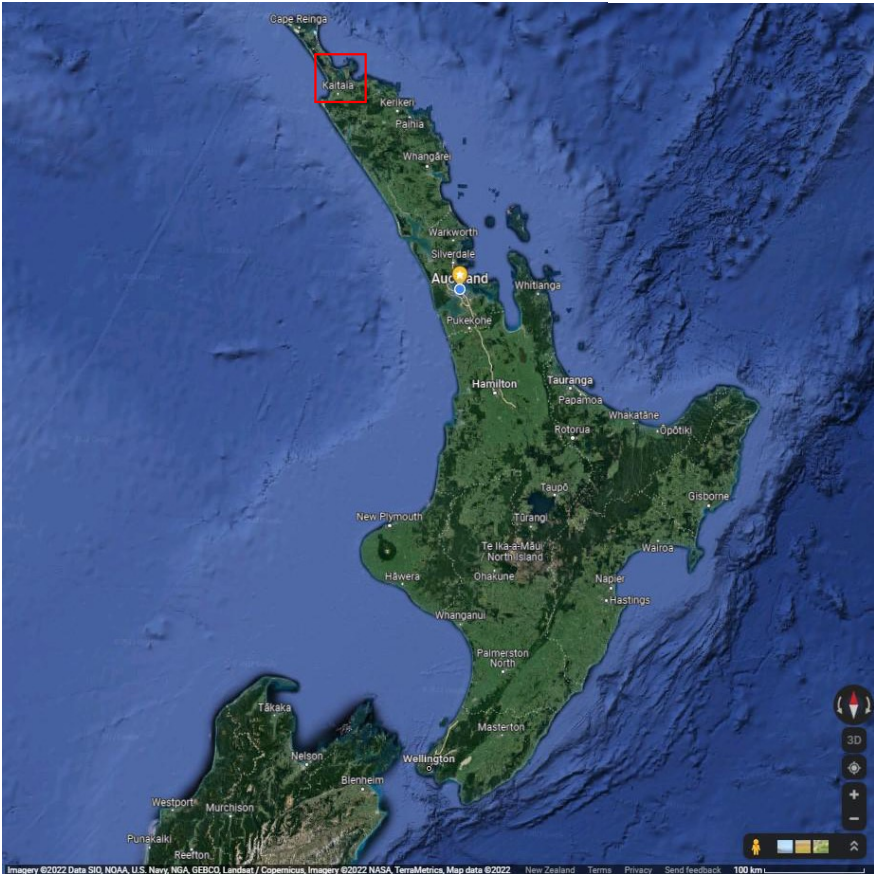
|            |        |
|------------|--------|
| Scale      |        |
| Project no | 2217.3 |

Project  
Lot 4, Dawson Access Rd. Kaitiaia

Drawn  
Cover Sheet

|            |       |
|------------|-------|
| Drawing no | Issue |
| A0 - 01    | C     |





NORTH ISLAND - N.T.S.



1 LOCATION PLAN 1  
1 : 50000

2  
A0 - 02

2 LOCATION PLAN 2  
1 : 5000

BOUNDARY LINES ARE INDICATIVE ONLY

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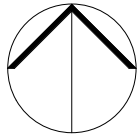
GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR.

WEATHER-TIGHTNESS & WATER-TIGHTNESS IN ACCORDANCE WITH NZBC E2 AS1.

TIMBER FRAMING TO NZS 3604/2011 UNLESS OTHERWISE STATED BY STRUCTURAL ENGINEER.

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Scale  
As indicated

Drawn  
no  
Author

Project  
no  
2217.3

Project  
LOT 4, DAWSON ACCESS RD. KAITIAIA

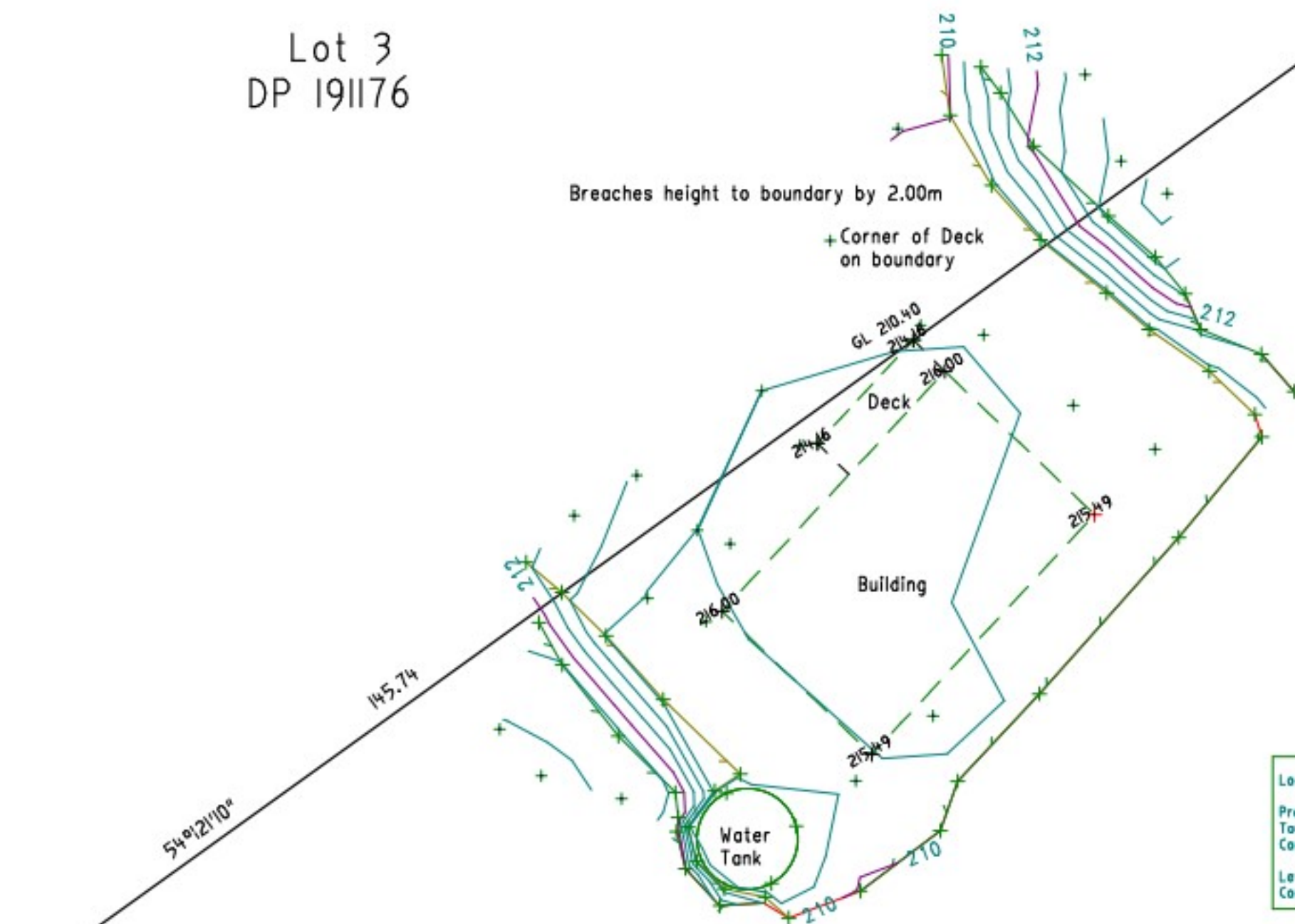
Drawing  
no  
A0 - 02

Issue  
no  
B



Lot 3  
DP 191176

Lot 4  
DP 191176



Local Authority: Far North District Council  
Prepared For: A Van Derp  
Total Area: 38.6590 ha  
Comprised in: NA 1200/992  
Levels in terms of: Assumed Datum  
Contour Interval is: 0.50m

# VON STURMERS

Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 408 6000 131 Commerce St  
P.O. Box 128  
Email: kaitia@saps.co.nz Kaitia

## Plan Of Topographical Detail Showing Building on Lot 4 DP 191176 Dawson Access Road

| Survey   | Name | Date | ORIGINAL SCALE | SHEET SIZE |
|----------|------|------|----------------|------------|
| Design   |      |      | 1:200          | A3         |
| Drawn    |      |      |                |            |
| Approved |      |      |                |            |
| Rev      |      |      |                |            |

