

9th September 2024

District Services – Resource Consents
Far North District Council
Private Bag 752
Kaikohe 0440

Attention Manager – Resource Consents

Dear Trish

RESOURCE CONSENT APPLICATION BY SHAUN WEDEKIND TO CONSTRUCT A PARKING DECK AND RETAINING WALL WITHIN THE ROAD SETBACK, LOCATED AT 6 DE HAVEN STREET, OPUA.

Zenith Planning Consultants have been engaged by Shaun Wedekind to prepare a resource consent application relating to the proposed car park deck and retaining wall located within the road setback located at 6 De Haven Street, Opuia.

I have attached the following information in support of the application:

- Completed Application Form
- Planning Report and Assessment of Effects
- Previous approvals for a Deemed Permitted Activity
- Current Certificate of Title

The applicant has made payment via online banking using the reference Wedekind RC.

Should you have any queries in respect to this application please contact me.

Yours faithfully



Wayne Smith

Zenith Planning Consultants Ltd

Principal | Director

BPlan | BSocSci | MNZPI

wayne@zenithplanning.co.nz

mob: +64 (0) 21 202 3898

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: Shaun Wedekind _____

Property Address/
Location: 6 De Haven Street, Opua _____

7. Application Site Details:

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

Site Address/
Location: 6 De Haven Street, Opua _____

Legal Description: Section 8 Block VIII, Town of Opua Val Number: _____

Certificate of Title: NA26D/1190

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? No

Is there a dog on the property? 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.**

Please contact Shaun on 027 841 8004 prior to undertaking a site visit.

8. Description of the Proposal:

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

Landuse consent for the construction of a retaining wall and car deck within the road setback

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? No

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

- Building Consent (EBC-2024-106/0)
- Regional Council Consent (see attached)
- National Environmental Standard consent
- Other (please specify)

The proposed excavation fall under the regional council permitted allowances and therefore do not require a regional consent.

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) See attached separate sheet.

Email: _____

Postal Address: _____

_____ Post Code: _____

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

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

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

Name: _____ (please print)

Signature: _____ (signature of bill payer – **mandatory**) Date: _____

14. Important Information:

Note to applicant

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

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

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

Fast-track application

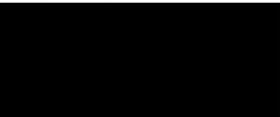
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

Privacy Information:

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

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

Name: Wayne Smith _____ (please print)

Signature:  _____ (signature)

Date: 9th September 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) – Payment made online
- ✓ 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.

Digital Applications may be submitted via E- mail to: Planning.Support@fndc.govt.nz

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

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

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

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

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

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

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

- Subdividing land Changing the use of a piece of land
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Please attach your AEE to this application.

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

SHAUN WEDEKIND

Email:

Postal Address:

Phone Numbers:

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Name: SHAUN WEDEKIND (please print)

Signature: _____ (signature of bill payer – mandatory) Date: 28/08/2024

**Planning Report and
Assessment of Effects for
Resource Consent**

Shaun Wedekind

**Proposed Retaining Wall and
Parking Deck**

6 De Haven Street, Opuia

PLANNING REPORT AND ASSESSMENT OF EFFECTS

1. Application and Site Description

- 1.01 Our client, Shaun Wedekind, seeks resource consent to construct a Retaining Wall and Parking Deck within the road setback. The proposed works are located at 6 De Haven Street, Opuia which is a no exit minor road which services around 11 dwellings. The legal description of the application site is Section 8, Block VIII, Town of Opuia and comprises an area of 1011m². There are no legal instruments or notations registered on the title.
- 1.02 The application site contains an existing dwelling and some small sheds and is positioned on a steeply sloping site located at and then below the road level of De Haven Street. The proposal sees the construction of a retaining wall along the road frontage in front of an existing retaining wall and some landscaping and also the creation of a car parking deck on the eastern side of the property.
- 1.03 The plans illustrate extensions and other works associated with the existing buildings including extensions and alterations. This proposed work has been recently granted consent as a Deemed Permitted Activity. The plans and approval are included within this application for reference purposes. More details on this approval are included later within the report when the existing environment is discussed.



The location of the proposed retaining wall. The extent of the wall will reach the white peg and follow the line to the grey post in the distance (behind the car). The peg represents the property boundary with the wall angling into the road reserve at the far end.

- 1.04 The proposed retaining wall will increase the usability of land within the road frontage which is currently in garden and a narrow walkway around the front of the dwelling. The proposed car parking deck will be an efficient means to park vehicles on the site with several residents within the street parking on the roadside corridor.



The eastern end of the retaining wall angles toward the road to accommodate the proposed parking platform.

- 1.05 The application site is zoned Coastal Residential under the Operative Far North District Plan and there are no relevant resource features which apply to the site.
- 1.06 The application site is also subject to the Proposed Far North District Plan which was publicly notified on the 27th July 2022 with submissions closing on the 21st October 2022. The Plan has progressed to the point of hearings which are expected to continue until late 2025. The majority of rules within in the Proposed District Plan do not have any legal effect until such time as Council publicly notifies its decisions on submissions.
- 1.07 There are however certain rules that have been identified within the proposed plan which have immediate legal effect and that need to be considered in assessing all applications. Such rules may affect the activity status of the required application. In this respect, these aspects will be detailed later within this report.
- 1.08 The Proposed District Plan zones the application site as General Residential. There is a Coastal Environment overlay that applies to the site. A quick perusal of the submissions received for the Proposed District Plan suggested that there were no submissions which applied directly to the application site, and which challenged the zoning or the extent of the coastal environment for this site.



The road carriage with the proposed retaining wall to be located on the grass side of the trees. The slope of the land is noted with the proposed retaining wall positioned lower than the level of the road.



The cars pictured are all located within the road reserve which works for this location especially given that the road is a no exit minor road serving only 11 households.

1.09 There have been submissions made to several of the zoning rules will ultimately be determined following the hearings process and deliberations. The notations applicable will likely remain with the rule thresholds for these overlays and the zone rules themselves still to be considered as part of the future district plan process.

2 ASSESSMENT OF RULES UNDER THE FAR NORTH DISTRICT PLAN

2.01 The following table is an assessment of the proposal against the respective rules of the Operative District Plan.

COASTAL RESIDENTIAL ZONE RULES

RULE	ASSESSMENT
<p>10.8.5.1.1 RELOCATED BUILDINGS Buildings are permitted activities provided that they comply with all the standards for permitted activities in the Plan, and further provided that where the building is a relocated building all work required to reinstate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	Not applicable
<p>10.8.5.1.2 RESIDENTIAL INTENSITY Each residential unit for a single household shall have available to it a minimum net site area of:</p> <p>Sewered sites: 800m² Unsewered sites: 3,000m²</p>	The dwelling onsite already exists – Not applicable
<p>10.8.5.1.3 SCALE OF ACTIVITIES The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed:</p> <p>2 persons per 800m² (sewered) 2 persons per 3,000m² (unsewered)</p>	This rule relating to activities on a site is not applicable for a parking deck and retaining wall.
<p>10.8.5.1.4 BUILDING HEIGHT The maximum height of any building shall be 8m.</p>	The height of the proposed works is less than the 8m maximum allowed – permitted
<p>10.8.5.1.5 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions) except that:</p> <p>(a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m (refer to Recession Plane Diagram</p>	<p>The proposed retaining wall and car parking comply with the sunlight rule.</p> <p>Note: The extensions and other works detailed on the drawings are covered by a separate application for a Deemed Permitted Activity 2250014-RMAPBA which was approved by FNDC on 8th August 2024.</p>

<p>B within the definition of Recession Plane in Chapter 3 – Definitions); and (b) where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.</p>	
<p>10.8.5.1.6 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 50% or 1,000m², whichever is the lesser.</p>	<p>The proposal complies with this rule</p>
<p>10.8.5.1.7 SETBACK FROM BOUNDARIES (a) the minimum building setback from road boundaries shall be 3m; and (b) the minimum setback from any boundary apart from a road boundary is 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary; and (c) not less than 50% of that part of the site between the road boundary and a parallel line 2m there from shall be landscaped.</p>	<p>The proposed retaining wall and car parking deck cannot comply with the road setback requirement and therefore is considered to be a Restricted Discretionary Activity.</p> <p>The proposal complies with the required setback from other boundaries and cannot comply with the landscaping requirement. It is noted that with the retaining wall being effectively constructed on the road boundary that landscaping cannot be provided. There are several metres of grassed area between the edge of the carriageway and the road boundary with the application site.</p> <p>The extensions and other works detailed on the drawings are covered by a separate application for a deemed permitted activity 2250014-RMAPBA approved by FNDC on 8th August 2024.</p> <p>The road setback breaches are not covered by the approved RMAPBA application and is a Restricted Discretionary Activity.</p>
<p>10.8.5.1.8 SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties.</p> <p>Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.</p>	<p>Non-residential activities are not proposed – Not applicable</p>
<p>10.8.5.1.9 OUTDOOR ACTIVITIES Any activity may be carried out outside except that any commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles shall be carried out within a building.</p>	<p>No commercial outdoor activities are proposed and therefore this provision is not applicable</p>

<p>10.8.5.1.10 TRANSPORTATION Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.</p>	<p>The proposal is improving the availability of parking on the site. The proposal itself does not trigger any additional parking demand – Permitted.</p>
<p>10.8.5.1.11 SITE INTENSITY - NON RESIDENTIAL ACTIVITIES The maximum net site area of any site for activities other than residential units shall be 1,000m² for sewerer sites, and 5,000m² for unsewered sites, except that this area may be exceeded for public reserves without buildings.</p>	<p>The proposal is not related to a non-residential activity. Not applicable</p>
<p>10.8.5.1.12 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES (a) The maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and (b) Hours of operation shall be limited to between the hours: 0700 - 2000 Monday to Friday 0800 - 2000 Saturday, Sunday and Public Holidays</p>	<p>Not Applicable</p>
<p>10.8.5.1.13 KEEPING OF ANIMALS No site shall be used for factory farming, a boarding or breeding kennel or a cattery.</p>	<p>Not applicable</p>
<p>10.8.5.1.14 NOISE All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone or the Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in a rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax Noise Measurement and Assessment: Sound levels shall be measured in accordance with NZS 6801:1991 “Measurement of Sound” and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”. The notional boundary is defined in NZS 6802:1991 “Assessment of Environmental Sound” as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling. Construction Noise: Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 “The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”.</p>	<p>The proposal will not generate any noise except during the construction phase. During this phase the construction will follow industry standards and not result in any breach of the rules.</p>
<p>10.8.5.1.15 HELICOPTER LANDING AREA Helicopter landing areas are not permitted.</p>	<p>Not applicable</p>
<p>10.8.5.1.16 BUILDING COVERAGE Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 45% or 900m², whichever is the lesser, of the gross site area.</p>	<p>The proposal does not breach the building coverage rules</p>

<p>10.8.5.2.6 SETBACK FROM BOUNDARIES In assessing an application resulting from a breach of Rule 10.8.5.1.7 Setback from Boundaries the matters to which the Council will restrict its discretion are:</p>	<p>The criteria for assessing the application is the only matter to which this application applies.</p>
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EXCAVATION AND FILLING – CHAPTER 12.3

<p>12.3.6.1.3 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing, Coastal Residential or Russell Township Zones is permitted, provided that: (a) it does not exceed 200m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.</p>	<p>The proposed exaction and filing complies with the permitted thresholds as detailed with the volume and height of cut well below the allowances noted.</p> <p>Permitted Activity</p>
<p>12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES Filling in any zone shall meet the following standards: (a) the fill material shall not contain putrescible, pollutant, inflammable or hazardous components; and (b) the fill shall not consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; and (c) the fill material shall not comprise more than 5% vegetation (by volume) of any load.</p>	<p>The proposal will ensure that this requirement can be satisfied.</p> <p>Permitted</p>

2.02 The resource consent application is required for the proposed parking platform and retaining wall with the following rule breached:

- Setback from road boundary and noting that landscaping cannot be provided as required by the rule.

The application is assessed as being a **Restricted Discretionary Activity**.

PROPOSED DISTRICT PLAN

2.03 As previously noted, the majority of rules within the Proposed District Plan do not have legal effect until such time as Council publicly notifies its decisions on submissions following hearings and deliberations. There are however certain rules that have been identified in the proposed plan which have immediate legal effect and that may therefore apply. These rules are clearly identified and need to be considered in assessing this application. Such rules may affect the activity status of the application.

2.04 The rules with immediate legal effect related to hazardous substances, scheduled sites or areas of significance to Maori, significant natural areas, and a scheduled heritage resource do not apply as none of these aspects are applicable to the location or the

activity proposed. Additionally, Heritage Area Overlays, historic heritage rules, and Notable Trees are also not applicable.

- 2.05 The only rules which require specific consideration relate to matters around excavation and filling and in particular rules EW-R12 & EW-R13. These two rules have immediate legal effect and are required to be complied with for the activity to be considered as a permitted activity under the Proposed District Plan.

The rules are as follows:

EW-R12 Earthworks and the discovery of suspected sensitive material

PER-1 The earthworks complies with standard EW-S3 - Accidental Discovery Protocol.

EW-R13 Earthworks and Erosion and Sediment Control

PER-1 The earthworks complies with standard EW-S5 Erosion and sediment control.

- 2.06 The extent of the proposed earthworks is limited to that required to establish the retaining wall and car deck. The required volume of works is minimal. The applicant can readily comply with the Accidental Discovery Protocol and undertake any required erosion and sediment control requirements during the construction phase. It is contended that these two rule requirements can be complied with by conditions of consent, or via an advice note imposed on the decision should it be deemed necessary and noting that compliance with volumes and cut height is achieved.

- 2.07 On this basis no resource consent is required under the Proposed District Plan.

3.0 APPLICATION SITE

- 3.01 The site is a standard residential property in Opuia which contains a dwelling and which has views of the Veronica Chanel towards Okiato Point and further afield. There has been a recent application for the site approved by Council which now forms part of the Existing Environment. The site is broadly described in section 1 of this report with some photos also providing some context to the site and immediate area.

The Existing Environment

- 3.02 The existing environment is a residential property located in the residential area within the small coastal town of Opuia. The property has all the necessary Building Consents in place. De Haven Street is a short, no exit, residential street with a narrow carriageway and large roadside berms. A number of residents park their vehicles on the road but with low traffic volumes and no through traffic there are no issues with traffic effects from this practice.
- 3.03 The range of residential dwellings within Opuia have similar circumstances with attributes similar to those sought under this application. Car parking decks are not uncommon features with the need related to the steep topography which applies to significant portions of Opuia. Retaining walls are also a relatively prevalent feature on most

properties and while one already exists on the application site this new location will provide additional usable space for the occupants.

- 3.04 The existing environment is an important consideration because the proposal is not dissimilar to other sites within Opuia where parking decks and retaining walls (as positioned) are not uncommon.

Permitted Baseline

- 3.05 Pursuant to section 104(2), when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline").
- 3.06 The permitted baseline refers to permitted activities on the subject site and the existing environment for which resource consent has been secured. The extent of permitted activities cannot be satisfied as long as the proposed wall and car deck are considered to be buildings. In this context the permitted thresholds are not particularly useful.
- 3.07 The applicant did however secure a Deemed Permitted Activity (DPA) for extensions and alterations with is referenced Deemed Permitted Activity 2250014-RMAPBA which was approved by FNDC on 8th August 2024. The assessment concluded that with neighbours' consent, that this boundary activity (being extensions and alterations to existing buildings) was acceptable and resulted in negligible effects. An application for a DPA cannot be lodged for a road setback breach. The consented extensions are considered to be far more visible than a retaining wall below the road level and a parking deck also slightly below the road level.
- 3.08 The Permitted Baseline is an important and relevant consideration in this context.

4.0 ASSESSMENT OF EFFECTS

- 4.01 With the application being assessed as a Restricted Discretionary Activity, the application only needs to address the relevant assessment criteria to which Council has restricted its discretion. The emphasis of this application turns to the relevant assessment criteria for the structures being located within the road setback. The district plan provides the relevant assessment criteria to be used in determining the extent of potential effects.
- 4.02 The applicant's neighbours are aware of the proposal and have raised no concerns with respect to the proposal. The neighbours are however not considered to be an affected party for the purposes of the Act.
- 4.03 The following assessment criteria is detailed within the Section 10.8.5.2.6 of the district plan and is required to be considered in evaluating the application.

The Council will restrict the exercise of its discretion to the following matters:

- (a) the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites;

The street scene as noted within the photos earlier, identify a narrow road carriageway and a relatively wide roadside berm which has/ is being used by residents for parking purposes and which forms part of their road frontage and gardens. Many of the parked cars within the photos are fully within the road reserve. This circumstance has resulted from the residential buildings being typically located at the front of the respective lots due to the steep topography further away from the road boundary. There are no adverse effects from this approach from residents because De Haven Street will always remain a no exit road and realistically will not be subject to extensive intensification of the road uses.

The face of the retaining wall will not be readily visible from the roadside as it is located at a lower level than the road and fronts the dwelling. There is a roadside berm around 3m from the carriageway. The existing retaining wall as depicted in the photos will be removed with further excavation required by extending the cut face to the roadside boundary. With the wall being at or below ground level it will not result in an adverse visual effect.

The existing vegetation between the existing retaining wall and the property boundary will be removed to accommodate the proposed works. The primary reason for the landscaping is break up the bulk of buildings and provide a degree of street amenity. The two elements which breach the rules are not considered to create a visual effect which is adverse.

