

cad  
planz



DBH LICENSED BP110435 DESIGN D2 SITE S2

**WOODWORKS CONSTRUCTION LTD trading as cadplanz**

Paul Hayman

P O Box 250, Kaeo. 0448. New Zealand.

Tel. 09 407 9816 Mob. 0274 505 471

[info@cadplanz.co.nz](mailto:info@cadplanz.co.nz)

**26 August 2024**

Resource Consents Department  
Far North District Council  
John Butler Centre  
Kerikeri

Dear Team Leaders,

Re: Proposed Land Use Consent at Lot 4, 328 Wainui Road, Whangaroa.

Please find attached this application to apply for a resource consent to build two residential dwellings on a property located at 328 Wainui Road, Whangaroa. The site is zoned 'Rural Production' within the Far North District Council Operative District Plan and 'General Coastal' under the Proposed District Plan. The subdivision application has been assessed as a Discretionary Activity.

The following Attachments are included with this application:

- Attachment 1 – Record Of Title
- Attachment 2 – Architectural Plans
- Attachment 3 – Site Suitability Report
- Attachment 4 – Ecological Report
- Attachment 5 – Written Approvals
- Attachment 6 – FENZ approval

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

**Paul Hayman**

**Office Use Only**  
 Application Number:

**APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT**

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

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

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

**1. Pre-Lodgement Meeting**

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

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

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

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

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

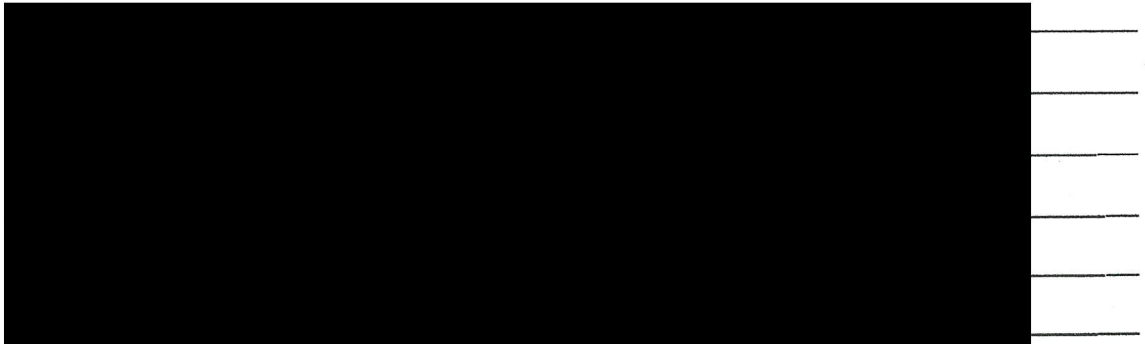
**4. Applicant Details:**

Name/s: John Oudenhoven, Harry Oudenhoven & Michele O'Neill

Electronic Address for Service (E-mail):

Phone Numbers:

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



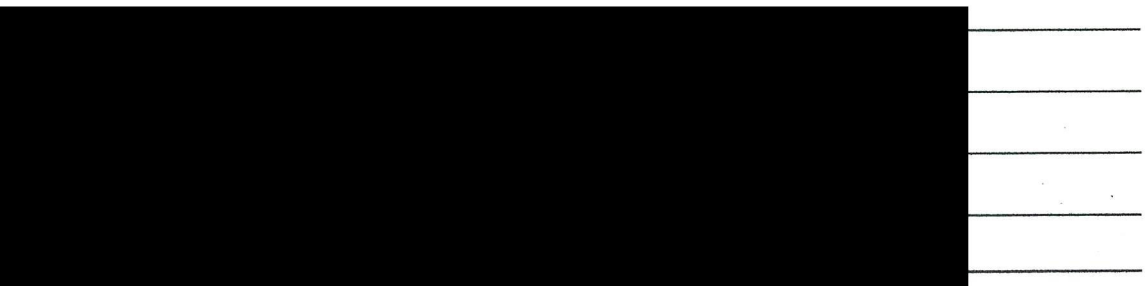
**5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).**

Name/s: cadplanz- Paul Hayman

Electronic Address for Service (E-mail):

Phone Numbers:

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



Post Code: \_\_\_\_\_

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

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

Name/s: John Oudenhoven, Harry Oudenhoven & Michele O'Neill

Property Address/ Location: 70 Shackleton Road  
Mount Eden  
Auckland 1024

7. **Application Site Details:**

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

Site Address/ Location: Lot 4  
328 Wainui Road  
Whangaroa

Legal Description: Lot 4 DP 484204 Val Number: 00123-24905

Certificate of Title: 685575  
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.

No other restrictions

8. **Description of the Proposal:**

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

The proposal is to build two houses in the Rural Production zone and breaches the following rules in the Operative District Plan ..

8.6.5.4.1 Residential Intensity (as well as PDP RPROZ-R3) becoming a non-complying activity

12.2.6.3.1 Indigenous Vegetation Clearance in the Rural Production and Minerals zone (as well as PDP IB-R4) becoming a discretionary activity

12.4.6.1.2 Fire Risk to Residential Units (as well as NH-R5) becoming a discretionary activity

The proposal seeks to amend Consent Notice 11244075.2 (i) which requires each house to have 45,000litres minimum of water tank storage.

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

9. **Would you like to request Public Notification**

**Yes/No**



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

Building Consent (BC ref # if known) **EBC-2024-1022/0**  Regional Council Consent (ref # if known)

National Environmental Standard consent  Other (please specify)

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

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

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

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

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

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

HARRY OUDENHOVEN

Email:


Postal Address:

Phone Numbers:

**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 20<sup>th</sup> of the month following invoice date. You may also be required to make additional payments if your application requires notification.

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

Name: H. OUDENHOVEN (please print)

Signature:  (signature of bill payer – mandatory) Date: 26 / Aug / 2024



## 14. Important Information:

### Note to applicant

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

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

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

### Fast-track application

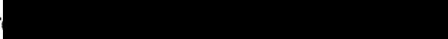
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](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.

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

Name: Paul Hayman (please print)

Signature:  (signature)

Date: 26 August 2024

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

### Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

**REASONS FOR THE APPLICATION**

John Oudenhoven, Harry Oudenhoven & Michele O’Neill purchased this property in October 2018 for retirement purposes. They have cleared the designated building area of mature pine trees, immature regenerating natives and regenerating kanuka and manuka in order to build two houses: one for Harry and Michele and a smaller house for John. The houses will be built on a large platform with about 5m of deck between them, and a generous deck to the north of both houses. A copy of the architectural plans are provided as Attachment 2.

The proposal is to build two houses in the rural production zone and breaches the following rules in the Operative District Plan:

- 8.6.5.4.1 Residential Intensity (as well as PDP RPROZ-R3) becoming a non-complying activity
- 12.2.6.3.1 Indigenous Vegetation Clearance in the Rural Production Zone and Mineral Zones (Aswell as PDP IB-R4) becoming a discretionary activity
- 12.4.6.1.2 Fire Risk To Residential Units becoming a discretionary activity

The proposal also breaches rule NH-R5 in the Proposed District plan.

The proposal also seeks to amend Consent Notice 11244075.2 (i) which requires each house to have 45,000 litres of minimum water tank storage. The applicants are requesting a relaxation of this consent notice under s221(3) of the RMA due to the proximity of the two dwellings.

The subject site is located within the Rural Production Zone. A specific assessment of the relevant zone and district wide rules of the District Plan is set out below:

<b>ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:</b>		
<b>PERFORMANCE STANDARDS</b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Compliance and Performance of Proposal</b>
8.6.5.1.1	RESIDENTIAL INTENSITY	<b>Does not comply</b> as the site is .8ha
8.6.5.2.3	MINOR RESIDENTIAL UNIT	<b>Does not comply.</b> Both dwellings are joined by a deck.
8.6.5.3.6	RESIDENTIAL INTENSITY	<b>Does not comply</b> as the site cannot provide 4ha per residential unit.
8.6.5.4	DISCRETIONARY ACTIVITIES	<b>Non Complying as cannot meet the standards for Discretionary.</b>
8.6.5.1.2	SUNLIGHT	<b>Complies</b> - The existing dwelling will not breach permitted height to boundary rule.



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



R. W. Muir  
Registrar-General  
of Land

**Identifier** **685575**  
**Land Registration District** **North Auckland**  
**Date Issued** 02 October 2018

**Prior References**  
NA119B/19

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**Estate** Fee Simple  
**Area** 9318 square metres more or less  
**Legal Description** Lot 4 Deposited Plan 484204

**Registered Owners**

Henricus Leonardus Johannes Oudenhoven, Michele Anne O'Neill and Catherine Mary Gillies as to a 1/2 share  
Johannes Marie Oudenhoven as to a 1/2 share

---

**Estate** Fee Simple - 1/2 share  
**Area** 8031 square metres more or less  
**Legal Description** Lot 6 Deposited Plan 484204

**Registered Owners**

Henricus Leonardus Johannes Oudenhoven, Michele Anne O'Neill and Catherine Mary Gillies as to a 1/2 share  
Johannes Marie Oudenhoven as to a 1/2 share

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**Estate** Fee Simple - 1/12 share  
**Area** 9.8735 hectares more or less  
**Legal Description** Lot 7 Deposited Plan 189185

**Registered Owners**

Henricus Leonardus Johannes Oudenhoven, Michele Anne O'Neill and Catherine Mary Gillies as to a 1/2 share  
Johannes Marie Oudenhoven as to a 1/2 share

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**Interests**

D405294.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 1.7.1999 at 2.48 pm

Subject to a right of way and rights to transmit electricity and telecommunications over part Lot 6 DP 484204 marked A, B, C and D on DP 484204 specified in Easement Certificate D405294.10 - 1.7.1999 at 2.48 pm

The easements specified in Easement Certificate D405294.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity right (in gross) over part Lot 6 DP 484204 marked A and C on DP 484204 over part Lot 7 DP 189185 marked C and H on DP 195560 in favour of Top Energy Limited created by Transfer D405294.11 - 1.7.1999 at 2.48 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 484204)

11244075.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.10.2018 at 1:50 pm (affects Lot 4 DP 484204)



Subject to a right of way, rights to convey water, electricity, telecommunications, computer media over part Lot 6 DP

484204 marked A, B, C and D and over part Lot 4 DP 484204 marked E all on DP 484204 created by Easement Instrument

11244075.3 - 2.10.2018 at 1:50 pm

Appurtenant to Lot 4 DP 484204 is a right of way, rights to convey water, electricity, telecommunications and computer media created by Easement Instrument 11244075.3 - 2.10.2018 at 1:50 pm

The easements created by Easement Instrument 11244075.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part Lot 6 DP 484204 marked A, B, C and D on DP 484204 created by Easement Instrument 12034250.1 - 25.2.2021 at 4:31 pm

Land Covenant in Covenant Instrument 12027387.1 - 25.2.2021 at 4:32 pm (affects Lot 4 DP 484204)

12038050.1 Variation of Consent Notice 11244075.2 pursuant to Section 221(5) Resource Management Act 1991 - 2.3.2021 at 10:18 am

12597698.1 Certificate pursuant to Section 348 Local Government Act 1974 - 28.4.2023 at 5:28 pm

Subject to a right of way and a right to convey telecommunications and computer media over Lot 7 DP 189185 marked C on DP 189185 created by Easement Instrument 12597698.2 - 28.4.2023 at 5:28 pm







# View Instrument Details



**Instrument No** 11244075.2  
**Status** Registered  
**Date & Time Lodged** 02 October 2018 13:50  
**Lodged By** Khan, Farah Shahira  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
685575	North Auckland
685576	North Auckland

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**Annexure Schedule:** Contains 2 Pages.

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## Signature

Signed by Farah Shahira Khan as Territorial Authority Representative on 02/10/2018 01:49 PM

\*\*\* End of Report \*\*\*



Unit 10, 272, Atterton Ave  
Rangitikei 0440, New Zealand  
Telephone: (0800) 920 029  
Fax: (09) 401 5700  
Email: info@fncc.govt.nz  
Website: www.fncc.govt.nz

*Te Kaunhoro o Tai Tokerau Ki Te Raki*

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING RC 2100565-RMAVAR/A

Being the Subdivision of LOT 1 DP 189185 BLK VIII WHANGAROA SD-EACH HAVE 1/6SH  
IN LOT 7 DP 189185-SUBJ TO & INT IN EASES  
North Auckland Registry

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

### SCHEDULE

#### Lots 4 and 5 DP 484204

- (i) Each dwelling shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.
- (ii) Reticulated power supply or telecommunication services is not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.
- (iii) No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as ferrets, cats or dogs).
- (iv) The landowners shall protect the indigenous vegetation identified as area V on lot 4 DP 484204 and areas W and X on lot 5 DP 484204 and shall not without the prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any indigenous vegetation. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.
- (v) The maximum building height of all new buildings shall be 8 metres.



Far North  
District Council

Facile: 09 752 45000  
Facile: 0440 860 000  
Facile: 0800 970 019  
Facile: (09) 401 5200  
Facile: (05) 4(1) 7137  
Facile: 09 401 5200  
Facile: 09 401 5200

*Te Kaitiaki o Te Tokerau Ki Te Raki*

- (vi) The external cladding of any building shall be finished in natural and recessive colours and materials with a low reflectance value. Such colours/materials shall be maintained for the life of the building.

The lot owner shall supply the Council with a colour sample demonstrating compliance with this requirement to the satisfaction of the Council at the time of applying for building consent.

Lot 5 DP 484204

- (vii) All new buildings shall be set back a minimum of 20 metres from land administered by the Department of Conservation.

Lots 4 and 5 DP 484204

- (viii) All buildings are to have specifically engineered foundations and be accompanied by a geotechnical report at the time of building consent. The geotechnical report shall be prepared by a suitably qualified and experienced professional engineer.

- (ix) All earthworks are to be carried out in accordance with an Erosion and Sediment Control Plan, to be approved by Council. Significant earthworks should only be undertaken during the period between 1 October and 30 April.

- (x) At the time of applying for a building consent for a building which requires a waste water treatment and disposal system, the landowner shall obtain building consent and install the waste water treatment and disposal system as detailed in the report prepared by Haigh Workman, referenced 'Report on Suitability of Site for Subdivision', and submitted under RC2060512-RMASUB.

The installation shall include an agreement with the system supplier, or their authorised agent, for the ongoing operation and maintenance of the waste water treatment and disposal system.

- (xi) Where a waste water treatment and disposal system differs from that described in the above mentioned report, a new site and soil evaluation report will be required to be submitted with a building consent.

SIGNED:

A handwritten signature in black ink, appearing to read 'P.J. Killalea'.

Mr Patrick John Killalea Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 15<sup>th</sup> day of August 2018



# View Instrument Details



**Instrument No** 12027387.1  
**Status** Registered  
**Date & Time Lodged** 25 February 2021 16:32  
**Lodged By** Schenk, Annemarie Adleheid Mereana  
**Instrument Type** Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



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Affected Records of Title	Land District
685575	North Auckland
685576	North Auckland

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**Annexure Schedule** Contains 3 Pages.

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## Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Annemarie Adleheid Mereana Schenk as Covenantor Representative on 01/03/2021 04:33 PM

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## Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Annemarie Adleheid Mereana Schenk as Covenantee Representative on 01/03/2021 04:33 PM

**\*\*\* End of Report \*\*\***

**Form 26**

**Covenant Instrument to note land covenant**

(Section 116(1)(a) & (b) Land Transfer Act 2017)

**Covenantor**

**WAITAPU DEVELOPMENTS LIMITED**

**Covenantee**

**WAITAPU DEVELOPMENTS LIMITED**

**Grant of Covenant**

**The Covenantor**, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

**Schedule A**

*Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	X on DP 556659	Lot 5 DP 484204 – Record of Title 685576	Lot 4 DP 484204 – Record of Title 685575

**Covenant rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required.*

*Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule \_\_\_\_].

**Annexure Schedule**

[Empty box for Annexure Schedule content]



Covenant instrument

Page 3 of 3 pages

*Continue in additional Annexure Schedule, if required.*

The Covenantor covenants and agrees with the intention to bind itself and future proprietors of the Burdened land for the benefit of the Covenantee and future proprietors of the Benefited land. The Covenantor and Covenantee will at all times observe and perform the stipulations and restrictions contained below and intent that each of the restrictions will be forever appurtenant to the Benefited land.

The Covenantor hereby covenants and agrees with the Covenantee:

- i. That the Covenantor will not allow any trees, plants, shrubs and or vegetation to exceed a height restriction of 2 (two) metres above the natural ground over the said area marked "X" on DP 556659.
- ii. That upon receiving reasonable notice from the Covenantee of any trees, plants, shrubs and or vegetation which exceeds a height restriction of 2 (two) metres above the natural ground over the said area marked "X" on DP 556659 then the Covenantor shall trim or remove such trees, plants, shrubs and or vegetation to comply with the covenant.
- iii. If there should be any breach of the foregoing covenants and should the Covenantor not rectify the breach or non-observance within 12 working days of written demand being made by the Covenantee then the Covenantor will:
  - a. Allow the Covenantee access to the area for the purpose of trimming any trees, plants, shrubs and or vegetation that exceeds a height restriction of 2 (two) metres above the natural ground over the said area marked "X" on DP 556659.
  - b. Cease any activity in breach of the covenants.
- iv. The Covenantee shall remove all plant matter cuttings and will leave the Burdened land in the same state as it was prior to cutting.
- v. The covenants hereby created shall be always appurtenant to and reserved for the Benefited land. The covenants are for the benefit and to preserve the views of the Benefited Land and will bind the Covenantor and the Covenantor's successors in title.
- vi. The Covenantor and persons deriving title under the Covenantor will at all times hereafter observe and perform the stipulations and restrictions set out above in respect of the covenants provided however the Covenantor shall not be liable for a breach of covenant occurring after the Covenantor has parted with all interest in the property.

# View Instrument Details



**Instrument No** 12038050.1  
**Status** Registered  
**Date & Time Lodged** 02 March 2021 10:18  
**Lodged By** Schenk, Annemarie Adleheid Mereana  
**Instrument Type** Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



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<b>Affected Records of Title</b>	<b>Land District</b>
685575	North Auckland
685576	North Auckland

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<b>Affected Instrument</b>	Consent Notice under s221(4)(a) Resource Management Act 1991 11244075.2
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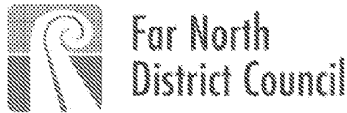
**Annexure Schedule** Contains 3 Pages.

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## Signature

Signed by Annemarie Adleheid Mereana Schenk as Territorial Authority Representative on 17/03/2021 07:10 AM

\*\*\* End of Report \*\*\*



**FAR NORTH OPERATIVE DISTRICT PLAN  
DECISION ON RESOURCE CONSENT APPLICATION (Section 221(3))**

**Resource Consent Number:** 2100565-RMAOTH

**Pursuant to section 221(3) of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants consent to:**

**Waitapu Developments Limited**

**The activity to which this decision relates:**

To vary condition (iv) of Consent Notice 11244075.2 which was registered over Lot 4 & Lot 5 DP 484204 on completion of RC 2100565-RMAVAR/A.

**Subject Site Details**

Address:	Lot 4 and 328B Wainui Road, Kaeo 0478
Legal Description:	Lot 4 DP 484204 having 1/12 share in Lot 7 DP 189185 and 1/2 share in Lot 6 DP 484204. Lot 5 DP 484204 having 1/12 share in Lot 7 DP 189185 and 1/2 share in Lot 6 DP 484204.
Certificate of Title reference:	685575 and 685576

**The following changes are made to condition (iv) of Consent Notice 11244075.2 as it applies to Lot 4 and Lot 5 DP 484204:**

Condition (iv) currently states:

The landowners shall protect the indigenous vegetation identified as area V on lot 4 DP 484204 and areas W and X on lot 5 DP 484204 and shall not without the prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any indigenous vegetation. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

Condition (iv) varied to state:

The landowners shall protect the indigenous vegetation identified on the attached diagram as area V on lot 4 DP 484204 and areas W and X on lot 5 DP 484204 and shall not without the prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any indigenous vegetation. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

#### Advice Notes

1. It is the responsibility of the consent holder to apply to the Registrar General of Land for registration of the varied condition (iv) of Consent Notice 11244075.2.

#### Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed variation are no more than minor and that there are no affected persons or affected order holders.
2. The proposed changes being sought are considered to remain consistent with the existing objectives and policies in the Far North Operative District Plan and the Northland Regional Policy Statement.
3. No other matters were considered relevant in making this decision.
4. Part 2 Matters  
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application for changes to consent conditions, achieves the purpose of the Act.
5. In summary it is considered that the proposed changes are consistent with the sustainable management purpose of the RMA.

#### Approval

This decision has been prepared by Dion Hinge, Consents Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



**Pat Killalea, Principal Planner**

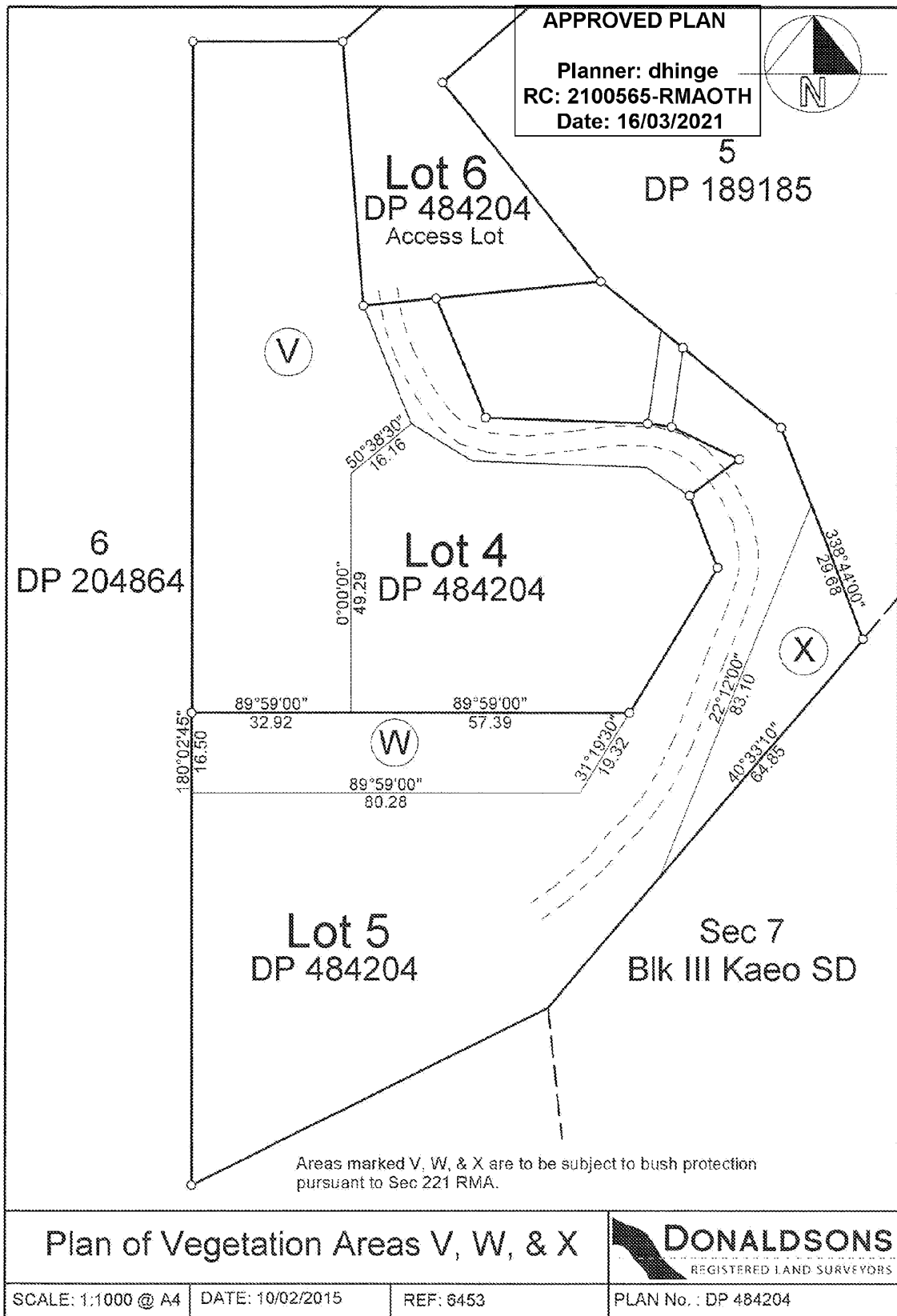
**Date: 16<sup>th</sup> March 2021**

#### Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

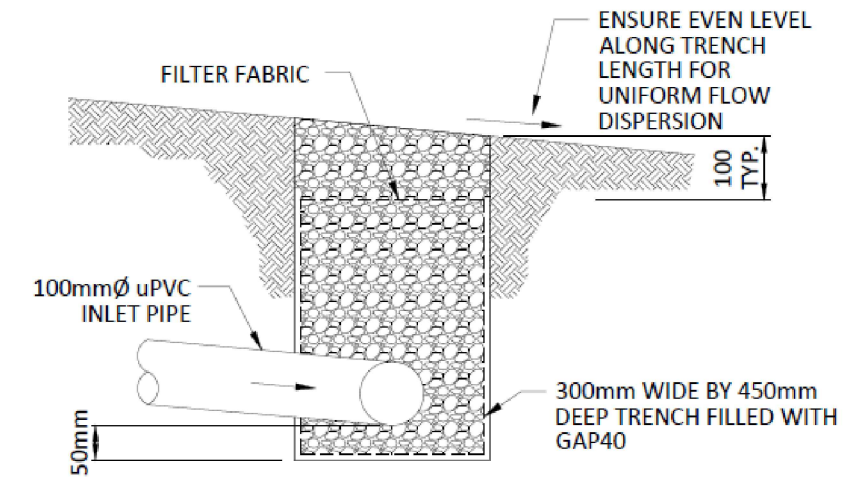
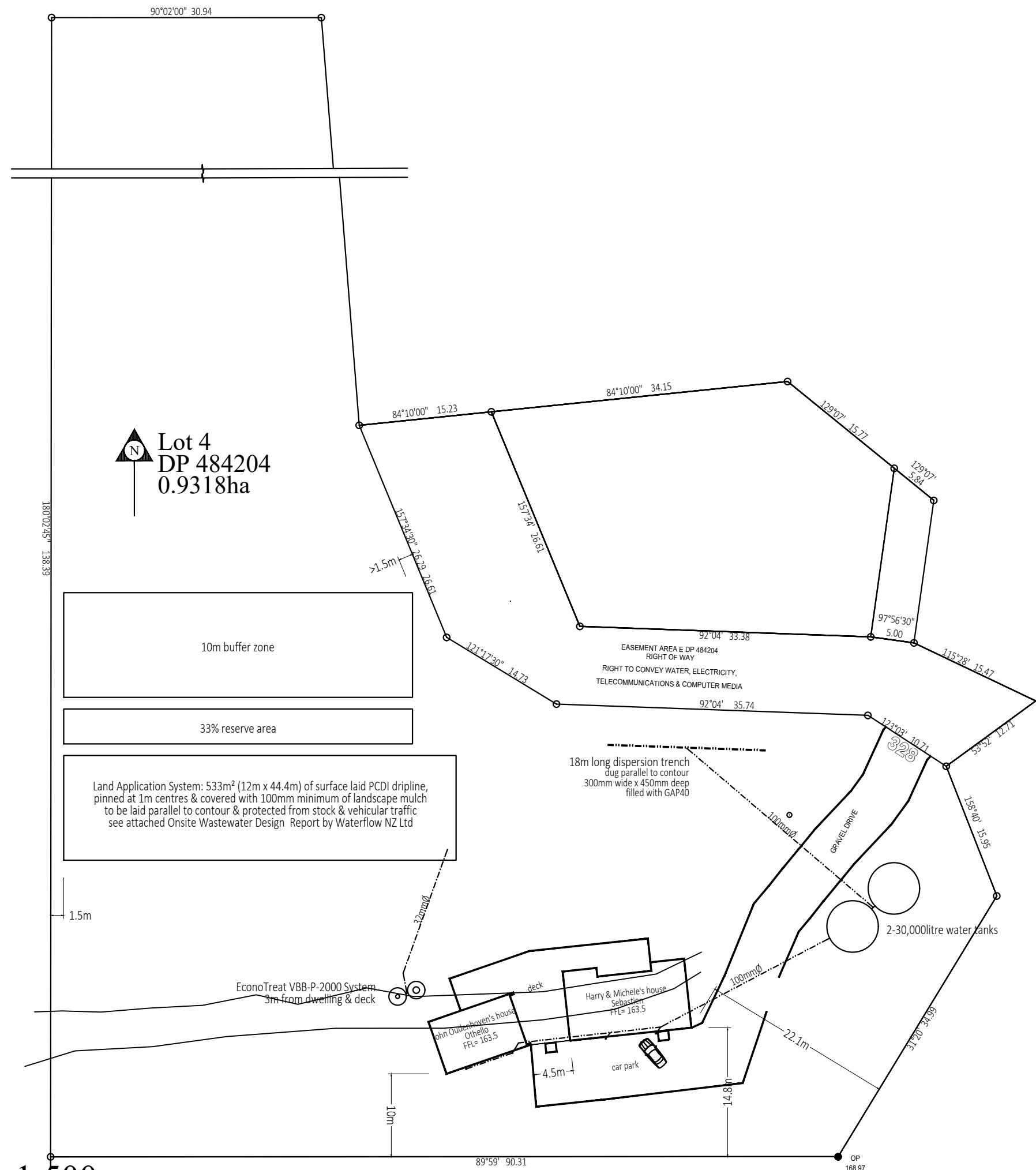
#### Lapsing of Consent

You should note that the granting of this consent for a change or cancellation of conditions does not affect the lapsing date of the underlying consent for the proposed activity.









dispersion drain detail: typical section 1:10

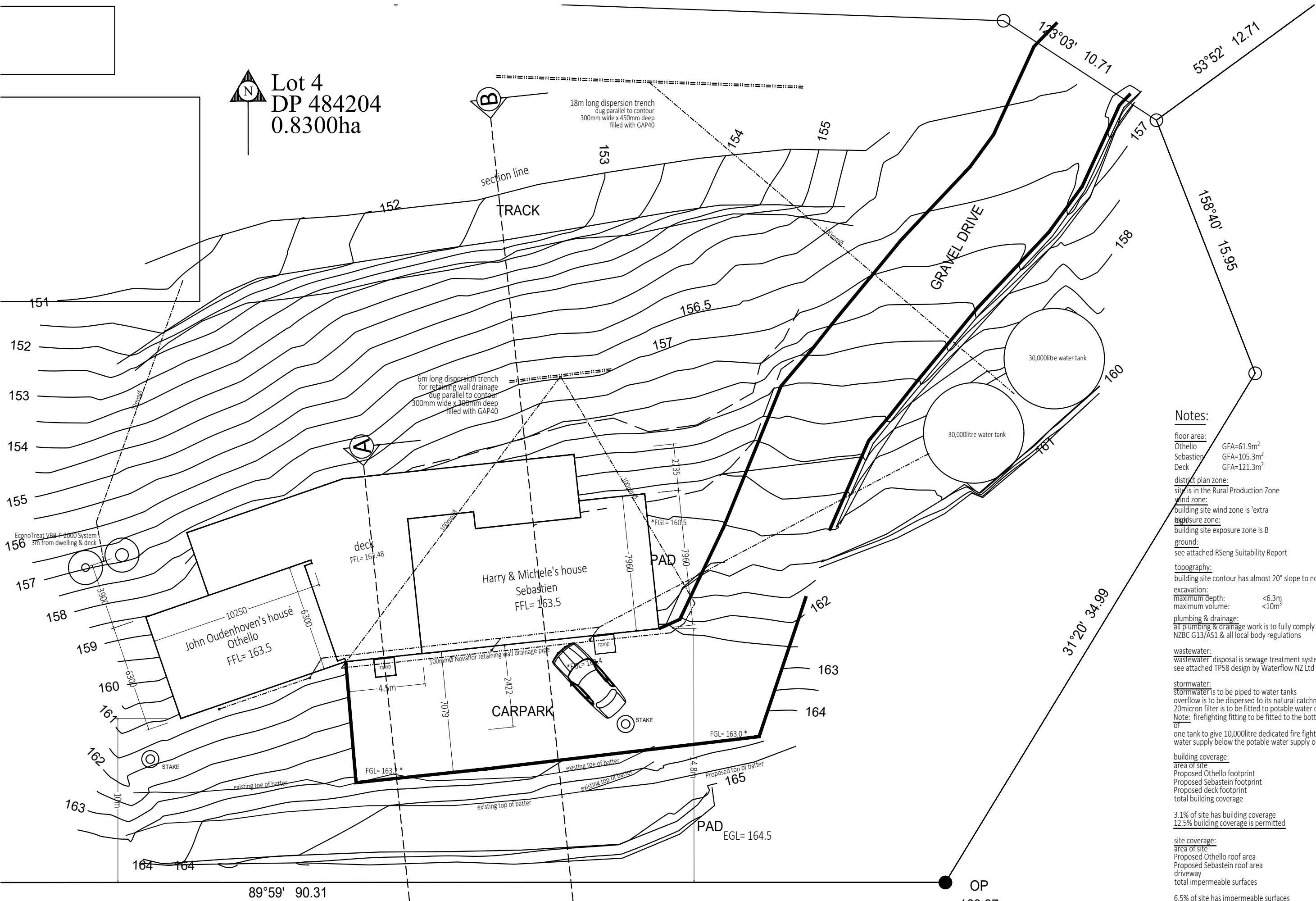
**Notes:**

- floor area:
  - Othello GFA=61.9m<sup>2</sup>
  - Sebastien GFA=105.3m<sup>2</sup>
  - Deck GFA=121.3m<sup>2</sup>
- district plan zone:
  - site is in the Rural Production Zone
- wind zone:
  - building site wind zone is 'extra
- exposure zone:
  - building site exposure zone is B
- ground:
  - see attached REng Suitability Report
- topography:
  - building site contour has almost 20° slope to north
- excavation:
  - maximum depth: <6.3m
  - maximum volume: <10m<sup>3</sup>
- plumbing & drainage:
  - all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
- wastewater:
  - wastewater disposal is sewage treatment system
  - see attached TP58 design by Waterflow NZ Ltd
- stormwater:
  - stormwater is to be piped to water tanks
  - overflow is to be dispersed to its natural catchment
  - 20micron filter is to be fitted to potable water outlet
  - Note: firefighting fitting to be fitted to the bottom of one tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
- building coverage:
 

area of site	9318m <sup>2</sup>
Proposed Othello footprint	61.9m <sup>2</sup>
Proposed Sebastien footprint	105.3m <sup>2</sup>
Proposed deck footprint	121.3m <sup>2</sup>
total building coverage	288.5m <sup>2</sup>
- 3.1% of site has building coverage  
12.5% building coverage is permitted
- site coverage:
 

area of site	9318m <sup>2</sup>
Proposed Othello roof area	66.3m <sup>2</sup>
Proposed Sebastien roof area	129.4m <sup>2</sup>
driveway	410.75m <sup>2</sup>
total impermeable surfaces	606.45m <sup>2</sup>
- 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

Lot 4  
DP 484204  
0.8300ha



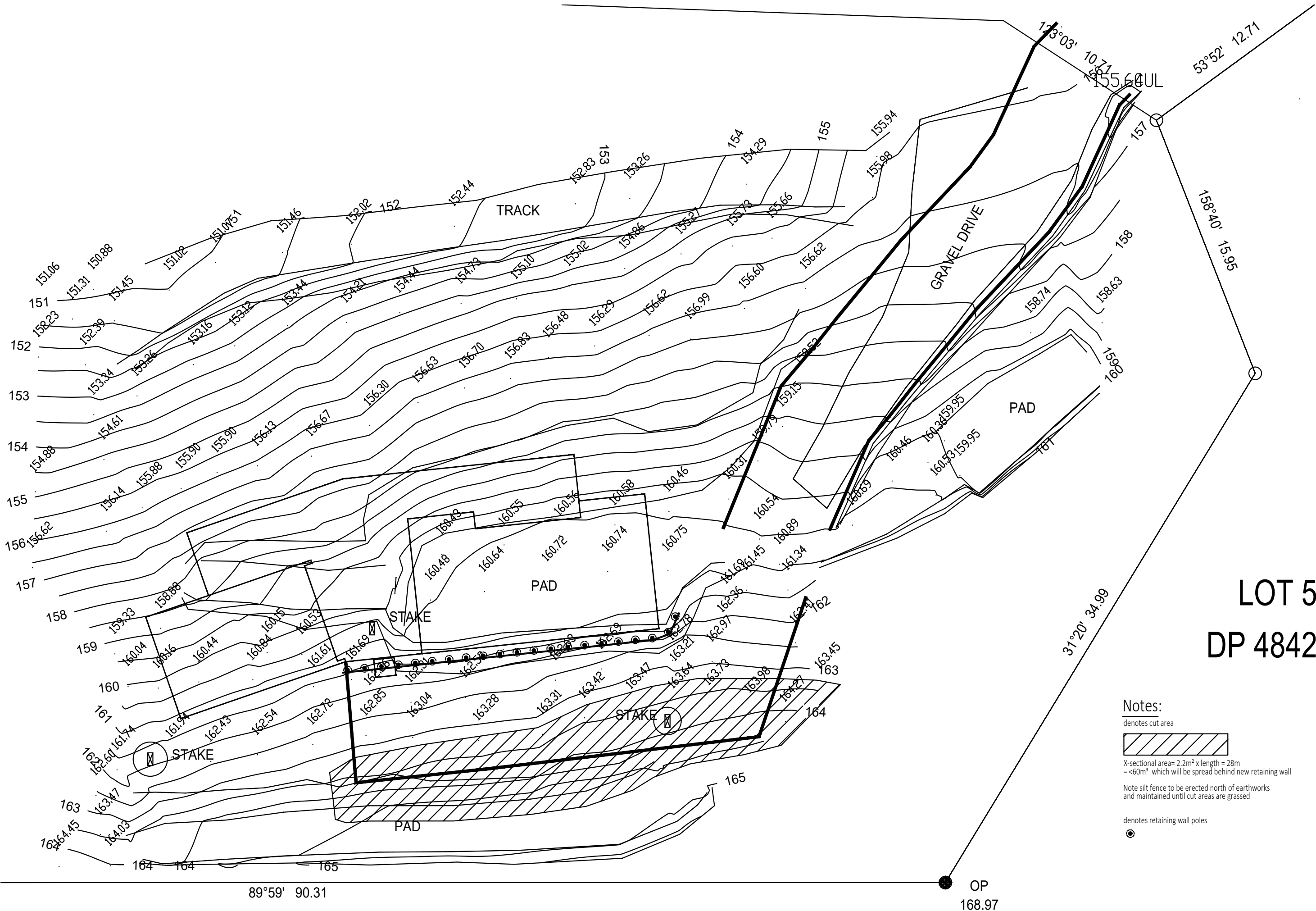
**Notes:**

- floor area:
  - Othello GFA=61.9m<sup>2</sup>
  - Sebastien GFA=105.3m<sup>2</sup>
  - Deck GFA=121.3m<sup>2</sup>
- district plan zone:
  - site is in the Rural Production Zone
- wind zone:
  - building site wind zone is 'extra'
- exposure zone:
  - building site exposure zone is B
- ground:
  - see attached RSEng Suitability Report
- topography:
  - building site contour has almost 20° slope to north
- excavation:
  - maximum depth: <6.3m
  - maximum volume: <10m<sup>3</sup>
- plumbing & drainage:
  - all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
- wastewater:
  - wastewater disposal is sewage treatment system
  - see attached TP58 design by Waterflow NZ Ltd
- stormwater:
  - stormwater is to be piped to water tanks
  - overflow is to be dispersed to its natural catchment
  - 20micron filter is to be fitted to potable water outlet
  - Note: firefighting fitting to be fitted to the bottom of one tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
- building coverage:
 

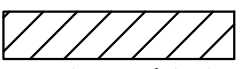

area of site	9318m <sup>2</sup>
Proposed Othello footprint	61.9m <sup>2</sup>
Proposed Sebastien footprint	105.3m <sup>2</sup>
Proposed deck footprint	121.3m <sup>2</sup>
total building coverage	288.5m <sup>2</sup>
- 3.1% of site has building coverage  
12.5% building coverage is permitted
- site coverage:
 

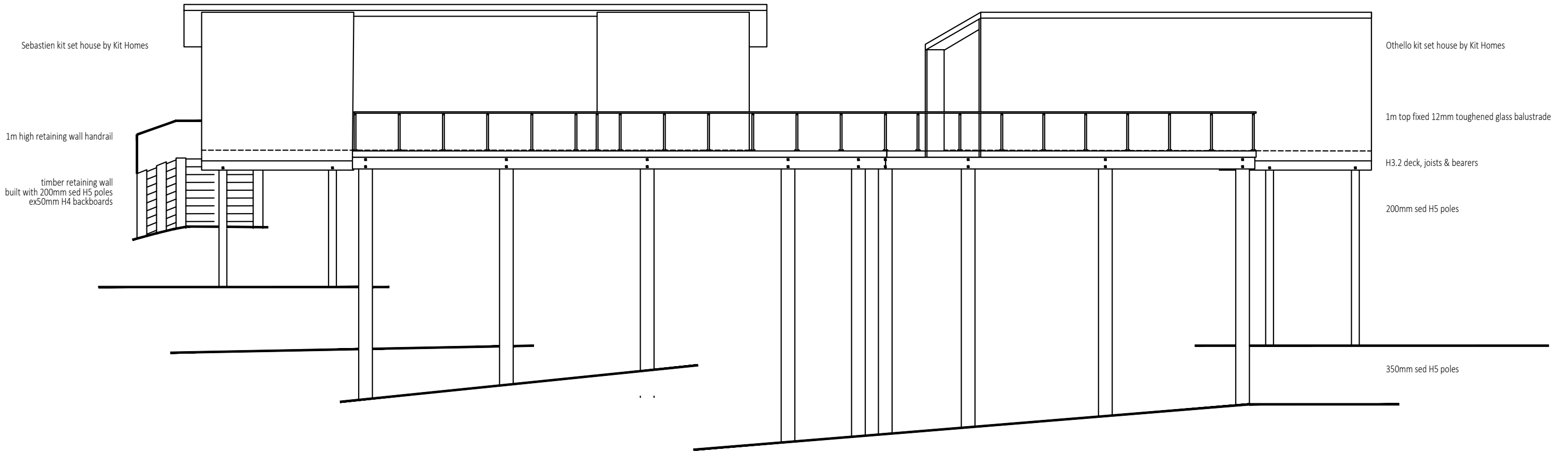
area of site	9318m <sup>2</sup>
Proposed Othello roof area	66.3m <sup>2</sup>
Proposed Sebastien roof area	129.4m <sup>2</sup>
driveway	410.75m <sup>2</sup>
total impermeable surfaces	606.45m <sup>2</sup>
- 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

site plan detail 1:200  
Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaero

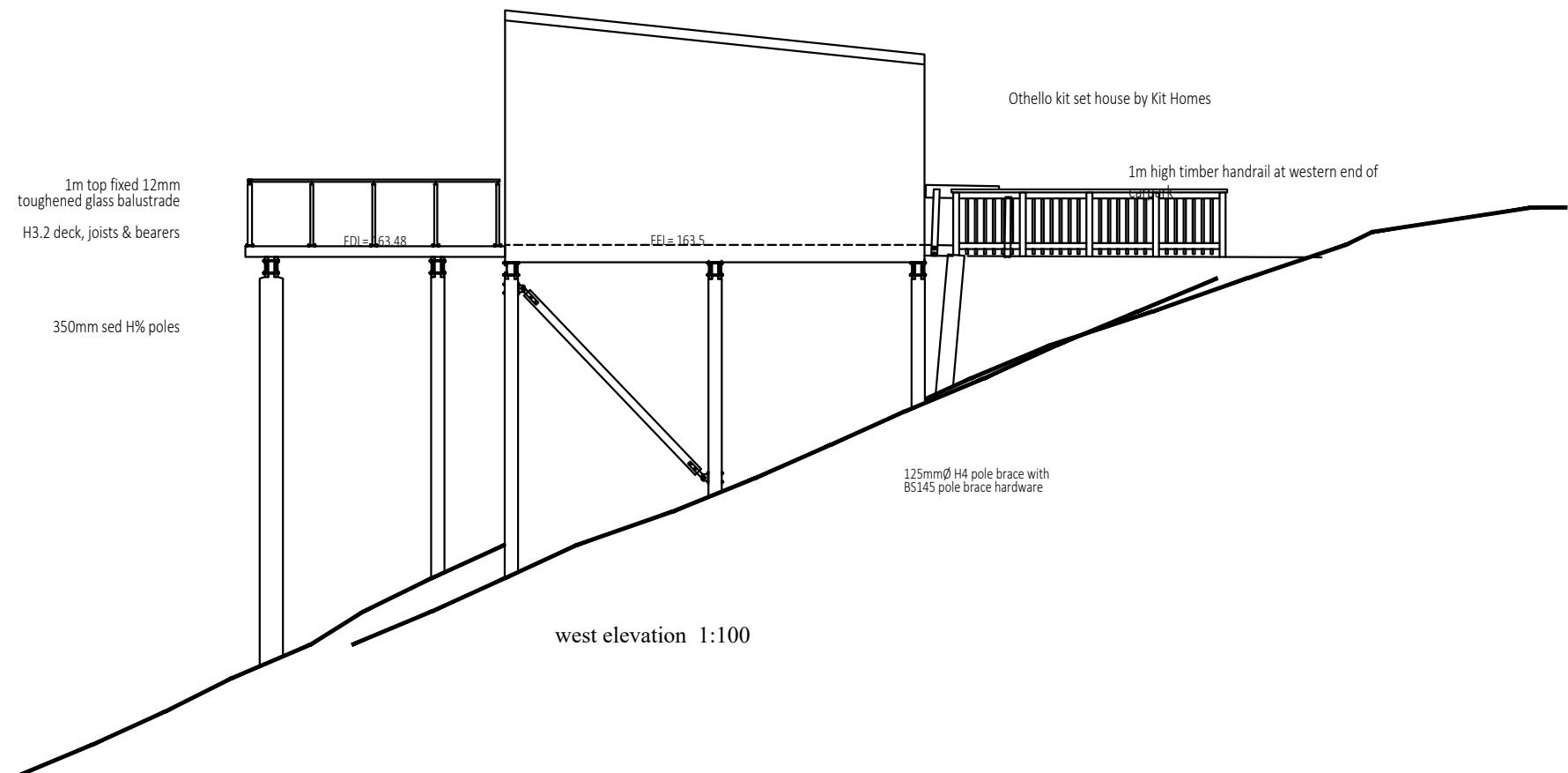


# LOT 5 DP 484204

- Notes:**
- denotes cut area
  -  X-sectional area = 2.2m<sup>2</sup> x length = 28m = <60m<sup>3</sup> which will be spread behind new retaining wall
  - Note silt fence to be erected north of earthworks and maintained until cut areas are grassed
  - denotes retaining wall poles
  - 



north elevation 1:100



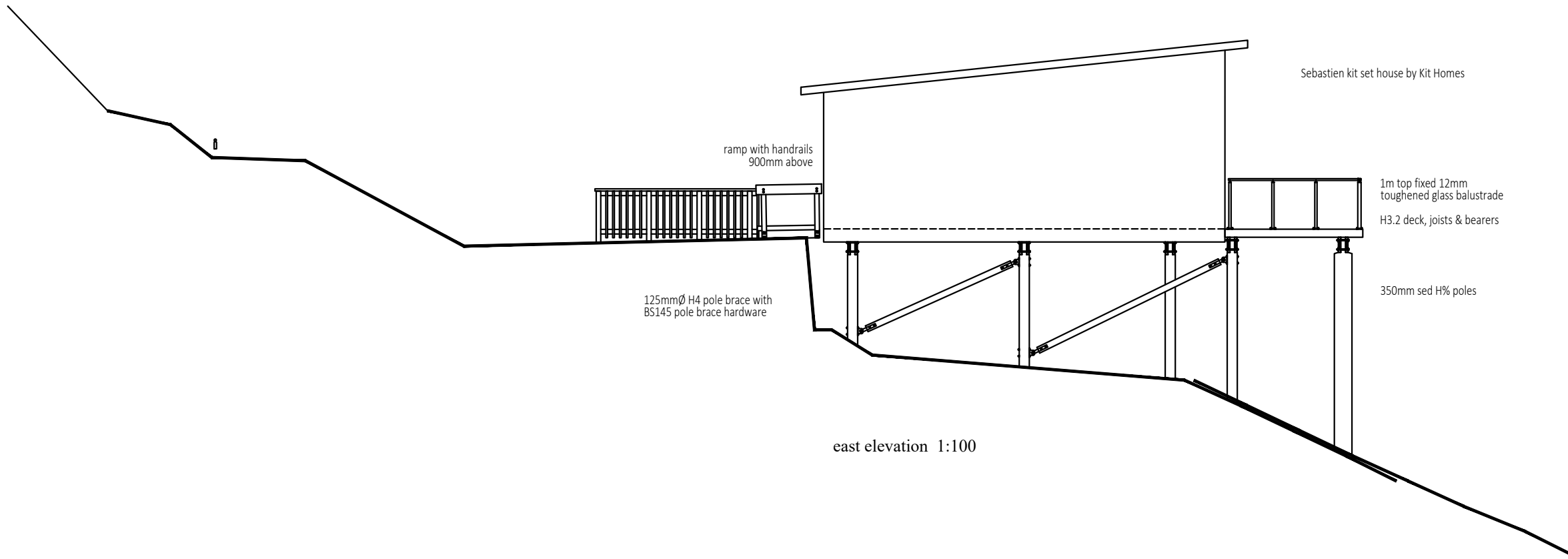
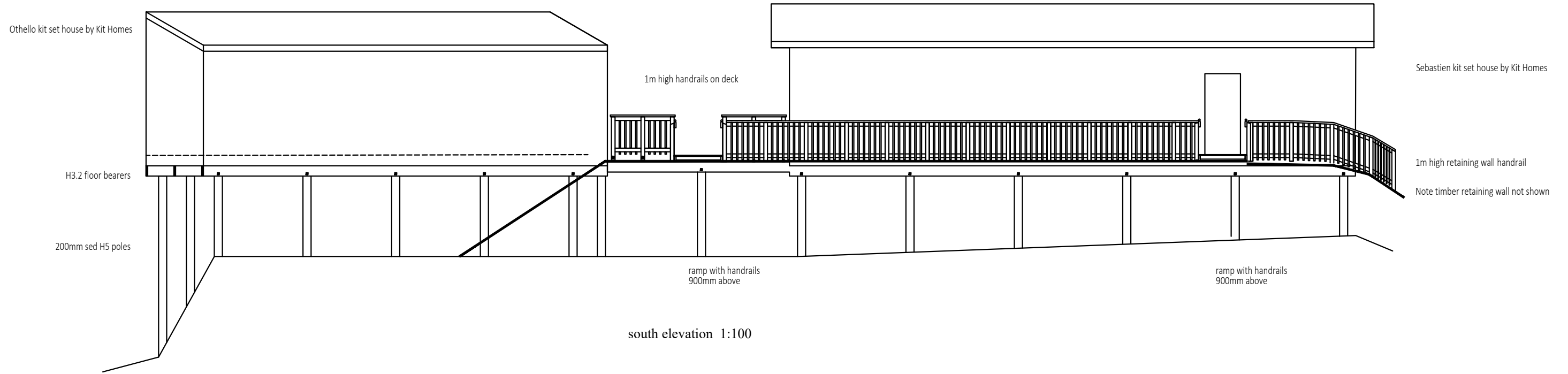
west elevation 1:100

