



Our Reference: 9971.Var (FNDC)

19 June 2024

Resource Consents Department  
Far North District Council  
JB Centre  
KERIKERI

Dear Sir/Madam

**RE: Proposed Variation to plans – RC 2220801-RMALUC – Pacific Motor Group, Klinac Lane, Waipapa**

I am pleased to submit application on behalf of Pacific Motor Group (Hamish Sheard), for a minor variation to RC 2220801-RMALUC. The application is a discretionary activity.

The application fee of \$671 has been paid separately via direct credit.

Regards

Lynley Newport  
**Senior Planner**  
**THOMSON SURVEY LTD**



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: Sheard Properties Limited

Electronic Address for Service (E-mail):



Phone Numbers:

Home: \_\_\_\_\_

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

P O Box 65 \_\_\_\_\_

WAIPAPA \_\_\_\_\_

Post Code: 0246

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

Name/s: Lynley Newport; Thomson Survey Ltd

Electronic Address for Service (E-mail): lynley@tsurvey.co.nz

Phone Numbers:

Work: 4077360

Home: \_\_\_\_\_

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

P O Box 372

KERIKERI

Post Code: 0245

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: Sheard Properties Limited  
\_\_\_\_\_  
Property Address/ Location: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Application Site Details:**

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

Site Address/ Location: 14 Klinac Lane  
WAIPAPA  
\_\_\_\_\_

Legal Description: Lot 12 DP 337517 & Lot 2 DP 514002  
Record of Title: 76317

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.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

**Minor Variation to RC 2220801-RMALUC.**

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)  Regional Council Consent (ref # if known)  
*EBC-2022-1385/0*
- 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  
*in part only*

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 see attached AEE.**

**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) \_\_\_\_\_  
Email: \_\_\_\_\_  
Postal Address: \_\_\_\_\_  
Phone Numbers: \_\_\_\_\_ Post Code: **0246**  
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 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.

\_\_\_\_\_ (please print)  
\_\_\_\_\_ signature of bill payer – **mandatory** Date: 13/5/24

## 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: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_ (signature)

Date: 13/5/24

(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.

**Digital Applications may be submitted via E- mail to: [Planning.Support@fndc.govt.nz](mailto: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**

---

# Sheard Properties Ltd

## Pacific Motor Group Waipapa

### S127 APPLICATION

Change of conditions to

RC 2220801-RMALUC

14 Klinac Lane, WAIPAPA

### PLANNER'S REPORT &

### ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd  
Kerikeri

---

## 1.0 INTRODUCTION

### 1.1 The Proposal

RC 2220801-RMALUC is a land use consent, issued 11<sup>th</sup> September 2023. A copy is attached in Appendix 1. The consent was to carry out building additions and earthworks on a site in the Industrial Zone, including workshop and parking area. Rule breaches were identified in the consent as Rule 12.3.6.1.3 Excavation/Filling; Rule 12.7.6.1.1 Setback from Lakes & Rivers; and Rule 12.7.6.1.4 Land Use Activities involving Discharges of Human Sewage Effluent. The activity was a discretionary activity.

The project has entered construction phase and there is a desire to now concrete some areas currently showing as proposed metal surface carpark, and to slightly change the shape of, and increase the size of, that carpark. A consequence of doing so is to also alter the wastewater system's drip irrigation layout slightly, but remaining in general accordance with original stamped approved plans. The overall impermeable surface coverage area is now 4,813m<sup>2</sup> compared with 4,771m<sup>2</sup> as originally shown. Given that there is no breach of Stormwater Management rule in the first instance, and this slight increase does not result in any breach, the changes being sought can be regarded as a variation as opposed to requiring additional consent. Similarly, the consent already includes a breach of Rule 12.7.6.1.4 in regard setback from waterbody for a wastewater system. The changes are considered minor.

Amended plans to be incorporated into the consent are attached in Appendix 2.

## 1.2 Scope of this Report

This assessment and report accompanies the application for a change to conditions (s127) and is regarded as a **discretionary** activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought.

## 2.0 PROPERTY DETAILS

Location:	14 Klinac Lane, Waipapa
Legal description:	Lot 12 DP 337517 & Lot 2 DP 514002
Record of Title:	RT 76317, 7207m <sup>2</sup> in area. Refer to Appendix 4 for a copy of the Record of Title.

## 3.0 SITE DESCRIPTION

The site remains as described in the original application.

## 4.0 CHANGES REQUESTED AND EXPLANATION

The variation is only in regard to plans and therefore condition 1.

Condition 1 currently reads:

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

- *Site Plan and Architectural drawings prepared by HB Architecture dated 12<sup>th</sup> Map 2022 and 24<sup>th</sup> February 2021 as follows:*
  - *Site plan*
  - *Staging Floor Plans*
  - *Landscaping Plan*
  - *Ground Level Plan*
  - *Concept Design Site Plan*
  - *Parking Plan*
  - *Concept Design Floor Plan*
  - *Concept Design Elevations*
  
- *Engineering Design Plans by Haigh Workman referenced 21 063 titled 'Proposed Development at 14 Klinac Lane, Waipapa, for Pacific Motor Group' dated July 2021 as follows:*
  - *Proposed Wastewater Site plan*
  - *Proposed Stormwater Plan*

- 
- *Proposed Development Plan*

The plans that have now been updated and now need to be incorporated into the consent conditions are highlighted (underlined) below.

The requested change is:

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

- *Site Plan and Architectural drawings prepared by HB Architecture ~~dated 12<sup>th</sup> May 2022 and 24<sup>th</sup> February 2021~~ as follows:*
  - *Site plan, RC Amendment dated 7/02/24*
  - *Staging Floor Plans dated 12/05/22*
  - *Landscaping Plan, RC Amendment dated 7/02/24*
  - *Ground Level Plan dated 12/05/22*
  - *Concept Design Site Plan dated 24/02/21*
  - *Parking Plan*
  - *Concept Design Floor Plan dated 24/02/21*
  - *Concept Design Elevations dated 24/02/21*
  - *Drainage Plan, RC Amendment dated 7/02/24*
- *Engineering Design Plans by Haigh Workman referenced 21 063 titled 'Proposed Development at 14 Klinac Lane, Waipapa, for Pacific Motor Group' dated July 2021 as follows:*
  - *Proposed Wastewater Site plan*
  - *Proposed Stormwater Plan*
  - *Proposed Development Plan*

No other changes are being sought.

## **5.0 STATUTORY REQUIREMENTS**

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application.

Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act. The Assessment of Effects only addresses the effects of the change, as specified in s127.



---

## 6.0 s104 CONSIDERATIONS

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

### 6.1 Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered. As such, this assessment of environmental effects does not re-visit or repeat that provided for the processing of RC 2220801-RMALUC.

Effects relate to plans, specifically a carpark area and layout of dripper irrigation lines. The change initially came about when the consent holder indicated they wanted to concrete the rear yard area and install security fencing to the new workshops. The new carpark area extends further to the north for better access to the workshop. In summary the changes are:

- Altered impermeable surface areas;
- Altered drip irrigation layout (to accommodate carpark changes);
- Showing catch pit on plan and minor alteration to the attenuation tank position.

In terms of effects, I believe the changes to be little different from the original and effects of the change to be less than minor.

### 6.2 Relevant Provisions of planning instruments

Of the planning instruments referred to under s104, none have changed since the original consent was processed and there are no new national or regional planning instruments relevant to the application for amended plans.

## 7.0 STATUTORY ASSESSMENT

### 7.1 District Plan Objectives and Policies

There have been no changes to the Operative District Plan since the original application was lodged and processed. The original application was applied for prior the Proposed District Plan (PDP) being publicly notified, so the application made no reference to the PDP. In processing and granting the consent, however, which happened after the PDP was publicly notified, the Council had regard to the relevant objectives and policies of the PDP.

The Council found the proposal to be consistent with the relevant objectives and policies of the PDP. The changes being sought remain consistent with the relevant objectives and policies of the PDP.

## **7.2 Part 2 Matters**

The original proposal was considered to be consistent with Part 2 of the Act. There have been no changes to the Act and the changes to consent conditions do not alter the conclusion that the proposal is consistent with Part 2.

## **7.3 National Policy Statements**

There are no new National Policy Statements relevant to the proposed variation. Whilst the NPS for Indigenous Biodiversity has been enacted since the application was first lodged, that NPS is not relevant to the change being sought. The NPS for Highly Productive Land has also been enacted since the application was lodged, however, the site is not zoned Rural Production.

## **7.4 National Environmental Standards**

No new National Environmental Standards have come into effect since the original application was processed.

## **8.0 CONSULTATION**

Under Section 127(4) of the Act:

- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—*
- (a) made a submission on the original application; and*
  - (b) may be affected by the change or cancellation.*

The original application was processed on a non-notified basis. The variation making changes to plans does not change any aspect of the proposal that might affect any adjacent properties.

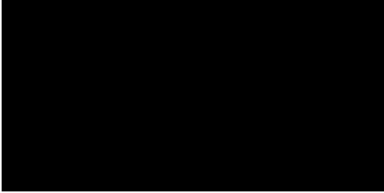
## **9.0 CONCLUSION**

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plans and the Regional Policy Statement, and Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the s.127 application on a non notified basis.

Report prepared by:



Lynley Newport  
Senior Planner,  
THOMSON SURVEY LTD

Date 19<sup>th</sup> June 2024

## 10.0 LIST OF APPENDICES

- |                   |                      |
|-------------------|----------------------|
| <b>Appendix 1</b> | RC 2220801-RMALUC    |
| <b>Appendix 2</b> | Set of updated Plans |
| <b>Appendix 3</b> | Record of Title      |

# Appendix 1

## RC 2220801-RMALUC



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

## Decision

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

<b>Council Reference:</b>	2220801-RMALUC
<b>Applicant:</b>	Sheard Properties Limited
<b>Property Address:</b>	14 Klinac Lane, Kerikeri 0295
<b>Legal Description:</b>	Lot 12 DP 337517 Lot 2 DP 514002
<b>Description of Application:</b>	Carry out building additions and earthworks on a site in the industrial zone as a Discretionary Activity including a workshop and parking area

### The activities to which this decision relates are listed below:

The proposed additions to the site will encroach on the 20m setback to the Whiriwhiritoa Stream adjacent to the rear boundary of the site.

The proposal includes an extension and upgrade of the existing wastewater treatment system and as a result the effluent discharge will be less than 30m from the Whiriwhiritoa Stream breaching the permitted setback.

The applicant proposes to undertake approximately 1000m<sup>3</sup> of earthworks to undertake the proposed site development breaching the Restricted Discretionary volume for the Industrial Zone.

## Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following conditions:

1. The activity shall be carried out in general accordance with the approved plans identified below and attached to this consent with the Council's "Approved Stamp" affixed to them.
  - Site Plan and Architectural Drawings prepared by HB Architecture dated 12<sup>th</sup> May 2022 and 24<sup>th</sup> February 2021 as follows:
    - Site Plan
    - Staging Floor Plans
    - Landscaping Plan
    - Ground Level Plan
    - Concept Design Site Plan
    - Parking Plan
    - Concept Design Floor Plan
    - Concept Design Elevations

- Engineering Design Plans by Haigh Workmen referenced 21 063 titled 'Proposed Development at 14 Klinac Lane, Waipapa for Pacific Motor Group' dated July 2021 as follows:
    - Proposed Wastewater Site Plan
    - Proposed Stormwater Plan
    - Proposed Development Plan
2. The floor levels and foundations of the buildings shall be built in accordance with the recommendations in the Engineering Report by Haigh Workman Ltd. (Refer: 21063 Rev A dt. 28/07/2021). The consent holder is to provide confirmation of the finished floor levels to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring [rcmonitoring@fndc.govt.nz](mailto:rcmonitoring@fndc.govt.nz)) from a suitably qualified and experienced person.
  3. Prior to the commencement of earthworks, the consent holder shall submit a Construction Management Plan (CMP) to Council for the approval of the Resource Consent Engineer or other duly delegated authority. The plan shall contain information on, and site management procedures, for the following:
    - i. The timing of building construction works, including hours of work, key project and site management personnel.
    - ii. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
    - iii. The excavation and earthworks, including retaining structures and any necessary dewatering facilities, prepared by a suitably qualified geotechnical engineer.
    - iv. Control of dust and noise on-site and any necessary avoidance or remedial measures.
    - v. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
    - vi. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
    - vii. Erosion and sediment control measures which are to be in place for the duration of the works in accordance with the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region".
    - viii. Location(s) and management of onsite stockpiles.
  4. Prior to the commencement of bulk earthworks, the stabilised vehicle entrance shall be installed in accordance with the in the Engineering Report by Haigh Workman Ltd. (Refer: 21063 Rev A dt. 28/07/2021). The stabilised vehicle entrance shall be maintained throughout the duration of the earthwork operations.
  5. The consent holder shall ensure that no vehicles (servicing or for sale) shall be parked in the street obstructing public parking, during the period of works.
  6. In conjunction with the construction of the building additions, the consent holder shall ensure the Stormwater Management Plan is implemented in accordance with the Engineering Report by Haigh Workman Ltd. (Reference 21063, dated 28/07/2021) and onsite volume control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual", Auckland Regional Council (2003).

7. The original ground contour is to be retained along each side boundary so that the natural overland flow paths remain un-changed.
8. The consent holder is to provide photo evidence to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring rcmonitoring@fndc.govt.nz) that sediment and dust control measures are constructed and are in place and in accordance with the principles and practices contained within the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region" prior to the commencement of earthworks. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilisation has been completed.
9. Upon completion of the works, the consent holder shall provide certification of the work from a chartered professional engineer to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring rcmonitoring@fndc.govt.nz) that all work has been completed in accordance with the approved plans and provide a producer statement (PS4).