Part of the proposed retaining wall extends into the legal road corridor but has the appearance of any typical driveway where retaining is required to be provided. The use of this space is controlled by Council who will issue a licence to occupy for this structure under a separate application. Council's NTA were involved in preliminary discussions for the wall and parking platform. NTA visited the site, and raised no concerns at the proposal. NTA advised that they were not in a position to support an application until it was lodged with the licence to occupy legal road a completely separate matter.

The parking platform is located on the eastern side of the proposed new retaining wall and will be visible from the roadside. The platform is however largely at ground level and will not create an adverse effect on the character of the area. Parking platforms similar to that proposed are not uncommon in Opua. There is no suggestion of colours for the parking platform but it could be left to weather naturally or if painted then a recessive colour should be required.

The effects are less than minor.

- (b) the extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties;

The proposed retaining wall and parking deck are buildings and structures which are located at ground level at the road frontage.

They do not affect the street scene or the privacy of adjacent properties. In both instances the structures would be below the level of De Haven Street.

(c) the extent to which the buildings restrict visibility for vehicle manoeuvring;

The buildings and structure at ground level will not result in any restrictions on visibility while onsite manoeuvring.

It is noted that onsite manoeuvring would be relatively limited due to the size of the parking deck and the retaining wall not contributing to this consideration. The application site, like the majority of properties on De Haven Street, will utilise the public road for any additional manoeuvring requirements.

(d) the ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting;

The location of the retaining wall and parking platform is right on the front boundary of the property and therefore if landscaping or other mitigation measures were required, then this would involve work on the legal road corridor. It is not practical in this instance for this reason and because the structures would not be visible until reaching the site and would have no impact on the street scene.

The incidence of landscaping for these types of structures would only be considered relevant if the face of the retaining wall fronted the road or the parking platform was located above the road level. None of these circumstances apply and therefore no planting or other mitigation measures are necessary.

(e) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.'

The proposed parking platform and retaining walls are not located near to any esplanade reserve or the Coastal Marine Area.

4.04 The potential effects from the proposed retaining wall and parking platform are considered to be less than minor.

4.05 There are not considered to be any suitable mitigation measures and nor are they considered to be required.

5.0 OPERATIVE DISTRICT PLAN

COASTAL RESIDENTIAL OBJECTIVES AND POLICIES

5.01 The proposal being a Restricted Discretionary Activity is considered to be generally consistent with the relevant objectives and policies of the District Plan. The following provisions are those considered to be those most relevant to the application while those not relevant have not been included.

10.8.3 OBJECTIVES

- 10.8.3.1 To enable the development of residential activity in and around existing coastal settlements.
- 10.8.3.3 To enable the development of coastal settlements where urban amenity and coastal environmental values are compatible.

10.8.4 POLICIES

- 10.8.4.1 That standards in the zone enable a range of housing types and forms of accommodation to be provided, recognising the diverse needs of the community and the coastal location of the zone.
- 10.8.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space and sewage disposal.
- 10.8.4.4 That the portion of a site covered in buildings and other impermeable surfaces be limited to enable open space and landscaping around buildings and avoid or mitigate the effects of stormwater runoff on receiving environments
- 10.8.4.5 That provision be made for ensuring sites have adequate access to sunlight and daylight.
- 10.8.4.7 That provision be made to ensure a reasonable level of privacy and amenity for inhabitants of buildings.

5.02 It is considered that the proposal is not contrary to any of these considerations with the assessment criteria required to be addressed concluding that effects from the proposed retaining wall and parking platform are less than minor. With effects less than minor the proposal is considered to be consistent with the relevant objectives and policies.

5.03 Beyond those objectives and policies relevant to the Coastal Residential zoning, there are no district wide considerations required to be assessed especially with the activity status and with the proposal complying with all district wide rules.

PROPOSED DISTRICT PLAN – OBJECTIVES AND POLICIES

5.04 With the proposal being a Restricted Discretionary activity there is no requirement to assess the Proposed Plan Objectives and Policies. This is particularly relevant as there are no rules which have immediate legal effect such as excavation and filling which are not able to be complied with by the applicant.

5.05 Notwithstanding the proposal's compliance with rules which have "immediate legal effect", the application is generally consistent with the relevant objectives and policies. The proposed works will not be inconsistent with those already within the receiving environment.

5.06 It is considered that the proposal is consistent with the objectives and policies of the Proposed District Plan.

6.0 PART 2 CONSIDERATIONS

- 6.01 The application does not conflict with any matter or consideration under Part 2 of the Act. The proposal results in potential effects that are less than minor.
- 6.02 It is therefore considered that the application to construct a retaining wall and car parking deck within the road setback is appropriate and consistent with the intent and purpose of the Act.

7.0 NOTIFICATION ASSESSMENT S95A TO 95G OF THE ACT

- 7.01 Sections 95A to 95G require Council to follow specific steps in determining whether to notify an application. In considering the conclusions findings within this report are relied upon.
- 7.02 Public Notification section 95A

Step 1

Mandatory public notification in certain circumstances

- (a) the applicant has requested that the application be publicly notified:
- (b) public notification is required under section 95C:
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

The applicant has not requested public notification and none of the remaining matters as described are applicable.

Step 2 Public Notification precluded in certain circumstances

The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:
- (b) the application is for a resource consent for 1 or more of the following, but no other, activities:
 - (i) a controlled activity:
 - (ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:
 - (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:
 - (iv) a prescribed activity (see section 360H(1)(a)(i)).

The activity is precluded from public notification because the activity is associated with a residential activity.

Step 3 – Public Notification required in certain circumstances

The criteria for Step 3 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:
- (b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

There is no rule within the NES Regulation that requires public notification of this application. The assessment of effects completed within this report concludes that the effects are less than minor.

7.03 Affected Persons Assessment – Limited Notification Section 95B

If the application is not required to be publicly notified, a Council must follow the steps of section 95B to determine whether to limited notify the application.

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

- (2) Determine whether there are any—
 - (a) affected protected customary rights groups; or
 - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

There are no protected customary rights or customary marine titles which apply to the application site.

Step 2: if not required by step 1, limited notification precluded in certain circumstances
The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:
- (b) the application is for a resource consent for either or both of the following, but no other, activities:
 - (i) a controlled activity that requires consent under a district plan (other than a subdivision of land):
 - (ii) a prescribed activity (see section 360H(1)(a)(ii)).

The application is not precluded from Limited Notification as neither of the exemptions as described above apply to the application.

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

- (7) Determine whether, in accordance with section 95E, the following persons are affected persons:
 - (a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and
 - (b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

The assessment of effects concludes that there are no persons who will be adversely affected by the proposed retaining wall and car parking platform. The applicant has initiated consultation with Northern Transport Alliance where a staff member visited the site and offered commentary to the applicant. They raised no immediate concerns over the proposal but would only formally respond should a resource consent application be lodged.

The proposal does not impact on neighbours in any adverse manner with the works being largely at ground level. There will be some temporary effects related to the construction phase with effects over the long term less than minor.

The proposal is modest in scale and does not require any written approvals as no persons are considered to be potentially affected in a minor or more than minor way.

7.04 Notification Assessment Conclusion

Pursuant to sections 95A to 95G it is recommended that the Council determine that the application can be processed non-notified for the following reasons:

- In accordance with section 95A, public notification is not required, and in particular adverse effects are considered to be less than minor;
- In accordance with section 95B, no persons are considered to be affected by the proposal; and,
- In accordance with section 95A(9) and 95B(10), there are no special circumstances to require public or limited notification.

8.0 SUMMARY

8.01 The application is for the construction of a retaining wall and car parking platform to provide additional parking options and more usable space for the residential dwelling within the road frontage. The proposal breaches the permitted rules for the Coastal Residential Zone and is assessed as being a Restricted Discretionary Activity.

8.02 It has been concluded via an assessment of effects that the potential effects of the proposal are less than minor and that consent for the proposal should be granted.

8.03 It is considered that the proposal is consistent with the objectives and policies of the operative and proposed district plans.

8.04 The effects are considered to be less than minor and the proposal is considered to be consistent with key objectives and policies of the district plan and the Resource Management Act.

8.05 It is considered that the application can be approved under s104C of the Act.

In respect to conditions of consent if a draft set could be sent through for comments and consideration prior to the issuance of the decision.

Should you have any queries in respect to this application please contact me.

Yours faithfully



Wayne Smith

Zenith Planning Consultants Ltd

Principal | Director

BPlan | BSocSci | MNZPI

wayne@zenithplanning.co.nz

mob: +64 (0) 21 202 3898



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



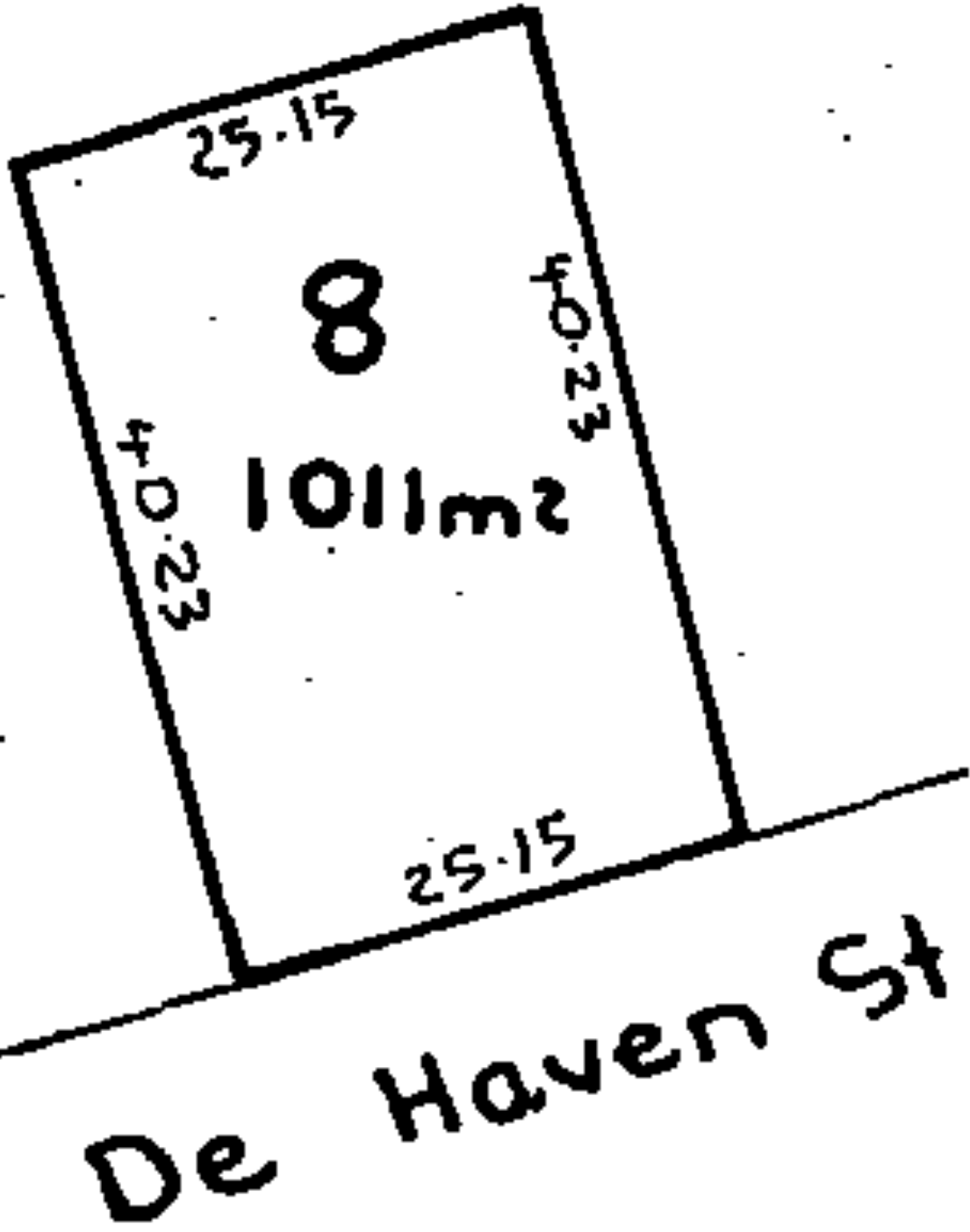

R. W. Muir
Registrar-General
of Land

Identifier NA26D/1190
Land Registration District North Auckland
Date Issued 04 February 1974

Prior References
NA634/55

Estate Fee Simple
Area 1011 square metres more or less
Legal Description Section 8 Block VIII Town of Opuā
Registered Owners
Shaun Robert Wedekind

Interests



PROJECT:

**PROPOSED HOUSE ADDITIONS
STRUCTURAL DESIGN**

CLIENT:

SHAUN WEDEKIND

PROJECT ADDRESS:

6 DE HAVEN STREET
OPUA, FAR NORTH

LEGAL DESCRIPTION:

SECTION 8 BLOCK VIII TN OF OPUA

JOB NO:

023-FND-24SD

DATE:

3 JUNE 2024

REVISION:

FOR CONSENT

**DRAWING
INDEX:**

S01	GENERAL SITE LAYOUT
S02	RETAINING WALL DETAILS
S03	CAR DECK FOUNDATION PLAN
S04	CAR DECK FRAMING PLAN
S05	SPA DECK STRENGTHENING
S06	NEW STAIR FOUNDATION AND FRAMING
S07	NEW STAIR SECTION

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SECTION 7 BLOCK VIII TN
OF OPUA [5022814]

PROPERTY BOUNDARY

339°23'00"
40.23

EDGE OF GRAVEL PATH

STAIRS

NEW SPA
SEE DRAWING S05

GARDEN

LOWER DECK FL ~45.28

UPPER DECK FL ~47.92

BUILDING FOOTPRINT
FL ~ 47.98

NEW STAIR
SEE DRAWING S06

SHED
FL ~ 44.93

NEW CAR DECK
SEE DRAWINGS S03 -S04
FL ~ 47.719

PROPERTY BOUNDARY
159°23'00"
40.23

933

BUILDING FACE

50.602 ROOF RIDGE

501

XML PROPERTY BOUNDARY

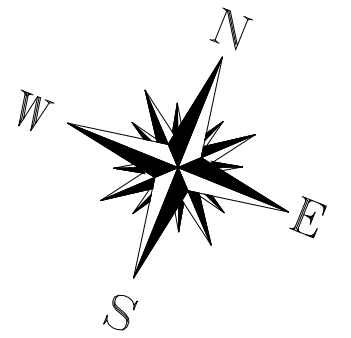
GARAGE

EX STAIR

PROPOSED RETAINING
WALL, SEE DET 1/S02

CONCRETE

LAWN



SECTION 9 BLOCK VIII TN
OF OPUA [5022814]



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No.	Revisions	Date
1	First Issue	3 June 2024

Surveyed	
Designed	
Drawn	
Reviewed	
Approved	

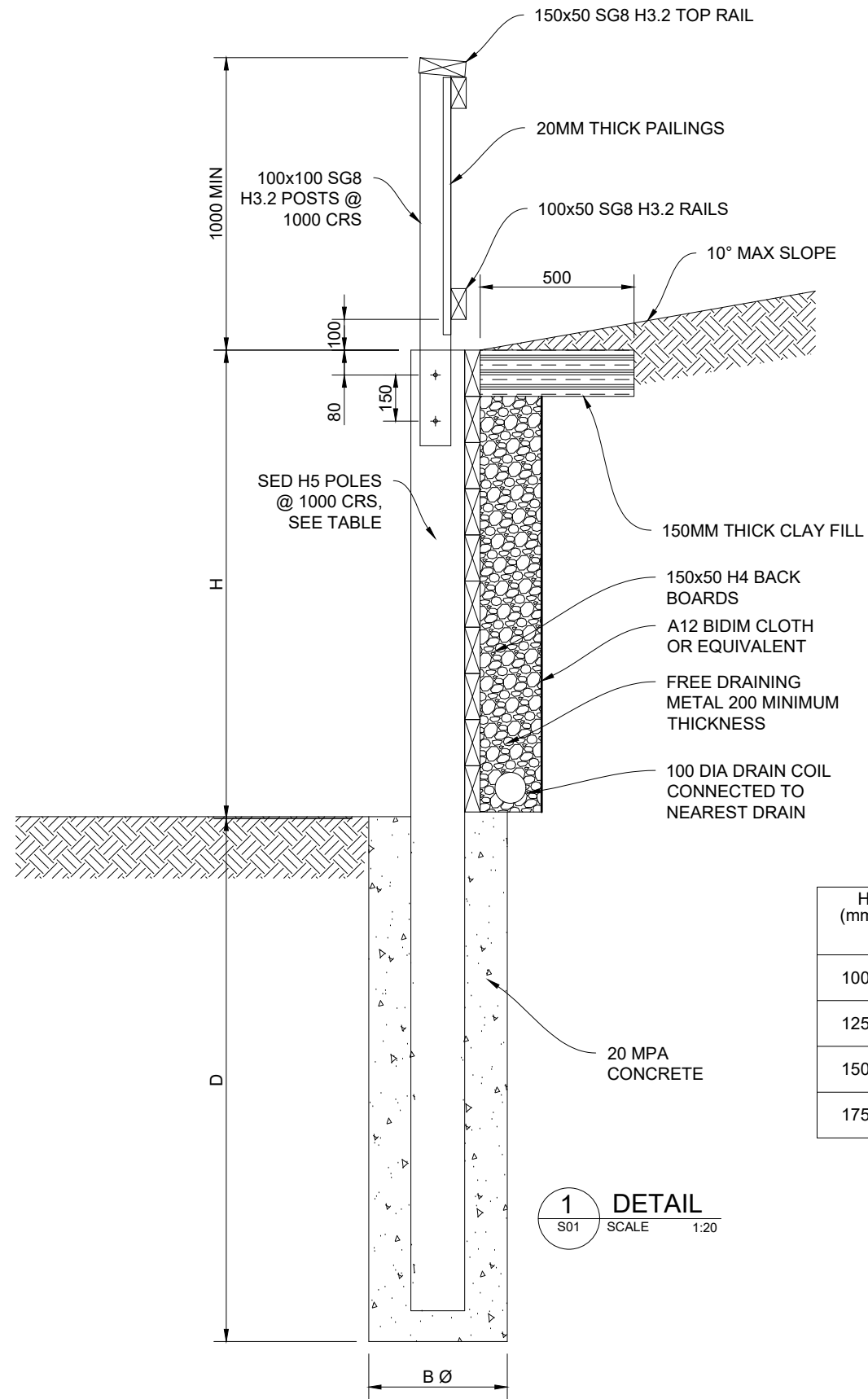
Project
**6 DE HAVEN ST., OPUA
PROPOSED HOUSE ADDITIONS**

Sheet Title
GENERAL SITE LAYOUT

Drawing Status	FOR CONSENT
Project No.:	023-FND-24SD
Scale	1:100 (A3)
Drawing	S01
Revision	1

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ORIGINAL SIZE mm
A3



- NOTES:
1. BARRIER IS NEEDED ONLY FOR RETAINED HEIGHTS EQUAL TO GREATER THAN 1.0 METRE. REFER TO ARCHITECT'S DRAWINGS FOR DETAILS
 2. WHEN DOUBLE BACKBOARD IS NEEDED (REFER TO TABLE), THIS MEANS THAT THE BACKBOARD AT THE LOWER HALF OF THE RETAINING WALL SHALL BE DOUBLED.
 3. BUILDER TO CONFIRM RETAINED HEIGHTS BEFORE ORDERING THE MATERIALS.