**Proposed elevations #1 1:100**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

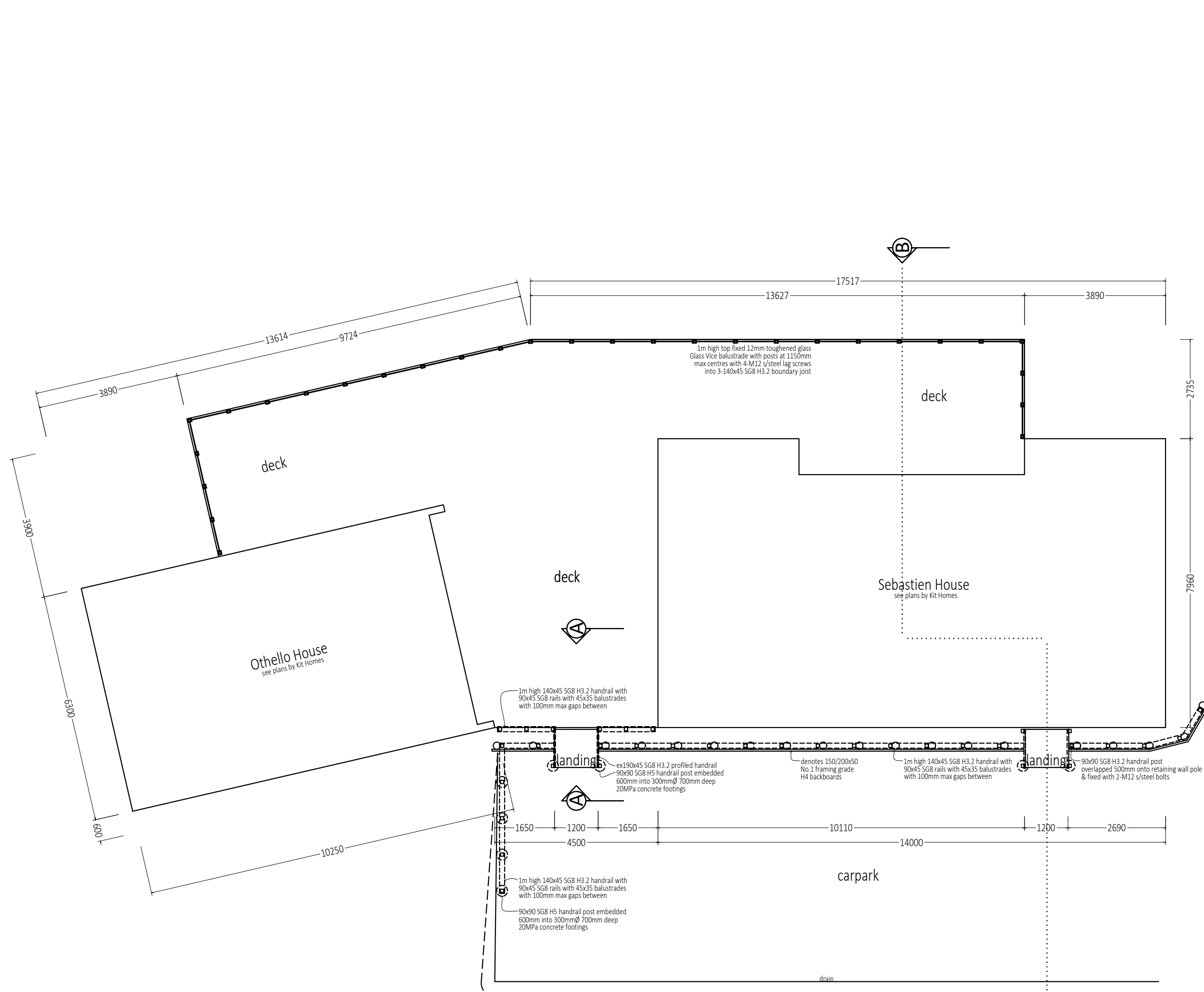


NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 09-407 9816. FAX: 09-407 9817. MOB: 0274 505 471. DO NOT SCALE DIMENSIONS! DO NOT GUESS...ASK!

DATE: 26/08/2024  
 SHEET: 2a







**Notes:**

Floor area:

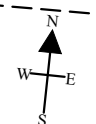
Othello house	61.9m <sup>2</sup>
Sebastien house	105.3m <sup>2</sup>
deck	121.3m <sup>2</sup>

for all details such as smoke alarms, wet area floor coverings & linings, ventilation, insulation, etc. see attached plan sets for each house by Kit Homes Ltd

**Proposed floor plan 1:75**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL. 09-407 9816. FAX. 09 407 9817. MOB. 0274 505 471. DO NOT SCALE DIMENSIONS! DO NOT GUESS...ASK!

DATE: 26/08/2024  
 SHEET: 3



**GENERAL NOTES:**

STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**

• ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED. NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**

PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY: -TBC-. (REFERENCE: -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

\*\*\* = ENGINEERED COMPONENT(S)

**ENG. SCOPE OF WORK:**  
 - FLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER



**FLOOR AREA SUMMARY:**

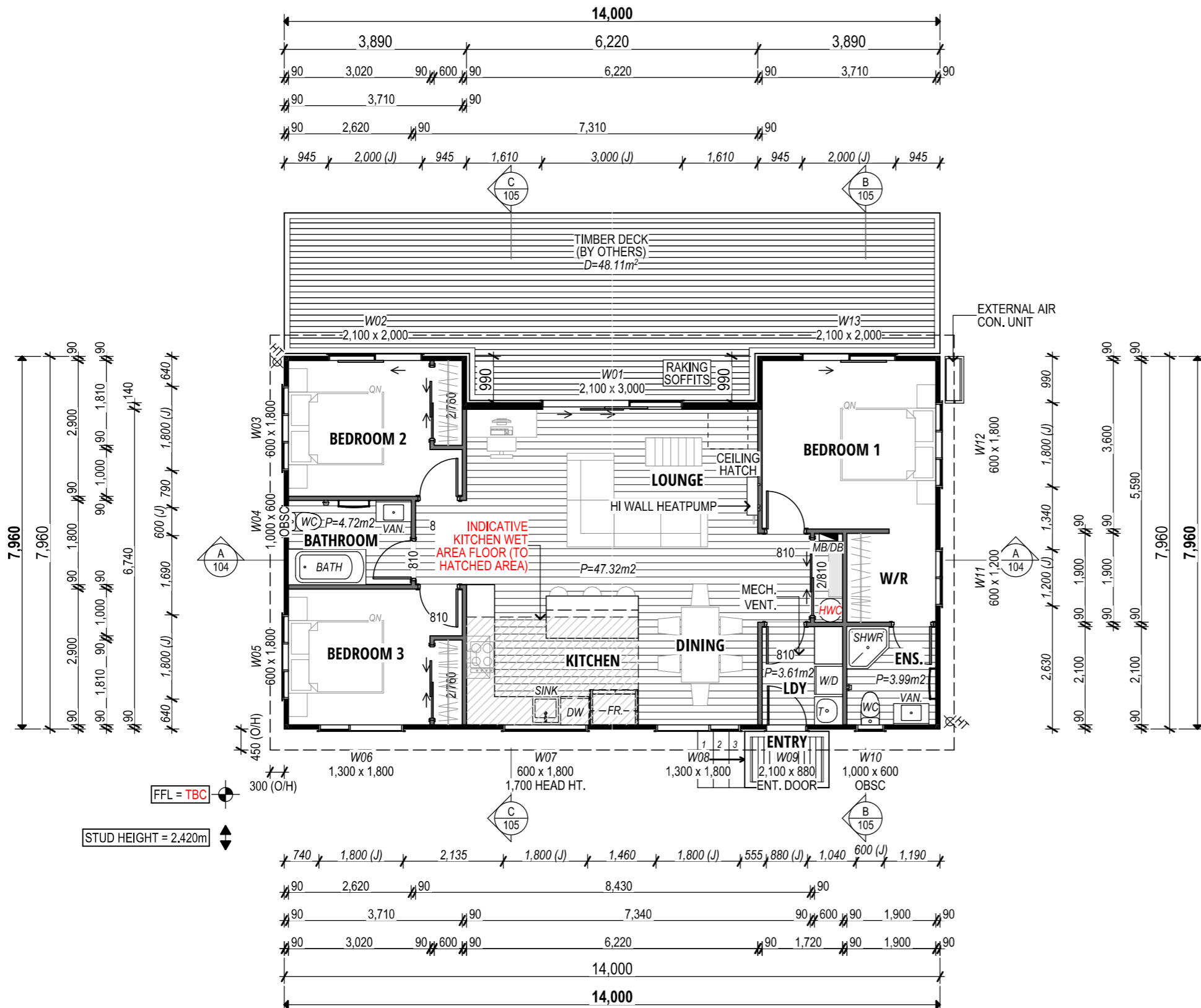
O/FRAME AREA	105.3m <sup>2</sup>
O/CLADDING AREA	107.0m <sup>2</sup>
O/ROOF AREA	129.4m <sup>2</sup>

**KEY / LEGEND:**

- \*E- = REFER TO EXTERNAL INFORMATION  
EG: ENGINEERS DESIGN
- [Grey Box] = CUPBOARD SHELVES
- [Hatched Box] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

STUD HEIGHT:	= 2.420m
UNLESS NOTED OTHERWISE, EXTERNAL JOINERY HEIGHT	= 2.100m
INTERNAL DOOR LEAF HEIGHT	= 1.980m
ROOF PITCH:	= 6°



FFL = TBC  
 STUD HEIGHT = 2.420m



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**DRAWING: GROUND FLOOR PLAN**

DWG DATE: 5/8/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE:  
 REVIEWED BY: KHA2318 | CON-01

CONSENT 202

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
 - SUBJECT TO COUNCIL APPROVAL  
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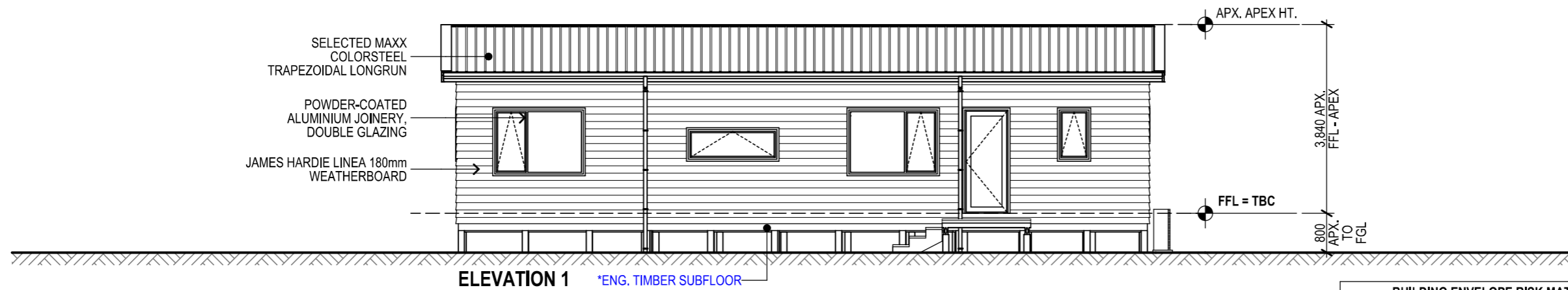
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

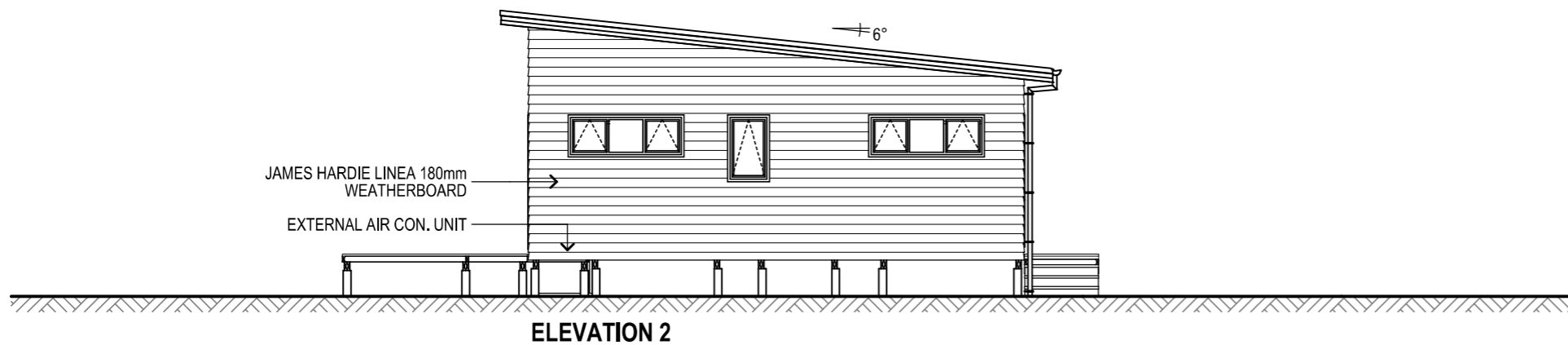
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)

FNDC - Approved Building Consent Document - EBC-2024-1022/0 - Pg 13 of 31 - 13/06/2024 - LR



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



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**DRAWING: ELEVATIONS**

DWG DATE: 5/8/2024 SCALE: 1:100, 1:1 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEAO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE:  
 REVIEWED BY: KHA2318 | CON-01

CONSENT 301

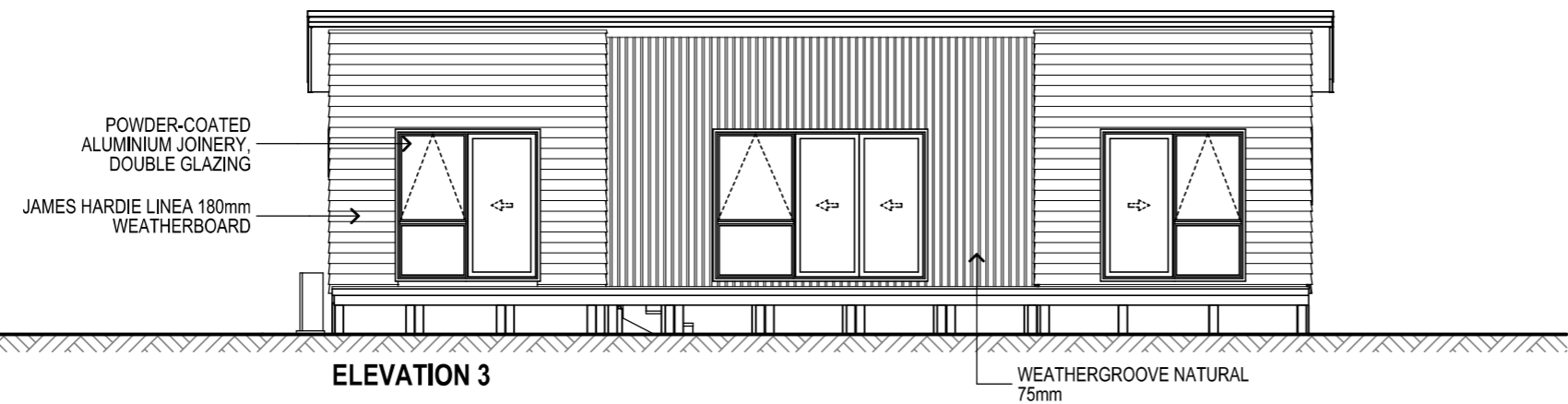
ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
 - SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

WIND ZONE: **EX. HIGH** EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

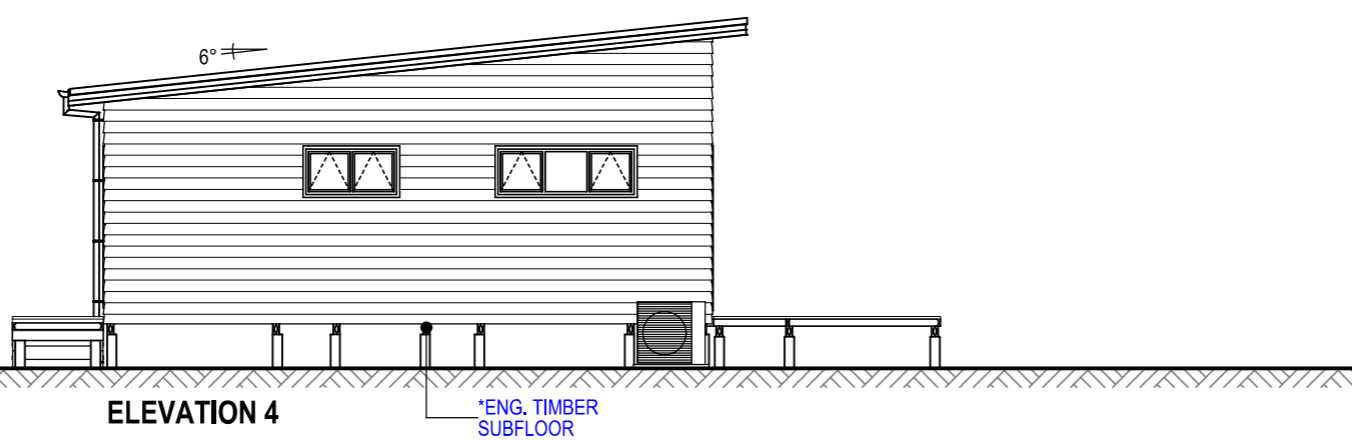
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



**ELEVATION 3**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



**ELEVATION 4**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



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**ELEVATIONS**

DWG DATE: 5/8/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEAO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE:  
 REVIEWED BY: KHA2318 | CON-01

CONSENT **302**

**GENERAL NOTES:**

STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

*NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL*

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
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**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC-. (REFERENCE: -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

\*\*\* = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - TIMBER SUBFLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
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**FLOOR AREA SUMMARY:**

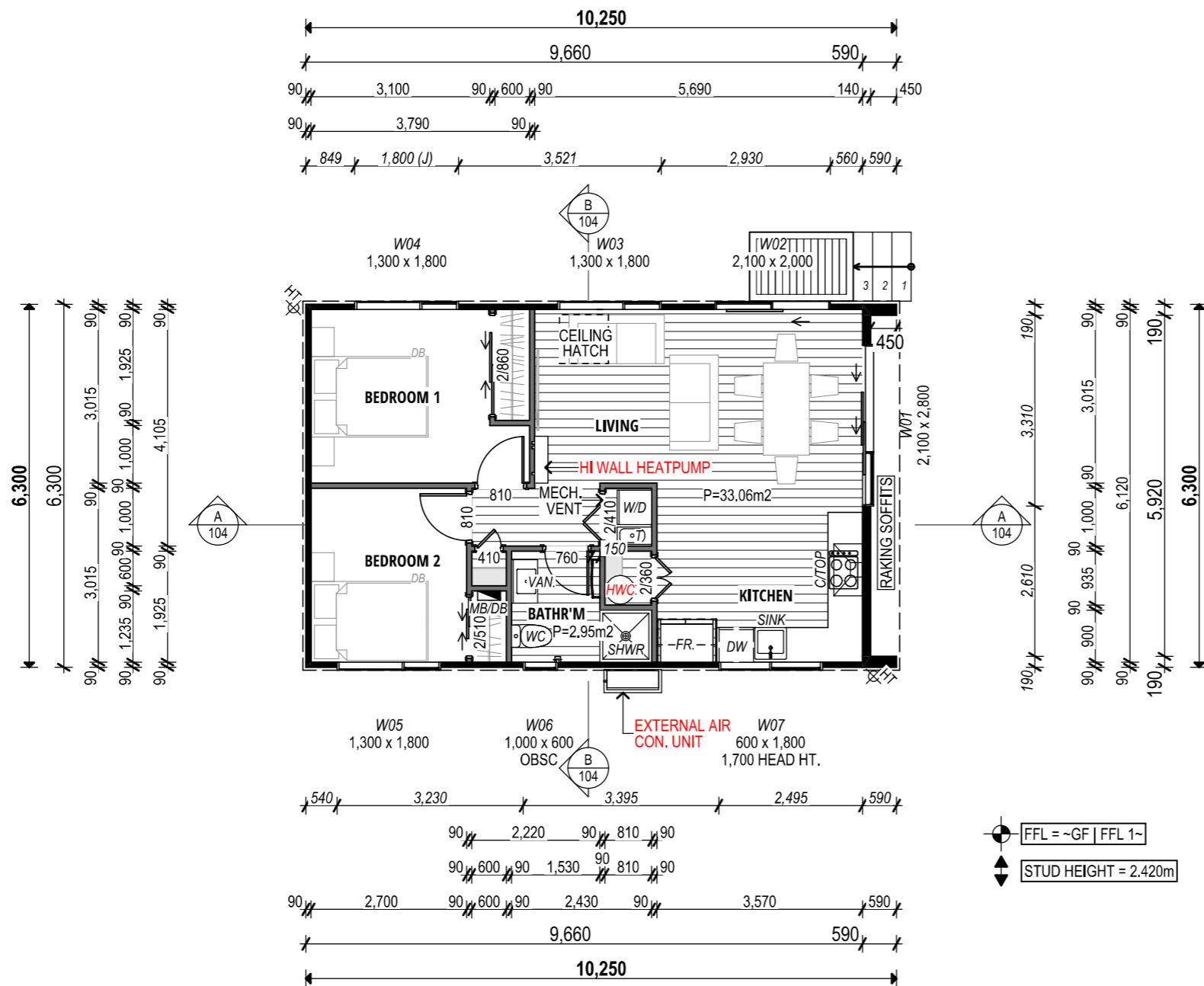
O/FRAME AREA	61.9m <sup>2</sup>
O/CLADDING AREA	63.3m <sup>2</sup>
O/ROOF AREA	66.3m <sup>2</sup>

**KEY / LEGEND:**

- \*E- = REFER TO EXTERNAL INFORMATION EG: ENGINEERS DESIGN
- [Grey Box] = CUPBOARD SHELVES
- [Hatched Box] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

- STUD HEIGHT: = 2.420m
- UNLESS NOTED OTHERWISE, EXTERNAL JOINERY HEIGHT = 2.100m
- INTERNAL DOOR LEAF HEIGHT = 1.980m
- ROOF PITCH: = 6°



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**DRAWING: GROUND FLOOR PLAN**

DWG DATE: 4/19/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA	REFERENCE: KHA2318   CON-01
REVIEWED BY: .	LAYOUT ID:

**CONSENT 202**



ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
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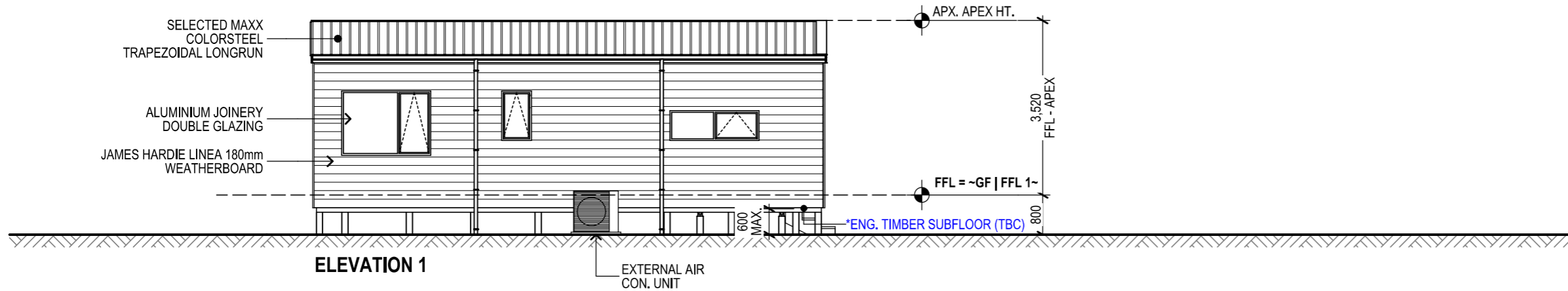
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

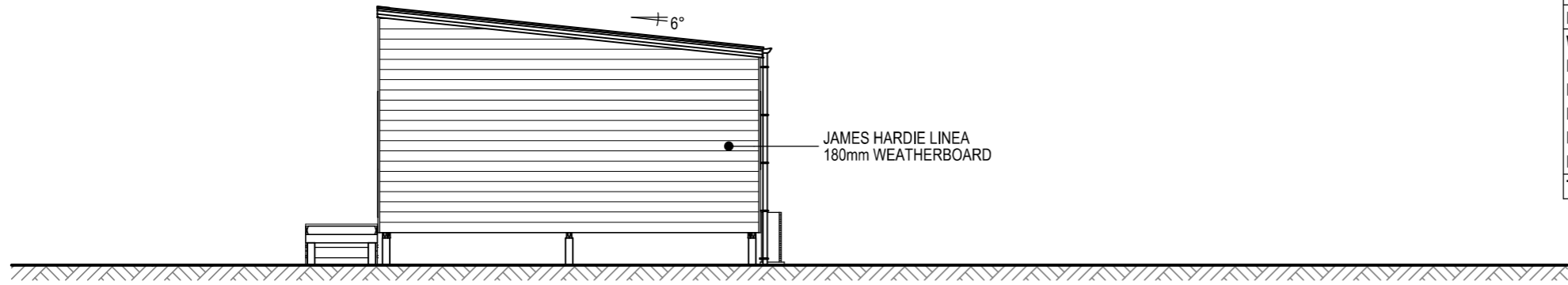
REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)

FNDC - Approved Building Consent Document - EBC-2024-1022/0 - Pg 13 of 29 - 13/06/2024 - LR



ELEVATION 1

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



ELEVATION 2

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES, AND MAY NOT BE PUBLISHED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

DRAWING:  
**ELEVATIONS**

DWG DATE: 4/19/2024 SCALE: 1:100, 1:1 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE:  
 REVIEWED BY: KHA2318 | CON-01

**CONSENT** **301**

THE FOLLOWING MUST BE CONFIRMED (& OR LOCATED) ON SITE PRIOR TO CONSTRUCTION: (1) ALL MEASUREMENTS AND DIMENSIONS (2) SITE GROUND LINES AND LEVELS, INC. HIRB POINT RLs (3) ALL EXIST. STRUCTURES, TREES, SEWER AND STORMWATER MAINS, INVERTS, MANHOLES, AND ANY CONNECTION POINTS, INC. ANY OTHER SITE FEATURES. SHOULD ANY DISCREPANCIES BE FOUND, CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE PROCEEDING

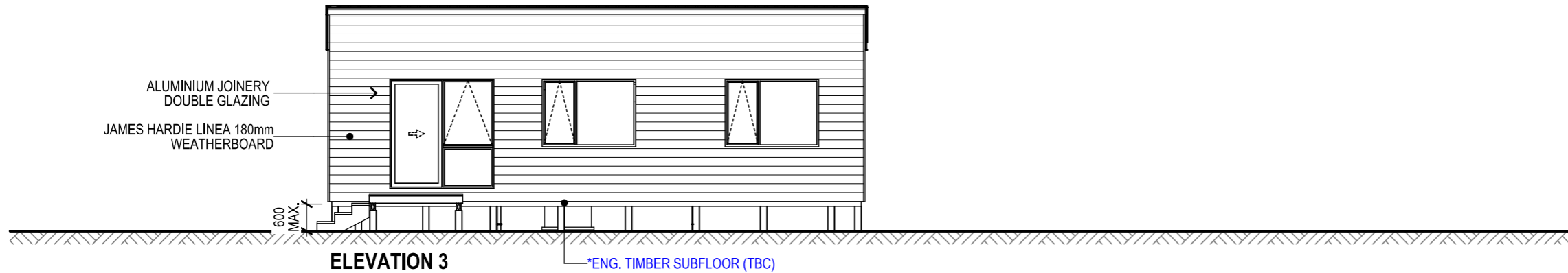
ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
 - SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

WIND ZONE: **EX. HIGH** EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

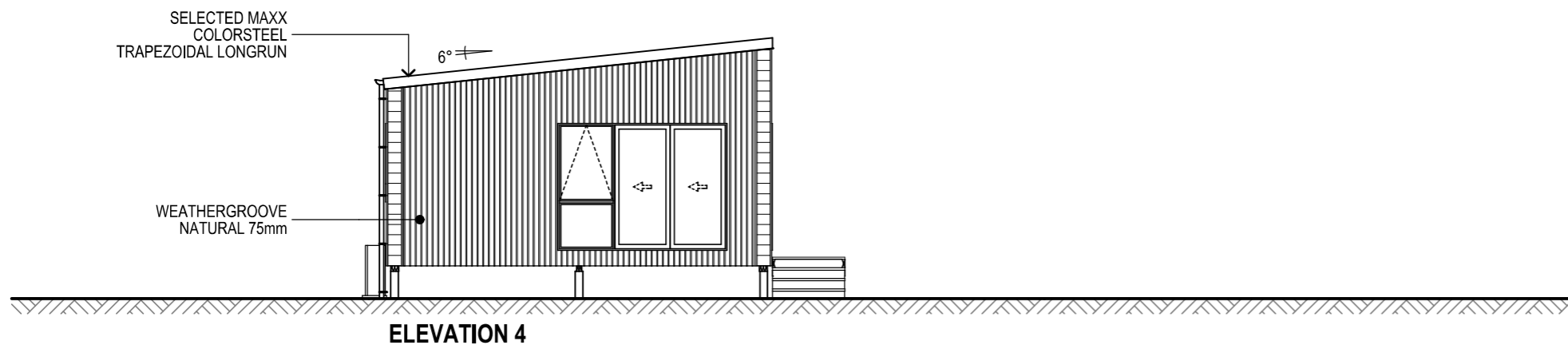
**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>9</b>



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES, AND MAY NOT BE PUBLISHED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

DRAWING:  
**ELEVATIONS**

DWG DATE: 4/19/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE:  
 REVIEWED BY: KHA2318 | CON-01

**CONSENT** 302





## **SUITABILITY REPORT**

**328 Wainui Road**

**Kaeo**

**(Lot 4 DP 484204)**

# SUITABILITY REPORT

328 Wainui Road

Kaeo

(Lot 4 DP 484204)

Report prepared for: J, H & M Oudenhoven

Report reference: 18841

Date: 30/10/2023

Revision: 1

## Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
30/10/2023	1	Building Consent Issue	S Scott	C Hay	M Jacobson



association of  
consulting and  
engineering

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## Appendices

A	Drawings
B	Subsurface Investigations
C	Stormwater Dispersal Trench

# SUITABILITY REPORT

## 328 Wainui Road, Kaeo

(Lot 4 DP 484204)

### 1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by J, H & M Oudenhoven to investigate the suitability of their property (Lot 4 DP 484204) for residential construction. The purpose of this report is to assess the suitability of the building site making foundation, earthworks, and stormwater disposal recommendations.

The client proposes to construct a dwelling and minor dwelling both with timber floors founded on timber pile foundations.

### 2.0 Site Description

This 9318m<sup>2</sup> property is located on the southern side of Wainui Road, accessed from a shared gravelled accessway. The property is made up of moderate to steep (16-20°) sloping topography with a near level cut and fill platform at the proposed dwelling site. The building area is generally in pasture, cleared of trees, and bush covering the remainder of the property.



Figure 1: Lot 4 DP 484204

### 3.0 Desk Study

#### 3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

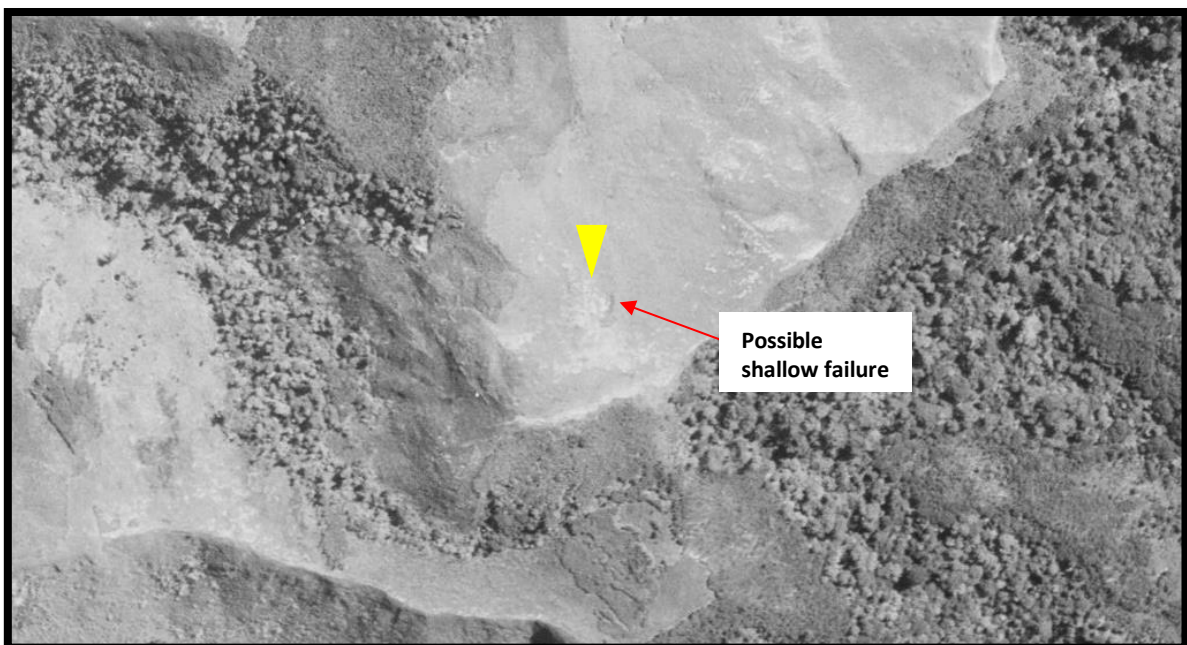
- GNS – Geology Of The Whangarei Area – Edbrooke & Brook – 2009.
- Property Consent Notice.
- Haigh Workman – Waitapu Developments Wainui Road, Whangaroa Report on Suitability of Site for Subdivision – 06 May 2009.

#### 3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map indicates that the property is located within an area that is underlain by Ruatangata Sandstone of Waro Subgroup (Te Kuiti Group) in Northland Allochthon, which has been described as follows: *“Slightly calcareous, glauconitic, muddy, fine-grained sandstone.”*

#### 3.3 Aerial Photography

RS Eng has undertaken a review of stereo pair imagery and historical aerial photography, specifically three images, from 1950, 1968 and 1981. See Figure 2 below of the 1950 image. Reviewing these images the property generally remained clear of tree cover over the course of the historic imagery. 1950 imagery observed an inferred shallow failure (indicated below), however on review of stereo pair and other imagery no notable signs of slope instability was observed on the property.



*Figure 2: 1950 Aerial Image (Source: [www.retrolens.nz](http://www.retrolens.nz))(Yellow marker of building area)*

### 3.4 Subdivision Report

The underlying subdivision was reported on Haigh Workman in a report entitled “*Waitapu Developments Wainui Road, Whangaroa Report on Suitability of Site for Subdivision*” dated 06 May 2009. The following recommendations were made in relation to the property label ‘Site 4’ in their report:

- *“The house sites here are located on the sides of ridges and due to the nature and depth of the clay encountered could be subject to minor creep over the upper 1.5 to 2.5m of soils where slopes exceed 20 degrees.*
- *Deep piled foundations should be used along the perimeter of any foundations on the steep slopes. Subject to specific design, these should be embedded 2-4m below the existing ground level. Any deep piled foundations on the slopes should be designed to withstand all “at rest lateral earth pressure (Ko)” from the top 1.5-2.5 metre clay layer.”*

### 4.0 Field Investigation

A Technician from this office visited the property on 4 September 2023 to undertake a walkover inspection and three hand augers. The walkover inspection did not observe any signs of concern at the building site in relation to the proposal.

The hand augers were dug to a maximum depth of 3.9m below ground level (mBGL) all terminating upon encountering impenetrable weathered sandstone. Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

Geo Data Solutions NZ Ltd completed four Cone Penetration Tests (CPTs) on 10 October 2023 to depths of 6.04m, 4.49m, 5.46m and 2.5mBGL all refusing due to exceeding cone resistance.

## 5.0 Subsoil Conditions

Interpretation of subsurface conditions is based on the investigations shown on the drawings in Appendix A. The conditions are summarised below;

- Non-engineered fill was encountered in HA01 to a depth of 0.5mBGL consisting of very stiff clay with some sand.
- No topsoil was encountered at the surface across the cut platform, however was generally encountered less than 0.05m beneath the fill.
- Residual soils consisted of firm to very stiff clayey sand, sandy clay and clay extending to varying depths of 1.6m-3.7mBGL. In-situ Undrained Shear Strengths ranged from 56kPa to 173kPa.
- Completed weathered extremely weak sandstone with fine layers of interbedded mudstone was encountered beneath the residual soils. CPT results in the weathered rock generally ranged between 4MPa to greater than 20MPa on refusal.
- Groundwater was not encountered during the investigations, however groundwater is expected within the upper 2.0m of soils after periods of heavy rainfall.

## 6.0 Geotechnical Assessment

### 6.1 Slope Stability

The property is made up of moderate to steep topography located on the side of a dominant ridgeline underlain by allochthonous Ruatangata Sandstone. Based on the review of stereo pair and historical imagery, no signs of deep-seated slope instability was observed with slope instability likely limited to erosion from vegetation removal and translational failures within the firm residual soils overlying the weathered rock.

Subdivision report recommendations outline that perimeter foundations should extend 2-4m deep accounting for creep within 1.5-2.5m of clayey soils. Subsoil investigations encountered varying depths of residual soils overlying weathered rock, with soft layers of residual soils encountered. To mitigate the risk of potential slope instability within the residual soils, a soldier pile wall to effectively retain the depth of this material should be constructed. Leading edge foundations could be deepened and specifically designed to account for this. Provided the recommendations within this report are complied with, RS Eng considers the risk of slope instability to be low.

### 6.2 Liquefaction

The proposal is positioned on land underlain by the Ruatangata Sandstone of Northland Allochthon, consisting of soils that are cohesive and stiff in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to be low.



### **6.3 Expansive Soils**

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on previous testing in similar geologies, RS Eng Ltd considers the soils as being Class H1 (Highly Expansive) as per AS2870.

### **7.0 Stormwater Assessment**

#### **7.1 Attenuation**

Given that the proposed impervious surfaces do not exceed 15% of the lot area as per District Plan rules for Rural Production Environment, stormwater attenuation is not required.

#### **7.2 Disposal**

Stormwater runoff from the roof of the proposed dwellings should be collected and piped to water tanks. The tanks overflow shall be piped to a 18m long dispersal trench laid parallel to the contour, setback a minimum of 20m from the dwellings . Refer to attached detail in Appendix C.

### **8.0 Engineering Recommendations**

#### **8.1 Site Subsoil Class**

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observation listed above RS Eng considers the site soils lie within Site Class C *“Shallow Soil Site.”*

## 8.2 Earthworks

As the dwellings are proposed with timber floors on timber piles foundations earthworks as part of the platform construction are expected to be no more than minor. To suitably develop the building areas, we recommend as follows:

- Cut and fill is limited to 1.5m above existing ground level.
- Cut and fill batter should be sloped at angles less than 1V to 3H.
- Site works shall generally be completed in accordance with NZS4431.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.

## 8.3 Foundations

It is proposed to construct a timber deck and timber floor dwelling and minor dwelling on pile foundations. To suitably found the proposed construction the following is recommended;

- Piled foundations extend 1.0m below cleared ground level to account for highly expansive soils.
- Leading edge foundations shall be specifically designed by a suitably experienced Chartered Professional Engineer as soldier piles, to account for an effective retained depth of residual soils using the parameters listed in Table 1 below. The depth of residual soils varied between 1.6m-3.7mBGL. The piles shall be designed to have a minimum spacing of 3 x pile diameters. Soldier piles are expected to be timber poles in Ø600mm holes at 1.8m centres extending 4-8m below ground level.

Notwithstanding the recommendations of this report, for the specific design of shallow foundations, RS Eng has assessed the following:

- 300kPa Ultimate Bearing Capacity (Geotechnical Ultimate).
- 150kPa Dependable Bearing Capacity (Ultimate Limit State).
- 100kPa Allowable Bearing Capacity (Serviceability Limit State).

Table 1: Assessed Design Parameters

Parameter	Residual Soil	Weathered Rock
Soil Density (kN/m <sup>3</sup> )	18	20
Friction Angle (°)	26	30
Undrained Shear Strength (kPa)	40	60

## **9.0 Drawing Review**

It is recommended that RS Eng Ltd carry out a review of final development drawings prior to submittal for building consent. The review is to confirm that the recommendations outlined in this report have been applied in full and correctly to the design.

## **10.0 Construction Monitoring and Producer Statements**

RS Eng recommends a suitably experienced Chartered Professional Engineer monitor the construction of the following works:

- Foundation excavations to confirm subsoil conditions, depths and design parameters.

Any works not inspected will be excluded from future producer statements (PS4) to be issued by RS Eng. In any event, where doubt exists regarding inspections, this office should be contacted for advice, and provided with reasonable notice of inspections.

## **11.0 Conclusions**

It is the conclusion of RS Eng Ltd that the building area is suitable for the proposal provided the recommendations and limitations stated within this report are adhered to.

RS Eng Ltd also concludes that subject to the recommendations of this report, in terms of Section 72 of the Building Act 2004;

(a) the building work to which an application for a building consent relates will not accelerate, worsen, or result in slippage or subsidence on the land on which the building work is to be carried out or any other property; and

(b) the land is neither subject to nor likely to be subject to slippage or subsidence.