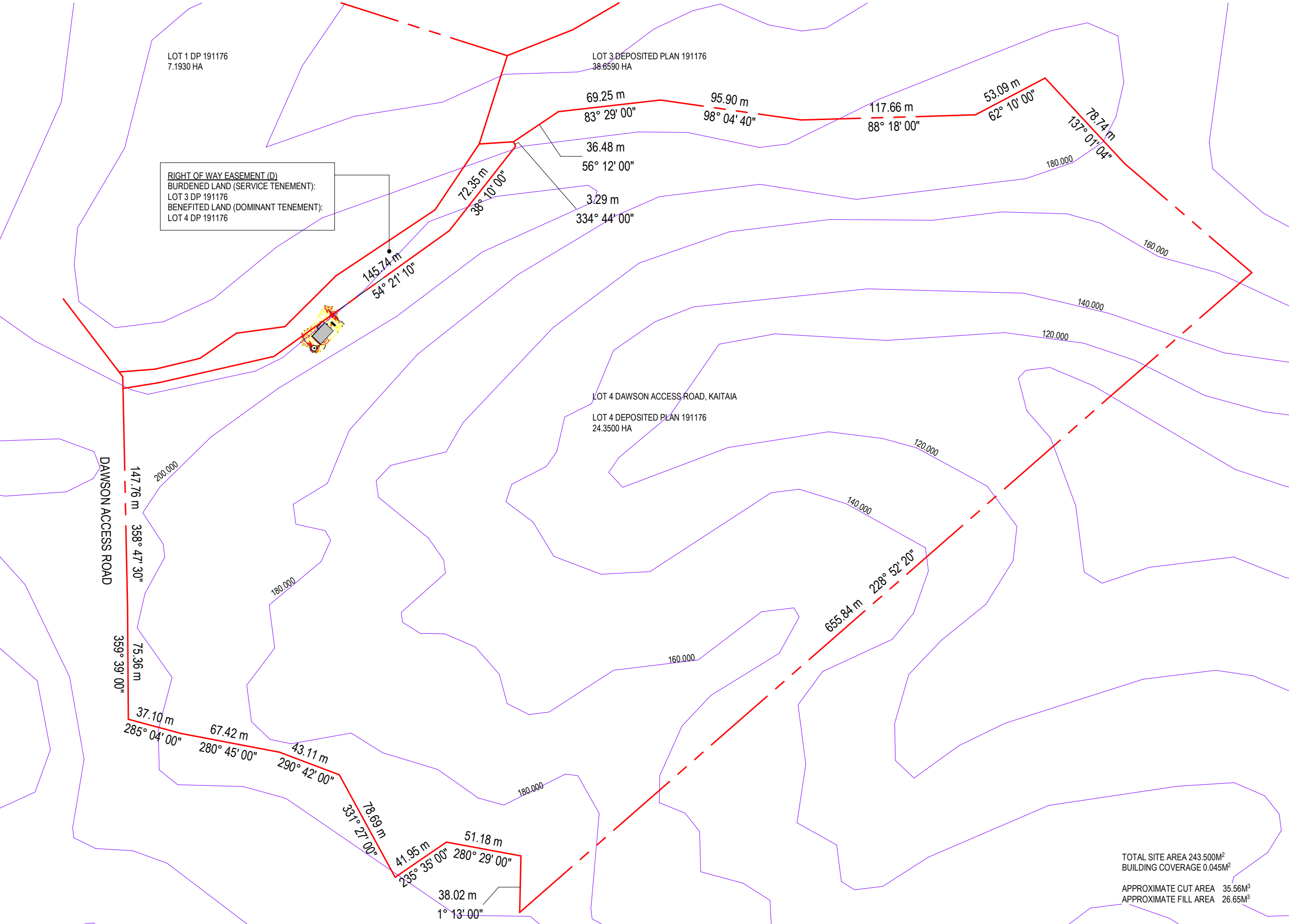
Surveyors  
Ref. No:  
15055  
Series  
Sheet of

SITE ADDRESS:  
LOT 4 DAWSON ACCESS ROAD, KAITAIA

LEGAL DESCRIPTION:  
LOT 4 DEPOSITED PLAN 191176

SITE AREA  
243.500 HA

NOTE:  
CONTOURS SOURCED FROM GIS DATA



TOTAL SITE AREA 243.500M<sup>2</sup>  
BUILDING COVERAGE 0.045M<sup>2</sup>

APPROXIMATE CUT AREA 35.56M<sup>3</sup>  
APPROXIMATE FILL AREA 26.65M<sup>3</sup>

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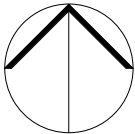
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Scale  
As indicated

Drawn  
Author

Project  
2217.3

Project  
ct

**LOT 4, DAWSON ACCESS RD. KAITAIA**

Drawn  
g

**OVERALL SITE PLAN**

Issue  
no

**A0 - 10**

Issue  
B

SITE INFORMATION:

SITE ADDRESS: LOT 4 DAWSON ACCESS ROAD, KAITAIA  
LEGAL DESCRIPTION: LOT 4 DEPOSITED PLAN 191176  
SITE AREA: 24.3500 HA

CLIMATE INFORMATION:

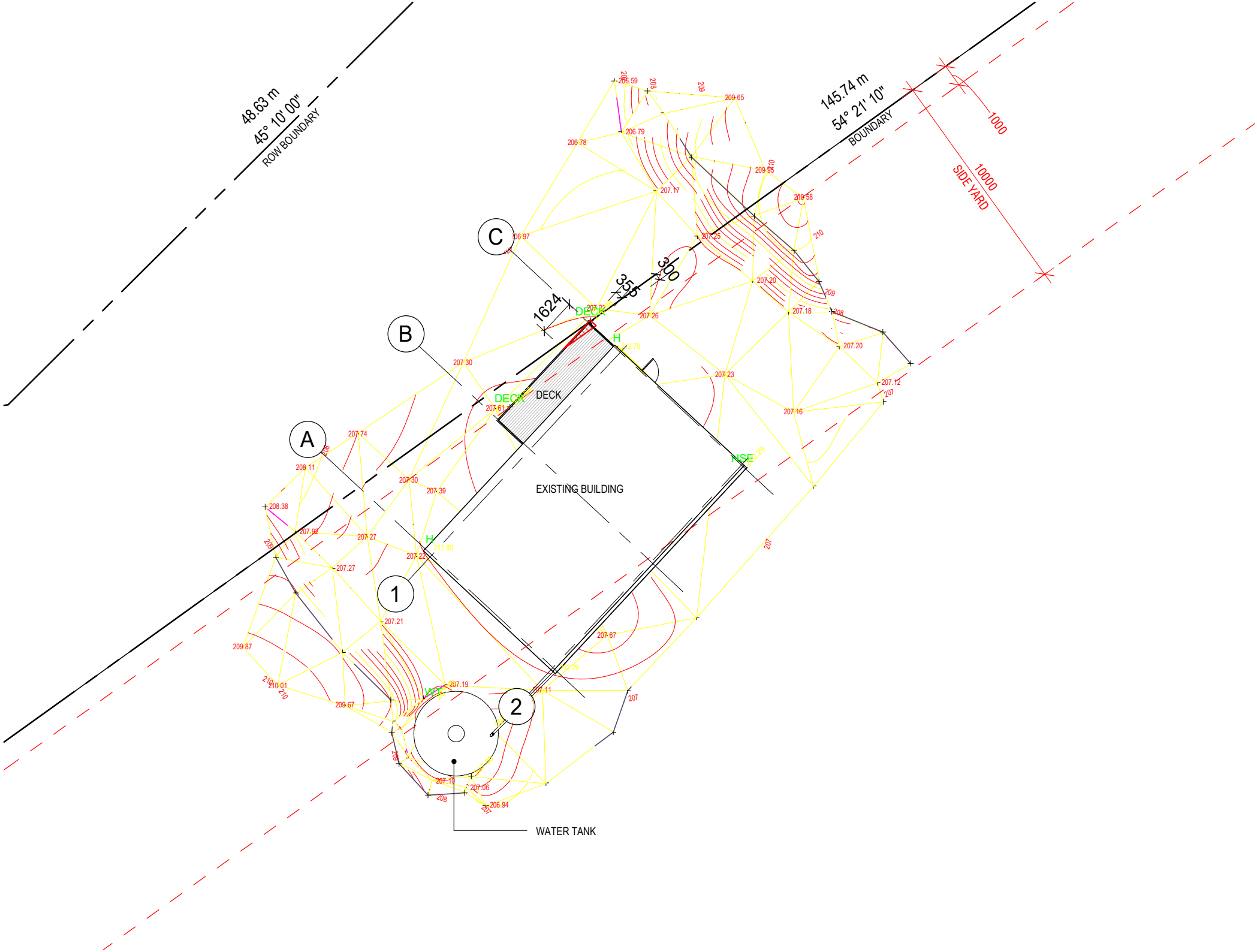
CLIMATE ZONE: 1  
EARTHQUAKE ZONE: ZONE 1  
EXPOSURE ZONE: ZONE C  
LEE ZONE: NO  
RAINFALL RANGE: 90 - 100  
WIND REGION: A  
WIND ZONE: EXTRA HIGH

