



Office Use Only

Application Number:

Private Bag 752, Memorial Ave

Kaikohe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 401 5200

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

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:

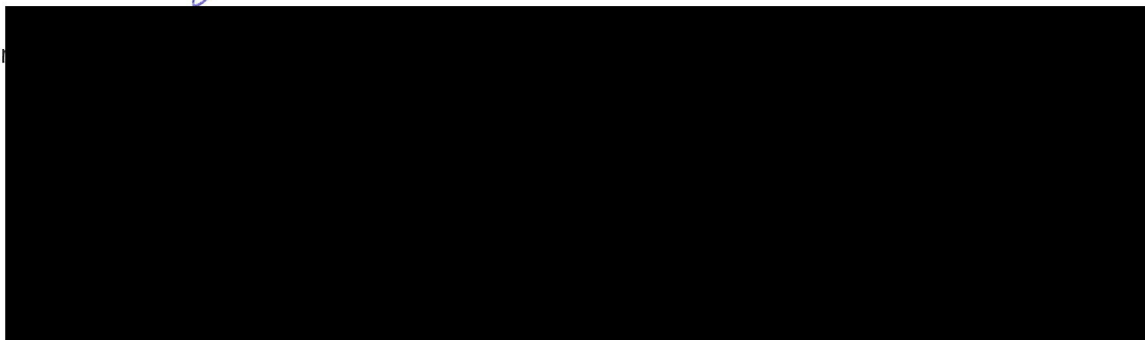
Name/s:

Kainga Ora - cf Peter Nathan

Electronic Address for
Service (E-mail):

Phone Numbers:

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



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

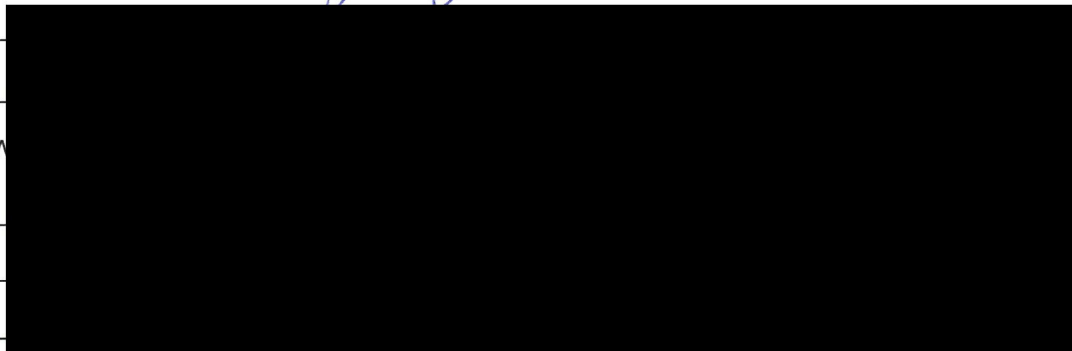
Name/s:

Vision Consulting Engineers - Michelle Thorburn

Electronic Address for
Service (E-mail):

Phone Numbers:

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



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:

Kainga Ora

Property Address/
Location

9 Tuatahi Place, Kerikeri

7. Application Site Details:

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

Site Address/
Location:

9 Tuatahi Place, Kerikeri

Legal Description:

Lot III DP 106277

Val Number:

Certificate of Title:

NA59B/404

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.**

Tenant needs to be advised by Vision before property is visited.

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.

existing COA application made for remedial works carried out to front and back decks at property.

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)

☐ National Environmental Standard consent

☒ Other (please specify) COA-2024-90/0

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)

Kainga Ora c/- Vision Consulting Engineers

Email:

Postal Address:

Phone Numbers:

Fees Information: An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 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: Michelle Thorburn (please print)

Signature: _____ (signature of bill payer – mandatory) Date: 16/07/24.

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

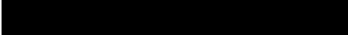
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track 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. 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: Michelle Thorburn (please print)

Signature:  (signature)

Date: 16/07/24

(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

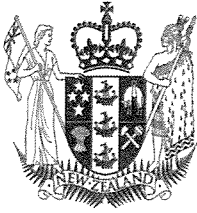
Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

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



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




R.W. Muir
Registrar-General
of Land

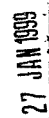
Identifier **NA59B/404**
Land Registration District **North Auckland**
Date Issued 12 September 1985

Prior References
NA38A/1450

Estate Fee Simple
Area 870 square metres more or less
Legal Description Lot 111 Deposited Plan 106277

Registered Owners
Housing New Zealand Limited

Interests





Vision Consulting <info@vce.co.nz>

RE: Authority to Act as Agent on Behalf - COA Applications

1 message

Sue Freeman <Sue.Freeman@kaingaora.govt.nz>

19 June 2024 at 10:57

To: Vision Consulting <info@vce.co.nz>

Cc: Chris Palmer <Chris.Palmer@kaingaora.govt.nz>, Peter Nathan <Peter.Nathan@kaingaora.govt.nz>, Meredith Earles <Meredith.Earles@kaingaora.govt.nz>, "Dave Martin (david.martin@spencersnz.co.nz)" <david.martin@spencersnz.co.nz>, Michael Leat <Michael.Leat@spencersnz.co.nz>

Hi – KO give Vision Consulting Engineers the authority to act as agent on behalf for COA applications for deck remedial work.

Sue

From: Vision Consulting <info@vce.co.nz>**Sent:** Wednesday, June 19, 2024 10:44 AM**To:** Sue Freeman <Sue.Freeman@kaingaora.govt.nz>**Subject:** Authority to Act as Agent on Behalf - COA Applications

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi,

Can you please reply via return email that you give Vision Consulting Engineers the authority to act as agent on behalf for all COA applications for deck remedial work.

Thank you.

Kind regards,

The Vision Team



CIVIL | STRUCTURAL | GEOTECHNICAL | RESEARCH & SPATIAL | PROJECT MANAGEMENT



COA-2024-90/0

9 TUATAHI PLACE, KERIKERI

ASSESSMENT OF EFFECTS

Project Reference: J15535

16 July, 2024

Far North District Council

Private Bag 752

Kaikohe 0440



**VISION
CONSULTING
ENGINEERS**

Tel: 09.401.6287

info@vce.co.nz

Level 1

62 Kerikeri Road

Kerikeri 0230

Northland

www.vce.co.nz

Dear Council,

Vision Consulting Engineers (VISION) on behalf of Kainga Ora/Spencers has submitted a code of acceptance application (COA) for decks constructed at 9 Tuatahi Place, Kerikeri. The PIM assessment identified that a Resource Consent is required due to a breach of the following rule.

12.4.6.1.2 Fire Risk to Residential Units which states

(a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest

The following assessment is provided in regard to Section 12.4.7 Assessment Criteria of the Far North District Plan.

(j) In respect of fire risk to residential units

(i) The degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa

Fire Emergency New Zealand has stated that they have no objection as this is an existing dwelling and footprint and has reticulated firefighting water supply complying with the code of practice and relevant standard (refer to attached email from Jason Goffin, dated 15/07/2024).

(ii) Any mitigation measures proposed to reduce the fire risk

The following mitigation measures have been identified:

- *Fire hydrant present within 50m of the dwelling*
- *No vegetation within 5m of the deck*
- *Clear and easy access to site for firefighting services.*
- *The dwelling has smoke alarms that comply with NZBC Clause F7*
- *The deck only being 2.5m in width (not significantly outside the original building footprint)*



(iii) The adequacy of the water supply

Please refer to response above for item i and attached email that state that the reticulated firefighting water supply complies with the code of practice and relevant standard.

(iv) The accessibility of the water supply to fire service vehicles

Please refer to response above for item i and ii.

If you have any queries in relation to the above response, please contact us.

Yours faithfully

Vision Consulting Engineers Ltd

Dan Simmonds

Senior Engineer

MIEAust CPEng, CMEngNZ



Vision Consulting <info@vce.co.nz>

RE: J15534 - 9 Tuatahi Place, Kerikeri

1 message

Goffin, Jason <Jason.Goffin@fireandemergency.nz>
To: Vision Consulting <info@vce.co.nz>

15 July 2024 at 09:40

Good morning,

Fire Emergency New Zealand has no objection, as this is an existing dwelling and footprint and has a reticulated firefighting water supply complying with the code of practice and relevant standard.

Please contact me if you require any additional information.

Regards

Jason Goffin

Advisor Risk Reduction – Kaitohutohu Matua Whakaheke Moorea

Specialist Fire Investigator – Kaititiro Ahi Maatanga

Te Tai Tokerau

Te Hiku Region 1

9 Homestead Road Kerikeri

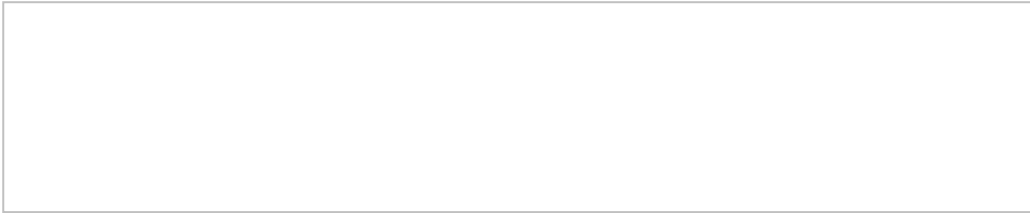
**Mobile:** 027 7066467**Email:** jason.goffin@fireandemergency.nz**Fire Fact “A House Fire Can Become Fatal within 5 Minutes”**

From: Vision Consulting <info@vce.co.nz>
Sent: Monday, July 15, 2024 9:33 AM
To: Goffin, Jason <Jason.Goffin@fireandemergency.nz>
Cc: Michael Leat <Michael.Leat@spencersnz.co.nz>
Subject: J15534 - 9 Tuatahi Place, Kerikeri

Hi Jason,

We have received the following from the FNDC regarding remedial works/COA application on an existing deck at [9 Tuatahi Place, Kerikeri](#).