## 12.0 Limitations


This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed residential construction, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:



Sarah Scott  
Technician  
NZDE(Civil)

Reviewed by:



Codie Hay  
Technician

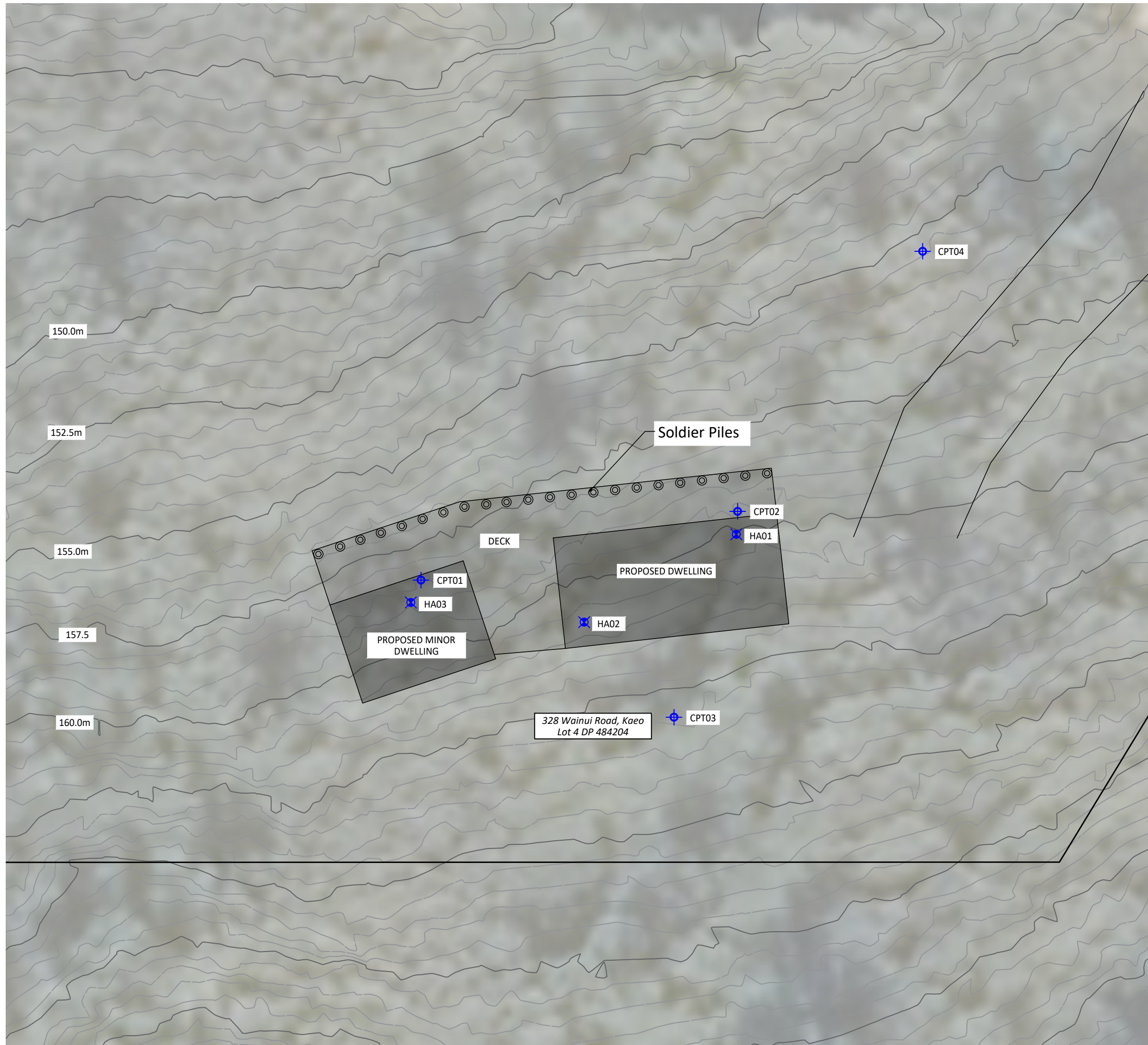
Approved by:



Matthew Jacobson  
Director  
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

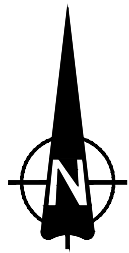
# Appendix A

## Drawings



**NOTES:**


- All services should be located on-site prior to commencement of works.
- All works to comply with all relevant local authority by-laws and council regulations where applicable.
- Contractors to confirm all dimensions on site prior to commencing any work.
- Do not scale off drawings.
- These drawings are to be read in conjunction with specifications - plans take precedence.
- If any part of these documents are unclear, please contact RSEng Ltd.
- This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.



**KEY**

- ✕ Hand Auger Location
- ⊕ Cone Penetration Test Location

Contours are shown at 0.5m crs.  
Contours are derived from LiDAR (2018)  
and are shown at NZVD(2016).

		<b>RS Eng Ltd</b> 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110	
		Title <b>Suitability Report          Geotechnical Investigations</b>	
Client <b>Oudenhoven</b>		Location <b>328 Wainui Road,          Kaeo</b>	
Date 13/10/2023	Rev A	Notes First Issue	
Scale 1:250	Original A3	Rev A	Sheet <b>1</b>
Drawn SS	Approved MJ	File # 18841	

## **Appendix B**

### **Subsurface Investigations**





**RS Eng Ltd**  
09 438 3273  
office@RSEng.co.nz  
2 Seaview Road,  
Whangarei 0110

# HAND AUGER LOG

**HOLE NO.:**  
**HA1**

**CLIENT:** Oudenhoven  
**PROJECT:** Geotechnical Investigations

**JOB NO.:**  
**18841**

**SITE LOCATION:** 328 Wainui Road, Kaeo  
**CO-ORDINATES:** 1670784mE, 6119865mN

**ELEVATION:** 160.5m

**START DATE:** 04/09/2023

**END DATE:**

**LOGGED BY:** SS

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 0mm)							VANE SHEAR STRENGTH (kPa) Vane: GEO3616				WATER				
					2	4	6	8	10	12	14	16	18	50	100		150	200	Values	
FILL	CLAY, with some sand; orange. Very stiff; moist; high plasticity.		0.2																	
Nid Allocthon	SILT, with some sand; dark brown grey. Firm; low plasticity; Organic.		0.4																164	
	Clayey SAND; white and orange. Medium dense; moist; low plasticity; sand, fine to medium.		0.6																49	
	Sandy CLAY; orange and white with some green speckles red streaks. Stiff; moist; high plasticity; sand, fine.		0.8																173	
			1.0																49	
			1.2																	
			1.4																	156
	Completely weathered; SANDSTONE; extremely weak. Clayey SAND; green orange red. Stiff; moist; low plasticity; sand, fine to coarse; Thin fine bedding of clay.		1.6																	58
			1.8																	132
		2.0																	49	
		2.2																		
	CLAY, with some silt and sand; white orange some green mottling. Stiff; moist; high plasticity; sand, fine. Completely weathered; SILTSTONE; extremely weak.		2.4																82	
	Completely weathered; SANDSTONE; extremely weak; fine layer of muddy sandstone purple. SAND, with trace clay; light green grey orange. Dense; moist; non-plastic; sand, fine to coarse.		2.6																33	
	Unable to penetrate End Of Hole: 2.80m		2.8																	
			3.0																	
			3.2																	
			3.4																	
			3.6																	
			3.8																	
			4.0																	
			4.2																	

Groundwater Not Encountered

**PHOTO(S)**



**REMARKS**

**WATER**

- ▼ Standing Water Level
- ▽ Out flow
- ↖ In flow

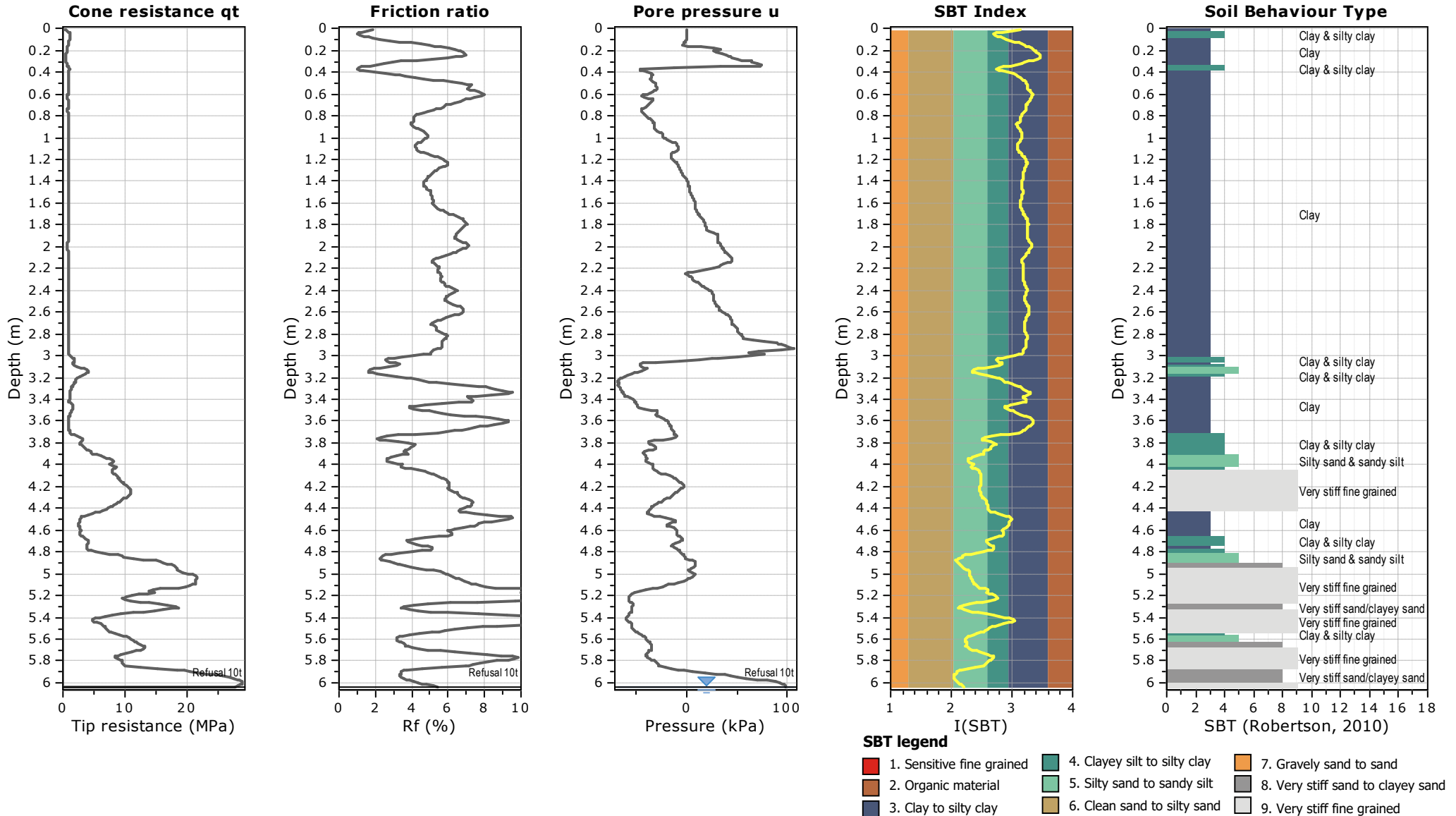
**INVESTIGATION TYPE**

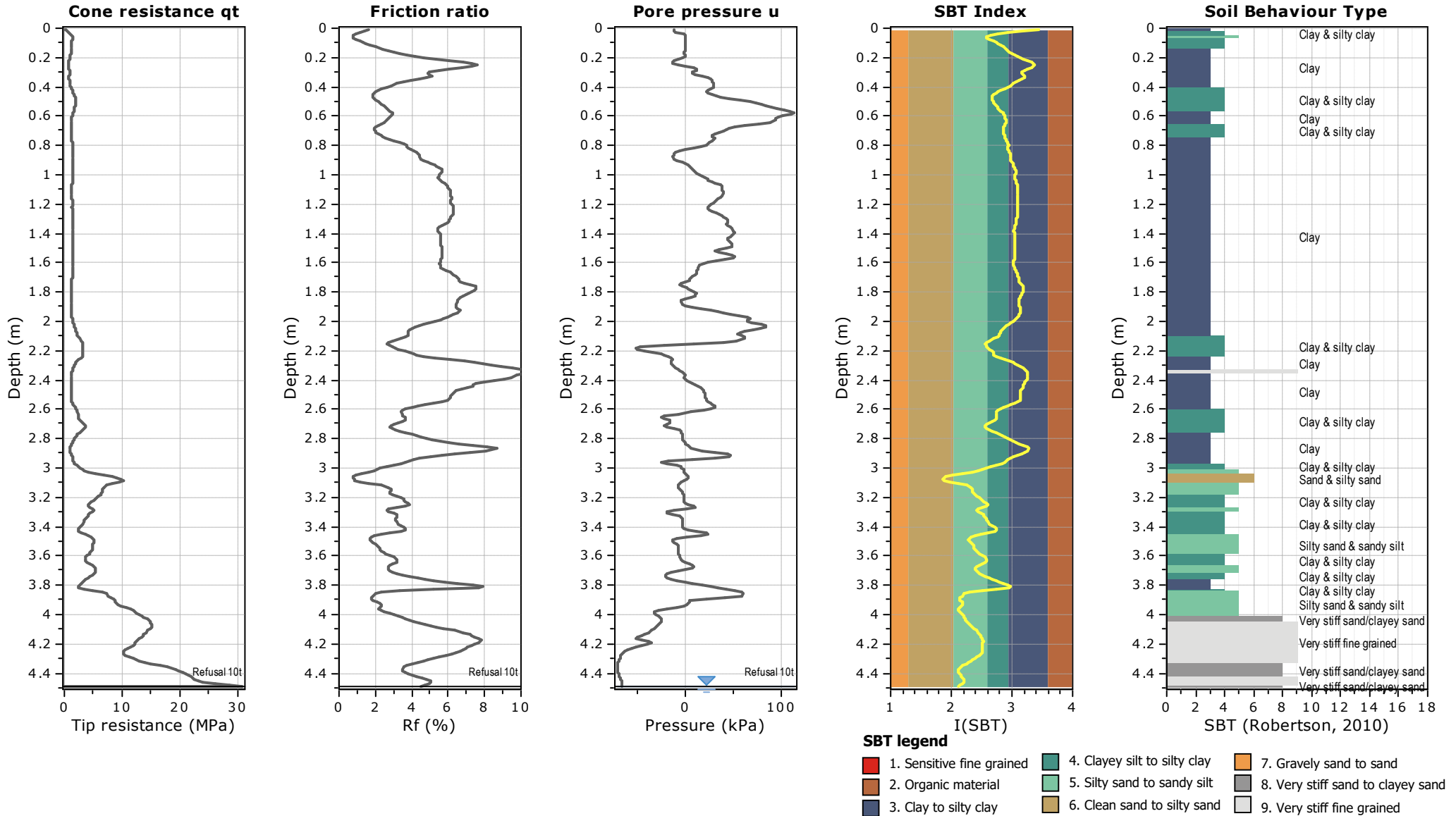
- Hand Auger
- Test Pit

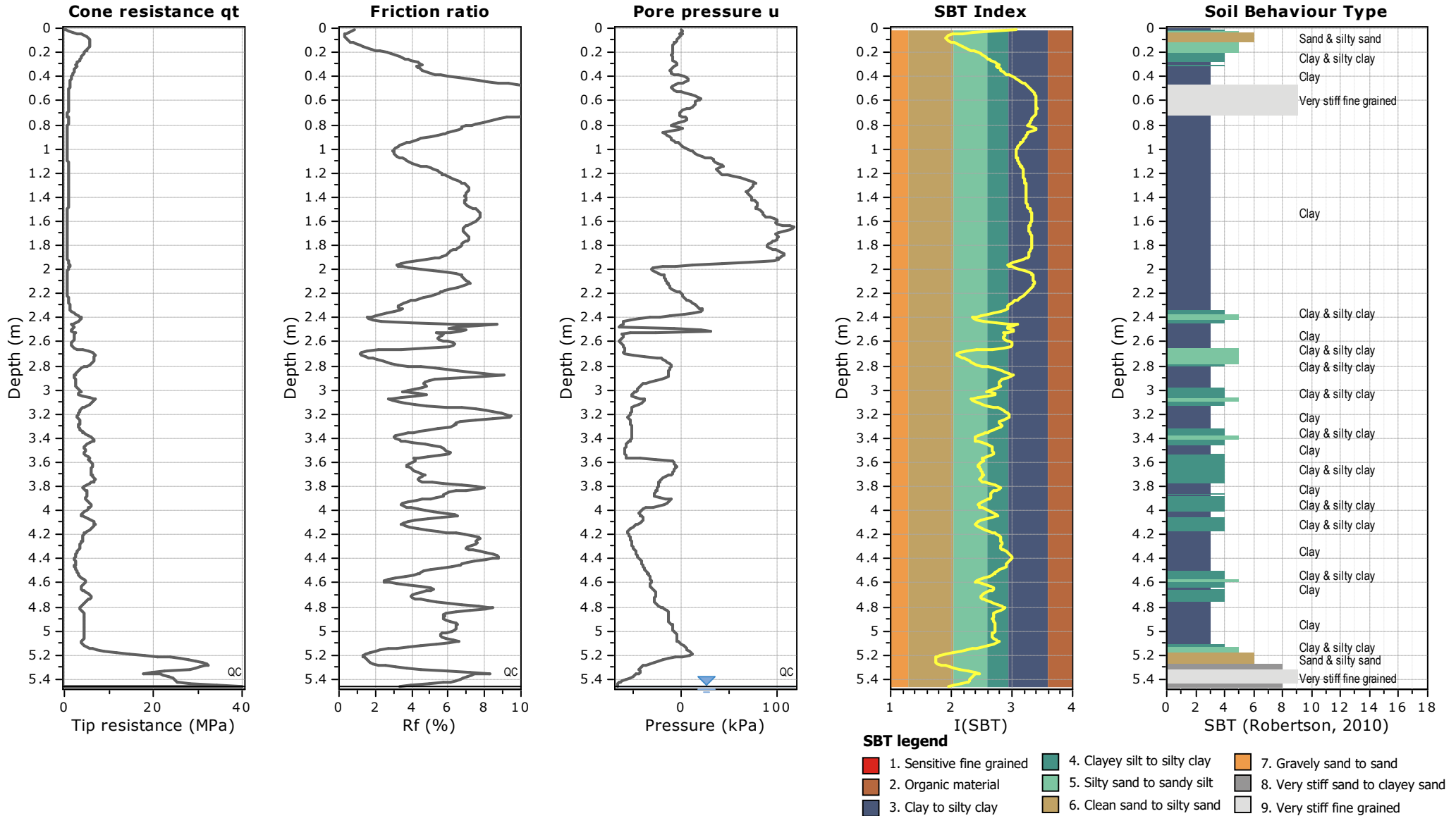


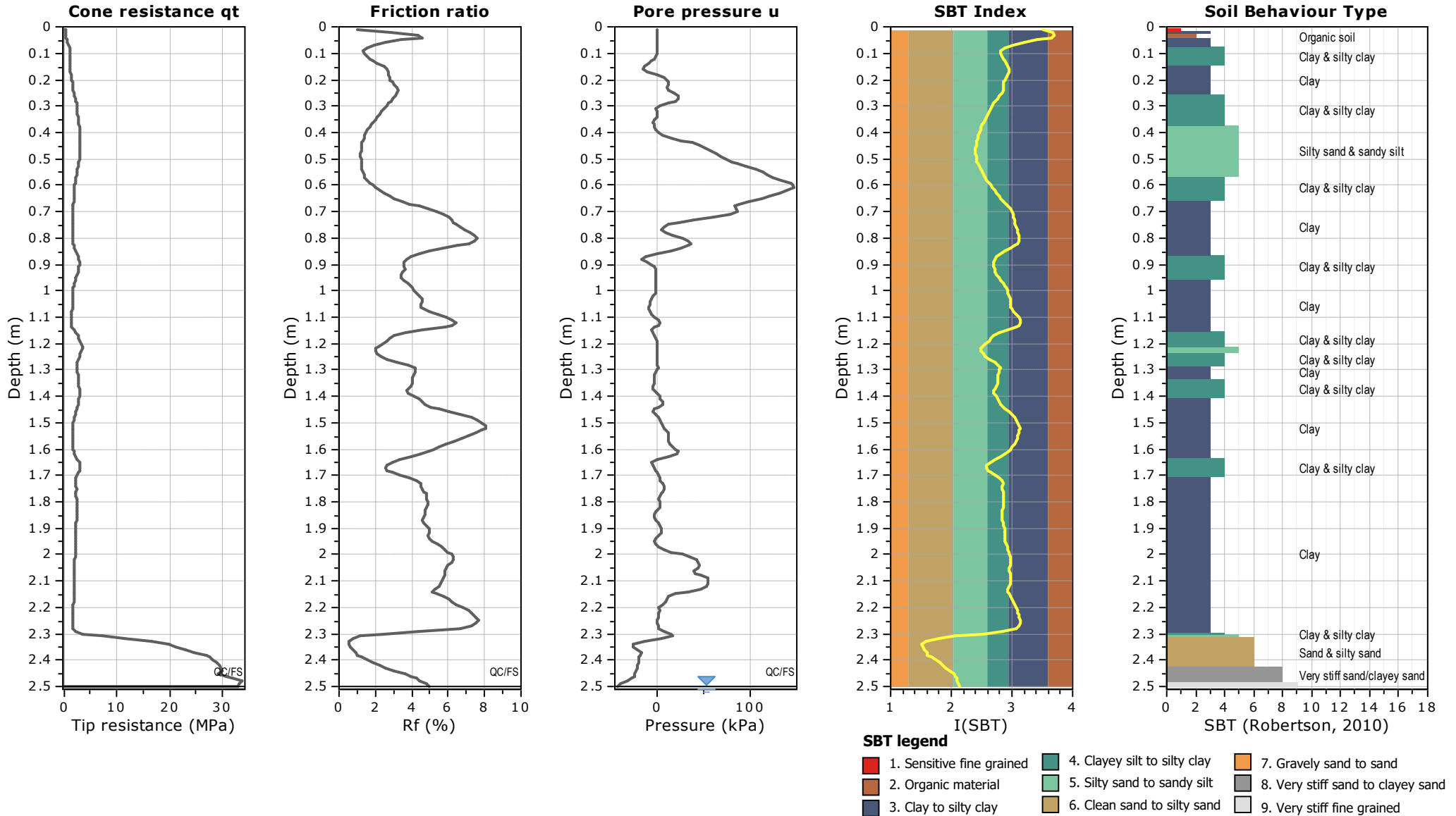






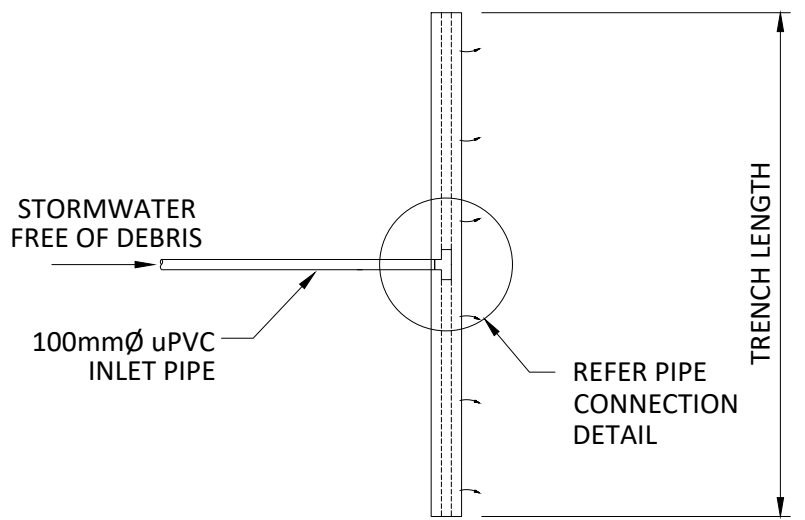






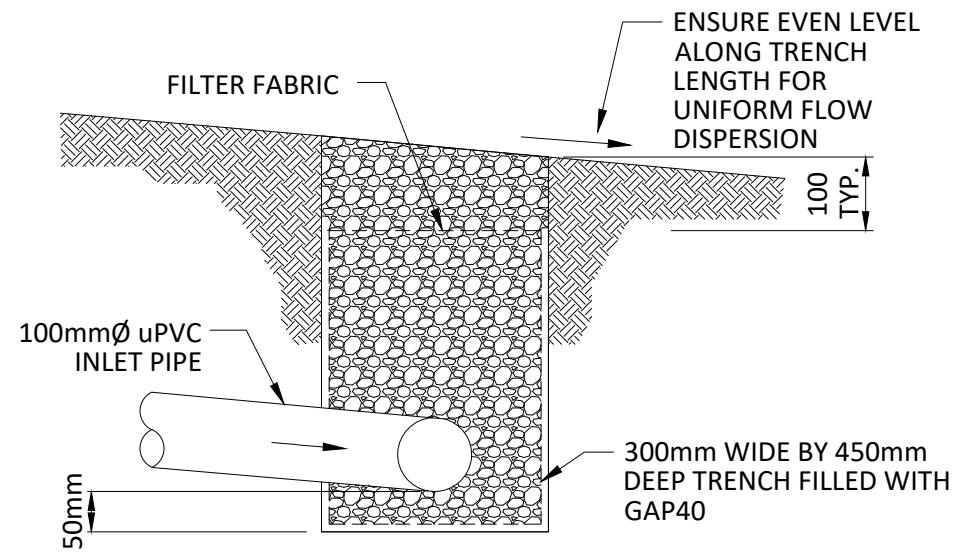
## **Appendix C**

### **Stormwater Dispersal Trench**

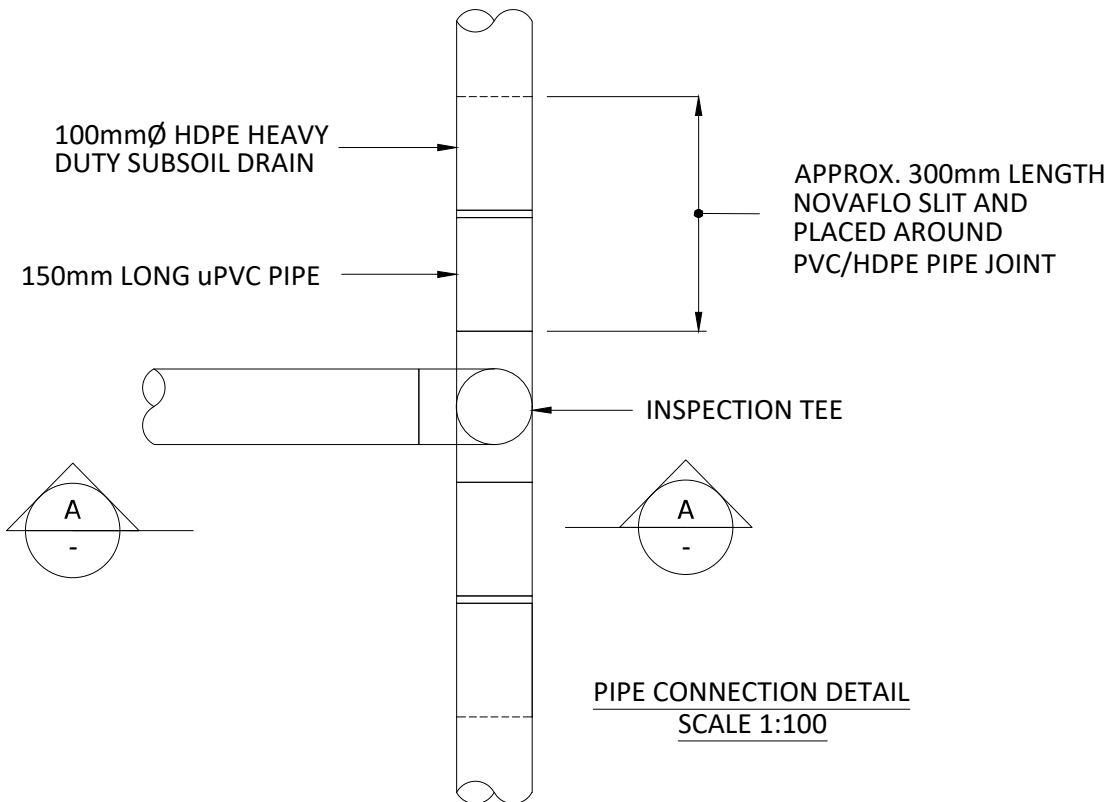


PLAN SCALE: 1:75


(KEEP DISPERSAL TRENCH 3.0m CLEAR OF PROPERTY BOUNDARY)



A SECTION SCALE 1:100



PIPE CONNECTION DETAIL SCALE 1:100

		<b>RS Eng Ltd</b> 09 438 3273 office@RSEng.co.nz 2 Seaview Road, Whangarei 0110																									
		Title <b>STANDARD DISPERSAL DRAIN          TYPICAL DETAIL</b>																									
Client																											
Location																											
<table border="1"> <tr> <td>12/12/17</td> <td>A</td> <td colspan="2">Original Issue</td> </tr> <tr> <td>Date</td> <td>Rev</td> <td colspan="2">Notes</td> </tr> <tr> <td>Scale</td> <td>As Shown</td> <td>Original</td> <td>A4</td> </tr> <tr> <td>Rev</td> <td colspan="2"></td> <td>Sheet</td> </tr> <tr> <td>Drawn by</td> <td>NW</td> <td>Approved by</td> <td>ST</td> </tr> <tr> <td>File</td> <td colspan="2"></td> <td>1</td> </tr> </table>				12/12/17	A	Original Issue		Date	Rev	Notes		Scale	As Shown	Original	A4	Rev			Sheet	Drawn by	NW	Approved by	ST	File			1
12/12/17	A	Original Issue																									
Date	Rev	Notes																									
Scale	As Shown	Original	A4																								
Rev			Sheet																								
Drawn by	NW	Approved by	ST																								
File			1																								



# ecoLogical Solutions

Environmental Consultants



August 2024

## Lot 4, 328 Wainui Road Assessment of Ecological Effects

Submitted to:  
cadplanz



water



fauna



flora



land

## Quality Assurance

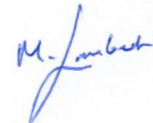
This report has been prepared and reviewed by the following:

**Prepared by:** Zoe Booth  
Ecologist



---

Michaela Lambert  
Ecologist



---

**Reviewed by:** Dr Gary Bramley  
Terrestrial Ecology Team Lead



---

**Status:** Draft v3

**Issued:** 5 August 2024

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[www.ecoLogicalsolutions.co.nz](http://www.ecoLogicalsolutions.co.nz)

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## 1.0 Introduction

### 1.1 Background

Cadplanz is designing building plans for a dwelling at 328 Wainui Road, Kāeo (referred to here as 'the site'). The site is legally described as Lot 4 DP 484204 and covers c. 9,300m<sup>2</sup>. The land is zoned Rural Production in the operative and proposed Far North District Plans and is adjacent to the Kāeo Bush Scenic Reserve. The location of the site is shown in Figure 1.

The currently operative Far North District Plan allows for clearance of up to 1,000m<sup>2</sup> of indigenous vegetation per site in the Rural Production zone to provide for a building platform under rule 12.1.6.1.2(a), whilst in the proposed Far North District Plan, the clearance of indigenous vegetation within or outside an SNA for construction of a single residential unit is provided for via Rule IB-R1, which also imposes a limit of 1,000m<sup>2</sup>. Clearances which exceed these thresholds would be a discretionary activity.

The landowner has cleared approximately 2,500m<sup>2</sup> of vegetation at the site and Cadplanz has requested an assessment of the likely ecological values of that vegetation and the ecological effects of the clearance. The indicative extent of the vegetation clearance is shown in Figure 2.

### 1.2 Scope and Objectives

Ecological Solutions Ltd was engaged by Cadplanz on behalf of their client to provide an assessment of the likely ecological value of the vegetation that has been removed, and the effects of this removal, to accompany a retrospective resource consent application for this activity.

The objectives of this report are to:

- Describe the likely composition of the vegetation removed by reference to the surrounding vegetation remaining at the site and similar vegetation in the Whangaroa Ecological District.
- Describe the potential effects of the clearance.
- Describe the potential effects of the proposal to build a house on the ecological values of the site.
- Recommend measures as appropriate to avoid, remedy or mitigate potential effects on the vegetation and habitats.
- Present an overall conclusion of the level of potential effects of the project after recommended measures are implemented.

## 2.0 Ecological Setting

The site is located within the Whangaroa Ecological District and Eastern Northland Ecological Region and (McEwen 1986, Brook 1996). Based on reconnaissance surveys, Conning (1999) mapped and briefly described most of the areas of indigenous natural vegetation in the Whangaroa Ecological District and provided an analysis of the main vegetation types as well as information on threatened species and other taxa of scientific interest present. Having evaluated the sites of indigenous vegetation, Conning grouped the sites according to two levels of ecological significance, with Level 1 sites being of the highest ecological value and Level 2 sites supporting populations of indigenous flora and fauna, but of generally lower ecological value than Level 1 sites.



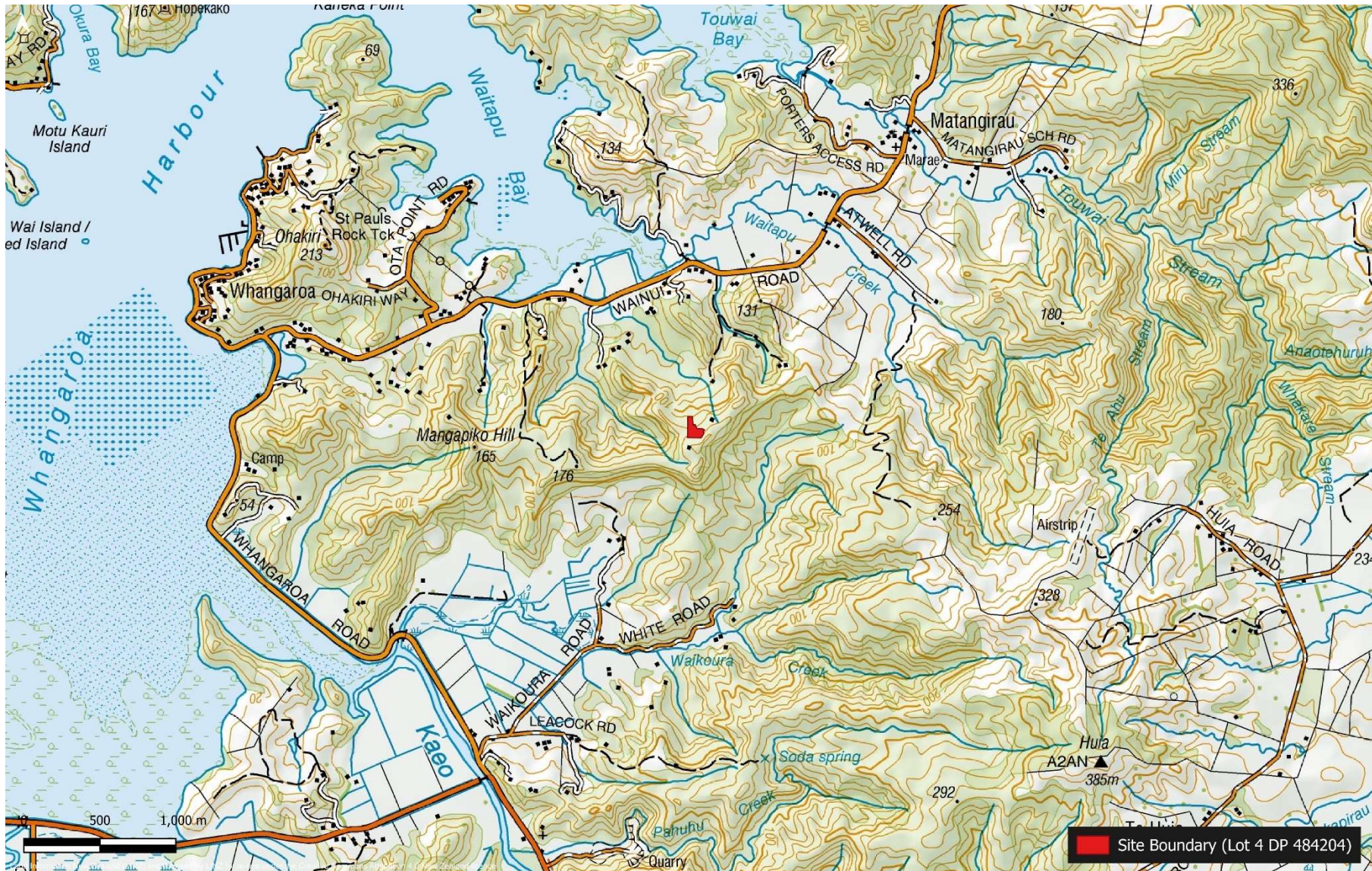
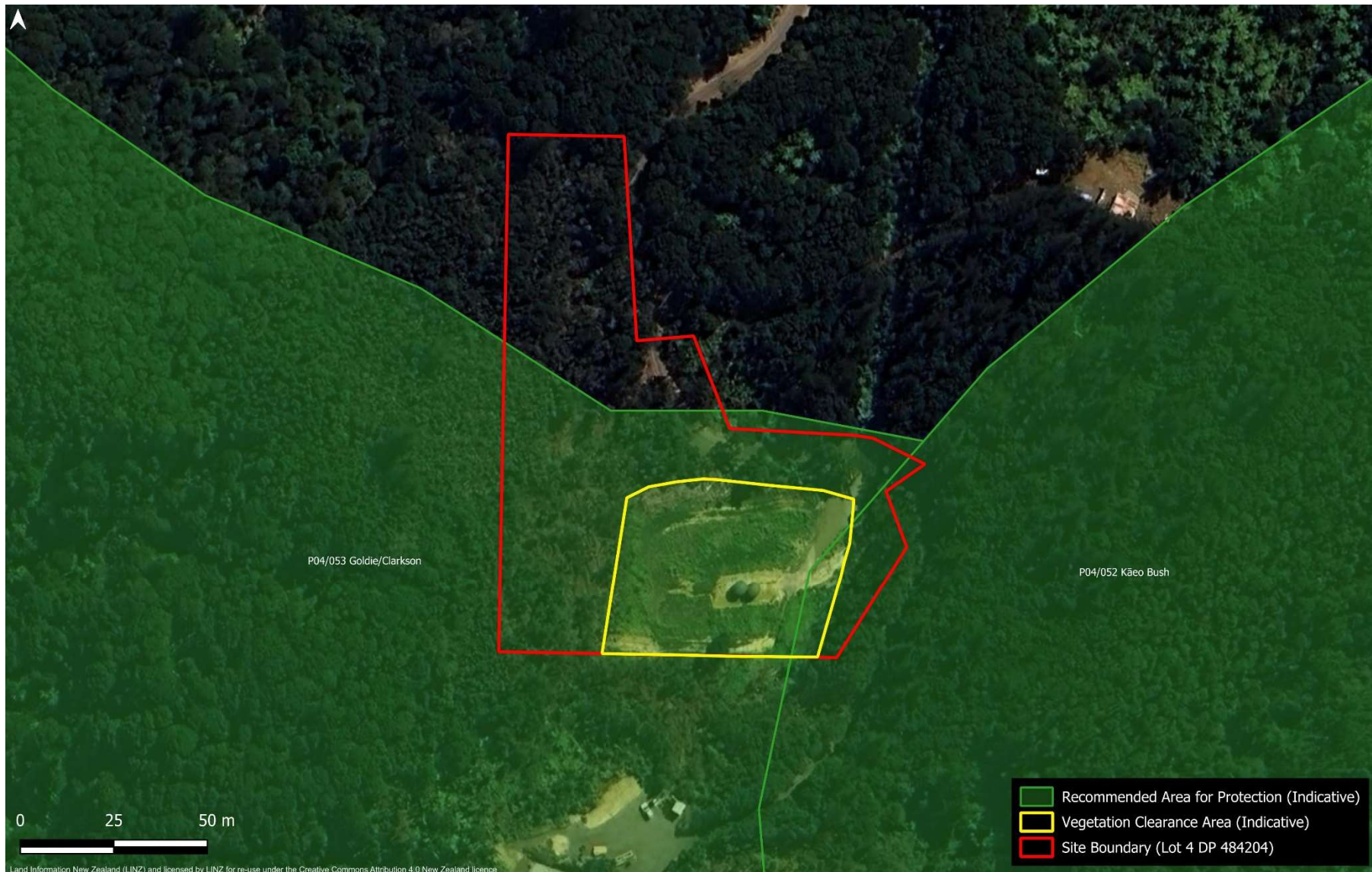


Figure 1: Location of the site at 328 Wainui Road, Kāeo.





**Figure 2: Indicative extent of vegetation clearance at the site.**

More recently (2020), Wildland Consultants Limited mapped Significant Natural Areas in the district for the Far North District Council as a desktop exercise based on aerial photography and previous surveys (including that of Conning (1999)).

The Whangaroa Ecological District covers approximately 33,200ha extending from Hihi to Tauranga Bay and encompassing the Whangaroa Harbour and the surrounding hill country. It adjoins Doubtless Bay in the north, the Maungataniwha Ecological District to the west, the Kerikeri Ecological District to the south, and has a short boundary with the Puketi Ecological District, which sits between the Maungataniwha and Kerikeri districts, to the southwest.

The Whangaroa Ecological District has a substantial length of coastline, including open coast and Whangaroa Harbour itself, and is characterised by massive volcanic rock outcrops, the most prominent of which are Taratara, Akatere, Orotere (Kāeo Hill), Ohākiri (St Paul's Rock) and Kairara Rocks (the Duke's Nose), all of which dominate the landscape (Conning, 1999). At the time of Conning's surveys in the mid-1990s, indigenous natural areas constituted approximately one third of the district (36%), comprising mostly shrubland (55%) and forest (36%), with much of the vegetation being secondary. Of the indigenous natural areas, 8% were estuarine, and less than 1% were freshwater wetlands. Wildlands Consultants Limited identified nearly half of the Whangaroa Ecological District (c. 14,352ha, 43%) as Significant Natural Areas, an increase of 7%.

Shrublands in the Whangaroa Ecological District are typically dominated by tall kānuka (*Kunzea robusta*), and the diversity of indigenous vascular plant species is high, and includes the shrub *Pseudopanax gilliesii* which is endemic to the Whangaroa area (i.e., found nowhere else). Apart from forming the early stages of future forests, the extensive areas of regenerating shrubland in the district often provide habitat for threatened and at risk species such as the North Island brown kiwi (*Apteryx mantelli*) and Northland green gecko (*Naultinus grayii*) and also provide a source of seed for regeneration nearby.

The site is located within two areas identified by Conning (1999) as Kāeo Bush (Site P04/052) and Goldie/Clarkson Bush (Site P04/053) as shown in Figure 2. Kāeo Bush is c. 834ha in size and was considered a Level 1 site due to being a large, diverse and contiguous habitat consisting of secondary vegetation that provides habitat for several threatened or range-restricted species (Conning, 1999). Goldie/Clarkson Bush is c. 114ha in size and was considered a Level 1 site too, because it provided habitat for threatened, regionally uncommon, or range-restricted species and was considered an ecological corridor linking Kāeo Bush to Whangaroa and Matingirau. Wildland Consultants Limited identified a larger site (c. 1,453ha) they called Goldie/Clarkson – Kāeo Bush – Mangapiko/Whangaroa, within which the site is located.

## 3.0 Methodology

### 3.1 Desktop Assessment

A site visit was undertaken on 11 July 2024 and a desktop review was undertaken to supplement field data.

The desktop review of existing information utilised the following:

- Northland Regional Council (NRC) plans, policies and maps to determine if any significant freshwater or terrestrial features have been identified within the site, catchment or surrounding area.
- The Department of Conservation Protected Natural Areas Programme Report for the

Whangaroa Ecological District (Conning 1999)

- The Wildlands Consultants Limited GIS layers for Significant Natural Areas.
- Database records held in the New Zealand Freshwater Fish Database (NZFFDB), herpetofauna and bat records (Department of Conservation database) and bird records (New Zealand eBird).
- Current and historical aerial images from Google Earth, LINZ and Retrolens.

### 3.2 Ecological Values and Significance Assessment

Values were assigned to terrestrial features following the approach outlined in the Ecological Impact Assessment ('EclA') guidelines of the Environment Institute of Australia and New Zealand ('EIANZ', Roper-Lindsay et al. 2018). The EclA guidelines outline a standardised approach for assessing ecological values involving assessment of four matters including representativeness, rarity/ distinctiveness, diversity and pattern and ecological context with consideration of the attributes outlined in Table 4 and 7 of the EclA guidelines. Overall value is assigned to a feature based on the four matters listed above and the scoring system provided in Table 6 of the EclA guidelines.

Significance was assessed against the criteria set out in Appendix 1 of the National Policy Statement for Indigenous Biodiversity as required by Policy IB-P1 of the Proposed Far North District Plan.

### 3.3 Effects Assessment

#### 3.3.1 Method

The effects assessment method used here followed the approach outlined in the EclA guidelines. The EclA guidelines assist with assessing values and effects in a consistent and transparent way by applying the framework and matrix approach (Roper-Lindsay et al. 2018). The method involves assigning ecological values and assessing the magnitude of effect (as set out in Table 1 below) to determine an overall 'level of effect' using the matrix provided below.

#### 3.3.2 Magnitude of effect

The magnitude of effect on each ecological value was considered in relation to the scale of the effect at the site/zone of influence scale as recommended in the EclA guidelines and included a consideration of the extent of habitat loss or modification in relation to remaining habitat, duration of effect, extent of effect on species at the population level and impact on the sustainability of the ecosystem and intensity of the unmitigated effect. The magnitude of effect associated with each activity was evaluated using the criteria outlined in Table 8 of the EclA guidelines and presented in Table 1 below. The magnitude of effect according to this scale ranges between 'negligible' and 'very high'.



**Table 1: Criteria for describing magnitude of effect from EclA guidelines.**

Magnitude	Description
Very high	Total loss or very major alteration to key elements/ features of the baseline conditions such that the post development character/ composition/ attributes will be fundamentally changed and may be lost from the site altogether; AND/OR Loss of a very high proportion of the known population or range of the element/feature.
High	Major loss or major alteration to key elements/ features of the baseline (pre-development) conditions such that post development character/ composition/ attributes will be fundamentally changed; AND/OR Loss of a high proportion of the known population or range of the element/feature.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of baseline will be partially changed; AND/OR Loss of a moderate proportion of the known population or range of the element/feature.
Low	Minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible but underlying character/composition/attributes of baseline condition will be similar to pre-development circumstances/patterns; AND/OR having a minor effect on the known population or range of the element/feature.
Negligible	Very slight change from baseline condition. Change barely distinguishable, approximating to the "no change" situation; AND/OR having negligible effect on the known population or range of the element/feature.

### 3.3.3 Overall level of effect

The overall level of effect for each activity on ecological features was determined using the matrix approach outlined in the EclA guidelines. The matrix approach matches ecological values with the magnitude of effect associated with each proposed activity to derive an overall 'level of effect' as shown in Table 2 below. A level of effect for each proposed activity was determined with mitigation and without mitigation. This assessment framework allows for effects to be ranked on a gradient from 'very low' to 'very high' and provides justification for avoidance, mitigation and offsetting requirements.

**Table 2: Criteria for describing level of effects.**

Effect level	Ecological value				
	<i>Very high</i>	<i>High</i>	<i>Moderate</i>	<i>Low</i>	<i>Negligible</i>
<b>Very high</b>	Very high	Very high	High	Moderate	Low
<b>High</b>	Very high	Very high	Moderate	Low	Very low
<b>Moderate</b>	High	High	Moderate	Low	Very low
<b>Low</b>	Moderate	Low	Low	Very low	Very low
<b>Negligible</b>	Low	Very low	Very low	Very low	Very low
<b>Positive</b>	Net gain	Net gain	Net gain	Net gain	Net gain

## 4.0 Ecological Values

### 4.1 Vegetation

The cleared vegetation comprised c. 2,500m<sup>2</sup> with c. 30 mature emergent exotic pine (*Pinus radiata*) trees (evidenced by the remaining stumps) and a canopy of predominantly indigenous vegetation, mostly comprising kānuka and mānuka (*Leptospermum scoparium*)

agg.) with diameters at breast height (dbh) of up to c. 15 cm.

Since the clearance, the vegetation has regenerated as *Gahnia* sedgeland with seedling kānuka and mānuka with occasional tanekaha (*Phyllocladus trichomanoides*) and ferns (*Dicksonia* spp., silver fern (*Alsophila tricolor*)) as shown in Figure 3. The surrounding secondary vegetation comprised mānuka – kānuka shrubland with scattered pine, rewarewa (*Knightia excelsa*), tanekaha, rimu (*Dacrydium cupressinum*) and mamaku (*Sphaeropteris medullaris*).

Several canopy height rimu and kauri (*Agathis australis*) poles were present just outside the area of clearance with silver fern, tanekaha and mapou (*Myrsine australis*) as well. Wīwī (*Juncus* spp.) clumps were present throughout the sedgeland.

Exotic species such as gorse (*Ulex europaeus*), tall fescue (*Lolium arundinaceum*) and spotted spurge (*Euphorbia maculata*) were present in the cleared area and immediate surrounds as well.