## **Advice Notes**

### **Lapsing of Consent**

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
  - a) *The consent is given effect to; or*
  - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

### **Right of Objection**

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

### **Archaeological Sites**

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

### **General Advice Notes**

4. *During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.*

5. *It is advised that any buried services should be marked (and potentially re-located) prior to commencing earthworks. It is anticipated that the consent holder would repair and reinstate any underground services damaged as a result of the earthworks.*
6. *It is anticipated that the consent holder would the repair and reinstate the public road carriageway, if damaged as a result of the works.*
7. *Any debris deposited on the public road as a result of the earthworks is recommended to be removed by (or at the expense) of the consent holder.*

## Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary Activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the District Plan rules affected are as follows:

Rule Number and Name	Non-Compliance Aspect	Activity Status
<b>RULE 12.3.6.1.3</b> EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES	The activity exceeds the permitted standard of 200m <sup>3</sup> over any 12-month period per site. The Restricted Discretionary Activity (RDA) rule (12.3.6.2.2) provides for 500m <sup>3</sup> . However, the activity also exceeds the RDA threshold and therefore the earthworks require consent as a Discretionary Activity (DA).	Discretionary Activity
<b>RULE 12.7.6.1.1</b> SETBACK FROM LAKES, RIVERS AND THE COASTAL MARINE AREA	The Whiriwhiritoa Stream runs along and near the northern (rear) boundary of the site.  Rule 12.7.6.1.1 requires a setback of 20m from the stream for any building or impermeable surface. The proposed parking area (impermeable surface) is setback less than 20m.	Discretionary Activity
<b>RULE 12.7.6.1.4</b> LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT	Rule 12.7.6.1.4 requires any land use activity involving discharges of human sewage effluent to be 30m set back from any river, lake, wetland or boundary of the coastal marine area. The proposed extended disposal area is closer than 30m	Discretionary Activity



	from Whiriwhiritoa Stream.	
--	----------------------------	--

Adverse effects will be less than minor:

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as the adverse effects of this application were considered in detail in the notification report and are relevant for the purposes of a substantive decision. Consequently, I will not repeat this assessment here but for ease of reference provide the following summary:
  - a. While a portion of the proposed carpark area breaches the 20m setback to the Whiriwhiritoa Stream, no building footprints will encroach the setback. Additionally, there will be a 10-meter buffer distance between the proposed development and the riparian margin with screen planting (creating separation) at the edge of the carpark.
  - b. The proposed development is designed in accordance with the engineering recommendations such as building foundations and finished floor level. Additionally, all stormwater discharges will be controlled to ensure the long-term stability of the site and adjacent stream bank.
  - c. The compliance of the earthworks with the consent conditions will ensure that effective mitigation measures are in place for erosion and sediment control.
  - d. The proposed activity has been assessed by the Northland Regional Council (NRC) in regard to wastewater and stormwater discharge. This assessment found that any effects on water quality as a result of the proposal would be less than minor. Consequently, the activity was authorised under two NRC consents being AUT.043821.04.01 (stormwater discharge) and AUT.043821.01.01 (tertiary wastewater discharge).
  - e. Council's Resource Consent Engineer has undertaken an assessment of the application documents and confirmed there will be a minimum 10m buffer area down-slope of the lowest irrigation lines.
  - f. The proposal will also result in positive effects including improved wastewater discharge treatment as the system will be upgraded from secondary to tertiary.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
  - a. Northland Regional Policy Statement 2016,
  - b. Operative Far North District Plan 2009,
  - c. Proposed Far North District Plan 2022

Northland Regional Policy Statement

The activity is consistent with the relevant objectives, policies and assessment criteria of the Northland Regional Policy Statement due to the following:

- The activity will be consistent with the objectives and policies relating to Natural and Physical Resources (2.6) as water quality will be maintained by effectively managing stormwater run-off. Water in the adjoining stream will not be adversely affected by the activity.

Operative Far North District Plan

The following objectives and policies of the District Plan have been considered:

- Objective 7.8.3.1 and policies (7.8.4.1, 7.8.4.4, 7.8.4.5) of the Industrial Zone seek to allow for intensification while maintaining the quality of the environment. This is achieved by the activity as the development has been designed in a manner which recognises the characteristics of the existing environment including the proximity to the stream and the flood hazard. Therefore, the activity is consistent with these goals, particularly through the management the siting of the building which is setback over 20m from the Whiriwhiritoa Stream.
- Conditions requiring erosion and sediment controls for the earthworks have been included to ensure adverse effects on the surrounding environment are appropriately managed.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

Proposed Far North District Plan

The activity is consistent with the relevant objectives and policies of the Proposed District Plan (CE-01, CE-02) because the potential effects as a result of the approved activity to infrastructure and property are managed and mitigated, ensuring the quality of the environment is maintained. Objective CE-03 is also met as the activity is of a scale consistent with the existing built development on the site.

EW-01 identifies that earthworks are enabled where they are required to facilitate development of land while managing adverse effects. In this instance, this objective as well as policy EW-P2 are met by the activity as the building foundations and floor levels have been engineer designed in order to best remediate potential land instability and flooding.

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

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

6. In regard to section 104(1)(c) of the Act there are no other matters relevant to the application.
7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

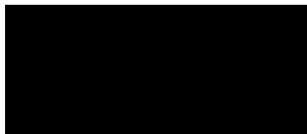
The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity

values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

## **Approval**

This resource consent has been prepared by Stephanie Andrews-Paul, Consultant Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



**Simeon Mclean**  
**Team Leader Resource Consents**

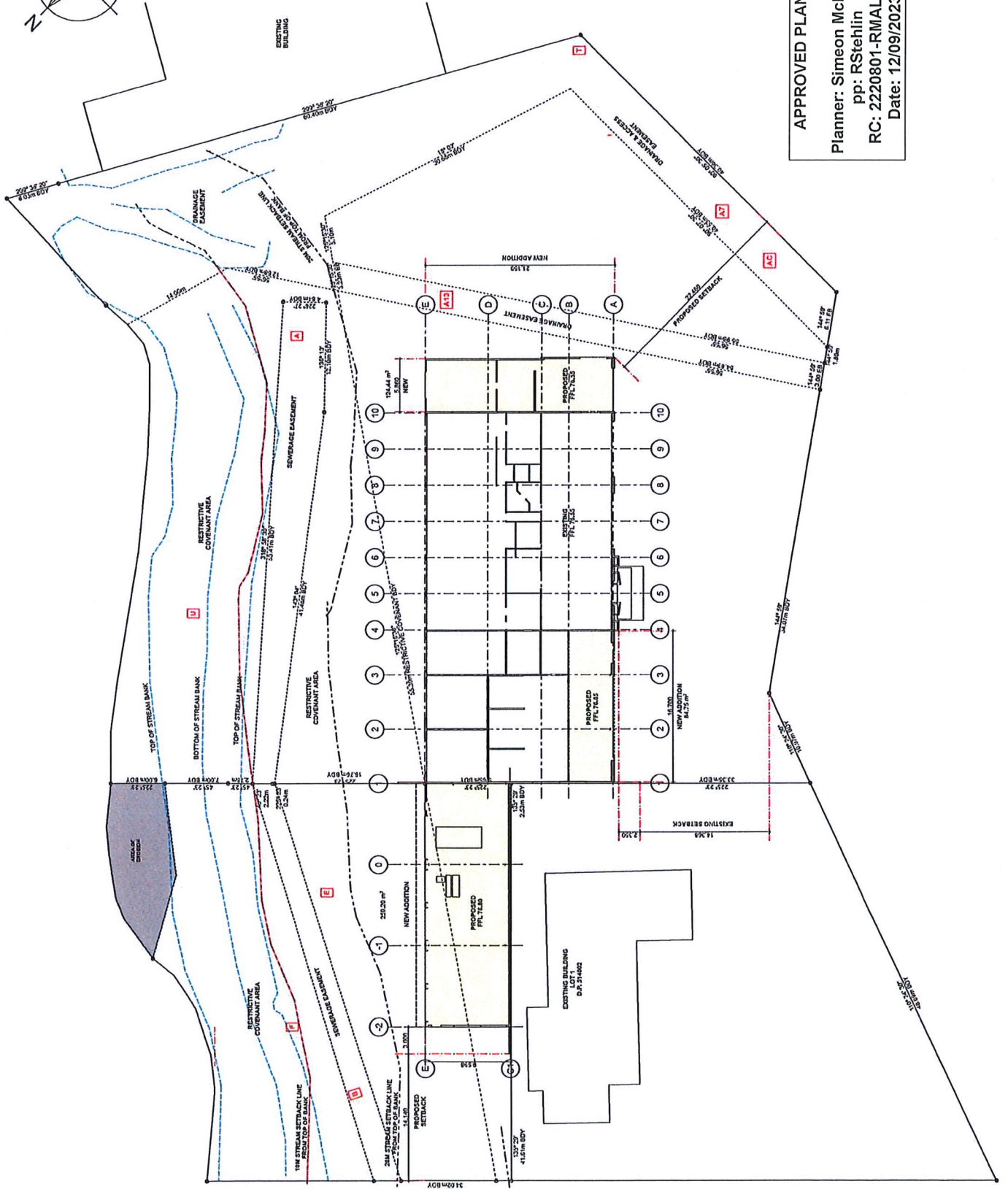
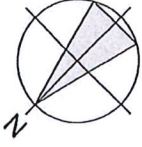
**Date: 11 September 2023**



**SET OUT PLAN**

Scale: 1:200  
 PHYSICAL ADDRESS:  
 1000/1001  
 WAIKANA  
 WAIKANA  
 NEW ZEALAND  
 LEGAL DESCRIPTION:  
 LOT 2 DP 514002 and  
 LOT 12 DP 30317

AREA:  
 7,207m<sup>2</sup> (8,271 ha)  
 DISTRICT PLAN ENVIRONMENT  
 INDUSTRIAL



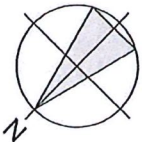
Date	Name	Role	Description
20/02/23	SI	SI	
20/02/23	SC	SC	
12/09/23	ST	ST	

- NOTES:
1. IF IN DOUBT, CALL.
  2. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS WITH THE MANUFACTURER'S SPECIFICATIONS AND THE RELEVANT DISTRICT PLAN.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE RELEVANT AGENCIES AND AUTHORITIES.
  4. UNDER THE RELEVANT DISTRICT PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE RELEVANT AGENCIES AND AUTHORITIES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE RELEVANT AGENCIES AND AUTHORITIES.

HB ARCHITECTURE  
 RESOURCE CONSENT  
 2220801-RMALUC  
 PACIFIC FORD WAIKANA

NEW WORKSHOPS - STAGE 1  
 DETAILED DESIGN  
 SET OUT PLAN  
 5390-S1 1001 07  
 12/09/2023

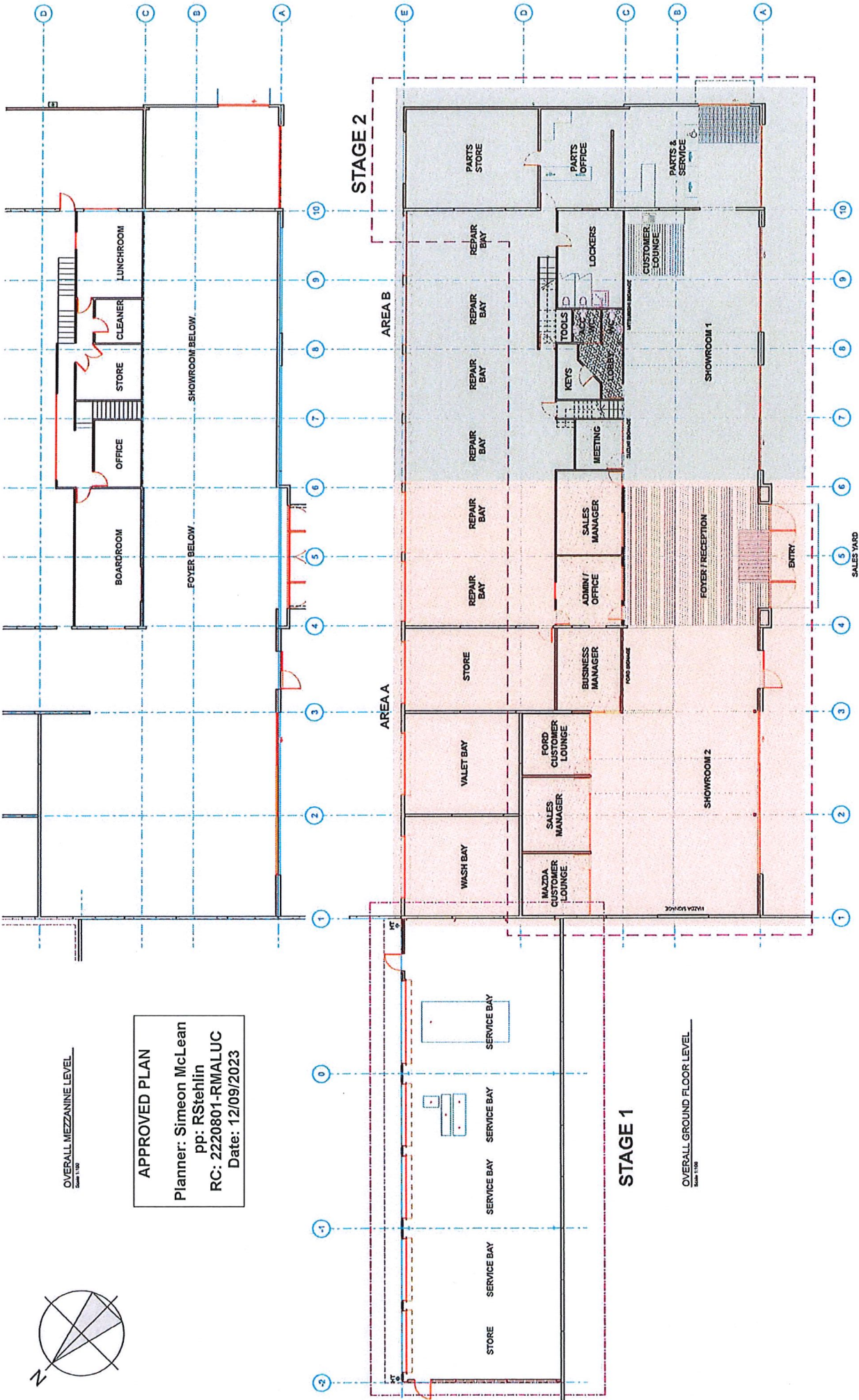
**APPROVED PLAN**  
 Planner: Simeon McLean  
 pp: RStehlin  
 RC: 2220801-RMALUC  
 Date: 12/09/2023



