



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

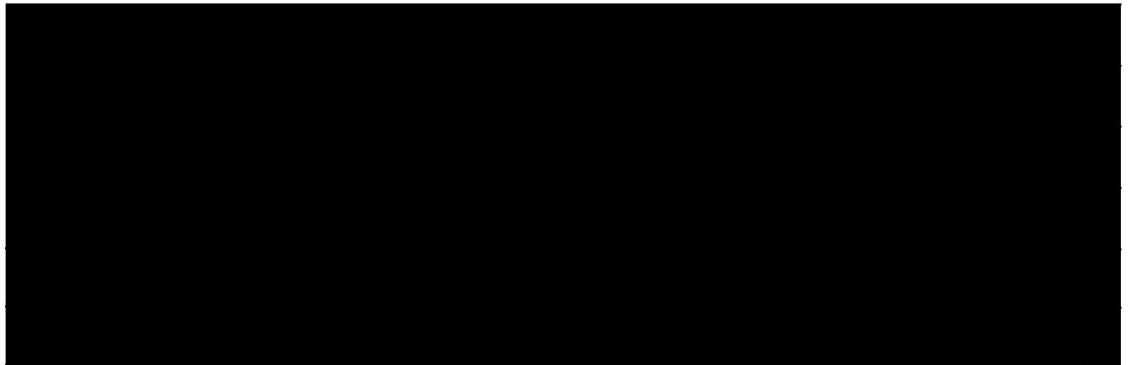
4. Applicant Details:

Name/s: Matthew Paraha

Electronic Address for Service (E-mail):

Phone Numbers:

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



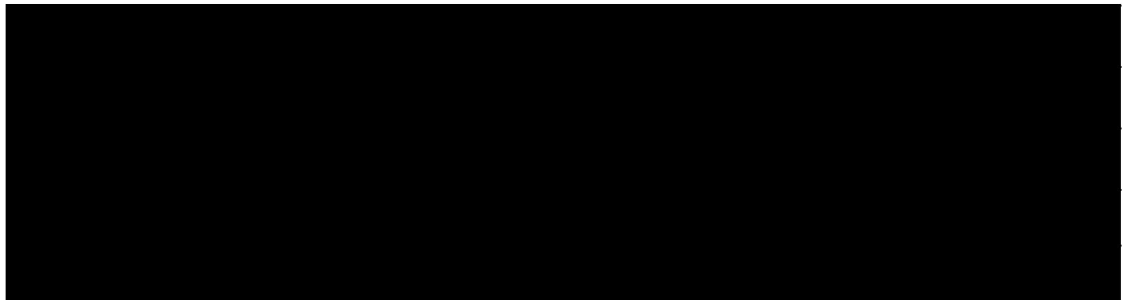
5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Bay of Islands Planning Limited

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: Refer Record of Titles appended to the AEE

Property Address/
Location: As above

7. Application Site Details:

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

Site Address/
Location: As above

Legal Description: Refer CT Attached Val Number: _____

Certificate of Title: Refer CT Attached
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.**

Email applicant prior to site visit.

8. Description of the Proposal:

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

s127 variation of conditions

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)

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)

Matthew Paraha

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.

 _____ (please print)

_____(signature of bill payer – **mandatory**) Date: 1 July 2024

Print name: Matthew Paraha
Date: 26/10/2022

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: _____ (please print)

Signature: _____ (signature)

Date: _____

(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

12. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

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 in full)

Matthew Solomon Paraka

Email:

matgenie@hotmail.com

Phone number:

Work

Home 021 2625194

Postal address:

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

8 Monument Rd Raikohu

Postcode 0405

Fees Information:

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

Declaration concerning Payment of Fees:

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

Name: (please write in full)

Matthew Solomon Paraka

Signature: (signature of bill payer)

M. Paraka

Date 29/01/2025

MANDATORY



Assessment of Environmental Effects

Application for Resource Consent:

Proposed Variation of 2240220-RMAVAR/A

Prepared for: Matthew Paraha
By: Steven Sanson | Consultant Planner
Date: 12 February 2025

1.0 APPLICANT & PROPERTY DETAILS

Applicant	Matthew Paraha
Address for Service	Bay of Islands Planning Limited PO Box 318 PAIHIA 0247 C/O – Andrew McPhee andrew@bayplan.co.nz 021-784-331
Legal Description	Part Motatau No.5 E No.11 Block
Record Of Title	RoT: 476313
Physical Address	6297 Mangakahia Road, Tautoro
Site Area	3.2526 ha
Owner of the Site	Florence Matire Padlie, Davina Matire Padlie, Alice Ngahuia Padlie, Marina Padlie, Mattie Paraha and Garry Reginald Bainbridge as trustees
District Plan Zone	Rural Production Zone
District Plan Features	Nil
Other	Access is on to SH15 / Mangakahia Road

Schedule 1

2.0 SUMMARY OF PROPOSAL

Proposal	Proposed variation of 2240220- RMAVAR/A to Condition 7.
Reason for Application	Section 127 Variation under the RMA 1991 – Discretionary Activity.
Appendices	Appendix 1 – Record of Title and Instruments. Appendix 2 – Roading Correspondence Appendix 3 – Previous Decision [2240220-RMAVAR/A].
Consultation	Nil
Pre Application Consultation	Nil

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for Matthew Paraha in support of a land use consent application (variation) at 6297 Mangakahia Road, Tautoro.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991. This report serves as the Assessment of Environmental Effects.

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

Sections 88 to 121 apply, with all necessary modifications, as if—

- a) the application were an application for a resource consent for a discretionary activity; and
- b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Section 127(4) also applies including:

-
- (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 conditions sought to be changed are provided in this report. The original proposal was not public or limited notified.

3.2 Proposal

Application Site: A range of details regarding the site are outlined in Schedule 1 of this report. These details are supplemented by the Record of Title and relevant instruments located in Appendix 1.

A broader description of the site is provided in Section 4 of the Report below.

Land Use Consent: The proposal seeks amendments to the following aspects of the original approval:

1. Changes to Condition 7 [cancel in full]

Activity Status: The proposal is a Discretionary Activity.

3.3 Proposed Change of Consent Conditions

The conditions sought to be changed with the proposed wording is provided below. The proposed variation is to read as follows (refer underlined for additions and ~~strikethrough~~ for deletions).

Condition

~~7. Prior to the occupation of the dwelling the consent holder shall upgrade the entirety of the private access road from Mangakahia Road to the proposed dwellings and provide passing bays in accordance with 15.1.6C.1.1 and 15.1.6C.1.3 of the Operative District Plan.~~

The rationale for the proposed change is that the applicant has been in contact with the FNDC roading department and has confirmation that the changes are warranted in this situation. This communication is found in Appendix 2.

These changes do not result in additional rule breaches and are therefore considered to be within scope of the original proposal.

The current decision for the proposal is found in Appendix 3.

4.0 SITE & SURROUNDING ENVIRONMENT

The following features were described in the original Assessment of Environmental Effects.

- Zoning and Resource Features
- Record of Title and Instruments
- Built Form & Access
- Surrounding Environment.

For the purposes of this s127 application there is little that has changed on site to warrant further description.

5.0 ASSESSMENT OF RELEVANT RULES

5.1 Assessment Summary

According to the previous application the proposal breached the following rules:

- 8.6.5.1.1 Residential Intensity
- 8.6.5.1.4 Setback from Boundaries

- 8.6.5.2.2 Papakainga Housing
- 8.6.5.4.2 Integrated Development

As outlined earlier, s127 is considered as a Discretionary Activity. Overall, the proposal is a Discretionary Activity.

6.0 NOTIFICATION ASSESSMENT

6.1 Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the Resource Management Act 1991.

Table 1 – s95 Adverse Effects Assessment

<u>Step 1</u>	<u>Mandatory public notification in certain circumstances</u>	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	<u>if not required by step 1, public notification precluded in certain circumstances</u>	
S95A(5)(a)	Is the application for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes public notification?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	No
<u>Step 3</u>	<u>if not precluded by step 2, public notification required in certain circumstances</u>	
S95A(8)(a)	Is the application for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification.	No
S95A(8)(b)	Does the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor	TBC
<u>Step 4</u>	<u>public notification in special circumstances</u>	

S95A(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified.	No
---------	---	----

1. Public notification is not sought.
2. The application is not precluded from notification as the preclusion requirements are not met.
3. It is contended that there are no additional rule breach or effects resulting from this variation.

Condition 7 was effectively part of a conditions suite (refer 2240220-RMAVAR/A).

FNDC's roading department are comfortable with the cancellation / removal of the condition.

4. There are no special circumstances that arise in this instance.

Having considered the requirements above, it is considered that the effects of the proposal are no more than minor. Public notification is not required.

7.0 EFFECTS TO PEOPLE

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the Resource Management Act 1991.

<u>Step 1</u>	<u>certain affected groups and affected persons must be notified</u>	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No

S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
<u>Step 2</u>	<u>if not required by step 1, limited notification precluded in certain circumstances</u>	
S95B(6)(a)	the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:	No
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No
<u>Step 3</u>	<u>if not precluded by step 2, certain other affected persons must be notified</u>	
S95B(7)	If in the case of a boundary activity, whether an owner of an allotment with an infringed boundary is an affected person in accordance with s95E.	TBA
S95B(8)	If in the case of any other activity, a person is an affected person in accordance with section 95E.	TBA
<u>Step 4</u>	<u>further notification in special circumstances</u>	
<u>S95B(10)</u>	If special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section.	No

1. Not applicable.
2. Limited notification is not precluded.
3. The proposed changes are acceptable when considered against the assessment undertaken for the existing approval [2240220-RMAVAR/A]. Councils roading department are the only affected party and they are comfortable with the changes proposed.
4. No special circumstances exist.

Having considered the requirements above, it is considered that the effects of the proposal to persons are less than minor. Limited notification is not required.

8.0 STATUTORY CONTEXT

8.1 Far North District Plan

There have been no wholesale changes to the Far North District Plan that would warrant reconsideration of the proposal in light of the minor changes proposed. Further, the Proposed Far North District Plan is not sufficiently through the review process to warrant further consideration at this stage.

8.2 Regional Policy Statement for Northland (RPS)

There have been no wholesale changes to RPS that would warrant reconsideration of the proposal in light of the minor changes proposed.

8.3 National Policy Statements and Plans

These matters were all materially assessed under the previous approval. There are no new matters to consider. As the proposal results in such minor changes a re-assessment is not considered to be required.

8.4 Conclusion

The above assessment finds that the proposal is not inconsistent with relevant statutory and higher order objectives and policies.

9.0 PART 2 ASSESSMENT

9.1 Section 5 - Purpose of the Resource Management Act 1991

Section 5 in Part 2 of the Resource Management Act 1991 identifies the purpose as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents Part 2, Section 5 of the Resource Management Act 1991.

9.2 Section 6 - Matters of National Importance

In achieving the purpose of the Resource Management Act 1991, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

- f) the protection of historic heritage from inappropriate subdivision, use, and development:
- g) the protection of protected customary rights:
- h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal have been recognised and provided for.