The vegetation was of low–moderate ecological value since it was predominantly exotic in the upper tiers with secondary regenerating shrubland comprising common species in the lower tiers. The site is located on the margin of the Level 1 site identified by Conning (1999), however, it was part of a larger ecological linkage between larger tracts of more diverse and mature forest habitats near Whangaroa and Matangirau.



**Figure 3: Vegetation at Lot 4, 328 Wainui Road, Kāeo.**

## 4.2 Significance Assessment

### 4.2.1 Criteria

The criteria for identifying areas that qualify as significant natural areas (SNA) are set out in Appendix 1 of the National Policy Statement for Indigenous Biodiversity (NPS-IB). An area qualifies as an SNA if it meets any one of the attributes of the following four criteria:

**(a) representativeness**

*Representativeness is the extent to which the indigenous vegetation or habitat of indigenous fauna in an area is typical or characteristic of the indigenous biodiversity of the relevant ecological district.*

**(b) diversity and pattern**

*Diversity and pattern is the extent to which the expected range of diversity and pattern of biological and physical components within the relevant ecological district is present in an area.*

**(c) rarity and distinctiveness**

*Rarity and distinctiveness is the presence of rare or distinctive indigenous taxa, habitats of indigenous fauna, indigenous vegetation or ecosystems.*

**(d) ecological context**

*Ecological context is the extent to which the size, shape, and configuration of an area within the wider surrounding landscape contributes to its ability to maintain indigenous biodiversity or affects the ability of the surrounding landscape to maintain its indigenous biodiversity.*

Each of these criteria with respect to the site are considered in more detail below.

#### 4.2.1.1 Representativeness

Indigenous vegetation of the Whangaroa Ecological District mostly comprises coastal pōhutukawa (*Metrosideros excelsa*) present as individual trees or highly modified groves, merging to regenerating coastal shrubland dominated by mānuka with pōhutukawa variably present. Further inland, advanced secondary kānuka – tanekaha forest with kauri rickers on the ridgelines dominates, with broadleaf forest with a diverse canopy, but often with tairaire (*Beilschmiedia tarairi*), commonly occurring in gullies (Conning 1999).

The vegetation cleared at the site consisted predominantly of emergent exotic pine, with a canopy of indigenous vegetation (mānuka and kanuka). Pine was introduced to New Zealand for large-scale forestry operations in the commercial timber trade. It was not representative of the historic or current vegetation types of the district. The indigenous vegetation was primarily mānuka and kānuka of which there are extensive areas throughout the district.

#### 4.2.1.2 Diversity and Pattern

The site did not exhibit a particularly diverse vegetation community, with the dominant species consisting of pine, mānuka and kanuka with a limited understorey. Additionally, the area of vegetation cleared was small (c. 2,500m<sup>2</sup>).

This lack of diversity is attributable in part to the lack of variation in physical components, such as geology, soils/substrate, aspect/exposure and altitude and the lack of ecotones or sequences.

#### 4.2.1.3 Rarity and Distinctiveness

Mānuka is considered to be 'At Risk – Declining' and kānuka is considered to be 'Threatened – Nationally Vulnerable' (de Lange et al., 2018). Both mānuka and kanuka are found across the North and South Island of New Zealand and occur from lowland to

subalpine shrubland.

Along with other species in the Myrtaceae family, the threat status of mānuka and kānuka has been attributed as a precautionary measure based on the potential threat posed by myrtle rust (see de Lange et al. 2018). At this stage, these species are common and widespread in the Whangaroa Ecological District and the long-term effect of myrtle rust on New Zealand species remains unknown. The threat status alone is not enough to trigger this criterion.

#### 4.2.1.4 Ecological Context

The area of vegetation cleared was small (c. 2,500m<sup>2</sup>), located near the edge of the two Level 1 sites identified by Conning (1999) and therefore unlikely to contribute importantly to a landscape scale ecological linkage. There is a large area of vegetation surrounding the site that connects Kāeo Bush to the Whangaroa Harbour, Waitapu Bay and Touwai Bay and the removal of this area would not substantially reduce or otherwise affect this ecological connectivity.

The surrounding areas have been subject to localised disturbance with a driveway constructed to connect houses located c. 30 m south, c. 100 m north-east and c. 400 m north of the site, to Wainui Road.

#### 4.2.2 Summary

The vegetation cleared would not meet the criteria for significance set out in Appendix 1 of the NPS- IB.

## 5.0 Assessment of Effects

### 5.1 Anticipated Effects in the Absence of Mitigation

Approximately 2,500m<sup>2</sup> of vegetation dominated by exotic species on the margin of a much larger area of indigenous vegetation has been permanently removed.

The vegetation was of low–moderate ecological value as described above. The vegetation also formed a minor part of a much larger contiguous area of habitat which forms an ecological connection between Kāeo Bush, Whangaroa and Matangirau. When considered alone, its ecological value is limited by its small size, its edge location and the fact that the majority of the vegetation was exotic with indigenous vegetation that was secondary in nature. Ecological succession was also poorly advanced at the site, although the vegetation was more than ten years old.

The clearance has allowed weeds present in the vicinity (such as gorse) to establish in the clearing. There is also the potential for some of the ornamental species typically used in residential plantings to become weedy in future. There are also likely to be edge effects on the adjoining vegetation (such as windthrow of trees and localised dieback of the understorey) as a result of the clearance.

If not managed appropriately, any earthworks associated with the construction of the dwelling also have the potential to extend beyond the footprint and introduce either sediment or new weeds to the site or allow weeds already present to expand their



occupation of the property. The construction and use of a building is also likely to attract pest animals (particularly rodents) and domestic pets such as cats and dogs. The use of lights at the site also has the potential to disturb nocturnal animals such as gecko and kiwi nearby, although the extent of this disturbance is likely to be negligible and these species would likely adapt reasonably quickly.

## 5.2 Recommended Mitigations

Although weeds are relatively common around and within the site, only a few weed species are present. Creation of bare earth and movement of potentially contaminated machinery to the site to undertake earthworks will facilitate weed establishment. This can be mitigated by either cleaning machinery used in earthworks prior to reaching the site so that it is free of soil and other debris, or prompt and regular attention to weed control, in addition to prompt planting to ensure bare sites are vegetated as soon as possible after clearance (ideally within six weeks). Planting appropriate (fast growing, bushy native shrubs) species around the cleared edge will assist in reducing edge effects within a reasonable time frame. Following removal of the mature pines, it is likely that young pine trees will continue to appear for some time. We recommend removal of any other pine trees from the property as well (including outside the building site).

Ensuring weed control is effective and timely could be assisted by the preparation and implementation of a weed management plan for the site with the goal of eliminating the weeds already present in the forested areas and preventing new species establishing.

Implementation of effective pest management for rodents, mustelids and feral cats at the site would reduce effects of animal pests on native species.

Managing and reducing weed invasion of the site, planting edges so as to reduce edge effects and planting appropriate eco-sourced native species to enhance the ecological functioning and resilience of the vegetation and control of rats to assist in restoring ecological function at the site would reduce the adverse effects of the vegetation removal so that they are negligible.

## 6.0 Far North District Plan

### 6.1 Policy 12.2.7 Assessment Criteria

The Operative Far North District Plan sets out criteria for assessment when considering consent applications to clear indigenous vegetation in Policy 12.2.7. The proposal is assessed against the relevant (ecological) criteria below:

- (a) The significance of the area assessed using the criteria listed in *Method 12.2.5.6*;

*The significance of the area has been assessed against Appendix 1 of the NPS-IB as outlined in Section 4.2. The vegetation cleared is not considered to be significant based on the NPS-IB significance criteria.*

- (b) the location and scale of any activity and its potential to adversely affect the natural functioning of the ecosystem;

*This has been addressed in Sections 1.0 and 5.1. The site is located at 328 Wainui Road, Kāeo. The amount of vegetation cleared was small (c. 2,500 m<sup>2</sup>) and the vegetation cleared is not expected to adversely affect the natural functioning of the surrounding ecosystem which forms part of a much larger, contiguous area of indigenous vegetation.*

- (c) the potential effects on the biodiversity and life supporting capacity of the area;

*This has been addressed in Section 5.1. The vegetation cleared was of low–moderate value due to the low species diversity and the high proportion of exotic pine and it is not expected to adversely affect the biodiversity at the site and surrounding area.*

- (f) the extent to which adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are avoided, remedied or mitigated;

*This is addressed in Section 5.2. The site will be subject to weed control and any bare earth associated with future construction should be planted within six weeks of disturbance to reduce weed colonisation and promote native species diversity. Pest control is also recommended to reduce the effects of pests on native species. If these actions are implemented effectively, effects will have been remedied and mitigated to the appropriate extent.*

- (g) the extent to which any proposed measures will result in the permanent protection of the area, and the long-term sustainability of revegetation and enhancement proposals;

*Permanent protection is not proposed. Several weed species occur at the site and the proposed weed control, including removal of wilding pine outside the building site combined with appropriate edge plantings will improve the long-term sustainability of the vegetation.*

- (i) whether dogs, cats or mustelids will be excluded;

*There will be no cats or dogs at the site. Mustelids will be controlled through pest control as addressed in Section 5.2.*

- (j) proposals for the re-establishment of populations of threatened species, either in areas where the species previously inhabited or other suitable habitat, and/or replanting or restoration of habitats and indigenous vegetation;

*No re-establishment of threatened species is proposed.*

- (k) the environmental effect of the increase in residential intensity and/or extra lots in relation to the benefits of achieving permanent legal protection of areas of significant indigenous vegetation and/or significant habitats of indigenous fauna;

*The main environmental effect of increased residential intensity is an increase in weeds and the number of domestic pets and vermin. The increase is small (one dwelling) and these effects can be addressed via not allowing cats and dogs, edge planting and weed and pest control.*

- (m) the extent to which the activity may adversely affect areas of known high density kiwi habitat;

*The site is located outside the areas of known high-density kiwi habitat as mapped by the Department of Conservation (2018). There is extensive kiwi habitat present outside of the site that is part of a wider area connecting Kāeo Bush, Whangaroa and Matangirau. Only a small area of vegetation was cleared (c. 2,500 m<sup>2</sup>) and this is not expected to significantly adversely affect kiwi.*

- (p) the extent to which the habitat policies of any national policy statement, the Regional Policy Statement for Northland and the District Plan are implemented;

*The objective of the National Policy Statement for Indigenous Biodiversity as set out in Section 2.1 is to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity. The NPS-IB provides for management of effects on biodiversity including the management actions proposed here*

*(weed control, planting, pest control) to assist in maintaining biodiversity.*

- (q) the extent to which other animals or plants that will be introduced as a result of the application and may have a significant adverse effect on indigenous ecosystems are excluded or controlled;

*This is addressed in Section 5.2. Pest animals and plants will be controlled through pest control and weed control, including through prompt attention to weed control and through planting of native species to both increase diversity and reduce edge effects.*

- (r) the effectiveness of any proposed pest control programme.

*The proposed pest control is expected to be sufficient to control rats, mustelids and feral cats that may be present at the site.*

## 7.0 Conclusion

The objective of the National Policy Statement for Indigenous Biodiversity is to maintain biodiversity. The objectives of the operative Far North District Plan are to maintain ecological values, in particular ecological quality and resilience, the variety of indigenous species and ecological integrity. Provided that the mitigation actions recommended above are implemented effectively there will be a very small reduction in the overall amount of habitat, but the quality, resilience, diversity and integrity of the remaining vegetation at the site will be maintained via the actions proposed (removing weeds and pests, improving diversity via planting and mitigating edge effects). The overall level of effects is 'very low'.

The vegetation removal has not removed the ecological connectivity which is an important feature of the Level 1 area identified by Conning (1999), because the indigenous vegetation remains connected around the cleared area. The retention of this vegetation outside the curtilage area of the proposed house site would assist in maintaining ecological connection for all but the most sedentary of species.

The affected vegetation is of low–moderate ecological value and the magnitude of effects at the ecological district level is 'negligible'. On that basis the level of effects is 'very low' and provided that appropriate mitigations are undertaken (e.g. imposed as conditions of consent) then the effects on ecological values would be negligible (i.e. a shift away from baseline conditions which is barely discernible).

## 8.0 References

- Brook, F. 1996. Classification of the Ecological Districts of Northland. Unpublished report prepared for the Department of Conservation, Whangarei.
- Conning, L. 1999. Natural areas of Whangaroa Ecological District. Reconnaissance survey report for the Protected Natural Areas Programme. Published by the Department of Conservation.
- de Lange, P.J., Rolfe, J.R., Barkla, J.W., Courtney, S.P., Champion, P.D., Perrie, L.R., Beadel, S.M., Ford, K.A., Breitwieser, I., Schonberger, I., Hindmarsh-Walls, R., Heenan, P.B., Ladley, K. 2018. Conservation status of New Zealand indigenous vascular plants, 2017. New Zealand Threat Classification Series 22. Department of Conservation, Wellington. 82 pp.



McEwen, W.M. 1987. Ecological Regions and Districts of New Zealand. Third revised edition in four 1:500 000 Maps. New Zealand Biological Resources Centre, Department of Conservation, Wellington.

Roper-Lindsay, J., Fuller S.A., Hooson, S., Sanders, M.D., Ussher, G.T. 2018. Ecological impact assessment. EIANZ guidelines for use in New Zealand: terrestrial and freshwater ecosystems. 2nd edition. Published by Environmental Institute of Australia and New Zealand, Melbourne. 133 pp.



## NOTICE OF WRITTEN APPROVAL

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

### PART A – To be completed by Applicant

Applicant/s Name:	Harry, Michele & John Oudenhoven
Address of proposed activity:	Lot 4, 328 Wainui Road
Legal description:	Lot 4 DP 4842204
Description of the proposal (including why you need resource consent):	Breaching the following rules; 8.6.5.4.1 & PDP RPR0Z-R3 Residential Intensity 12.2.6.3.1 & PDP IB-R4 Indigenous Vegetation Clearance 12.4.6.1.2 & PDP NH-R5 Fire Risk to Residential Units The proposal will break Consnet Notice 11244075.2 (ii) which requires each house to have 45,000litres water storage (FENZ has approved the proposal ahving 10,000litres dedicated fire-fighting water storage)
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"><li>1. <u>1a-1c site plans</u></li><li>2. <u>2a &amp; 2b elevations</u></li><li>3. <u>3. Floor plan</u></li><li>4. <u>Othello floor plan and elevations</u></li><li>5. <u>Sebastien floor plan &amp; elevations</u></li><li>6. _____</li></ol>

#### Notes to Applicant:

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

**PART B – To be completed by Parties giving approval**

**Notes to the party giving written approval:**

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

Full name/s of party giving approval:

Karangahape Marae Trust

Address of affected property including legal description

496 Wainui Road  
Kaeo 0478

Contact Phone Number/s and email address

Daytime:  
021 966 966

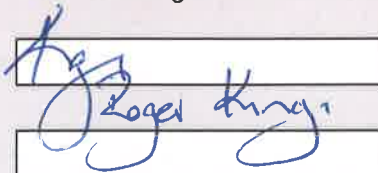
email:  
rateaking@xtra.co.nz

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

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

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

Signature



Date

13 August 24  
021 966 966

Signature

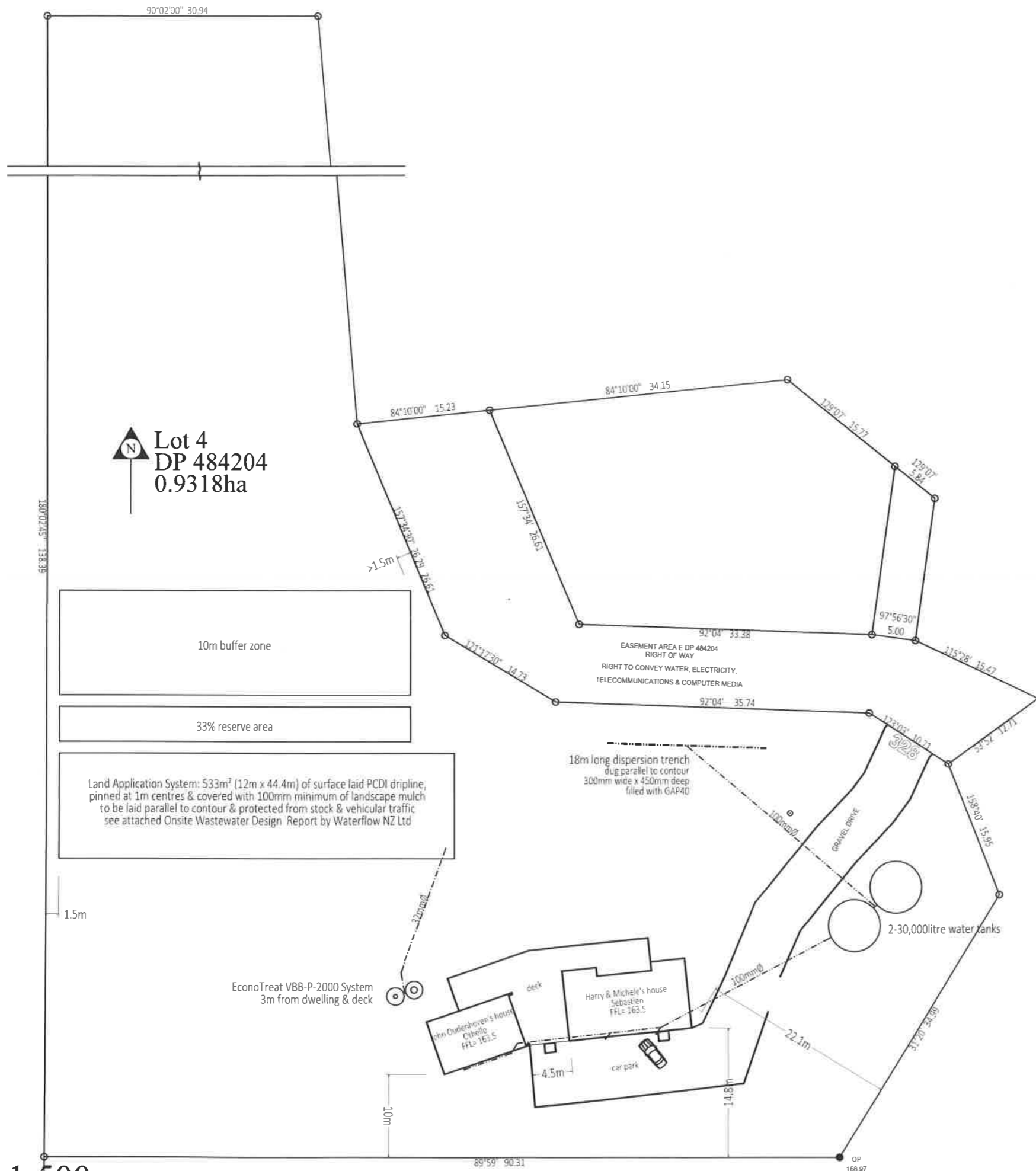
Date


Signature

Date

Signature

Date




**Lot 4**  
**DP 484204**  
**0.9318ha**

10m buffer zone

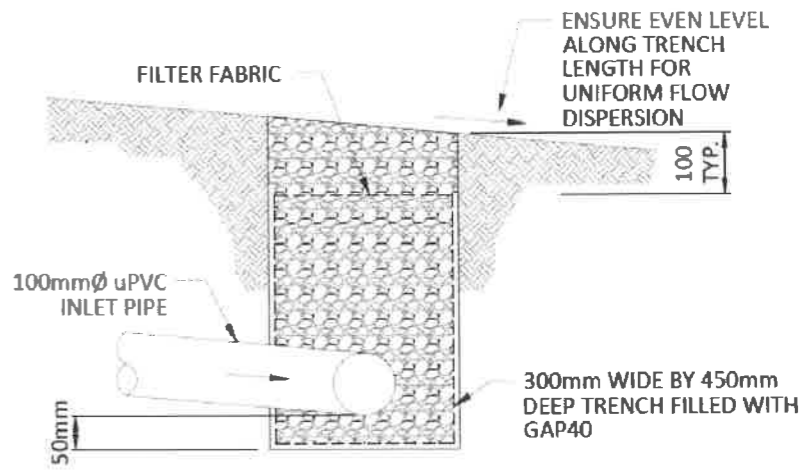
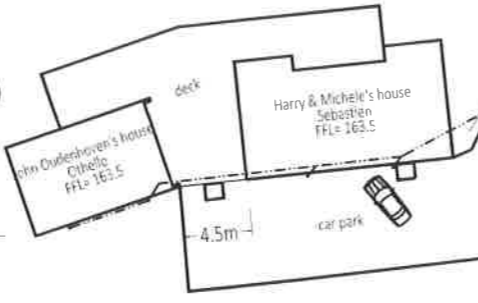
33% reserve area

Land Application System: 533m<sup>2</sup> (12m x 44.4m) of surface laid PCDI dripline, pinned at 1m centres & covered with 100mm minimum of landscape mulch to be laid parallel to contour & protected from stock & vehicular traffic see attached Onsite Wastewater Design Report by Waterflow NZ Ltd

18m long dispersion trench dug parallel to contour 300mm wide x 450mm deep filled with GAP40

EconoTreat VBB-P-2000 System 3m from dwelling & deck

2-30,000litre water tanks



dispersion drain detail: typical section 1:10

**Notes:**

- floor area:**
  - Othello GFA=61.9m<sup>2</sup>
  - Sebastien GFA=105.3m<sup>2</sup>
  - Deck GFA=121.3m<sup>2</sup>
- district plan zone:**
  - site is in the Rural Production Zone
  - wind zone:** building site wind zone is 'extra'
  - exposure zone:** building site exposure zone is B
  - ground:** see attached RSEng Suitability Report
- topography:**
  - building site contour has almost 20° slope to north
- excavation:**
  - maximum depth: <6.3m
  - maximum volume: <10m<sup>3</sup>
- plumbing & drainage:**
  - all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
- wastewater:**
  - wastewater disposal is sewage treatment system see attached TP58 design by Waterflow NZ Ltd
- stormwater:**
  - stormwater is to be piped to water tanks
  - overflow is to be dispersed to its natural catchment
  - 20micron filter is to be fitted to potable water outlet
  - Note: firefighting fitting to be fitted to the bottom of
  - one tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
- building coverage:**

area of site	9318m <sup>2</sup>
Proposed Othello footprint	61.9m <sup>2</sup>
Proposed Sebastien footprint	105.3m <sup>2</sup>
Proposed deck footprint	121.3m <sup>2</sup>
total building coverage:	288.5m <sup>2</sup>

3.1% of site has building coverage  
12.5% building coverage is permitted
- site coverage:**

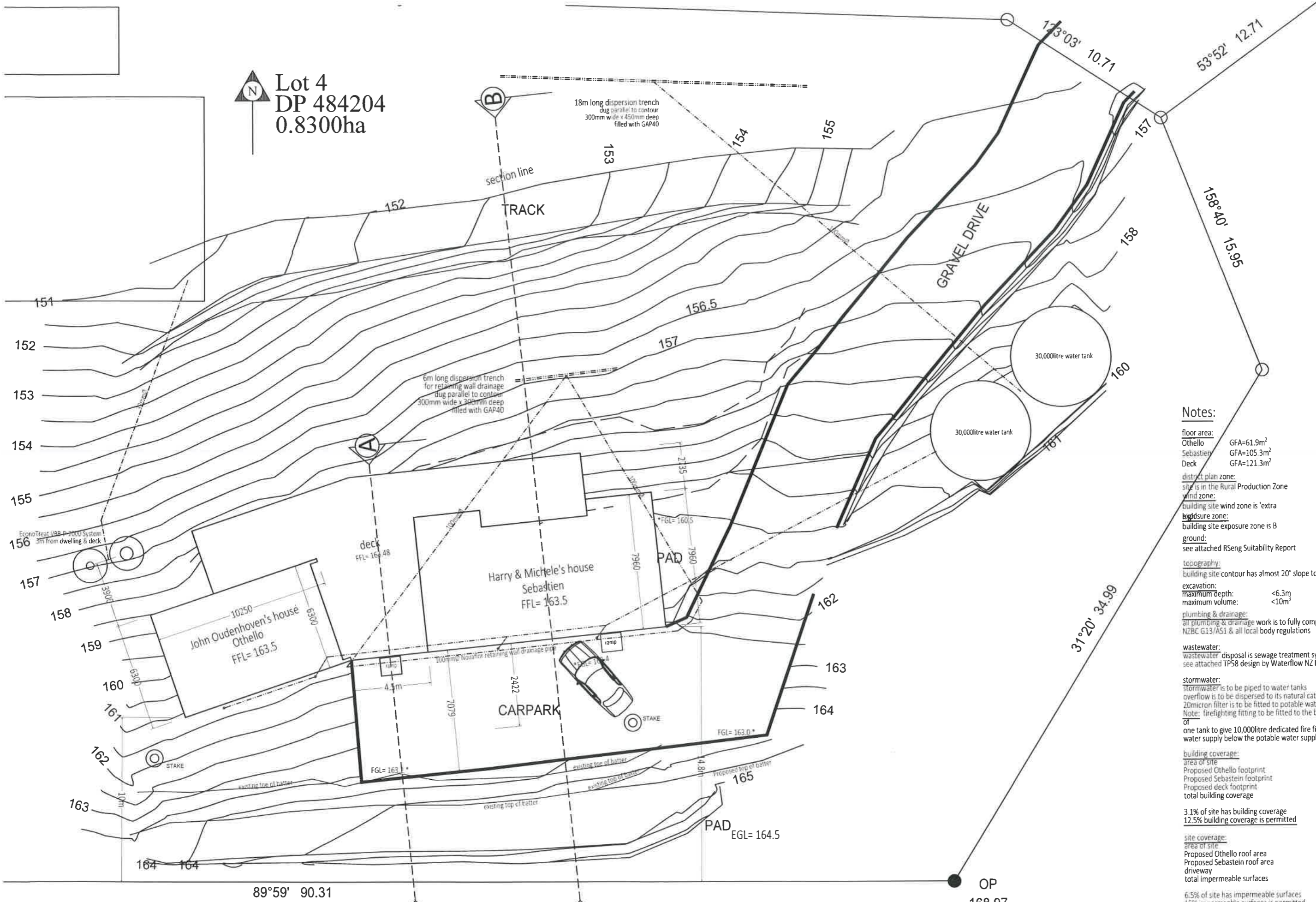
area of site	9318m <sup>2</sup>
Proposed Othello roof area	66.3m <sup>2</sup>
Proposed Sebastien roof area	129.4m <sup>2</sup>
driveway	410.75m <sup>2</sup>
total impermeable surfaces	606.45m <sup>2</sup>

6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

K



Lot 4  
DP 484204  
0.8300ha



**Notes:**

**floor area:**  
 Othello GFA=61.9m<sup>2</sup>  
 Sebastien GFA=105.3m<sup>2</sup>  
 Deck GFA=121.3m<sup>2</sup>

**district plan zone:**  
 site is in the Rural Production Zone

**wind zone:**  
 building site wind zone is 'extra'

**exposure zone:**  
 building site exposure zone is B

**ground:**  
 see attached RSEng Suitability Report

**topography:**  
 building site contour has almost 20° slope to north

**excavation:**  
 maximum depth: <6.3m  
 maximum volume: <10m<sup>3</sup>

**plumbing & drainage:**  
 all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations

**wastewater:**  
 wastewater disposal is sewage treatment system  
 see attached TP58 design by Waterflow NZ Ltd

**stormwater:**  
 stormwater is to be piped to water tanks  
 overflow is to be dispersed to its natural catchment  
 20micron filter is to be fitted to potable water outlet  
 Note: firefighting fitting to be fitted to the bottom of  
 one tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet

**building coverage:**

area of site	9318m <sup>2</sup>
Proposed Othello footprint	61.9m <sup>2</sup>
Proposed Sebastien footprint	105.3m <sup>2</sup>
Proposed deck footprint	121.3m <sup>2</sup>
total building coverage	288.5m <sup>2</sup>

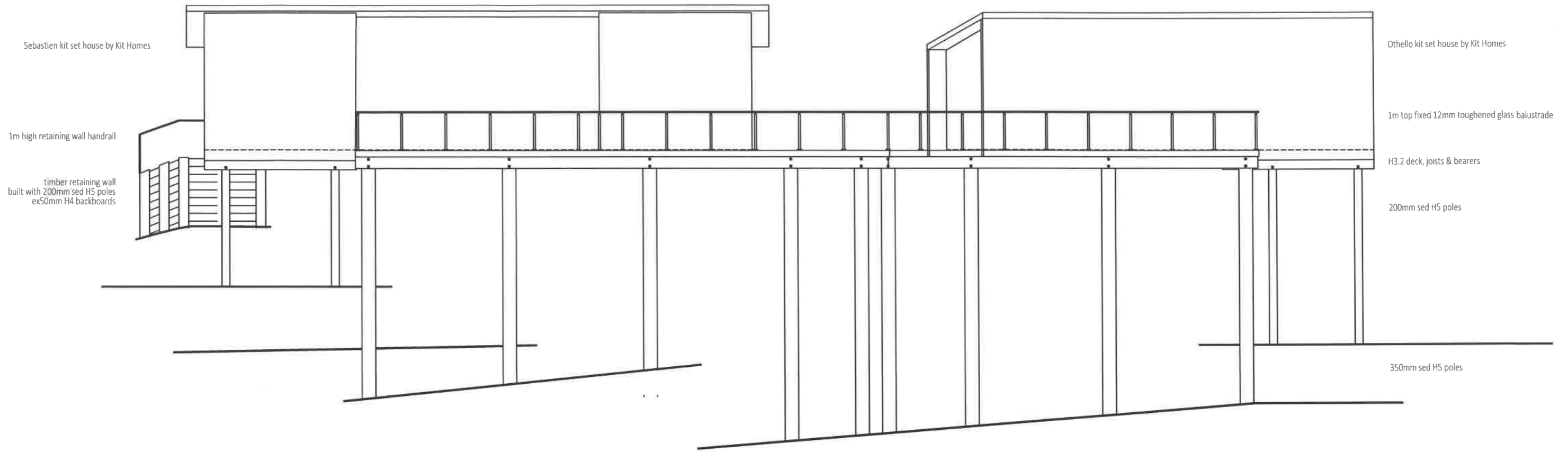
3.1% of site has building coverage  
 12.5% building coverage is permitted

**site coverage:**

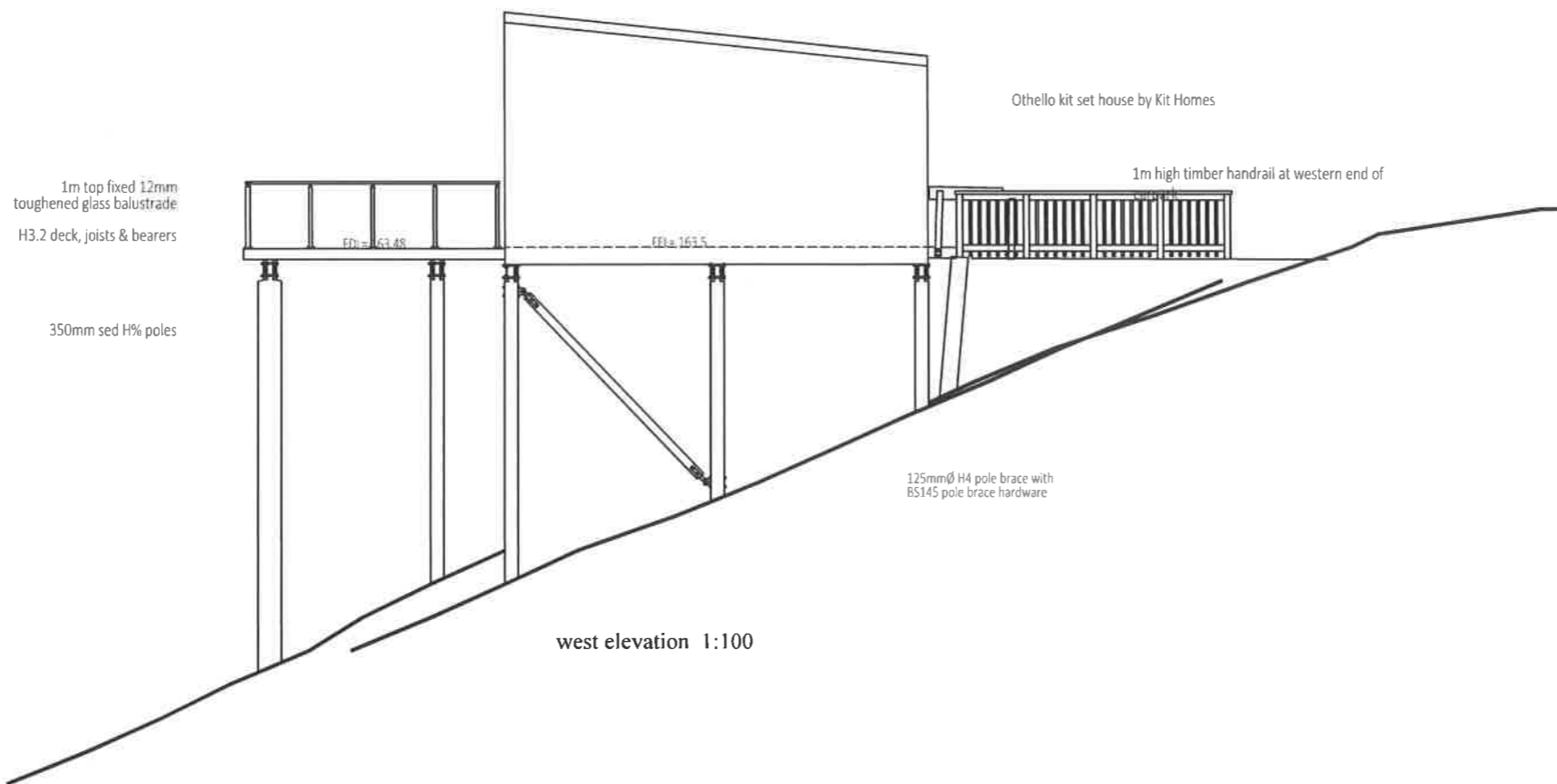
area of site	9318m <sup>2</sup>
Proposed Othello roof area	66.3m <sup>2</sup>
Proposed Sebastien roof area	129.4m <sup>2</sup>
driveway	410.75m <sup>2</sup>
total impermeable surfaces	606.45m <sup>2</sup>

6.5% of site has impermeable surfaces  
 15% impermeable surfaces is permitted

site plan detail 1:200  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo



north elevation 1:100



west elevation 1:100

# Proposed elevations #1 1:100

Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

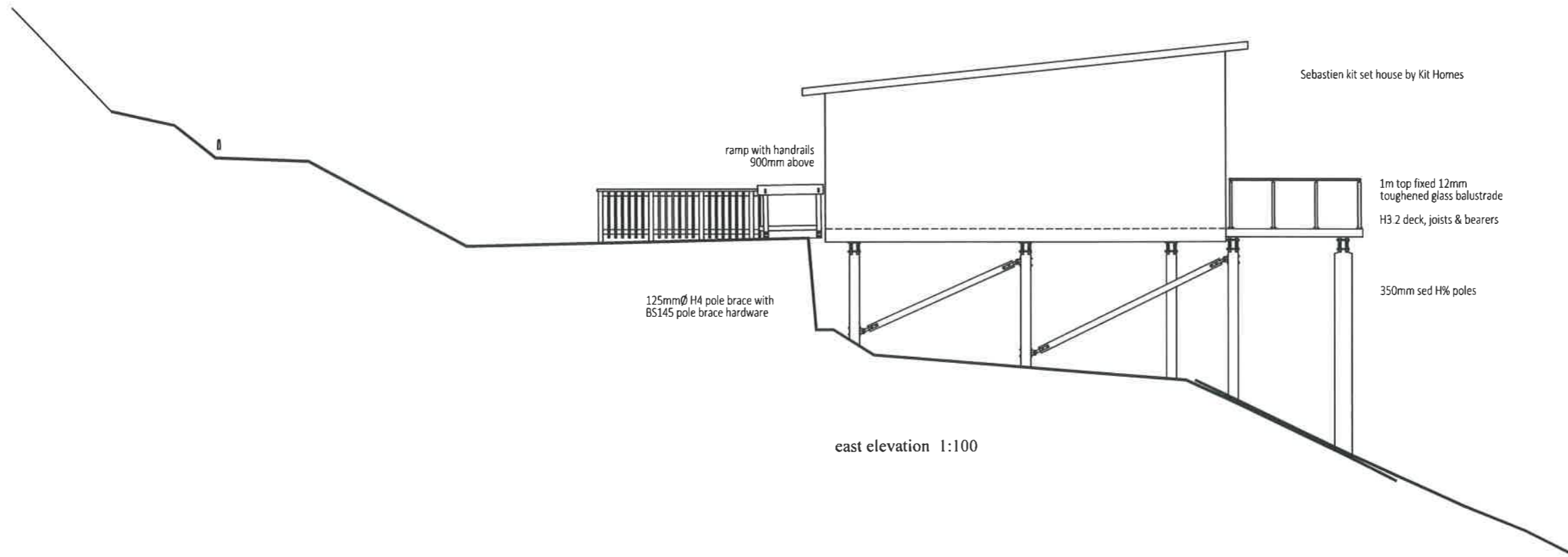
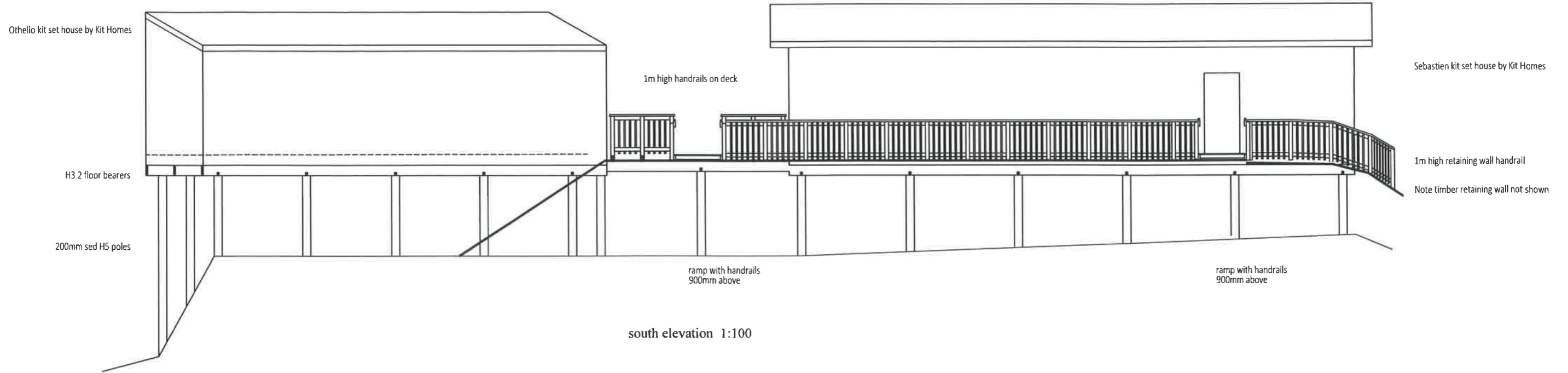


NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CAUPLANZ. TEL: 09-407 9816 FAX: 09-407 9817 MOB: 0274 505 471 DO NOT SCALE DIMENSIONS! DO NOT GUESS! ASK!

DATE: 01/08/2024

2a





**Proposed elevations #2 1:100**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo



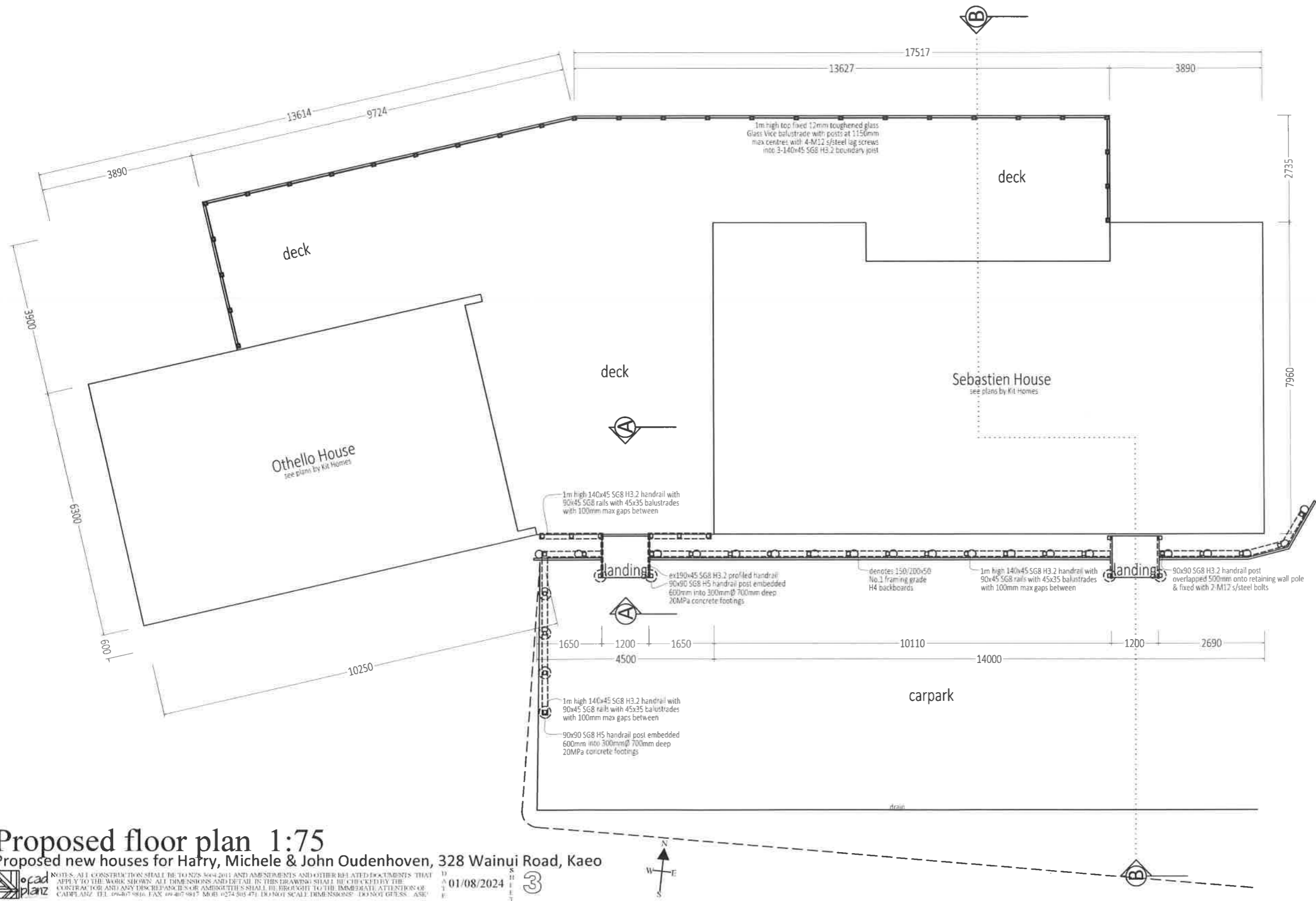
NOTES: ALL CONSTRUCTION SHALL BE TO NZS 5601:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 09-407 9816 FAX: 09-407 9817 MOB: 0274 503 471. DO NOT SCALE DIMENSIONS! DO NOT GUESS! ASK!

DATE: 01/08/2024

2b

K





**Notes:**

Floor area:

Othello house	61.9m <sup>2</sup>
Sebastien house	105.3m <sup>2</sup>
deck	121.3m <sup>2</sup>

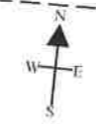
for all details such as smoke alarms, wet area floor coverings & linings, ventilation, insulation, etc. see attached plan sets for each house by Kit Homes Ltd

# Proposed floor plan 1:75

Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAILS IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 09-407 9816. FAX: 09-407 9817. MOB: 0274 305 471. DO NOT SCALE DIMENSIONS! DO NOT GUESS. ASB!