The following breach has been found:



We did ask for an exemption to the Resource Consent for the following reasons:

The mitigating factors at the property are as follows:

- Fire hydrant present within 50m of the dwelling (refer attached plan)
- No vegetation within 5m of the deck
- Clear and easy access to site for fire fighting services.
- The dwelling has smoke alarms that comply with NZBC Clause F7
- The deck only being 2.5m in width (not significantly outside the original building footprint)



FNDC's response follows:

Kia ora Michelle,

After an assessment by our Resource Planner and Team Leader it is determined that unfortunately, exemptions for rule breaches cannot be granted in this instance.

You will need to apply for a resource consent.

This application should include a supporting statement from Fire and Emergency New Zealand (FENZ).

Given that a fire hydrant is within 50m of the site, FENZ might be satisfied with this arrangement and could potentially waive the requirement.

We would need evidence of FENZ's position included in your resource consent application.

Can you please advise what you need from us to assess whether it may be possible to waive this requirement.

Thank you.

Kind Regards

Michelle.

Ph: 027 767 1284



CIVIL | STRUCTURAL | GEOTECHNICAL | RESEARCH & SPATIAL | PROJECT MANAGEMENT



Vision Consulting Engineers Ltd
Level 1, [62 Kerikeri Road](#)
Kerikeri 0230

www.vce.co.nz

E: info@vce.co.nz

P: (09) 401 6287

**DECK AT HEIGHT, REMEDIAL DESIGN MEMO
9 TUATAHI PLACE KERIKERI (BACK DECK)
LOT 111 DP 106277**



Project Reference: J15535
19/12/2023

Spencers
7/11 Nell Place, Raumanga
Whangarei, 0110

Attn: Michael Leat, David Martin

Tel: 09.401.6287
Skype: VCE001
info@vce.co.nz

Level 1
62 Kerikeri Road
Kerikeri 0230
www.vce.co.nz

Dear Michael and David

Vision Consulting Engineers Limited (VISION) has been engaged by Spencers to provide engineering services to obtain a Certificate of Acceptance (CoA) from the Far North District Council for the existing back deck at 9 Tuatahi Place, Kerikeri.

The Initial Assessment found that the existing deck does not comply with NZS3604 (2011) and the New Zealand Building Code.

This memo has been prepared to present the proposed remedial work required for each item/issue identified in the Initial Assessment.

The following items/issues and the remedial solution (*italicized*) is provided below:

- Bracing (currently no bracing present)

Bracing design to NZS3604 installing diagonal timber braces as a braced pile system.

- Joists
 - Incorrect size (use MITEK Alternative Solution)

All balustrades and connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution which allows for 45x140 joists and 2/45 x 140 boundary joists.

- Balustrade
 - Post spacing (use MITEK Alternative Solution)

All balustrades and connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution.

- Nogs
 - Incorrect spacing

All nogs and connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution.

- Connections
 - Boundary joists (MITEK Alternative Solution)

All connections are to comply with Mitek "Deck Joist Fixing" Alternative Solution.

- Nail spacing in built up members

Spacings are to be in accordance with NZS3604 clause 2.4.4.7. For 2/45 x 140 members it is required to provide pairs of nails at 270 mm centers alternating sides of the member. The nails should be 90 x 3.15 galvanized gun nails.

- Gap between decking and house
 - No 12mm gap between deck and house (NZBC Clause E2)

Modify decking board that is closest to house in order to comply with this clause.

- Stairway handrails
 - Height of handrail less than 0.9m (NZBC Clause D1)

An additional 45 x45 timber is to be nailed to the top of the existing handrail to meet the requirements of this clause.

The following items/issues have been identified that require specific structural engineering designed remediated:

- Bearers
 - Cantilever span exceeds limit specified in NZS3604

The cantilever span has been assessed using NZS1170 and NZS3603 and is satisfactory.

- Bearers
 - Bearer span connection not over pile

An additional bearer leaf is to be fixed onto the existing bearer over the span that includes the join. This has been assessed using NZS1170 and NZS3603.

- Connections
 - Pile to bearer connection

The existing ordinary and proposed braced pile to bearer connections have been assessed using NZS1170, NZS3603 and NZS3604 and deemed to be satisfactory

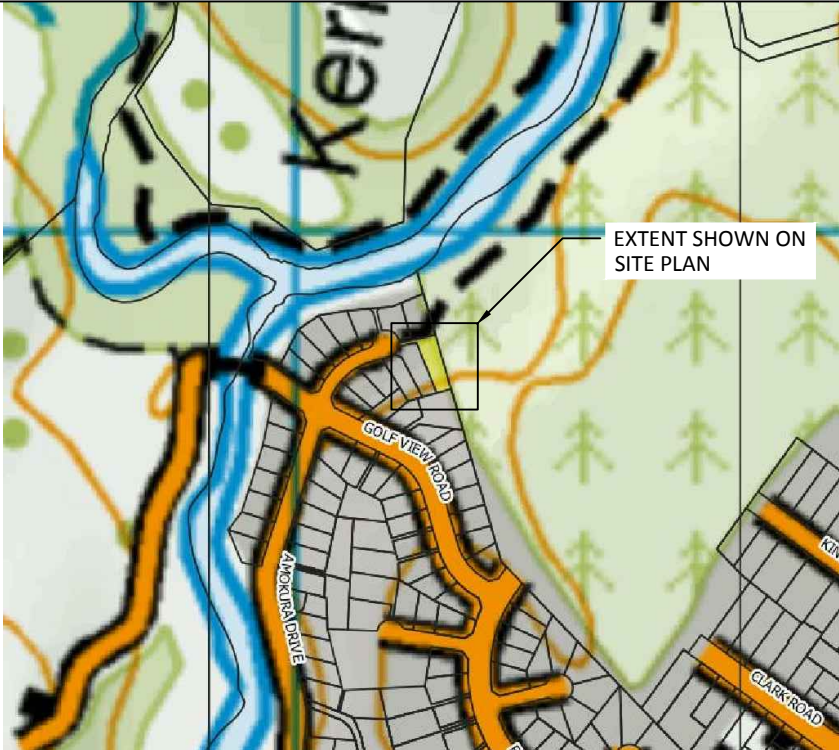
Please find attached plans including the as-built of the existing deck, the proposed remedial works of the deck and engineering calculations for your reference.

Yours sincerely



Thijs Drupsteen
Senior Structural Engineer
CPEng, CMEngNZ

Attachments: Remedial Works Drawings, Mitek 'Deck Joist Fixing' Alternate Solution



LOCALITY PLAN

SCALE (A3) NTS

SITE INFORMATION:

9 Tuatahi Place, Kerikeri
Area: 870m²
Lot 111 DP 106277

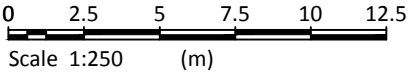
Zone: Residential (FNDC)
Exposure Zone: Zone C
Earthquake Zone: Zone 1

NOTE:







NO CHANGES TO THE BUILDING
FOOTPRINT ARE PROPOSED

NOTE:

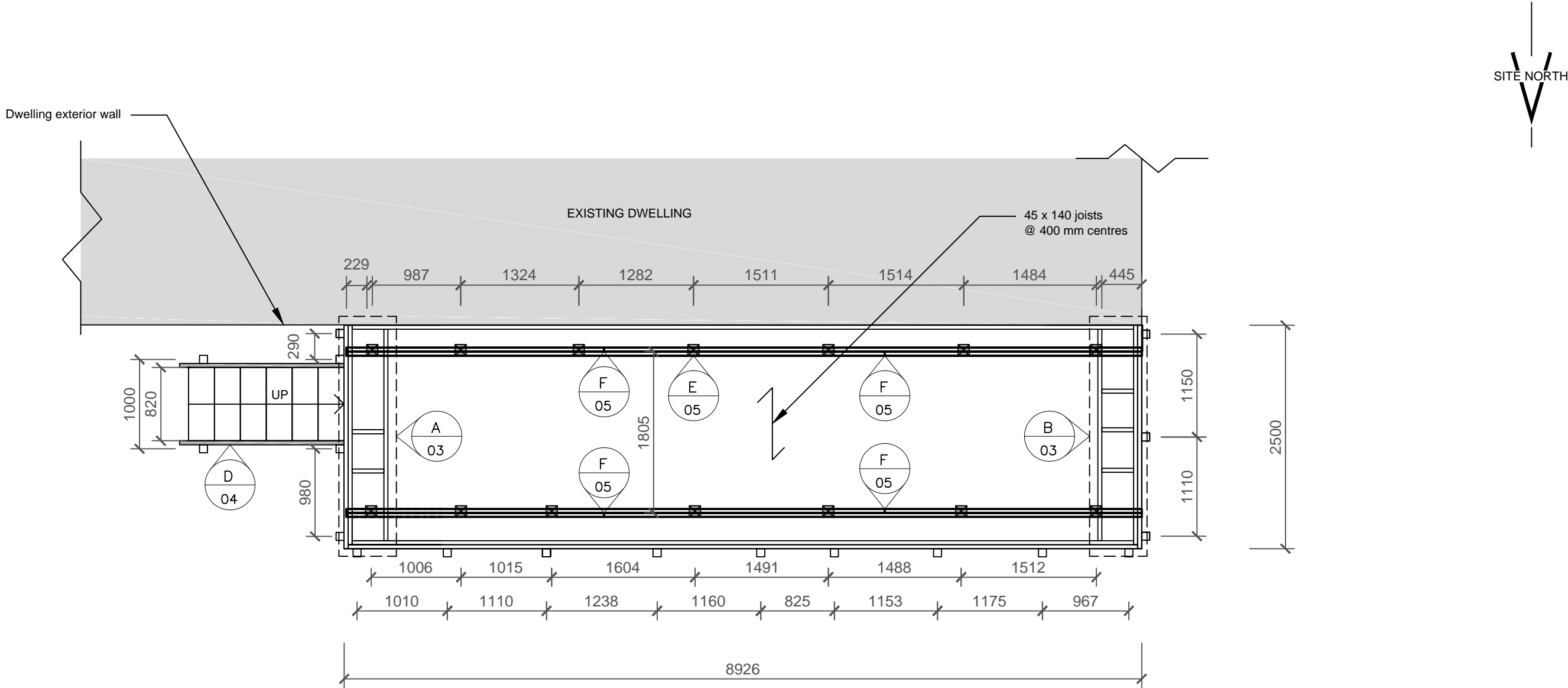
- ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED FROM A SITE WALKOVER AND USE OF AERIAL IMAGE
- 1m CONTOURS, from 2018 LIDAR SUPPLIED BY NORTHLAND REGIONAL COUNCIL, DATUM ONE TREE POINT 1964
- LINZ AERIAL IMAGE 2014-16
- PROPERTY BOUNDARY BASED ON LINZ ELECTRONIC DATABASE