OVERALL MEZZANINE LEVEL  
Scale: 1:100

**APPROVED PLAN**

Planner: Simeon McLean  
 pp: RStehlin  
 RC: 2220801-RMALUC  
 Date: 12/09/2023



OVERALL GROUND FLOOR LEVEL  
Scale: 1:100

PROJECT DETAILS

**PACIFIC FORD WAIPAPA  
 NEW WORKSHOPS - STAGE 1**

NOTES:  
 1. IF IN DOUBT ASK.  
 2. THE CONTRACTOR SHALL CONFIRM ALL MATERIALS AND PRODUCTS TO ACCORDANCE WITH THE SPECIFICATIONS AND INSTALLATION DOCUMENTATION.  
 3. THE CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS TO ACCORDANCE WITH THE SPECIFICATIONS AND INSTALLATION DOCUMENTATION.

4. INSURE THE MANUFACTURER PEOPLE WHO HOLD A VALID INSURANCE POLICY THAT COVERS THE CONTRACTOR'S LIABILITY FOR THE WORKMANSHIP AND PRODUCTS TO ACCORDANCE WITH THE SPECIFICATIONS AND INSTALLATION DOCUMENTATION. THE CONTRACTOR SHALL CONFIRM THE MANUFACTURER'S LIABILITY AS THE DESIGNER. THE CONTRACTOR SHALL CONFIRM THE MANUFACTURER'S LIABILITY AS THE DESIGNER. THE CONTRACTOR SHALL CONFIRM THE MANUFACTURER'S LIABILITY AS THE DESIGNER. THE CONTRACTOR SHALL CONFIRM THE MANUFACTURER'S LIABILITY AS THE DESIGNER.

5. THE ARCHITECT SHALL NOT BE LIABLE FOR ANY CLAIMS OF DAMAGE TO OTHER UTILITIES OR SERVICES OR OTHER TO THE CONTRACTOR'S LIABILITY AS THE DESIGNER. THE CONTRACTOR SHALL CONFIRM THE MANUFACTURER'S LIABILITY AS THE DESIGNER. THE CONTRACTOR SHALL CONFIRM THE MANUFACTURER'S LIABILITY AS THE DESIGNER. THE CONTRACTOR SHALL CONFIRM THE MANUFACTURER'S LIABILITY AS THE DESIGNER.

DRAWING DETAILS  
 STAGING FLOOR PLANS  
 SCALE: (A1) 1:100, 1:1  
 ISSUED FOR: RESOURCE CONSENT  
 DATE: 12/09/2023

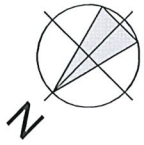
ISSUE DETAILS  
 5399-S1 1002  
 07  
 HB ARCHITECTURE











**PARKING REQUIREMENT:**

1 PER 150m<sup>2</sup> VEHICLE DISPLAY AREA  
1107.64m<sup>2</sup> = 8 SPACES

4 PER LUBE / REPAIR BAY  
10 BAYS x 4 = 40 SPACES

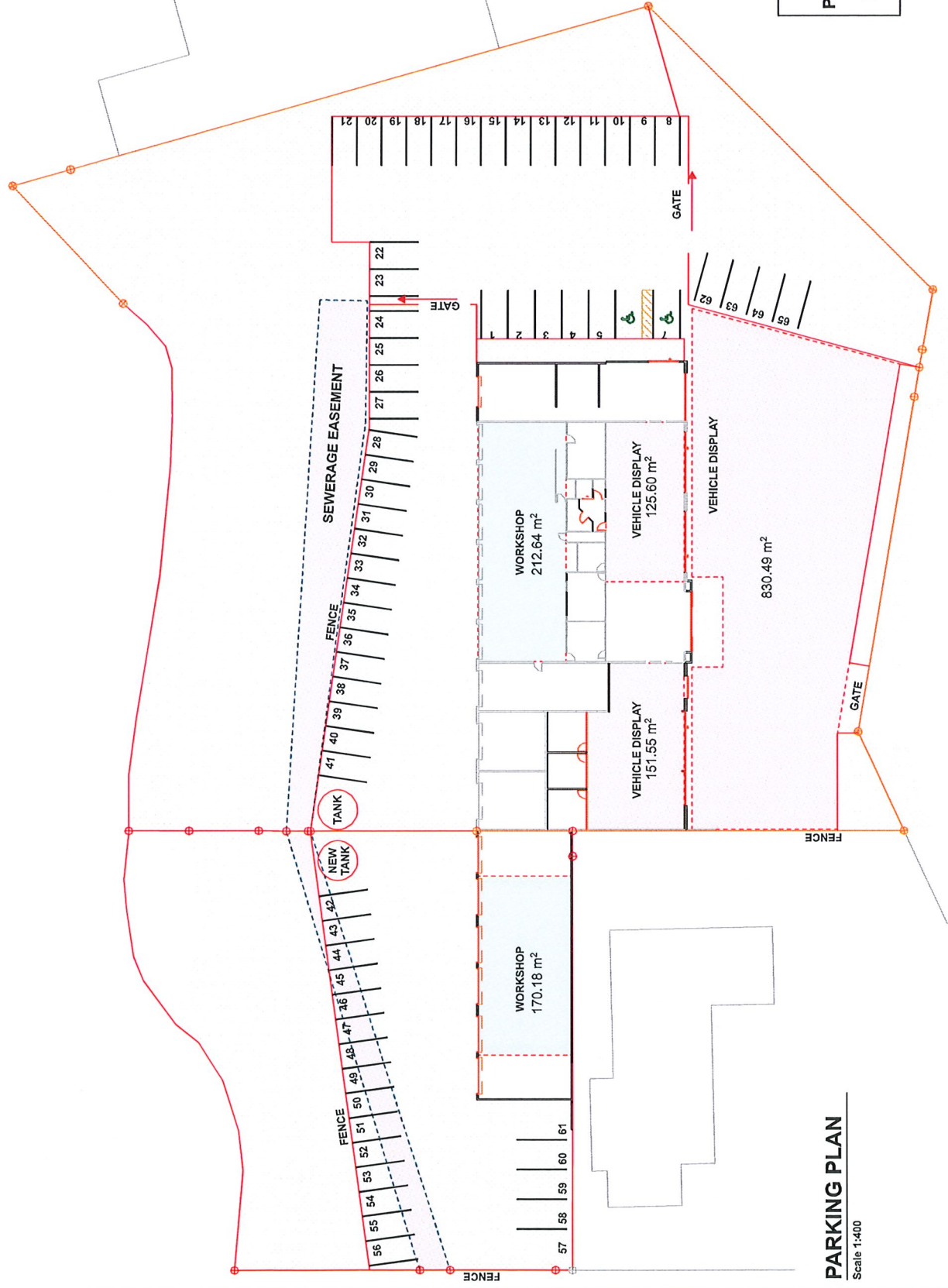
1 PER 50m<sup>2</sup> REMAINING GBA  
GBA = 1354.69 SQ.M.  
LESS VEHICLE DISPLAY (277.15m<sup>2</sup>)  
LESS REPAIR BAYS (682.82m<sup>2</sup>)  
694.72m<sup>2</sup> = 14 SPACES

**TOTAL REQUIRED = 62 SPACES**  
(INCLUDING 2 ACCESSIBLE PARKS)

**PARKING PROVIDED:**

**TOTAL PROVIDED = 65 SPACES**  
(INCLUDING 2 ACCESSIBLE PARKS)

**APPROVED PLAN**  
Planner: Simeon McLean  
pp: RStehlin  
RC: 2220801-RMALUC  
Date: 12/09/2023



**PARKING PLAN**  
Scale 1:400

**DRAWING DETAILS**  
PARKING PLAN  
SCALE: (A3) 1:400, 1:2, 1:1  
ISSUED FOR PIM  
DATE: 24/02/2021  
Map 11 - PIM for Memorandum of Understanding  
Map 12 - PIM for Request for Proposals

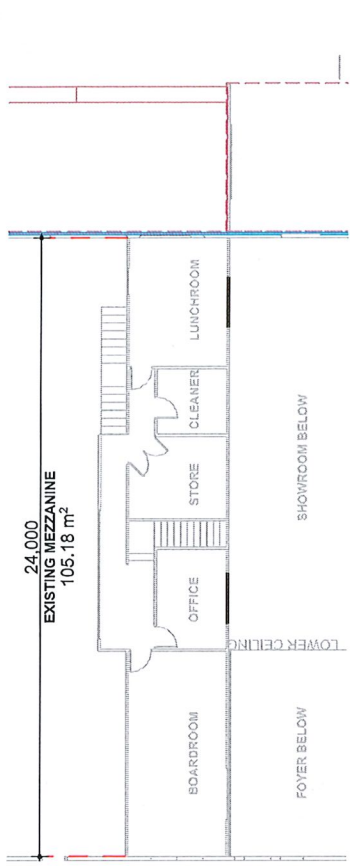
**ISSUE DETAILS**  
DESCRIPTION: CONCEPT DESIGN  
DRAWING: PIM\_02  
SHEET TABLE NO: 01  
PROJECT NO: 5399  
VERSION: 0000 - 2020

**PROJECT DETAILS**  
PACIFIC FORD WAIPAPA  
BUILDING UPGRADE

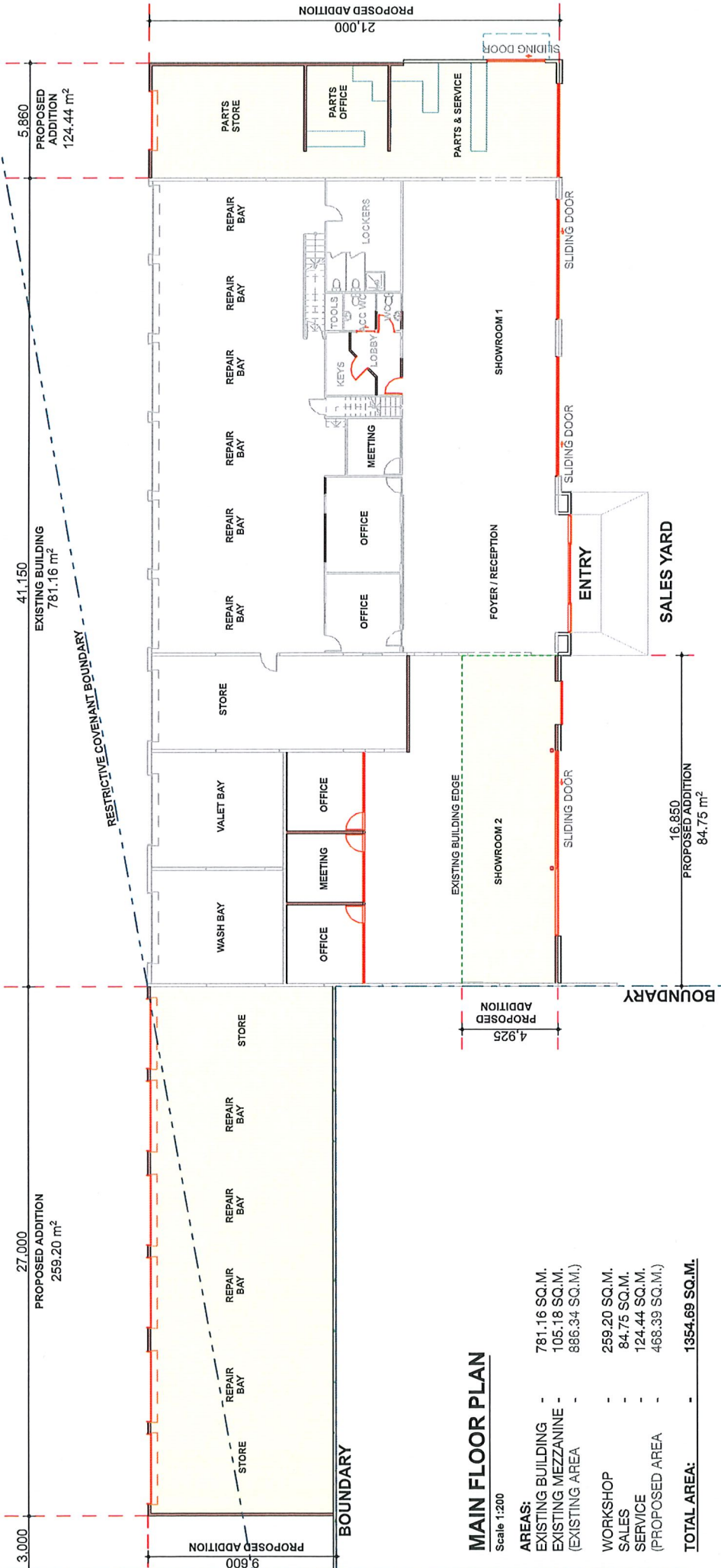


### MEZZANINE LEVEL

Scale 1:200



**APPROVED PLAN**  
 Planner: Simeon McLean  
 pp: RStehlin  
 RC: 2220801-RMALUC  
 Date: 12/09/2023



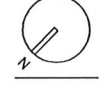
### MAIN FLOOR PLAN

Scale 1:200

AREAS:	
EXISTING BUILDING	- 781.16 SQ.M.
EXISTING MEZZANINE	- 105.18 SQ.M.
(EXISTING AREA	- 886.34 SQ.M.)
WORKSHOP	- 259.20 SQ.M.
SALES	- 84.75 SQ.M.
SERVICE	- 124.44 SQ.M.
(PROPOSED AREA	- 468.39 SQ.M.)
<b>TOTAL AREA:</b>	<b>- 1354.69 SQ.M.</b>