01/08/2024 3



**GENERAL NOTES:**  
 STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC-. (REFERENCE: -TBC-). STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

'\*\*' = ENGINEERED COMPONENT(S)

**ENG. SCOPE OF WORK:**  
 - TIMBER SUBFLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

**ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE**

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER



**FLOOR AREA SUMMARY:**

O/FRAME AREA	61.9m <sup>2</sup>
O/CLADDING AREA	63.3m <sup>2</sup>
O/ROOF AREA	66.3m <sup>2</sup>

**KEY / LEGEND:**

'E-' = REFER TO EXTERNAL INFORMATION  
 EG: ENGINEERS DESIGN

[Symbol] = CUPBOARD SHELVES

[Symbol] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

STUD HEIGHT: = 2.420m

UNLESS NOTED OTHERWISE,  
 EXTERNAL JOINERY HEIGHT = 2.100m  
 INTERNAL DOOR LEAF HEIGHT = 1.980m

ROOF PITCH: = 6°



FFL = ~GF | FFL 1-  
 STUD HEIGHT = 2.420m



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES. ANY MAY NOT BE DUPLICATED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**DRAWING: GROUND FLOOR PLAN**

DATE: 4/3/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: - LAYOUT ID:

**CONSENT 202**

THE FOLLOWING MUST BE CONFIRMED (& OR LOCATED) ON SITE PRIOR TO CONSTRUCTION: (1) ALL MEASUREMENTS AND DIMENSIONS (2) SITE GROUND LINES AND LEVELS, INC. HIRB POINT RLs (3) ALL EXIST. STRUCTURES, TREES, SEWER AND STORMWATER MAINS, INVERTS, MANHOLES, AND ANY CONNECTION POINTS, INC. ANY OTHER SITE FEATURES. SHOULD ANY DISCREPANCIES BE FOUND, CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE PROCEEDING

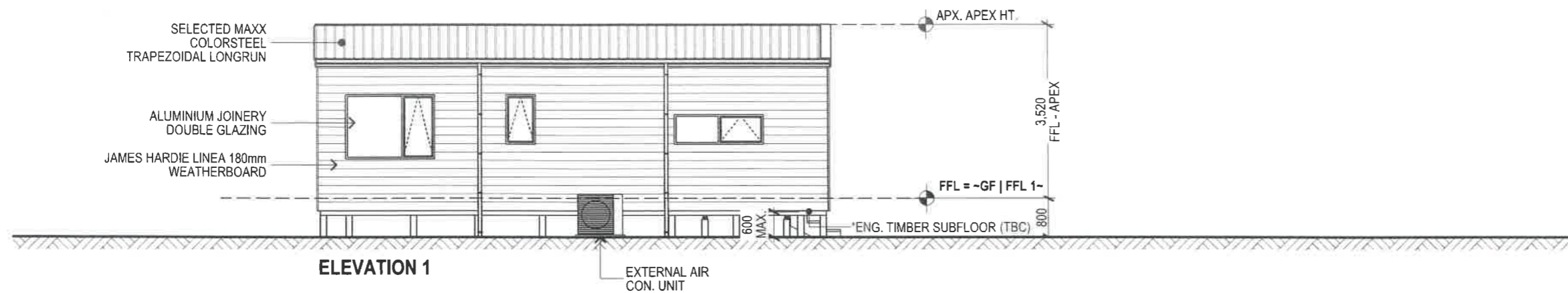
ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
 - SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)

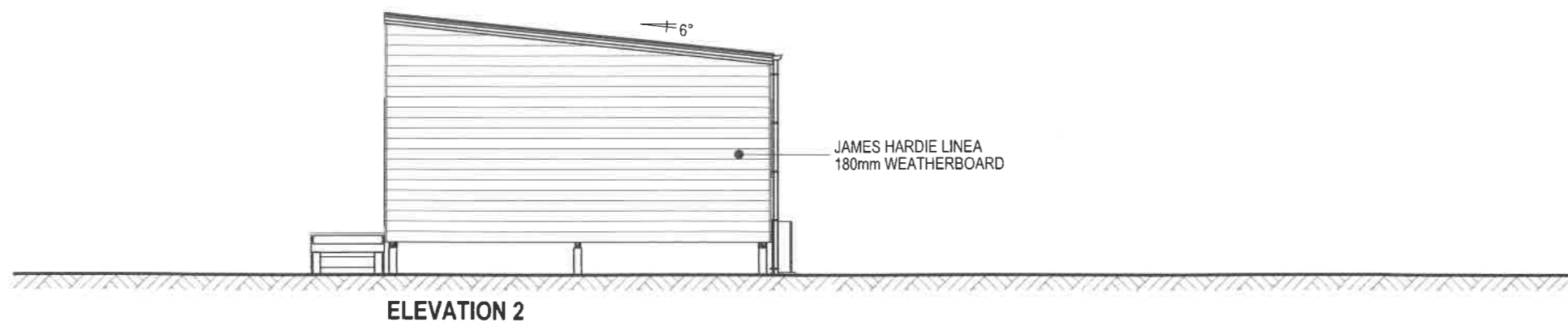


**ELEVATION 1**

EXTERNAL AIR CON. UNIT

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



**ELEVATION 2**



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE DUPLICATED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**ELEVATIONS**

DWG DATE: 4/3/2024 SCALE: 1:100, 1:1 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVISIONS BY: -

CONSENT **301**

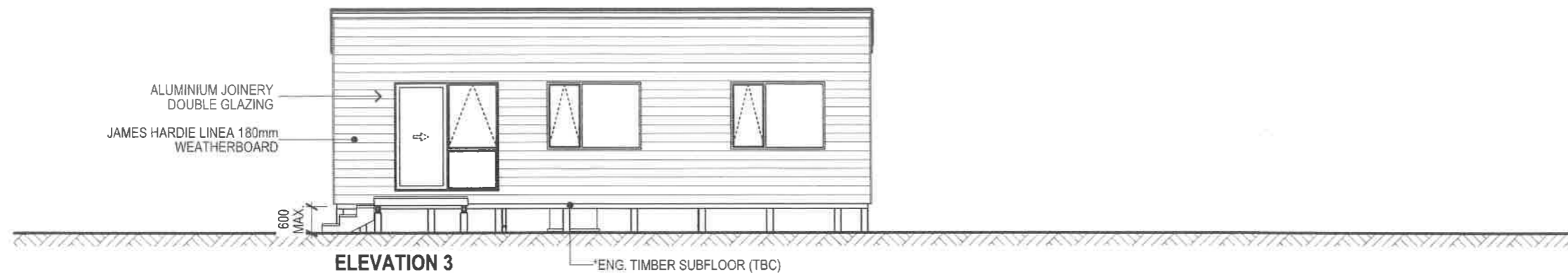
ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
 - SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

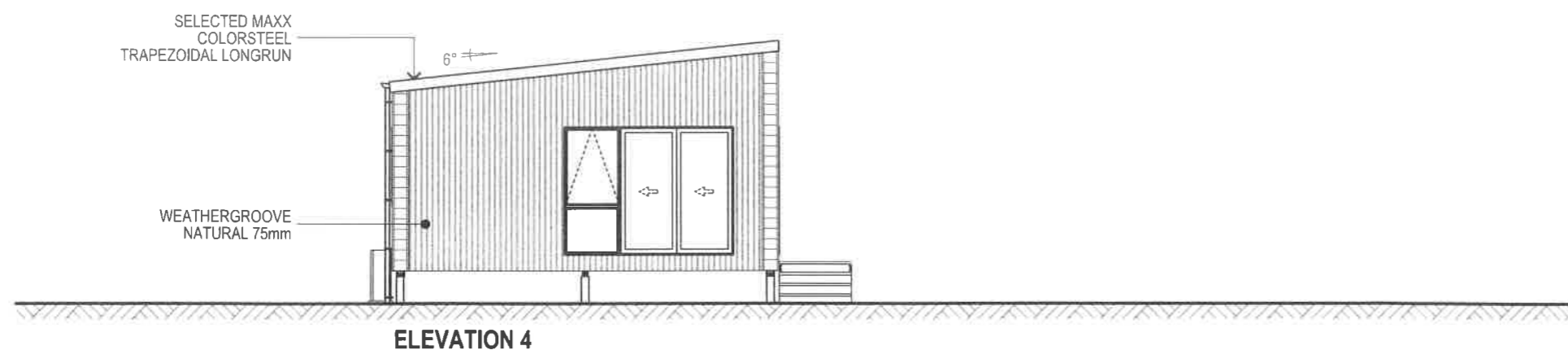
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER, NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>9</b>



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**ELEVATIONS**

DATE: 4/3/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA  
 REVIEWED BY: -  
 REFERENCE: KHA2318 | CON-01

**CONSENT** #302



**GENERAL NOTES:**  
 STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC-. (REFERENCE: -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

\*\* = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - FLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
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**FLOOR AREA SUMMARY:**

O/F FRAME AREA	105.3m <sup>2</sup>
O/CLADDING AREA	107.0m <sup>2</sup>
O/ROOF AREA	129.4m <sup>2</sup>

**KEY / LEGEND:**

- \*E- = REFER TO EXTERNAL INFORMATION EG: ENGINEERS DESIGN
- [ ] = CUPBOARD SHELVES
- [|||||] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

- STUD HEIGHT: = 2.420m
- UNLESS NOTED OTHERWISE, EXTERNAL JOINERY HEIGHT = 2.100m
- INTERNAL DOOR LEAF HEIGHT = 1.980m
- ROOF PITCH: = 6°



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**GROUND FLOOR PLAN**

DRAWING DATE: 5/8/2024 SCALE: 1:100 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA	REFERENCE: KHA2318   CON-01
REVIEWED BY: -	LAYOUT BY: -

CONSENT **202**

THE FOLLOWING MUST BE CONFIRMED (& OR LOCATED) ON SITE PRIOR TO CONSTRUCTION: (1) ALL MEASUREMENTS AND DIMENSIONS (2) SITE GROUND LINES AND LEVELS, INC. HIRB POINT RLs (3) ALL EXIST. STRUCTURES, TREES, SEWER AND STORMWATER MAINS, INVERTS, MANHOLES, AND ANY CONNECTION POINTS, INC. ANY OTHER SITE FEATURES. SHOULD ANY DISCREPANCIES BE FOUND, CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE PROCEEDING

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
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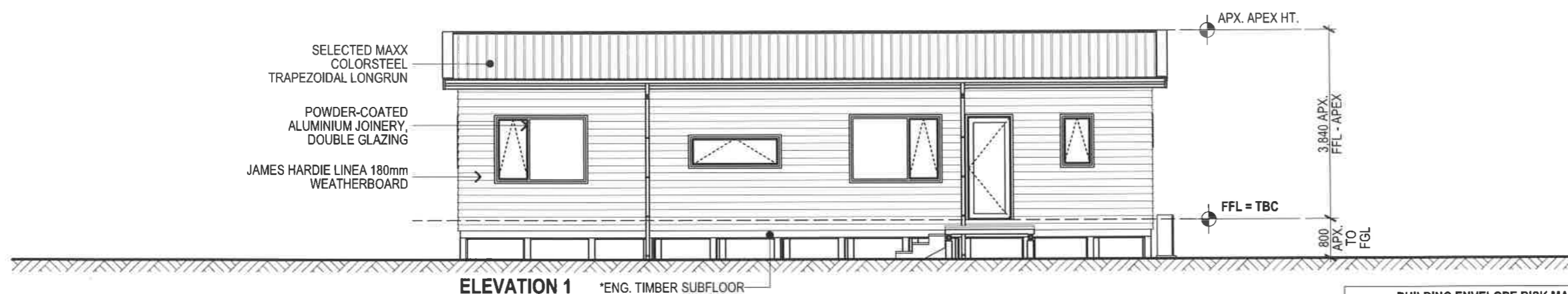
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

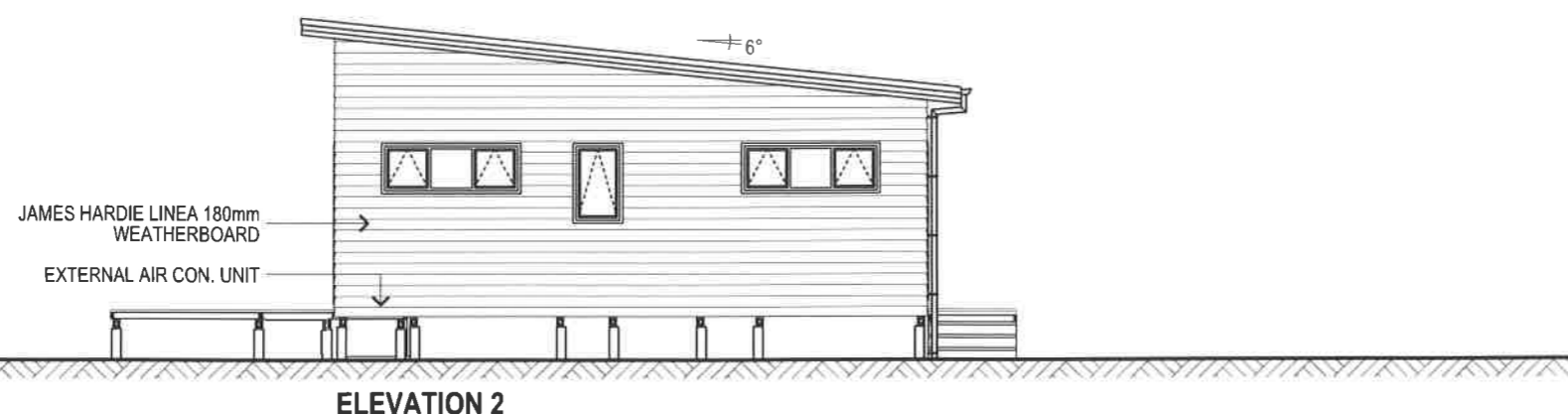
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER, NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



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**ELEVATIONS**

DWG DATE: 5/8/2024 SCALE: 1:100, 1:1 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: - LAYOUT ID:

CONSENT 301

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

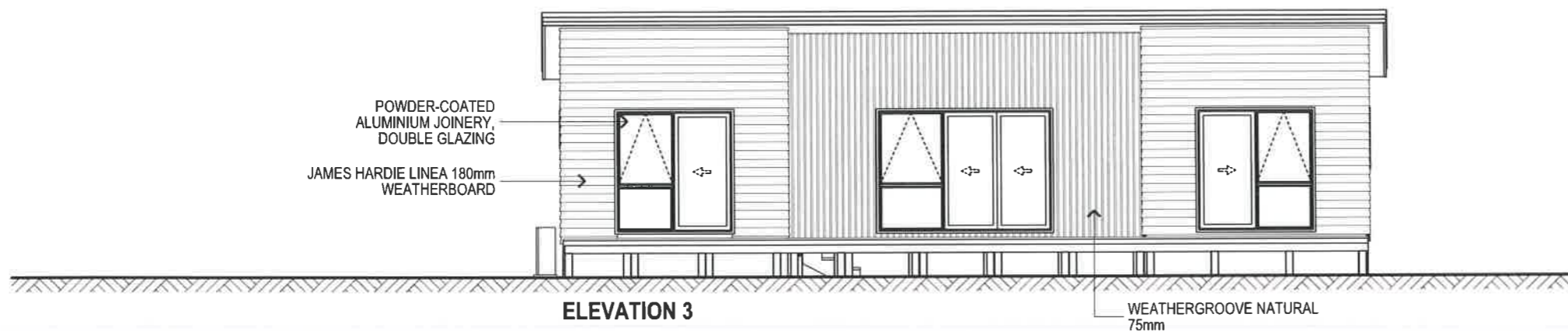
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

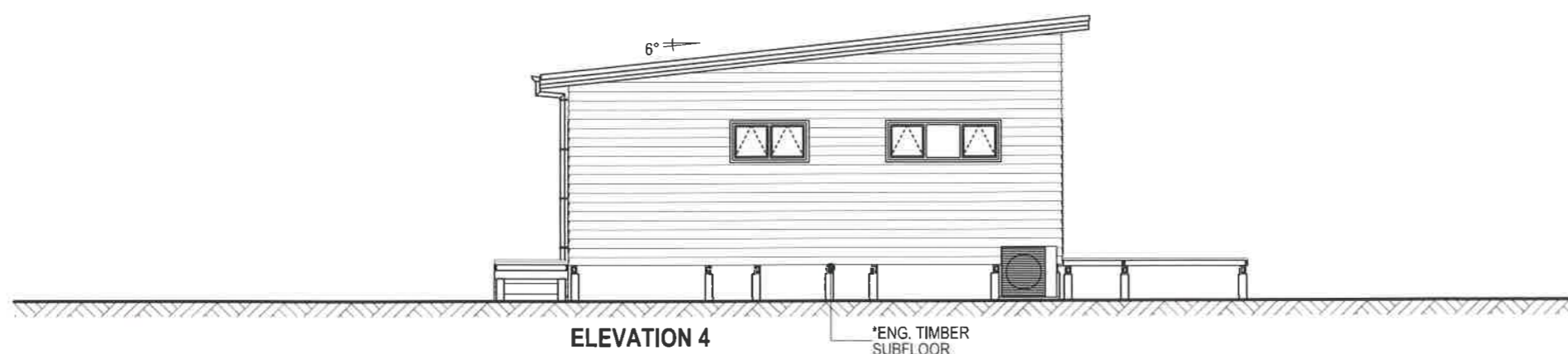
NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



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**ELEVATIONS**

DWG DATE: 5/8/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: -

CONSENT **302**





## NOTICE OF WRITTEN APPROVAL

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

**PART A – To be completed by Applicant**

Applicant/s Name:

Harry, Michele & John Oudenhoven

Address of proposed activity:

Lot 4, 328 Wainui Road

Legal description:

Lot 4 DP 4842204

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

Breaching the following rules;  
8.6.5.4.1 & PDP RPR0Z-R3 Residential Intensity  
12.2.6.3.1 & PDP IB-R4 Indigenous Vegetation Clearance  
12.4.6.1.2 & PDP NH-R5 Fire Risk to Residential Units  
The proposal will break Consnet Notice 11244075.2 (ii) which requires each house to have 45,000litres water storage (FENZ has approved the proposal ahving 10,000litres dedicated fire-fighting water storage)

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

1. 1a-1c site plans
2. 2a & 2b elevations
3. 3. Floor plan
4. Othello floor plan and elevations
5. Sebastien floor plan & elevations
6. \_\_\_\_\_

**Notes to Applicant:**

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

**PART B – To be completed by Parties giving approval**

**Notes to the party giving written approval:**

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

Full name/s of party giving approval:

William Darren Sperry

Address of affected property including legal description

328A Wainui Road, Whangaroa  
Lot 4 DP 189185

Contact Phone Number/s and email address

Daytime:  
0274070014

email:  
Daggy.Sperry@topenergy.co.nz

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

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

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

Signature



Date

30-7-24

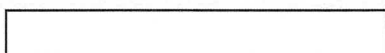
Signature



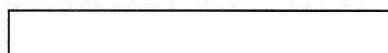
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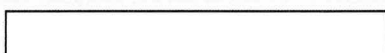
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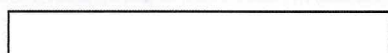
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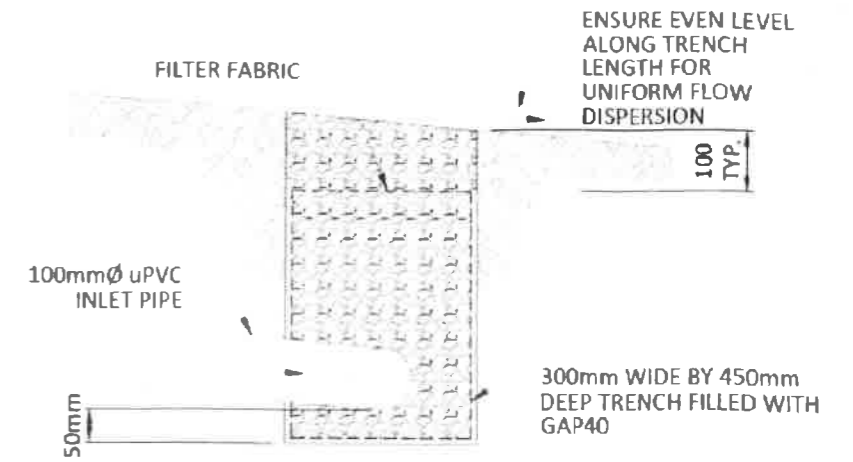
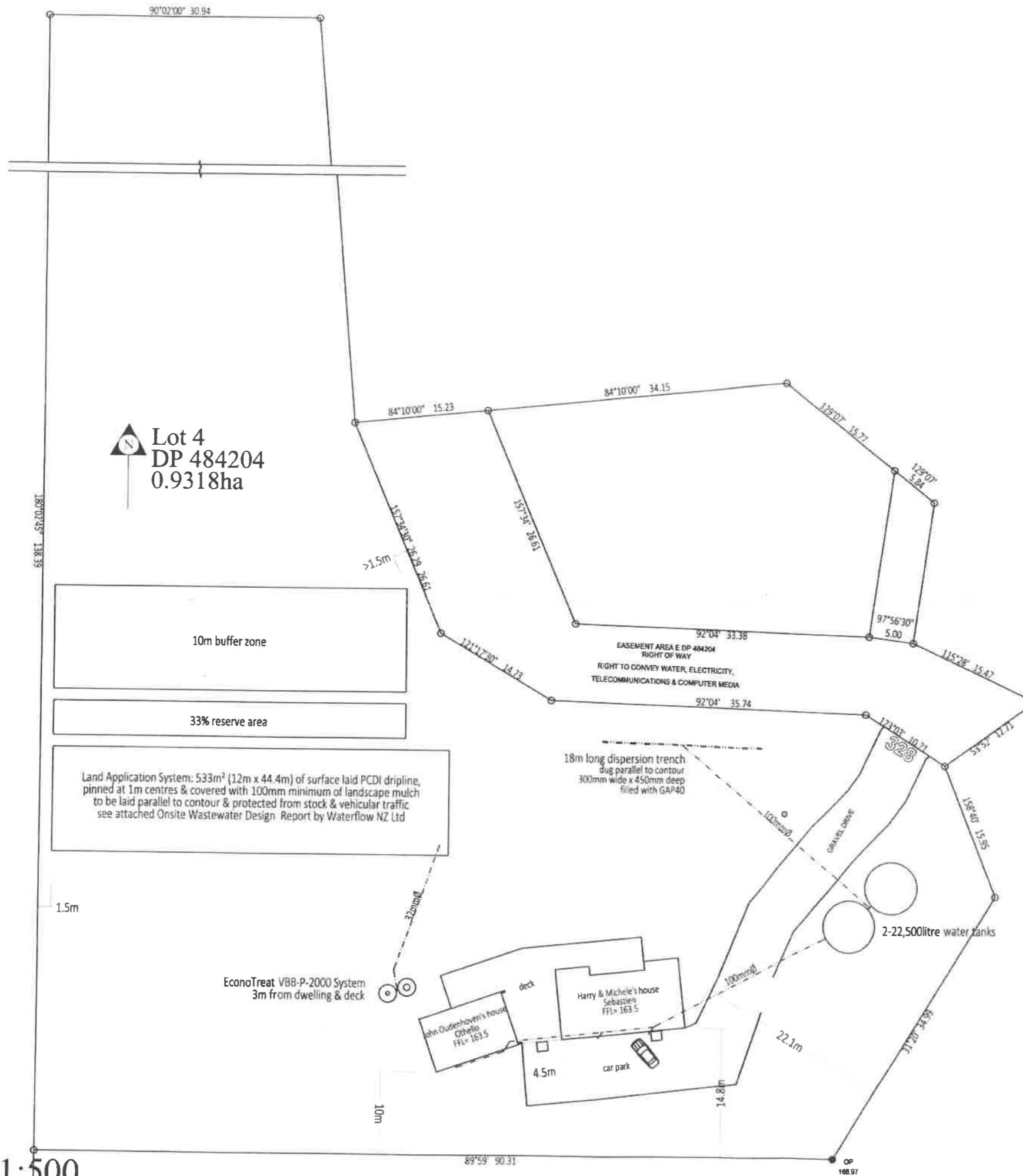


Signature



Date





dispersion drain detail: typical section 1:10

**Notes:**

**floor area:**  
 Othello GFA=61.9m<sup>2</sup>  
 Sebastien GFA=105.3m<sup>2</sup>  
 Deck GFA=121.3m<sup>2</sup>

**district plan zone:**  
 site is in the Rural Production Zone  
**wind zone:**  
 building site wind zone is 'extra high'  
**exposure zone:**  
 building site exposure zone is B

**ground:**  
 see attached RSEng Suitability Report

**topography:**  
 building site contour has almost 20° slope to north

**excavation:**  
 maximum depth: <6.3m  
 maximum volume: <10m<sup>3</sup>

**plumbing & drainage:**  
 all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations

**wastewater:**  
 wastewater disposal is sewage treatment system see attached TPS8 design by Waterflow NZ Ltd

**stormwater:**  
 stormwater is to be piped to water tanks  
 overflow is to be dispersed to its natural catchment  
 20micron filter is to be fitted to potable water outlet  
 Note: firefighting fittings to be fitted to the bottom of 2000litre tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet

**building coverage:**  
 area of site 9318m<sup>2</sup>  
 Proposed Othello footprint 61.9m<sup>2</sup>  
 Proposed Sebastien footprint 105.3m<sup>2</sup>  
 Proposed deck footprint 121.3m<sup>2</sup>  
 total building coverage 288.5m<sup>2</sup>

3.1% of site has building coverage  
 12.5% building coverage is permitted

**site coverage:**  
 area of site 9318m<sup>2</sup>  
 Proposed Othello roof area 66.3m<sup>2</sup>  
 Proposed Sebastien roof area 129.4m<sup>2</sup>  
 driveway 410.75m<sup>2</sup>  
 total impermeable surfaces 606.45m<sup>2</sup>

6.5% of site has impermeable surfaces  
 15% impermeable surfaces is permitted

**site plan 1:500**

Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

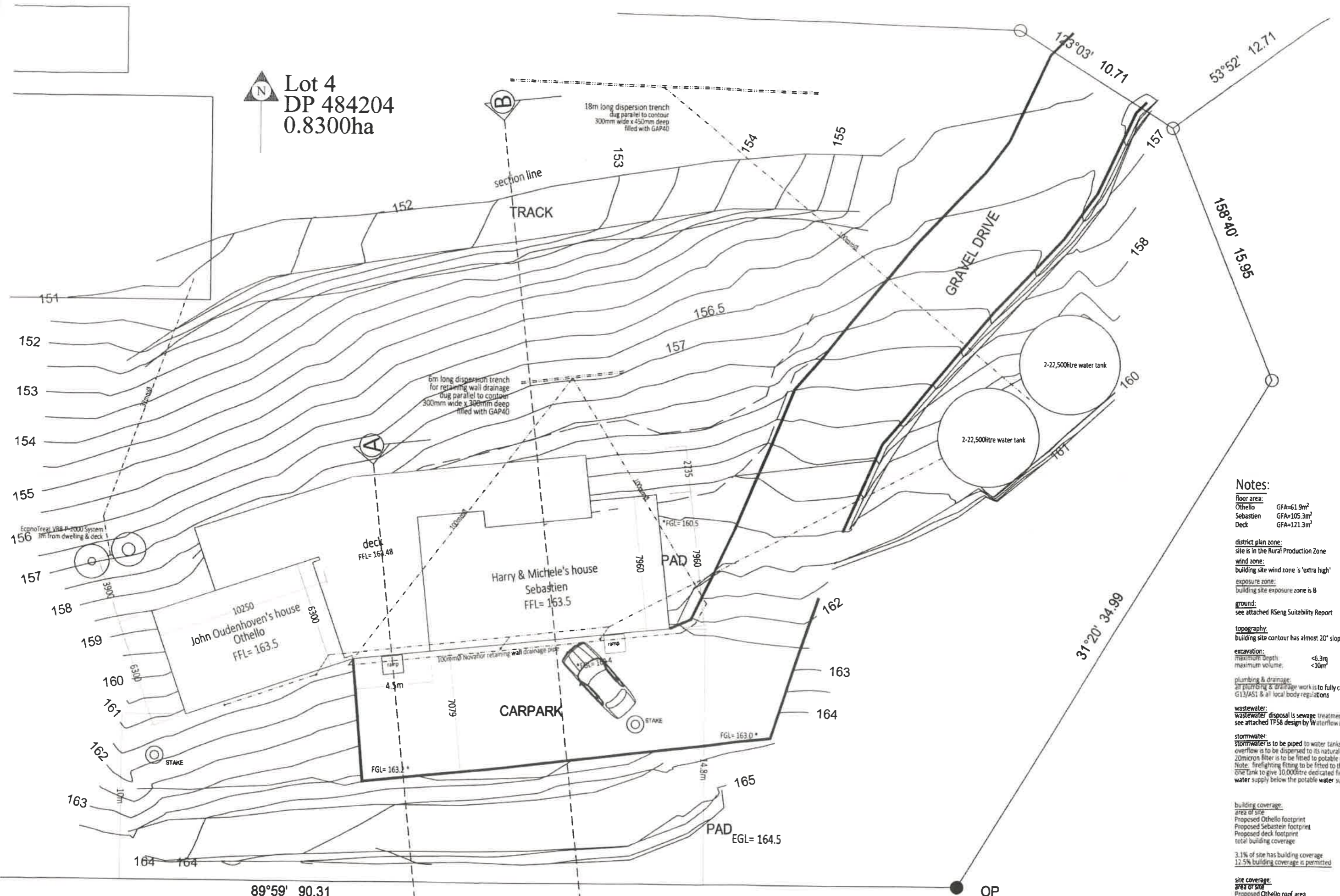


NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3910:2013 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAILS IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ TEL: 07 575 0100 FAX: 07 575 0101 MOB: 07 575 0101 (PLEASE CALL OR VISIT OUR WEBSITE) DRAWING NO: 1a

16/05/2024 1a



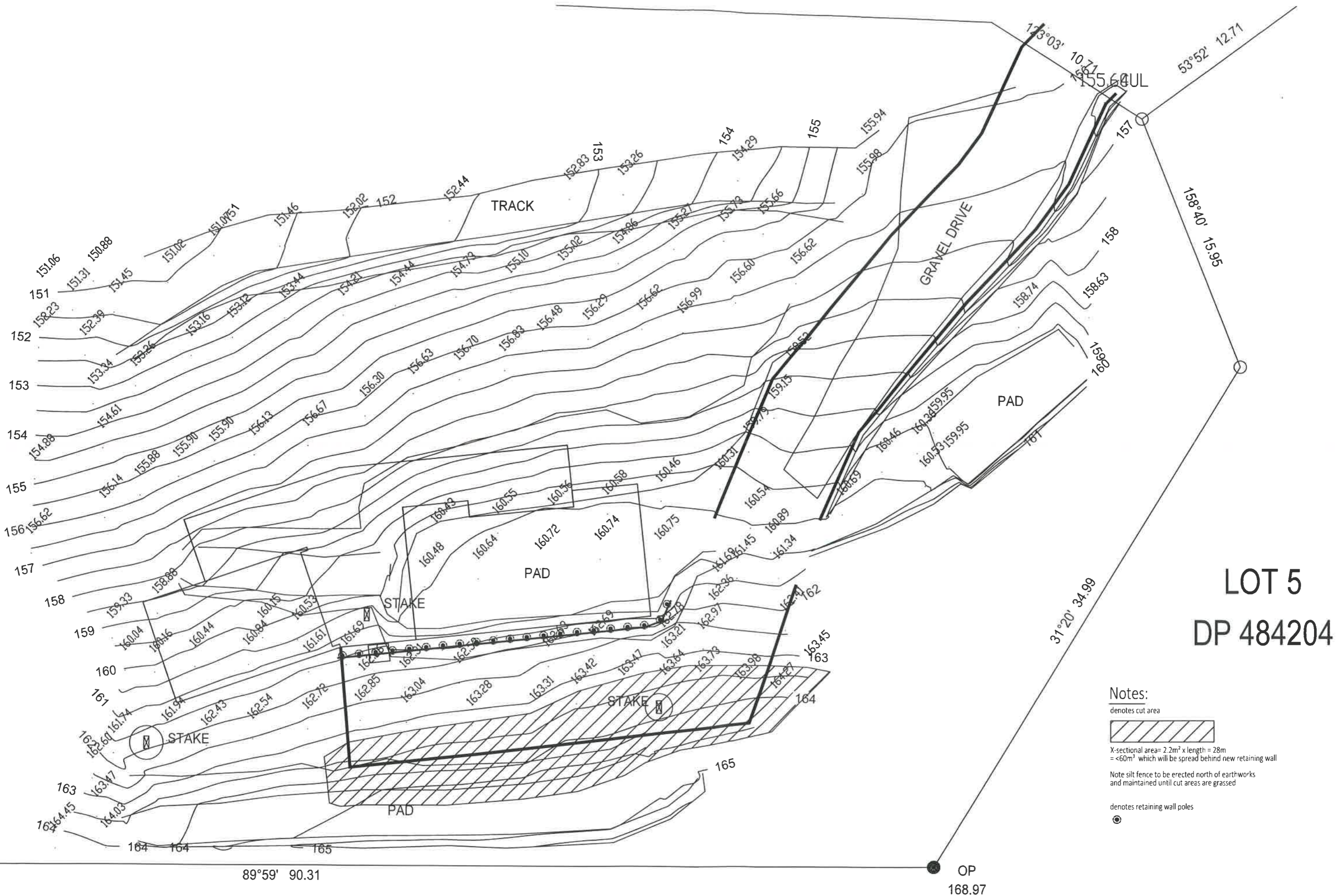
Lot 4  
DP 484204  
0.8300ha





- Notes:**
- floor area:**
    - Othello GFA=61.9m<sup>2</sup>
    - Sebastien GFA=105.3m<sup>2</sup>
    - Deck GFA=121.3m<sup>2</sup>
  - district plan zone:** site is in the Rural Production Zone
  - wind zone:** building site wind zone is 'extra high'
  - exposure zone:** building site exposure zone is B
  - ground:** see attached RSeng Suitability Report
  - topography:** building site contour has almost 20° slope to north
  - excavation:**
    - maximum depth: <6.3m
    - maximum volume: <10m<sup>3</sup>
  - plumbing & drainage:** all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
  - wastewater:** disposal is sewage treatment system see attached TP58 design by Waterflow NZ Ltd
  - stormwater:**
    - stormwater is to be piped to water tanks
    - overflow is to be dispersed to its natural catchment
    - 20micron filter is to be fitted to potable water outlet
    - Note: firefighting fitting to be fitted to the bottom of water tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
  - building coverage:**
    - area of site: 9318m<sup>2</sup>
    - Proposed Othello footprint: 61.9m<sup>2</sup>
    - Proposed Sebastien footprint: 105.3m<sup>2</sup>
    - Proposed deck footprint: 121.3m<sup>2</sup>
    - total building coverage: 288.5m<sup>2</sup>
  - 3.1% of site has building coverage  
12.5% building coverage is permitted
  - site coverage:**
    - area of site: 9318m<sup>2</sup>
    - Proposed Othello roof area: 66.3m<sup>2</sup>
    - Proposed Sebastien roof area: 129.4m<sup>2</sup>
    - driveway: 410.75m<sup>2</sup>
    - total impermeable surfaces: 606.45m<sup>2</sup>
  - 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

site plan detail 1:200  
Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

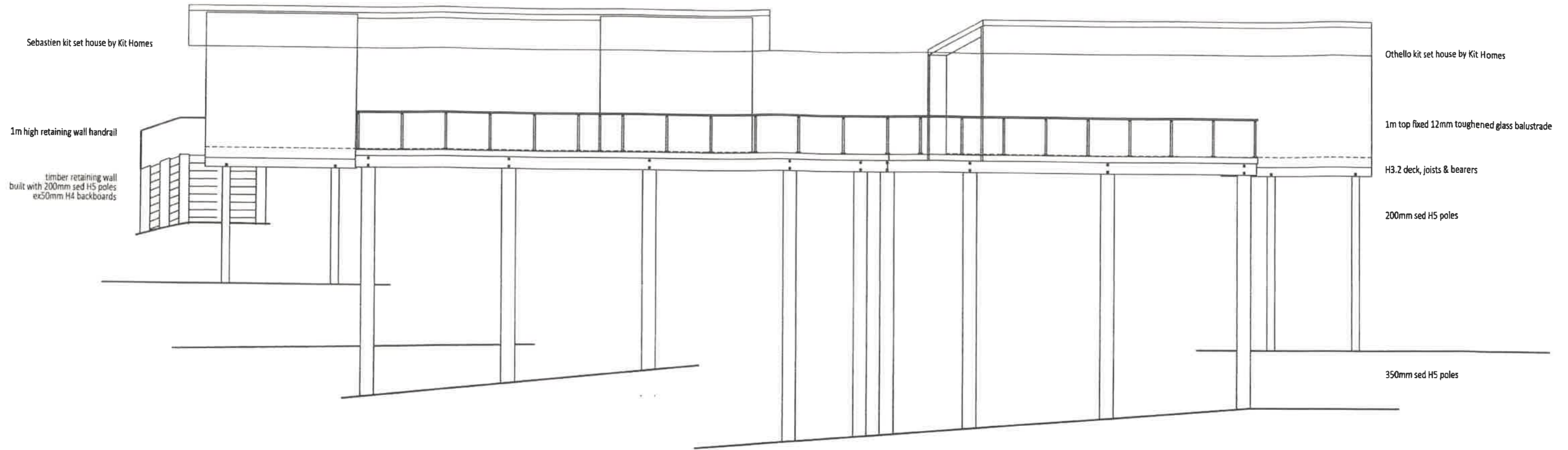




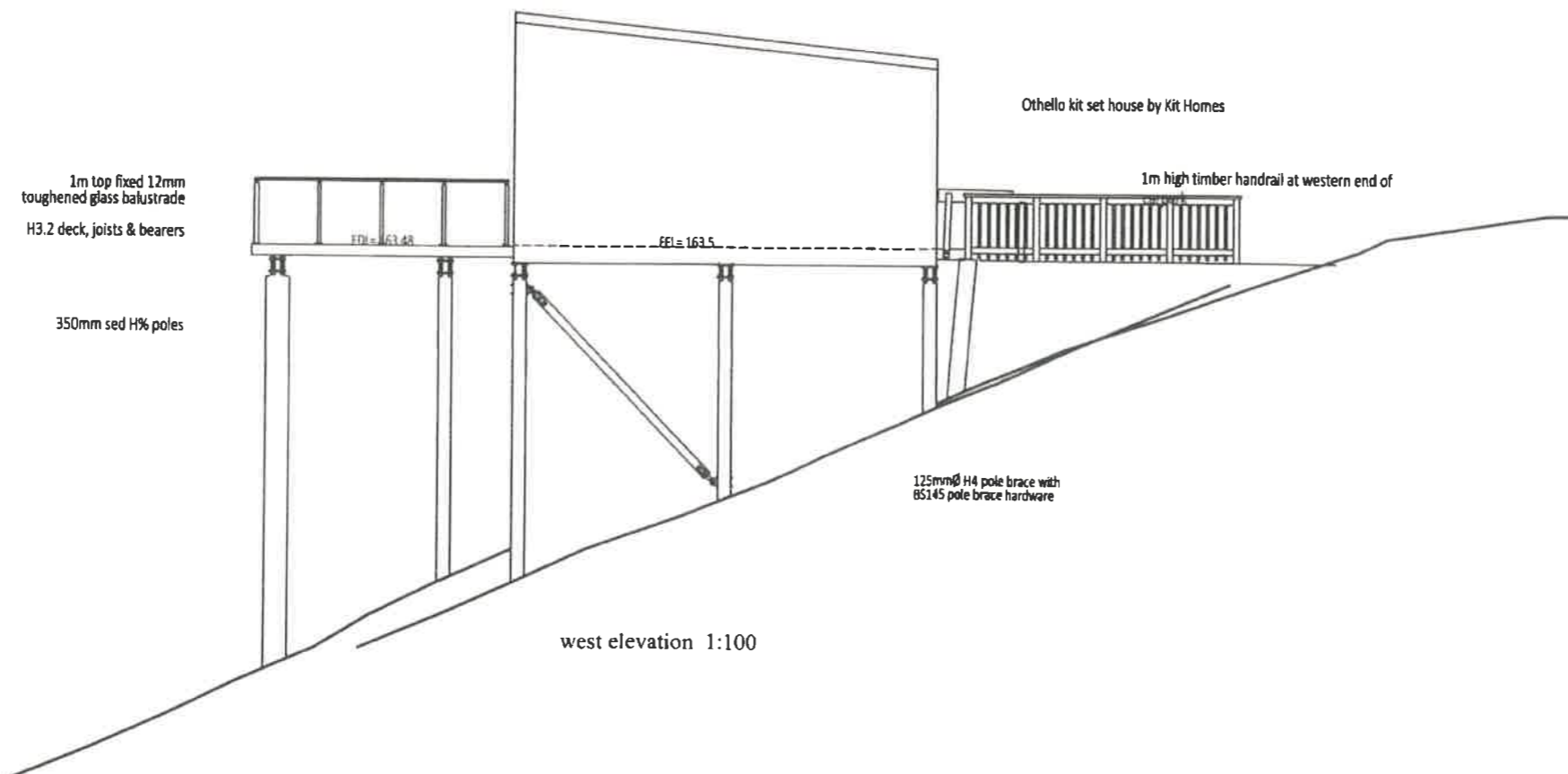
**LOT 5  
DP 484204**

- Notes:**
- denotes cut area
  -  X-sectional area = 2.2m<sup>2</sup> x length = 28m  
= <60m<sup>3</sup> which will be spread behind new retaining wall
  - Note silt fence to be erected north of earthworks and maintained until cut areas are grassed
  - denotes retaining wall poles
  - 

*Handwritten signature*



north elevation 1:100



west elevation 1:100

# Proposed elevations #1 1:100

Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo



NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DO NOT GUESS. ALL

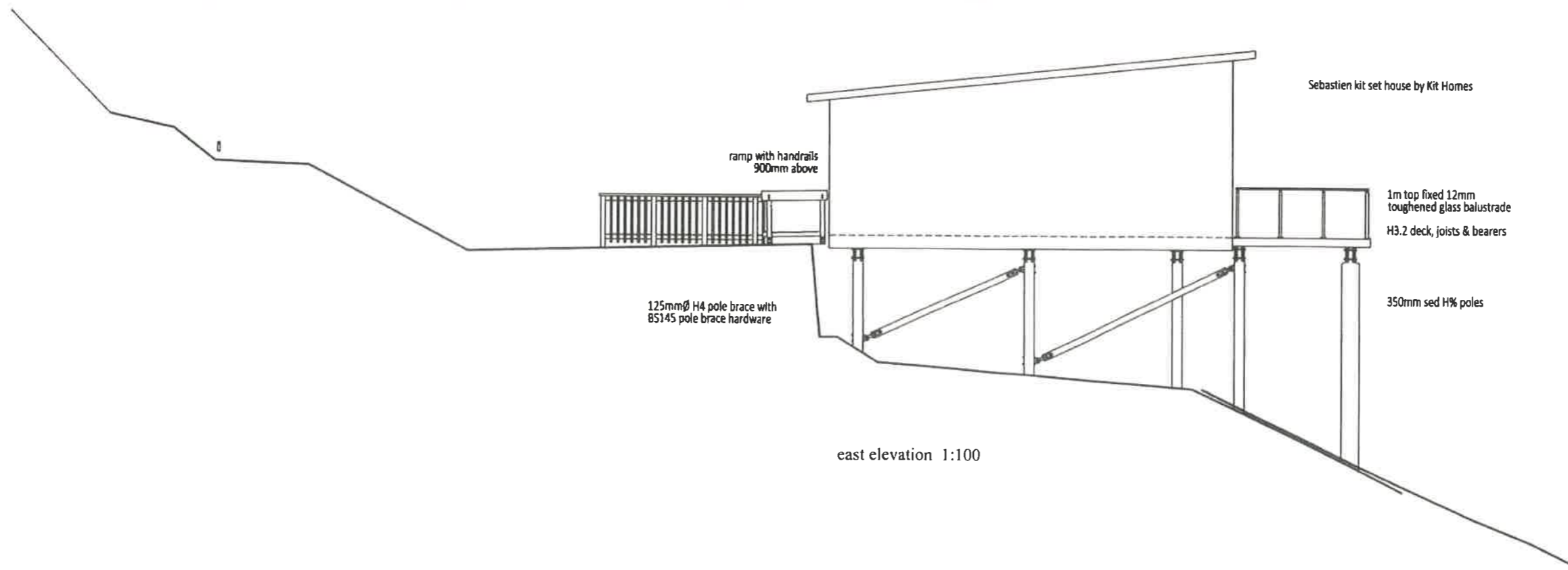
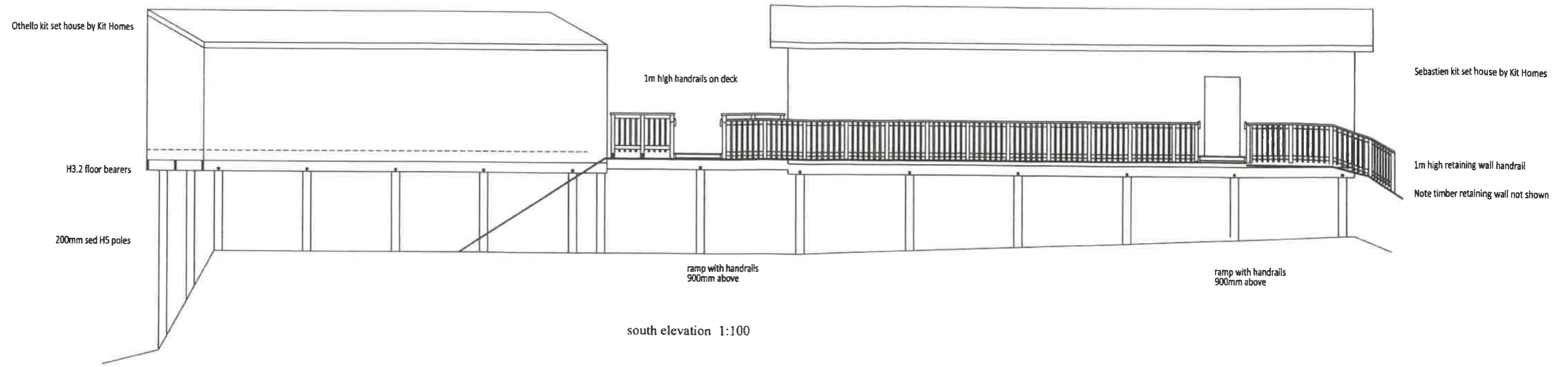
D  
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E

16/05/2024

2a

S  
H  
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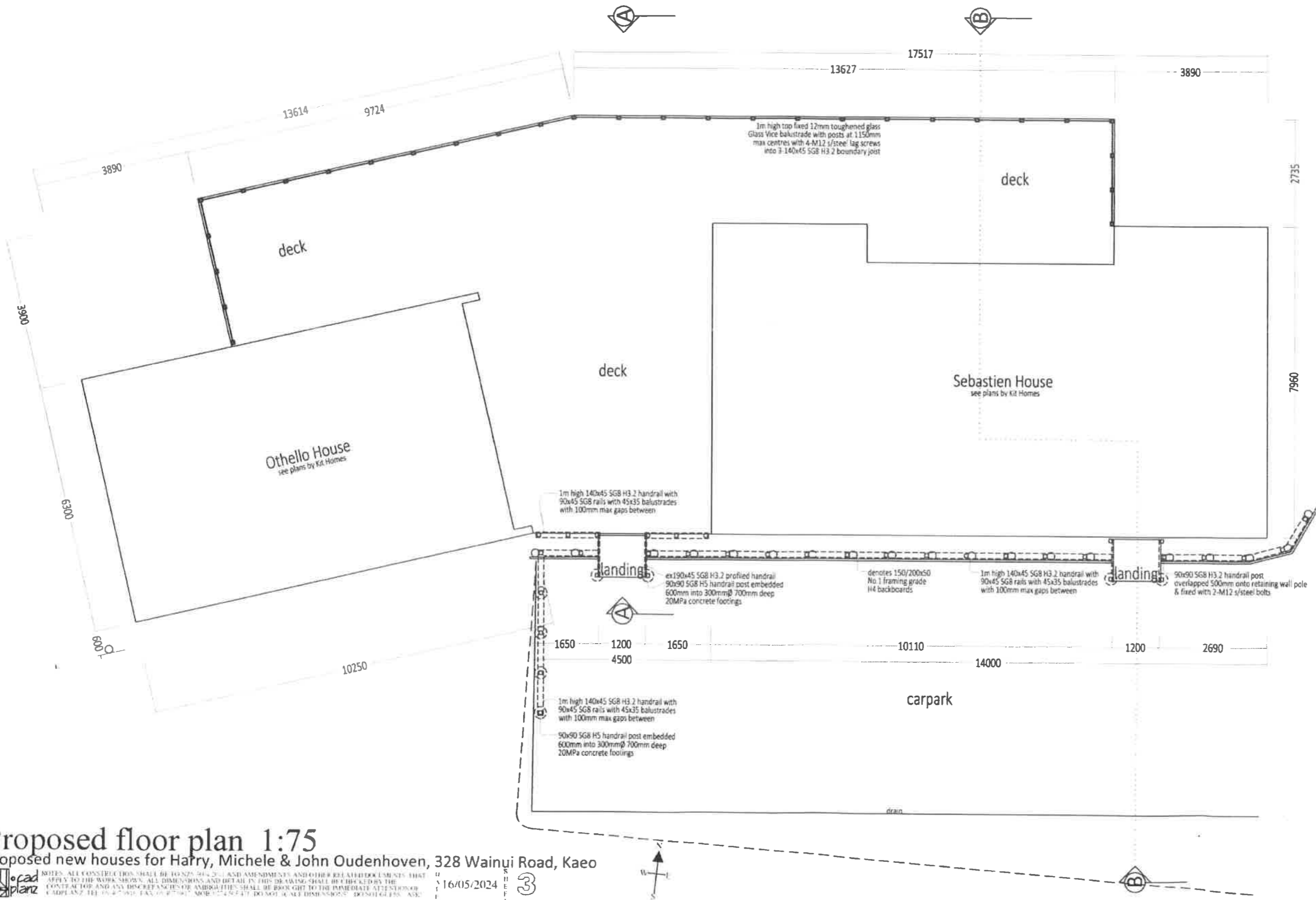
**Proposed elevations #2 1:100**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo



NOTE: ALL CONSTRUCTION SHALL BE TO NZS 3910:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAILS IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 07-477 9816 FAX: 07-477 9821 MOB: 07-477 98471. DO NOT SCALE DIMENSIONS. DO NOT GET LOST. ASK

D  
 16/05/2024  
 E

S  
 H  
 E  
 E  
 T  
 2b



**Notes:**

Floor area:

Othello house	61.9m <sup>2</sup>
Sebastien house	105.3m <sup>2</sup>
deck	121.3m <sup>2</sup>

for all details such as smoke alarms, wet area floor coverings & linings, ventilation, insulation, etc. see attached plan sets for each house by Kit Homes Ltd