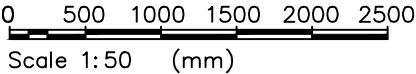
	CLIENT SPENCERS	PROJECT 9 TUATAHI PLACE, KERIKERI (BACK DECK)	DRAWING TITLE SITE PLAN	SURVEY			A	AS BUILT	CS	07/12/2023	SCALE	1:250		
							B	FOR CONSTRUCTION	TD	14/12/2023				
				DESIGN									SHEET	01 OF 09
				DRAWN	TJ	07/12/2023							PROJECT	J15535
				CHECKED	CS	07/12/2023							THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE ©	REV B
				APPROVED	CS	07/12/2023								
				No	REVISION			BY	DATE					

LEGEND	
45 X 140 JOIST/NOG	
2/45 X 140 JOIST	
2/45 X 140 BEARER	
90 X 90 BALUSTRADE POST	
125 X 125 TIMBER ORDINARY PILE	
45 X 190 STAIR STRINGERS	

- NOTE:
1. MAXIMUM PILE HEIGHT: 1805 mm.
 2. MINIMUM PILE HEIGHT: 1013 mm.
 3. MAXIMUM HEIGHT FROM GROUND LEVEL TO TOP OF DECKING: 2084 mm.
 4. MINIMUM HEIGHT FROM GROUND LEVEL TO TOP OF DECKING: 1279 mm.
 5. REFER SHEET 05 FOR CONNECTIONS
 6. ALL DIMENSIONS IN mm - UNLESS SPECIFIED OTHERWISE
 7. ALL FOUNDATION DETAILS ARE UNKNOWN
 8. THE DECK IS NOT ATTACHED TO THE DWELLING