ISSUE DETAILS  
 DESIGN NAME: CONCEPT DESIGN  
 DRAWING: PIM\_03  
 SHEET TRACK NO: 01  
 PROJECT NO: 5399  
 REVISION(S) DATE

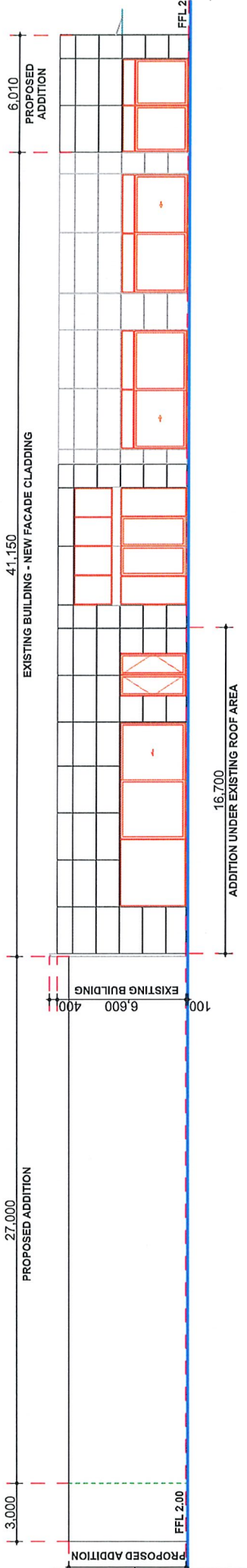
DRAWING DETAILS  
**FLOOR PLAN**  
 SCALE: (A3) 1:200, 1:1  
 ISSUED FOR: RIM  
 DATE: 24/09/21  
 Date: 12/09/2023  
 Scale: 1:200 (A3) 1:200, 1:1  
 Date: 24/09/21



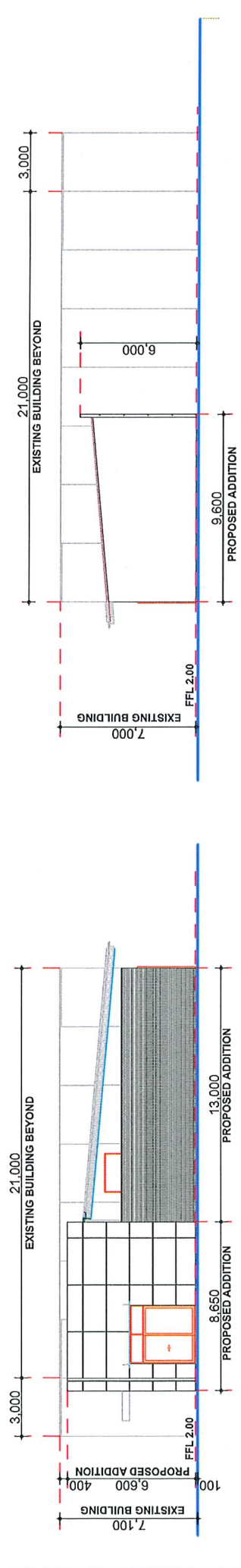
PROJECT DETAILS  
**PACIFIC FORD WAIPAPA**  
 BUILDING UPGRADE



HB ARCHITECTURE

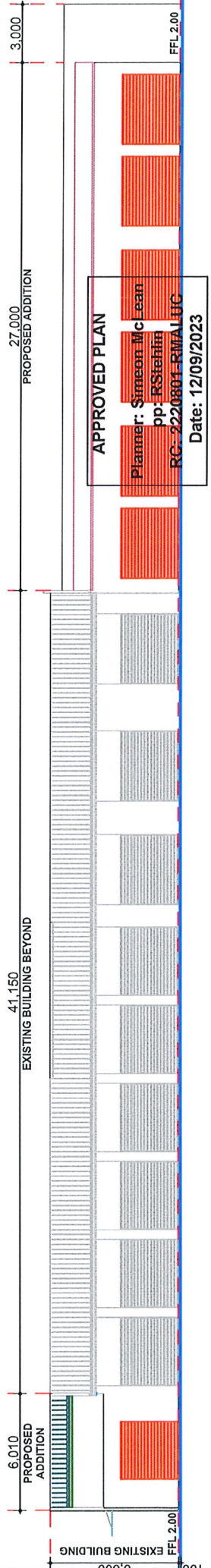


**SOUTH ELEVATION**  
Scale 1:200



**EAST ELEVATION**  
Scale 1:200

**WEST ELEVATION**  
Scale 1:200

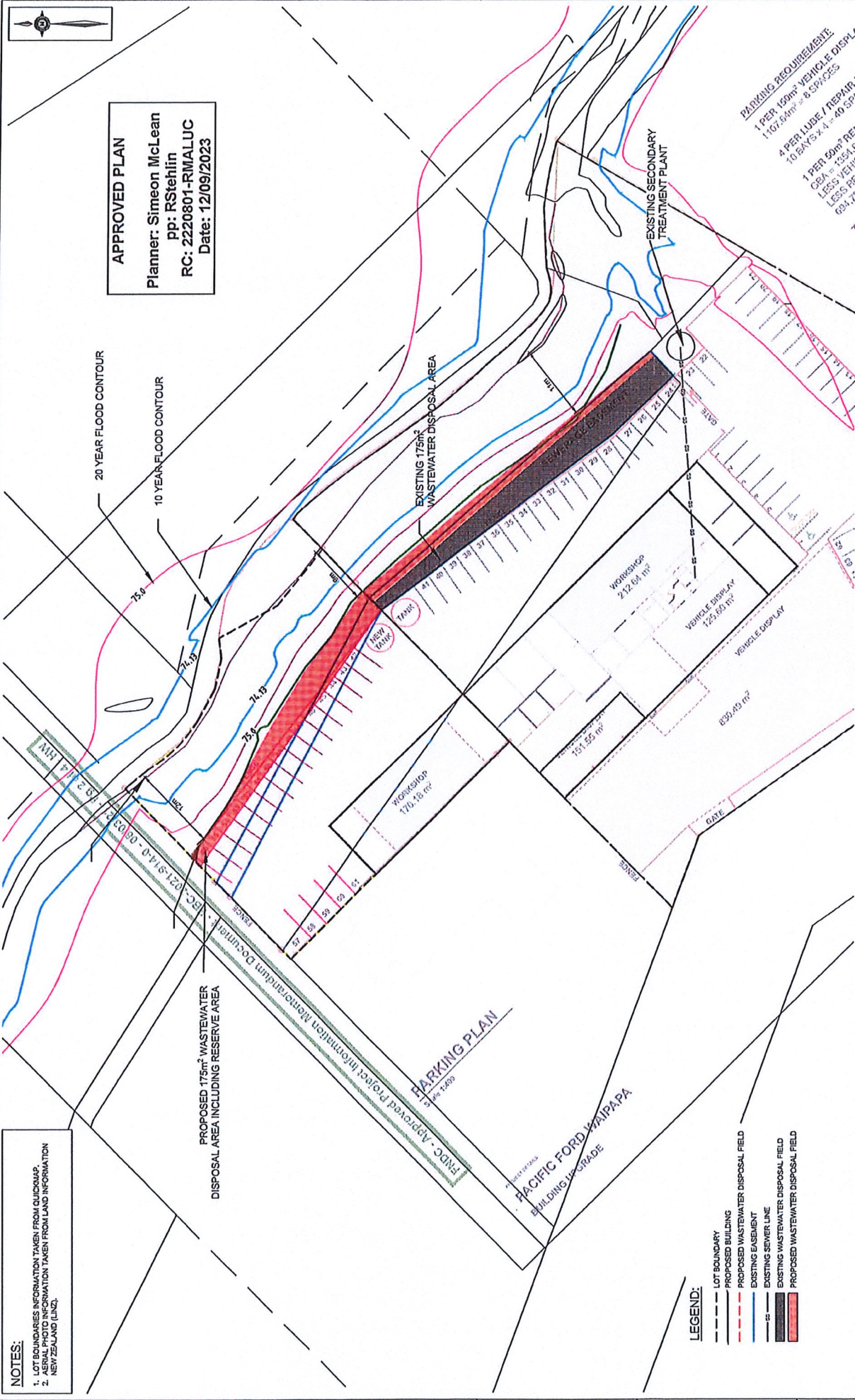


**NORTH ELEVATION**  
Scale 1:200

**APPROVED PLAN**  
 Planner: Simeon McLean  
 pp: RS/SHH  
 RG-2220801-RWALUG  
 Date: 12/09/2023

**DRAWING DETAILS**  
 ELEVATIONS  
 SCALE: (A3) 1:200  
 ISSUED FOR: PIM  
 DATE: 24/02/2024  
Issue 1.1 - PIM for Review (12/09/2023)

**ISSUE DETAILS**  
 DESIGN NAME: CONCEPT DESIGN  
 DRAWING: PIM\_04  
 PROJECT NO: 5399  
ISSUED FOR: PIM  
REVISION ISSUED: 01/01/2024



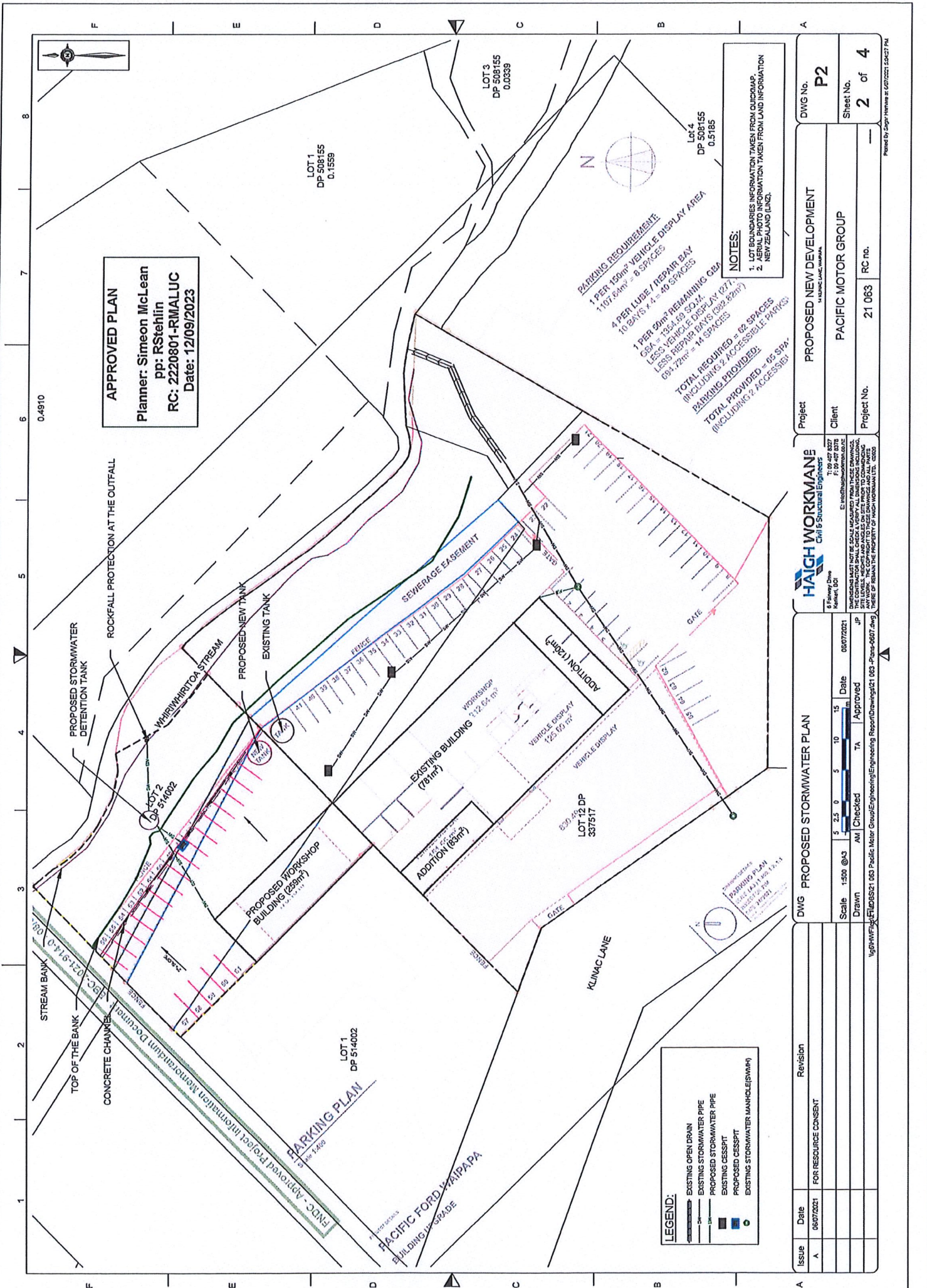
**APPROVED PLAN**  
 Planner: Simeon McLean  
 pp: RStehlin  
 RC: 2220801-RMALUC  
 Date: 12/09/2023

**NOTES:**  
 1. LOT BOUNDARIES INFORMATION TAKEN FROM QUICKMAP.  
 2. AERIAL PHOTO INFORMATION TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).