9.3 Section 7 - Other Matters

In achieving the purpose of the Resource Management Act 1991, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
 - (b) the efficient use and development of natural and physical resources:
 - (ba) the efficiency of the end use of energy:
 - (c) the maintenance and enhancement of amenity values:
 - (d) intrinsic values of ecosystems:
 - (e) [Repealed]
 - (f) maintenance and enhancement of the quality of the environment:
 - (g) any finite characteristics of natural and physical resources:
 - (h) the protection of the habitat of trout and salmon:
 - (i) the effects of climate change:
 - (j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

9.4 Section 8 - Treaty of Waitangi

The Far North District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local Iwi and hapū who may have an interest in this application.

9.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the Resource Management Act 1991.

10.0 CONCLUSION

A Discretionary Activity resource consent is sought from the Far North District Council to carry out the proposed adjustments (variation).

The proposal is considered to result in less than minor effects on the environment and through assessment, there are no minor or more than minor effects to persons.

The proposal is consistent with the objectives and policies of the Far North District Plan, the Regional Policy Statement for Northland, and achieves the purpose of the Resource Management Act 1991. Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent.

Regards,

Steven Sanson



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **476313**
Land Registration District **North Auckland**
Date Issued 06 May 2009

Prior References
476312

Estate Fee Simple
Area 3.2526 hectares more or less
Legal Description Part Motatau No.5 E No.11 Block

Registered Owners

Florence Matire Padlie, Davina Matire Padlie, Alice Ngahuia Padlie, Marina Padlie, Mattie Paraha and Garry Reginald Bainbridge as trustees

Interests

8153766.2 Status Order determining the status of the within land to be Maori Freehold Land - 6.5.2009 at 9:00 am

Title Diagram 476312

Copy - 01/01.Pgs - 001.12/05/09.09.06



DocID: 517007208

VIII. PUNAKITERE S. D.

Nº 5 E Nº 12.

99.91

MOTATAU

Tautoro School Site

Nº 5 E Nº 11.

8. 2. 37.
D.A. 8. 0. 06.

Nº 5 E Nº 12.



Signature
Deputy Chief Clerk

3. ...
P. Chambers ...
B. Knight ...



Report on Maori Land details for the following Record(s) of Title



Record(s) of Title

476313

Identified as potentially Maori Freehold Land

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

Fwd: RE: 2240220-RMALUC and 2240220-RMAVAR/A 6295 Mangakahia Road (also known as 6277B Mangakahia Road)

5 messages

Mattie Paraha <puhz10@xtra.co.nz>
 To: Steven Sanson <steve@sansons.co.nz>
 Cc: Matthew Paraha <matgenie@hotmail.com>, Aroha Chase <Aroha.Chase@fndc.govt.nz>

Hi Steven,
 The issue with upgrading the road is not going away.
 I have been in touch with Vonnie Grimes from NZTA and Aroha Chase from FNDC and both have given their advice regarding the 3 Resource Consent conditions that need to be met.
 To address condition 5, Vonnie says ... "the NZTA Safety Engineer determined that a Diagram C upgrade would suffice. This is a reasonably straight forward upgrade, and the existing access is not the whole paper road, just the mouth where it intersects with SH."
 I have asked her to advise us on the actual requirements and the, where to next steps - like, is it just resealing the entrance off Mangakahia Road. I'm hoping to hear back from her tomorrow.

To address condition 7, Aroha Chase said ...
 "As advised over the phone, condition 7 is related to upgrading the Paper Road and has been imposed through liaising with Council's Resource Consent Engineer, the Agent and Council's Ro Council's Road Corridor Manager has verbally advised that this Paper Road does not need to be upgraded but that the entrance to your son's property from the Paper Road does need to meet site. As such, you will be able to apply to change the condition to remove the upgrade of the Paper Road requirement.

As advised over the phone, a formal s127 variation application will be required to change conditions of the resource consent. Your son has previously applied for a variation (2240220-RMAVAR) apply for a s127 variation you will need to submit what you would like varied, supporting evidence (i.e. NZTAs comments, Roading Team comments), any proposed wording changes, assessment similar to the previous variation application), notification assessment (again this will be very similar to the previous variation application), and assessment against policy standards (again this v This application can be submitted to Planning.Support@fndc.govt.nz for lodgement. Application form: [Form-10.pdf](#)."

Can you help us to fill out the s127 variation application? This is urgent as we need to fulfil these conditions before Matthew can move into his house.
 Could you send a quote of the costs to complete this work.
 I have forwarded the emails from both Vonnie and Aroha.
 Looking forward to hearing from you soon.
 Nga mihi
 Mattie Paraha

----- Original Message -----
 From: Vonnie Veen-Grimes <Vonnies.Veen-Grimes@nzta.govt.nz>
 To: Mattie Paraha <puhz10@xtra.co.nz>, Matt P <matgenie@hotmail.com>
 CC: "Aroha.Chase@fndc.govt.nz" <Aroha.Chase@fndc.govt.nz>, "Trish.Routley@fndc.govt.nz" <Trish.Routley@fndc.govt.nz>
 Date: 24/01/2025 14:18 NZDT
 Subject: RE: 2240220-RMALUC and 2240220-RMAVAR/A 6295 Mangakahia Road (also known as 6277B Mangakahia Road)

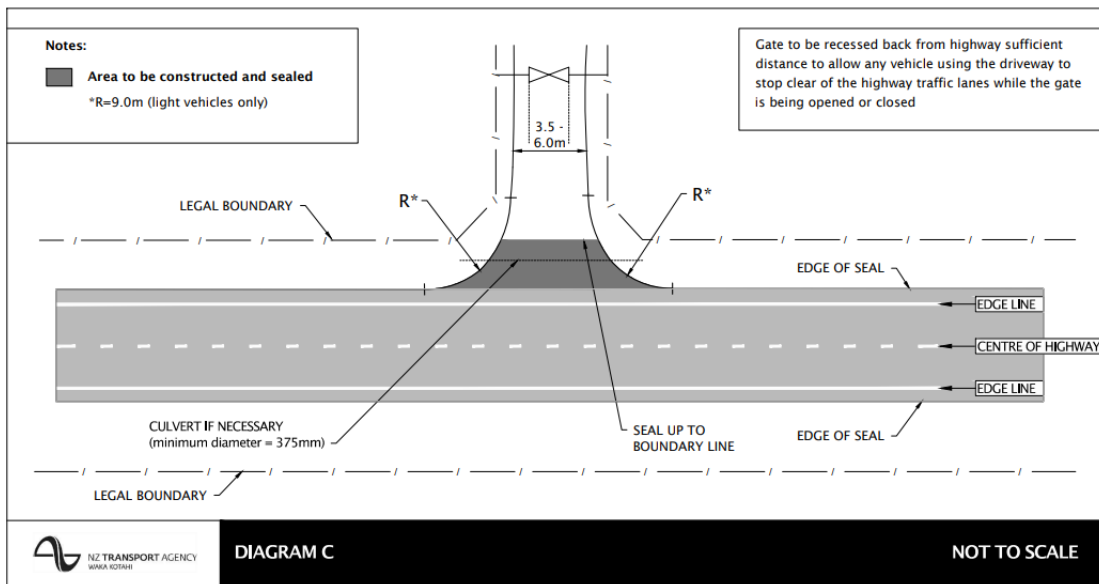
Kia ora Mattie,

Hope you are well. I have discussed this internally and reviewed the history a bit. I have attached the previous conversation had last year with Matt.

Initially NZTA Regional Safety Engineer reviewed this proposal and requested we condition a Diagram D upgrade as per [NZTA Planning Policy Manual 2007 Appen](#) traffic being generated to the access on the State Highway, the previous speed limit being 100km/h, and the limited sight distance. This is a reasonable significant u the opposite side of the road (therefore requiring traffic management).

After some back and forth with Matt, and consideration that the speed limit had been lowered to 80km/h, the NZTA Safety Engineer determined that a Diagram C up straight forward upgrade, and the existing access may already meet it - though may just need resealing. This is not the whole paper road, just the mouth where it in

I understand you raise the point that the access as referred to above is a paper road and not a private access. NZTA understands this, but the position of our Safety same. This would not have been a factor in how this proposal was reviewed. Quite often developers are required to upgrade public infrastructure if an effect is being the effect is additional traffic generation to the access which is in fairly poor condition. Resealing the access to the State Highway will make it easier for all users.



NZTA proposed the conditions seen as 5 and 6 on the below. The 7 th was placed by FNDC and will need to be negotiated with them if you are seeking change in c

Let me know if there is further information that can be provided. I'm sorry this is not the outcome you were seeking. Please consider that NZTA has reviewed this th level of treatment initially required. I do not expect we will be able to change the Safety Engineer's position on this matter.

Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design

Email: Vonnie.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, [29 Customs Street West](#)

Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



From: Mattie Paraha <pudz10@xtra.co.nz>

Sent: Thursday, 23 January 2025 4:44 pm

To: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>

Subject: RE: 2240220-RMALUC and 2240220-RMAVAR/A [6295 Mangakahia Road](#) (also known as [6277B Mangakahia Road](#))

You don't often get email from pudz10@xtra.co.nz. [Learn why this is important](#)

Thank you Vonnie,

I look forward to hearing back from you.

Nga mihi

Mattie

On 23/01/2025 16:30 NZDT Vonnie Veen-Grimes <vonnie.veen-grimes@nzta.govt.nz> wrote:

Hey Mattie,

Sorry for the delay. This is currently being consulted internally. I will be back in touch as soon as I can with more information and a formal response.

Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design

Email: Vonnie.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, [29 Customs Street West](#)

Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



From: Mattie Paraha <pudz10@xtra.co.nz>

Sent: Thursday, 16 January 2025 4:05 pm

To: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>

Subject: Fwd: 2240220-RMALUC and 2240220-RMAVAR/A [6295 Mangakahia Road](#) (also known as [6277B Mangakahia Road](#))

You don't often get email from pudz10@xtra.co.nz. [Learn why this is important](#)

Kia Ora Vonnie,

I have been in communication with Aroha Chase, Planning Technician FNDC regarding my son Matthew Paraha's resource consent. We have discussed the requirements from N

Mangakahia Road upgraded. You may not be aware, but that particular road is a Public Road owned by the Far North District Council. It is not a private access road, as noted in 1
As you can see in the correspondence from Aroha Chase and Cath Beaumont (Council's Road Corridor Manager) the council is saying that the Public Road does not need upgra
I have forwarded the email from Aroha Chase with their comments regarding this upgrade.

It is my hope, that we can all come to an agreement that drastically downgrades the need for the roading upgrade as it is so expensive and such an unfair expectation that my son
owned by the council.

I would really appreciate your time and consideration on this matter.