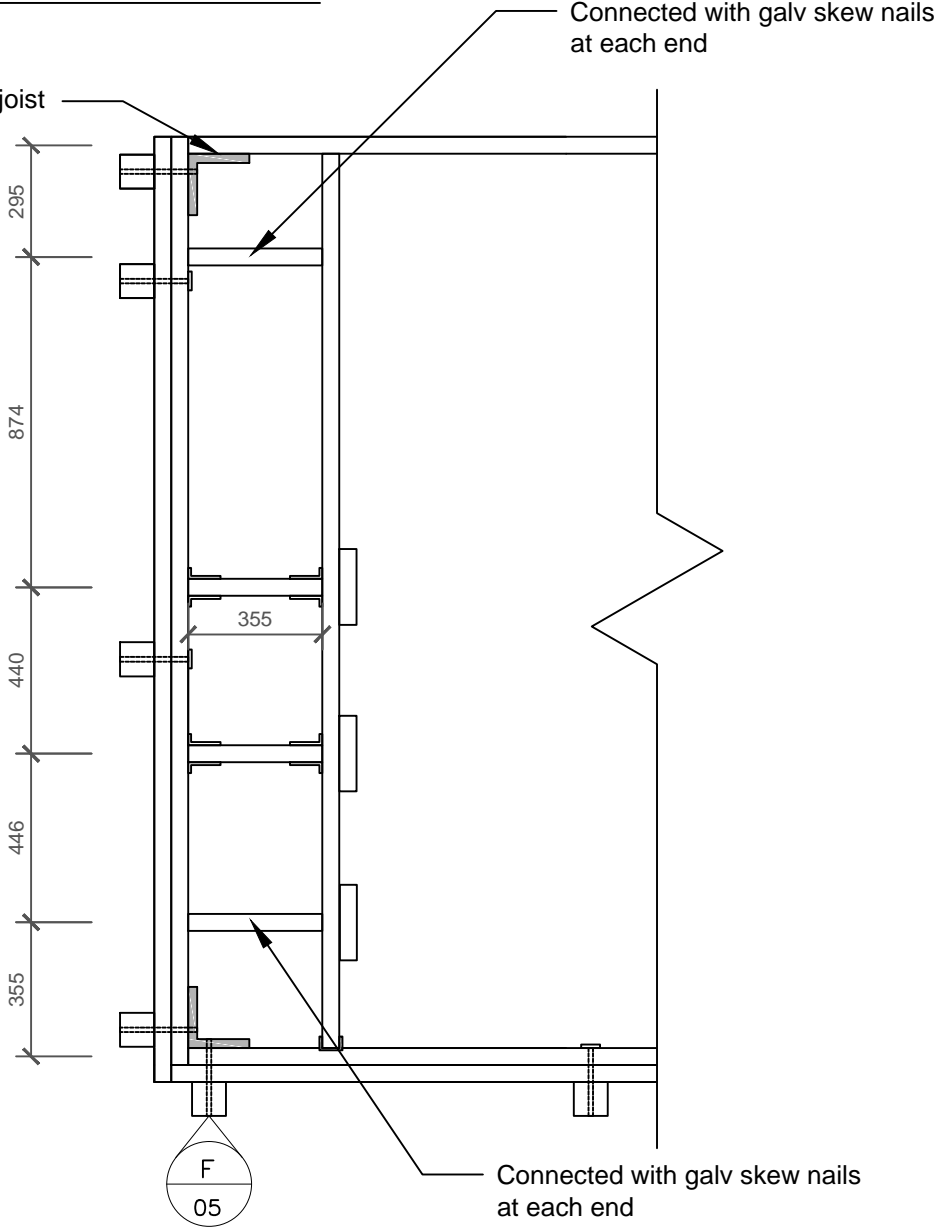


PLAN VIEW
SCALE(A3) 1:50



A
02
NOGGING DETAIL – SITE EAST
SCALE(A3) NTS

No bolts in the single boundary joist

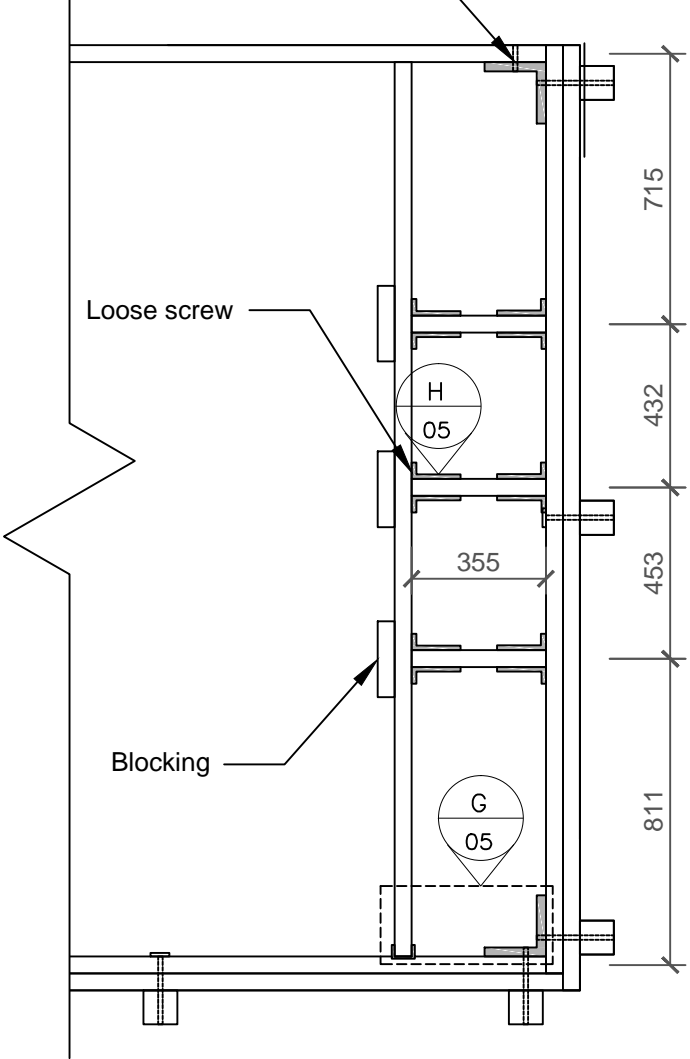


B
02
NOGGING DETAIL – SITE WEST
SCALE(A3) NTS

M12 SS Coach Bolt connected at the bottom of the single boundary joist

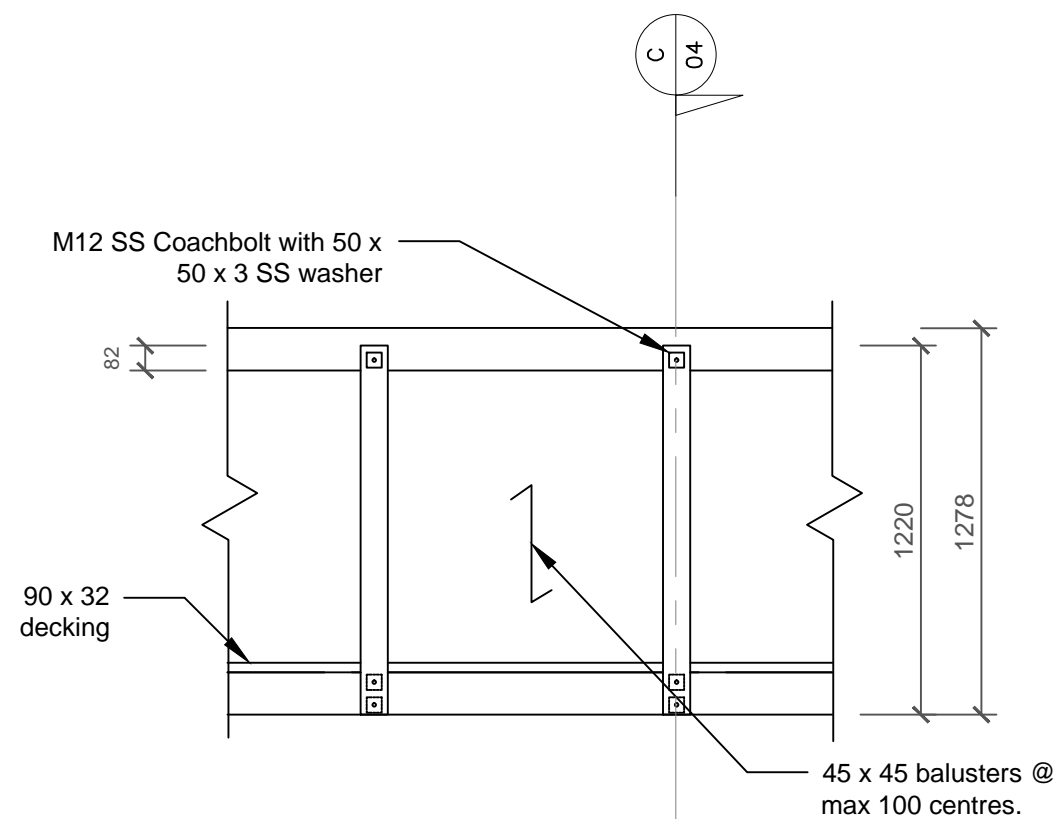
Loose screw

Blocking

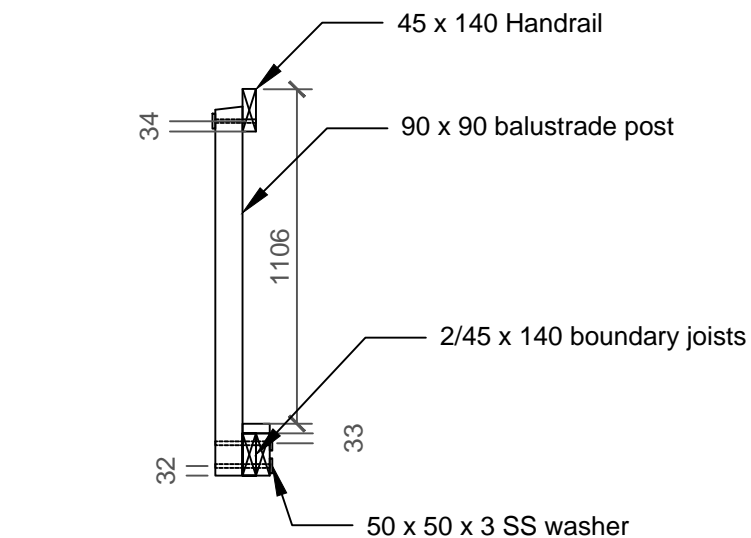


LEGEND

BOWMAC BS175 ANGLE BRACKET WITH 2/M12 SS COACH BOLTS ON EACH SIDE (NOTE EXAGGERATED SCALE)	
2/CPC40 SS CLEAT TOP AND BOTTOM OF MEMBER (NOTE EXAGGERATED SCALE)	
CPC40 SS CLEAT AT CENTRE OF MEMBER (NOTE EXAGGERATED SCALE)	
JH120 SS JOIST HANGER (NOTE EXAGGERATED SCALE)	
2/M12 SS COACH BOLT WITH 50 X 50 X 3 SS WASHER (NOTE EXAGGERATED SCALE FOR WASHER)	
45 X 140 JOIST/NOG	
90 X 90 BALUSTRADE POST	
2/M12 SS COACH BOLT	
2/45 X 140 JOIST	



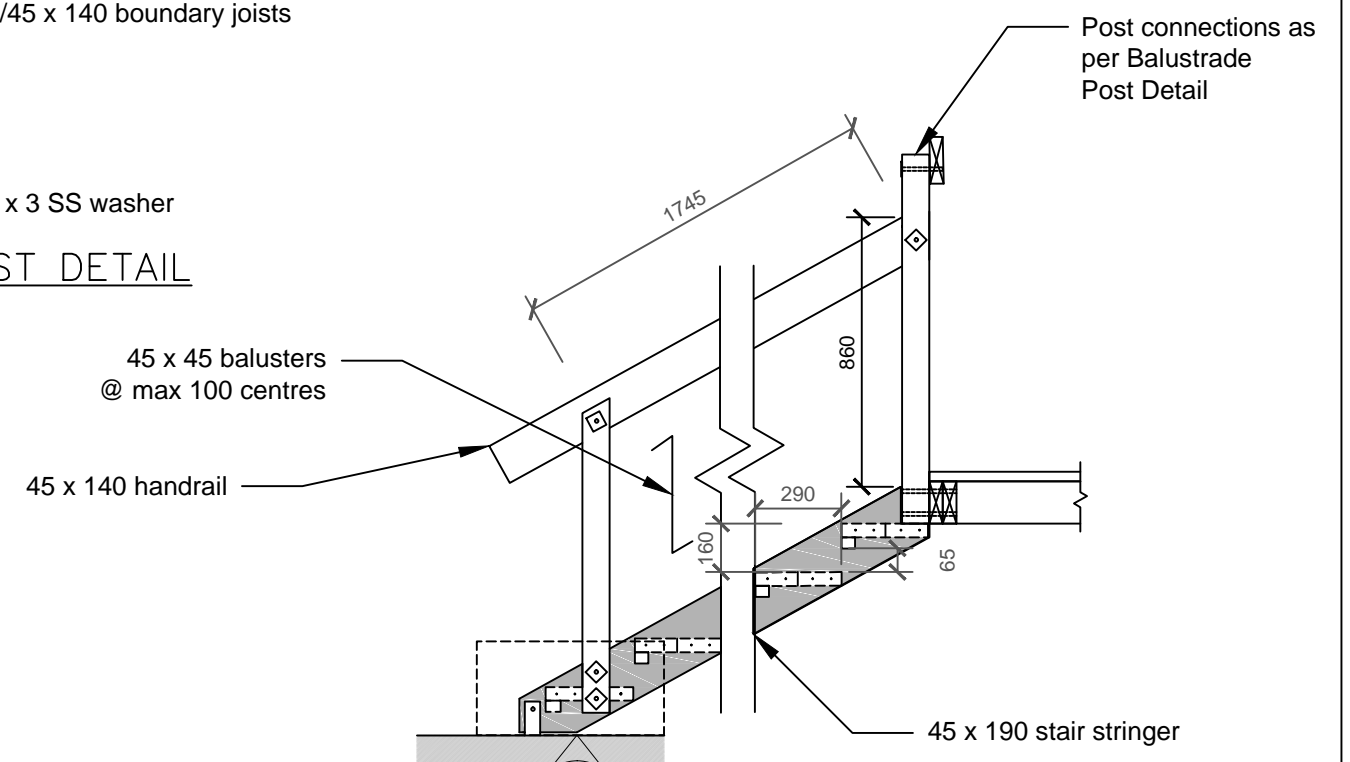
TYPICAL BALUSTRADE
SCALE (A3) NTS



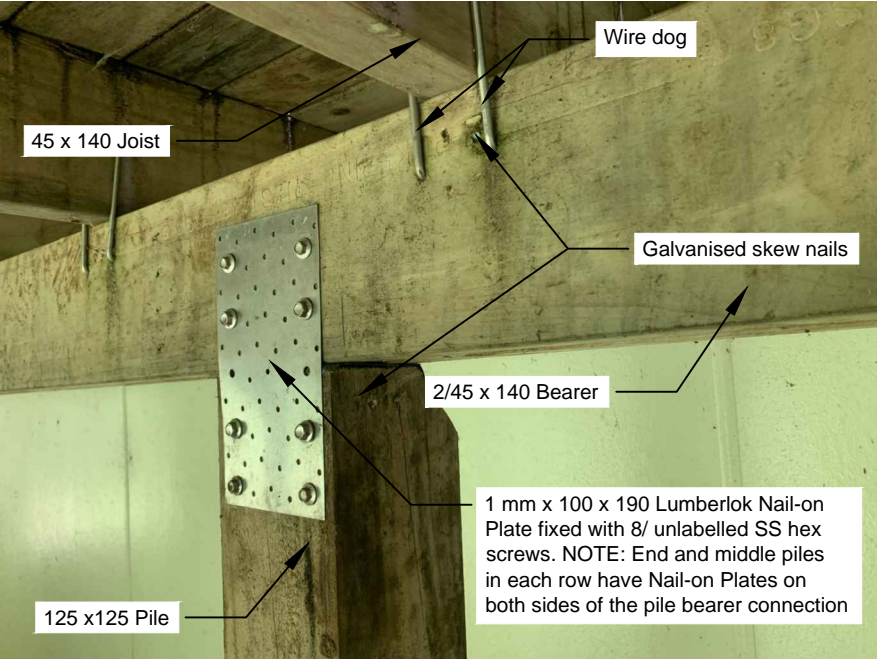
BALUSTRADE POST DETAIL
SCALE (A3) NTS

NOTES:

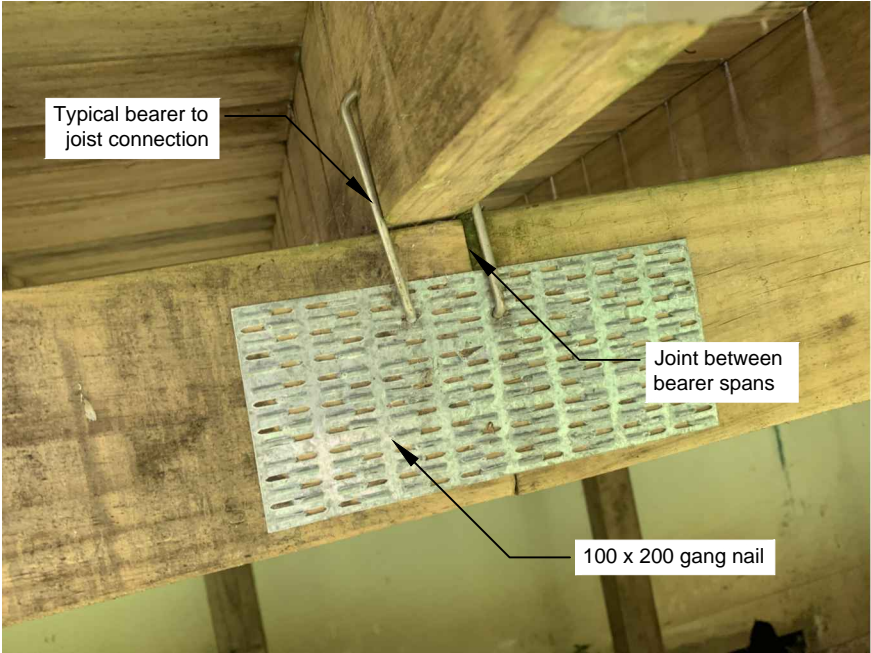
1. TREADS ARE NAILED TO THE STRINGER WITH 4/90 X 3.15 GALV NAILS
2. BALUSTERS CONNECTED WITH 2/90 X 3.15 GALV NAILS TO THE HANDRAIL AND DOUBLE BOUNDARY JOIST.



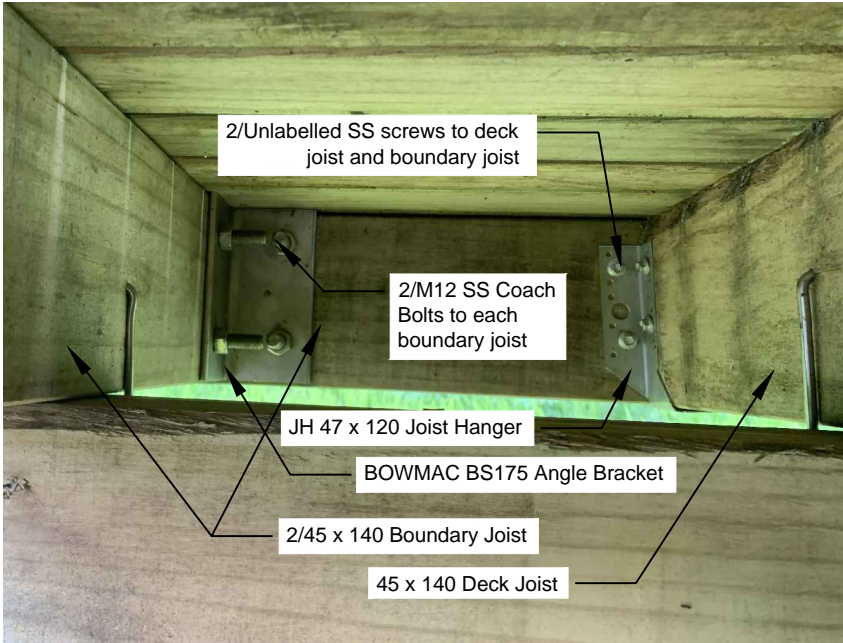
STAIRWAY ELEVATION
SCALE (A3) NTS



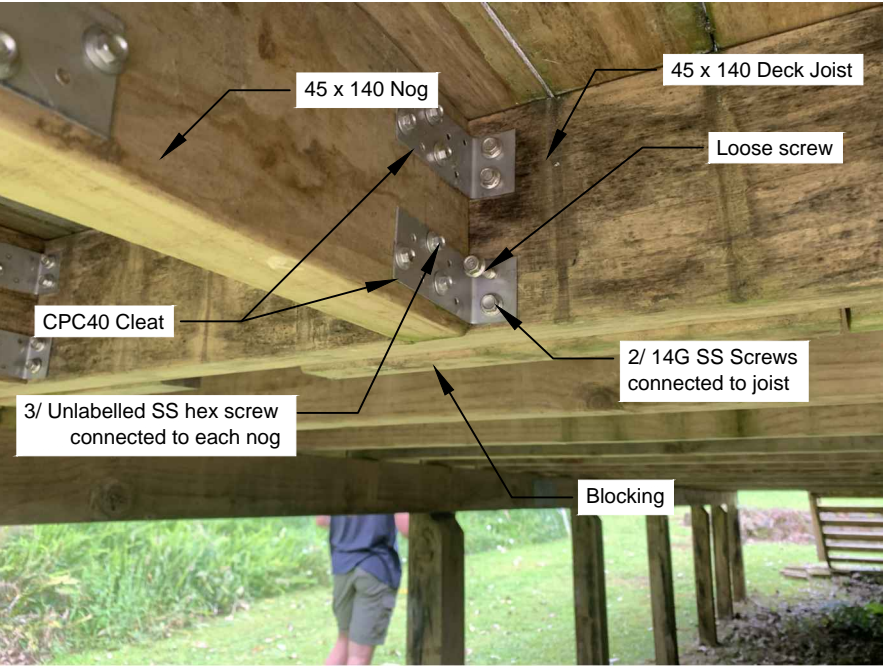
E
02 PILE TO BEARER TO JOIST
SCALE(A3) NTS



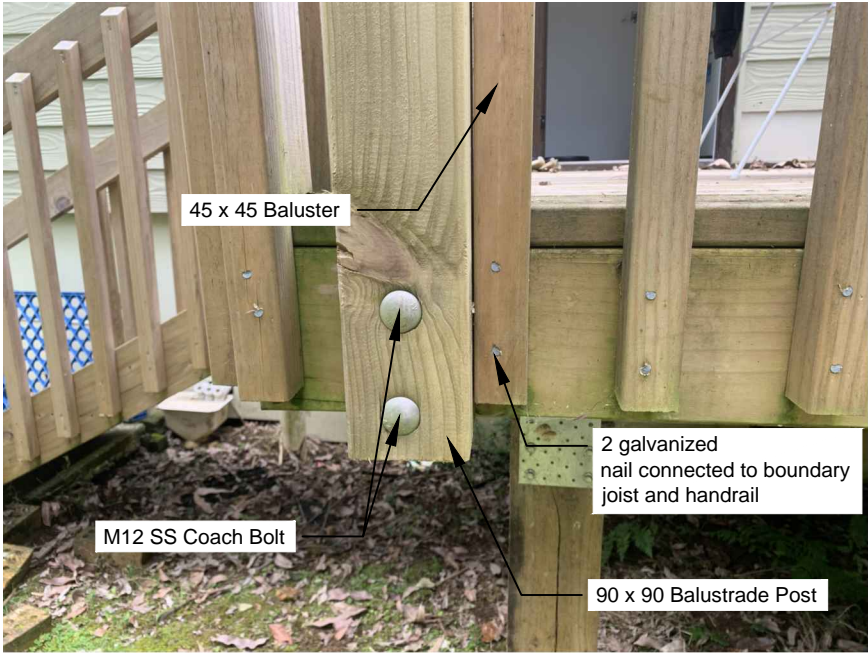
F
02 BEARER SPAN CONNECTION
SCALE(A3) NTS



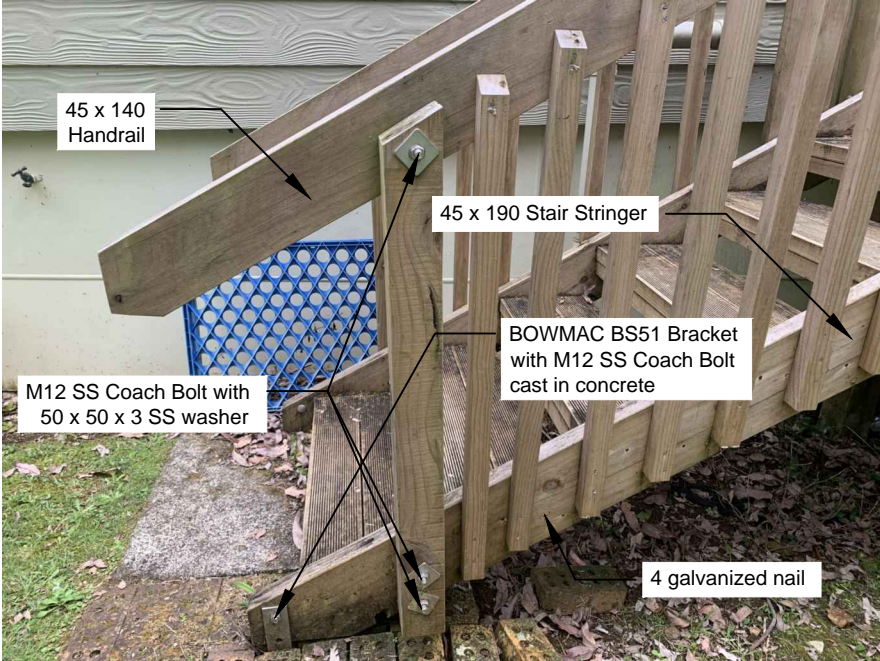
G
03 BOUNDARY JOIST CORNER CONNECTIONS
SCALE(A3) NTS