**Proposed floor plan 1:75**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 901:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ TEL: 09 477 9911 FAX: 09 477 9917 MOB: 09 477 9917. DO NOT SCALE DIMENSIONS. DIMENSIONS ARE:

16/05/2024 3

**GENERAL NOTES:**  
 STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3 2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC-. (REFERENCE: -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

\*\* = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - TIMBER SUBFLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER



**FLOOR AREA SUMMARY:**

O/FRAME AREA	61.9m <sup>2</sup>
O/CLADDING AREA	63.3m <sup>2</sup>
O/ROOF AREA	66.3m <sup>2</sup>

**KEY / LEGEND:**

\*E- = REFER TO EXTERNAL INFORMATION  
 EG: ENGINEERS DESIGN

[Symbol] = CUPBOARD SHELVES

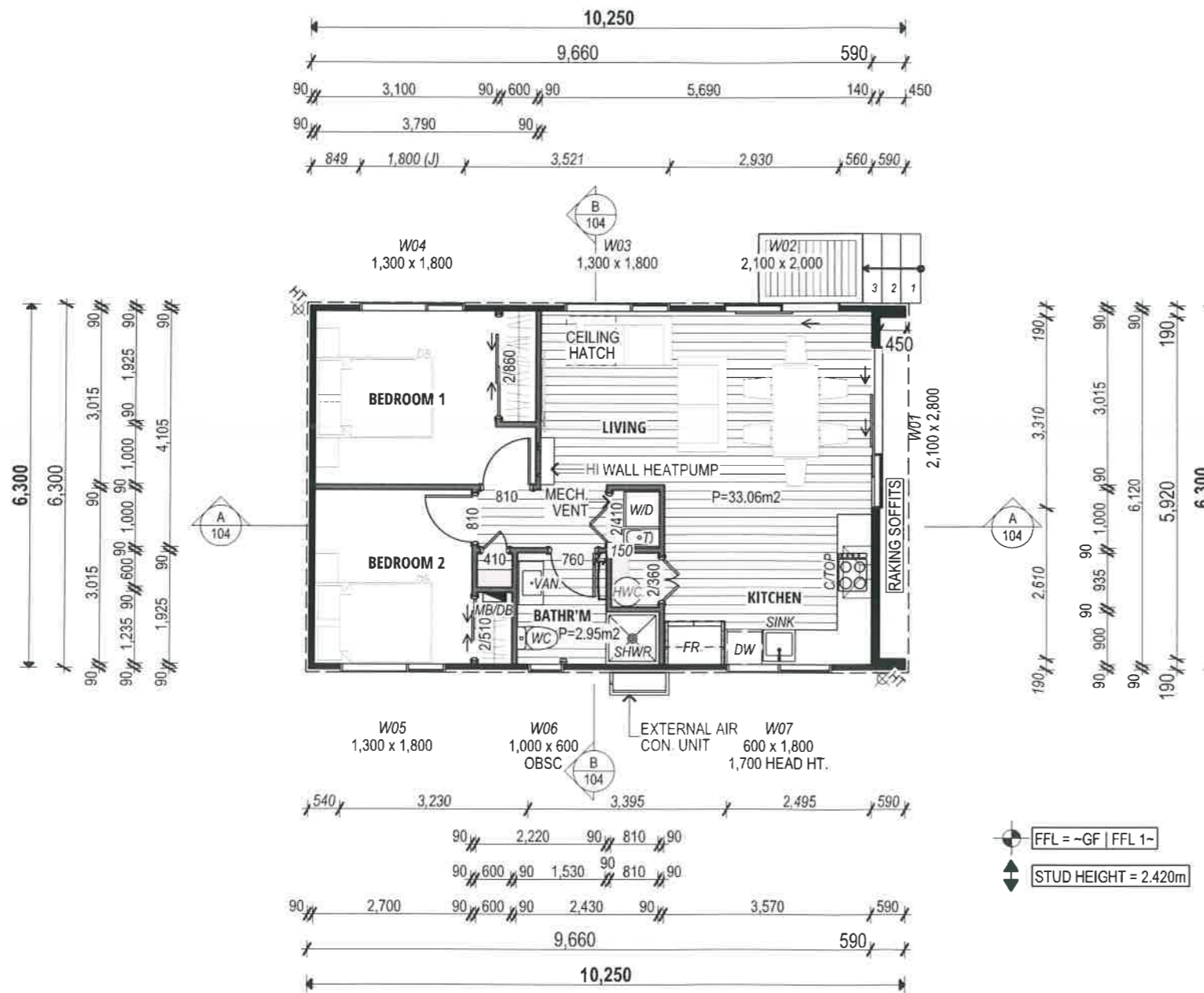
[Symbol] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

STUD HEIGHT: = 2.420m

UNLESS NOTED OTHERWISE,  
 EXTERNAL JOINERY HEIGHT = 2.100m  
 INTERNAL DOOR LEAF HEIGHT = 1.980m

ROOF PITCH: = 6°



FFL = ~GF | FFL 1-  
 STUD HEIGHT = 2.420m



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**GROUND FLOOR PLAN**

DWG DATE: 4/19/2024 SCALE: 1:100 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: - LAYOUT ID:

**CONSENT 202**

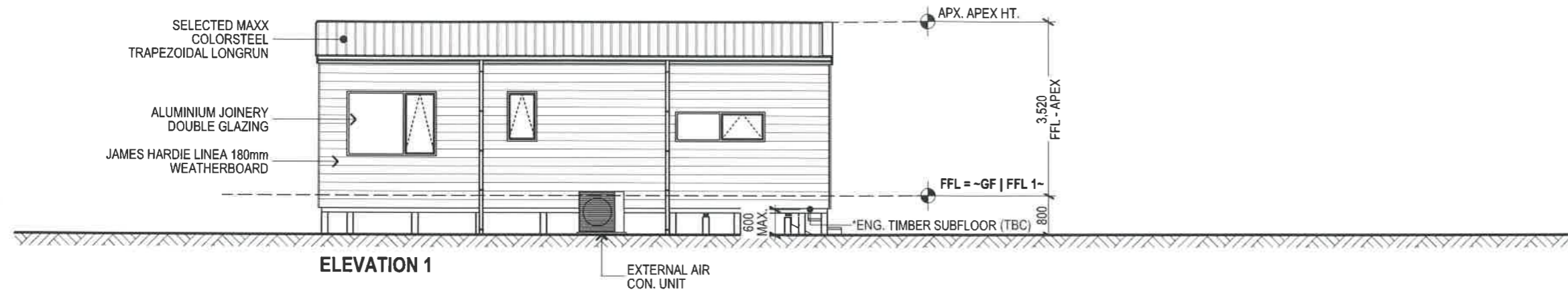
ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
 - SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

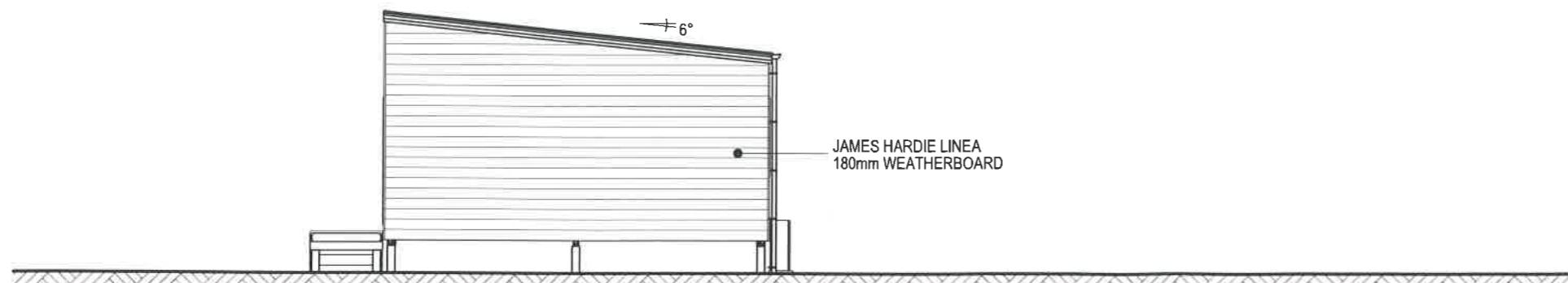
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



ELEVATION 1

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



ELEVATION 2

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



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**ELEVATIONS**

DWG DATE: 4/19/2024 SCALE: 1:100, 1:1 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: LAYOUT ID:

**CONSENT 301**



ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
- DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
- IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

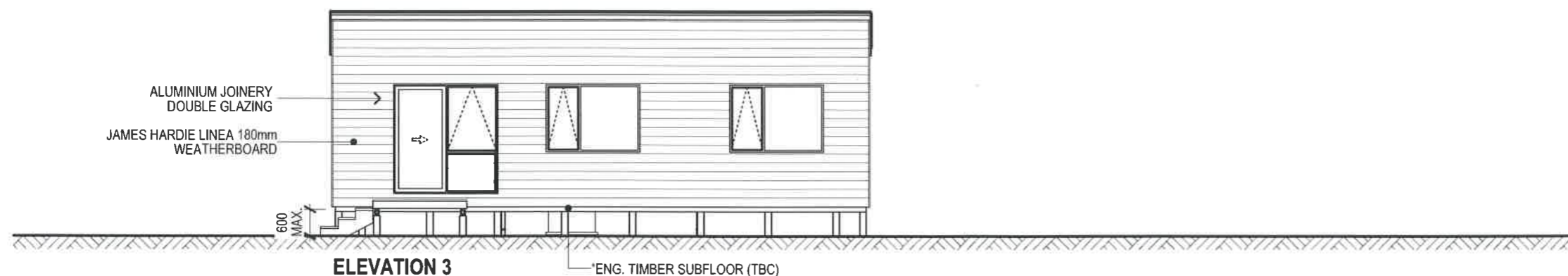
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>9</b>



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE PUBLISHED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**ELEVATIONS**

DATE: 4/19/2024 SCALE: 1:100 @ A3

JOHN OUDENHOVEN & O'NEILL  
LOT:7 | DP: 189185  
328 WAINUI RD, KAEO,  
NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
REVIEWED BY: LAYOUT ID:

**CONSENT 302**

**GENERAL NOTES:**  
 STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3 2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC- (REFERENCE -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS, IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

'\*' = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - FLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER



**FLOOR AREA SUMMARY:**

O/FRAME AREA	105.3m <sup>2</sup>
O/CLADDING AREA	107.0m <sup>2</sup>
O/ROOF AREA	129.4m <sup>2</sup>

**KEY / LEGEND:**

\*E- = REFER TO EXTERNAL INFORMATION  
 EG: ENGINEERS DESIGN

[Symbol] = CUPBOARD SHELVES

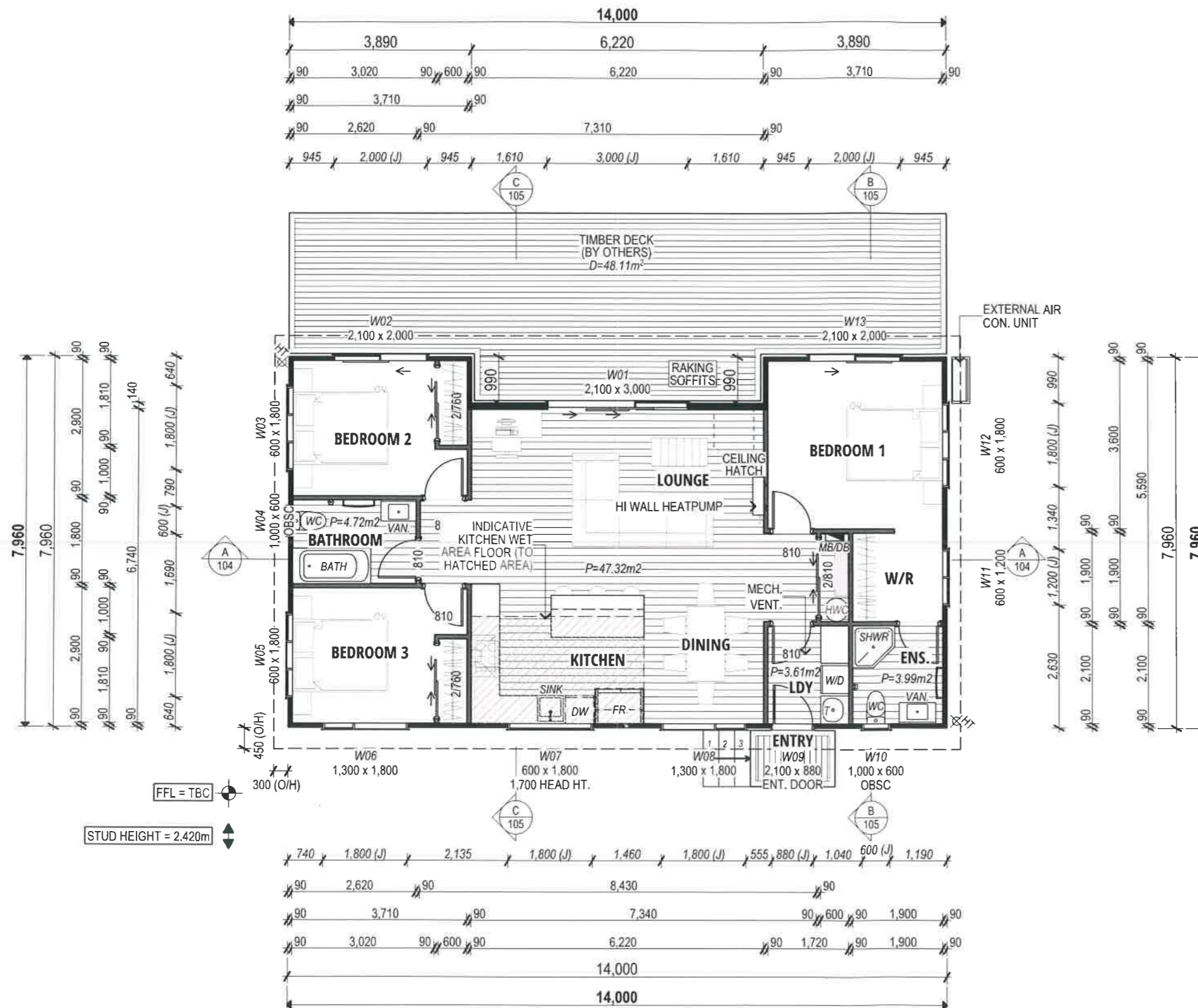
[Symbol] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

STUD HEIGHT: = 2.420m

UNLESS NOTED OTHERWISE,  
 EXTERNAL JOINERY HEIGHT = 2.100m  
 INTERNAL DOOR LEAF HEIGHT = 1.980m

ROOF PITCH: = 6°



FFL = TBC  
 STUD HEIGHT = 2.420m



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**GROUND FLOOR PLAN**

DWG DATE 5/8/2024 SCALE 1:100 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: LAYOUT ID:

CONSENT 202



ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

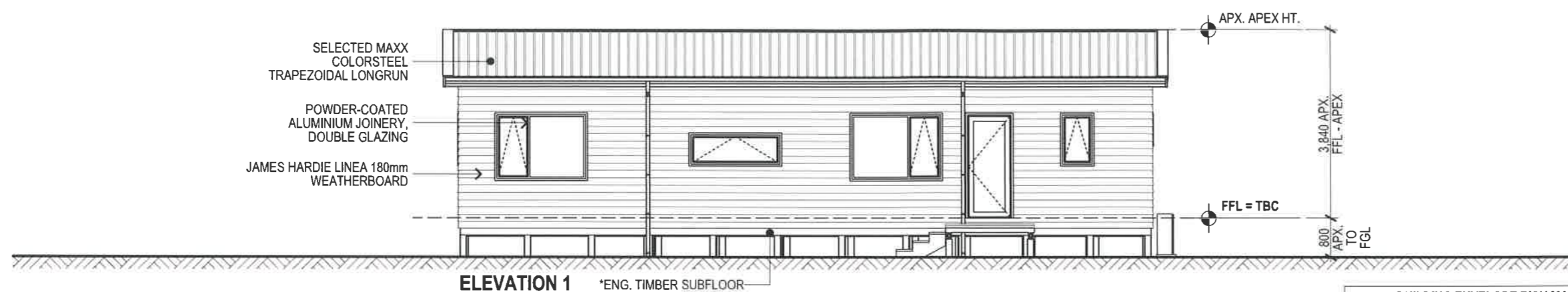
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

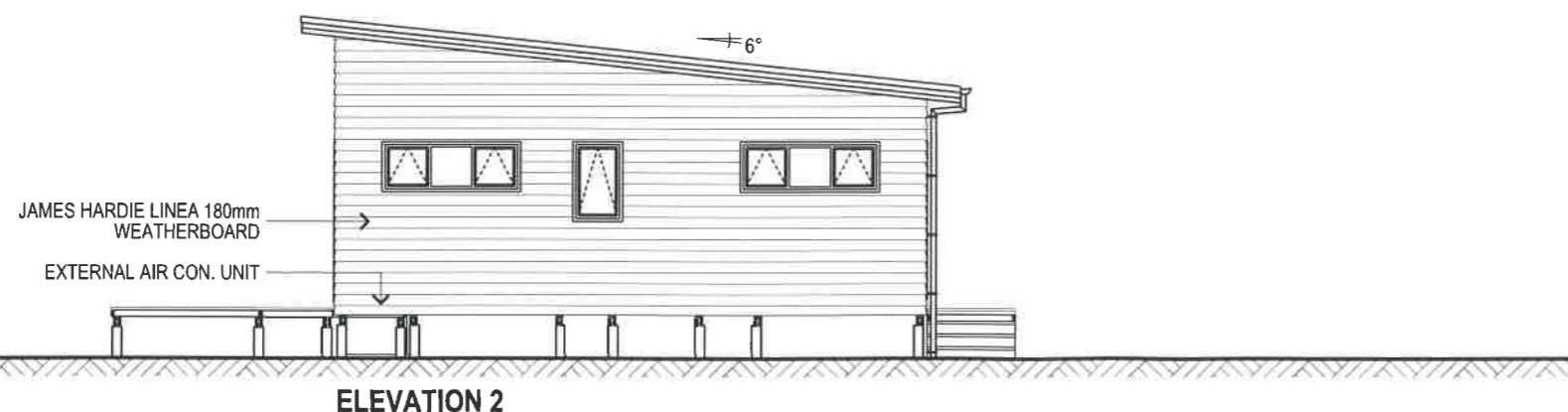
NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**ELEVATIONS**

DWG DATE: 5/8/2024 SCALE: 1:100, 1:1 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: [Signature]

CONSENT 301

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

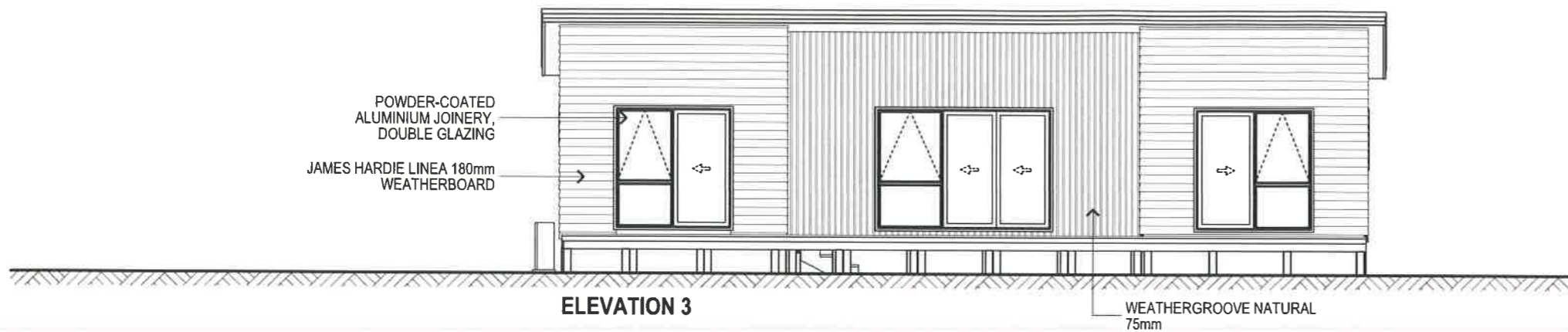
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

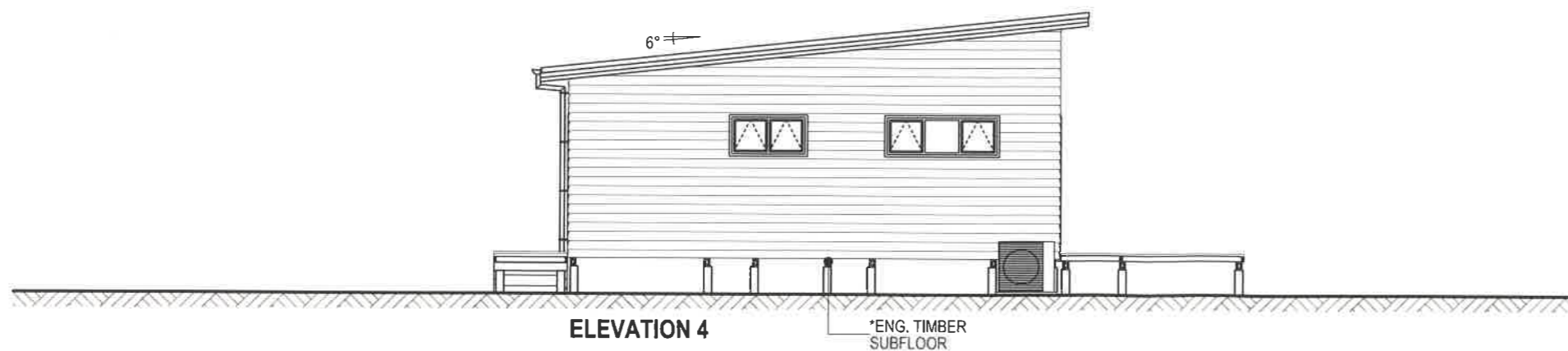
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



**ELEVATION 3**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



**ELEVATION 4**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



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**ELEVATIONS**

DWG DATE: 5/8/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: LAYOUTS:

CONSENT 302



## NOTICE OF WRITTEN APPROVAL

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

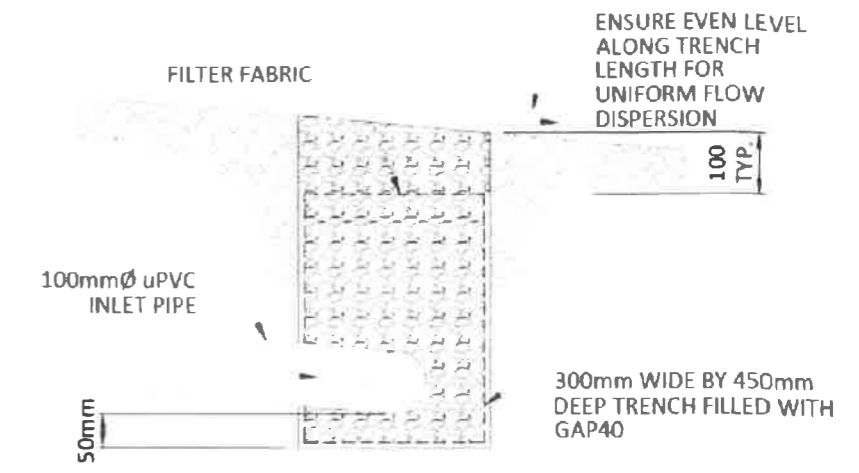
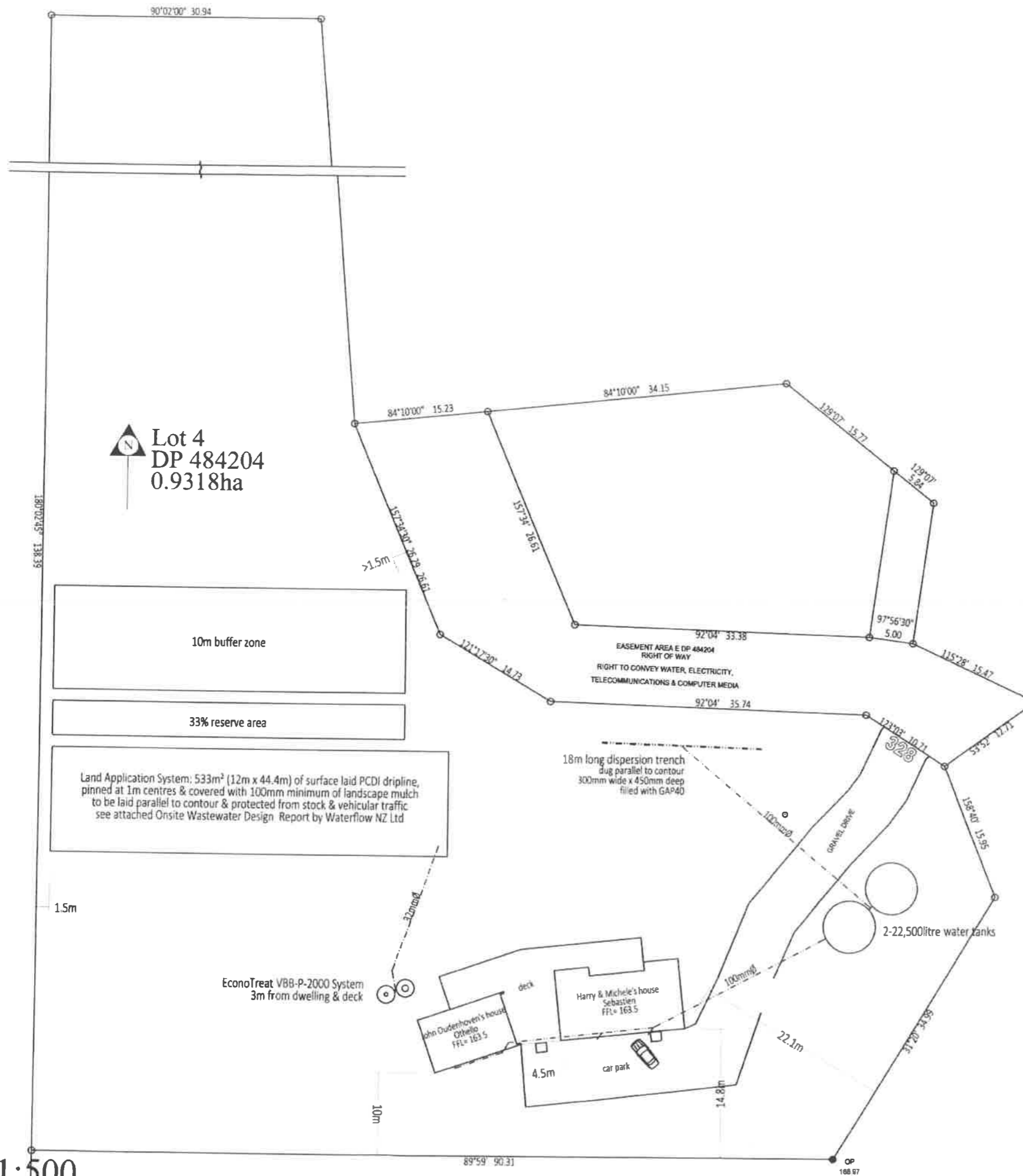
### PART A – To be completed by Applicant

Applicant/s Name:	Harry, Michele & John Oudenhoven
Address of proposed activity:	Lot 4, 328 Wainui Road
Legal description:	Lot 4 DP 4842204
Description of the proposal (including why you need resource consent):	Breaching the following rules; 8.6.5.4.1 & PDP RPROZ-R3 Residential Intensity 12.2.6.3.1 & PDP IB-R4 Indigenous Vegetation Clearance 12.4.6.1.2 & PDP NH-R5 Fire Risk to Residential Units The proposal will break Consnet Notice 11244075.2 (ii) which requires each house to have 45,000litres water storage (FENZ has approved the proposal ahving 10,000litres dedicated fire-fighting water storage)
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"><li>1. <u>1a-1c site plans</u></li><li>2. <u>2a &amp; 2b elevations</u></li><li>3. <u>3. Floor plan</u></li><li>4. <u>Othello floor plan and elevations</u></li><li>5. <u>Sebastien floor plan &amp; elevations</u></li><li>6. _____</li></ol>

#### Notes to Applicant:

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





dispersion drain detail: typical section 1:10

**Notes:**

- floor area:**
  - Othello GFA=61.9m<sup>2</sup>
  - Sebastien GFA=105.3m<sup>2</sup>
  - Deck GFA=121.3m<sup>2</sup>
- district plan zone:**
  - site is in the Rural Production Zone
- wind zone:**
  - building site wind zone is 'extra high'
- exposure zone:**
  - building site exposure zone is B
- ground:**
  - see attached RSeng Suitability Report
- topography:**
  - building site contour has almost 20° slope to north
- excavation:**
  - maximum depth <6.3m
  - maximum volume <10m
- plumbing & drainage:**
  - all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
- wastewater:**
  - disposal is sewage treatment system
  - see attached TP58 design by Waterflow NZ Ltd
- stormwater:**
  - stormwater is to be piped to water tanks
  - overflow is to be dispersed to its natural catchment
  - 20micron filter is to be fitted to potable water outlet
  - Note: firefighting fitting to be fitted to the bottom of 3000 tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
- building coverage:**
  - area of site 9318m<sup>2</sup>
  - Proposed Othello footprint 61.9m<sup>2</sup>
  - Proposed Sebastien footprint 105.3m<sup>2</sup>
  - Proposed deck footprint 121.3m<sup>2</sup>
  - total building coverage 288.5m<sup>2</sup>
- 3.1% of site has building coverage  
12.5% building coverage is permitted
- site coverage:**
  - area of site 9318m<sup>2</sup>
  - Proposed Othello roof area 66.3m<sup>2</sup>
  - Proposed Sebastien roof area 129.4m<sup>2</sup>
  - driveway 410.75m<sup>2</sup>
  - total impermeable surfaces 606.45m<sup>2</sup>
- 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

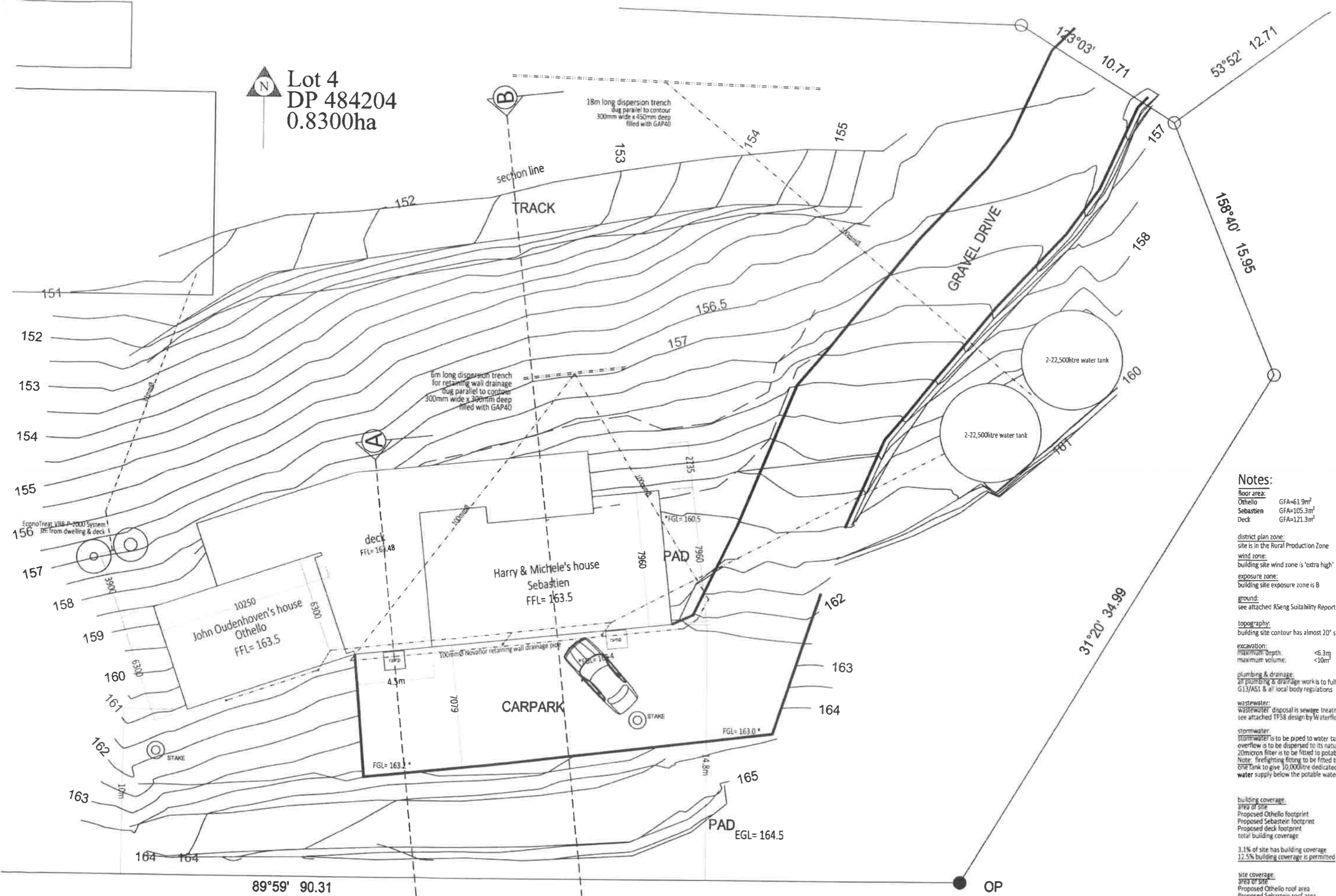
**site plan 1:500**

Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

*Handwritten signatures and initials.*



Lot 4  
DP 484204  
0.8300ha

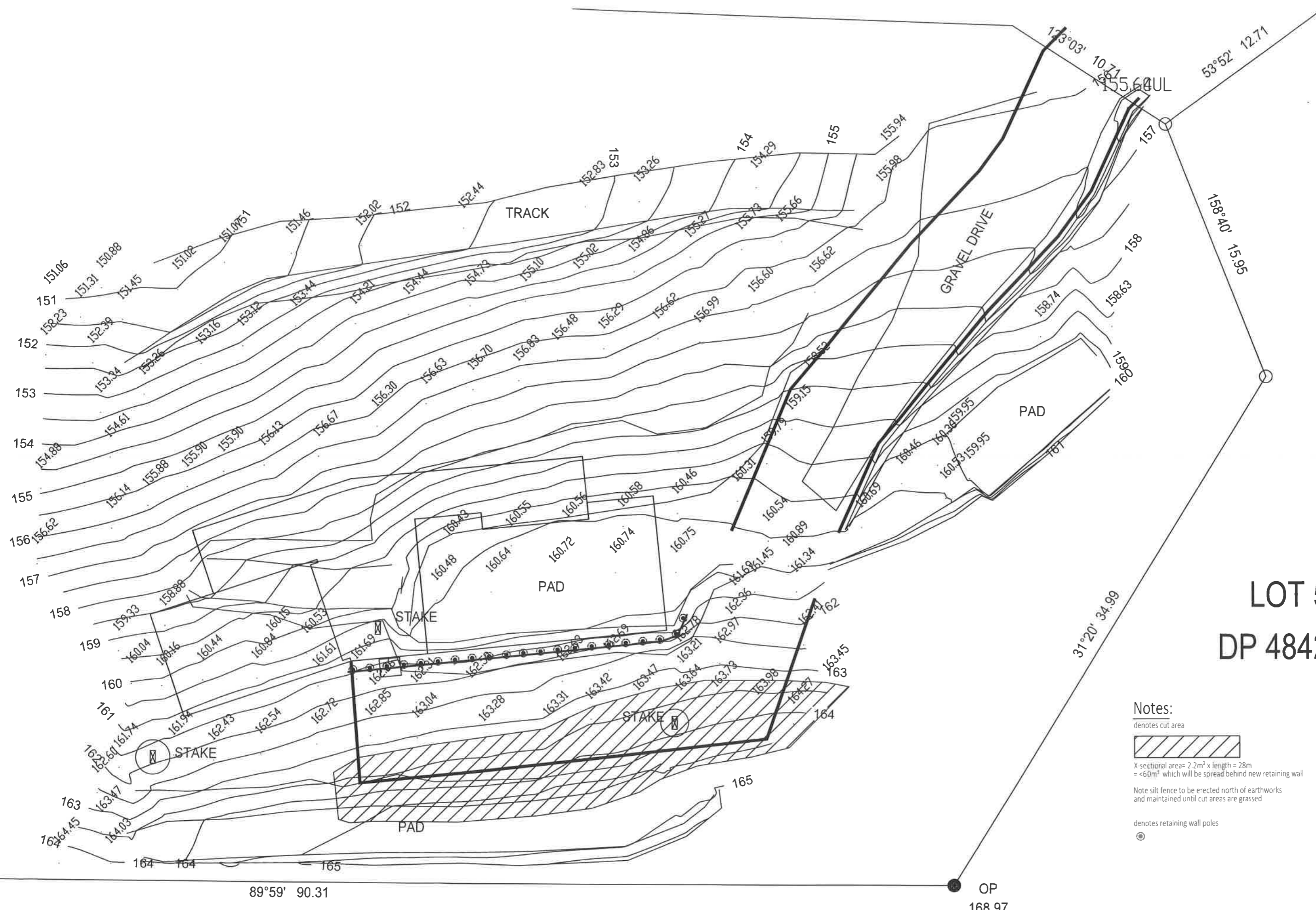


- Notes:**
- floor area:**
    - Othello GFA=61.9m<sup>2</sup>
    - Sebastien GFA=105.3m<sup>2</sup>
    - Deck GFA=121.3m<sup>2</sup>
  - district plan zone:** site is in the Rural Production Zone
  - wind zone:** building site wind zone is 'extra high'
  - exposure zone:** building site exposure zone is B
  - ground:** see attached RSEng Suitability Report
  - topography:** building site contour has almost 20° slope to north
  - excavation:**
    - maximum depth: <6.3m
    - maximum volume: <10m<sup>3</sup>
  - plumbing & drainage:** all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
  - wastewater:** wastewater disposal is sewage treatment system see attached TP58 design by Waterflow NZ Ltd
  - stormwater:**
    - stormwater is to be piped to water tanks
    - overflow is to be dispensed to its natural catchment
    - 20micron filter is to be fitted to potable water outlet
    - Note: fire fighting fitting to be fitted to the bottom of 2000litre tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
  - building coverage:**
    - area of site: 9318m<sup>2</sup>
    - Proposed Othello footprint: 61.9m<sup>2</sup>
    - Proposed Sebastien footprint: 105.3m<sup>2</sup>
    - Proposed deck footprint: 121.3m<sup>2</sup>
    - total building coverage: 288.5m<sup>2</sup>
  - 3.1% of site has building coverage  
12.5% building coverage is permitted
  - site coverage:**
    - area of site: 9318m<sup>2</sup>
    - Proposed Othello roof area: 66.3m<sup>2</sup>
    - Proposed Sebastien roof area: 129.4m<sup>2</sup>
    - driveway: 410.75m<sup>2</sup>
    - total impermeable surfaces: 606.45m<sup>2</sup>
  - 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

site plan detail 1:200  
Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

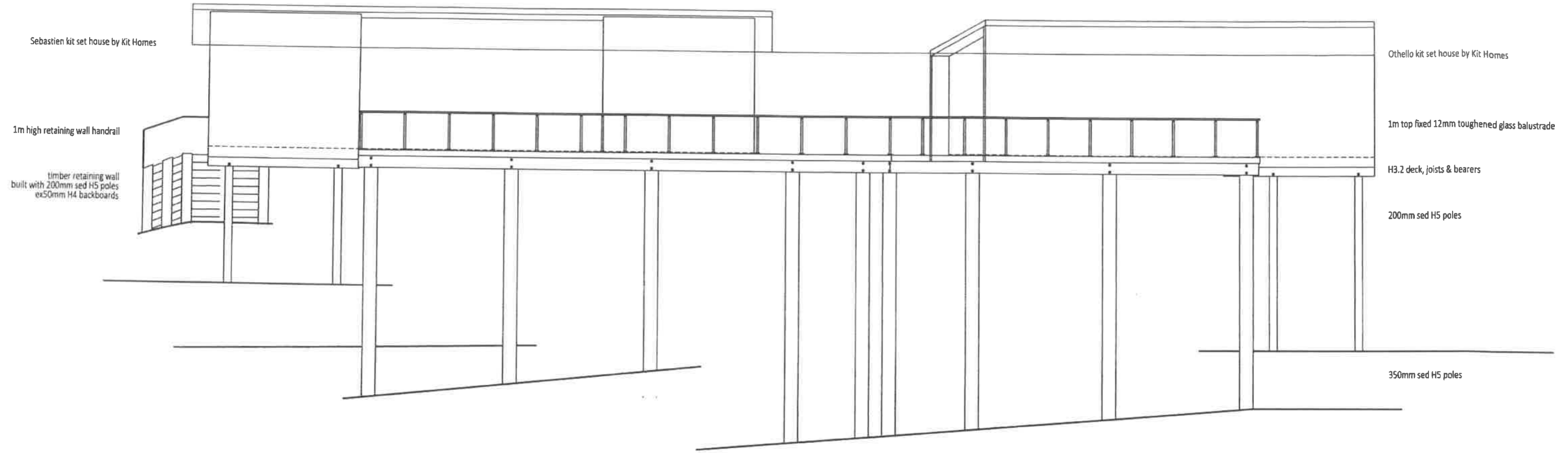
NOTES: ALL CONSTRUCTION SHALL BE TO NZS 104:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAILS IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR FOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 04-2001 2451 FAX: 04-2001 2452. DATE: 16/05/2024

*Handwritten signature/initials*

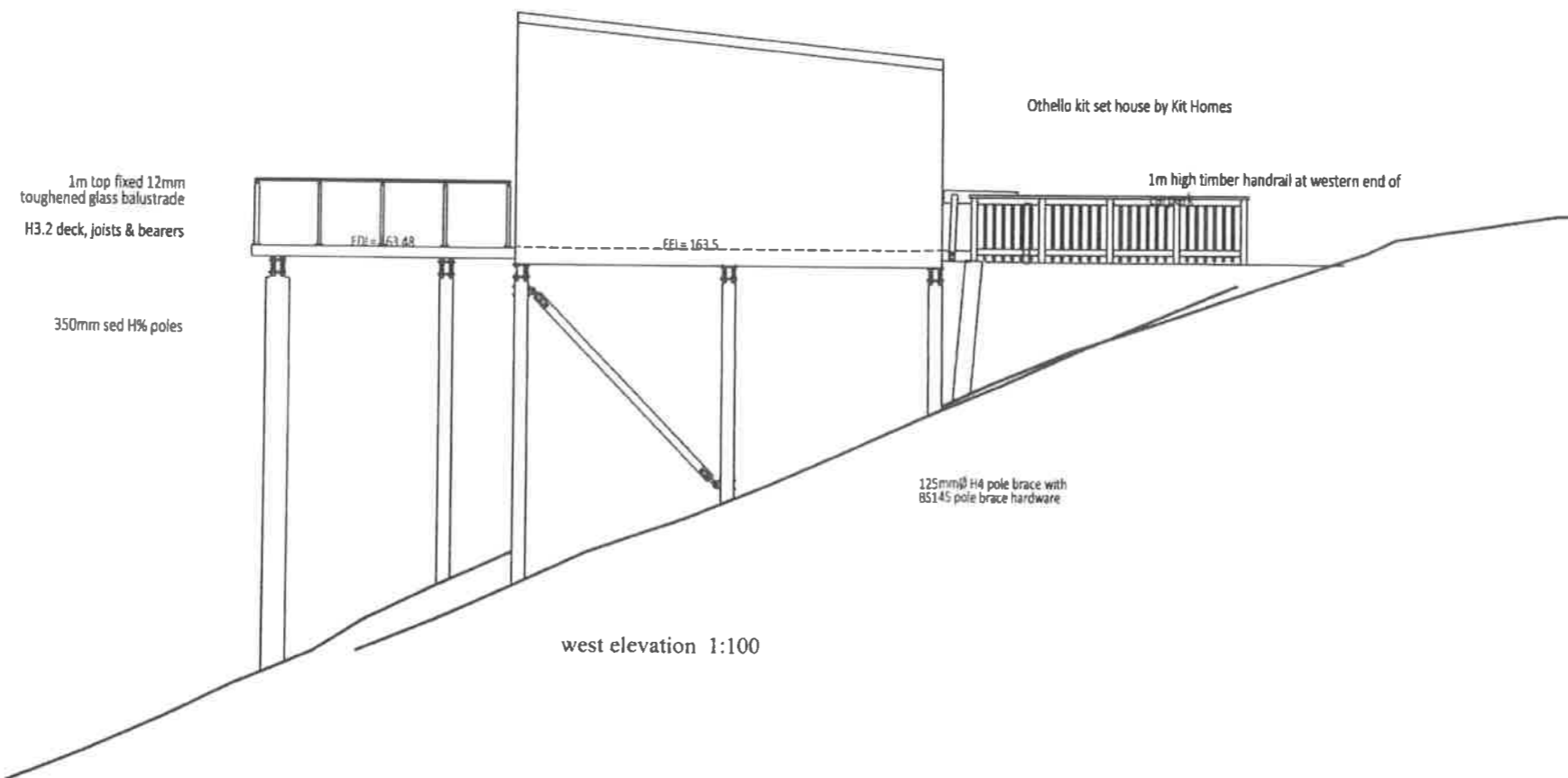


earthworks plan 1:200  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

*Handwritten signatures*



north elevation 1:100



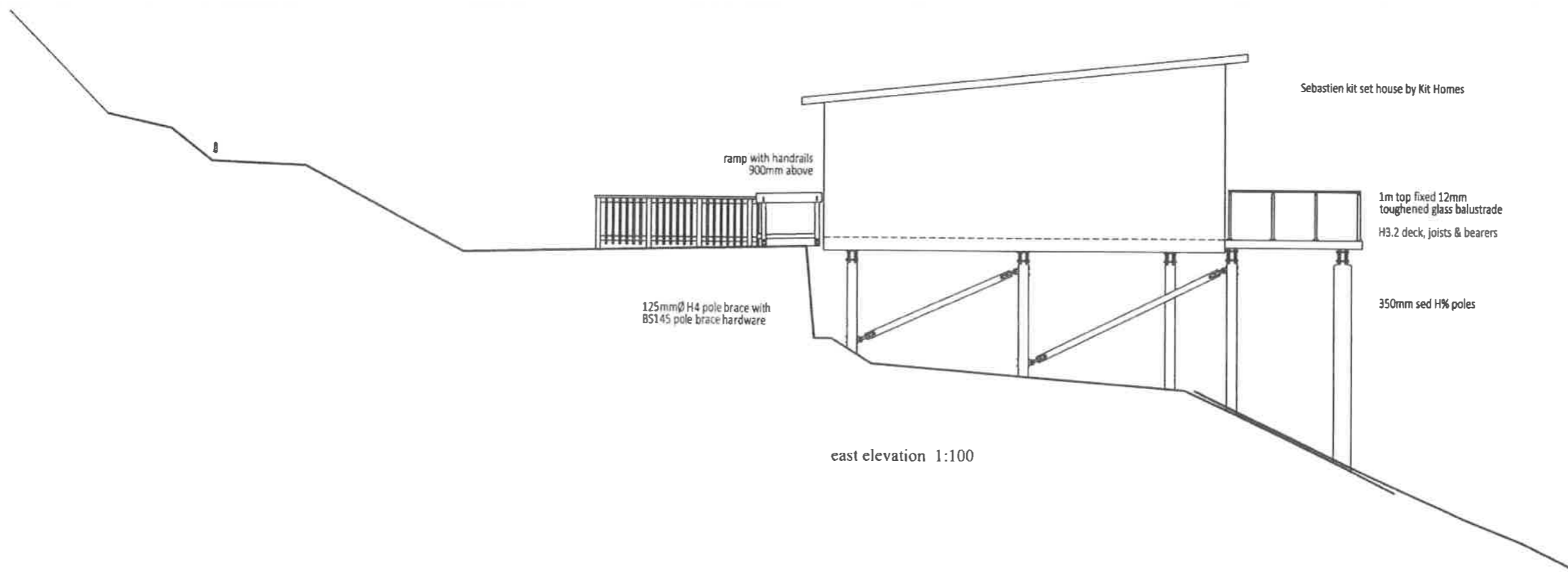
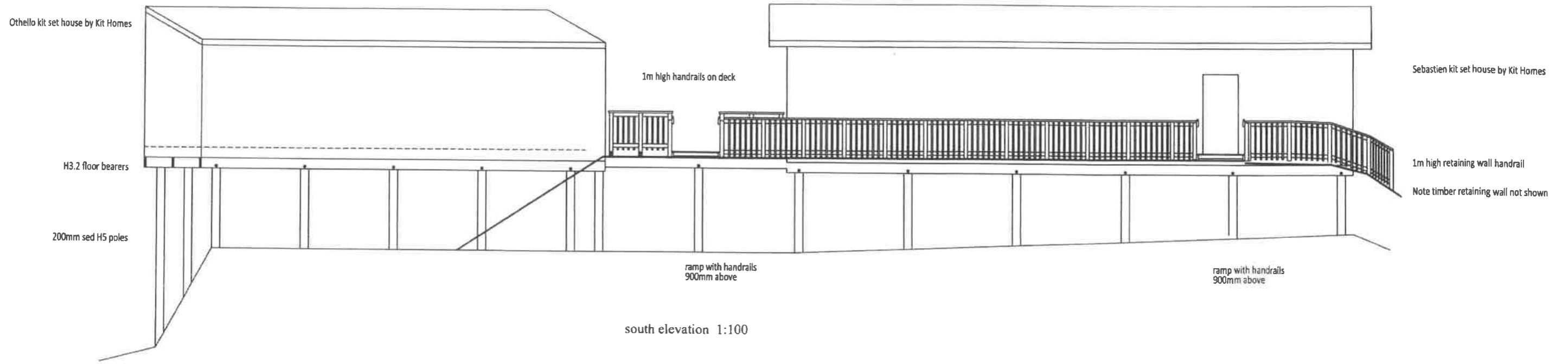
west elevation 1:100

**Proposed elevations #1 1:100**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLIES TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CLIENT. COSTS, MATERIALS AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. TEL: 07 777 4444 FAX: 07 777 4444. DO NOT SCALE DIMENSIONS. DO NOT GUESS. ASK.