**LEGEND:**  
 - - - LOT BOUNDARY  
 - - - PROPOSED BUILDING  
 - - - PROPOSED WASTEWATER DISPOSAL FIELD  
 - - - EXISTING EASEMENT  
 - - - EXISTING SEWER LINE  
 - - - EXISTING WASTEWATER DISPOSAL FIELD  
 - - - PROPOSED WASTEWATER DISPOSAL FIELD

**PARKING ACCURATE**  
 1 PER 100m² VEHICLE DISPLAY  
 1107.24m² = 8 SPACES  
 4 PER LUBE / REPAIR F  
 10 BAYS 2x4 = 40 SPACES  
 1 PER 60m² RIES  
 10 BAYS 2x4 = 150 SPACES  
 LESS PER 60m²

Issue	Date	Revision																				
A	06/07/2021	FOR RESOURCE CONSENT																				
<table border="1"> <tr> <td>Scale</td> <td>1:500 @ A3</td> <td>5</td> <td>2.5</td> <td>0</td> <td>5</td> <td>10</td> <td>15</td> <td>Date</td> <td>07/07/2021</td> </tr> <tr> <td>Drawn</td> <td>SRH</td> <td>Checked</td> <td>TA</td> <td>Approved</td> <td>JP</td> <td colspan="4"></td> </tr> </table>			Scale	1:500 @ A3	5	2.5	0	5	10	15	Date	07/07/2021	Drawn	SRH	Checked	TA	Approved	JP				
Scale	1:500 @ A3	5	2.5	0	5	10	15	Date	07/07/2021													
Drawn	SRH	Checked	TA	Approved	JP																	
DWG PROPOSED WASTEWATER SITE PLAN H-IGH WORKMANS Civil & Structural Engineers 8 Tennyson Drive Kaitiaki, NZ T: 06 497 8327 F: 06 497 8378 E: info@highworkmans.co.nz DISBURSALS MUST NOT BE MADE UNLESS FROM AN APPROVED CONTRACTOR. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING ANY VARIATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE RELEVANT AUTHORITIES.																						
Project: PROPOSED NEW DEVELOPMENT Client: PACIFIC MOTOR GROUP Project No.: 21 063 RC no.																						
DWG No. P1 Sheet No. 1 of 4																						



**APPROVED PLAN**  
 Planner: Simeon McLean  
 pp: RStehlin  
 RC: 2220801-RMALUC  
 Date: 12/09/2023

**NOTES:**  
 1. LOT BOUNDARIES INFORMATION TAKEN FROM QUICCOMP.  
 2. AERIAL PHOTO INFORMATION TAKEN FROM LAND INFORMATION NEW ZEALAND (LIZ).

**PARKING REQUIREMENTS:**  
 1 PER 150m<sup>2</sup> VEHICLE DISPLAY AREA  
 1107.04m<sup>2</sup> = 8 SPACES  
 4 PER LUBE / REPAIR BAY  
 10 BAYS x 4 = 40 SPACES  
 1 PER 90m<sup>2</sup> REMAINING CDA  
 CDA = 354.19 SQ.M.  
 LESS VEHICLE DISPLAY (271.1)  
 83.09m<sup>2</sup> = 14 SPACES  
**TOTAL REQUIRED = 62 SPACES**  
**PARKING PROVIDED = 62 SPACES**  
 (INCLUDING ACCESSIBLE PARKING)

DWG No. **P2**  
 Sheet No. **2 of 4**

Project: **PROPOSED NEW DEVELOPMENT**  
 Client: **PACIFIC MOTOR GROUP**  
 Project No. **21 063** RC no. **---**

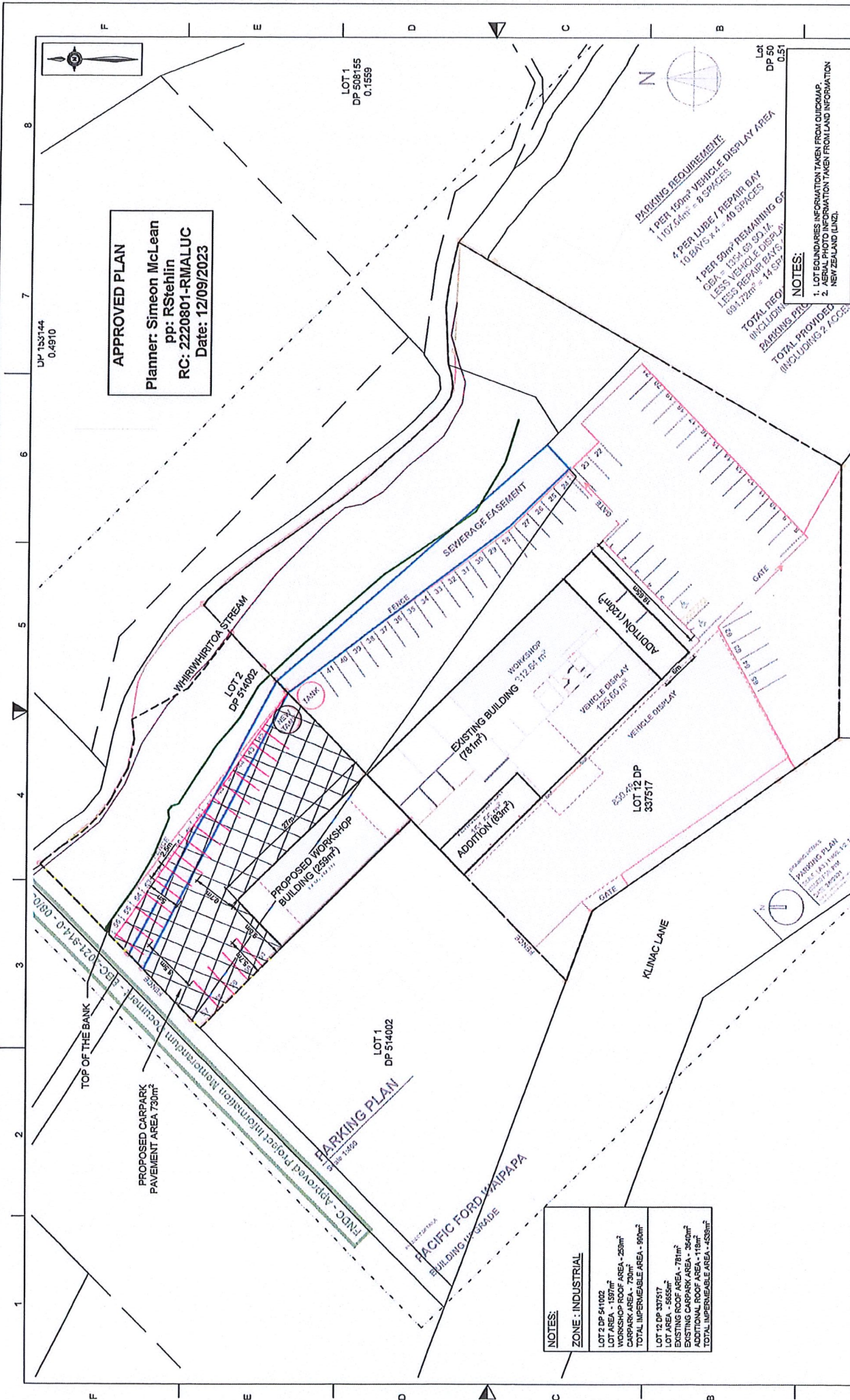
**HAIGH WORKMANS**  
 Civil & Structural Engineers  
 6 Fawcett Drive  
 Kaitiaki, Tairāroa, NZ  
 T: 09 407 8377  
 F: 09 407 8378  
 E: hworkmans@haighworkmans.co.nz

**DWG PROPOSED STORMWATER PLAN**

Scale	1:500 @ A3	5	2.5	0	5	10	15	Date	08/07/2021
Drawn	AM	Checked	TA	Approved	JP				

Issue	Date	Revision
A	08/07/2021	FOR RESOURCE CONSENT

**LEGEND:**  
 EXISTING OPEN DRAIN  
 EXISTING STORMWATER PIPE  
 PROPOSED STORMWATER PIPE  
 EXISTING CESSPIT  
 PROPOSED CESSPIT  
 EXISTING STORMWATER MANHOLE(SWMPH)



**APPROVED PLAN**  
 Planner: Simeon McLean  
 pp: RStehlin  
 RC: 2220801-RIMALUC  
 Date: 12/09/2023

**NOTES:**  
 1. LOT EOUNDRIES INFORMATION TAKEN FROM OURS MAPS  
 2. AERIAL PHOTO INFORMATION TAKEN FROM LAND INFORMATION NEW ZEALAND (LINZ).

**PARKING REQUIREMENTS:**  
 1 PER 150m² VEHICLE & DISPLAY AREA  
 1107.64m² = 8 SPACES  
 4 PER LUBE / REPAIR BAY  
 10 BAYS x 4 = 40 SPACES  
 1 PER 50m² REMAINING GR  
 GEA: 1054.69 SQ M.  
 LESS VEHICLE DISPLAY  
 LESS REPAIR BAYS  
 683.72m² = 14 SPACES  
 TOTAL PROVIDED INCLUDING 2 ACCESS

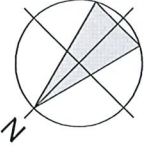
**NOTES:**  
 ZONE : INDUSTRIAL  
 LOT 1 DP 514002  
 LOT AREA - 1507m²  
 WORKSHOP ROOF AREA - 259m²  
 CARPARK AREA - 730m²  
 TOTAL IMPERMEABLE AREA - 990m²  
 LOT 12 DP 337517  
 LOT AREA - 5859m²  
 EXISTING ROOF AREA - 781m²  
 ADDITIONAL ROOF AREA - 120m²  
 TOTAL IMPERMEABLE AREA - 4589m²

Issue	Date	Revision																				
A	06/07/2021	FOR RESOURCE CONSENT																				
<table border="1"> <tr> <td>Scale</td> <td>1:500 @ 1/3</td> <td>5</td> <td>2.5</td> <td>0</td> <td>5</td> <td>10</td> <td>15</td> <td>Date</td> <td>07/07/2021</td> </tr> <tr> <td>Drawn</td> <td>AM</td> <td>Checked</td> <td>TA</td> <td>Approved</td> <td>JP</td> <td colspan="4"></td> </tr> </table>			Scale	1:500 @ 1/3	5	2.5	0	5	10	15	Date	07/07/2021	Drawn	AM	Checked	TA	Approved	JP				
Scale	1:500 @ 1/3	5	2.5	0	5	10	15	Date	07/07/2021													
Drawn	AM	Checked	TA	Approved	JP																	
DWG PROPOSED DEVELOPMENT PLAN Project: PROPOSED NEW DEVELOPMENT Client: PACIFIC MOTOR GROUP Project No. 21 063 RC no. --- DWG No. P3 Sheet No. 3 of 4																						
HATCH WORKMANE Civil & Structural Engineers 8 Rimway Drive Kaitiaki, Tairāne T: 09 427 8272 F: 09 427 8278 E: info@hatchworkmane.co.nz DIMENSIONS MUST NOT BE SCALE MEASURES FROM THESE DRAWINGS THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING APPROXIMATE DIMENSIONS FROM THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ALL PARTS THEREOF. THIS DRAWING IS THE PROPERTY OF HATCHWORKMANE LTD. ©2021																						

## **Appendix 2**

### Set of updated Plans





**SITE PLAN**  
Scale: 1:200

NEW ZEALAND  
LEGAL DESCRIPTION:  
LOT 2 DP 5/4002 and  
LOT 1 DP 5/31517  
AREA:  
7.207m<sup>2</sup> (0.721 ha)  
DISTRICT PLAN ENVIRONMENT:  
INDUSTRIAL

**ZONES:**  
CLIMATE ZONE 1  
EXPOSURE ZONE C  
WIND REGION A  
LEE ZONE RAINFALL INTENSITY 90 - 100  
WIND ZONE OUBURN/HIGH (AS PER  
ENGINEERING)  
BUILDING IMPROVANCE LEVEL 3

**ENVIRONMENT:**  
GROSS SITE AREA = 0.721 ha (7,207 m<sup>2</sup>)  
BUILDING COVERAGE = 17.23%  
ALLOWABLE COVERAGE = 7 m<sup>2</sup>

**ACTUAL COVERAGE:**  
EXISTING BUILDING = 991.9 m<sup>2</sup>  
PROPOSED ADDITION = 256.9 m<sup>2</sup>  
IMPERMEABLE AREA = 477.02m<sup>2</sup>  
PERMEABLE AREA = 237.29m<sup>2</sup>  
**TOTAL AREA PROPOSED = 1248.8 m<sup>2</sup>**  
**COVERAGE = 17.23%**

**SETBACKS TO ROAD8 = 2.0m**  
**MAXIMUM HEIGHT = 12.0m**

Date	Issue	Description
20/02/22	01	Issue for Consent
13/04/23	02	Issue for Consent
27/05/23	03	Issue for Consent
12/06/23	04	Issue for Consent
12/06/23	05	Issue for Consent
12/06/23	06	Issue for Consent
12/06/23	07	Issue for Consent
12/06/23	08	Issue for Consent
12/06/23	09	Issue for Consent
12/06/23	10	Issue for Consent

- NOTES:**
- THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE.
  - NATIONAL AND PRODUCT COMPLIANCE AND INSTALLATION DOCUMENTATION.
  - UNDER THE BUILDING ACT 2004, PEOPLE WHO ARE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF A BUILDING ARE RESPONSIBLE FOR THE DESIGN DOCUMENTATION, THE QUALITY OF THE WORK, AND THE SAFETY OF THE BUILDING.
  - THEY SHALL BE RESPONSIBLE FOR THE DESIGN DOCUMENTATION, THE QUALITY OF THE WORK, AND THE SAFETY OF THE BUILDING.