H
03 CPC40 CONNECTION
SCALE(A3) NTS

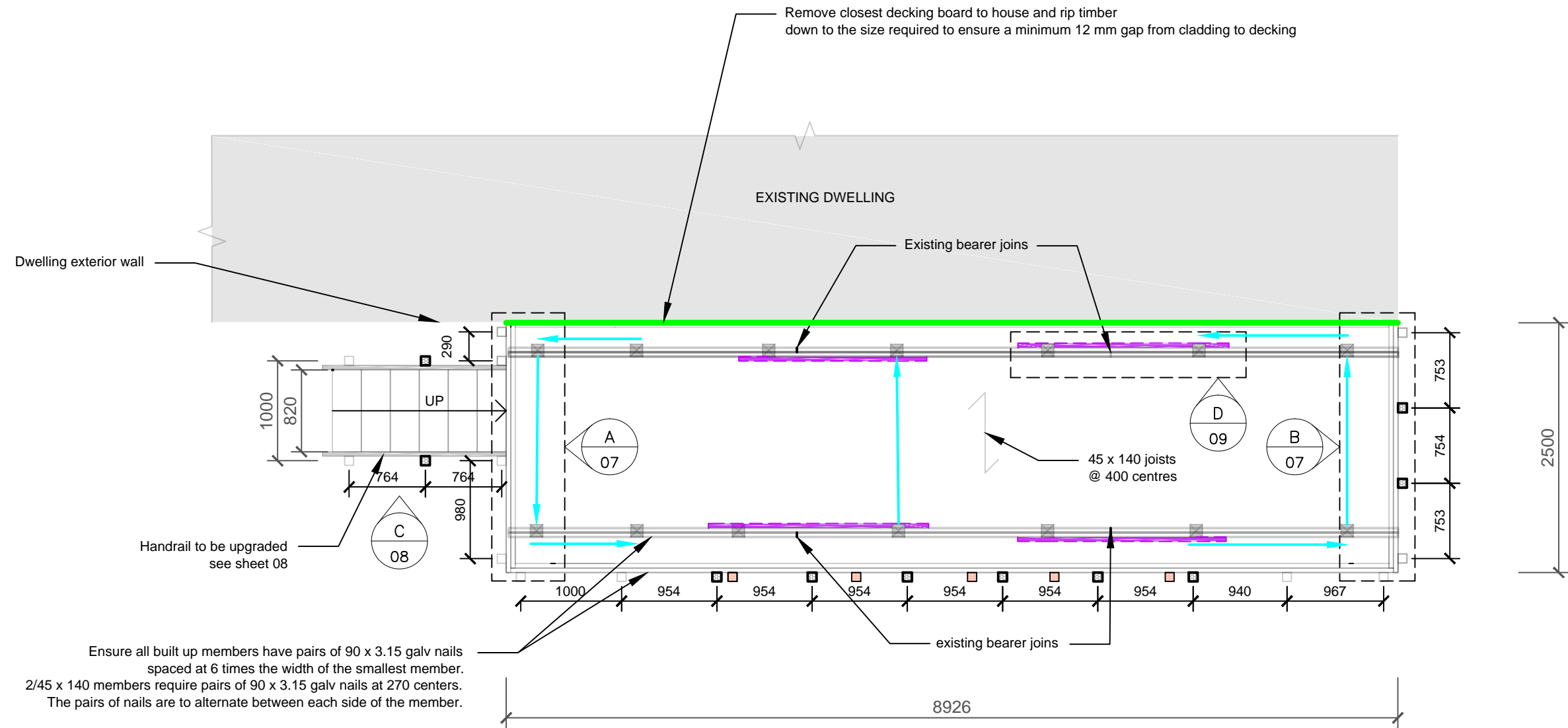


I
03 BALUSTRADE TO BOUNDARY JOIST
SCALE(A3) NTS



J
03 STAIRWAY CONNECTION
SCALE(A3) NTS

LEGEND	
45 X 140 JOIST/NOG	
2/45 X 140 JOIST	
2/45 X 140 BEARER	
EXISTING 90 X 90 BALUSTRADE POST (TO REMAIN)	
125 X 125 TIMBER ORDINARY PILE	
45 X 190 STAIR STRINGERS	
NEW 90 X 90 BALUSTRADE POST - (COULD USE EXISTING POSTS THAT NEED TO BE REMOVED)	
NEW 45 X 140 BEARER SEE SHEET 09	
NEW SG8 DIAGONAL TIMBER BRACE (SEE SHEET 09) - ARROW HEAD REPRESENTS TOP OF DIAGONAL BRACE	
EXISTING BALUSTRADE POST TO BE REMOVED - SEE NOTES	

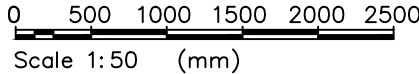


PLAN VIEW

SCALE (A3) 1: 50

NOTE:

1. ALL DIMENSIONS IN mm - UNLESS SPECIFIED OTHERWISE
2. ALL FOUNDATION DETAILS ARE UNKNOWN
3. THE DECK IS NOT ATTACHED TO THE DWELLING
4. PLUG ALL HOLES IN BOUNDARY JOIST AND HANDRAIL WITH TREATED TIMBER DOWEL OR AN EXTERIOR WOOD FILLER
5. THIS DRAWING MUST BE PRINTED IN COLOR



FOR CONSTRUCTION



CLIENT
SPENCERS

PROJECT
9 TUATAHI PLACE,
KERIKERI (BACK DECK)

DRAWING TITLE
PROPOSED DECK SUBFLOOR PLAN
(REMEDIAL WORK)

SURVEY
DESIGN
DRAWN CS 12/12/2023
CHECKED TD 13/12/2023
APPROVED TD 14/12/2023

A AS BUILT	CS 07/12/2023	SCALE 1: 50
B FOR CONSTRUCTION	TD 14/12/2023	
		SHEET 06 of 09
		PROJECT J15535
		THIS ARTWORK IS THE COPY RIGHT MATERIAL OF VCE
		REV B

A

06

NOGGING DETAIL – SITE EAST

SCALE(A3) NTS

B

06

NOGGING DETAIL – SITE WEST

SCALE(A3) NTS

All required bolts and connections are to be installed as per Mitek alternative solution, attached to drawings

All required bolts and connections are to be installed as per Mitek alternative solution, attached to drawings

Nogging can be removed in order to fix CPC40 SS screws into adjacent nogs

Provide new nogging and connections as per Mitek deck joist fixing alternative solution, attached to drawings








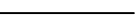


Remove existing nogging and connections

New 90 x 90 SG8 H3.2 balustrade posts connected to boundary joist with 2/M12 SS threaded rod and 50 x 50 x 3 SS washers as per Mitek deck joist fixing alternative solution

New 45 x 140 blocking

New 45 x 140 blocking

LEGEND

BOWMAC BS175 ANGLE BRACKET WITH 2/M12 SS COACH BOLTS ON EACH SIDE (NOTE EXAGGERATED SCALE)	
2/CPC40 SS CLEATS TOP AND BOTTOM OF MEMBER (NOTE EXAGGERATED SCALE)	
JH120 SS JOIST HANGER (NOTE EXAGGERATED SCALE)	
2/M12 SS COACH BOLT WITH 50 X 50 X 3 SS WASHER (NOTE EXAGGERATED SCALE FOR WASHER)	
45 X 140 JOIST/NOG	
EXISTING 90 X 90 BALUSTRADE POST	
2/M12 SS COACH BOLT	
2/45 X 140 JOIST	
NOGGING AND CONNECTIONS TO BE REMOVED	
PROPOSED 90 X 90 BALUSTRADE POST	

- NOTE:
- DECK JOIST FIXINGS AND NOGGING DETAILS/CONNECTIONS ARE TO BE INSTALLED AS PER MITEK DESCK JOIST FIXING ALTERNATIVE SOLUTION THAT HAVE BEEN ATTACHED TO DRAWINGS.
 - THIS SHEET MUST BE PRINTED IN COLOUR.

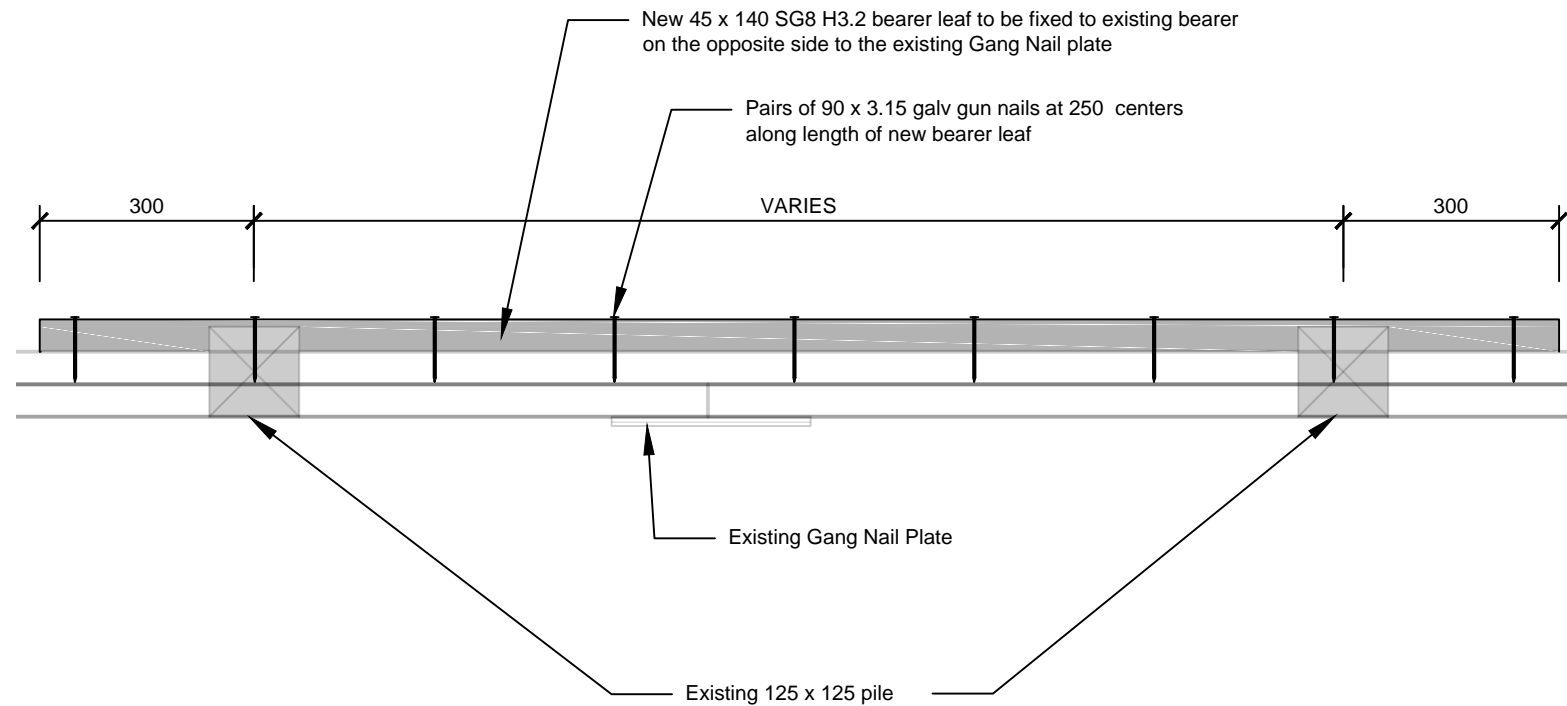
New 45 x 45 SG8 H3.2 handrail nailed to the top of the existing 45 x 140 handrail with 90 x 3.15 galv nails at 250 centers