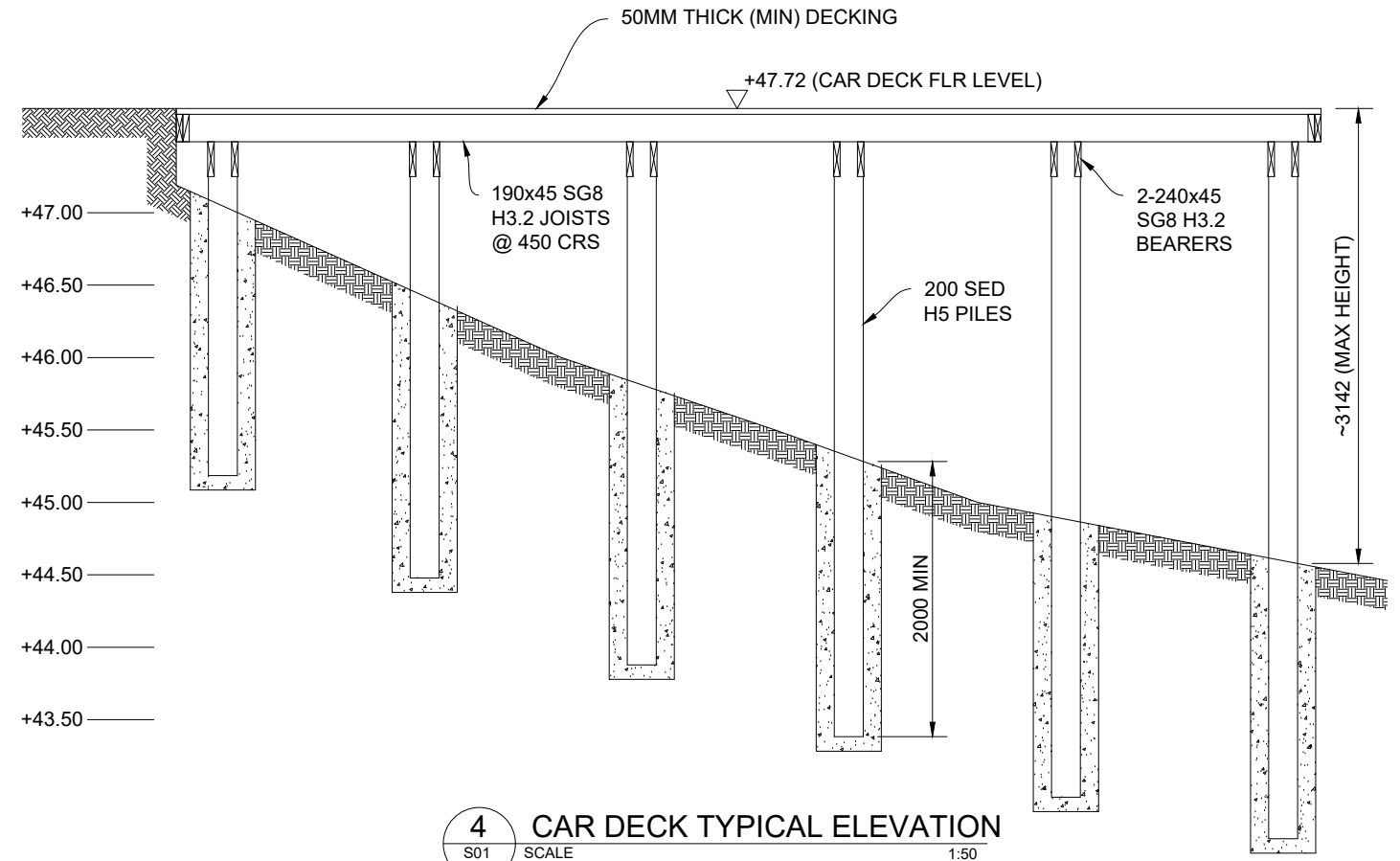
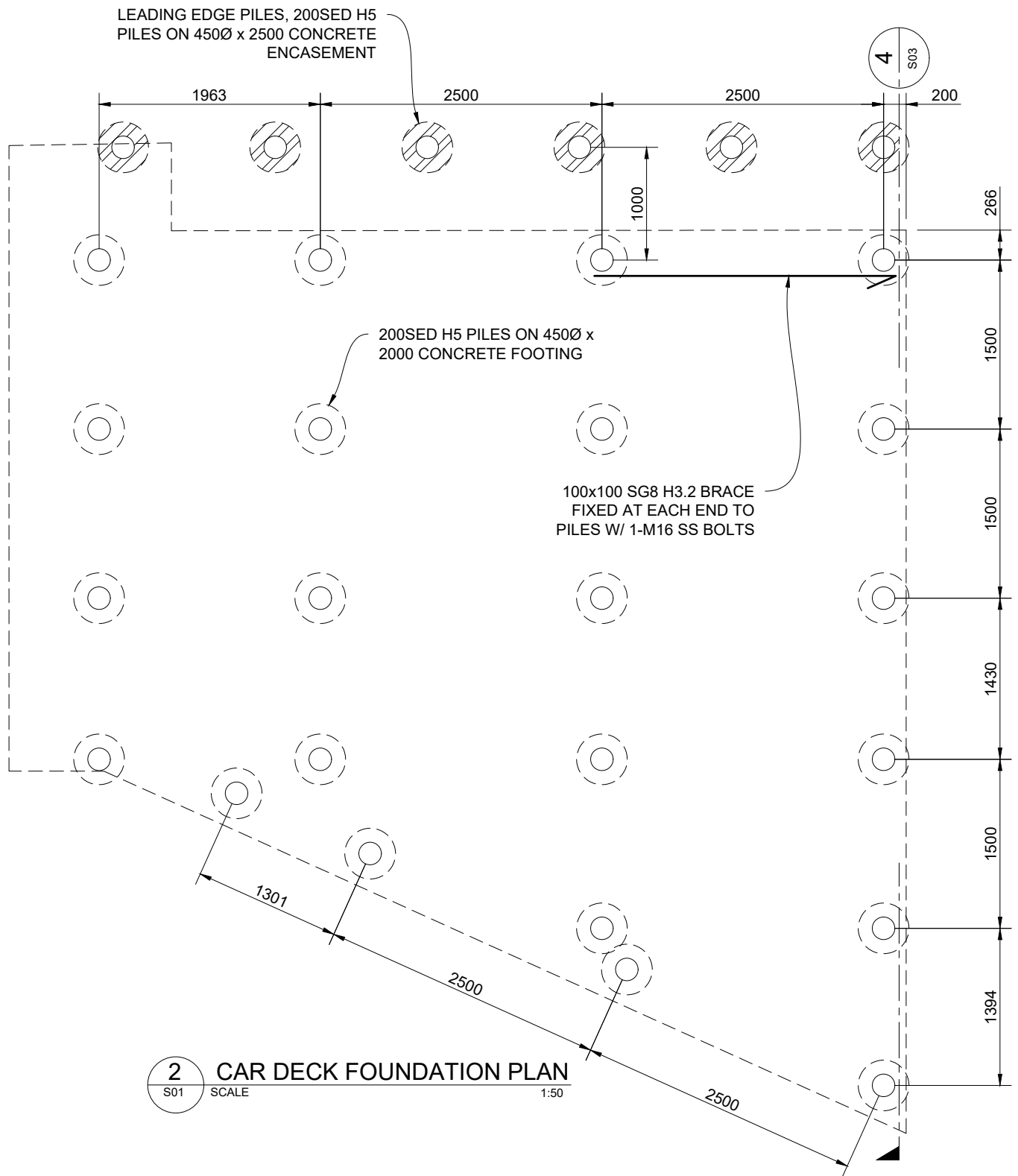
H (mm)	SED (mm)	D (mm)	B (mm)	SPACING (mm)	DOUBLE BACKBOARD
1000	150	1600	450	1000	NO
1250	175	1900	450	1000	NO
1500	200	2300	450	1000	YES
1750	225	2700	450	1000	YES

1 DETAIL
S01 SCALE 1:20

	Surveyed		
	Designed		
1	First Issue	3 June 2024	Drawn
No.	Revisions	Date	Reviewed
			Approved

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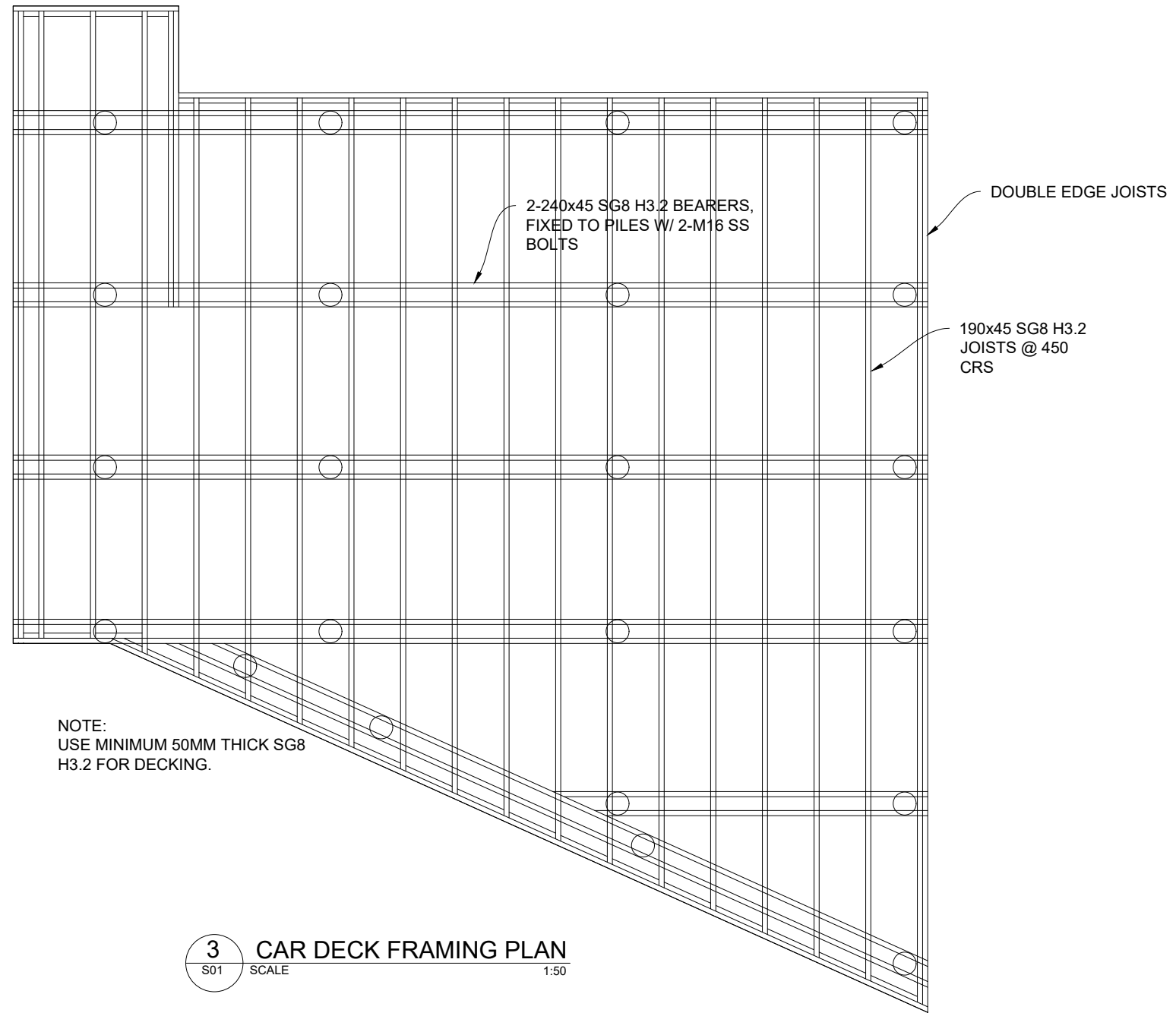
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A3
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1	First Issue	3 June 2024	Drawn
No.	Revisions	Date	Reviewed
			Approved