I look forward to hearing from you soon

Nga mihi

Mattie Paraha

----- Original Message -----

From: Aroha Chase <Aroha.Chase@fndc.govt.nz>

To: "pudz10@xtra.co.nz" <pudz10@xtra.co.nz>

Date: 16/01/2025 15:31 NZDT

Subject: 2240220-RMALUC and 2240220-RMAVAR/A 6295 Mangakahia Road (also known as 6277B Mangakahia Road)

Kia ora Mattie

2240220-RMALUC and 2240220-RMAVAR/A particularly the conditions below:

5. The vehicle crossing with Mangakahia Road shall be upgraded in accordance with the NZ Transport Agency's Diagram C as outlined in the Planning Policy Manual (2007) and to the satisfaction of the NZ Transport Agency Network Manager.
6. Prior to the occupation of the dwelling the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway, including the upgrading of vehicle crossings, have been constructed to the NZ Transport Agency standards.
7. Prior to the occupation of the dwelling the consent holder shall upgrade the entirety of the private access road from Mangakahia Road to the proposed dwellings and provide passing bays in accordance with 15.1.6C.1.1 and 15.1.6C.1.3 of the Operative District Plan.

As advised over the phone, conditions 5 and 6 are related to where the Paper Road intersects with Mangakahia Road. These conditions have been imposed through the NZ Transport Agency/ Waka Kotahi (NZTA), the Agent, Council's Resource Consent Engineer and Council's Planner. In order to change condition 5 and 6 including whether or not they are to be required, I recommend you get in touch with NZTA. Vonnie Veen-Grimes Vonnie.Veen-Grimes@nzta.govt.nz has been involved in the recommendations of upgrading.

As advised over the phone, condition 7 is related to upgrading the Paper Road and has been imposed through liaising with Council's Resource Consent Engineer, the Agent. Subsequently following our discussion, Council's Road Corridor Manager has verbally advised that this Paper Road does not need to be upgraded but that the entrance to the Paper Road does need to meet the standard to support vehicles entering and exiting the site. As such, you will be able to apply to change the condition to remove the requirement.

As advised over the phone, a formal s127 variation application will be required to change conditions of the resource consent. Your son has previously applied for a variation and a similar process. To apply for a s127 variation you will need to submit what you would like varied, supporting evidence (i.e. NZTA's comments on proposed wording changes, assessment of effects the change will have (again this will be very similar to the previous variation application), notification assessment (as per the previous variation application), and assessment against policy standards (again this will be very similar to the previous variation application). This application can be submitted to Planning.Support@fndc.govt.nz for lodgement. Application form: [Form-10.pdf](#)

Regards



Aroha Chase

Resource Planner - Resource Consents Team 1

M 0273236932 | P 6494070436 | Aroha.Chase@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz





This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not to peruse, disclose, disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the message. This message may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not to disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This message may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

----- Forwarded message -----

From: Vonnie Veen-Grimes <Vonnies.Veen-Grimes@nzta.govt.nz>

To: Matt P <matgenie@hotmail.com>

Cc:

Bcc:

Date: Tue, 18 Jun 2024 23:26:24 +0000

Subject: RE: Submit application 2023-0135

Hi Matt,

Thank you for your patience here and thank you for consulting the NZ Transport Agency Waka Kotahi (NZTA) seeking approval pursuant to s95E of the Resource Management Act 1991 for a proposal and determined that conditions would mitigate potential effects on State Highway 15. These conditions will need to be volunteered in writing to Council, so they become a substantive approval being provided by NZTA.

*Please note: The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the requested conditions.*

Conditions:

1. Vehicle crossing located at X: 1676254.91, Y: 6073836.44 shall be upgraded in accordance with New Zealand Transport Agency Diagram C standard as outlined in satisfaction of the New Zealand Transport Agency Network Manager.
2. Prior to the occupation of the dwelling the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in crossings, have been constructed to New Zealand Transport Agency standards.

-

Reasoning:

- The subject lot shares access to vehicle crossing located at X: 1676254.91, Y: 6073836.44 with 'Tautoro School Block ML 7135' held under Record of Title NA91D/1
- Across both lots there is currently a total of three dwellings however one dwelling located on the southeast of the subject lot has a separate vehicle crossing located considered, NZTA understands the proposed results in the subject access serving a total of three dwellings.
- It should be noted that the subject crossing does not meet NZTA standard sight distance as determined by the Planning Policy Manual (2007) Appendix 5b (PPM) with a sight distance of 121m and 121m to the south. The standard as determined by the PPM is 203m for 80km/h road environment.
- NZTA has also considered the following factors in assessment:
 - recent speed limit reduction to 80km/h,
 - existing 40km/h speed limit during school hours,
 - the existing vehicle crossing on the opposite side of subject vehicle crossing.
- As determined by the PPM, NZTA considers the proposed to result in the subject access having an estimated 31.2 vehicle movements per day.
- With consideration of the above assessment, NZTA has determined the access shall be upgraded to Diagram C access standard.

Please consider the above and, if you agree, please amend your resource consent application to include the above conditions and provide a copy of this revised consent application to NZTA; conditions are included in the application as an addendum to the application and provide a copy of this request to NZTA.

Upon receiving your revised application or email confirming that you have volunteered the above conditions to council; NZTA will continue to process the application with a view to providing S9

If you have any queries regarding the above, please feel free to contact me via the details below.

Ngā mihi

Vonnies Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design

Email: Vonnies.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, [29 Customs Street West](#)

Private Bag 106602, Auckland 1143, New Zealand

From: Vonnie Veen-Grimes
Sent: Friday, May 3, 2024 4:11 PM
To: Matt P <matgenie@hotmail.com>
Subject: RE: Submit application

Hi Matt,

I will run this past our safety engineer when I meet with him next week see if the position changes. As stated earlier, his issue is with the poor sight distance but I will do what I can.

Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design

Email: Vonnie.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, [29 Customs Street West](#)

Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: Matt P <matgenie@hotmail.com>
Sent: Friday, May 3, 2024 2:48 PM
To: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

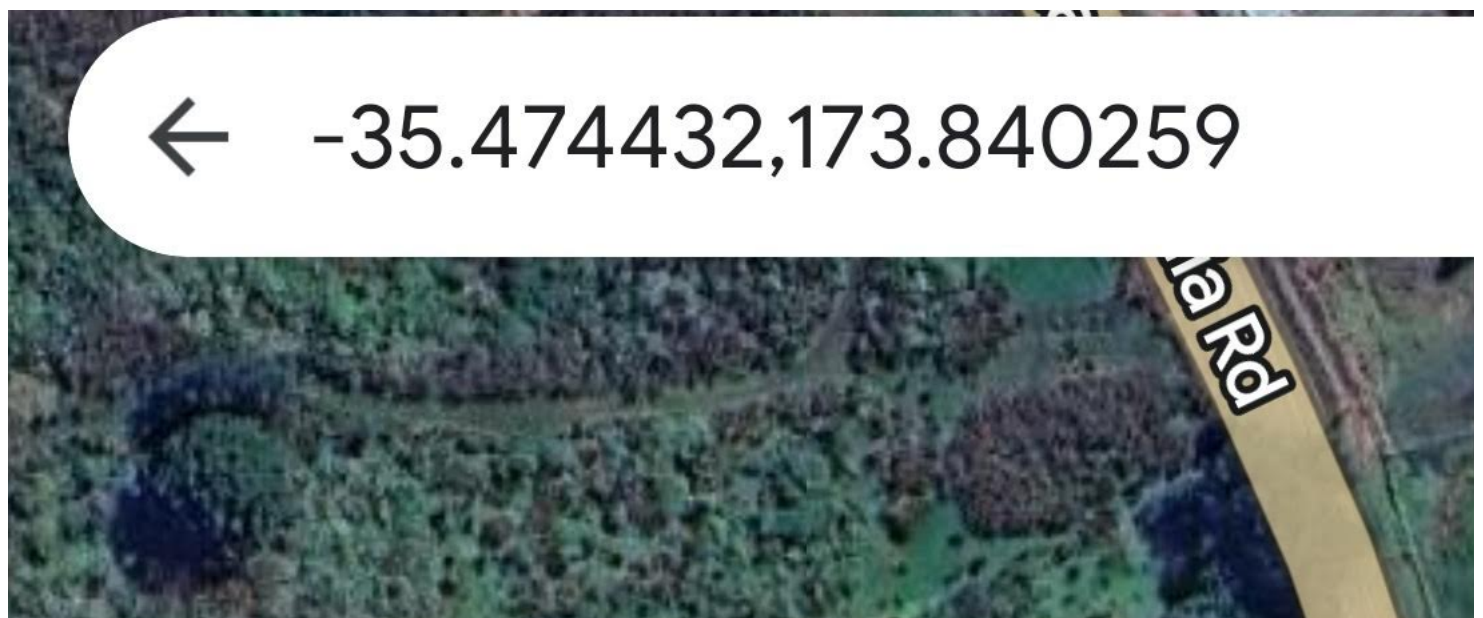
The reason the house in blue has access from the back of her house up the paper road is because her son was living in the house in yellow for many years and our whanua didn't have any iss

He has since moved away and the house in yellow has now been removed, it is currently being stored on the area marked green till it can be removed completely.

The whanau in the blue house no longer use the paper road since their son moved away and they never used the accessway from the highway because they had there own driveway.

My current build is marked orange. The only properties that use the accessway, are marked orange and red.

Blue no longer uses the road and yellow has been removed.







From: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Sent: Friday, 3 May 2024 1:31 pm
To: Matt P <matgenie@hotmail.com>
Subject: RE: Submit application

Hi Matt,

The guidance of the PPM indicates an average of 10.4 VPD per dwelling. You stated the other day that the dwelling circled in blue also uses this access. The dwelling you are proposing then would be a fourth. As stated, if the house circled and blue is comfortable to close the access your crossing then our safety engineer has agreed to reconsi

As to your question of how is it calculated; it is based on research and data gathered back prior to 2007 when the PPM prepared. It is not always strict to this number, but due to the location of distance, the safety engineer is less willing to change his position here that Diagram D is the safest treatment for this access.



Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design

Email: Vonnie.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, 29 Customs Street West

Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



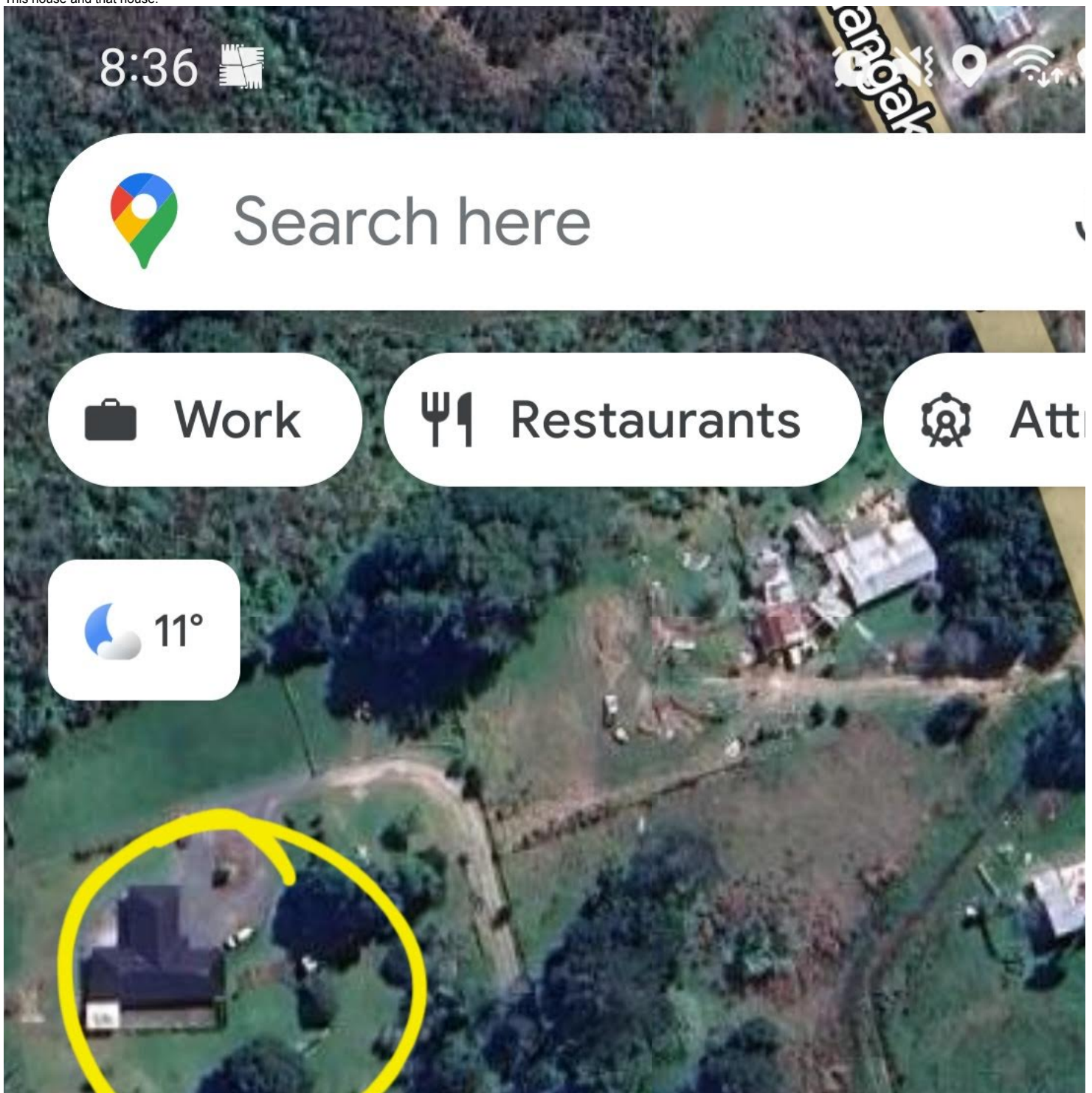
From: Matt P <matgenie@hotmail.com>
Sent: Thursday, May 2, 2024 8:47 PM
To: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

Appendix 5B – Accessway standards and guidelines

Table App5B/4 – Accessway types

Type of traffic using accessway (more than one slow, heavy or long vehicle movements per week?)	Volume of traffic using accessway (ecm/day ⁵)	Volume of traffic using state highway (vpd)	Accessway type
No	1-30	< 10,000	Diagram and

There are two dwellings that use this road.
This house and that house.





From: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Sent: Wednesday, 1 May 2024 2:08 pm
To: Matt P <matgenie@hotmail.com>
Subject: RE: Submit application

Kia ora Matt,

As previously raised, the issue is that the volume of vehicle movements being generated to your crossing place warrants the requirement for a Diagram D upgrade. You mentioned that the blue accesses. If we can move them to just using their own existing access, then our safety engineer is happy to revisit the vehicle movements per day discussion.



Image below from our latest network video shows that current standard of the direct access into the property highlighted in blue in the planning memo – it appears to be formed but I'd suggest



Something else to consider is the limited sight lines to the north because of the curve. While we appreciate the reduction in the speed limit to 80km/h is imminent this doesn't fully mitigate the s achieving around 200m (based on the 80km/h) but as far as we can determine it looks like there is only 100m being achieved.

In conclusion, the information provided recently is not sufficient in changing NZTA position of the access treatment in order to mitigate safety risks. The location which has limited sightline, pose subject crossing by removing blue house's access (and showing evidence of this) then this could potentially be a solution. It may also mean that their direct access may need to be upgraded to provide a speed test. This may assist if it is shown the operative speed is lower than 80km/h. This being said, I am unable to provide any assurances that this will change the outcome at this st

Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design
Email: Vonnie.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, 29 Customs Street West
Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



From: Matt P <matgenie@hotmail.com>
Sent: Tuesday, April 30, 2024 4:06 PM
To: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

Could you add that I am willing to get the speed tested at my cost to verify the 85th percentage of average speeds

From: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Sent: Tuesday, 30 April 2024 1:21 pm
To: Matt P <matgenie@hotmail.com>
Subject: RE: Submit application

Hi there,

Sorry for the delay. The regional safety engineer has been on leave and is behind on requests for review. We should have a formal response by end of week.

Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design
Email: Vonnie.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, 29 Customs Street West

Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



www.nzta.govt.nz

From: Matt P <matgenie@hotmail.com>
Sent: Monday, April 29, 2024 12:25 PM
To: Vonnie Veen-Grimes <Vonnies.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

Hi do you have any updates for me.

From: Vonnie Veen-Grimes <Vonnies.Veen-Grimes@nzta.govt.nz>
Sent: Monday, 15 April 2024 4:25 pm
To: Matt P <matgenie@hotmail.com>
Subject: RE: Submit application

Thanks, Matt. I'll add this to my query with the SME's.

Ngā mihi

Vonnies Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design

Email: Vonnies.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, 29 Customs Street West

Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



www.nzta.govt.nz

From: Matt P <matgenie@hotmail.com>
Sent: Monday, April 15, 2024 3:24 PM
To: Vonnie Veen-Grimes <Vonnies.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

Image



Hi, there are new signage here that may help my case.

Get [Outlook for Android](#)

From: Matt P <matgenie@hotmail.com>
Sent: Monday, April 15, 2024 2:05:02 PM

To: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

The house closest to the road has a driveway but still uses the paper road, my neighbors house up to the left, the original house at the bottom left has been moved to to the middle, my house i

Get [Outlook for Android](#)

From: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Sent: Monday, April 15, 2024 1:53:23 PM
To: Matt P <matgenie@hotmail.com>
Subject: RE: Submit application

Hi Matt,

I'm just taking another look at this and it appears another dwelling as been added to the site since previously assessed. Can you please confirm how many dwellings currently use this access?



Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design
Email: Vonnie.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, 29 Customs Street West
Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



www.nzta.govt.nz

From: Matt P <matgenie@hotmail.com>
Sent: Monday, April 15, 2024 1:41 PM
To: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

Thank you

Get [Outlook for Android](#)

From: Vonnie Veen-Grimes <Vonnie.Veen-Grimes@nzta.govt.nz>
Sent: Monday, April 15, 2024 1:38:05 PM
To: Matt P <matgenie@hotmail.com>
Subject: RE: Submit application

Hi Matt,

I'm happy to enquire and come back to you. It may take a week or so to get a response from our safety SMEs as they have significant workloads at the moment.

Ngā mihi

Vonnie Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design
Email: Vonnies.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, 29 Customs Street West
Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



From: Matt P <matgenie@hotmail.com>
Sent: Monday, April 15, 2024 1:30 PM
To: Vonnies Veen-Grimes <Vonnies.Veen-Grimes@nzta.govt.nz>
Subject: Re: Submit application

Hi Vonnies, does the school 40km zone hold any weight. Thanks

Get [Outlook for Android](#)

From: Vonnies Veen-Grimes <Vonnies.Veen-Grimes@nzta.govt.nz>
Sent: Monday, April 15, 2024 11:16:07 AM
To: matgenie@hotmail.com <matgenie@hotmail.com>
Subject: RE: Submit application

Hi Matthew,

Hope you are well. NZTA is unable to change its position in relation to a Diagram D upgrade at this stage. This condition was based on a site specific assessment which noted limited sight distance recommended sight distance as in the [Planning Policy Manual \(2007\) Appendix 5b](#) on a 100km/h road is 282m.

NZTA are aware there are no other appropriate locations for an access therefore this cannot be helped. A Diagram D upgrade provides widening on the opposite side mitigating entry and exit

If you disagree with this assessment, evidence would need to be provided as to why NZTA should change its position via a formal traffic assessment. This can then be presented to our safety committee cannot guarantee the position will be changed.

Please let me know if you have any additional information in relation to access that NZTA can assess. Until then, NZTA position will remain consistent.

Ngā mihi

Vonnies Veen-Grimes

Planner, Environmental Planning (Auckland/Northland)

Poutiaki Taiao| System Design
Email: Vonnies.Veen-Grimes@nzta.govt.nz

Waka Kotahi New Zealand Transport Agency

Auckland, Level 5, AON Centre, 29 Customs Street West
Private Bag 106602, Auckland 1143, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



-----Original Message-----

From: EnvironmentalPlanning@noreply.nzta.govt.nz <EnvironmentalPlanning@noreply.nzta.govt.nz>
Sent: Saturday, April 13, 2024 9:37 AM
To: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>
Subject: Submit application

Select reason for contact: Submit application Contact details:

First name: Matthew
Last name: Paraha
Consultant name (if applicable):
Email address: matgenie@hotmail.com
Phone number: 0212625194
Preferred method of contact: Email
Proposal details:

What is your reason for applying?: Land use development Describe your proposal: I have a Kainga Ora loan to move relocatable houses onto my Maori land. The land needs earthworks, septage conditions of the resource consent was a major upgrade to the access way. I am required to upgrade to diagram D spec which I believe is excessive and I want to have a decision varied Tautoro, Kaikohe Legal description of the property: 6295 Mangakahia rd Tautoro, Kaikohe Select your region: Northland Select your local council (Northland region): Far North District Council / protection.outlook.com/?url=https%3A%2F%2Fwww.nzta.govt.nz%2Fassets%2Fsecure-assets%2Flandusehighway2021%2F46bd3b3c9%2FEBC-2024-449_0-Approved-Stamped-Plans.pdf&Grimes%40nzta.govt.nz%7C3f1b1a04ec174abc4c3708dc5cc9900f%7C7245e48ca9ff4b2898ef05cfa8edb518%7C0%7C0%7C638487268204751448%7CUnknown%7CTWFPbGZsb3d8eyJW1haWwiLcJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=iTrkcMkCGnDIHvsX8FKDYt5Dr%2BqTzj8bh7QW9RmDM%2BA%3D&reserved=0

Attachment 2: <https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nzta.govt.nz%2Fassets%2Fsecure-assets%2Flandusehighway2021%2F77c341ee4c%2FRoad.docx>
Attachment 3: <https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nzta.govt.nz%2Fassets%2Fsecure-assets%2Flandusehighway2021%2F77c341ee4c%2FRoad.docx>
Attachment 3: <https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.nzta.govt.nz%2Fassets%2Fsecure-assets%2Flandusehighway2021%2F77c341ee4c%2FRoad.docx>

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege. If you are not the intended recipient, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by error. This communication may be subject to legal privilege.