**HB ARCHITECTURE**  
REGISTERED ARCHITECT  
1000  
1000  
1000

**RC AMENDMENT**  
PACIFIC FORD WAIKAPA  
NEW WORKSHOPS - STAGE 1  
**FOR CONSTRUCTION**  
SITE PLAN

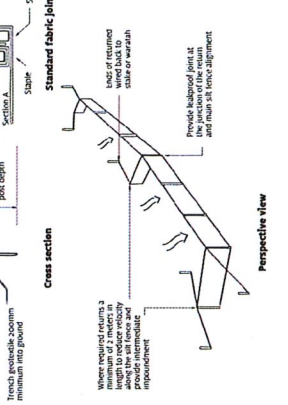
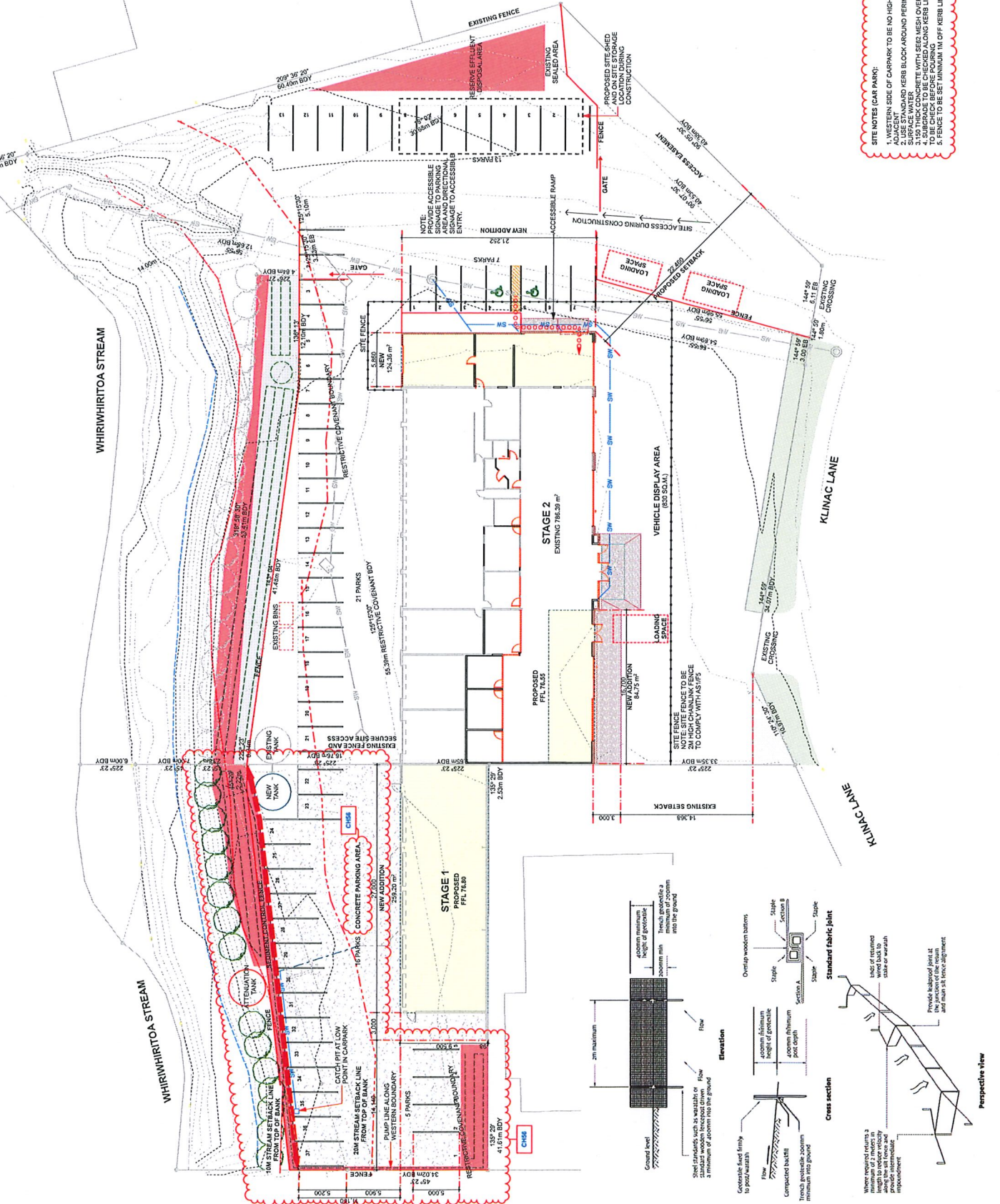
PROJECT NO:	5399-S1
DATE:	10/08
SCALE:	1:200
DRAWN BY:	HB
CHECKED BY:	HB
DATE:	10/08

- PARKING REQUIREMENT:**  
1 PER 150m<sup>2</sup> VEHICLE DISPLAY AREA  
1107.64m<sup>2</sup> = 8 SPACES  
4 PER LUBE / REPAIR BAY  
10 BAYS 4 x 4 = 40 SPACES  
1 PER 50m<sup>2</sup> REMAINING OBA  
GBA = 1356.68 SQ.M.  
LESS VEHICLE DISPLAY (277.5m<sup>2</sup>)  
LESS LUBE / REPAIR BAY (400.0m<sup>2</sup>)  
684.72m<sup>2</sup> = 14 SPACES  
**TOTAL REQUIRED = 65 SPACES**  
(INCLUDING 2 ACCESSIBLE PARKS)  
**PARKING PROVIDED:**  
(INCLUDING 7 ACCESSIBLE PARKS)  
**TOTAL PROVIDED = 65 SPACES**  
**TRAFFIC INTENSITY:**  
PERMITTED INTENSITY  
= 280 SINGLE MOVEMENTS  
1 PER 100m<sup>2</sup> VEHICLE SALES OBA  
LESS 382.50m<sup>2</sup> = 1802.30m<sup>2</sup>  
= 18 SINGLE MOVEMENTS  
30 PER 100m<sup>2</sup> VEHICLE REPAIR/SERVICE  
382.50m<sup>2</sup> = 118 SINGLE MOVEMENTS  
**TOTAL INTENSITY**  
= 138 SINGLE MOVEMENTS

**RESERVE EFFLUENT DISPOSAL AREA**  
**EXISTING SEPALED AREA**  
**PROPOSED SITE-SEALING AND ON-SITE STORAGE CONSTRUCTION**

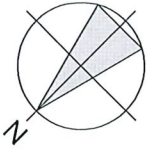
**NOTE:** PROVIDE ACCESSIBLE AREA AND DIRECTIONAL SIGNAGE TO ACCESSIBLE ENTRY.

**NOTE:** WESTERN SIDE OF CARPARK TO BE NO HIGHER THAN EXISTING FOOTPATH ADJACENT TO ROAD. ADJACENT TO ROAD KERB BLOCK AROUND PERIMETER OF CAR PARK TO CONTAIN SURFACE WATER.  
3.150 THICK CONCRETE WITH 5000 MESH OVER COMPACTED AGGREGATE TO BE CHECKED BEFORE POURING.  
5. FENCE TO BE SET MINIMUM 1M OFF KERB LINE ALONG NORTHERN BOUNDARY.



**Where required return a minimum of 2 meters of geotextile to the ground along the set back and provide a 100mm reinforcement.**

**Provide ball-joint at all corners and main set back alignment.**



**LANDSCAPING PLAN**  
Scale: 1:200

**ENVIRONMENT:**  
GROSS SITE AREA - 0.721 ha (1,707 m<sup>2</sup>)  
BUILDING COVERAGE - 11.23%

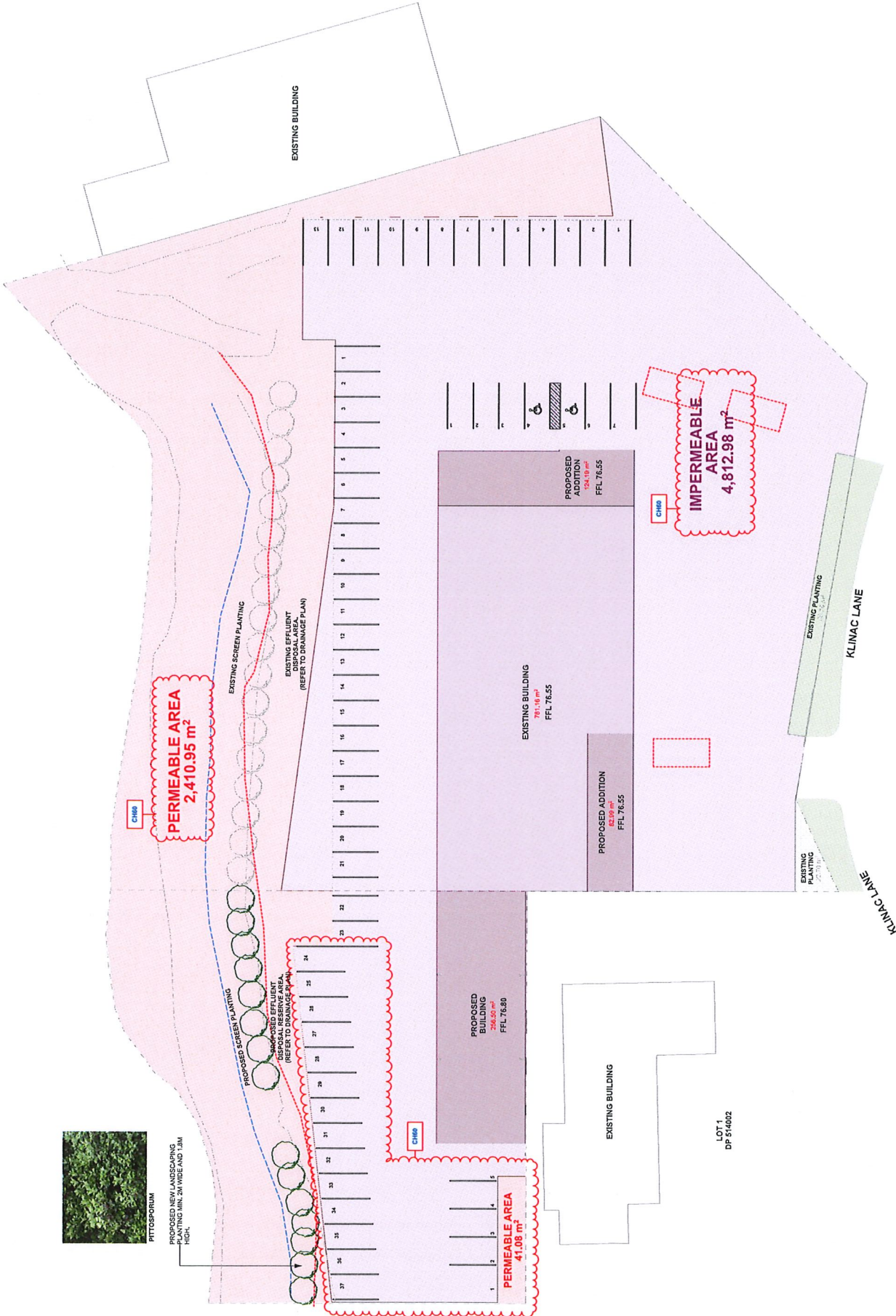
**COVERAGE:**  
EXISTING BUILDING - 981.8 m<sup>2</sup>  
PROPOSED ADDITION - 258.0 m<sup>2</sup>

PERMEABLE AREA - 2,410.95 m<sup>2</sup>  
IMPERMEABLE AREA - 2,432.00 m<sup>2</sup>



PITOSPORUM

PROPOSED NEW LANDSCAPING  
PLANTING MIN. 24 WIDE AND 1.8M  
HIGH.