45 x 45 balusters @ max 145 centres

C
06 STAIRWAY ELEVATION
SCALE (A3) NTS

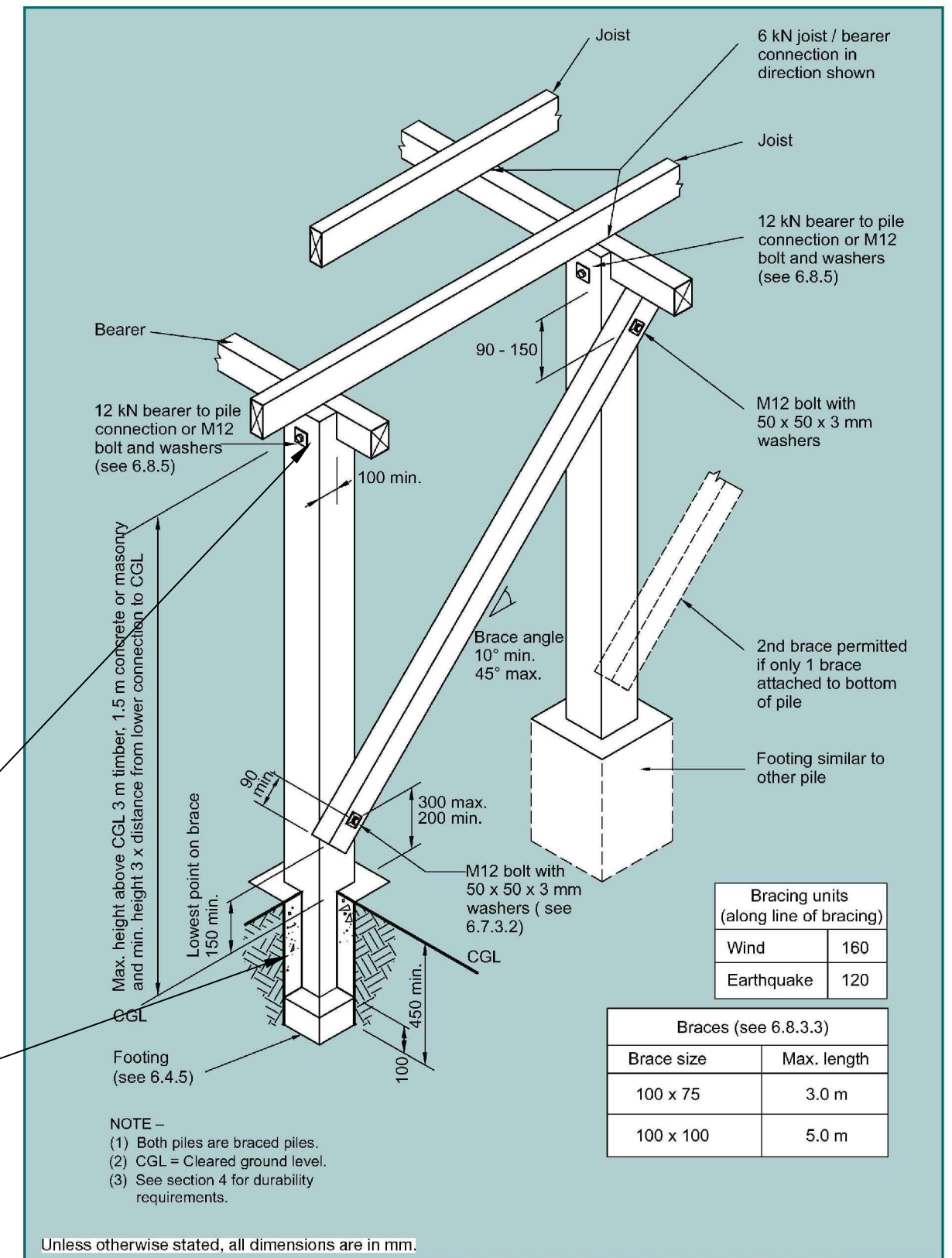
NOTES:

1. ALL EXISTING STAIR MEMBERS AND CONNECTION DETAILS THAT ARE TO REMAIN HAVE BEEN MADE TRANSPARENT FOR CLARITY



An additional 1mm x 100 x 190 SS nailon plate on the other side of the bearer with either 8/ 30 x 3.15 SS nails or 4/12G x 35 SS screws will provide the minimum 12 kN bearer to pile connection

The existing foundation depth and width are unknown,however it has been assumed to meet the minimum requirements of this figure



NOTE:

1. ALL FIXINGS TO MEET THE DURABILITY REQUIREMENTS FOR THE SITE EXPOSURE ZONE C.

COA-2024-90/0

9 TUATAHI PLACE, KERIKERI

ASSESSMENT OF EFFECTS

Project Reference: J15535

25/07/2024

Far North District Council

Private Bag 752

Kaikohe 0440



VISION
CONSULTING
ENGINEERS

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Dear Council,

1 Introduction

This report assesses the proposed construction of deck at 9 Tuatahi Place, Kerikeri, against the requirements of the Far North District Plan and the Resource Management Act 1991 (RMA). The assessment is prepared in response to a request from the Far North District Council for additional information to support the code of compliance and resource consent application submitted by Vision Consulting Engineers on behalf of Kainga Ora/Spencers.

The purpose of this report is to demonstrate that the proposed deck aligns with the relevant planning documents and that the potential effects of the development are minor.

2 Assessment against Relevant Documents

2.1 Section 104(1)(b) of the RMA

An assessment of the proposed activity against matters of national importance as identified in Section 104(1)(b) of the Resource Management Act 1991 has been undertaken. Based on the nature of the proposed deck, it is considered that no matters of national importance are affected by this proposal.

2.2 Operative District Plan Objectives and Policies

Assessment of the proposed deck against the relevant objectives and policies of the Far North District Plan's Residential Zone (Section 7.6):

7.6.3 Objectives

- **7.6.3.1:** Achieve development of new residential areas at similar densities to those prevailing at present.
 - **Not Applicable:** This objective relates to new residential areas, not additions to existing dwellings.
- **7.6.3.2:** Enable development of a wide range of activities within residential areas where the effects are compatible with the residential character of those areas.
 - **Consistent:** The proposed deck is an extension of an existing dwelling and is unlikely to significantly alter the residential character of the area.

- **7.6.3.3:** Protect the special amenity values of residential sites on the urban fringe.
 - **Not Applicable:** The property is not located on the urban fringe as defined in the plan.

7.6.4 Policies

- **7.6.4.1:** Apply the Residential Zone to areas currently predominantly residential.
 - **Consistent:** The property is located in a residential zone.
- **7.6.4.2:** Apply the Residential Zone to areas with scope for new residential development.
 - **Not Applicable:** This policy focuses on new development, not additions.
- **7.6.4.3:** Apply the Residential Zone to areas where expansion would be sustainable.
 - **Consistent:** The proposed deck is a minor addition to an existing dwelling and are unlikely to have significant environmental impacts.
- **7.6.4.4:** Provide for a range of housing types and forms of accommodation.
 - **Not Applicable:** This policy focuses on overall housing variety, not individual additions.
- **7.6.4.5:** Allow non-residential activities only if they don't detract from the existing residential environment.
 - **Consistent:** The proposed deck is an extension of a residential dwelling.
- **7.6.4.6:** Require activities exceeding the effects of a typical single residential unit to avoid, remedy, or mitigate those effects.
 - **Consistent:** The proposed deck is a minor addition and is unlikely to have significant effects beyond those of a typical dwelling.
- **7.6.4.7:** Ensure sufficient land associated with each household unit for outdoor space and planting.
 - **Consistent:** The property size (870sqm) suggests sufficient land remains for outdoor space after adding the deck.
- **7.6.4.8:** Limit impermeable surfaces to provide open space and reduce adverse effects.
 - **Consistent:** The deck is a timber deck more than 1m above ground level so is not considered an impermeable surface. In addition the surface area is small, the overall impact is likely less than minor given the property size and the deck's proportion to the site.
- **7.6.4.9:** Ensure adequate access to sunlight and daylight for sites.
 - **Unlikely to be significantly affected:** An analysis of the site and surrounding properties indicates that the proposed deck, located on the eastern side of the dwelling, will not have a significant impact on sunlight and daylight access to neighboring properties. There are no structures or dwellings within a 50-meter radius that would be affected by the deck's shade. Additionally, existing vegetation, particularly large gum trees on the neighboring property to the east, currently casts a greater shadow over the subject site than the proposed deck would. Therefore, the deck is unlikely to create any adverse impacts on sunlight and daylight access for neighboring properties.
- **7.6.4.10:** Ensure a reasonable level of privacy for inhabitants of buildings on a site.
 - **Unlikely to be significantly affected:** The deck's height (1.3-2.1m) is unlikely to significantly impact privacy for neighbors. There are no structures or dwellings within a 50-meter radius that would be affected by the deck's
- **7.6.4.11:** Maintain a small-scale built form for development on the urban fringe.
 - **Not Applicable:** The information provided doesn't indicate the property is located on the urban fringe as defined in the plan.