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ORIGINAL SIZE mm
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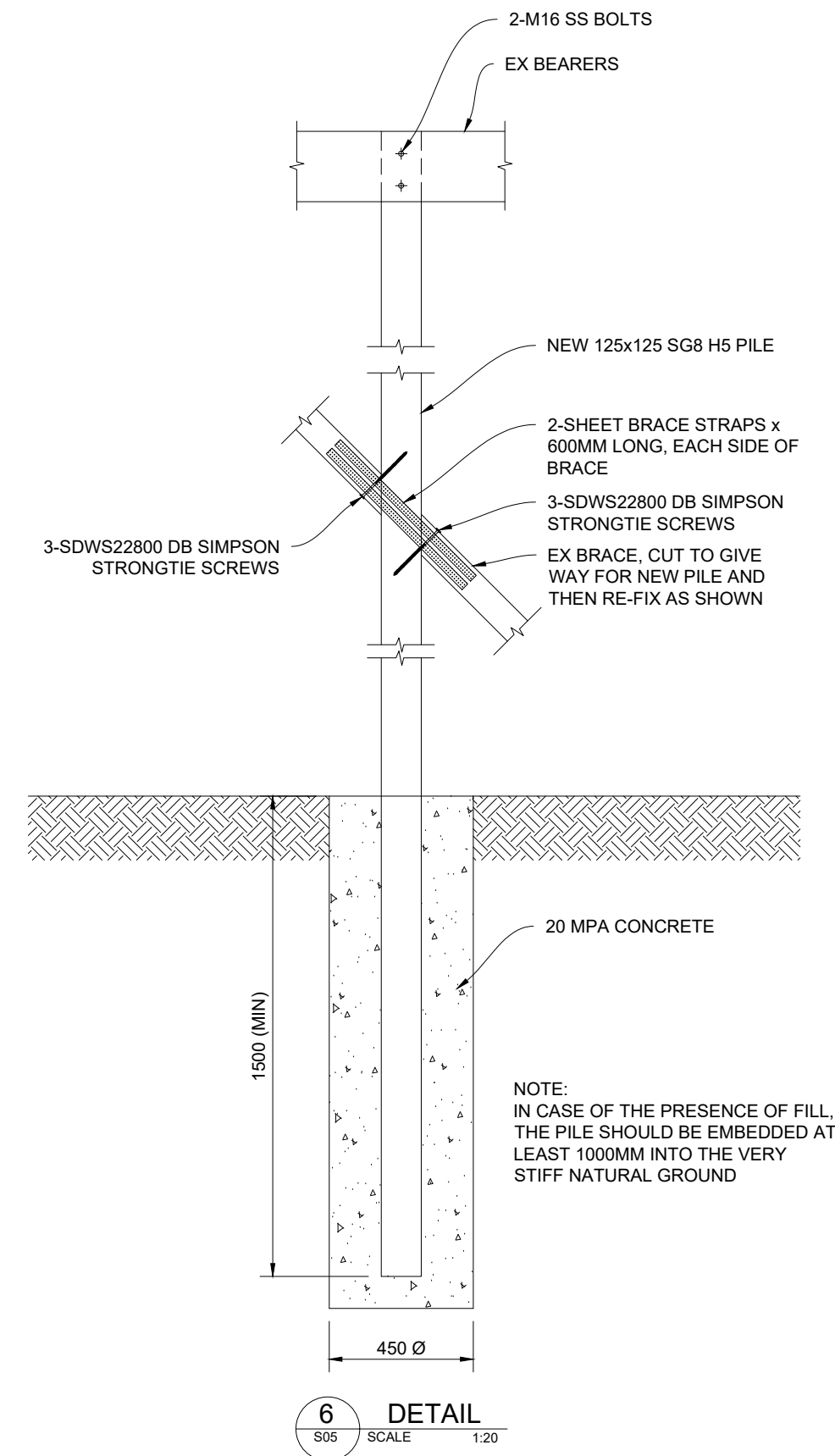
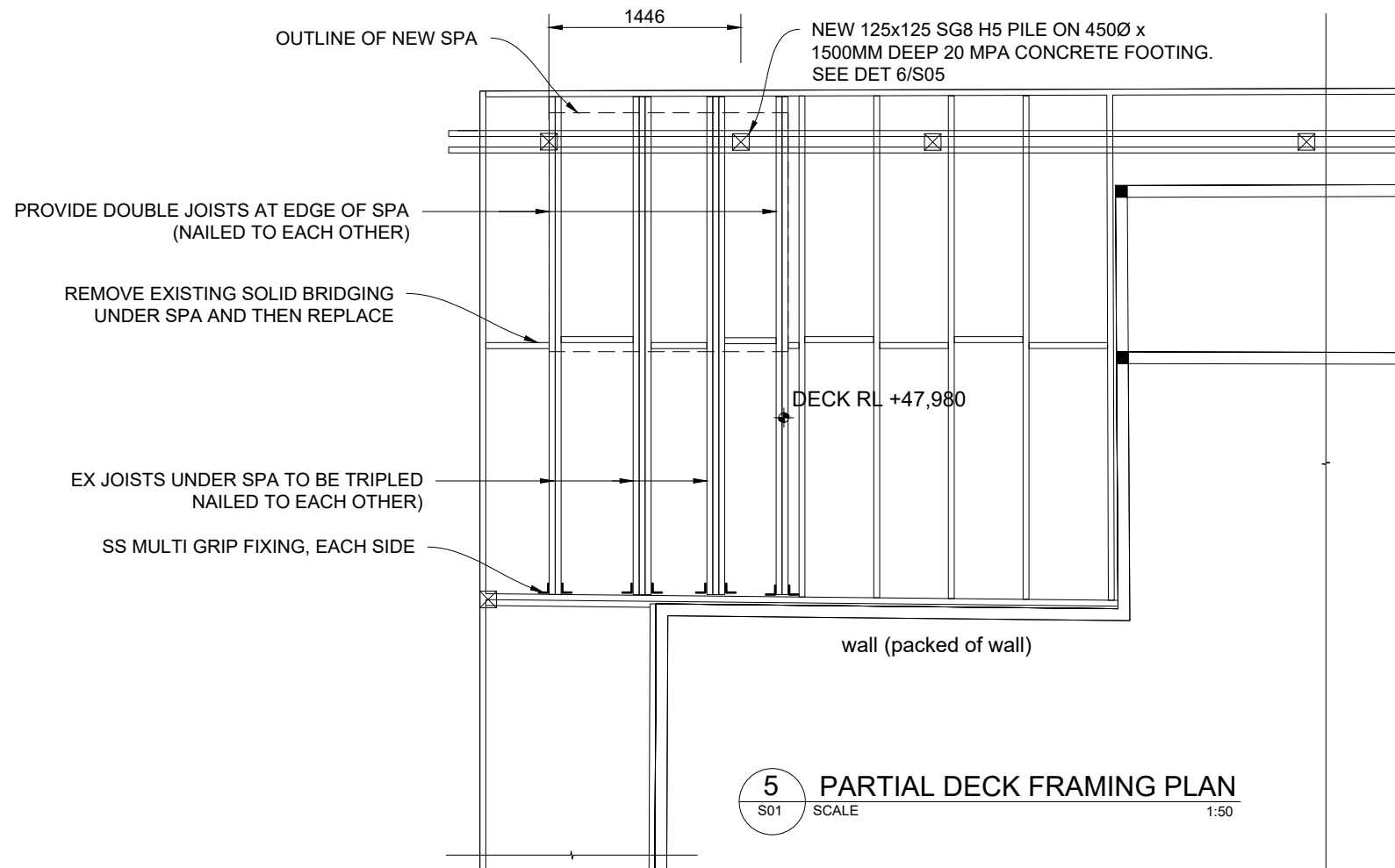


3 CAR DECK FRAMING PLAN
S01 SCALE 1:50

		Surveyed	
		Designed	
1	First Issue	3 June 2024	Drawn
No.	Revisions	Date	Reviewed
			Approved

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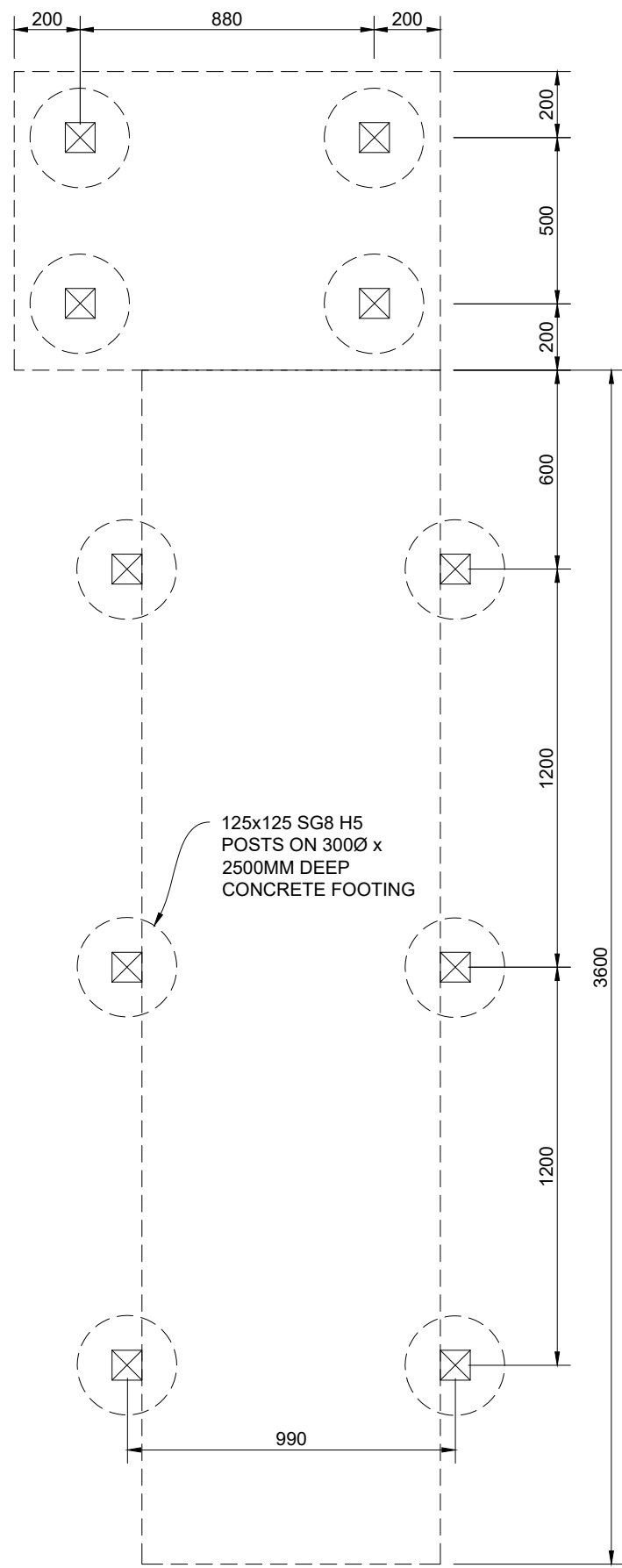
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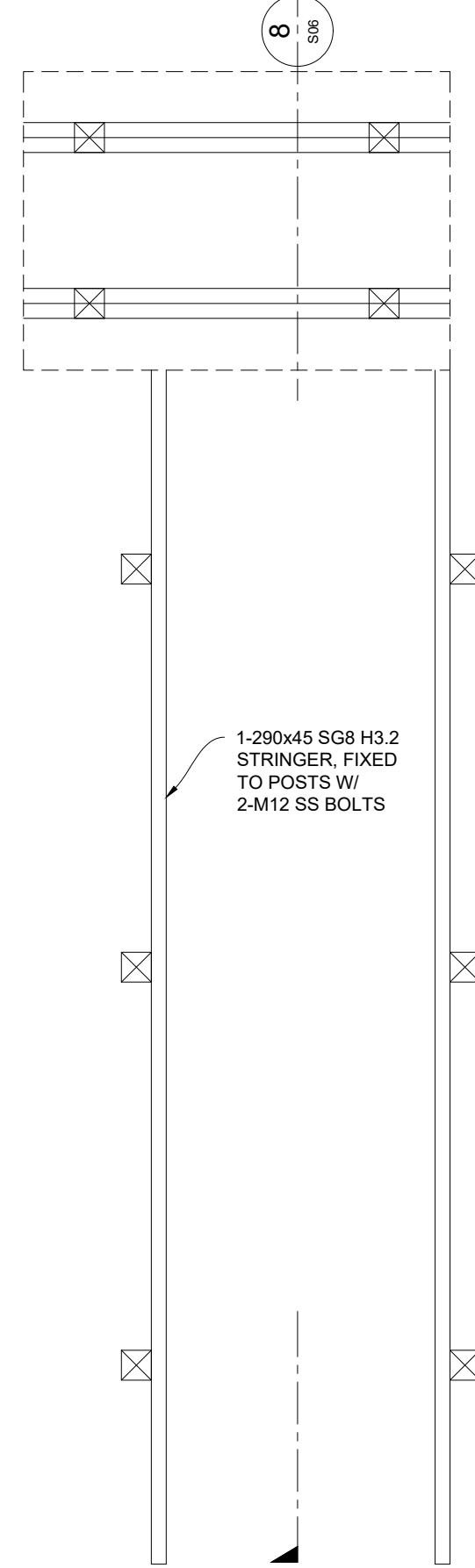
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No.	Revisions	Date	Reviewed
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Designed	
Drawn	
Reviewed	
Approved	

Drawing Status	FOR CONSENT
Project No.:	023-FND-24SD
Scale	1:50 (A3)
Drawing	S05
Revision	1



7 STAIR FOUNDATION PLAN
S01 SCALE 1:20



8 STAIR FRAMING PLAN
S01 SCALE 1:20

ORIGINAL SIZE mm A3

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		Designed		
1	First Issue	3 June 2024	Drawn	
No.	Revisions	Date	Reviewed	
			Approved	

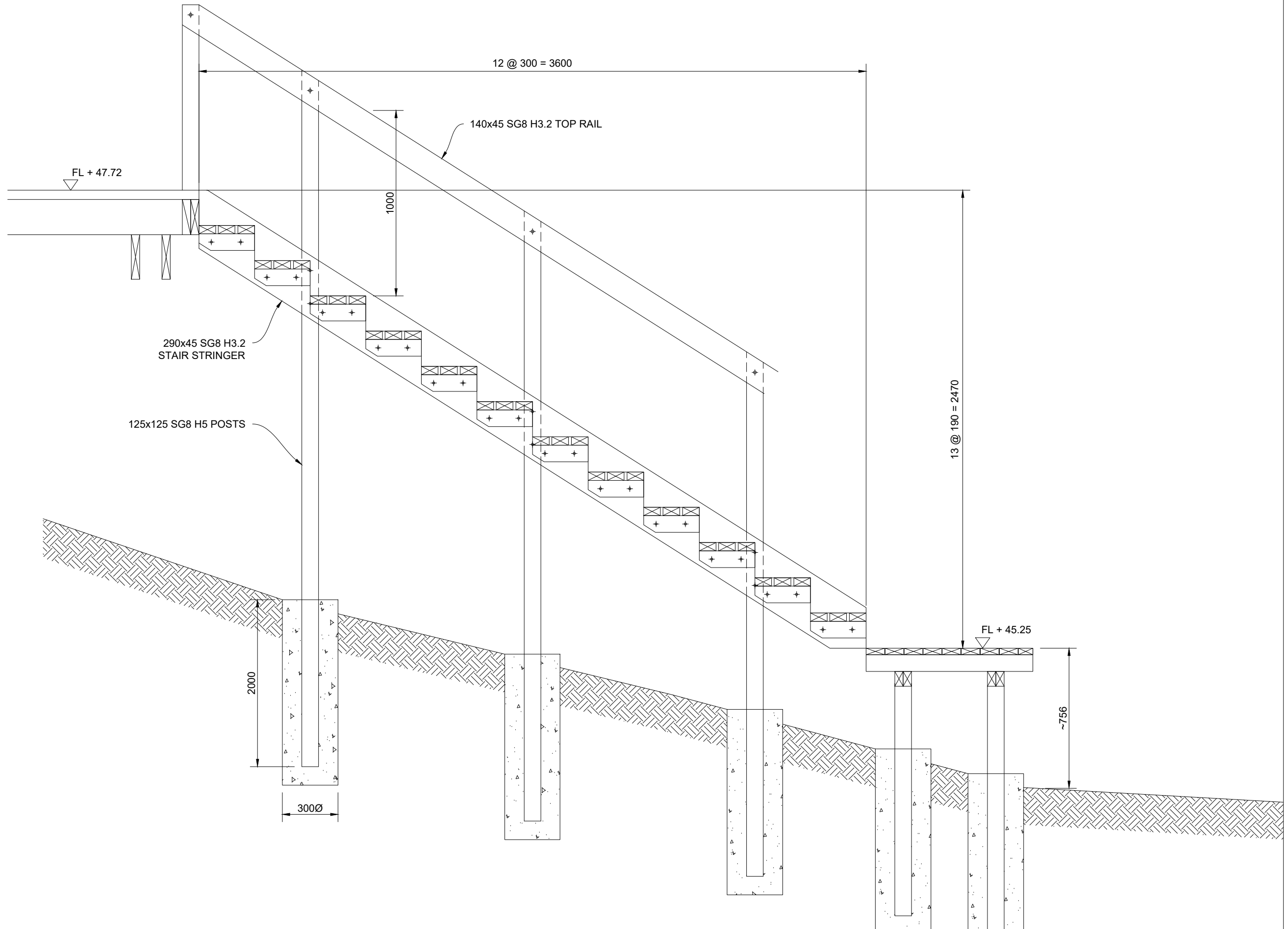
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6 DE HAVEN ST., OPUA
PROPOSED HOUSE ADDITIONS

Sheet Title
NEW STAIR

Drawing Status	FOR CONSENT
Project No.:	023-FND-24SD
Scale	1:20 (A3)
Drawing	S06
Revision	1

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ORIGINAL SIZE mm
A3



	Surveyed	
	Designed	
1	First Issue	3 June 2024
No.	Revisions	Date
	Reviewed	
	Approved	

Drawing Status	FOR CONSENT	
Project No.:	023-FND-24SD	Drawing S07
Scale	1:50 (A3)	Revision 1

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SHEET NO.	SHEET NAME	REV	REV DATE
	COVER PAGE	-	
	GENERAL NOTES	-	
A101	EXISTING SITE PLAN	-	
A102	PROPOSED SITE PLAN	-	
A103	IMPERVIOUS AREAS	-	
A201	FLOOR PLAN- GARAGE	-	
A401	GARAGE ELEVATIONS	-	

6 DE HAVEN STREET OPUA

RevID	ChID	Revision	Date

NOTES:
 All work to comply with manufacturer's specifications and details all plumbing and drainage work to comply to NZBC or AS3500. Contractor to check for all underground utilities and services and verify locations before construction commences. Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale.
 These drawings must be read in conjunction with structural engineering documentation. These drawings must be read in conjunction with the geotechnical and civil reports. All documents and information has equal precedence. Should there be any Variation or discrepancies, the architectural designer must be made aware immediately. All work shall comply with, NZS4223.3:2016, NZS3604:2011 and the New Zealand Building code (nzbc) and approved documents, contractor to carry out all works in Accordance with the health and safety at work act 2015.