PLANNING INFORMATION:

PLANNING ZONE: RURAL PRODUCTION  
RESIDENTIAL INTENSITY: ONE UNIT PER 12HA OF LAND. - **COMPLIES**  
MAX BUILDING HEIGHT 12M - **COMPLIES**  
BUILDING COVERAGE IS 12.5% OF GROSS SITE AREA - **COMPLIES**  
SUNLIGHT: 2M + 45° HIRB (EXCEPT ROW). - **NON COMPLIANT**  
STORMWATER MANAGEMENT: 15% MAX. IMPERMEABLE AREA - **COMPLIES**  
SETBACK FROM BOUNDARIES: 10m - **NON COMPLIANT**

**NOTE:**  
THE INFRINGEMENT RELATES TO BUILDING WITHIN THE 10M SETBACK FROM THE ROW BOUNDARY.  
GIVEN THAT THE 16M WIDTH OF THIS ROW MEANS THAT IT CAN NOT BE BUILT ON BY EITHER PARTY,  
WE VIEW THE EFFECTS OF THIS BOUNDARY SETBACK INFRINGEMENT TO BE 'LESS THAN MINOR'.

NOTE:  
CONTOURS SOURCED FROM TOPO SURVEY



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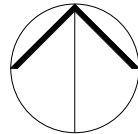
GENERAL NOTES

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Scale

1:200

Drawn

Author

Project

2217.3

Project  
Lot 4, Dawson Access Rd, Kaitaia

Drawing  
PART SITE PLAN

Drawing  
no  
A0 - 11

Issue  
B

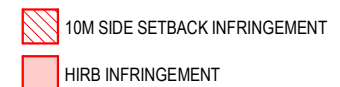


SITE ADDRESS: LOT 4 DAWSON ACCESS ROAD, KAITAIA  
LEGAL DESCRIPTION: LOT 4 DEPOSITED PLAN 191176  
SITE AREA: 24.3500 HA

CLIMATE ZONE: 1  
EARTHQUAKE ZONE: ZONE 1  
EXPOSURE ZONE: ZONE C  
LEE ZONE: NO  
RAINFALL RANGE: 90 - 100  
WIND REGION: A  
WIND ZONE: EXTRA HIGH

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BUILDING COVERAGE IS 12.5% OF GROSS SITE AREA - **COMPLIES**  
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STORMWATER MANAGEMENT: 15% MAX. IMPERMEABLE AREA - **COMPLIES**  
SETBACK FROM BOUNDARIES: 10m - **NON COMPLIANT**

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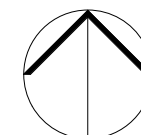
| ISSUE | DATE       | AMENDMENT |
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| C     | 08/07/2026 | RC ISSUE  |

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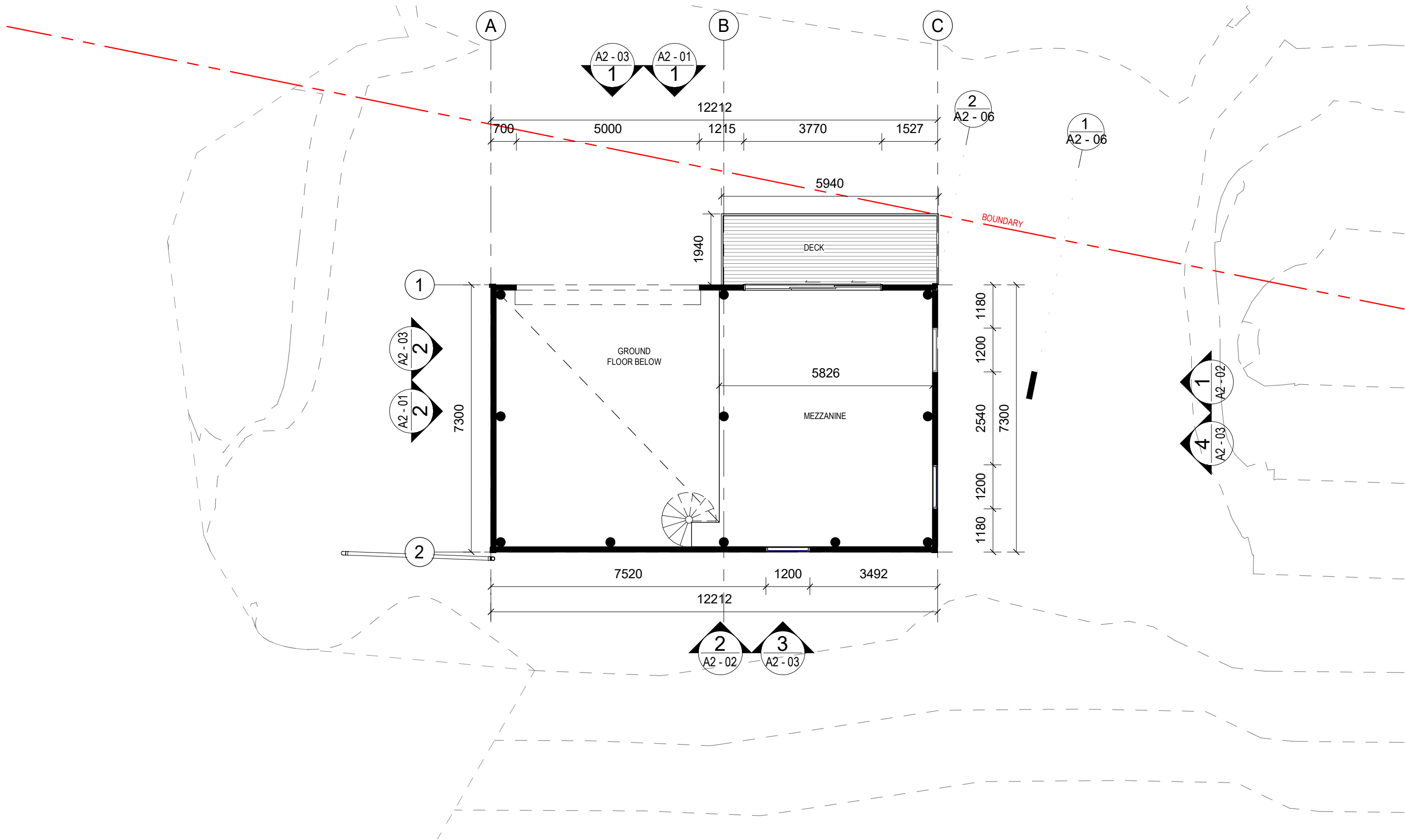
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|----------------|----------|
| Drawing<br>no. | Issue    |
| <b>A0 - 12</b> | <b>C</b> |





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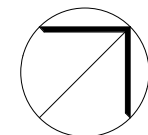
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Scale  
1 : 100