Agency for information assurance purposes.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be subject to the Official Information Act 1982.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be subject to the Official Information Act 1982.

...
[Message clipped] [View entire message](#)

 **Part_1.eml**
7984K

Mattie Paraha <pu~~dz~~10@xtra.co.nz>
To: Steven Sanson <steve@sansons.co.nz>

29 January 2025 at 06:23

Hi Steven,
I'm forwarding this email from Aroha Chase. I had asked her for her advice on filling out the s127 form. So the form seems straight forward enough to fill out but it's the AEE report that is the challenge for us. Hopefully you will be able to use the information from the last AEE report with adjustments to complete a new report. Could you let us know how much this will cost to complete and how long it will take to complete?
Thank you
Nga mihi
Mattie

----- Original Message -----

From: Aroha Chase <Aroha.Chase@fndc.govt.nz>

To: Mattie Paraha <pu~~dz~~10@xtra.co.nz>

Date: 28/01/2025 15:23 NZDT

Subject: RE: 2240220-RMALUC and 2240220-RMAVAR/A 6295 Mangakahia Road (also known as 6277B Mangakahia Road)

Kia ora Mattie

Section 7 is asking for site details which will be similar to Section 4 (Applicant Details) i.e. Yourself or your son, the site address, Legal Description (Part Motatau No.5 E No.11 Block), Certificate of Title reference (476313) and any information Council should be aware of before undertaking a site visit should a site visit be required.

Section 8 is asking for details of what you are applying for i.e. This application relates to the following Resource Consent: 2240220-RMALUC and 2240220-RMAVAR/A. Specific conditions to which this application relates: Condition 7. Describe the proposed changes: To cancel condition 7 because post-decision correspondence with Far North District Council's Roading Department identify that the Paper Road does not need to be upgraded. However, the crossing onto Mangakahia Road (State Highway) must be upgraded as per Condition 5 and 6.

Section 11 is requesting an anticipated environmental effects assessment arising from the proposal. I anticipate that this information will be similar to the report prepared by Bay of Islands Planning Ltd for 2240220-RMAVAR/A. Your son should have a copy. I did see an email to Steven Sanson, perhaps you have engaged him to carry out this aspect. If so, Steven will be able to prepare an AEE on your behalf.

Section 12 is asking if you would like to see the conditions Council's Planner drafts and if so, do you agree to a timeframe extension to review them and provide feedback. This gives you an indication of what Council's Planner is recommending and time to provide comment. This allows correspondence prior to a final decision being made. The choice here is yours, many people do wish to see the draft conditions and others don't.

Regards



Aroha Chase

Resource Planner - Resource Consents Team 1

M 0273236932 | P 6494070436 | Aroha.Chase@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

[Pokapū Kōrero 24-hāora](#) | [24-hour Contact Centre 0800 920 029](#)

fndc.govt.nz



TE PAE O UTA
Te Ao Māori Framework

[Click to find out more](#)



TE KAITIAKI



WHANAKE TAHI



KŌKIRI TAHI

**DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991**

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** consent to change conditions 1 and 5 of resource consent 2240220-RMALUC to:

Applicant:	Matthew Paraha
Council Reference:	2240220-RMAVAR/A
Property Address:	6295 Mangakahia Road, Tautoro 0474
Legal Description:	Part Motatau No.5 E No.11 Block (CT – 476313)
Description of Application:	To vary conditions 1 and 5 of 2240220-RMALUC pursuant to s127 of the RMA.

The following changes to the conditions of resource consent 2240220-RMALUC are made:

Condition 1

The works shall be carried out in accordance with:

- a. The approved plans by Relocate It Reference Project No. 2304, Sheets BC(1)003 to 08, BC(1)13, and BC(2)00 to BC(2)05 dated ~~30/11/2023~~ 31/05/24 attached to this permit/consent with the Council's Approved Stamp affixed to them.

Condition 5

The vehicle crossing with Mangakahia Road shall be upgraded in accordance with the NZ Transport Agency's Diagram DC as outlined in the Planning Policy Manual (2007) and to the satisfaction of the NZ Transport Agency Network Manager.

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

Advice Notes

Lapsing of Consent

1. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

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

4. *The consent holder is advised that prior to undertaking any physical work on the state highway, including the formation of any vehicle crossing, the consent holder is required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved. Applications for a Corridor Access Request (CAR) can be submitted to the NZTA CAR Manager via NorthlandHighwayCAR@fultonhogan.com . It is recommended that a Corridor Access Request (CAR) is submitted a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.*

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 no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127.
3. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as:
 - a. The dwellings will be positioned 3m southwest of the location previously consented under 2240220-RMALUC and as such the revised location, built form, density and use of the dwellings is considered to be consistent with the

surrounding environment. As such, the proposed variation to Condition 1 is considered suitable for the site and surrounding environment.

- b. There are no changes to the location of the vehicle crossing only the NZTA design reference the vehicle crossing is to be upgraded in accordance with. There are no current obstructions which could impede sight visibility from the crossing place. The New Zealand Transport Agency has provided written approval of the variation in the NZTA design reference the vehicle crossing is to be upgraded in accordance with. Overall, the effects of this proposal on the road boundary and users are mitigated. As such, the proposed variation to Condition 5 is considered suitable for the site and surrounding environment.
 - c. Local iwi were sent a copy of this application as an interested party, and have not raised any concerns during processing of this application.
4. In regard to sections 104(1)(ab) and 127(3) 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 sections 104(1)(b) and 127(3) 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

The activity is consistent with these documents for the reasons set out in pages 10-11 of the Assessment of Environmental Effects submitted with the application. In particular:

Northland Regional Policy Statement 2016

The Northland Regional Policy Statement provides a framework to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources. The proposal is compatible with the intent of the Regional Policy Statement for Northland because it is not considered to be objectionable with the surrounding environment. Furthermore, the wastewater and stormwater arising from the proposal will be managed within the site.

Operative Far North District Plan

The proposed change is consistent with the relevant objectives and policies of the Operative District Plan because:

The objectives and policies of the Rural Production zone promote the sustainable management of natural and physical resources while enabling the efficient use and development of the Rural Production zone, in a way that enables people and their communities to provide for their social, economic and cultural wellbeing and for their health and safety, along with promoting the maintenance and enhancement of the amenity values to a level that is consistent with the productive intent of the Rural

Productive zone. The activity is an efficient use of this zone, maintains amenity values and is not incompatible with the intent of the Rural Production zone.

Proposed Far North District Plan

The proposed change is consistent with the relevant objectives and policies of the Proposed District Plan because:

The objectives and policies of the Māori Purpose Zone – Rural seek to ensure the viability of Māori land for future generations by enabling a range of compatible development opportunities which support the ongoing relationship with ancestral land. The proposal enables papakainga development on site which is consistent with the surrounding environment and maintains rural amenity values.

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 sections 104(1)(c) and 127 of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.
The proposed change 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 proposed change. The proposal remains 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 the change(s) of the conditions of consent to be granted.

Approval

This resource consent has been prepared by Aroha Chase, Resource 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.



Name: Pat Killalea

Date: 17th July 2024

Title: Independent Commissioner

Schedule 1

Complete set of Consent Conditions for 2240220-RMALUC as Amended by 2240220-RMAVAR/A

1. The works shall be carried out in accordance with:
 - a. The approved plans by Relocate It Reference Project No. 2304, Sheets BC(1)00, BC(1)13, and BC(2)00 to BC(2)05 dated 31/05/24 attached to this permit/consent with the Council's Approved Stamp affixed to them.
2. The construction works shall be carried out in accordance with the report by Geologix Consulting Engineers Reference C0204-S-01 Revision 1 dated January 2023.
3. The exterior of the relocated dwellings shall not be left unfinished or shall be allowed to fall into such a condition; and no land shall be allowed to deteriorate or to remain in such a condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood.
4. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which can be considered as an overland flow path.
5. The vehicle crossing with Mangakahia Road shall be upgraded in accordance with the NZ Transport Agency's Diagram C as outlined in the Planning Policy Manual (2007) and to the satisfaction of the NZ Transport Agency Network Manager.
6. Prior to the occupation of the dwelling the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the State Highway, including the upgrading of vehicle crossings, have been constructed to the NZ Transport Agency standards.
7. Prior to the occupation of the dwelling the consent holder shall upgrade the entirety of the private access road from Mangakahia Road to the proposed dwellings and provide passing bays in accordance with 15.1.6C.1.1 and 15.1.6C.1.3 of the Operative District Plan.
8. The consent holder is to notify Council two weeks prior to commencement of the earthworks and 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 prior to the commencement of earthworks 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". These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.

Sheet Index	
Sheet No:	Sheet Name:
BC(1)00	COVER SHEET
BC(1)01	KEYNOTE SCHEDULE
BC(1)02	SITE PLAN
BC(1)03	SITE PLAN EXISTING
BC(1)04	SITE PLAN PROPOSED
BC(1)05	SITE PLAN 1:200
BC(1)06	FLOOR PLAN EXISTING
BC(1)07	FLOOR PLAN PROPOSED
BC(1)08	DIMENSION PLAN
BC(1)09	FOUNDATION PLAN
BC(1)10	SITE MANAGEMENT PLAN
BC(1)11	PLUMBING PLAN
BC(1)12	ROOF PLAN
BC(1)13	EARTHWORKS PLAN
BC(2)00	EXISTING ELEVATIONS
BC(2)01	EXISTING ELEVATIONS
BC(2)02	EXISTING ELEVATIONS
BC(2)03	PROPOSED ELEVATIONS
BC(2)04	PROPOSED ELEVATIONS
BC(2)05	PROPOSED ELEVATIONS
BC(3)00	SECTION A
BC(4)00	DETAILS
BC(4)01	DETAILS
BC(4)02	DETAILS
BC(4)03	DETAILS
BC(4)04	DETAILS
BC(4)05	DETAILS
BC(4)06	DETAILS
BC(4)07	DETAILS
BC(4)08	DETAILS
BC(4)09	DETAILS
BC(4)10	DETAILS
BC(4)11	DETAILS
BC(4)12	DETAILS
BC(4)13	DETAILS
BC(5)00	DOOR & WINDOW SCHEDULE
BC(5)01	ENG
BC(5)02	ENG
BC(5)03	ENG



APPROVED PLAN

Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

STATUS:

BUILDING CONSENT

PROJECT NAME + ADDRESS:

MANGAKAHIA
6277B Mangakahia Road,
Tautoro, Moerewa, 0474

DATE:

31/05/24

PROJECT NUMBER:

2304



SHEET NUMBER REVISION

BC(1)00

KEYNOTES

DEMOLITION

- DE01 EXISTING EXTERNAL WALL TO BE DEMOLISHED
Existing external timber stud wall to be demolished.
- DE02 EXISTING INTERNAL WALL TO BE DEMOLISHED
Existing internal timber stud wall to be demolished.
- DE03 EXISTING JOINERY TO BE DEMOLISHED
Existing joinery to be removed/ demolished.