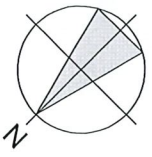
Date	Issue	Ch. ID	Description
25/02/22	06		
25/02/22	07		
07/03/24	08	CH80	REVISED IMPERMEABLE AREA

- NOTES:**
- IF IN DOUBT ASK.
  - THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE.
  - INSTALL ALL MATERIALS AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION DOCUMENTATION.
  - UNDER THE BUILDING ACT 2004 PEOPLE WHO HOLD A RESPONSIBILITY, THE AGENTS THAT PROVIDE SERVICES TO THE CLIENT, OR THE ARCHITECT SHALL BE LIABLE FOR ANY CLAIM, DAMAGE OR OTHER LOSS INCURRED AS A RESULT OF THE DESIGN OR CONSTRUCTION OF ANY OTHER DESIGN MADE IN RELATION TO THOSE DOCUMENTS ON THE PROJECT AND FROM WITHOUT OUR PREVIOUS WRITTEN APPROVAL.

HB ARCHITECTURE  
RC AMENDMENT  
PACIFIC FORD WAIPAPA

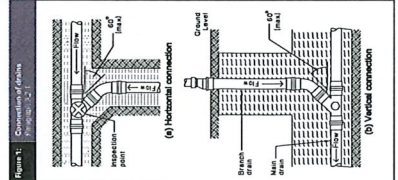
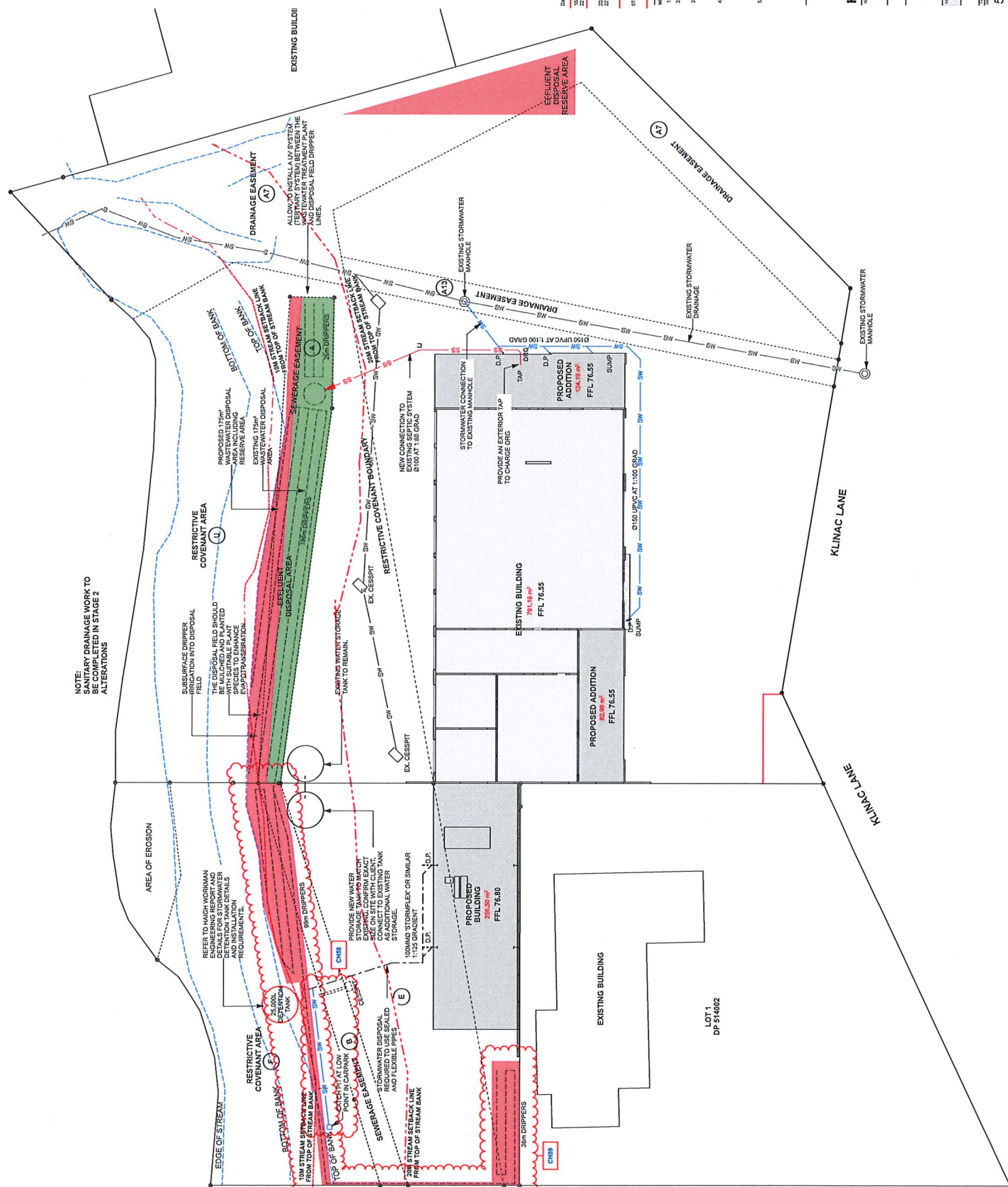
FOR CONSTRUCTION  
NEW WORKSHOPS - STAGE 1

PROJECT NO.	DATE	ISSUE NO.	ISSUE DATE
5399-S1	10/03	08	



NOTE: ANY DRAINAGE WORK TO BE COMPLETED IN STAGE 2 ALTERATIONS

NOTE: ANY WATER DRAINAGE WORK TO BE COMPLETED IN STAGE 1 WORKSHOPS.



DRAINAGE PLAN  
Scale 1:200

Date	Issue No.	Description
10/02/20	01	ISSUE FOR PERMIT
10/02/20	02	STRAIN SET BACK LINES
10/02/20	03	SHOWN
20/02/20	04	STRAIN LINE LOCATING
20/02/20	05	ADDITIONAL DRAINER LINE
07/02/24	10	ADDITIONAL DRAINER LINE
07/02/24	11	ADDITIONAL DRAINER LINE

- NOTES:
- IF IN DOUBT ASK.
  - THE CONTRACTOR SHALL CONTINUE ALL WORKS ON SITE.
  - INSTALLATION AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S AND INSTALLATION DOCUMENTATION.
  - UNDER THE BUILDING ACT 2004 PEOPLE WHO HAVE A RESPONSIBILITY FOR THE WORKS THAT ARE TO BE COMPLETED MUST OBTAIN A BUILDING PERMIT FROM THE COUNCIL DOCUMENTATION UNIT.
  - THE CONTRACTOR SHALL BE LIABLE FOR ANY CLAIMS DUE TO OTHER LOSS ACQUIRED AS A RESULT OF THE WORKS IN RELATION TO OR ANY OTHER PERSONS IN RELATION TO THOSE DOCUMENTS ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WRITTEN APPROVALS WITHOUT DELAY.

388 BANK STREET  
 SUITE 101  
 AUCKLAND 1010  
 PH: 09 102 1214  
 WWW.HBARCHITECTURE.CO.NZ

**HB ARCHITECTURE**  
 RC AMENDMENT

---

PACIFIC FORD WAIPAPA

---

NEW WORKSHOPS - STAGE 1

---

**FOR CONSTRUCTION**  
 DRAINAGE PLAN

---

PROJECT NO: 53999-S1  
 SHEET NO: 10  
 DATE: 10/02/2020

# Appendix 3

## Record of Title



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



R. W. Muir  
Registrar-General  
of Land

**Identifier** 796317  
**Land Registration District** North Auckland  
**Date Issued** 10 April 2019

**Prior References**

154047 154048

---

**Estate** Fee Simple  
**Area** 7207 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 514002 and Lot 12  
Deposited Plan 337517

**Registered Owners**

Sheard Properties Limited

---

**Interests**

6076987.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.7.2004 at 9:00 am

Subject to a right (in gross) to drain water over part Lot 12 DP 337517 marked A7 and A13 on DP 337517 in favour of The Far North District Council created by Easement Instrument 6076987.18 - 13.7.2004 at 9:00 am

The easements created by Easement Instrument 6076987.18 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6167615.1 - 1.10.2004 at 9:00 am

Subject to a right (in gross) to convey water over part Lot 12 DP 337517 marked A7 and A13 on DP 337517 in favour of Far North District Council created by Easement Instrument 10142473.1 - 19.11.2015 at 9:55 am

Subject to a right (in gross) to convey telecommunications and computer media over part Lot 12 DP 337517 marked A7 and A13 on DP 337517 in favour of Chorus New Zealand Limited created by Easement Instrument 10142473.2 - 19.11.2015 at 9:55 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 514002)

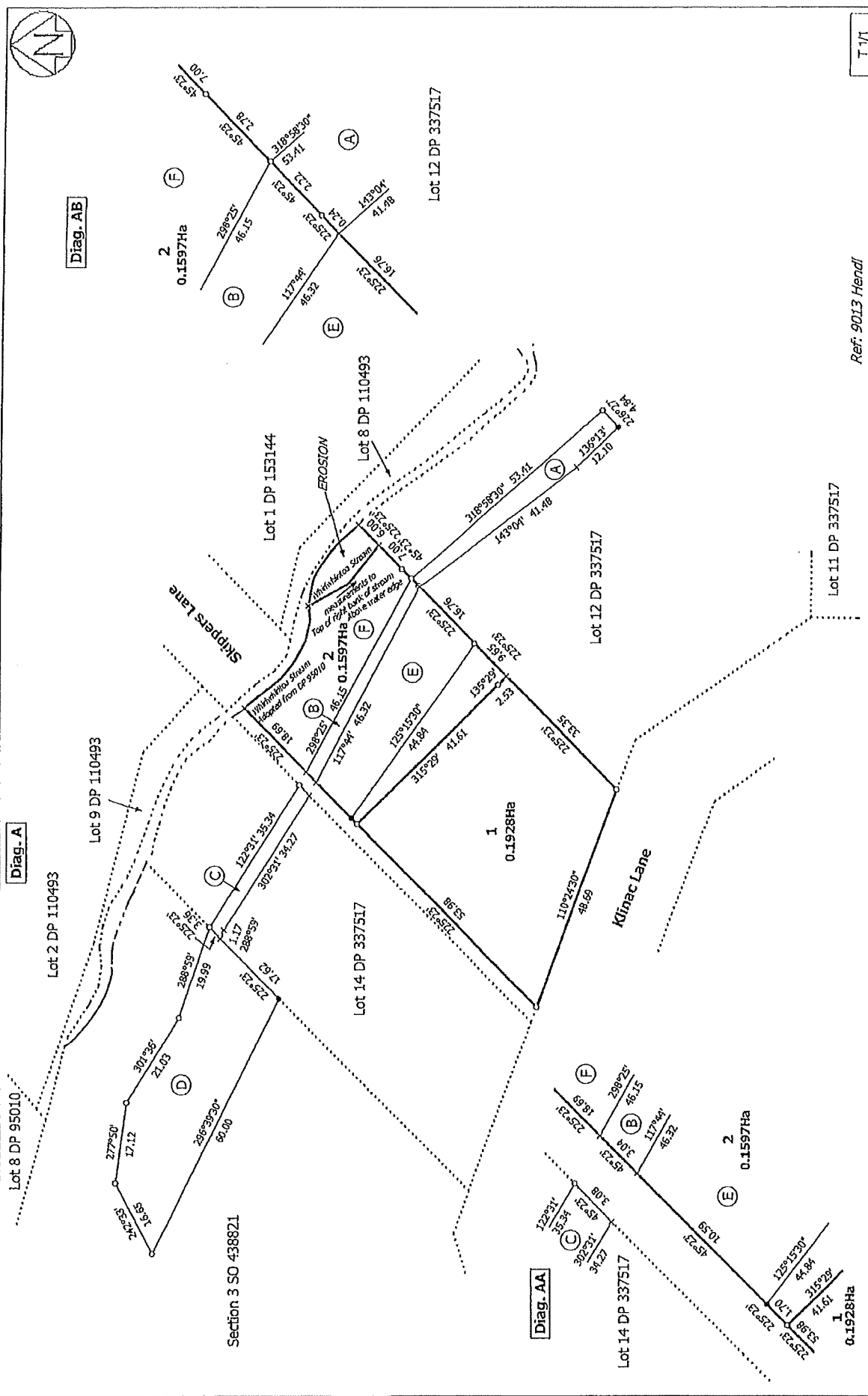
11260659.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.4.2019 at 12:57 pm (Affects Lot 2 DP 514002)

Subject to a right to drain sewage over part Lot 12 DP 337517 marked A and over part Lot 2 DP 514002 marked B all on DP 514002 created by Easement Instrument 11260659.9 - 10.4.2019 at 12:57 pm

The easements created by Easement Instrument 11260659.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part Lot 12 DP 337517 marked AC and T and a right to drain sewage over part Lot 12 DP 337517 marked T, U and V all on DP 527185 created by Easement Instrument 11260659.10 - 10.4.2019 at 12:57 pm

11260659.13 Mortgage to Bank of New Zealand - 10.4.2019 at 12:57 pm



Section 3 SO 438821

Land District: North Auckland

Digitally Generated Plan  
Generated on: 13/05/2019 07:20am Page 3 of 3

Surveyor: Denis McGregor Thomson  
Firm: Thomson Survey Limited

Ref: 9013 Hendl

Scale: T 1/1

Lots 1 and 2 being a Subdivision of Lot 13 DP 337517 and Easements over Lots 12 and 14 DP 337517 and Section 3 SO 438821.