Project  
no. 2217.3

Drawn  
no. Author

Project  
no. 2217.3

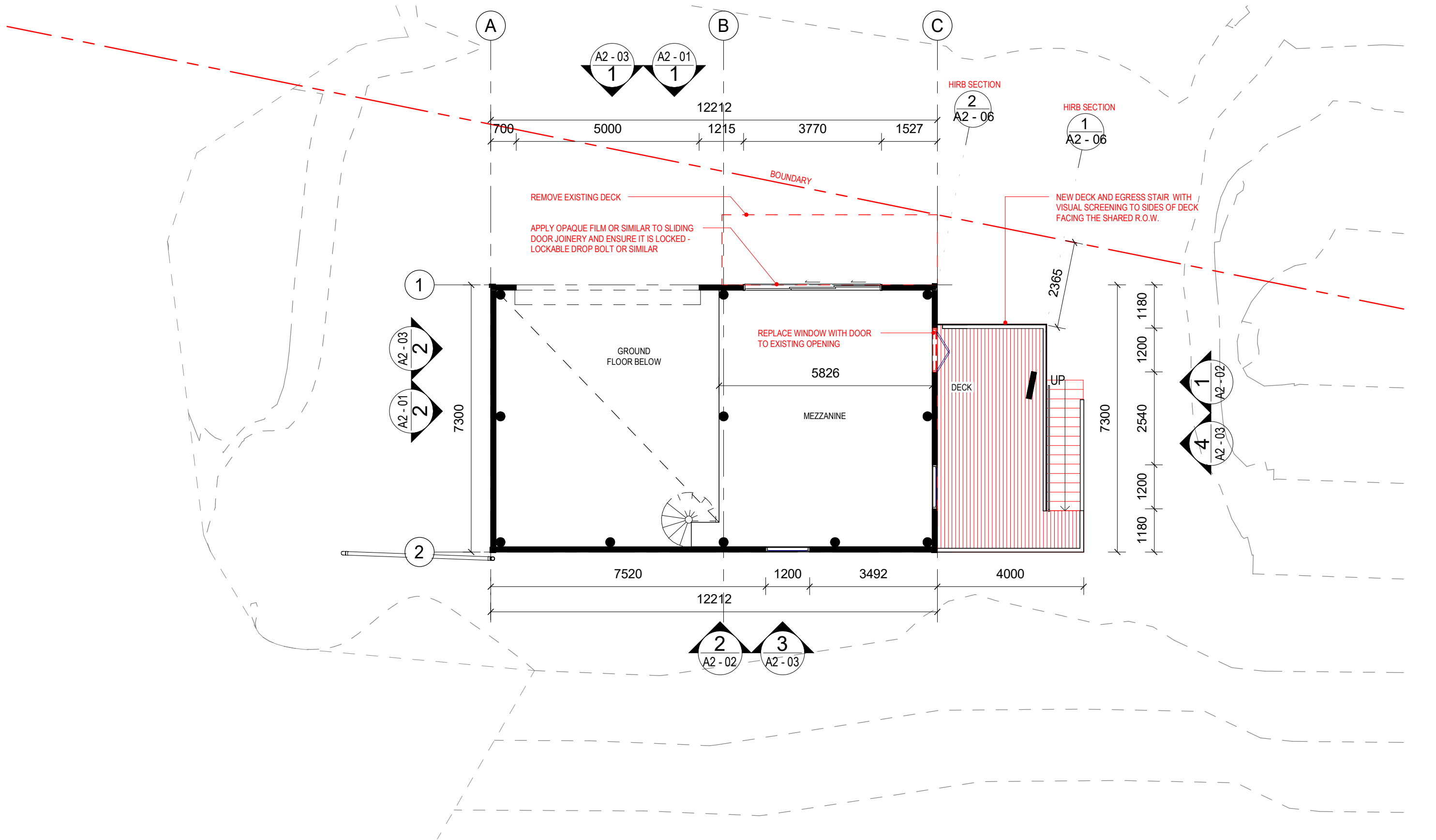
LOT 4, DAWSON ACCESS RD. KAITIAKI

Drawn  
no. Author

Issue  
no. B

Drawing  
no. A1 - 02

Project  
no. 2217.3



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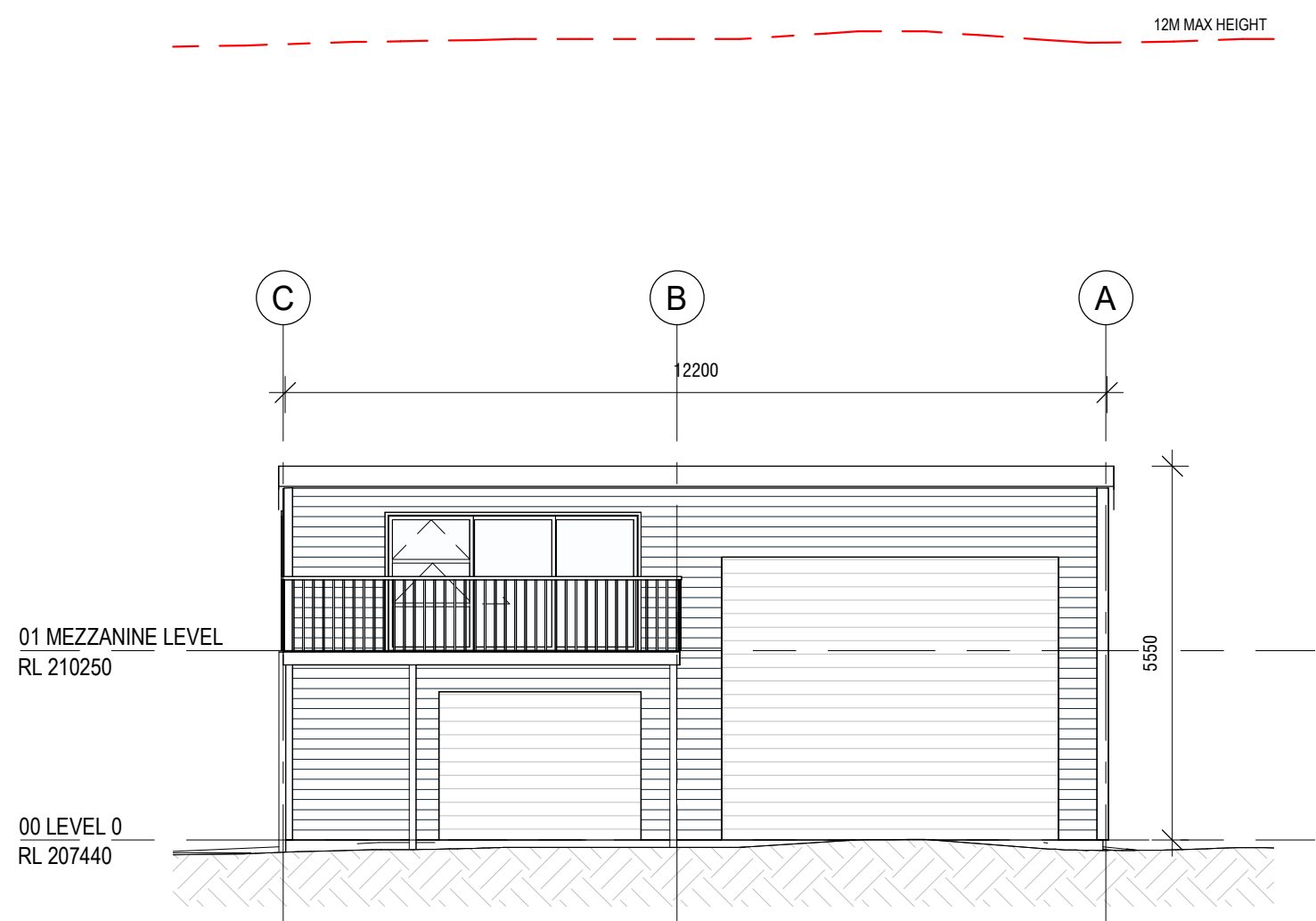
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Project  
LOT 4, DAWSON ACCESS RD. KAITIAKI