FOUNDATIONS

- (AP) ANCHOR PILE SED
New 200x200sq H5 timber anchor piles embedded into 450x2500mm min. deep concrete footings (2500mm below cleared ground) as per Geotech Report & Structural engineering design. Ensure pile/pole is no more than 600mm max. height from cleared ground to top of pile. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing.
- (BP) BRACED TIMBER PILES SED
New 200x200sq H5 timber braced piles embedded into 450x2500mm min deep concrete footings (2500mm below cleared ground) as per Geotech Report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing.
- (OP) 125 SQ. ORDINARY TIMBER PILES SED
New 125x125sq H5 timber ordinary piles embedded into 450x2500mm min deep concrete footings (2500mm below cleared ground) as per Geotech Report & Structural engineering design. Read in conjunction with geotech engineer

investigations and report. Concrete strength to be 20MPa min. 2x wiredogs, 1 per side & 2/100x3.75 skew nails up into bearer.

FLOORS

- F01 TIMBER FLOOR - CARPET
Carpet floor overlay existing or new to be replaced on a like for like basis.
- F02 TIMBER FLOOR - T&G FLOOR BOARDS
Existing timber T&G floor boards to remain over existing timber structure. Existing floor boards to be replaced if required.
- F03 TIMBER FLOOR - LINO
Existing Lino to remain over existing timber floor structure. Ensure floor finish is compliant with Watersplash impervious finish required as per E3/AS1.
- F04 TIMBER DECK
New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

WALLS

- W01 EXISTING WEATHERBOARDS
Existing timber bevelback weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.
- W02 NEW INTERNAL WALL
New H1.2 internal 90x45 framed wall. Studs @300crs, nogs @400crs. Ensure compliance w/ NZS3604:2011. GIB lining finish over with paint and plaster finish unless noted to be GIB Aqualine.
- W03 NEW EXTERNAL WALL
New H1.2 SG8 external 90x45 framed wall. Studs @300crs, nogs @400crs. Ensure compliance w/ NZS3604:2011. Wall cladding to match existing and waterproofing + cladding junctions to comply with E2. Internal GIB lining finish over with paint and plaster finish unless

noted to be GIB Aqualine.

ROOFS

- RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

EXTERIOR JOINERY

- JY01 EXISTING JOINERY
Existing timber joinery. Replace any finishing lines or units that are effected from move.
- JY02 NEW JOINERY
New timber joinery installed as per manufactureres installation instructions. Ensure compliance with E2/AS1. For weathertightness information refer to E2/AS1 & for safety glass info refer to NZS4223.3.2016.

SERVICES - ELECTRICAL

- FAN EXTRACT FAN
Existing or new wall-mounted extract fan ducted to exterior. Ensure meets G4/AS1 requirements. Min. extraction rate to be 25L/s in bathroom areas and 50L/s in kitchen (cooking areas)
- SD SMOKE DETECTOR
New Smoke detector to be installed and be within a 3m diameter reach to all bedrooms in the dwelling. As per F7/AS1.

SERVICES - RAINWATER DISPOSAL

- DP.ex DOWNPIPE - EXISTING
Existing downpipes to remain.

SERVICES - PLUMBING

- HWC HOT WATER CYLNDER
Existing HWC, COS and upgrade/replace as required to suit. Ensure seismic restraints to comply with G12/AS1 Fig. 14. Also to comply with G13

INTERIOR - FINISHES

- FIRE INTERNAL FIRE PLACE
New Kent KWF250 woodfire. Install as per manufacturers instructions. Refer to details for flue information. Deklite Premium roof flashing installed as per manufacturers specifications. Ensure flue is sufficiently braced as overall heigh from roof is more than 1.2m.

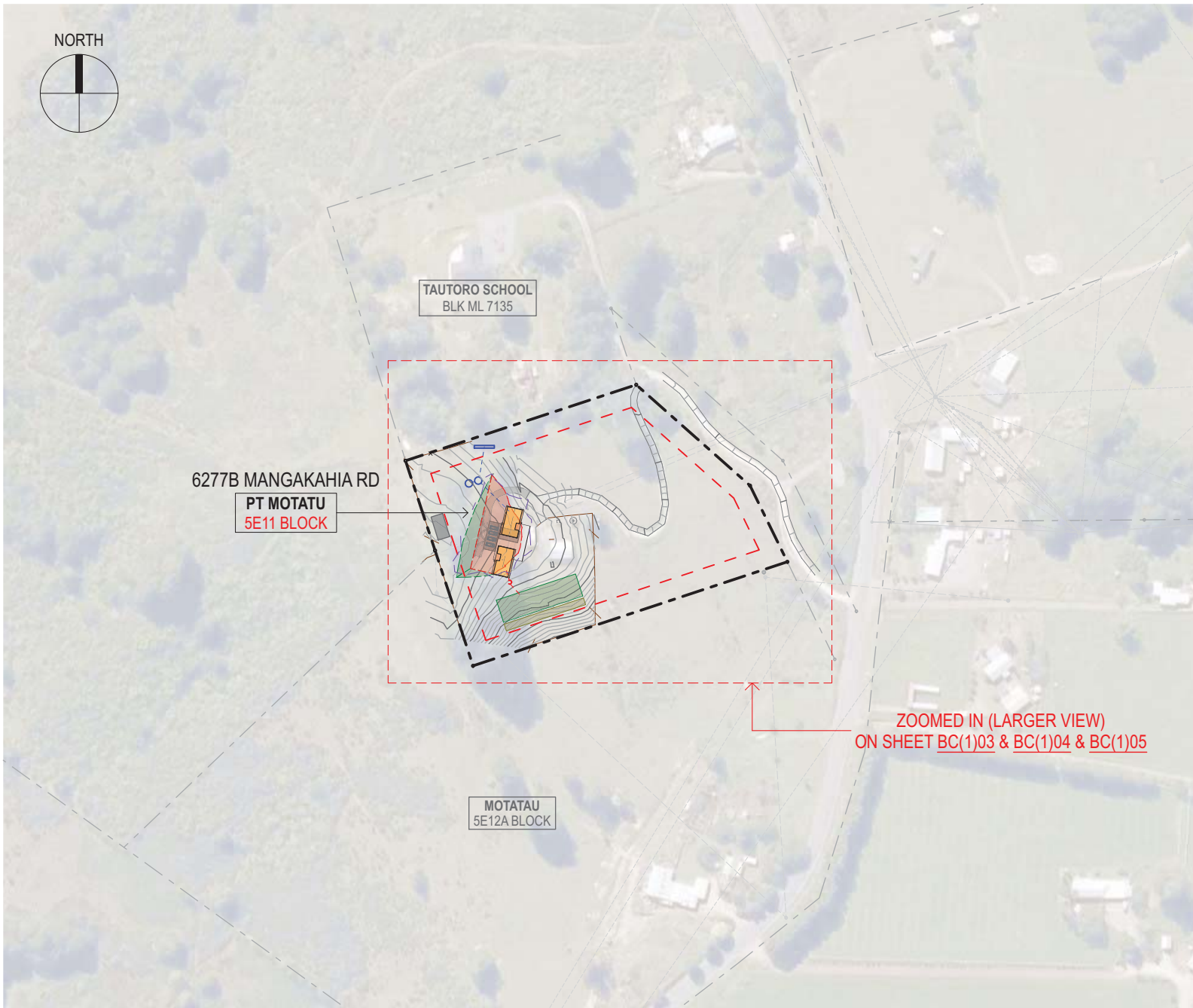
STRUCTURE

- S01 FLOOR BEARER EXISTING
Existing 100x70 timber bearer, 200mm max cantilever. COS.
- S02 FLOOR JOIST EXISTING
Existing 140x45 timber joists @ 500crs.
- S03 NEW TIMBER BEARER
New 2/140x45 SG8 H3.2 Timber bearers as per NZS3604 2011: 2.4.4.7. Max cantilever 200mm.
- S04 NEW TIMBER JOISTS
New H3.2 140x45 timber joists @ 500crs.
- S05 NEW TIMBER JOISTS
New H3.2 2/140x45 timber floor joists to support / collect point loads as per engineering.
- S06 NEW TIMBER JOISTS
New H3.2 140x45 timber floor joists to support / collect point loads as per engineering.
- S11 SUBFLOOR BOARDS
New Timber 100x20 subfloor boards w/ min 20mm ventilation gaps between boards to comply as per NZS3604:2011 sec 6:14. Ensure sufficient subfloor access.

APPROVED PLAN

Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

ISSUE	REV	DATE
MV 01		31/05/24



DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
 There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

SITE INFORMATION

Site Address:	6277B Mangakahia Road, Tautoro
Legal Description:	Part Motatau 5E11 Block
CT No:	476313
Gross Site Area:	3.2526 Ha
Net Site Area:	3.2526 Ha
Planning Zone:	Rural Production Zone Maori Purpose - Rural
Wind Zone:	High as per SED design
Earthquake Zone:	Zone 1
Exposure Zone:	Zone B
Climate Zone:	Zone 1
Soil Classification:	As per Geotech report
Existing building coverage:	Existing building to be demolished = 84m2 Existing shed to be demolished = 50m2 = 134m2 total
Proposed building coverage:	Proposed Relocated dwelling = 204m2 = 204m2 total (0.6%)

APPROVED PLAN

Existing impermeable:	Existing building to be demolished = 84m2 Existing shed to be demolished = 50m2 Existing metal driveway = 488m2 = 622m2 total
Proposed building coverage:	Proposed Relocated dwelling = 204m2 = 204m2 total (0.6%)