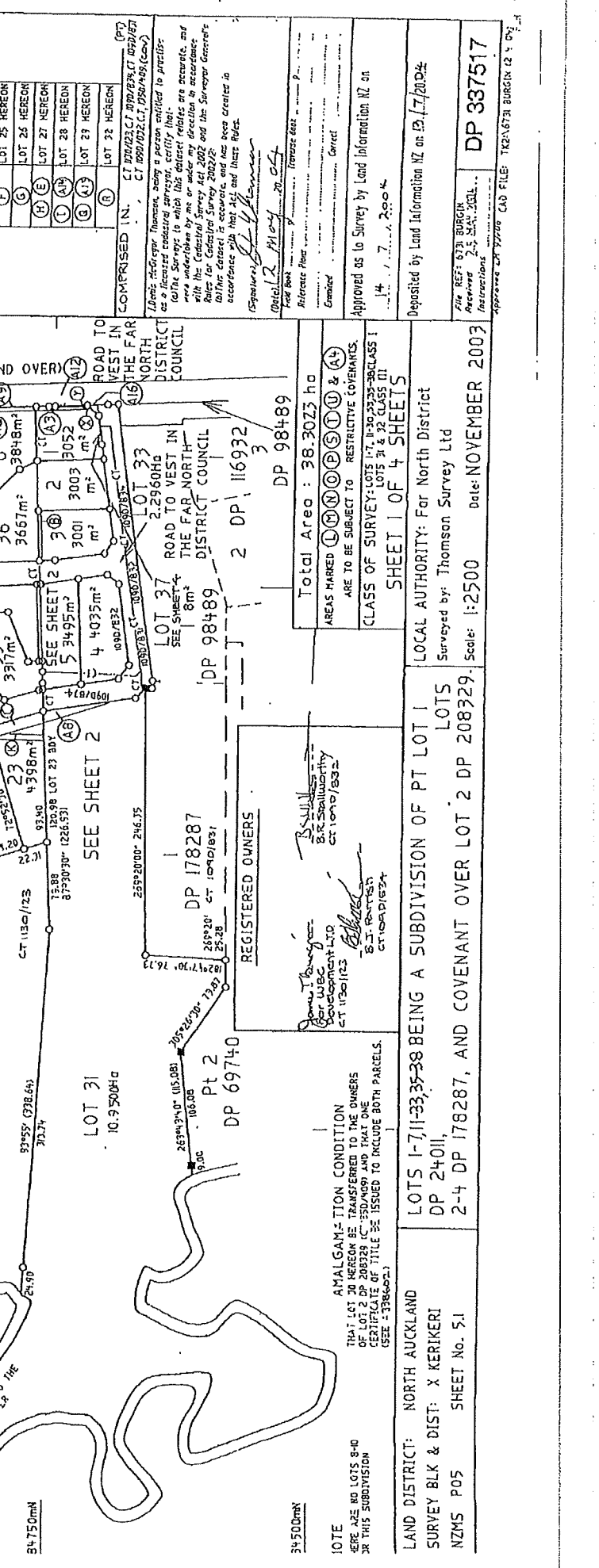
Title Plan  
DP 514002

Deposited on: 10/04/2019

NEW CT ALLOCATED:  
 01 150 079  
 02 150 080  
 03 150 081  
 04 150 082  
 05 150 083  
 06 150 084  
 07 150 085  
 08 150 086  
 09 150 087  
 10 150 088  
 11 150 089  
 12 150 090  
 13 150 091  
 14 150 092  
 15 150 093  
 16 150 094  
 17 150 095  
 18 150 096  
 19 150 097  
 20 150 098  
 21 150 099  
 22 150 100  
 23 150 101  
 24 150 102  
 25 150 103  
 26 150 104  
 27 150 105  
 28 150 106  
 29 150 107  
 30 150 108  
 31 150 109  
 32 150 110

MEMORANDUM OF EASEMENTS IN GROSS		GRANTEE	
PURPOSE	SHOWK	SERVIENT TENEMENT	GRANTEE
RIGHT TO CONVEY ELECTRICITY	(A)	LOT 30 HEREON	TOP ENERGY LTD.
RIGHT TO DRAIN WATER	(A)	LOT 15 HEREON	FAR NORTH DISTRICT COUNCIL
	(A)	LOT 22 HEREON	
	(A)	LOT 17 HEREON	
	(A)	LOT 21 HEREON	
	(A)	LOT 28 HEREON	
	(A)	LOT 29 HEREON	
	(A)	LOT 1 HEREON	
	(A)	LOT 6 HEREON	
	(A)	LOT 18 HEREON	
	(A)	LOT 19 HEREON	

MEMORANDUM OF EASEMENTS IN GROSS		GRANTEE	
PURPOSE	SHOWK	SERVIENT TENEMENT	GRANTEE
RIGHT TO CONVEY ELECTRICITY	(A)	LOT 7 HEREON	
	(A)	LOT 6 HEREON	
	(A)	LOT 1 HEREON	
	(A)	LOT 11 HEREON	
	(A)	LOT 24 HEREON	
	(A)	LOT 23 HEREON	
	(A)	LOT 31 HEREON	
	(A)	LOT 25 HEREON	
	(A)	LOT 27 HEREON	
	(A)	LOT 28 HEREON	
	(A)	LOT 29 HEREON	
	(A)	LOT 32 HEREON	



I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 23rd day of December 2003.

I, the undersigned, being a duly qualified and registered surveyor, do hereby declare that the information contained in this plan is true and correct in accordance with the provisions of the Resource Management Act 1991 and the Survey Act 1981.

Approved as to the Survey by Land Information NZ on 14/1/2004

Authorised Officer: *[Signature]* RC 2030736

MEMORANDUM OF EASEMENTS

RIGHT OF WAY, TELECOMMUNICATIONS, COMPUTER ELECTRICITY & WATER SUPPLY

TELECOMMUNICATIONS, COMPUTER MEDIA, ELECTRICITY

MEMORANDUM OF EASEMENTS IN GROSS

RIGHT TO CONVEY ELECTRICITY

COMPRISED IN: CT 000223 CT 000224 CT 000225 CT 000226 CT 000227 CT 000228 CT 000229 CT 000230 CT 000231 CT 000232 CT 000233 CT 000234 CT 000235 CT 000236 CT 000237 CT 000238 CT 000239 CT 000240

APPROVED: *[Signature]* 20.05

Reference this plan to the correct sheet

Checked: *[Signature]* Correct

Approved as to the Survey by Land Information NZ on 14/1/2004

Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions

Approved as to the Survey by Land Information NZ on 14/1/2004

Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions

MEMORANDUM OF EASEMENTS IN GROSS

RIGHT TO CONVEY ELECTRICITY

TELECOMMUNICATIONS, COMPUTER MEDIA, ELECTRICITY

MEMORANDUM OF EASEMENTS IN GROSS

RIGHT TO CONVEY ELECTRICITY

COMPRISED IN: CT 000223 CT 000224 CT 000225 CT 000226 CT 000227 CT 000228 CT 000229 CT 000230 CT 000231 CT 000232 CT 000233 CT 000234 CT 000235 CT 000236 CT 000237 CT 000238 CT 000239 CT 000240

APPROVED: *[Signature]* 20.05

Reference this plan to the correct sheet

Checked: *[Signature]* Correct

APPROVED: *[Signature]* 20.05

Reference this plan to the correct sheet

Checked: *[Signature]* Correct

Approved as to the Survey by Land Information NZ on 14/1/2004

Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions

Approved as to the Survey by Land Information NZ on 14/1/2004

Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions

MEMORANDUM OF EASEMENTS IN GROSS

RIGHT TO CONVEY ELECTRICITY

TELECOMMUNICATIONS, COMPUTER MEDIA, ELECTRICITY

MEMORANDUM OF EASEMENTS IN GROSS

RIGHT TO CONVEY ELECTRICITY

COMPRISED IN: CT 000223 CT 000224 CT 000225 CT 000226 CT 000227 CT 000228 CT 000229 CT 000230 CT 000231 CT 000232 CT 000233 CT 000234 CT 000235 CT 000236 CT 000237 CT 000238 CT 000239 CT 000240

APPROVED: *[Signature]* 20.05

Reference this plan to the correct sheet

Checked: *[Signature]* Correct

APPROVED: *[Signature]* 20.05

Reference this plan to the correct sheet

Checked: *[Signature]* Correct

Approved as to the Survey by Land Information NZ on 14/1/2004

Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions

Approved as to the Survey by Land Information NZ on 14/1/2004

Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions

MEMORANDUM OF EASEMENTS IN GROSS

RIGHT TO CONVEY ELECTRICITY

TELECOMMUNICATIONS, COMPUTER MEDIA, ELECTRICITY

MEMORANDUM OF EASEMENTS IN GROSS

RIGHT TO CONVEY ELECTRICITY

COMPRISED IN: CT 000223 CT 000224 CT 000225 CT 000226 CT 000227 CT 000228 CT 000229 CT 000230 CT 000231 CT 000232 CT 000233 CT 000234 CT 000235 CT 000236 CT 000237 CT 000238 CT 000239 CT 000240

APPROVED: *[Signature]* 20.05

Reference this plan to the correct sheet

Checked: *[Signature]* Correct

APPROVED: *[Signature]* 20.05

Reference this plan to the correct sheet

Checked: *[Signature]* Correct

Approved as to the Survey by Land Information NZ on 14/1/2004

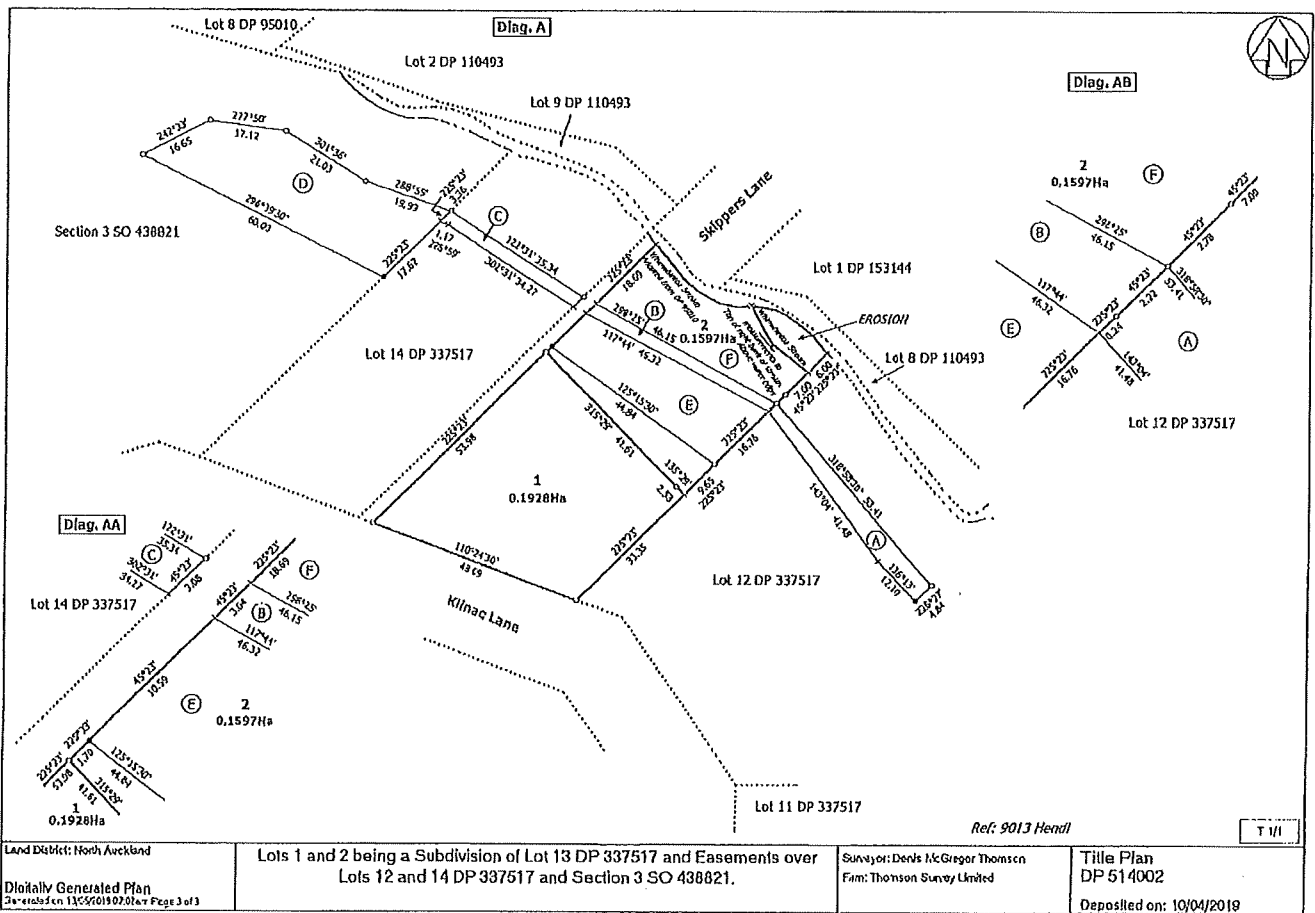
Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions

Approved as to the Survey by Land Information NZ on 14/1/2004

Deposited by Land Information NZ on 19/1/2004

File REF: 6731 BURGIN  
 Received 2.5.04 3.01.04  
 Instructions



Land District: North Auckland	Lots 1 and 2 being a Subdivision of Lot 13 DP 337517 and Easements over Lots 12 and 14 DP 337517 and Section 3 SO 438821.	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan DP 514002
Digitally Generated Plan Generated on 13/06/2019 at Page 3 of 3			Deposited on: 10/04/2019