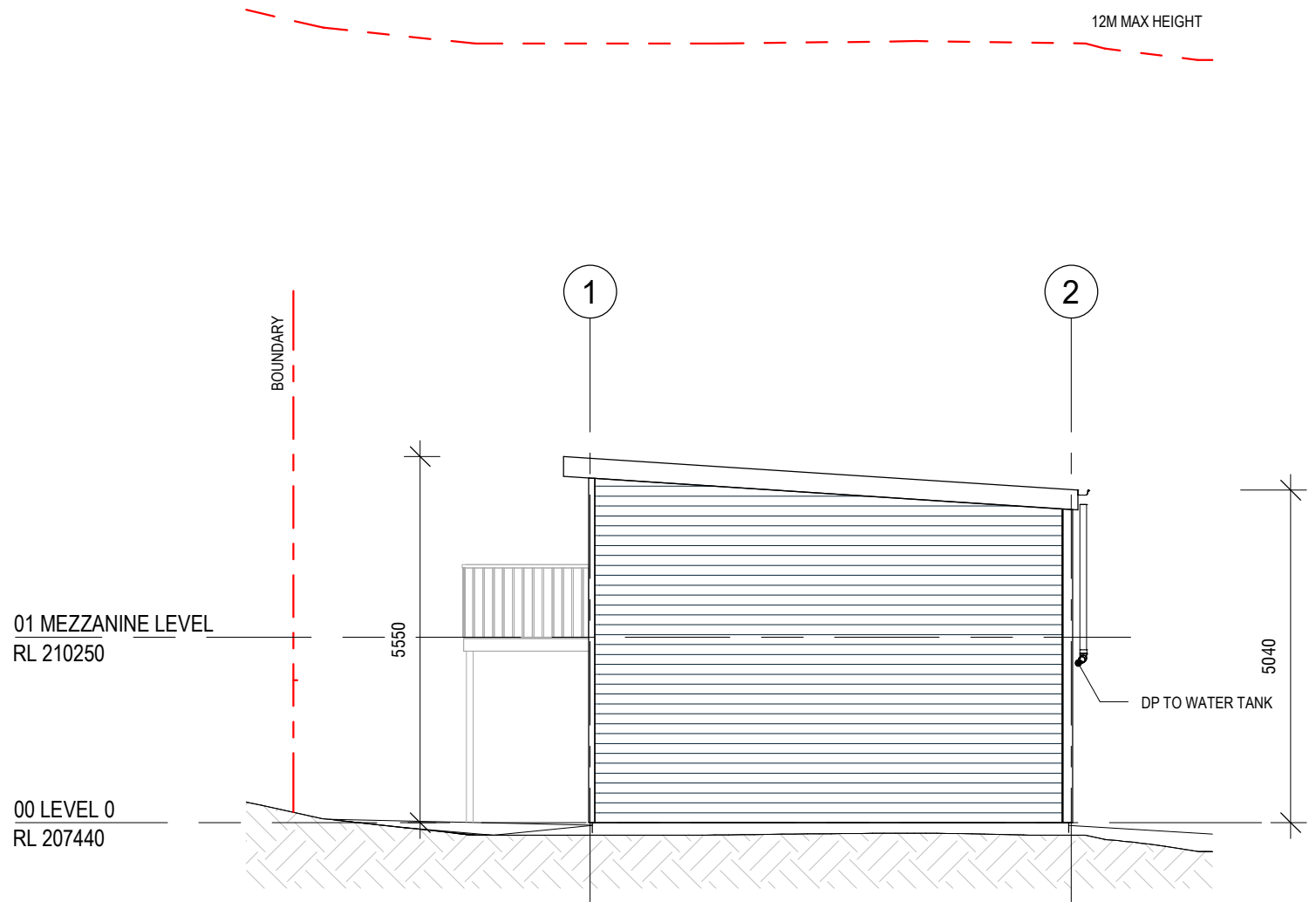
Drawn  
FIRST FLOOR PLAN - PROPOSED

Issue  
B

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1 Front Elevation  
A1 - 01 1 : 100



2 Right Elevation  
A1 - 01 1 : 100

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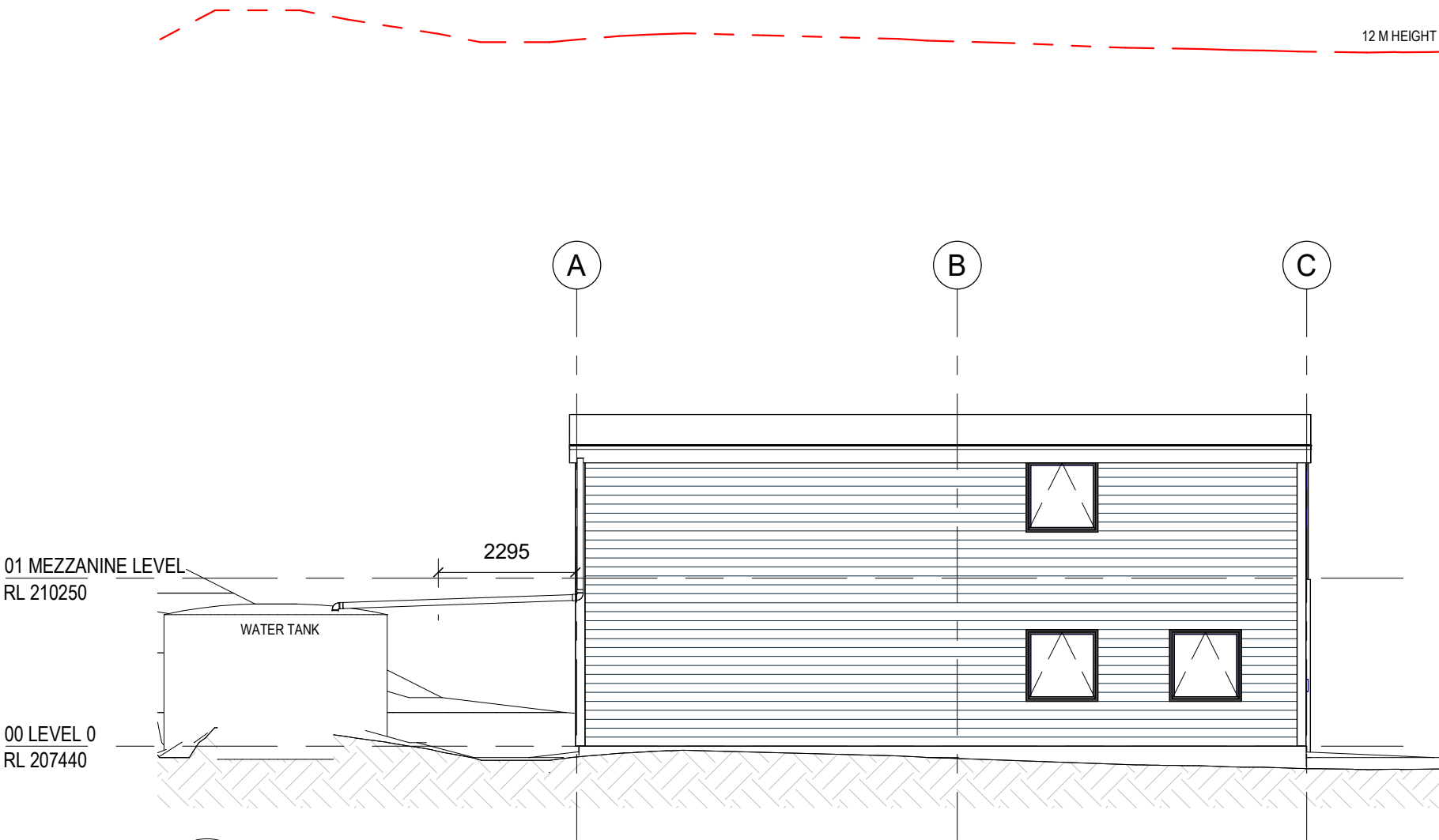
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| Drawn   | Project no   |
| Author  | 2217.3       |