Planner: achase

RC 2240220 RIMAVARIA

Date: 17/07/2024

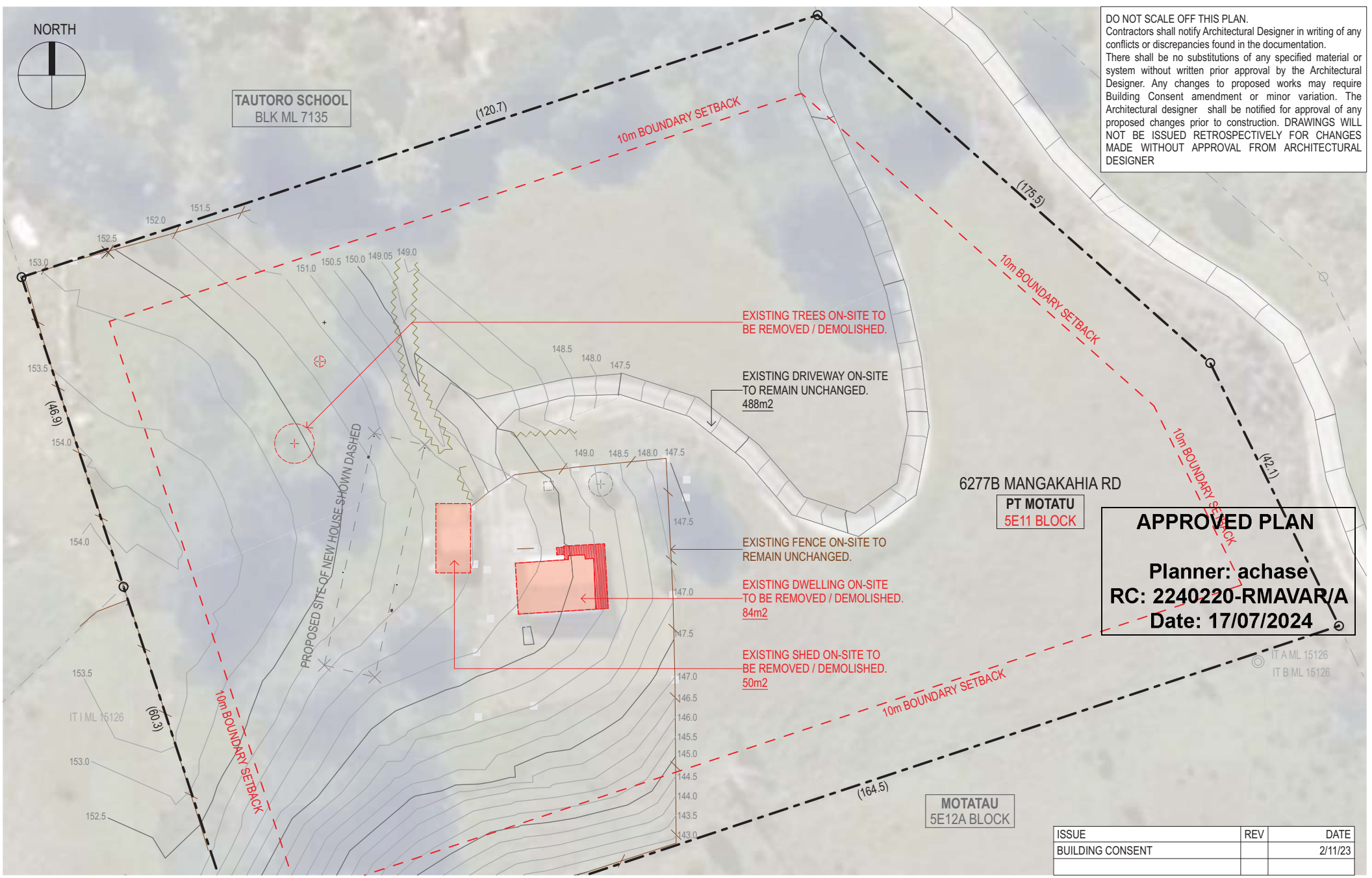
ISSUE	REV	DATE
MV 01		31/05/24





TAUTORO SCHOOL
BLK ML 7135

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



6277B MANGAKAHIA RD
PT MOTATU
5E11 BLOCK

APPROVED PLAN
Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

MOTATAU
5E12A BLOCK

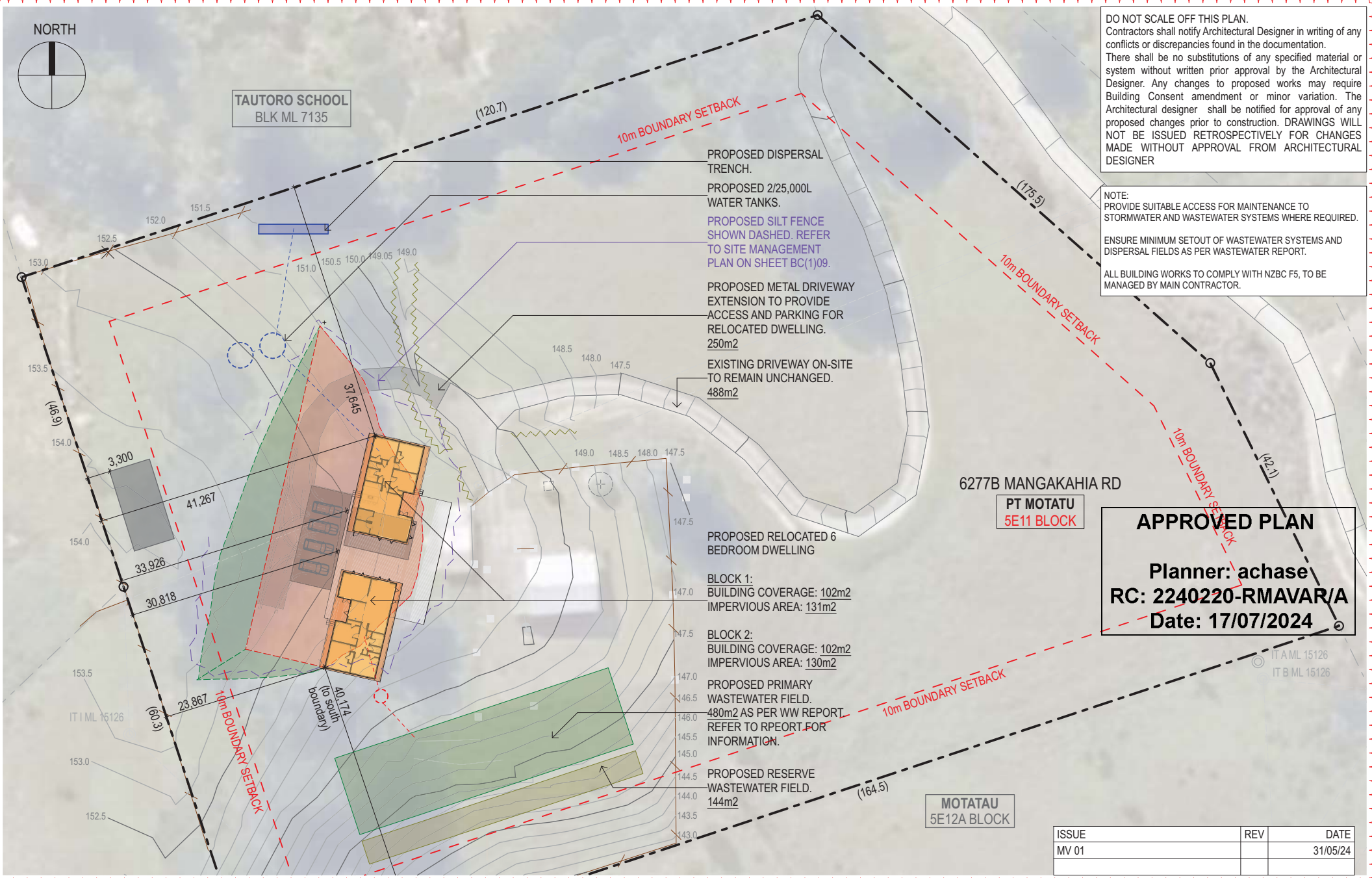
ISSUE	REV	DATE
BUILDING CONSENT		2/11/23



TAUTORO SCHOOL
BLK ML 7135

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

NOTE:
PROVIDE SUITABLE ACCESS FOR MAINTENANCE TO STORMWATER AND WASTEWATER SYSTEMS WHERE REQUIRED.
ENSURE MINIMUM SETOUT OF WASTEWATER SYSTEMS AND DISPERSAL FIELDS AS PER WASTEWATER REPORT.
ALL BUILDING WORKS TO COMPLY WITH NZBC F5, TO BE MANAGED BY MAIN CONTRACTOR.



PROPOSED DISPERSAL TRENCH.
PROPOSED 2/25,000L WATER TANKS.
PROPOSED SILT FENCE SHOWN DASHED. REFER TO SITE MANAGEMENT PLAN ON SHEET BC(1)09.
PROPOSED METAL DRIVEWAY EXTENSION TO PROVIDE ACCESS AND PARKING FOR RELOCATED DWELLING. 250m²
EXISTING DRIVEWAY ON-SITE TO REMAIN UNCHANGED. 488m²

PROPOSED RELOCATED 6 BEDROOM DWELLING
BLOCK 1:
BUILDING COVERAGE: 102m²
IMPERVIOUS AREA: 131m²
BLOCK 2:
BUILDING COVERAGE: 102m²
IMPERVIOUS AREA: 130m²
PROPOSED PRIMARY WASTEWATER FIELD. 480m² AS PER WW REPORT. REFER TO RPEORT FOR INFORMATION.
PROPOSED RESERVE WASTEWATER FIELD. 144m²

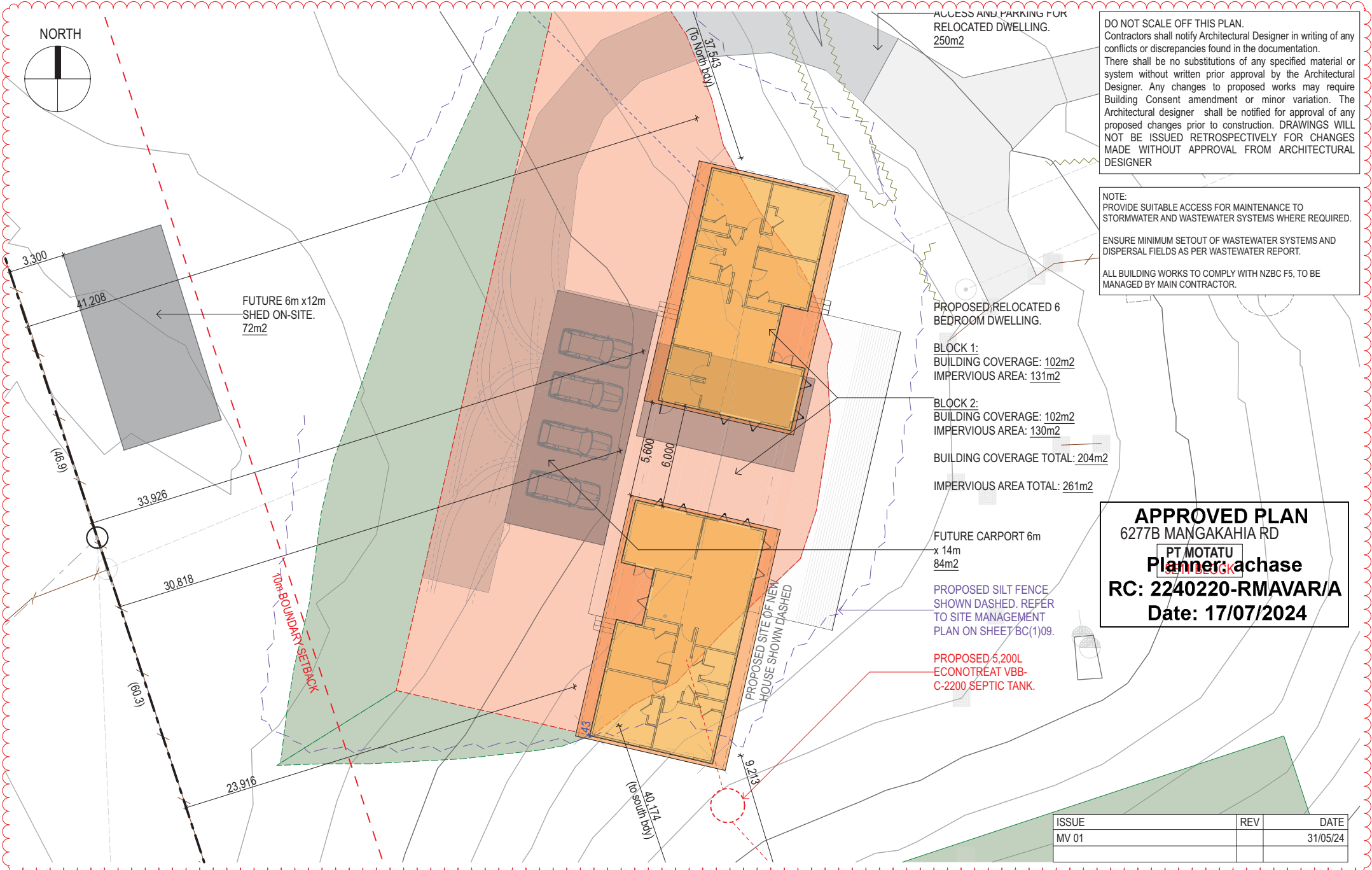
6277B MANGAKAHIA RD

PT MOTAU
5E11 BLOCK

APPROVED PLAN
Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

MOTATAU
5E12A BLOCK

ISSUE	REV	DATE
MV 01		31/05/24



ACCESS AND PARKING FOR
RELOCATED DWELLING.
250m²

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

NOTE:
PROVIDE SUITABLE ACCESS FOR MAINTENANCE TO STORMWATER AND WASTEWATER SYSTEMS WHERE REQUIRED.