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16/05/2024  
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**Proposed elevations #2 1:100**

Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo



NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ TEL: 07 550 5010 FAX: 07 550 5011 AND 07 550 5017. DO NOT SCALE DIMENSIONS. DR: SGT/GRS/ANK

DATE: 16/05/2024

SHEET 2b

*Handwritten signatures and initials.*





**GENERAL NOTES:**

STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC-. (REFERENCE: -TBC-). STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

\*\*\* = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - TIMBER SUBFLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER



**FLOOR AREA SUMMARY:**

O/FRAME AREA	61.9m <sup>2</sup>
O/CLADDING AREA	63.3m <sup>2</sup>
O/ROOF AREA	66.3m <sup>2</sup>

**KEY / LEGEND:**

- \*E- = REFER TO EXTERNAL INFORMATION  
EG: ENGINEERS DESIGN
- [Symbol] = CUPBOARD SHELVES
- [Symbol] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

- STUD HEIGHT: = 2.420m
- UNLESS NOTED OTHERWISE,  
EXTERNAL JOINERY HEIGHT = 2.100m  
INTERNAL DOOR LEAF HEIGHT = 1.980m
- ROOF PITCH: = 6°



FFL = -GF | FFL 1-  
 STUD HEIGHT = 2.420m



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**GROUND FLOOR PLAN**

DATE: 4/19/2024 SCALE: 1:100 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA	REFERENCE: KHA2318   CON-01
REVIEWED BY: -	LAYOUT ID: -

*GW AD* **CONSENT 202**

THE FOLLOWING MUST BE CONFIRMED (& OR LOCATED) ON SITE PRIOR TO CONSTRUCTION: (1) ALL MEASUREMENTS AND DIMENSIONS (2) SITE GROUND LINES AND LEVELS, INC. HIRB POINT RLs (3) ALL EXIST. STRUCTURES, TREES, SEWER AND STORMWATER MAINS, INVERTS, MANHOLES, AND ANY CONNECTION POINTS, INC. ANY OTHER SITE FEATURES. SHOULD ANY DISCREPANCIES BE FOUND, CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE PROCEEDING

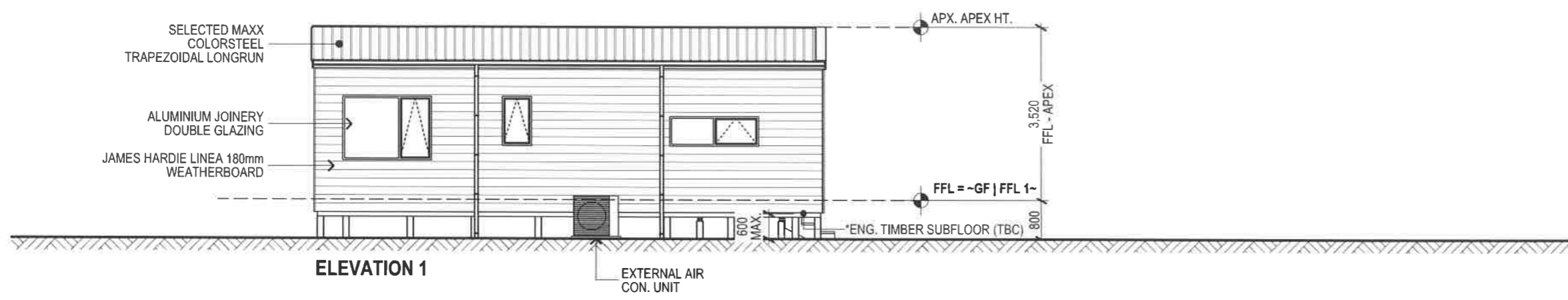
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 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

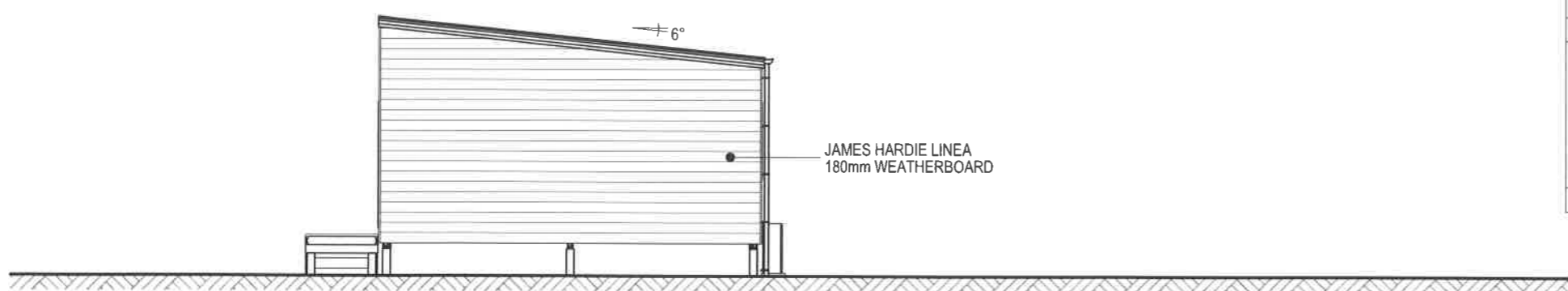
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER; NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



**ELEVATION 1**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



**ELEVATION 2**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



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**ELEVATIONS**

DATE: 4/19/2024 SCALE: 1:100, 1:1 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA	REFERENCE: KHA2318   CON-01
REVIEWED BY: -	LAYOUT ID: -

*Handwritten signature/initials*

**CONSENT 301**

THE FOLLOWING MUST BE CONFIRMED (& OR LOCATED) ON SITE PRIOR TO CONSTRUCTION: (1) ALL MEASUREMENTS AND DIMENSIONS (2) SITE GROUND LINES AND LEVELS, INC. HIRB POINT RLs (3) ALL EXIST. STRUCTURES, TREES, SEWER AND STORMWATER MAINS, INVERTS, MANHOLES, AND ANY CONNECTION POINTS, INC. ANY OTHER SITE FEATURES. SHOULD ANY DISCREPANCIES BE FOUND, CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE PROCEEDING

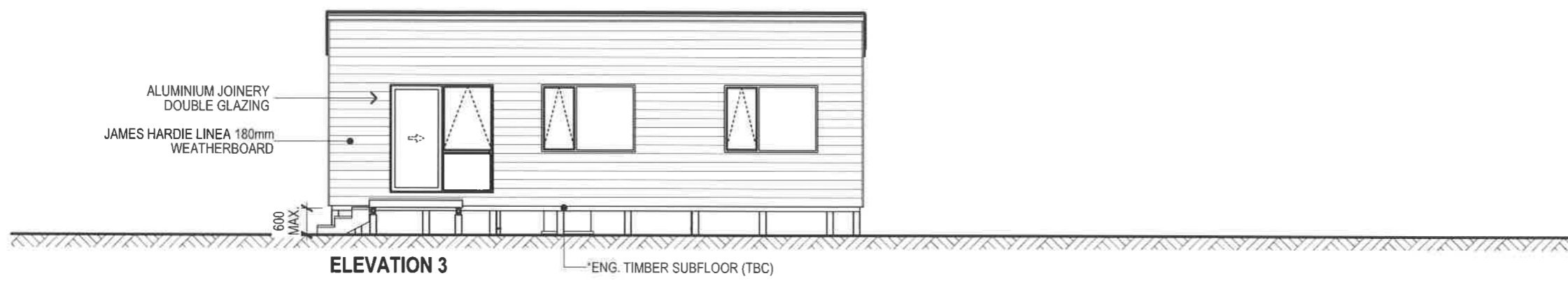
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WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

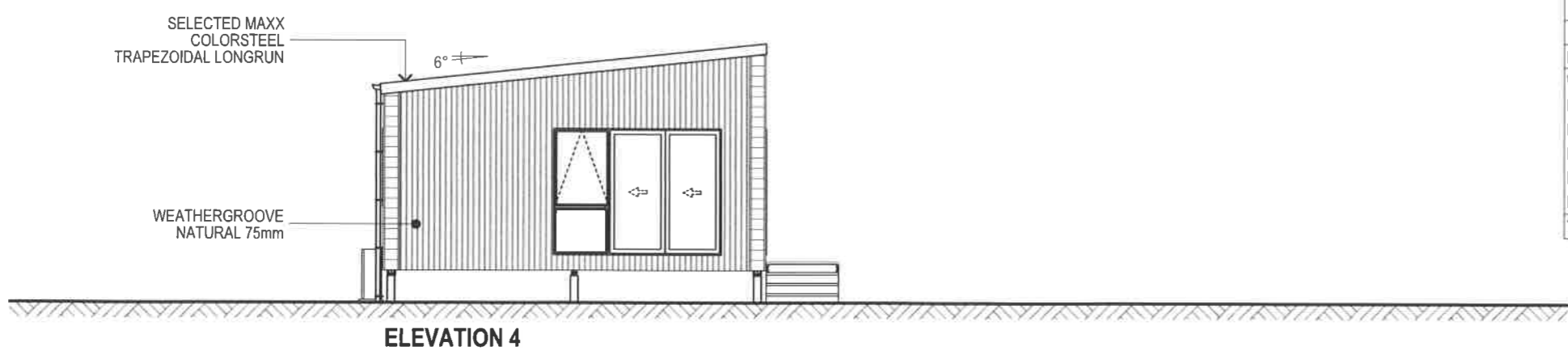
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ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>9</b>



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES. ANY MAY NOT BE REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**ELEVATIONS**

ISSUE DATE: 4/19/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT-7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA	REFERENCE: KHA2318   CON-01
REVIEWED BY:	LAYOUT ID:

*John Oudenhoven* **CONSENT 302**

THE FOLLOWING MUST BE CONFIRMED (& OR LOCATED) ON SITE PRIOR TO CONSTRUCTION: (1) ALL MEASUREMENTS AND DIMENSIONS (2) SITE GROUND LINES AND LEVELS, INC. HIRB POINT RLs (3) ALL EXIST. STRUCTURES, TREES, SEWER AND STORMWATER MAINS, INVERTS, MANHOLES, AND ANY CONNECTION POINTS, INC. ANY OTHER SITE FEATURES. SHOULD ANY DISCREPANCIES BE FOUND, CONTRACTOR SHALL CONTACT THE DESIGNER BEFORE PROCEEDING

**GENERAL NOTES:**

STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC-. (REFERENCE: -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

\*\*\* = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - FLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER



**FLOOR AREA SUMMARY:**

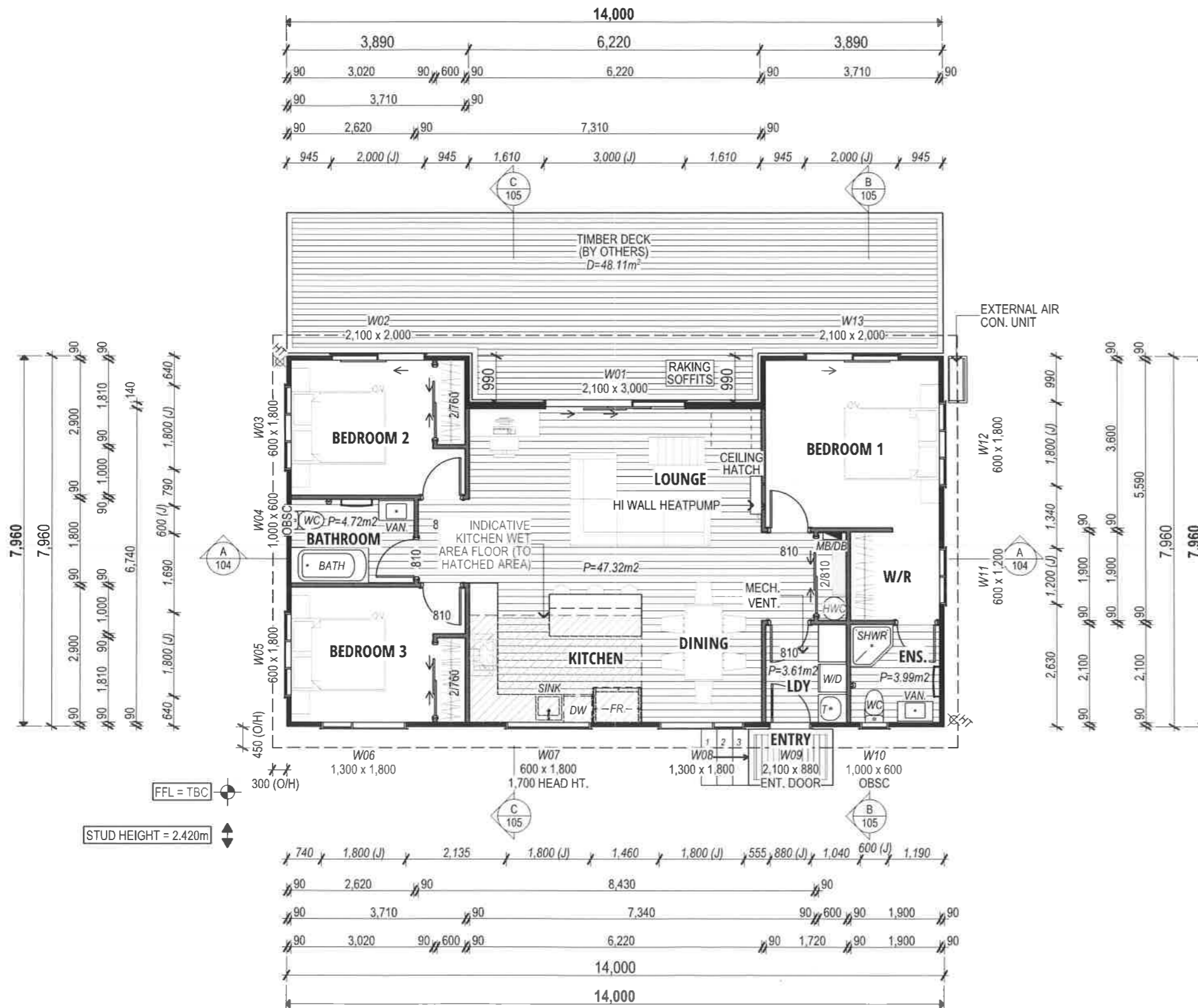
O/F FRAME AREA	105.3m <sup>2</sup>
O/CLADDING AREA	107.0m <sup>2</sup>
O/ROOF AREA	129.4m <sup>2</sup>

**KEY / LEGEND:**

- \*E- = REFER TO EXTERNAL INFORMATION  
 EG: ENGINEERS DESIGN
- [Symbol] = CUPBOARD SHELVES
- [Symbol] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

- STUD HEIGHT: = 2.420m
- UNLESS NOTED OTHERWISE,  
 EXTERNAL JOINERY HEIGHT = 2.100m  
 INTERNAL DOOR LEAF HEIGHT = 1.980m
- ROOF PITCH: = 6°



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**GROUND FLOOR PLAN**

DWG DATE: 5/8/2024 SCALE: 1:100 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA	REFERENCE: KHA2318   CON-01
REVIEWED BY: -	LAYOUT TO: -

CONSENT 202

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

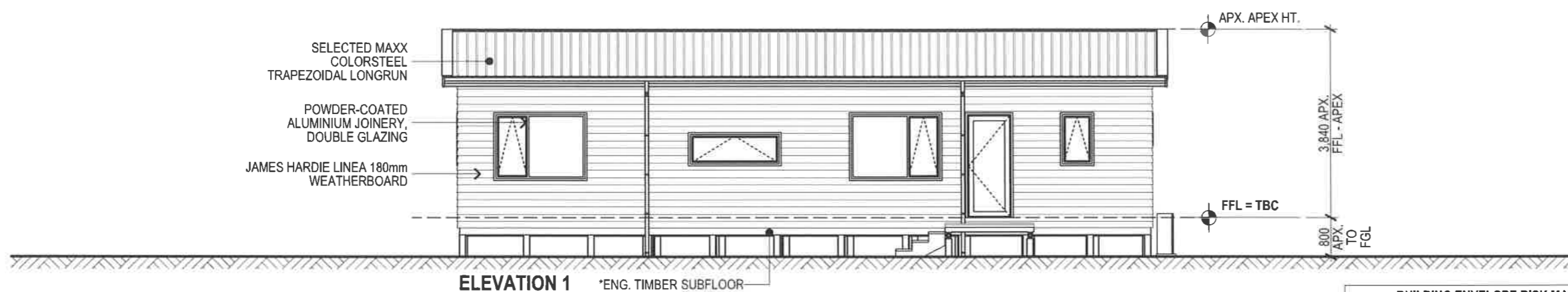
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

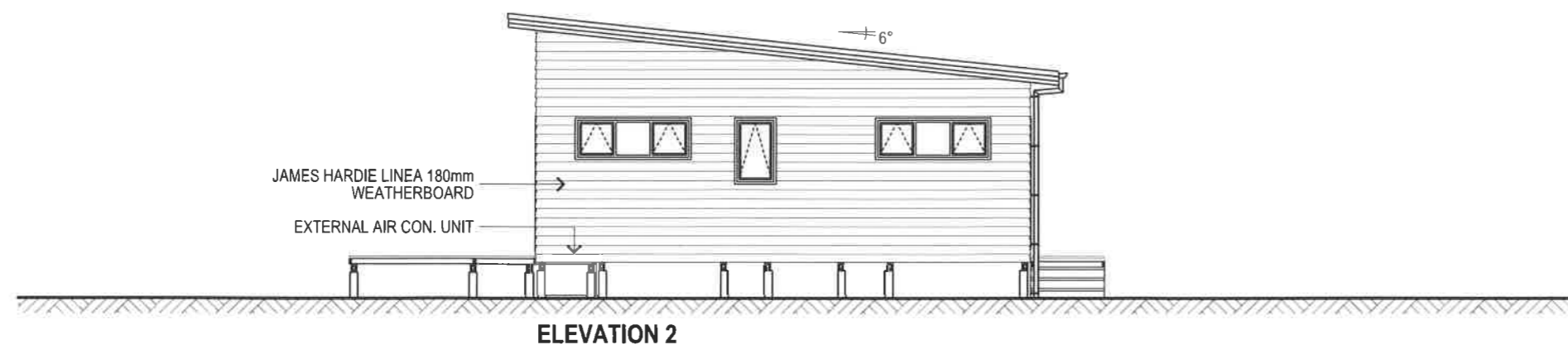
NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER; NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



KIT HOMES | ALL DRAWINGS AND INTELLECTUAL PROPERTY REMAIN PROPERTY OF KIT HOMES AND MAY NOT BE REPLICATED IN ANY WAY WITHOUT WRITTEN CONSENT FROM KIT HOMES

**ELEVATIONS**

DRAWING DATE: 5/8/2024 SCALE: 1:100, 1:1 @ A3

JOHN OUDENHOVEN & O'NEILL  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: LAYOUT ID:

CONSENT 301



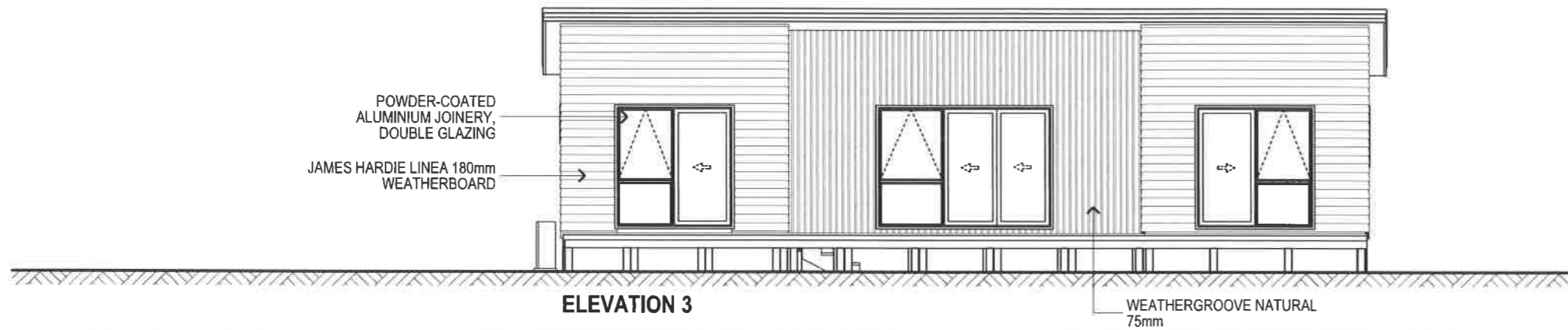
ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE  
 - SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER

WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

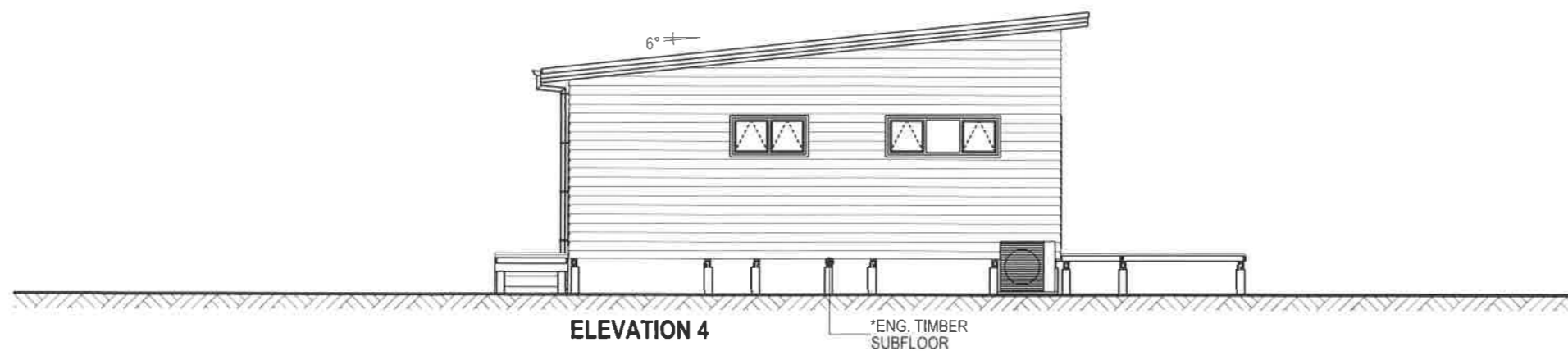
**GENERAL NOTES:**  
 NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



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**ELEVATIONS**

DWG DATE: 5/8/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
 REVIEWED BY: LAYOUT ID

*John Oudenhoven* **CONSENT 302**



## NOTICE OF WRITTEN APPROVAL

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

### PART A – To be completed by Applicant

Applicant/s Name:	Harry, Michele & John Oudenhoven
Address of proposed activity:	Lot 4, 328 Wainui Road
Legal description:	Lot 4 DP 484204
Description of the proposal (including why you need resource consent):	<p>Breaching the following rules: 8.6.5.4.1 &amp; PDP RPROZ-R3 Residential Intensity 12.2.6.3.1 &amp; PDP IB-R4 Indigenous Vegetation Clearance 12.4.6.1.2 &amp; PDP NH-R5 Fire Risk to Residential Units The proposal will break Consnet Notice 11244075.2 (ii) which requires each house to have 45,000litres water storage (FENZ has approved the proposal ahving 10,000litres dedicated fire-fighting water storage)</p>
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"><li>1. <u>1a-1c site plans</u></li><li>2. <u>2a &amp; 2b elevations</u></li><li>3. <u>3. Floor plan</u></li><li>4. <u>Othello floor plan and elevations</u></li><li>5. <u>Sebastien floor plan &amp; elevations</u></li><li>6. _____</li></ol>

#### Notes to Applicant:

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

**PART B – To be completed by Parties giving approval**

**Notes to the party giving written approval:**

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

Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address: Daytime:  email:

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

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

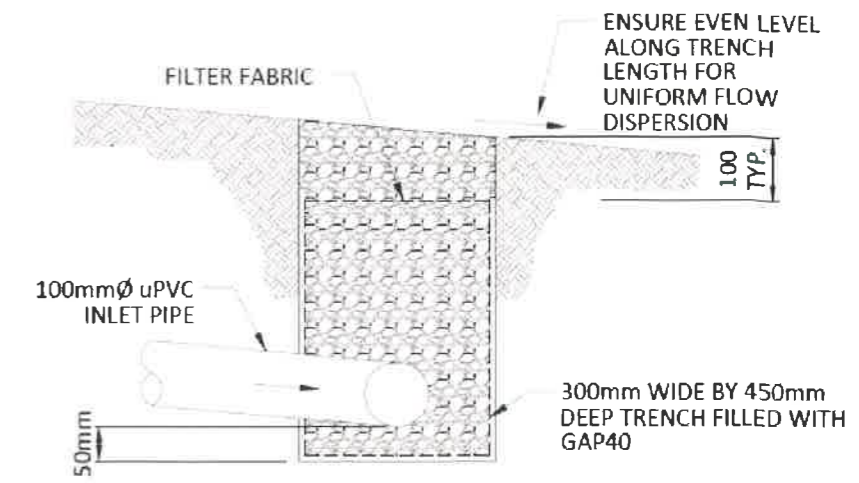
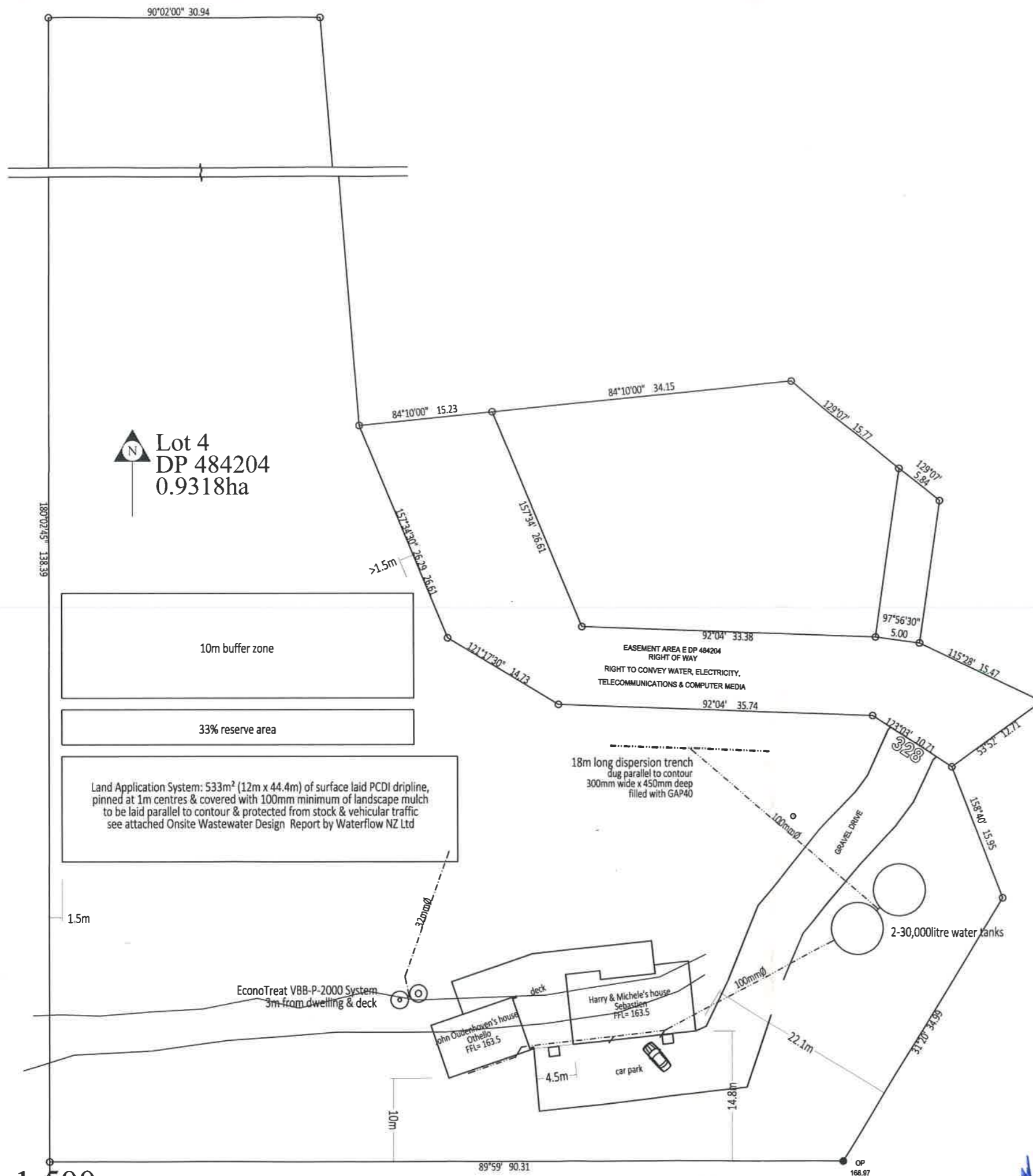
1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this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

Signature:  Date:

Signature:  Date:

Signature:  Date:

Signature:  Date:



dispersion drain detail: typical section 1:10

**Notes:**

- floor area:
  - Othello GFA=61.9m<sup>2</sup>
  - Sebastien GFA=105.3m<sup>2</sup>
  - Deck GFA=121.3m<sup>2</sup>
- district plan zone: site is in the Rural Production Zone
- wind zone: building site wind zone is 'extra high exposure zone'
- ground: see attached REng Suitability Report
- topography: building site contour has almost 20° slope to north
- excavation:
  - maximum depth: <6.3m
  - maximum volume: <10m<sup>3</sup>
- plumbing & drainage: all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
- wastewater: wastewater disposal is sewage treatment system see attached TP58 design by Waterflow NZ Ltd
- stormwater:
  - stormwater is to be piped to water tanks
  - overflow is to be dispersed to its natural catchment
  - 20micron filter is to be fitted to potable water outlet
  - Note: firefighting fitting to be fitted to the bottom of one tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
- building coverage:
 

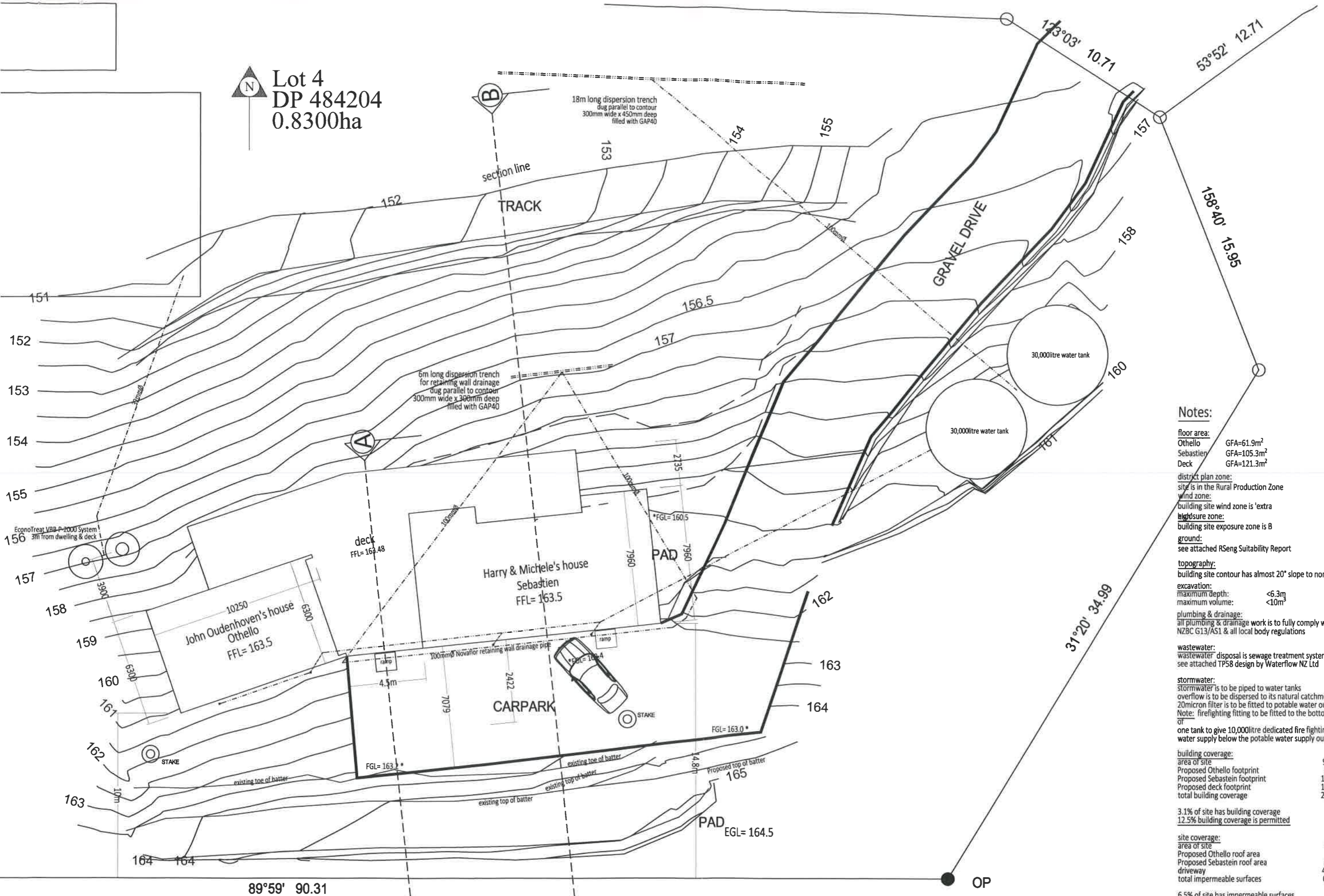
area of site	9318m <sup>2</sup>
Proposed Othello footprint	61.9m <sup>2</sup>
Proposed Sebastien footprint	105.3m <sup>2</sup>
Proposed deck footprint	121.3m <sup>2</sup>
total building coverage	288.5m <sup>2</sup>
- 3.1% of site has building coverage  
12.5% building coverage is permitted
- site coverage:
 

area of site	9318m <sup>2</sup>
Proposed Othello roof area	66.3m <sup>2</sup>
Proposed Sebastien roof area	129.4m <sup>2</sup>
driveway	410.75m <sup>2</sup>
total impermeable surfaces	606.45m <sup>2</sup>
- 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

site plan 1:500  
Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo



Lot 4  
DP 484204  
0.8300ha



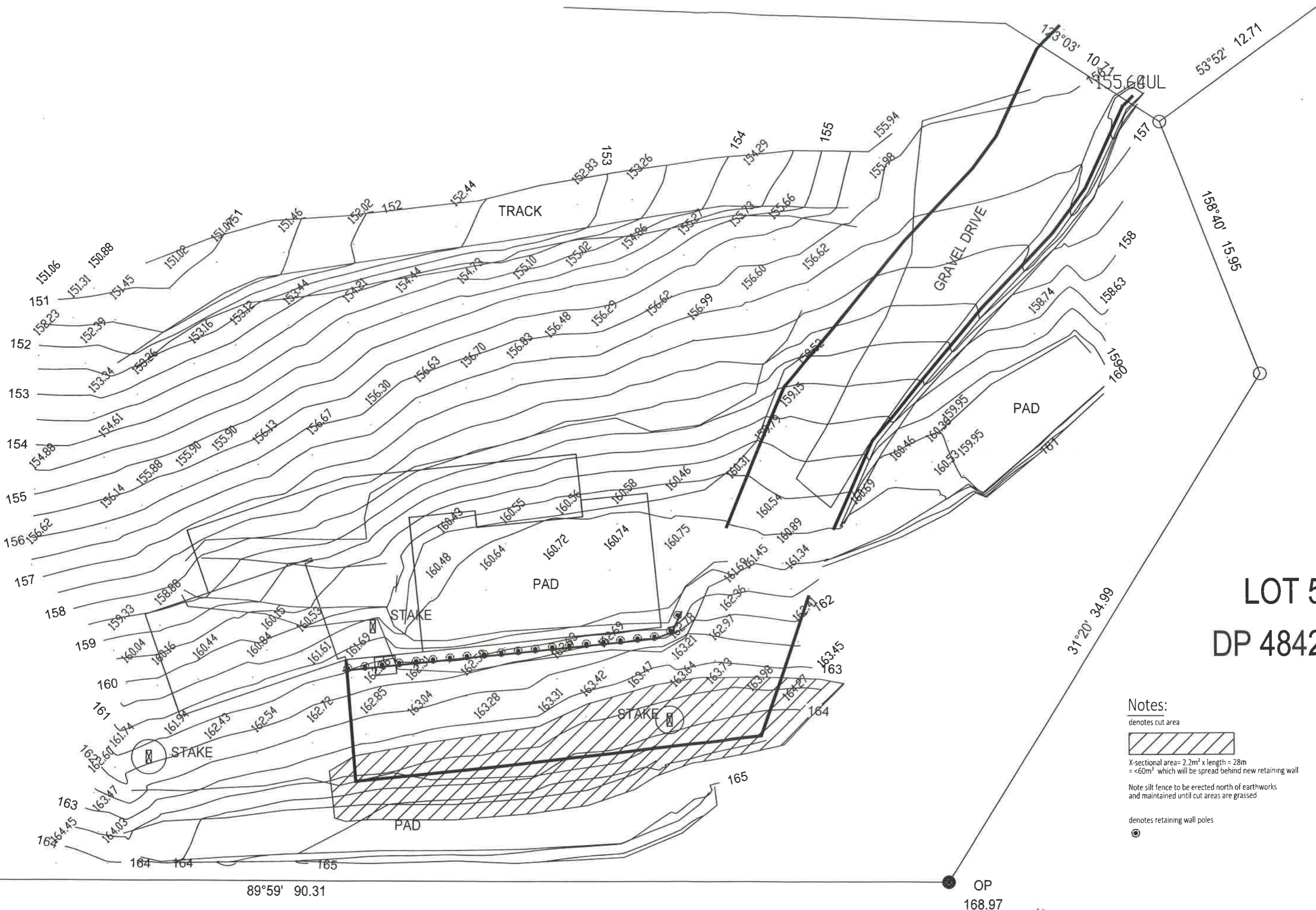
- Notes:**
- floor area:
    - Othello GFA=61.9m<sup>2</sup>
    - Sebastien GFA=105.3m<sup>2</sup>
    - Deck GFA=121.3m<sup>2</sup>
  - district plan zone: site is in the Rural Production Zone
  - wind zone: building site wind zone is 'extra high' exposure zone is B
  - ground: see attached REng Suitability Report
  - topography: building site contour has almost 20° slope to north
  - excavation:
    - maximum depth: <6.3m
    - maximum volume: <10m<sup>3</sup>
  - plumbing & drainage: all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
  - wastewater: wastewater disposal is sewage treatment system see attached TP58 design by Waterflow NZ Ltd
  - stormwater:
    - stormwater is to be piped to water tanks
    - overflow is to be dispersed to its natural catchment
    - 20micron filter is to be fitted to potable water outlet
    - Note: firefighting fitting to be fitted to the bottom of one tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
  - building coverage:
 

area of site	9318m <sup>2</sup>
Proposed Othello footprint	61.9m <sup>2</sup>
Proposed Sebastien footprint	105.3m <sup>2</sup>
Proposed deck footprint	121.3m <sup>2</sup>
total building coverage	288.5m <sup>2</sup>
  - 3.1% of site has building coverage  
12.5% building coverage is permitted
  - site coverage:
 

area of site	9318m <sup>2</sup>
Proposed Othello roof area	66.3m <sup>2</sup>
Proposed Sebastien roof area	129.4m <sup>2</sup>
driveway	410.75m <sup>2</sup>
total impermeable surfaces	606.45m <sup>2</sup>
  - 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

site plan detail 1:200  
Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo





# LOT 5 DP 484204

**Notes:**

denotes cut area

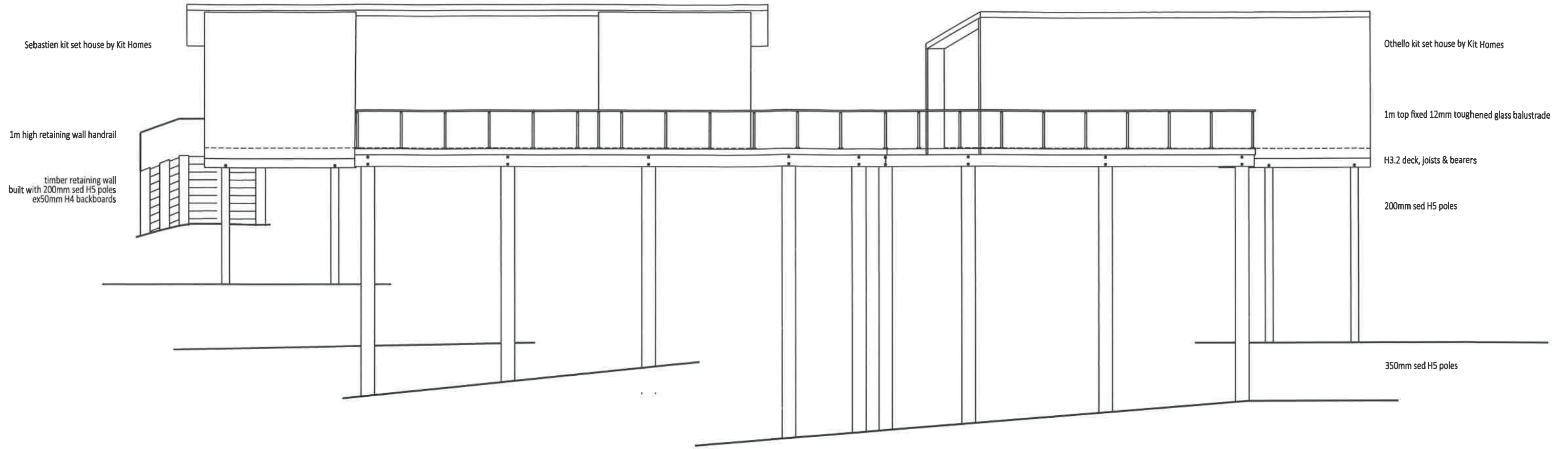


X-sectional area = 2.2m<sup>2</sup> x length = 28m  
= <60m<sup>2</sup> which will be spread behind new retaining wall

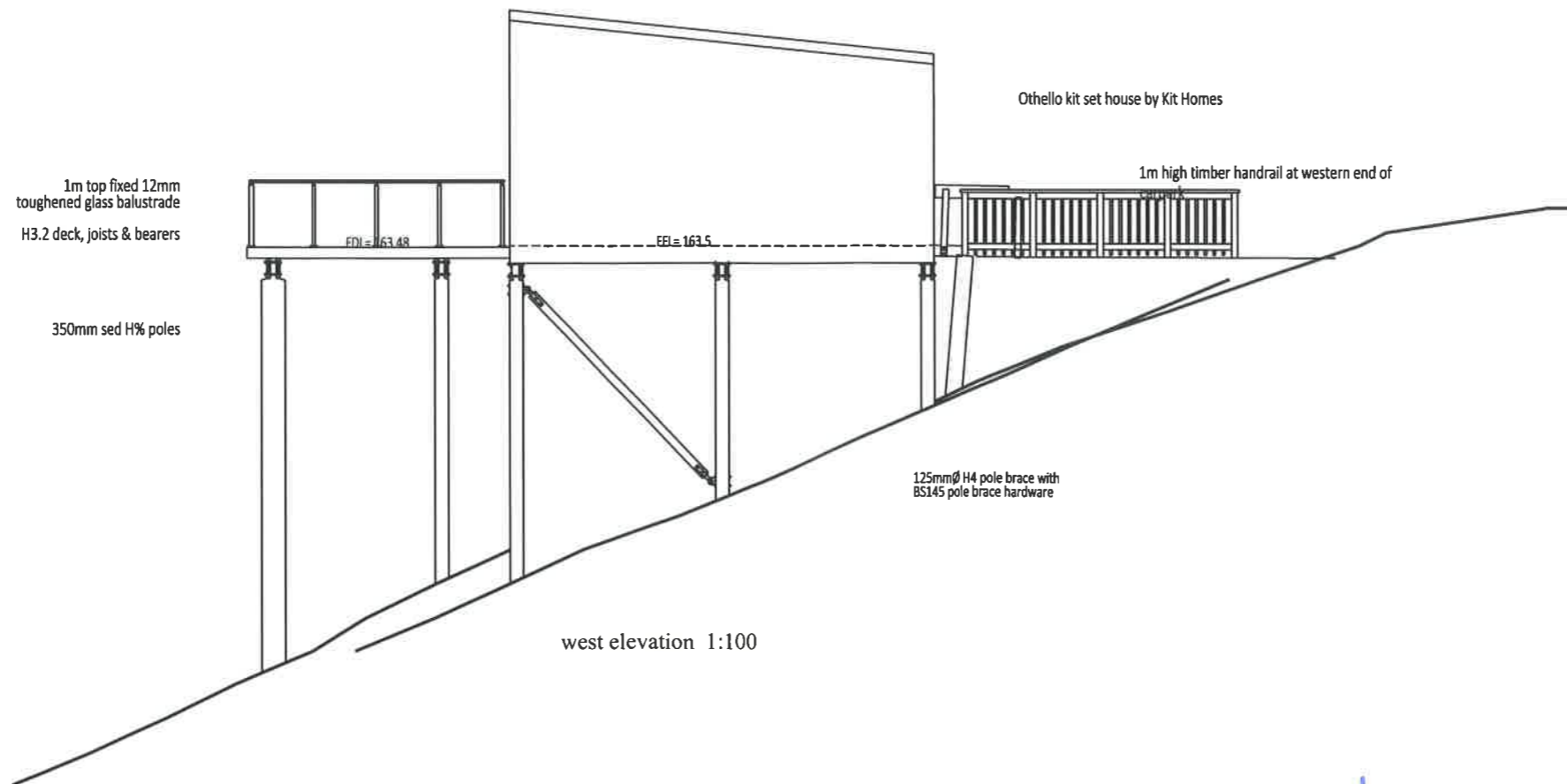
Note silt fence to be erected north of earthworks  
and maintained until cut areas are grassed

denotes retaining wall poles





north elevation 1:100



west elevation 1:100

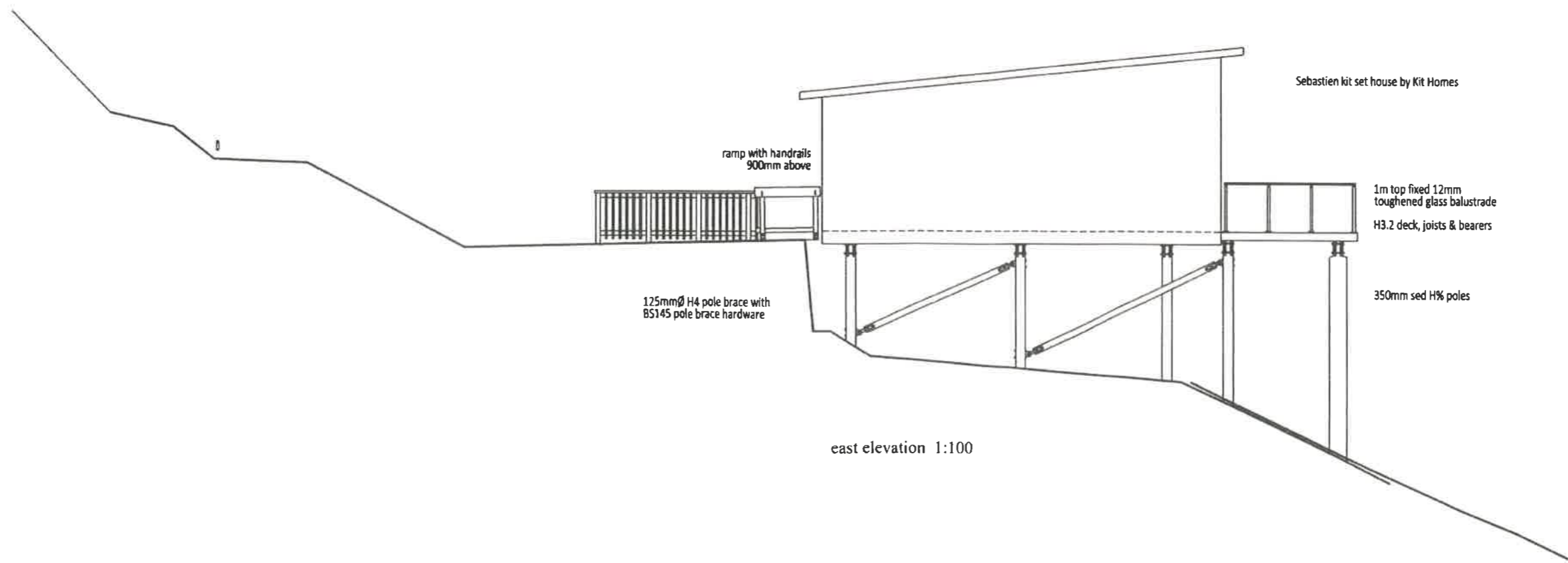
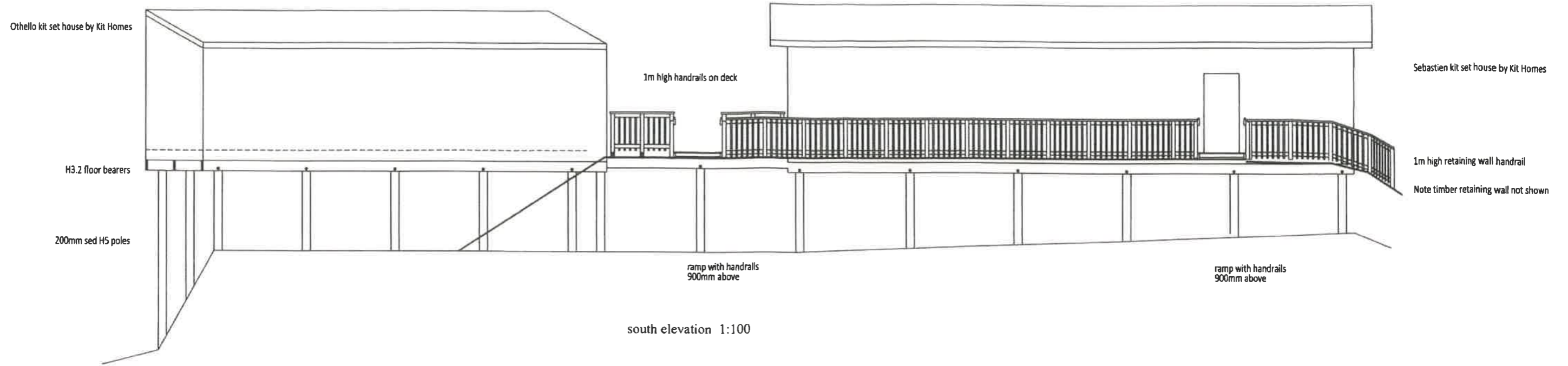
**Proposed elevations #1 1:100**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo



NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 09-407 5816. FAX: 09-407 5817. MOB: 0274 505 471. DO NOT SCALE DIMENSIONS! DO NOT GUESS! ASK!