Client  
**ANAH VAN DORP**  
Project  
**LOT 4, DAWSON ACCESS RD. KAITIA**

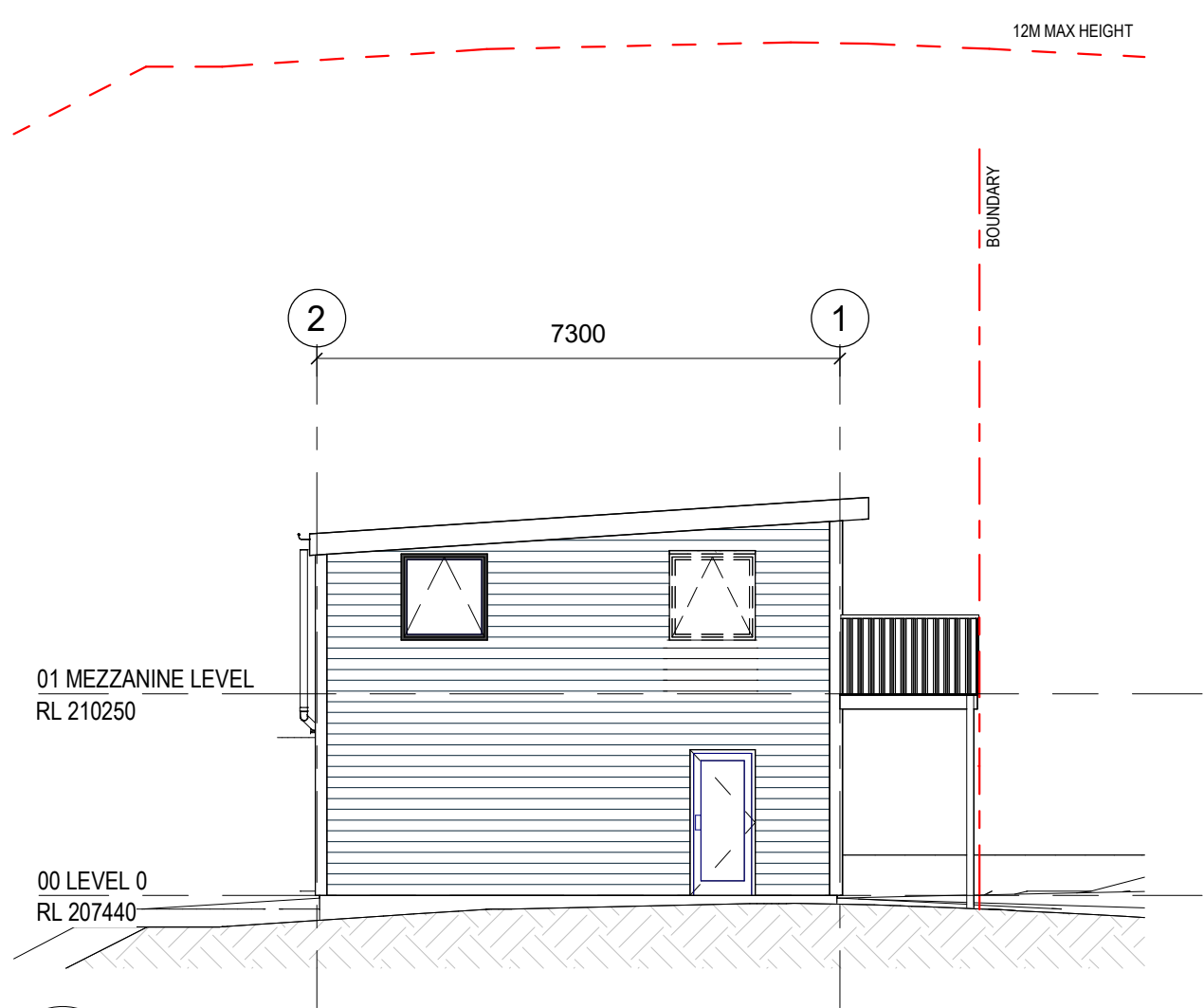
Drawing  
**EXISTING ELEVATIONS**

Drawing no. Issue  
**A2 - 01** **BRAFT 03/08/2022**





2 Rear Elevation  
A1 - 01 1 : 100



1 Left Elevation  
A1 - 01 1 : 100

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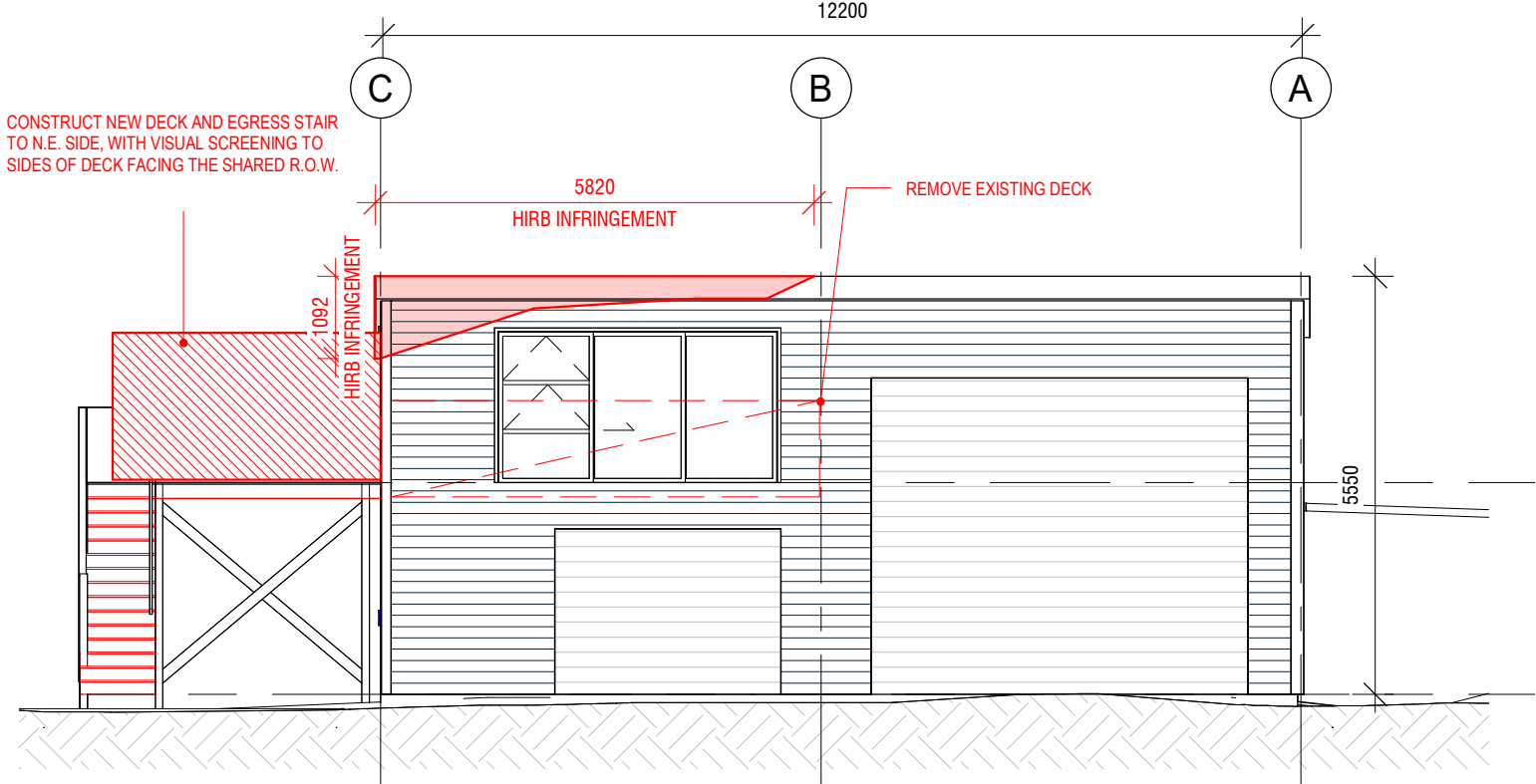
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| Author  | 2217.3       |