REV SHEET	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	COVER PAGE	WEDEKIND	
	SCALE A3:	SITE ADDRESS:	
	ISSUED: 16/07/2024	6 DE HAVEN STREET	
	PROJECT #: 240207	OPUA	

SITE INFORMATION

6 DE HAVEN STREET OPUA NORTHLAND 0200
Legal Description: Section 8 Block VIII TN OF Opu
CT number- NA26D/1190
Zone- COASTAL RESIDENTIAL
Wind Zone- HIGH
Earthquake Zone- ZONE 1
Exposure Zone- ZONE D
Total Site Area- 1012 M2
SETBACK FROM BOUNDARIES- 1.2M

GENERAL NOTES

SCOPE OF WORKS

PROPOSED WORKS ON THESE SHEETS RELATE TO 6 DE HAVEN STREET OPUA

DESIGN SCOPE OF WORKS INCLUDES:

- PLANS FOR DEEMED PERMITTED ACTIVITY APPROVAL

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO CONSTRUCTION.
ALL LEVELS SHOWN ON FLOOR PLANS ARE TO TOP OF FINISHED STRANDBOARD FLOORING SUBSTRATE AND TOP OF DECKING. LEVELS ARE NOT TO TOP OF INTERIOR FLOOR FINISHES.
SHOULD THERE BE ANY VARIATION, THE ARCHITECTURAL DESIGNER MUST BE MADE AWARE IMMEDIATELY.ALL WORK SHALL COMPLY WITH NZS 3604/2011, NZS 4229/2013 AND THE NEW ZEALAND BUILDING CODE (NZBC) AND APPROVED DOCUMENTS.
CONTRACTOR TO CARRY OUT ALL WORKS IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
READ THESE PLANS IN CONJUNCTION WITH THE FULL DOCUMENT SET AND STRUCTURAL ENGINEERS DOCUMENTATION.
ALL INFORMATION HAS EQUAL PRECEDENCE, ANY DISCREPANCIES BETWEEN DOCUMENTS MUST BE BROUGHT TO THE ARCHITECTURAL DESIGNERS ATTENTION IMMEDIATELY.
ANY DETAILS THAT ARE IN CONFLICT WITH THE SUPPLIERS OR MANUFACTURERS DETAILS OR REQUIREMENTS MUST BE BROUGHT TO THE ARCHITECTURAL DESIGNERS ATTENTION IMMEDIATELY.
CONFIRM ALL SET-OUT DIMENSIONS, LOCATION OF ALL ASSOCIATED STRUCTURE OR SERVICES ON SITE PRIOR TO FABRICATION & CONSTRUCTION.
ALL FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604/2011.
ALL TIMBER TREATMENT TO BE IN ACCORDANCE WITH NZS 3602/2003.
ALL WINDOW AND DOOR JOINERY OPENINGS ARE TO BE MEASURED ON-SITE PRIOR TO ORDER OR MANUFACTURE OF ANY WINDOW AND DOOR JOINERY.
GLAZING REQUIREMENTS ARE TO BE CONFIRMED BY GLAZER. GLAZING AND SAFETY GLASS REQUIREMENTS IN ACCORDANCE WITH NZS 4223.3.2016.
ALL MATERIALS, PRODUCTS AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS.
ALL EXPOSED STRUCTURAL FIXINGS TO BE IN ACCORDANCE WITH TABLE 4.1 OF NZS 3604/2011 (ZONE D) UNLESS OTHERWISE STATED

THESE DRAWINGS ARE NOT TO BE USED FOR BUILDING CONSENT

RevID	ChID	Revision	Date

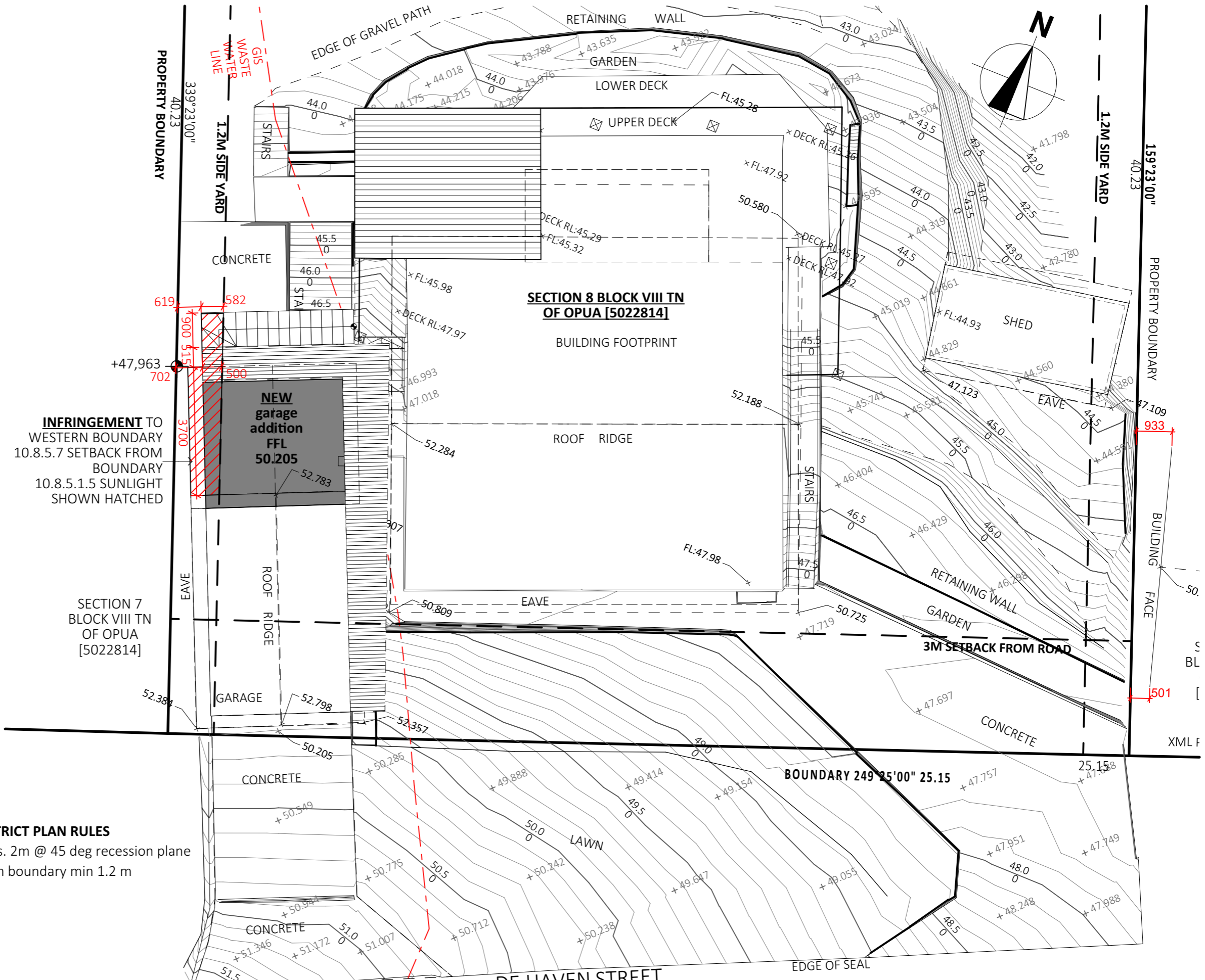
General Notes:

All work to comply with NZS3604-2011 and NZBC document.
All work to comply with manufacturer's specifications and details All plumbing and drainage work to comply to NZBC or AS3500.
Contractor to check for all underground utilities and services and verify locations before construction commences.
Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale.Refer all discrepancies to architectural designer office.

SHEET <	SHEET TITLE:	JOB TITLE:	 Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	GENERAL NOTES	WEDEKIND	
	SCALE A3: 1:50	SITE ADDRESS:	
	ISSUED: 16/07/2024	6 DE HAVEN STREET	
PROJECT #:	240207	OPUA	

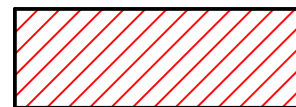
SITE INFORMATION

6 DE HAVEN STREET OPUA NORTHLAND 0200
 Legal Description: Section 8 Block VIII TN OF Opu
 CT number- NA26D/1190
 Zone- COASTAL RESIDENTIAL
 Wind Zone- HIGH
 Earthquake Zone- ZONE 1
 Exposure Zone- ZONE D
 Total Site Area- 1012 M2
 SETBACK FROM BOUNDARIES- 1.2M



INFRINGEMENT TO WESTERN BOUNDARY
 10.8.5.7 SETBACK FROM BOUNDARY
 10.8.5.1.5 SUNLIGHT SHOWN HATCHED

SITE PLAN LEGEND



INFRINGEMENT TO DISTRICT PLAN RULES
 10.8.5.1.5 sunlight rules. 2m @ 45 deg recession plane
 10.8.5.1.7 setback from boundary min 1.2m

RevID	ChID	Revision	Date

General Notes:
 All work to comply with NZS3604-2011 and NZBC document.
 All work to comply with manufacturer's specifications and details All plumbing and drainage work to comply to NZBC or AS3500.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
 Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

REV SHEET A102	SHEET TITLE: PROPOSED SITE PLAN	JOB TITLE: WEDEKIND	 Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:100, 1:50	SITE ADDRESS: 6 DE HAVEN STREET OPUA	
	ISSUED: 16/07/2024		
	PROJECT #: 240207		

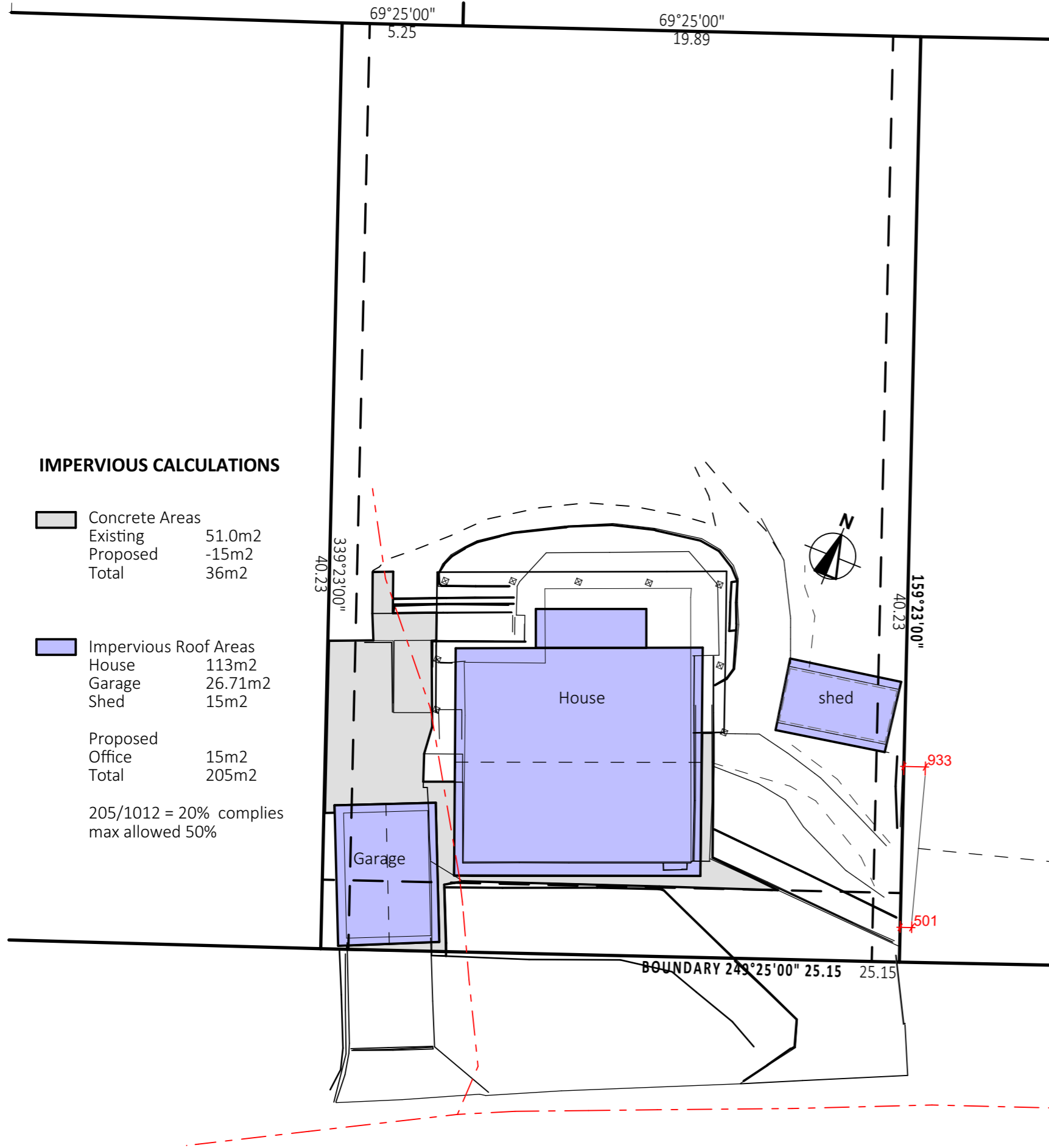
IMPERVIOUS CALCULATIONS

Concrete Areas	
Existing	51.0m ²
Proposed	-15m ²
Total	36m ²

Impervious Roof Areas	
House	113m ²
Garage	26.71m ²
Shed	15m ²

Proposed Office	15m ²
Total	205m ²

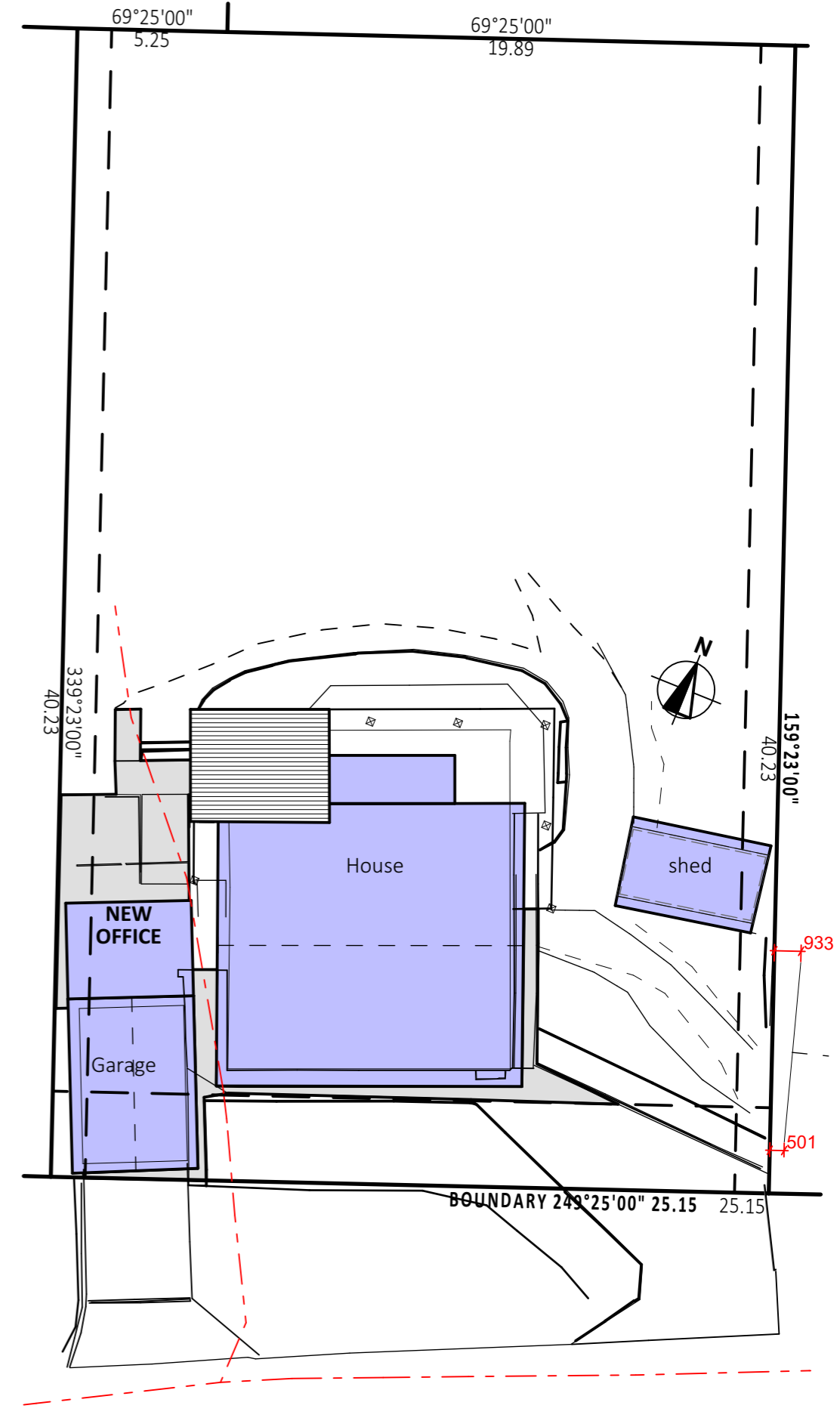
205/1012 = 20% complies max allowed 50%



1

Existing Impervious Areas

1:200



2

Proposed Impervious Areas

1:200

General Notes:

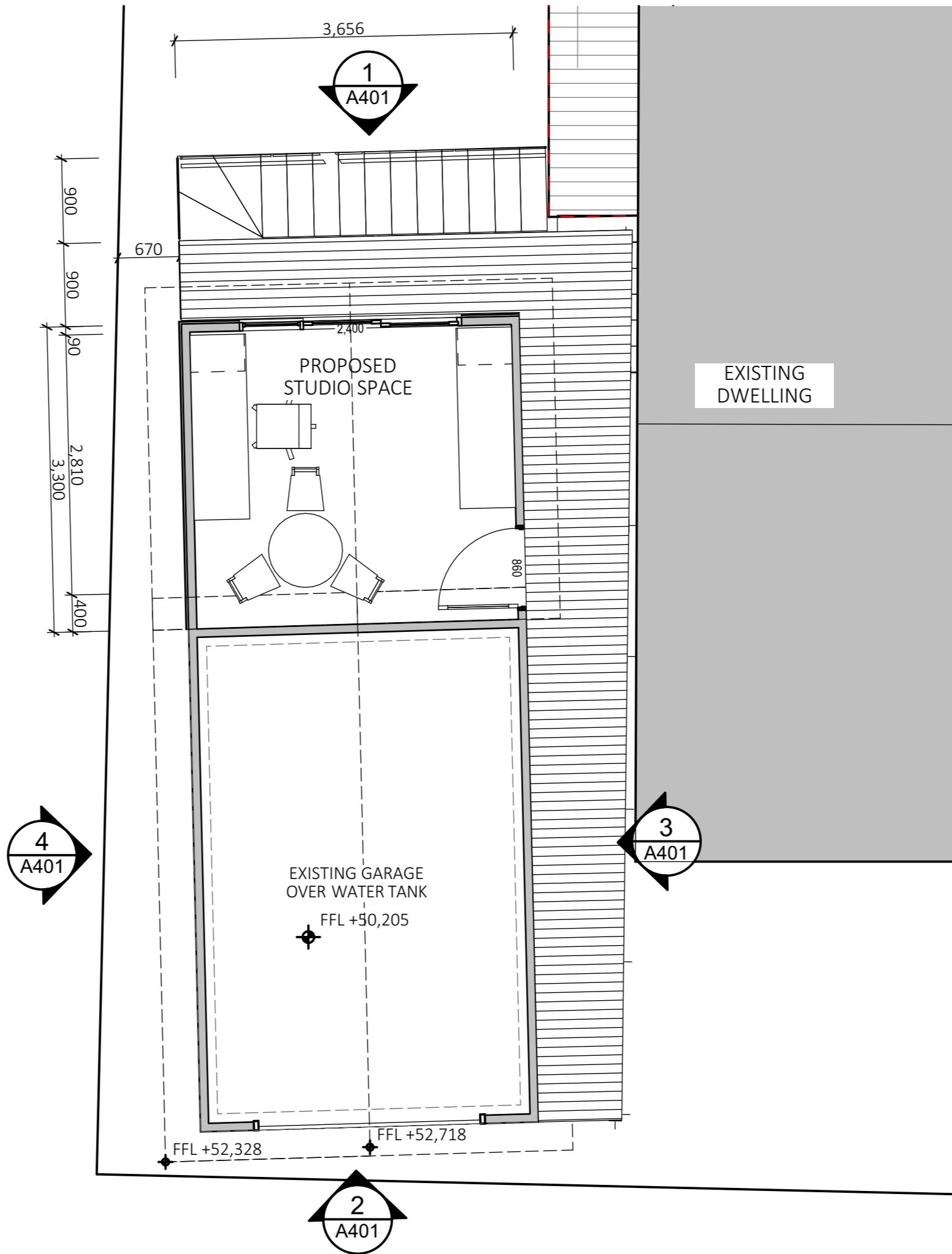
All work to comply with NZS3604-2011 and NZBC document.
 All work to comply with manufacturer's specifications and details All plumbing and drainage work to comply to NZBC or AS3500.
 Contractor to check for all underground utilities and services and verify locations before construction commences.
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REV SHEET A103	SHEET TITLE:	IMPERVIOUS AREAS	JOB TITLE:	WEDEKIND
	SCALE A3:	1:200	SITE ADDRESS:	6 DE HAVEN STREET
	ISSUED:	16/07/2024	OPUA	
	PROJECT #:	240207		

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 Alison@housse.co.nz

RevID	ChID	Revision	Date

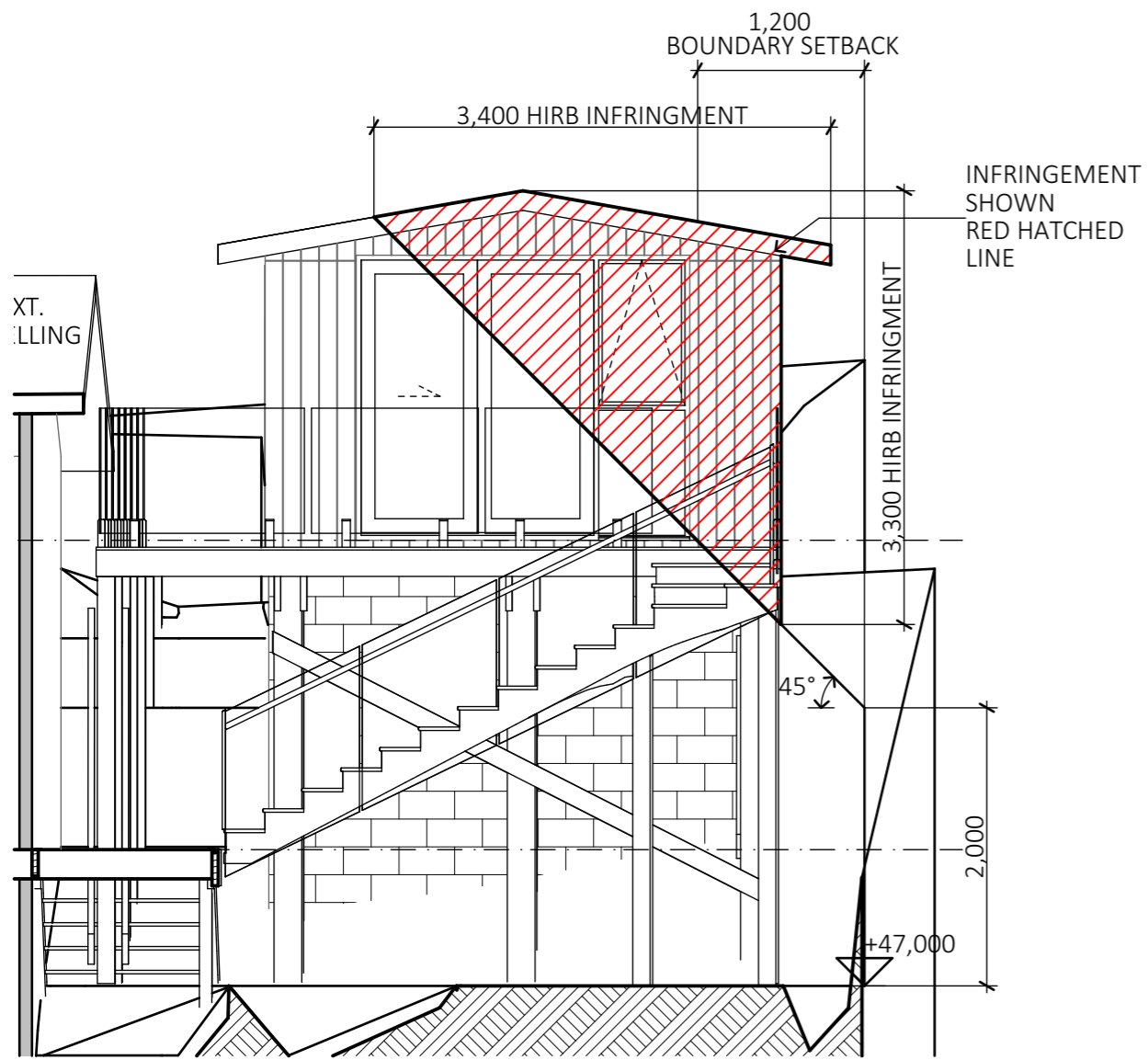


ReVID	ChID	Revision	Date

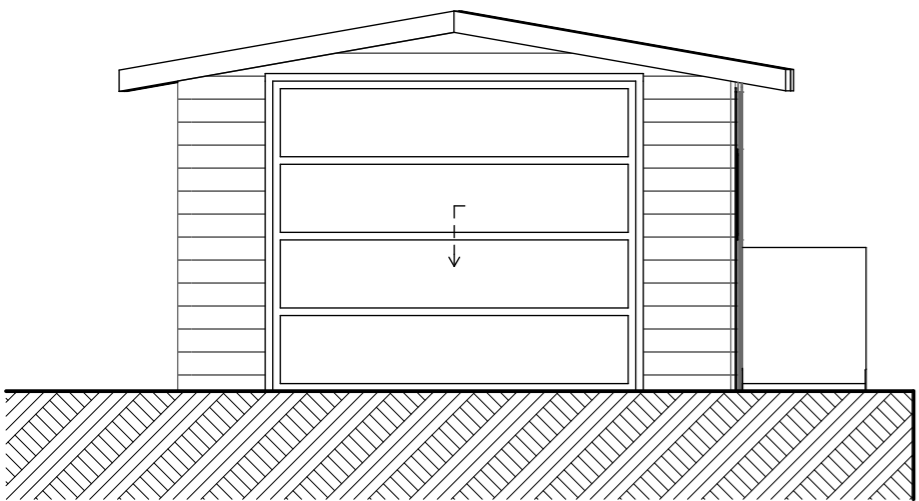
General Notes:
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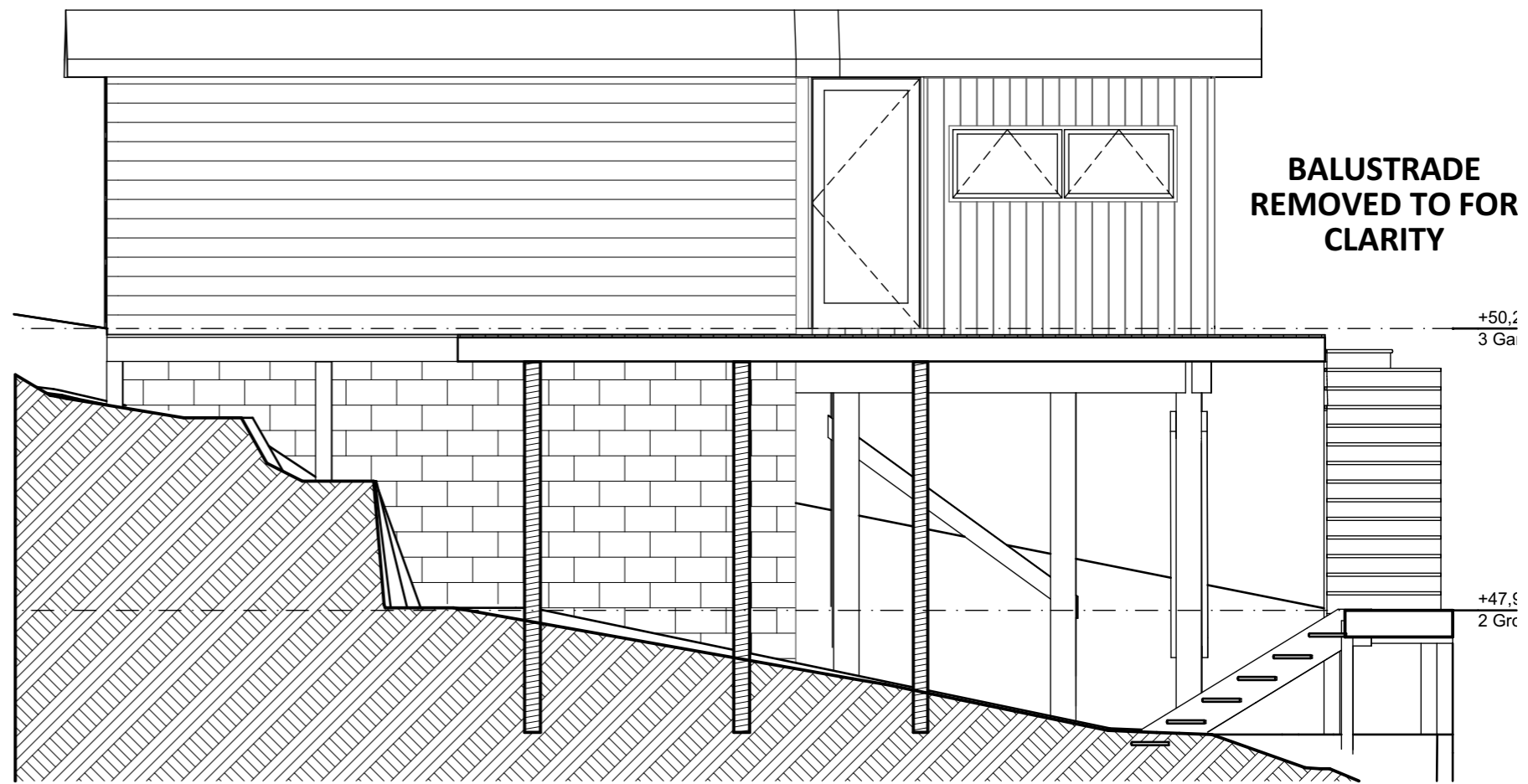
R SHEET REV	SHEET TITLE: FLOOR PLAN - GARAGE	JOB TITLE: WEDEKIND
	SCALE A3: 1:50	SITE ADDRESS: 6 DE HAVEN STREET OPUA
	ISSUED: 16/07/2024	PROJECT #: 240207



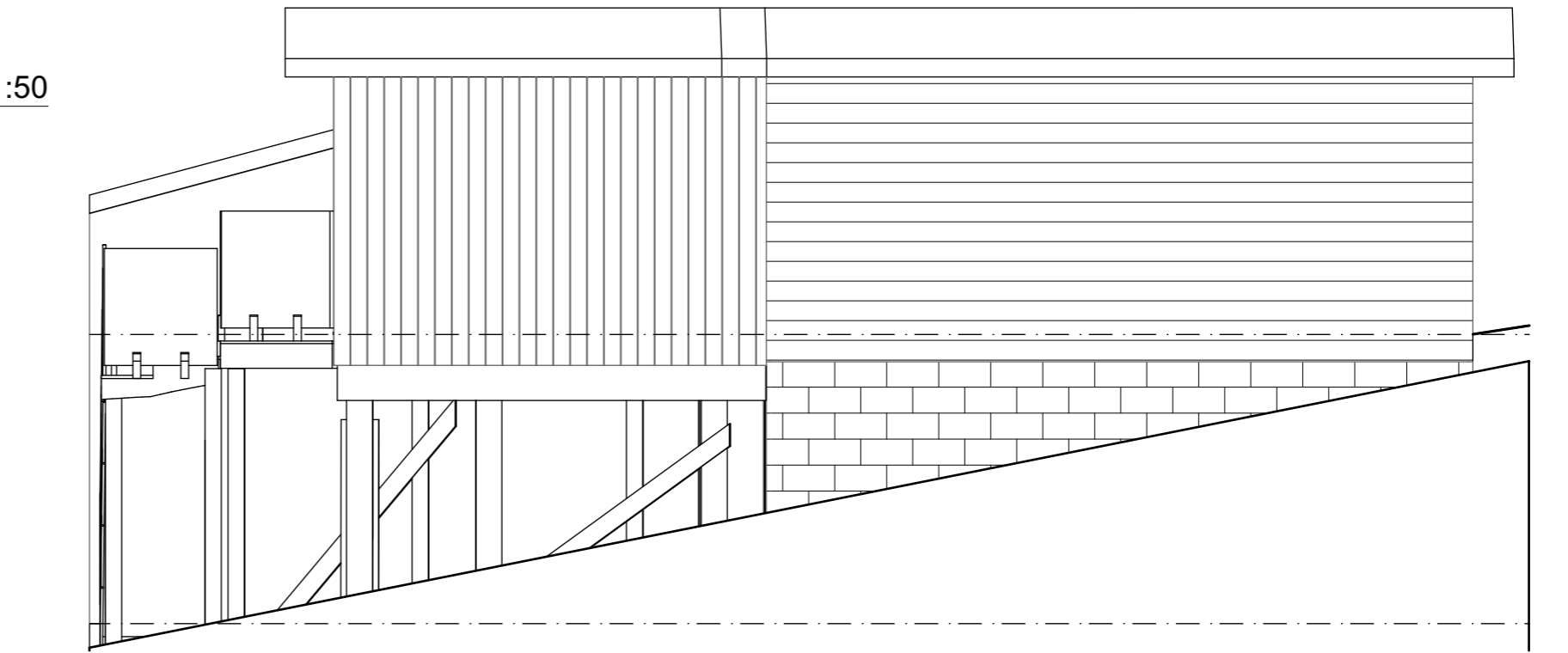
1 Garage - North Elevation 1:50



2 Garage - South Elevation 1:50



3 Garage - East Elevation 1:50



4 Garage - West Elevation 1:50

THESE DRAWINGS ARE NOT TO BE USED FOR BUILDING CONSENT

RevID	ChID	Revision	Date

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REV SHEET A401	SHEET TITLE: GARAGE ELEVATIONS	JOB TITLE: WEDEKIND	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	SCALE A3: 1:50	SITE ADDRESS: 6 DE HAVEN STREET OPUA	
	ISSUED: 16/07/2024		
	PROJECT #: 240207		



SHEET NO.	SHEET NAME	REV	REV DATE
	COVER PAGE	-	
	GENERAL NOTES	-	
A101	EXISTING SITE PLAN	-	
A102	PROPOSED SITE PLAN	-	
A103	IMPERVIOUS AREAS	-	
A201	FLOOR PLAN- GARAGE	-	
A401	GARAGE ELEVATIONS	-	

6 DE HAVEN STREET OPUA

APPROVED PLAN
Planner: ERamsay
RC: 2250014-RMAPBA
Date: 08/08/24

RevID	ChID	Revision	Date

NOTES:
All work to comply with manufacturer's specifications and details all plumbing and drainage work to comply to NZBC or AS3500. Contractor to check for all underground utilities and services and verify locations before construction commences. Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale.
These drawings must be read in conjunction with structural engineering documentation. These drawings must be read in conjunction with the geotechnical and civil reports. All documents and information has equal precedence. Should there be any Variation or discrepancies, the architectural designer must be made aware immediately. All work shall comply with, NZS4223.3:2016, NZS3604:2011 and the New Zealand Building code (nzbc) and approved documents, contractor to carry out all works in Accordance with the health and safety at work act 2015.