Assessment of the proposed deck against the relevant objectives and policies of the Far North District Plan's Natural Hazards (Section 12.4):

12.4.3 Objectives

- **12.4.3.1:** Reduce the threat of natural hazards to life, property, and the environment.
 - **Consistent:** The proposed deck is not located in an area identified as being at risk from natural hazards such as flooding or coastal erosion. Therefore, they do not increase the threat to life, property, or the environment from these hazards.
- **12.4.3.2:** Ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.
 - **Consistent:** The proposed deck is a minor addition to an existing dwelling and is not likely to induce or exacerbate any natural hazards.
- **12.4.3.3:** Ensure that natural hazard protection works do not have adverse effects on the environment.
 - **Not Applicable:** This objective relates to protection works, not new development.
- **12.4.3.4:** Ensure the role in hazard mitigation played by natural features is recognized and protected.
 - **Not Applicable:** The proposed deck does not impact natural features with a hazard mitigation role.
- **12.4.3.5:** Improve public awareness of natural hazards.
 - **Not Applicable:** This objective relates to public education, not specific developments.
- **12.4.3.6:** Take into account reasonably foreseeable changes in the nature and location of natural hazards.
 - **Consistent:** The proposed deck is not located in an area identified as being at risk from natural hazards, and its construction does not increase the potential for future hazards.
- **12.4.3.7:** Avoid fire risk arising from the location of residential units in close proximity to trees.
 - **Consistent:** While the adjacent property has a gum tree lot to the east, the fire risk has been addressed in a separate assessment and approved by the Fire Service.

12.4.4 Policies

- **12.4.4.1:** Avoid earthworks and structures in areas with significant potential for natural hazards.
 - **Consistent:** The site of the deck is not located in an area identified as having a significant potential for natural hazards.
- **12.4.4.2:** Protect natural features that protect land values and assets from natural coastal hazards.
 - **Not Applicable:** The property is not located in a coastal hazard area.
- **12.4.4.3:** Allow protection works only where they are the best practicable option.
 - **Not Applicable:** This policy relates to protection works, not new development.
- **12.4.4.4:** Take into account sea level rise when assessing development in potentially affected areas.
 - **Not Applicable:** The property is not located in a coastal hazard area.
- **12.4.4.5:** Make information on known natural hazards available to the public.
 - **Not Applicable:** This policy relates to information provision, not specific developments.
- **12.4.4.6:** Avoid adverse effects on people, property, and the environment from coastal hazards.
 - **Not Applicable:** The property is not located in a coastal hazard area.

- **12.4.4.7:** Avoid the risk to adjoining vegetation and properties arising from fires.
 - **Consistent:** The fire risk has been addressed in a separate assessment and approved by the Fire Service.
- **12.4.4.8:** Control the location, intensity, design, and type of new coastal subdivision, use, and development.
 - **Not Applicable:** This policy relates to coastal development.
- **12.4.4.9:** Recognize the role of riparian margins in mitigating the effects of natural hazards.
 - **Not Applicable:** The property is not located near a riparian margin.

2.3 Proposed District Plan Objectives and Policies

Assessment of the proposed deck against the relevant objectives and policies of the Far North Proposed District Plan's PART 3 – AREA-SPECIFIC MATTERS, ZONES, Residential zones, General residential:

PDP General residential Objectives

- **GRZ-01** The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:
 - a) housing needs and demand;
 - b) the adequacy and capacity of available or programmed development infrastructure;
 - c) the amenity and character of the receiving residential environment; and
 - d) historic heritage.
 - **Not Applicable:** This objective relates to the overall zone, not individual properties.
- **GRZ-02** The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.
 - **Not Applicable:** This objective relates to broader urban development patterns. The deck does not contribute to urban consolidation or reduce urban sprawl.
- **GRZ-03** Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.
 - **Not Applicable:** The deck is a residential addition. The deck is not a non-residential activity.
- **GRZ-04** Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.
 - **Not Applicable:** No subdivision or new infrastructure is required.
- **GRZ-05** Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.
 - **Consistent:** The deck is likely to improve the amenity of the property without adversely affecting the surrounding environment. The deck is a minor addition to an existing dwelling and is unlikely to significantly impact the functional or amenity value of the living environment.
- **GRZ-06** Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.
 - **Not Applicable:** The deck's impact on climate resilience is negligible.

PDP General residential Policies

- **GRZ-P1:** Enable land use and subdivision where there is adequacy and capacity of available or programmed development infrastructure.
 - **Consistent:** No subdivision or new infrastructure is required.
- **GRZ-P2:** Require all subdivision in the General Residential zone to provide reticulated services.

- **Not Applicable:** No subdivision is involved.
- **GRZ-P3:** Enable multi-unit developments.
 - **Not Applicable:** The deck is not a multi-unit development.
- **GRZ-P4:** Enable non-residential activities.
 - **Not Applicable:** The deck is a residential addition.
- **GRZ-P5:** Provide for retirement villages.
 - **Not Applicable:** The proposed deck is not a retirement village.
- **GRZ-P6:** Encourage and support the use of on-site water storage.
 - **Not Applicable:** The proposal does not involve on-site water storage.
- **GRZ-P7:** Encourage energy efficient design and the use of small-scale renewable electricity generation.
 - **Partially Relevant:** While the policy encourages energy efficiency, the scope of this project is limited to a deck.
- **GRZ-P8:** Manage land use and subdivision to address the effects of the activity.
 - **Consistent:** The proposed deck is consistent with the scale, design, and amenity of the residential environment. It does not require any subdivision and is unlikely to have significant impacts on infrastructure or natural hazards.

Assessment of the proposed deck against the relevant objectives and policies of the Far North Proposed District Plan's PART 2 – DISTRICT-WIDE MATTERS, HAZARDS AND RISKS, Natural hazards:

PDP Natural hazards Objectives

- **NH-O1:** Manage the risks from natural hazards to people, infrastructure, and property.
 - **Consistent:** The deck does not increase the risk from natural hazards.
- **NH-O2:** Ensure that development does not increase natural hazard risk or risks are mitigated.
 - **Consistent:** The deck is unlikely to increase natural hazard risk.
- **NH-O3:** Ensure new infrastructure is located outside of identified natural hazard areas unless certain conditions are met.
 - **Not Applicable:** No new infrastructure is proposed.
- **NH-O4:** Protect natural defenses and existing structural mitigation assets.
 - **Not Applicable:** The deck does not impact natural defenses or existing structural mitigation assets.

PDP Natural hazards Policies

- **NH-P1:** Map or define areas subject to natural hazards.
 - **Consistent:** The assessment has considered the provided natural hazard maps and determined the site of the deck is not located within such areas. See image where blue represents the River Flood Hazard Zone (100 Year ARI Event) showing the deck is clear of this zone.



- **NH-P2:** Manage land use and subdivision so that natural hazard risk is not increased.
 - **Consistent:** The deck is unlikely to increase natural hazard risk.
- **NH-P3:** Take a precautionary approach to the management of natural hazard risk.
 - **Consistent:** A precautionary approach is adopted by considering potential impacts and ensuring the deck complies with relevant provisions and seeking advice from the fire service.
- **NH-P4:** Manage land use and subdivision so that the functionality and long-term integrity of existing structural mitigation assets are not compromised.
 - **Not Applicable:** The deck does not impact existing structural mitigation assets.
- **NH-P5:** Require an assessment of risk prior to land use and subdivision.
 - **Consistent:** The potential impacts of the deck on natural hazards is unlikely to increase risk.

2.4 Part 2 of the RMA

The proposed construction of decks at 9 Tuatahi Place, Kerikeri, is consistent with the principles of sustainable management outlined in Part 2 of the Resource Management Act 1991.

The project has been designed to minimize potential adverse effects on the environment, including through the careful consideration of material selection, waste management, and the avoidance of impacts on natural resources. The decks are not located within or near any known cultural heritage sites.

Overall, the proposed decks represent a minor modification to the existing dwelling and are unlikely to have significant adverse effects on the environment or the community.

3 Assessment of Potential Effects

The proposed deck is considered a minor development with limited potential environmental, social, and economic impacts. Given the scale of the project, potential environmental effects such as air and noise pollution, water quality impacts, and disturbance to vegetation and wildlife are expected to be negligible.

3.1 Environmental Effects

No significant impacts are expected as construction activities are complete. The deck's size and the presence of a grassed area around it minimize the potential for erosion and sediment runoff.

3.2 Social Effects

The deck's design and orientation are consistent with the surrounding residential properties, maintaining the area's character and amenity.

3.3 Economic Effects

The construction of the deck is expected to generate limited economic benefits through the employment of local tradespeople; while adding value to the property.

4 Conclusion

The assessment of the proposed deck at 9 Tuatahi Place, Kerikeri, against the requirements of the Far North District Plan and the Resource Management Act 1991 has determined that the development is consistent with relevant planning documents and is unlikely to have significant adverse effects on the environment or the community.

The proposed deck aligns with the objectives and policies of the Residential Zone and the Natural Hazards provisions of the District Plan and Proposed District Plan. It is not located within identified natural hazard areas and is unlikely to increase the risk of natural hazards.

Potential environmental and social impacts associated with the construction of the deck are considered minimal. The deck is consistent with the scale and character of the surrounding residential area.

Overall, the proposed deck is considered to be a minor modification to the existing dwelling that is unlikely to have any significant adverse effects.

5 Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

If you have any queries in relation to the above response, please contact us.

Yours faithfully

Vision Consulting Engineers Ltd



Ben Perry

Managing Director, FMEngNZ, IntPE(NZ), CPEng