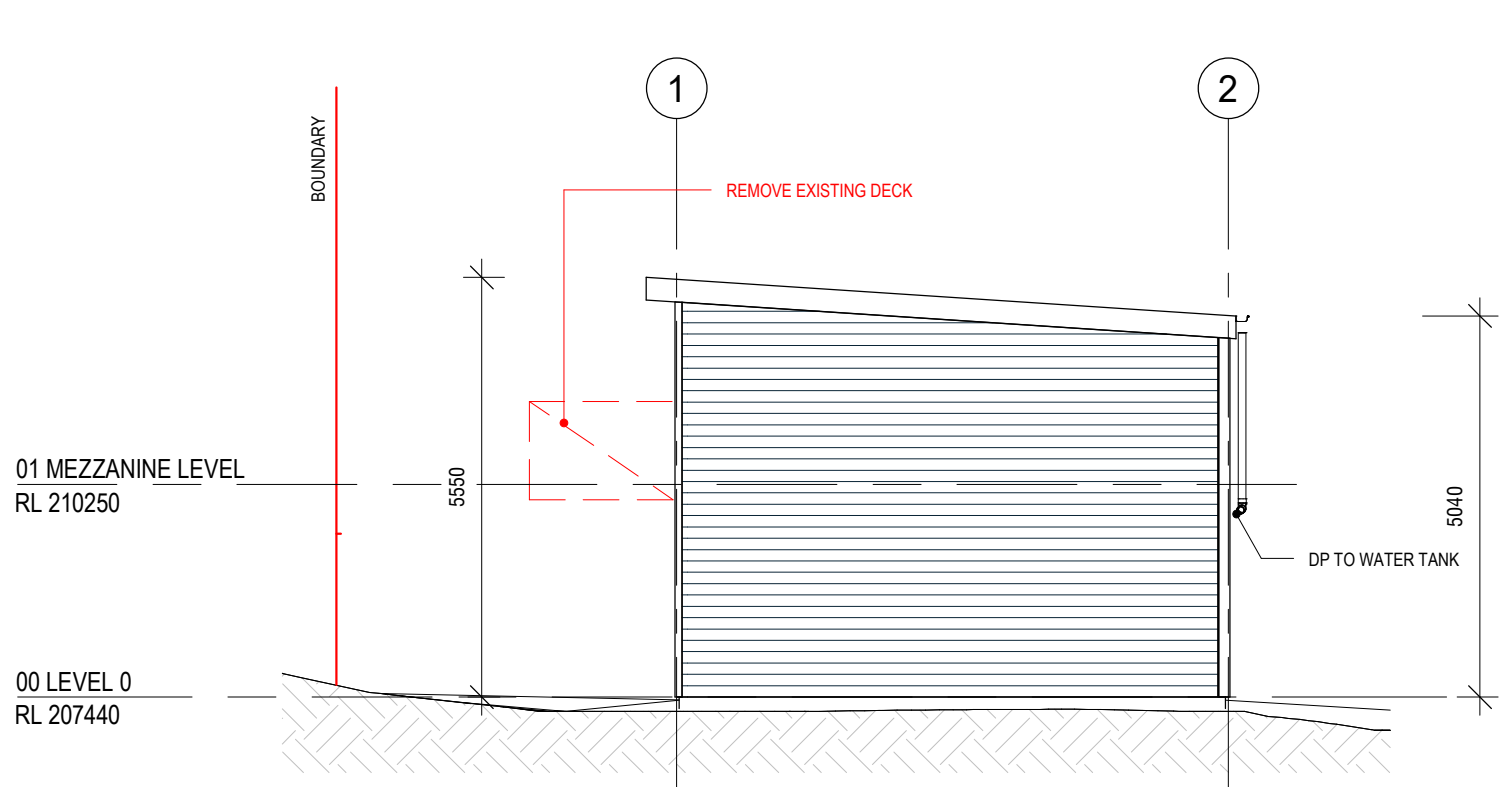
Client  
**ANAH VAN DORP**  
Project  
**LOT 4, DAWSON ACCESS RD. KAITIA**

Drawing  
**EXISTING ELEVATIONS**

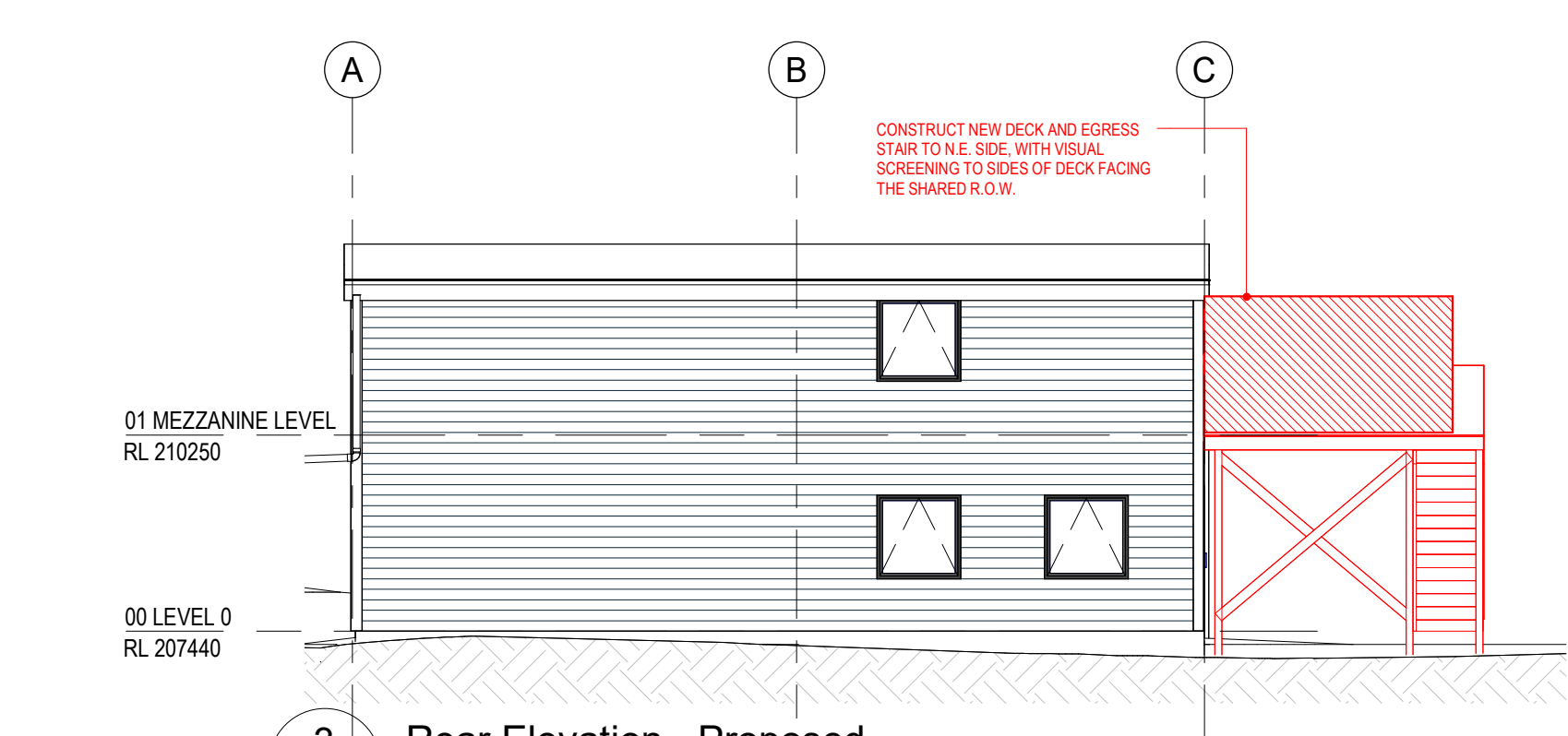
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**A2 - 02 B**



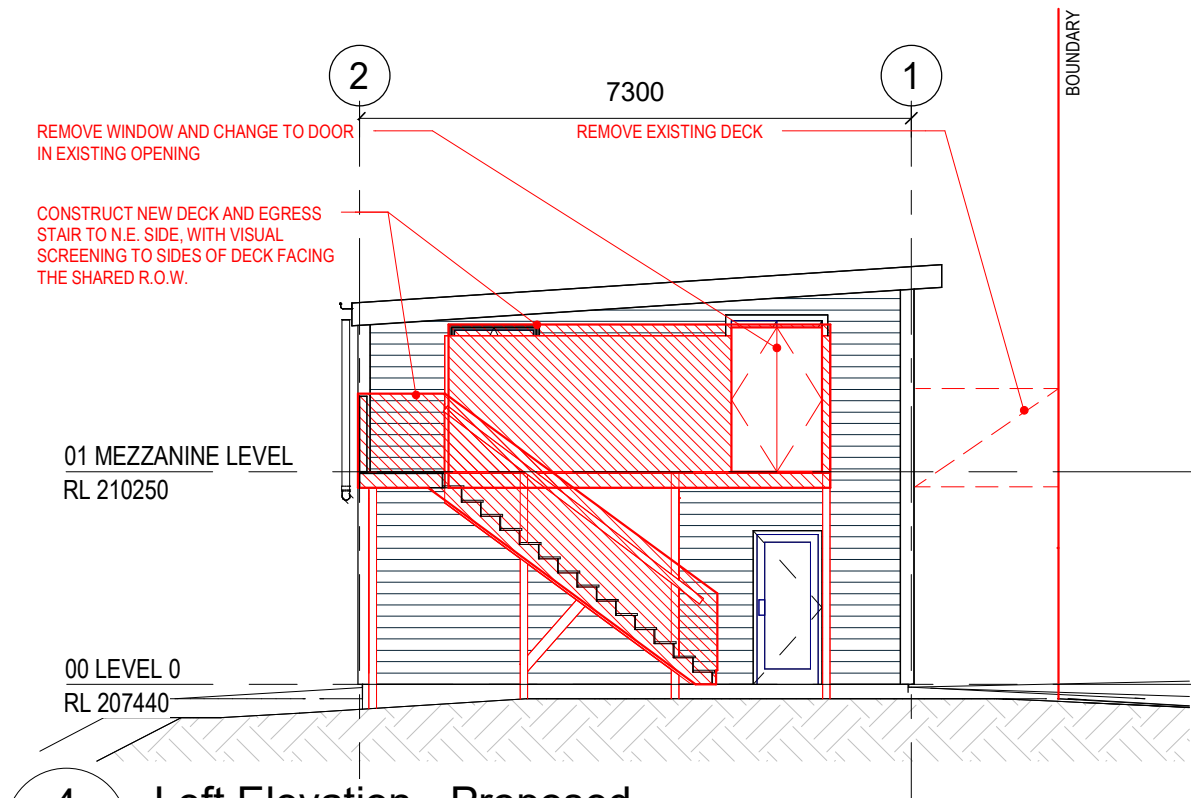
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A1 - 02 1 : 100