REV SHEET	SHEET TITLE:	JOB TITLE:	Housse. Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	COVER PAGE	WEDEKIND	
	SCALE A3:	SITE ADDRESS:	
	ISSUED: 16/07/2024	6 DE HAVEN STREET	
	PROJECT #: 240207	OPUA	

SITE INFORMATION

6 DE HAVEN STREET OPUA NORTHLAND 0200
Legal Description: Section 8 Block VIII TN OF Opu
CT number- NA26D/1190
Zone- COASTAL RESIDENTIAL
Wind Zone- HIGH
Earthquake Zone- ZONE 1
Exposure Zone- ZONE D
Total Site Area- 1012 M2
SETBACK FROM BOUNDARIES- 1.2M

GENERAL NOTES

SCOPE OF WORKS

PROPOSED WORKS ON THESE SHEETS RELATE TO 6 DE HAVEN STREET OPUA

DESIGN SCOPE OF WORKS INCLUDES:

- PLANS FOR DEEMED PERMITTED ACTIVITY APPROVAL

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO CONSTRUCTION.
ALL LEVELS SHOWN ON FLOOR PLANS ARE TO TOP OF FINISHED STRANDBOARD FLOORING SUBSTRATE AND TOP OF DECKING. LEVELS ARE NOT TO TOP OF INTERIOR FLOOR FINISHES.
SHOULD THERE BE ANY VARIATION, THE ARCHITECTURAL DESIGNER MUST BE MADE AWARE IMMEDIATELY. ALL WORK SHALL COMPLY WITH NZS 3604/2011, NZS 4229/2013 AND THE NEW ZEALAND BUILDING CODE (NZBC) AND APPROVED DOCUMENTS.
CONTRACTOR TO CARRY OUT ALL WORKS IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
READ THESE PLANS IN CONJUNCTION WITH THE FULL DOCUMENT SET AND STRUCTURAL ENGINEERS DOCUMENTATION.
ALL INFORMATION HAS EQUAL PRECEDENCE, ANY DISCREPANCIES BETWEEN DOCUMENTS MUST BE BROUGHT TO THE ARCHITECTURAL DESIGNERS ATTENTION IMMEDIATELY.
ANY DETAILS THAT ARE IN CONFLICT WITH THE SUPPLIERS OR MANUFACTURERS DETAILS OR REQUIREMENTS MUST BE BROUGHT TO THE ARCHITECTURAL DESIGNERS ATTENTION IMMEDIATELY.
CONFIRM ALL SET-OUT DIMENSIONS, LOCATION OF ALL ASSOCIATED STRUCTURE OR SERVICES ON SITE PRIOR TO FABRICATION & CONSTRUCTION.
ALL FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604/2011.
ALL TIMBER TREATMENT TO BE IN ACCORDANCE WITH NZS 3602/2003.
ALL WINDOW AND DOOR JOINERY OPENINGS ARE TO BE MEASURED ON-SITE PRIOR TO ORDER OR MANUFACTURE OF ANY WINDOW AND DOOR JOINERY.
GLAZING REQUIREMENTS ARE TO BE CONFIRMED BY GLAZER. GLAZING AND SAFETY GLASS REQUIREMENTS IN ACCORDANCE WITH NZS 4223.3.2016.
ALL MATERIALS, PRODUCTS AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS.
ALL EXPOSED STRUCTURAL FIXINGS TO BE IN ACCORDANCE WITH TABLE 4.1 OF NZS 3604/2011 (ZONE D) UNLESS OTHERWISE STATED

APPROVED PLAN


Planner: ERamsay
RC: 2250014-RMAPBA
Date: 08/08/24

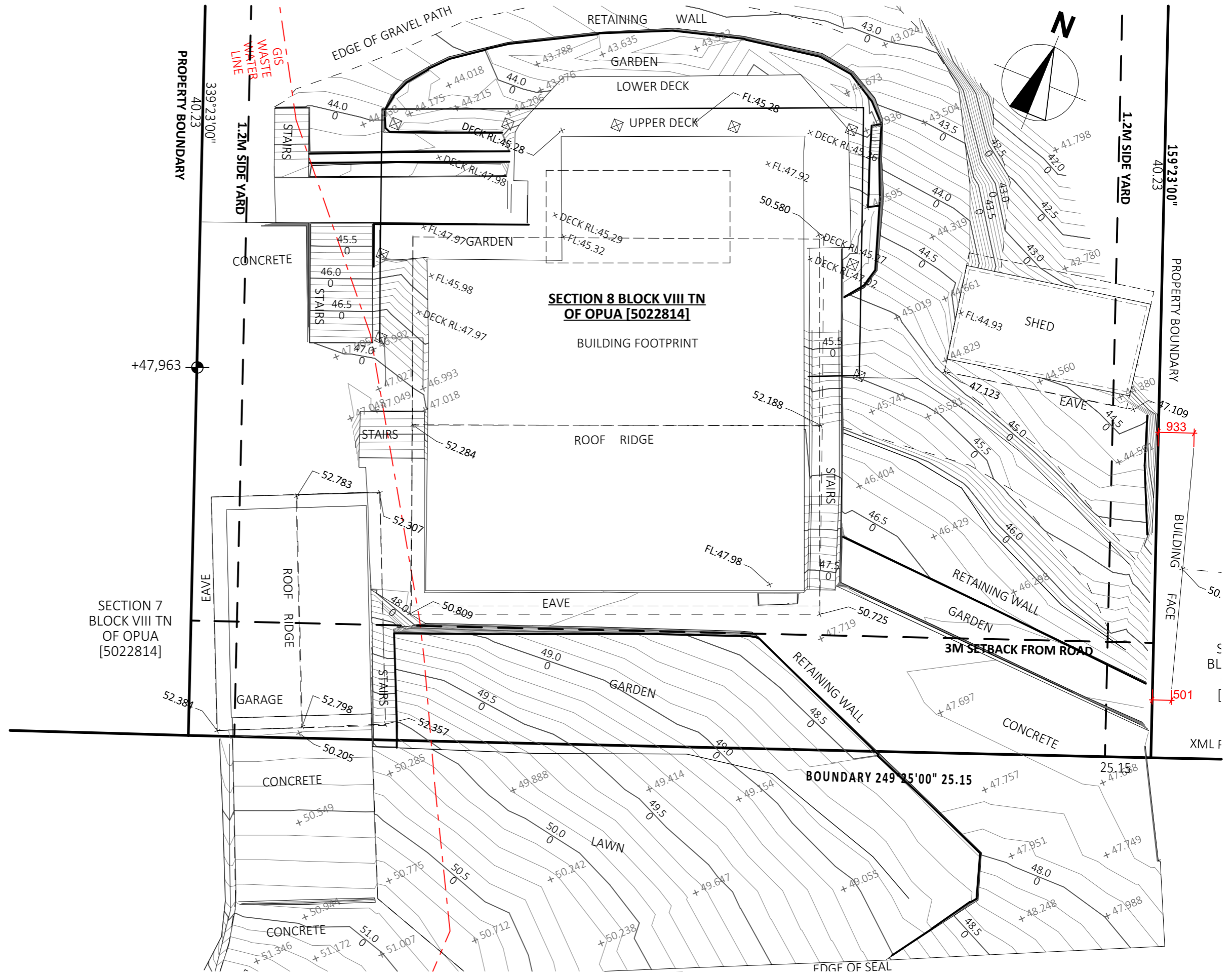
THESE DRAWINGS ARE NOT TO BE USED FOR BUILDING CONSENT

RevID	ChID	Revision	Date

General Notes:

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SHEET <	SHEET TITLE:	JOB TITLE:	 Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz
	GENERAL NOTES	WEDEKIND	
	SCALE A3:	1:50	
	ISSUED:	16/07/2024	
PROJECT #:	240207	SITE ADDRESS:	6 DE HAVEN STREET OPUA



**SECTION 8 BLOCK VIII TN
OF OPUA [5022814]**

**SECTION 7
BLOCK VIII TN
OF OPUA
[5022814]**

APPROVED PLAN
Planner: ERamsay
RC: 2250014-RMAPBA
Date: 08/08/24

1

Existing Site Survey plan

1:100

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REV SHEET A101	SHEET TITLE:	EXISTING SITE PLAN	JOB TITLE:	WEDEKIND
	SCALE A3:	1:100	SITE ADDRESS:	6 DE HAVEN STREET OPUA
	ISSUED:	16/07/2024		
	PROJECT #:	240207		

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IMPERVIOUS CALCULATIONS

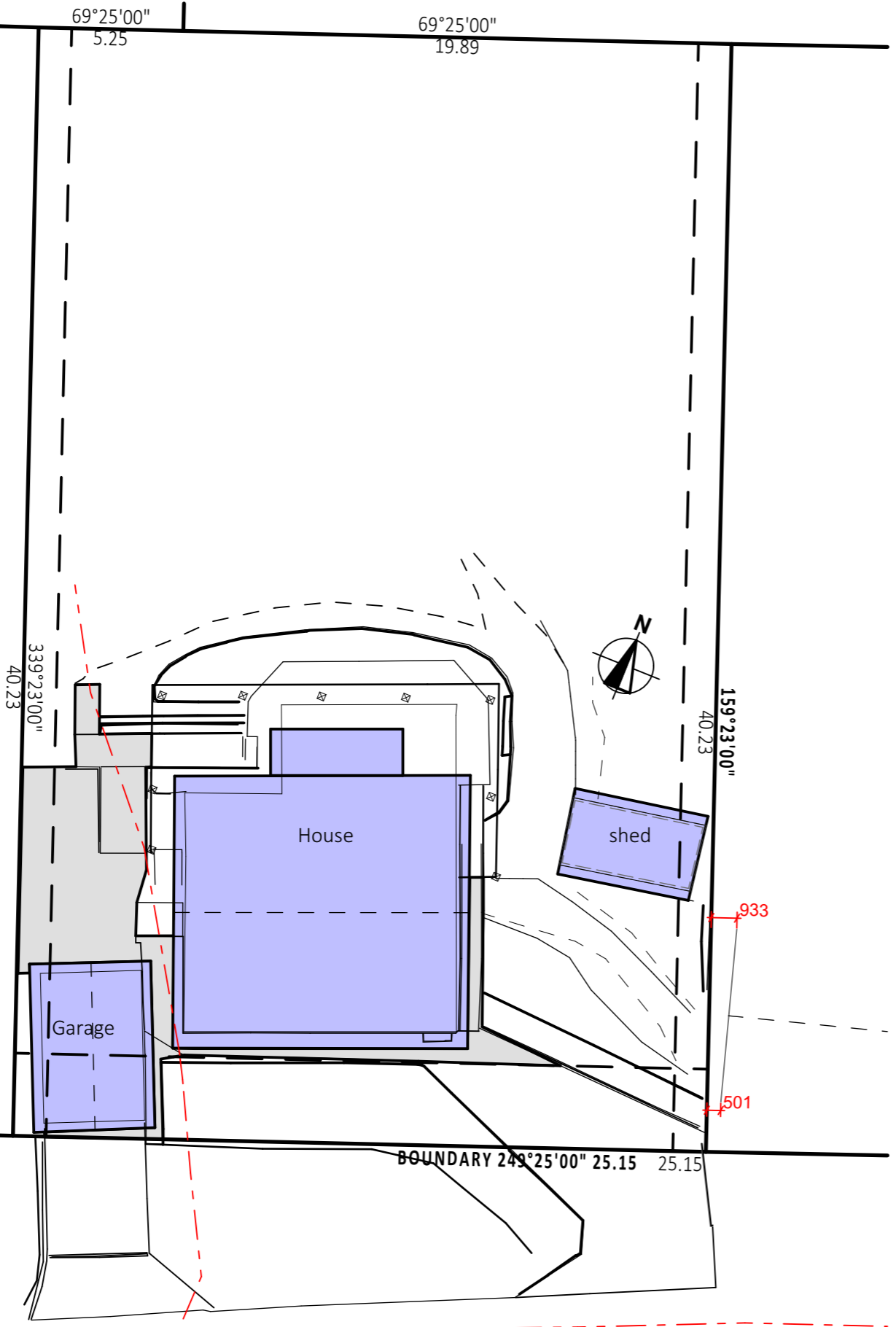
Concrete Areas	
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Total	36m ²

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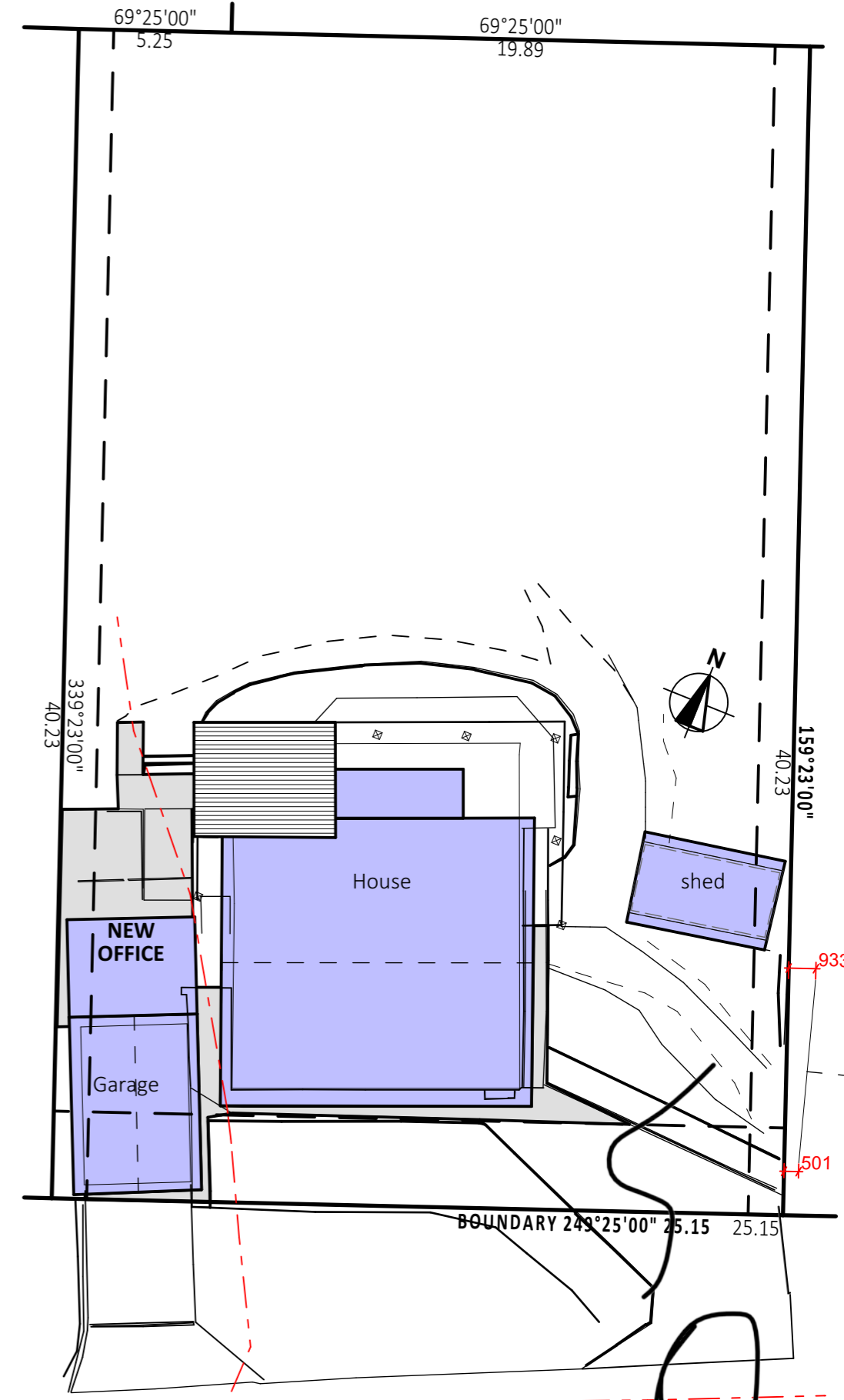
205/1012 = 20% complies max allowed 50%

APPROVED PLAN
 Planner: ERamsay
 RC: 2250014-RMAPBA
 Date: 08/08/24



Existing Impervious Areas

1:200



Proposed Impervious Areas

1:200

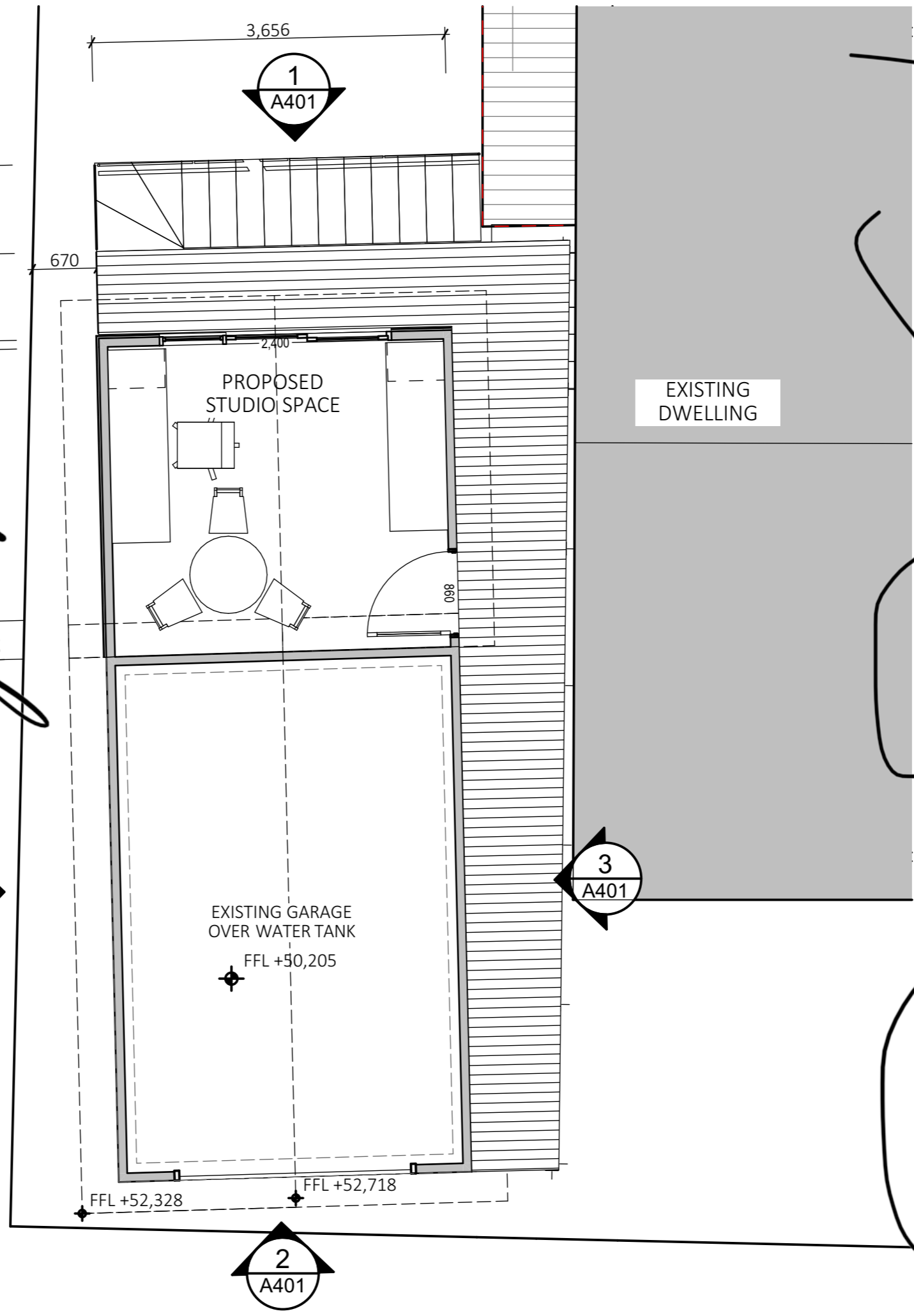
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REV SHEET A103	SHEET TITLE:	IMPERVIOUS AREAS	JOB TITLE:	WEDEKIND
	SCALE A3:	1:200	SITE ADDRESS:	6 DE HAVEN STREET OPUA
	ISSUED:	16/07/2024		
	PROJECT #:	240207		