DATE: 20/06/2024  
 SHEET: 2a





**Proposed elevations #2 1:100**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

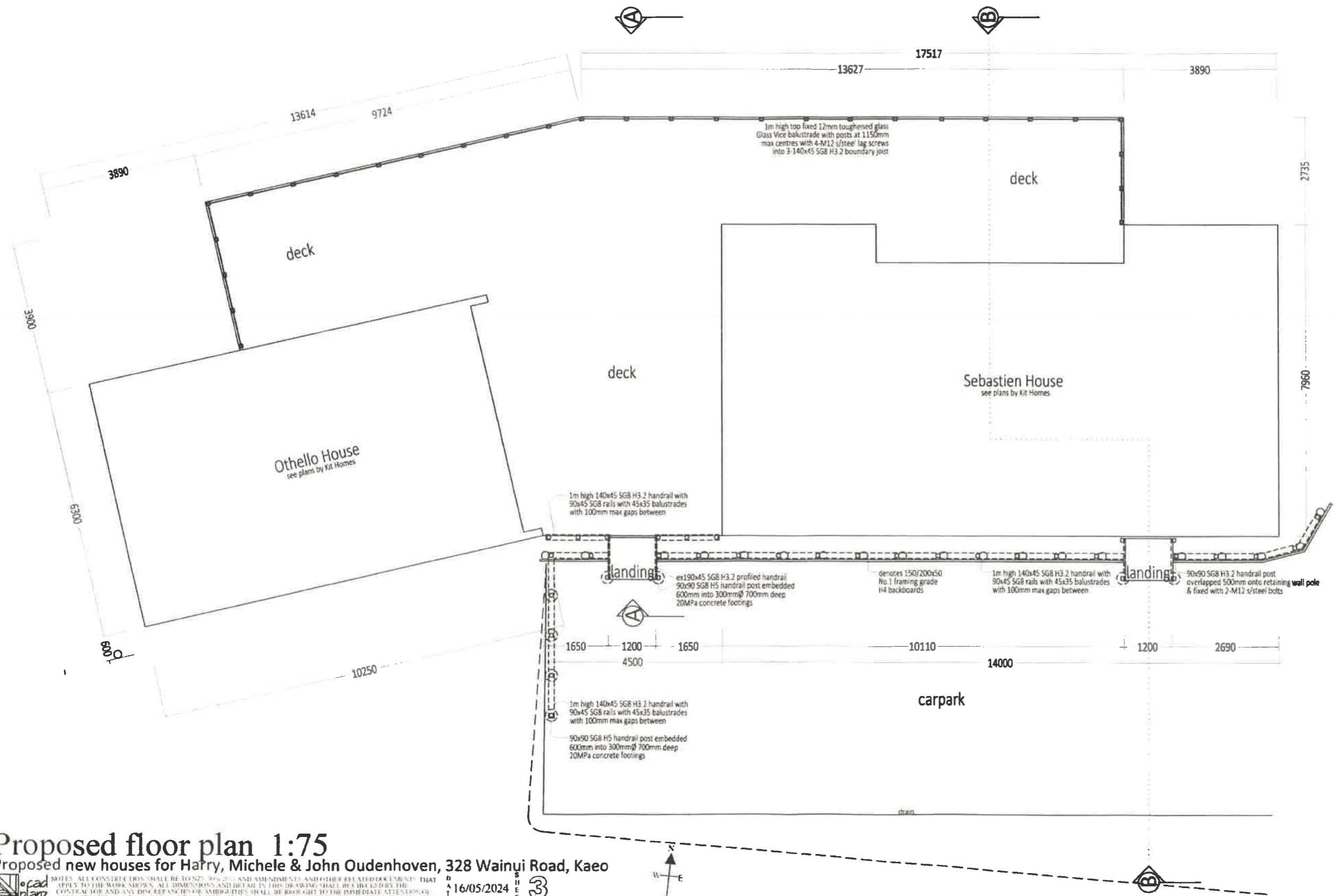


NOTES: ALL CONSTRUCTION SHALL BE TO NZS 704:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAILS IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ TEL: 07-477 5000 FAX: 07-477 5011 MOB: 0274 50 4711. DO NOT SCALE DIMENSIONS! DO NOT GUESS. ASK!

DATE: 16/05/2024

2b

328 Wainui Road



**Notes:**

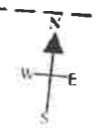
Floor area:	
Othello house	61.9m <sup>2</sup>
Sebastien house	105.3m <sup>2</sup>
deck	121.3m <sup>2</sup>

for all details such as smoke alarms, wet area floor coverings & linings, ventilation, insulation, etc. see attached plan sets for each house by Kit Homes Ltd

**Proposed floor plan 1:75**  
 Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo

NOTES: ALL CONSTRUCTION SHALL BE TO NZS 3604:2011 AND AMENDMENTS AND OTHER RELATED DOCUMENTS THAT APPLY TO THE WORK SHOWN. ALL DIMENSIONS AND DETAIL IN THIS DRAWING SHALL BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES OR AMBIGUITIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF CADPLANZ. TEL: 06-477-9822 FAX: 06-477-5817 MOB: 027-477-1313 DO NOT SCALE DIMENSIONS. DRAWING NO: 16/05/2024

3 SHEET



**GENERAL NOTES:**  
 STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY -TBC- (REFERENCE -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE.

\*\* = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - TIMBER SUBFLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
 - DO NOT SCALE OFF DRAWINGS-REFER TO WRITTEN DIMENSIONS  
 - IF ANY CHANGES ARE MADE TO THE PLANS WITHOUT CONSULTING WITH THE DESIGNER, NO RESPONSIBILITY SHALL BE HELD BY THE DESIGNER



**FLOOR AREA SUMMARY:**

O/FRAME AREA	61.9m <sup>2</sup>
O/CLADDING AREA	63.3m <sup>2</sup>
O/ROOF AREA	66.3m <sup>2</sup>

**KEY / LEGEND:**

\*E- = REFER TO EXTERNAL INFORMATION  
 EG: ENGINEERS DESIGN

[Symbol] = CUPBOARD SHELVES

[Symbol] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

STUD HEIGHT: = 2.420m

UNLESS NOTED OTHERWISE,  
 EXTERNAL JOINERY HEIGHT = 2.100m  
 INTERNAL DOOR LEAF HEIGHT = 1.980m

ROOF PITCH: = 6°



FFL = -GF | FFL 1-  
 STUD HEIGHT = 2.420m



Kit Homes | All drawings and intellectual property remain property of Kit Homes and may not be published in any way without written consent from Kit Homes

**DRAWING: GROUND FLOOR PLAN**

DWG DATE: 4/19/2024 SCALE: 1:100 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
 LOT:7 | DP: 189185  
 328 WAINUI RD, KAEO,  
 NORTHLAND

DRAWN BY: G. BASILA  
 REVIEWED BY: -  
 REFERENCE: KHA2318 | CON-01  
 LAYOUT BY: -

**CONSENT 202**



ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

- SUBJECT TO COUNCIL APPROVAL  
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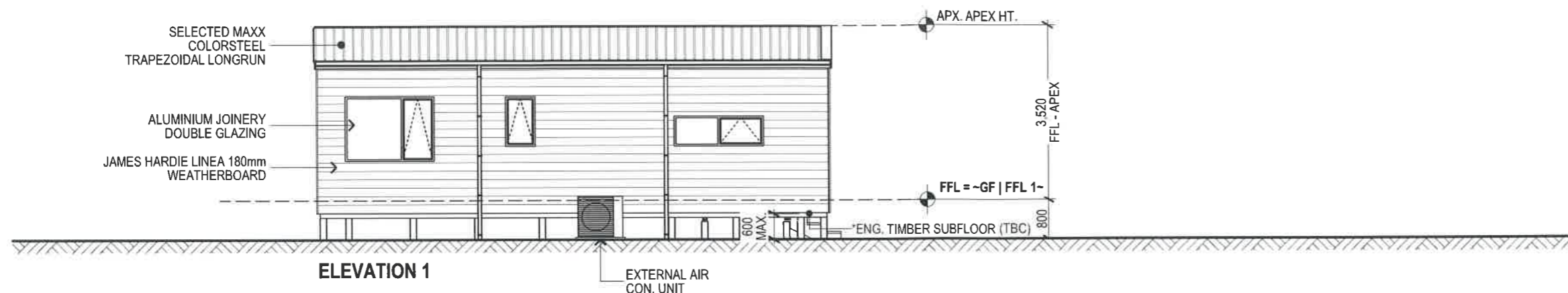
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

NOTE: DESIGNER SHALL HOLD NO LIABILITY FOR DAYLIGHTING, MAX BUILDING HEIGHT COMPLIANCE IF SITE IS NOT SURVEYED BY A REGISTERED SURVEYOR PRIOR TO ANY CONSTRUCTION

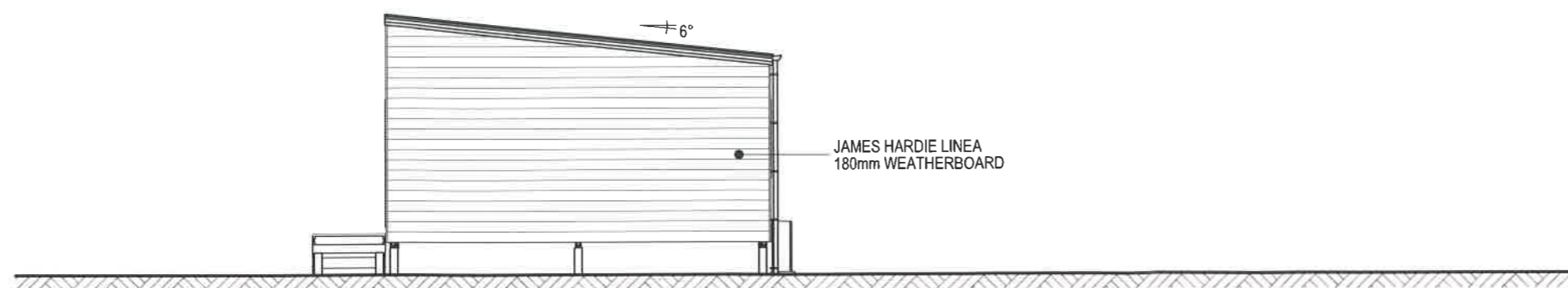
ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE, AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



**ELEVATION 1**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



**ELEVATION 2**

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



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**ELEVATIONS**

DWG DATE: 4/19/2024 SCALE: 1:100, 1:1 @ A3

**JOHN OUDENHOVEN & O'NEILL**  
LOT:7 | DP: 189185  
328 WAINUI RD, KAEO,  
NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
REVIEWED BY: LAYOUT ID:

**CONSENT 301**

ALL PLANS TO BE READ IN CONJUNCTION WITH 'KEY NOTES SUMMARY' PAGE

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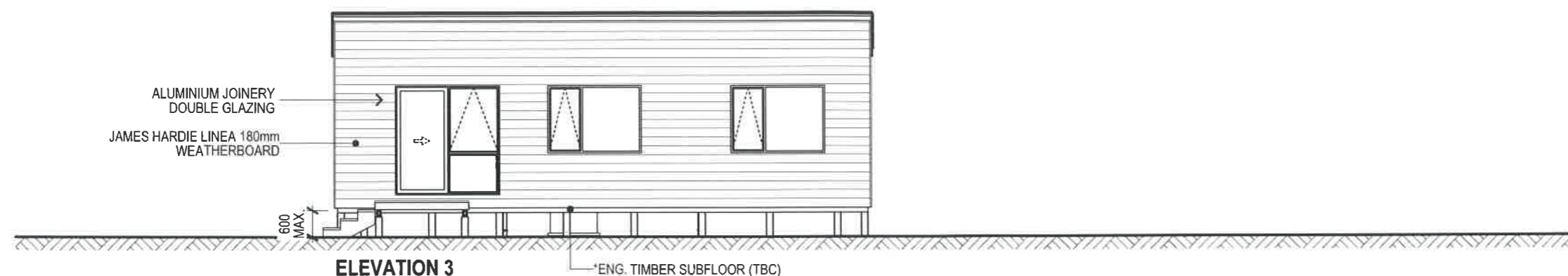
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

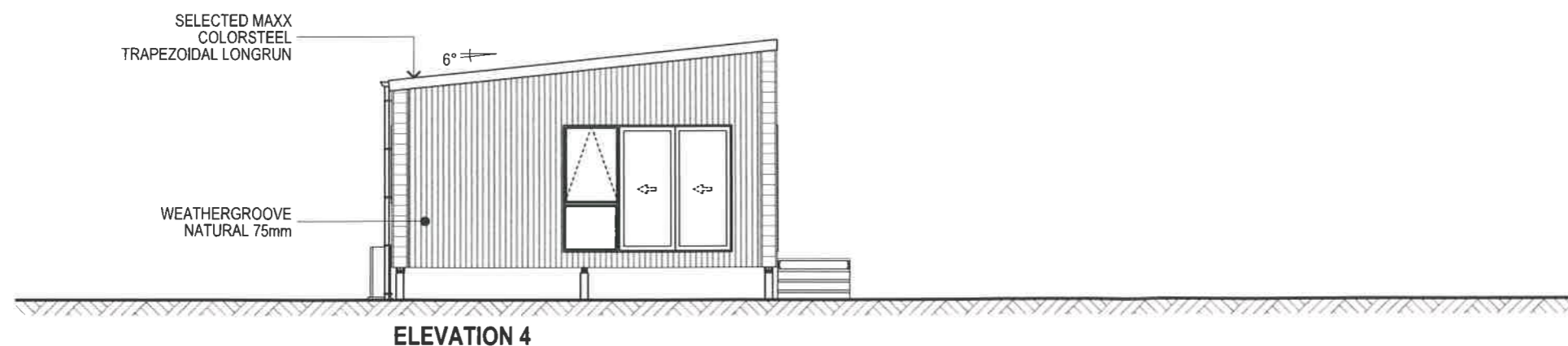
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ACCESS STEPS AND LANDINGS TO HAVE A MINIMUM SLIP RESISTANCE AS PER: NZBC D1 - ACCESS ROUTES - E.G. ACROSS-PROFILE TIMBER OR BROOM-FINISH CONCRETE WITH MAX. RISER HT. INTO DWELLING OF 190mm

REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>9</b>



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**ELEVATIONS**

DATE: 4/19/2024 SCALE: 1:100 @ A3

JOHN OUDENHOVEN & O'NEILL  
LOT:7 | DP: 189185  
328 WAINUI RD, KAEO,  
NORTHLAND

DRAWN BY: G. BASILA REFERENCE: KHA2318 | CON-01  
REVIEWED BY: LAYOUT ID:

**CONSENT 302**

**GENERAL NOTES:**  
 STRUCTURAL FIXINGS & CONCRETE STRENGTH:  
 READ IN ACCORDANCE WITH KEY NOTES &  
 EXPOSURE ZONE NOTES:

**ALL STRUCTURAL FIXINGS TO BE:**  
 • TYPE 304 STAINLESS STEEL.

**NOTE: STEEL FIXINGS AND FASTENINGS IN CONTACT WITH TIMBER TREATED WITH COPPER-BASED TIMBER PRESERVATIVES (H3.2 OR HIGHER) IN EXPOSED OR SHELTERED LOCATIONS SHALL BE TYPE 304 STAINLESS STEEL.**

**CONCRETE STRENGTH:**  
 • \*ENG. 25MPa (TBC) CONCRETE

**JOINERY:**  
 • ALL JOINERY TO BE SITE MEASURED AND TO BE CONFIRMED, NO LIABILITY SHALL BE HELD BY DESIGNER IF SITE MEASURE IS NOT CARRIED OUT.  
 • ALL EXTERNAL WINDOW & DOOR SIZES SHOWN TO TRIMMED OPENINGS - UNLESS NOTED OTHERWISE

**STRUCTURAL ENGINEERING:**  
 PLANS TO BE READ IN CONJUNCTION WITH REPORT COMPILED BY: -TBC-. (REFERENCE: -TBC-).  
 STRUCTURAL DESIGN CALCULATIONS AND PLANS. IN THE CASE OF ANY DISCREPANCIES ENG. DESIGN TO TAKE PRECEDENCE

\*\*\* = ENGINEERED COMPONENT(S)

ENG. SCOPE OF WORK:  
 - FLOOR (TBC)  
 - ROOF (TBC)  
 - LINTELS (TBC)

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**FLOOR AREA SUMMARY:**

O/F/FRAME AREA	105.3m <sup>2</sup>
O/CLADDING AREA	107.0m <sup>2</sup>
O/ROOF AREA	129.4m <sup>2</sup>

**KEY / LEGEND:**

'E-' = REFER TO EXTERNAL INFORMATION  
 EG: ENGINEERS DESIGN

[Symbol] = CUPBOARD SHELVES

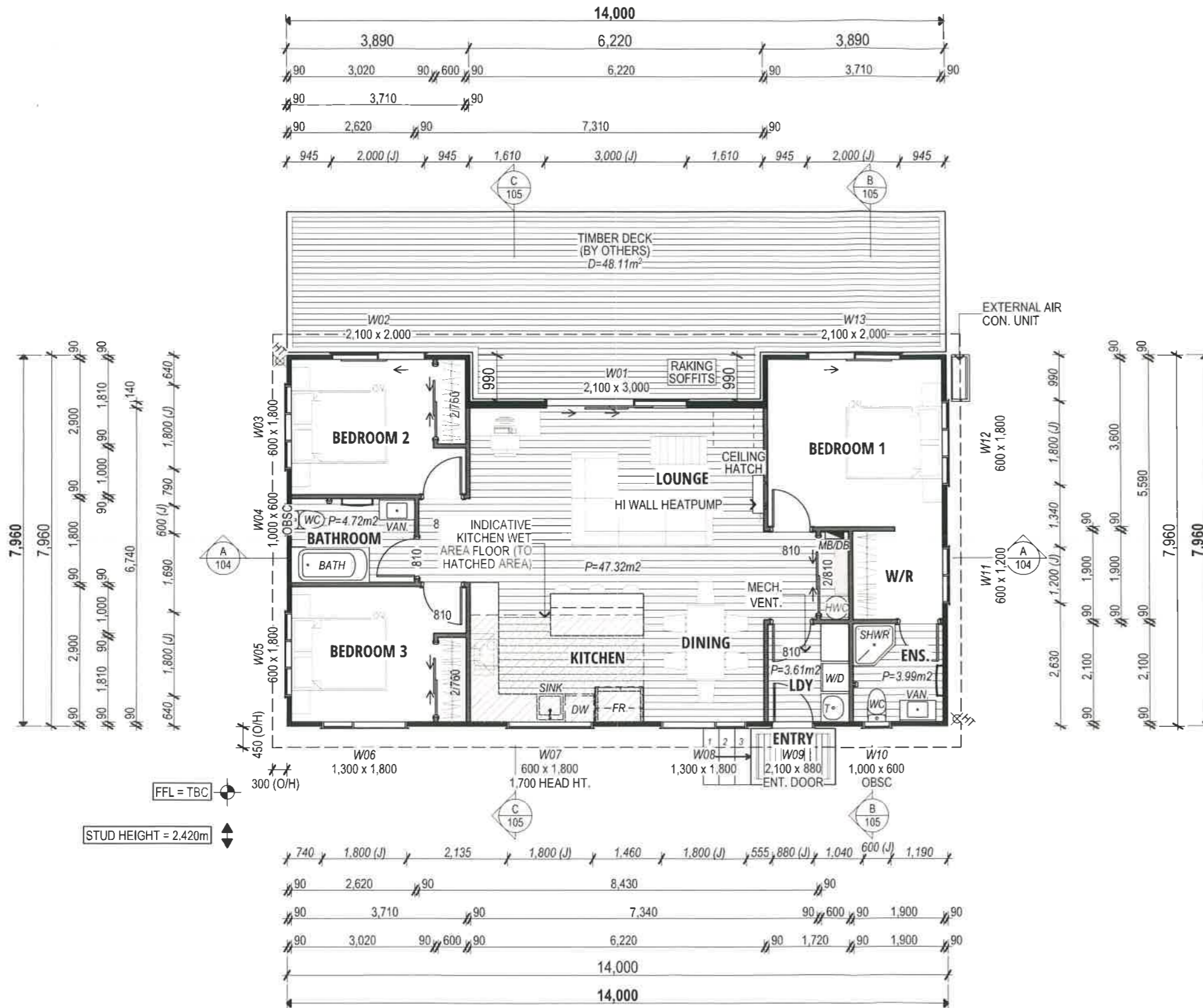
[Symbol] = BEDROOM WARDROBE SHELF & RAIL

**BUILDING SUMMARY NOTES:**

STUD HEIGHT: = 2.420m

UNLESS NOTED OTHERWISE,  
 EXTERNAL JOINERY HEIGHT = 2.100m  
 INTERNAL DOOR LEAF HEIGHT = 1.980m

ROOF PITCH: = 6°



FFL = TBC  
 STUD HEIGHT = 2.420m



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**GROUND FLOOR PLAN**

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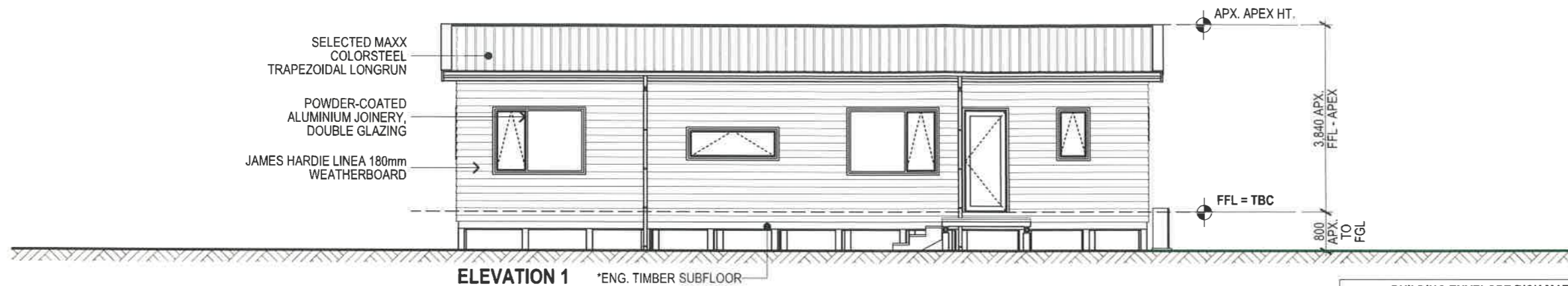
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WIND ZONE: EX. HIGH EXPOS. ZONE: D  
 EARTHQ ZONE: 1 SNOW LOAD: N/A

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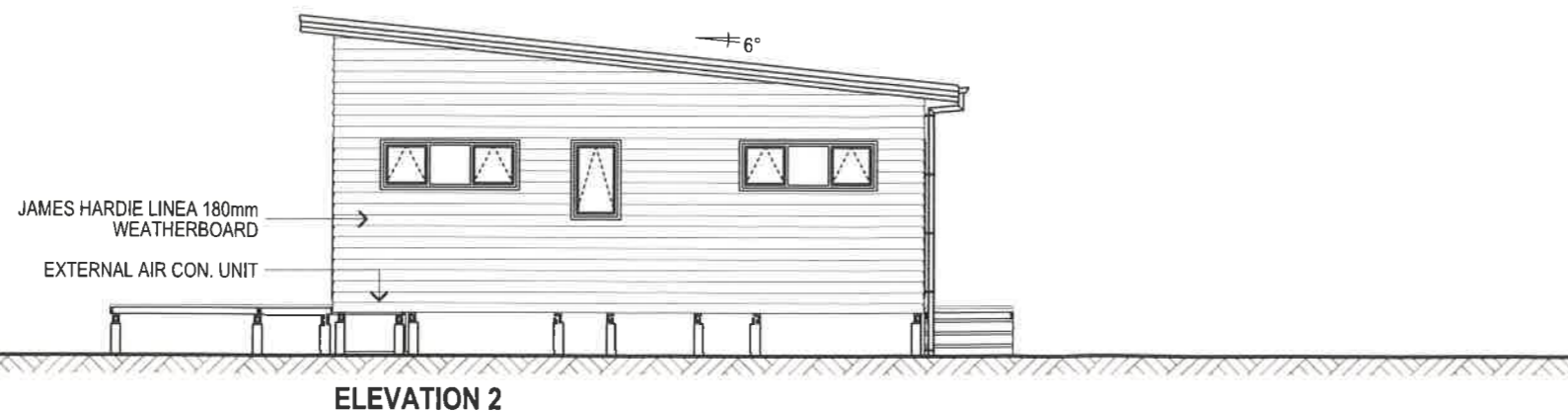
REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



**ELEVATION 1** \*ENG. TIMBER SUBFLOOR

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 1		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>

BUILDING ENVELOPE RISK MATRIX		
ELEVATION 2		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



**ELEVATION 2**



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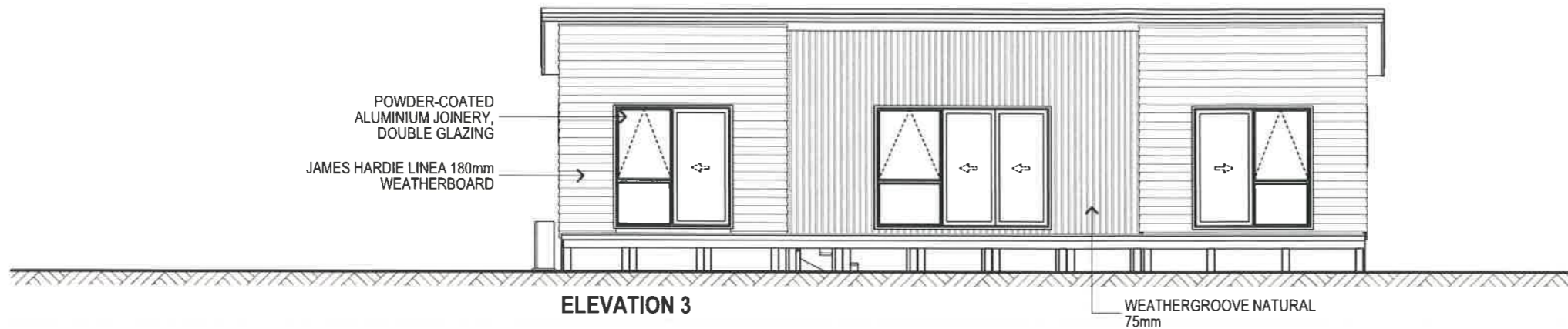
WIND ZONE: EX. HIGH EXPOS. ZONE: D  
EARTHQ ZONE: 1 SNOW LOAD: N/A

**GENERAL NOTES:**

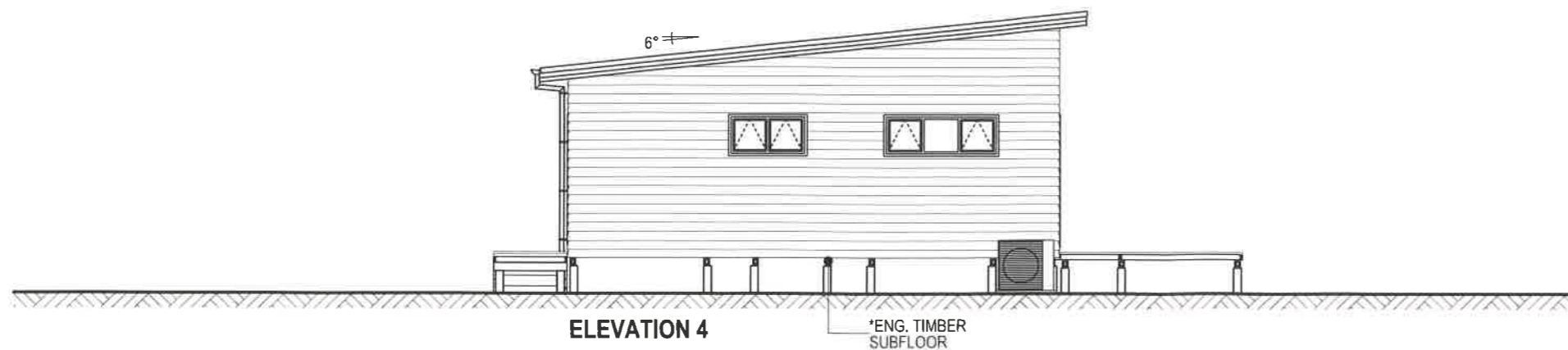
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REFER TO FLOOR PLAN FOR JOINERY SIZES & WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 3		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>8</b>



BUILDING ENVELOPE RISK MATRIX		
ELEVATION 4		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Extra high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>7</b>



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**ELEVATIONS**

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CONSENT 302





**FIRE**  
**EMERGENCY**

NEW ZEALAND

## Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions

### Applicant Information

Applicants Information	
Name:	Paul Hayman
Address:	PO Box 250 Kaeo 0448
Contact Details:	0274505471
Return Email Address:	info@cadplanz

### Property Details

Property Details	
Address of Property:	328 Wainui Road
Lot Number/s:	Lot 4 DP 484204
Dwelling Size: (Area = Length & Width)	Dwelling 1 105.3 Dwelling 2 61.9 total 167.2m <sup>2</sup>
Number of levels: (Single / Multiple)	1



# Contents

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## Firefighting Water Supplies and Vegetation Risk Reduction Waiver

***“Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property”.***

### Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Community Risk Manager under the delegated authority of the Fire Region Manager and District Manager is responsible for approving applications in relation to firefighting water supplies. The Community Risk Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200<sup>m</sup><sup>2</sup> requires 45,000L of firefighter water under the code, however the Community Risk Manager in Northland will except a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority’s District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit [www.fireandemergency.nz](http://www.fireandemergency.nz)

## 1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

*Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.*

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the access at least 4 metres wide?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Is the surface designed to support a 20-tonne truck?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Are the gradients less than 16%	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Fire Appliance parking distance from the proposed water supply is 25 metres	

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

*If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.*

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Comments: 10,000litre dedicated firefighting water supply will be reserved in the bottom of the water tank nearest the dwellings

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	<input type="checkbox"/> Concrete Tank <input checked="" type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500 mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Volume of dedicated firefighting water 10,000litres

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	<input type="checkbox"/> Concrete Tank <input type="checkbox"/> Plastic Tank <input type="checkbox"/> Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) <input type="checkbox"/> Part Buried (max exposed 1.500mm above ground) <input type="checkbox"/> Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.



## 2 (c) Alternative Water Supply

Pond:	Volume of water: Click or tap here to enter text.
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Click or tap here to enter text.

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 3. Water Supply Location

*The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?*

### 3 (a) Water Supply Location

Minimum Distance:	<i>Is your water supply at least 6 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Maximum Distance	<i>Is your water supply no more than 90 metres from the building?</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

### 3 (b) Visibility

How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.

Comments:

Tanks will be immediately adjacent to the drive leading to the houses

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

### 3 (c) Security

How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.

Explain how this will be achieved:

Cable tie on the valve

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 4. Adequacy of Supply

*The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.*

### 4 (a) Adequacy of Water supply

**Note:** *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*

Comments:

Rain water from both dwellings will be stored in the water tanks, dedicated firefighting water supply will be in the bottom of one tank, with potable water supply outlet above- so will not be able to be accessed

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.



## 5. Alternative Method using Appendix's H & J

*If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.*

*Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.*

### 5 (a) Alternative Method Appendix H & J

If an alternative method of determining the FFWS has been proposed, who proposed it?

Name: Click or tap here to enter text.

Contact Details: Click or tap here to enter text.

Proposed volume of storage?

Litres: Click or tap here to enter text.

Comments:

Click or tap here to enter text.

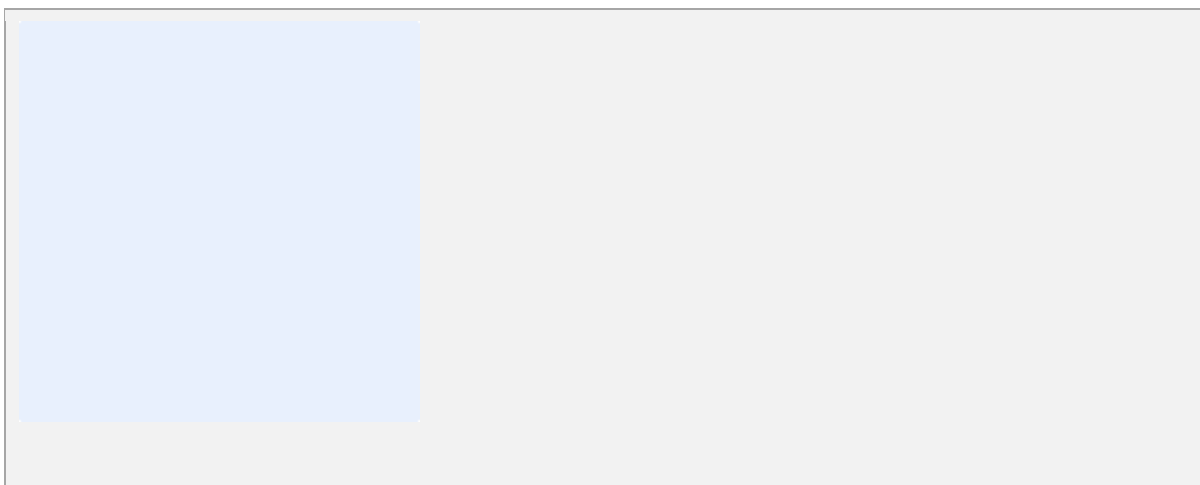
*\* Please provide a copy of the calculations for consideration.*

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.



## **7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn**

*Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.*

*In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;*

### *I. Fire safe construction*

*Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.*

*Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.*

*Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.*

### *II. Establish Safety Zones around your home.*

*Safety Zone 1 is your most important line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;*

- a) Mow lawn and plant low-growing fire-resistant plants; and*
- b) Thin and prune trees and shrubs; and*
- c) Avoid tall trees close to the house; and*
- d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- f) Remove dead plant material along the fence lines and keep the grass short; and*
- g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

### *III. Safety Zone 2 extends from 10 – 30 metres of your home.*

- a) Remove scrub and dead or dying plants and trees; and*
- b) Thin excess trees; and*
- c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- d) Avoid planting clusters of highly flammable trees and shrubs*
- e) Prune tree branches to a height of 2 metres from the ground.*

### *IV. Choose Fire Resistant Plants*

*Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.*

*For more information please go to <https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/>*

*If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?*

### **7 (a) Vegetation Risk Reduction Strategy**

The 10m to the southern boundary will be kept clear of all vegetation apart grass and small shrubs

*Internal FENZ Risk Reduction comments only:*

Click or tap here to enter text.

## 8. Applicant

Checklist	
<input checked="" type="checkbox"/>	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
<input type="checkbox"/>	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Paul Hayman    Dated: 20/06/2024

Contact No.: 0274505471

Email: info@cadplanz.co.nz

Signature: Paul Hayman

## 9. Approval

*In reviewing the information that you have provided in relation to your application being approximately a [Click or tap here to enter text.](#) square metre, Choose an item. dwelling/sub division, and non-sprinkler protected.*

*The Community Risk Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, and the District Manager has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Community Risk Manager Choose an item. agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore, the Community Risk Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: [Click or tap here to enter text.](#)

Signature: [Click or tap here to enter text.](#)    Date:

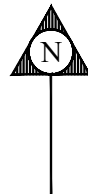
P.P on behalf of the Community Risk Manager N

Fire and Emergency New Zealand  
Te Tai Tokerau / Northland District

**APPROVED**  
By GoffinJ at 11:08 am, Jun 24, 2024

Jason Goffin- Advisor Risk  
Reduction

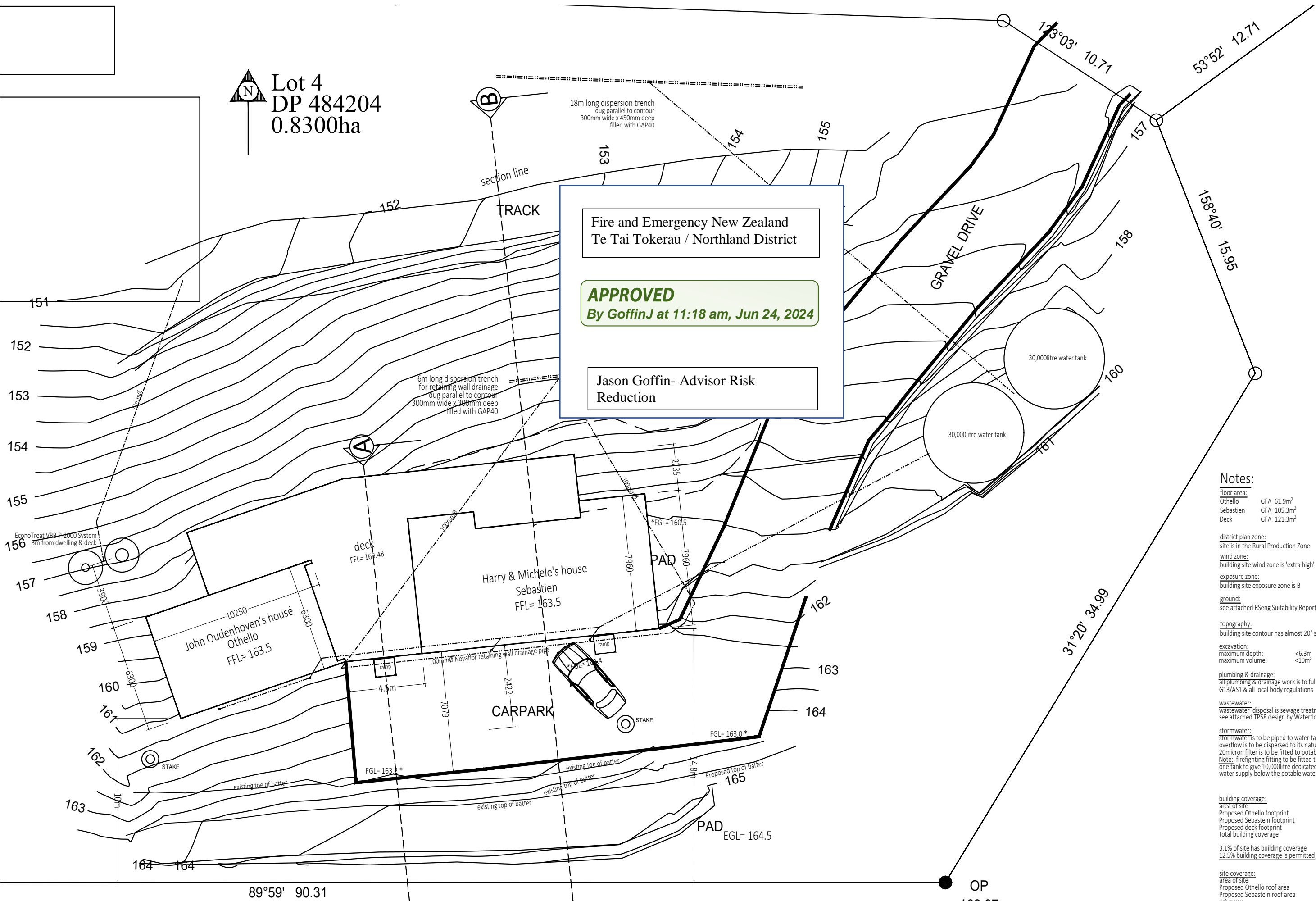
Lot 4  
DP 484204  
0.8300ha



Fire and Emergency New Zealand  
Te Tai Tokerau / Northland District

**APPROVED**  
By GoffinJ at 11:18 am, Jun 24, 2024

Jason Goffin- Advisor Risk  
Reduction



- Notes:**
- floor area:
    - Othello GFA=61.9m<sup>2</sup>
    - Sebastien GFA=105.3m<sup>2</sup>
    - Deck GFA=121.3m<sup>2</sup>
  - district plan zone: site is in the Rural Production Zone
  - wind zone: building site wind zone is 'extra high'
  - exposure zone: building site exposure zone is B
  - ground: see attached RSEng Suitability Report
  - topography: building site contour has almost 20° slope to north
  - excavation:
    - maximum depth: <6.3m
    - maximum volume: <10m<sup>3</sup>
  - plumbing & drainage: all plumbing & drainage work is to fully comply with NZBC G13/AS1 & all local body regulations
  - wastewater: wastewater disposal is sewage treatment system see attached TP58 design by Waterflow NZ Ltd
  - stormwater:
    - stormwater is to be piped to water tanks
    - overflow is to be dispersed to its natural catchment
    - 20micron filter is to be fitted to potable water outlet
    - Note: firefighting fitting to be fitted to the bottom of one tank to give 10,000litre dedicated fire fighting water supply below the potable water supply outlet
  - building coverage:
 

area of site	9318m <sup>2</sup>
Proposed Othello footprint	61.9m <sup>2</sup>
Proposed Sebastien footprint	105.3m <sup>2</sup>
Proposed deck footprint	121.3m <sup>2</sup>
total building coverage	288.5m <sup>2</sup>
  - 3.1% of site has building coverage  
12.5% building coverage is permitted
  - site coverage:
 

area of site	9318m <sup>2</sup>
Proposed Othello roof area	66.3m <sup>2</sup>
Proposed Sebastien roof area	129.4m <sup>2</sup>
driveway	410.75m <sup>2</sup>
total impermeable surfaces	606.45m <sup>2</sup>
  - 6.5% of site has impermeable surfaces  
15% impermeable surfaces is permitted

site plan detail 1:200  
Proposed new houses for Harry, Michele & John Oudenhoven, 328 Wainui Road, Kaeo