2 Right Elevation - Proposed  
A1 - 02 1 : 100



3 Rear Elevation - Proposed  
A1 - 02 1 : 100



4 Left Elevation - Proposed  
A1 - 02 1 : 100

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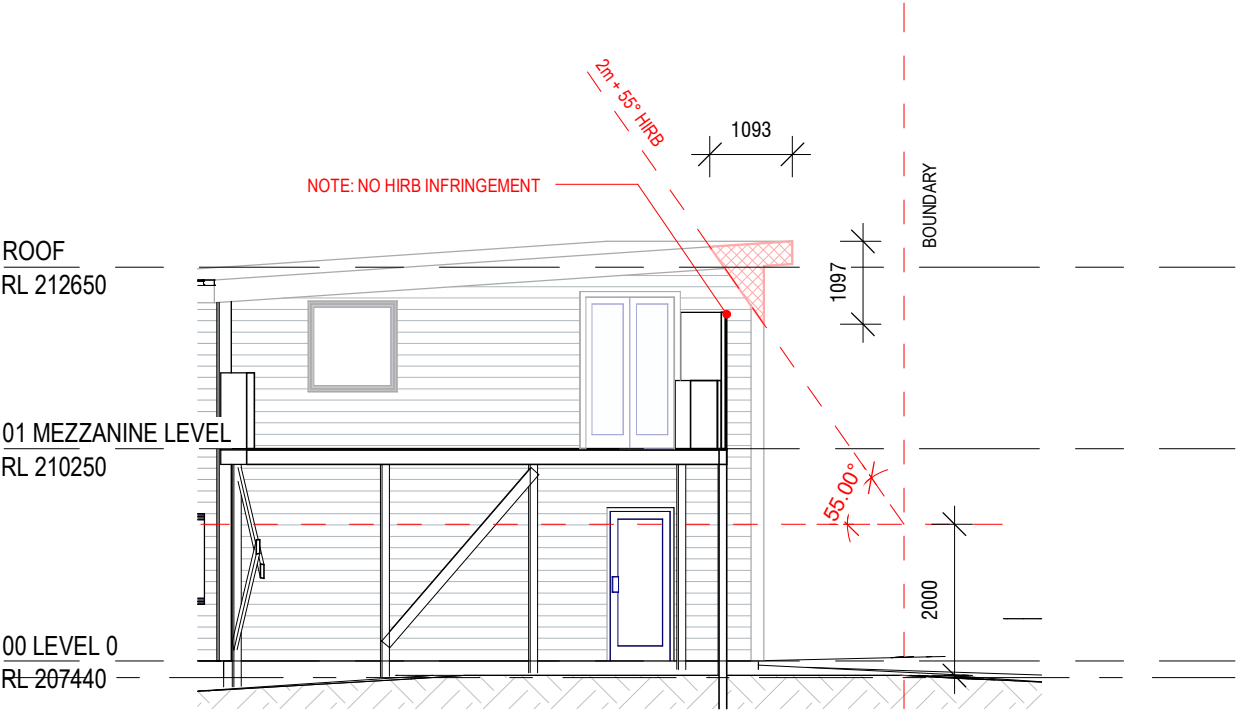
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E admin@toa.net.nz

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| Checker | 1 : 100 @ A3 |
| Drawn   | Project no   |
| Author  | 2217.3       |

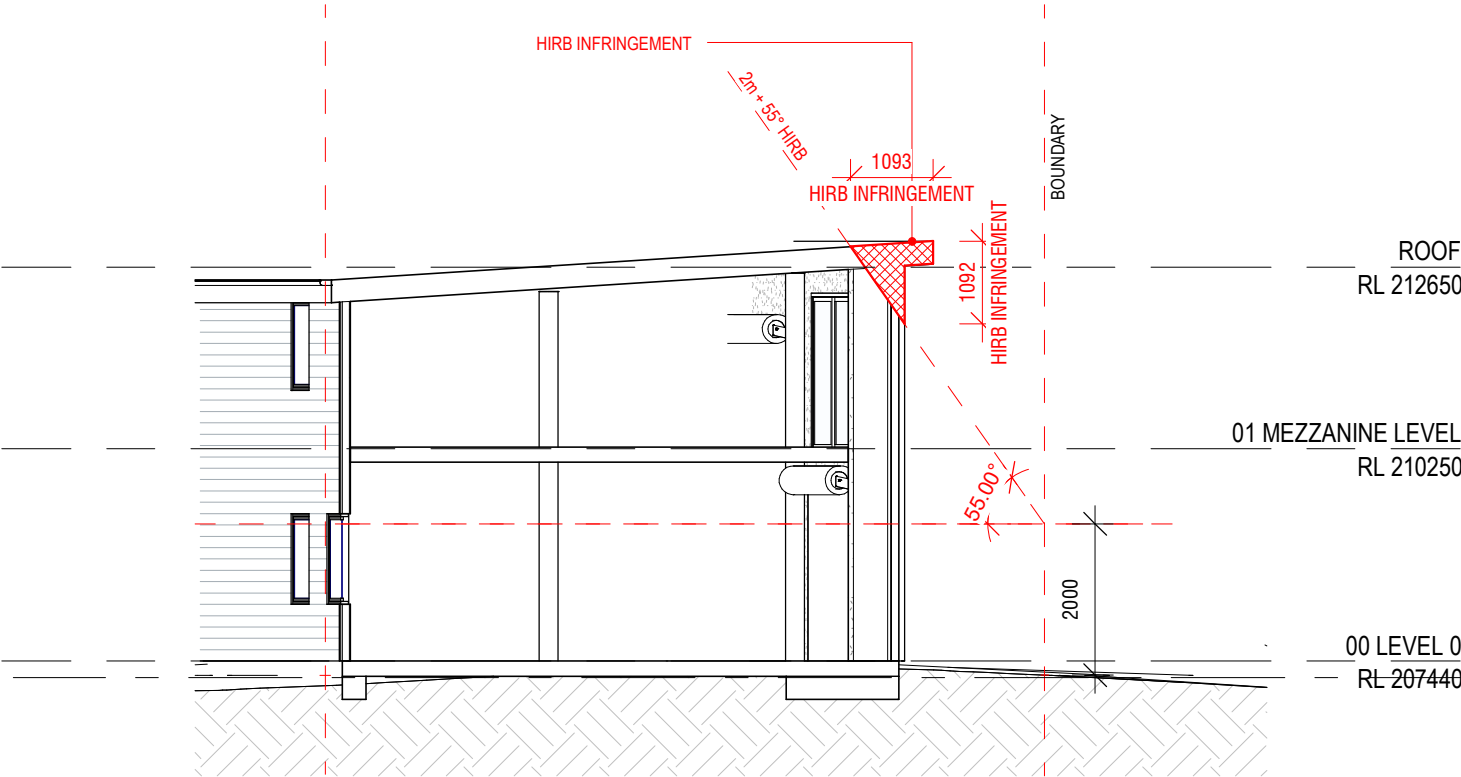
Client  
ANAH VAN DORP  
Project  
LOT 4, DAWSON ACCESS RD. KAITIAIA

Drawing  
PROPOSED ELEVATIONS

Drawing no. DRAFT 03/08/2022  
A2 - 03 C



1 HIRB SECTION 1  
A1 - 02 1 : 100



2 HIRB SECTION 2  
A1 - 02 1 : 100

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GENERAL NOTES

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| Checked | Scale        |
|---------|--------------|
| Checker | 1 : 100 @ A3 |
| Drawn   | Project no   |
| Author  | 2217.3       |

Client  
**ANAH VAN DORP**  
Project  
**LOT 4, DAWSON ACCESS RD. KAITIAIA**

Drawing  
**HIRB SECTIONS**

Drawing no. **DRAFT** 03/08/2022

**A2 - 06** **A**