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RevID	ChID	Revision	Date

APPROVED PLAN
Planner: ERamsay
RC: 2250014-RMAPBA
Date: 08/08/24



1

GARAGE PLAN - PROPOSED

1:50

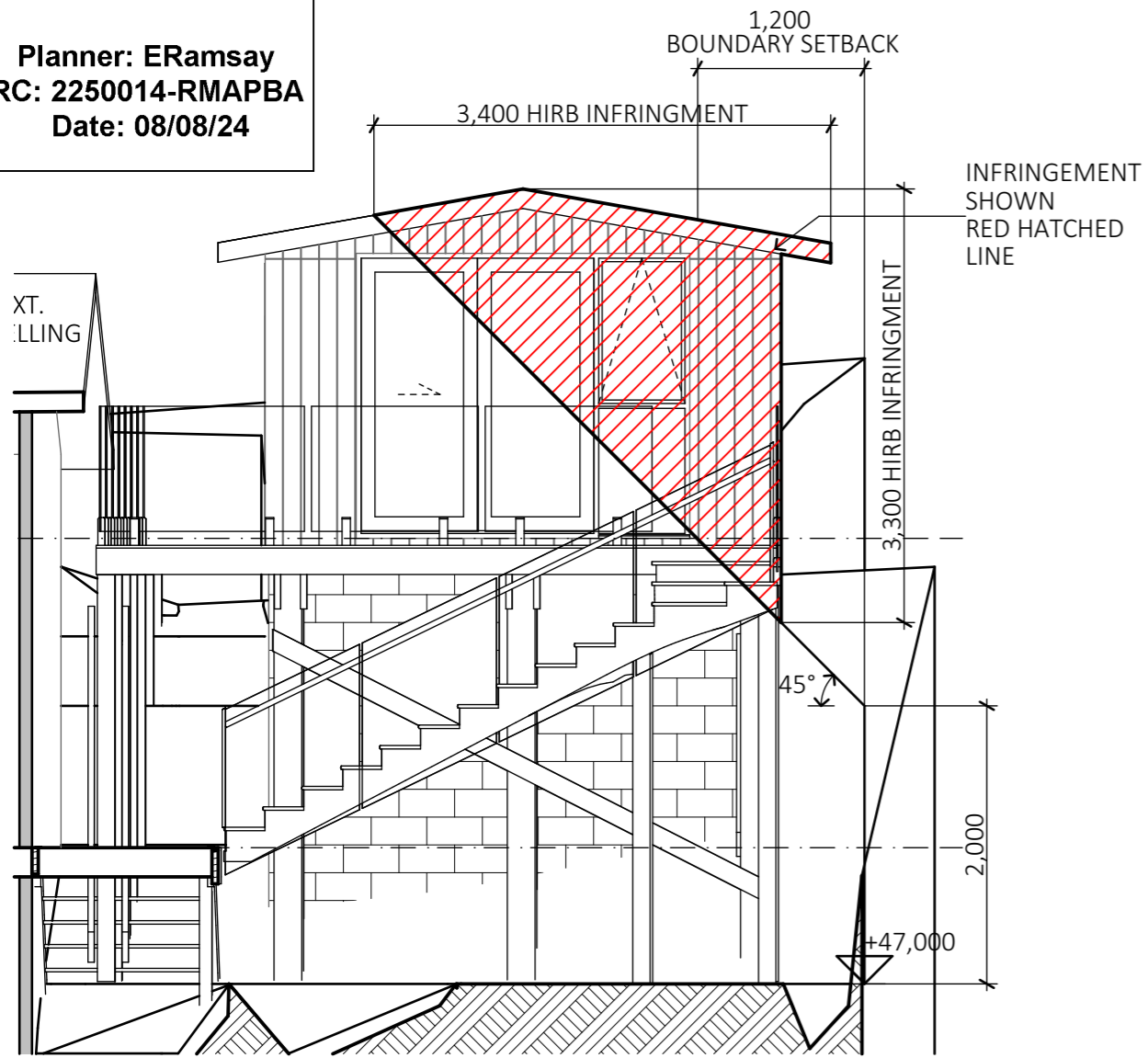
ReVID	ChID	Revision	Date

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Housse. Housse Architectural Design Limited +64 21 615 578 Allison@housse.co.nz	JOB TITLE: WEDEKIND
	SHEET TITLE: FLOOR PLAN - GARAGE
SCALE A3: 1:50	SITE ADDRESS: 6 DE HAVEN STREET OPUA
ISSUED: 16/07/2024	PROJECT #: 240207
RSHEET REV	A201

APPROVED PLAN

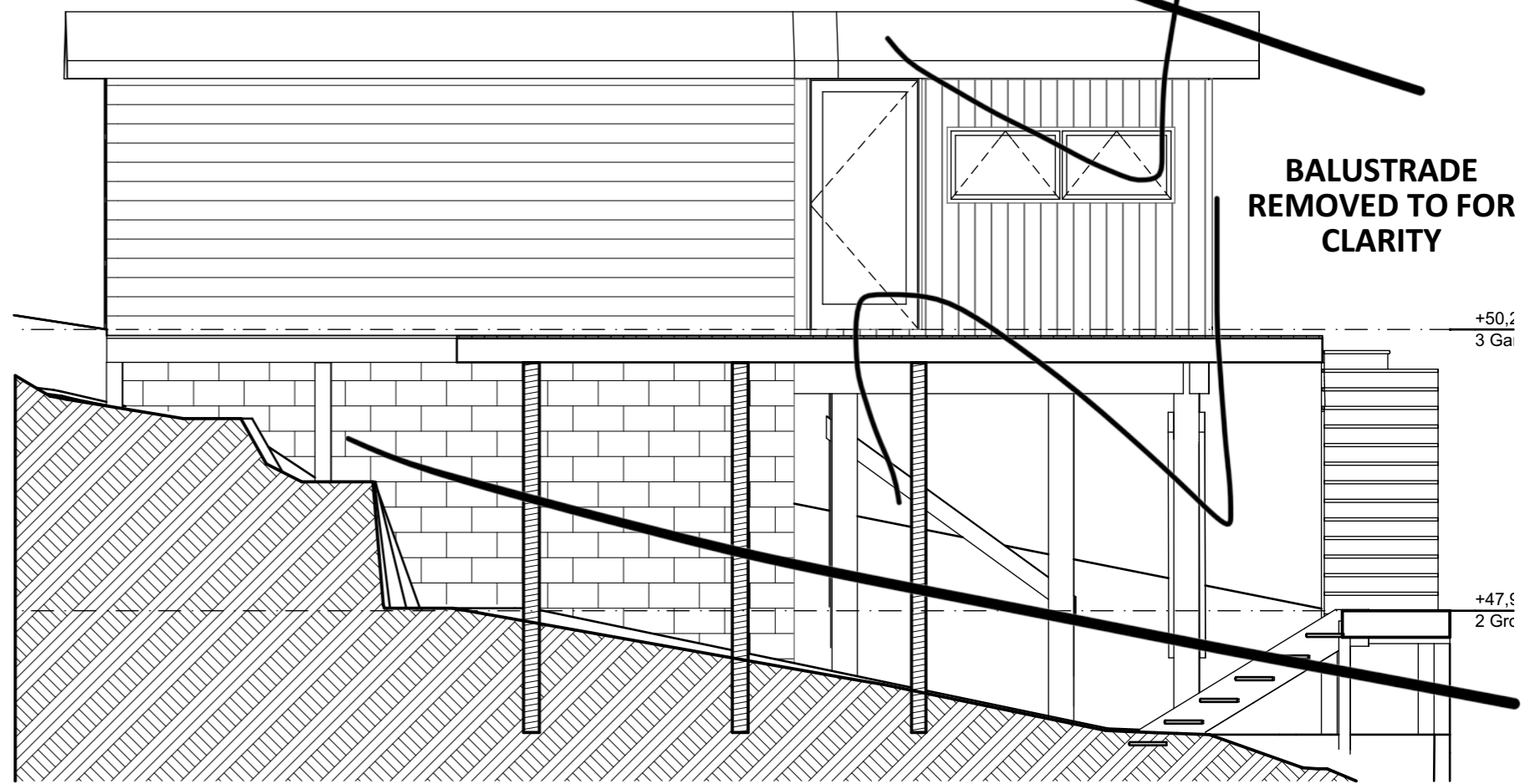
Planner: ERamsay
 RC: 2250014-RMAPBA
 Date: 08/08/24



Garage - North Elevation

1

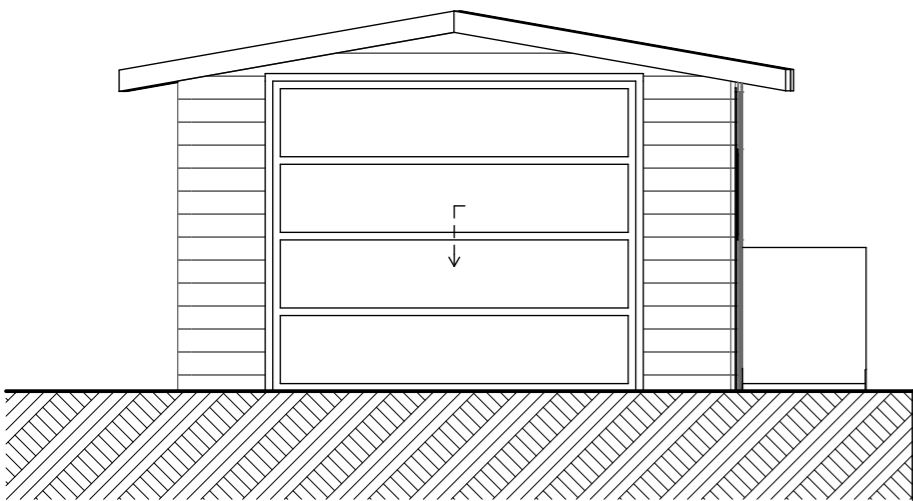
1:50



Garage - East Elevation

3

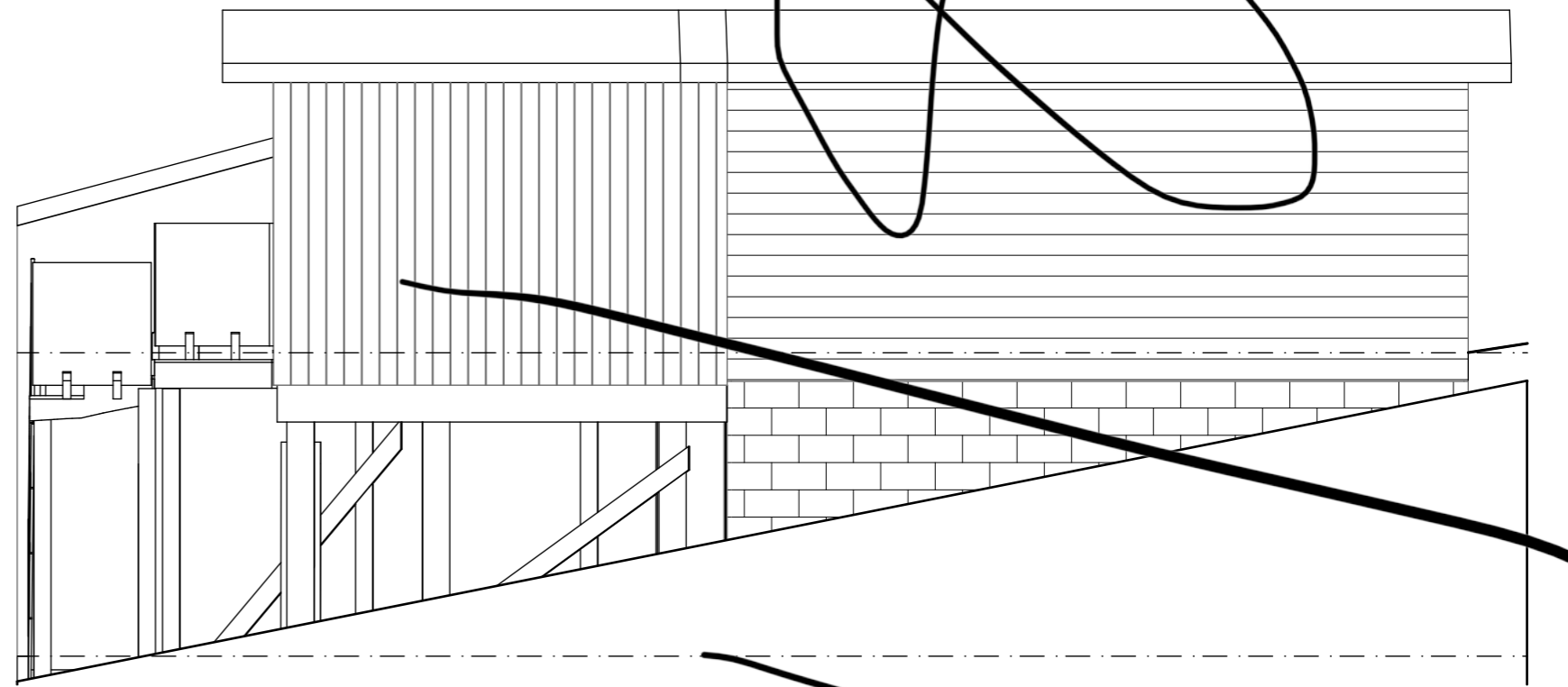
1:50



Garage - South Elevation

2

1:50



Garage - West Elevation

4

1:50

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RevID	ChID	Revision	Date

REV SHEET A401	SHEET TITLE: GARAGE ELEVATIONS	JOB TITLE: WEDEKIND
	SCALE A3: 1:50	SITE ADDRESS: 6 DE HAVEN STREET OPUA
	ISSUED: 16/07/2024	
	PROJECT #: 240207	

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 Alison@housse.co.nz



**WRITTEN NOTICE OF DEEMED PERMITTED BOUNDARY ACTIVITY
UNDER SECTION 87BA OF THE RESOURCE MANAGEMENT ACT
1991**

Council Reference:	2250014-RMAPBA
Applicant:	Shaun Robert Wedekind
Property Address:	6 de Haven Street, Opuā 0200
Legal Description:	Section 8 Block VIII Town of Opuā (CT – NA26D/1190)
Description of Activity	To undertake an extension to an existing garage breaching the sunlight rule in the Coastal Residential zone.
Plan References	<p>The plan bundle listed below and attached to this Notice, have been signed by all owners of allotments with infringed boundaries:</p> <p>Titled Wedekind – 6 De Haven Street, Opuā, Project reference: 240207, prepared by Housse Architectural Design Limited, and dated 16/07/2024.</p>

Boundary Activity is Permitted

The Far North District Council is satisfied that the proposed activity described above meets the requirements of sections 87AAB and 87BA of the Resource Management Act 1991 (the *Act*) and is therefore a permitted activity under section 87BA(1) of the Act.

A handwritten signature in black ink, appearing to read 'Brian Huang'.

Tianxu (Brian) Huang

Date: 8 August 2024

Team Leader – Resource Consents

Notes

1. This notice will lapse 5 years after the date it is given unless the activity permitted by this notice is undertaken.
2. A certificate of compliance (under section 139 of the Act) cannot be applied for in respect of this activity.
3. This notice is valid only for the activity described above and shown on signed plans referenced. If the activity changes, a resource consent may be required.
4. The proposed extension is adjacent to a public drain. The consent holder is advised that approval from Councils Infrastructure Department may be required at building consent stage. Such approval may involve a CCTV inspection of the drain before commencing construction.