ENSURE MINIMUM SETOUT OF WASTEWATER SYSTEMS AND DISPERSAL FIELDS AS PER WASTEWATER REPORT.

ALL BUILDING WORKS TO COMPLY WITH NZBC F5, TO BE MANAGED BY MAIN CONTRACTOR.

FUTURE 6m x12m
SHED ON-SITE.
72m²

PROPOSED RELOCATED 6
BEDROOM DWELLING.

BLOCK 1:
BUILDING COVERAGE: 102m²
IMPERVIOUS AREA: 131m²

BLOCK 2:
BUILDING COVERAGE: 102m²
IMPERVIOUS AREA: 130m²

BUILDING COVERAGE TOTAL: 204m²
IMPERVIOUS AREA TOTAL: 261m²

FUTURE CARPORT 6m
x 14m
84m²




PROPOSED SILT FENCE
SHOWN DASHED. REFER
TO SITE MANAGEMENT
PLAN ON SHEET BC(1)09.

PROPOSED 5,200L
ECONOTREAT VBB-
C-2200 SEPTIC TANK.

APPROVED PLAN
6277B MANGAKAHIA RD
PT MOTATU
Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

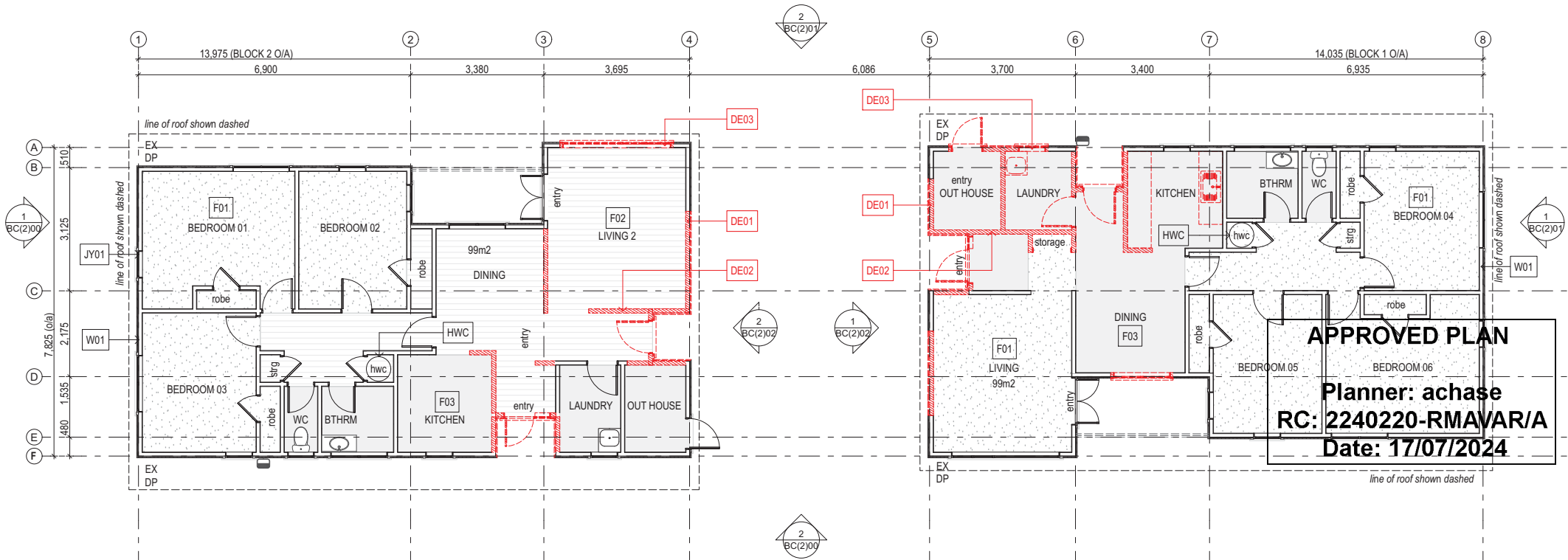
ISSUE	REV	DATE
MV 01		31/05/24

WALL STATUS

-  Existing timber framed wall
-  Demolished timber framed wall.
-  Proposed timber framed wall.

Refer to Keynote for wall type/construction.

DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



APPROVED PLAN
 Planner: achase
 RC: 2240220-RMAVAR/A
 Date: 17/07/2024

ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

NOTES

- All new framing shall be SG8 grade rad. pine unless noted otherwise, and meet durability requirements of NZBC B2 'Durability' Cl.3.2.
- All fixings as per NZS3604:2011 unless specified by Engineer or shown otherwise.
- New Timber WB cladding to areas of new wall cladding to match up and to external wall replacing like for like to ensure 12mm gap is maintained between cladding and decking.
- Wall insulation to be replaced where required and meet minimum R2.2 R-value. Where wall is replaced by opening or vice versa ensure insulation is installed to suit.
- Top plate fixing - 2/90x3.15 dia end nails + 2 wire dogs as per NZS 3604:2011 or 4.7kN alternative fixing.
- Bottom plate fixing (NLBW) 90x3.15 power driven nails @ 600crs. max
- Contractor to confirm roof trusses do not load any internal walls. Engineer to be notified if otherwise.

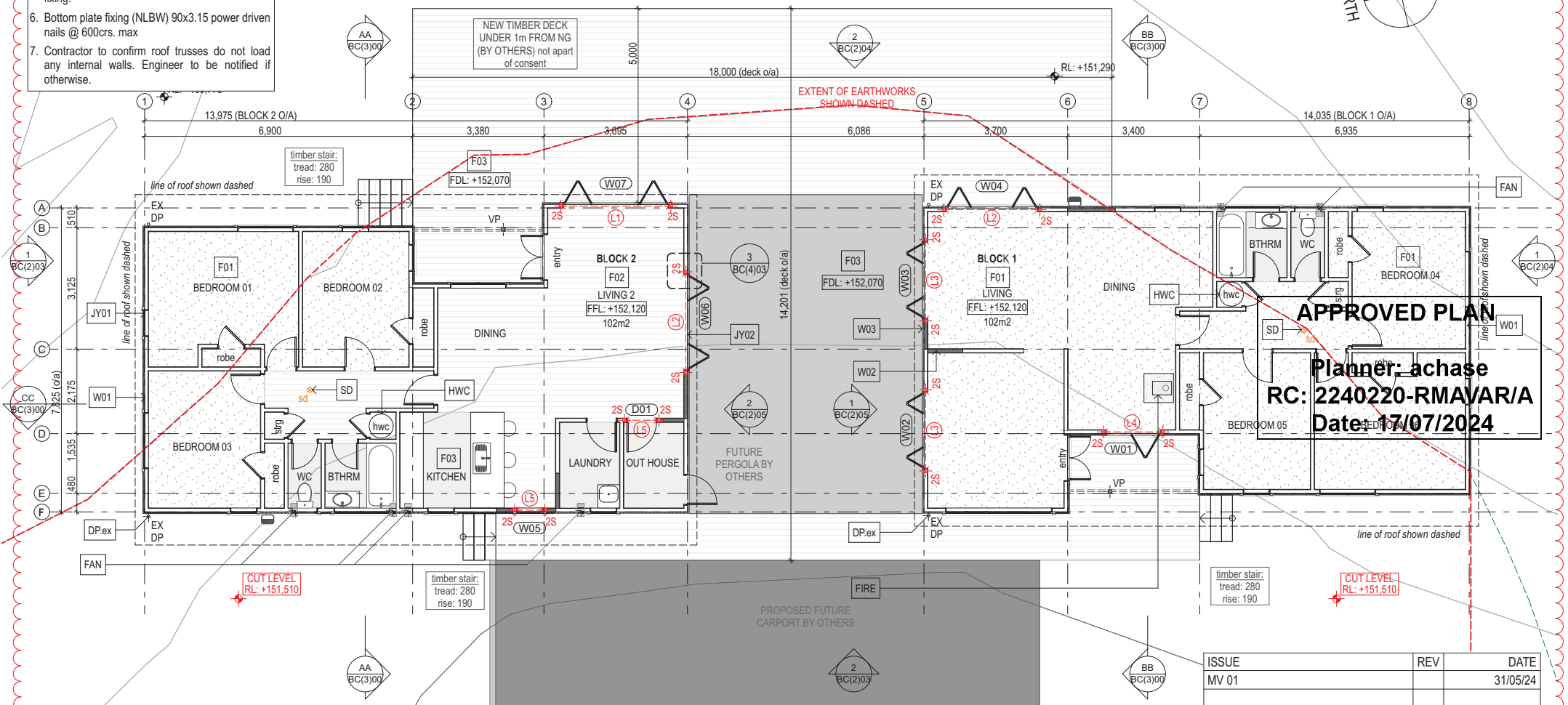
STRUCTURAL LEGEND

- 2S Doubled stud
- (L1) 2/290x45 SG8 H1.2 - Lintel Fixing Type G - refer to Lintel fix diagram
- (L2) 2/240x45 SG8 H1.2 - Lintel Fixing Type G - refer to Lintel fix diagram
- (L3) 2/190x45 SG8 H1.2 - Lintel Fixing Type F - refer to Lintel fix diagram
- (L4) 2/140x45 SG8 H1.2 - Lintel Fixing Type G - refer to Lintel fix diagram
- (L5) 2/140x45 SG8 H1.2 - Lintel Fixing Type F - refer to Lintel fix diagram
- 90x90 SG8 H5 - Verandah post
- Lintels in area of plan

WALL STATUS

- Existing timber framed wall
 - Demolished timber framed wall.
 - Proposed timber framed wall.
- Refer to Keynote for wall type/construction.

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

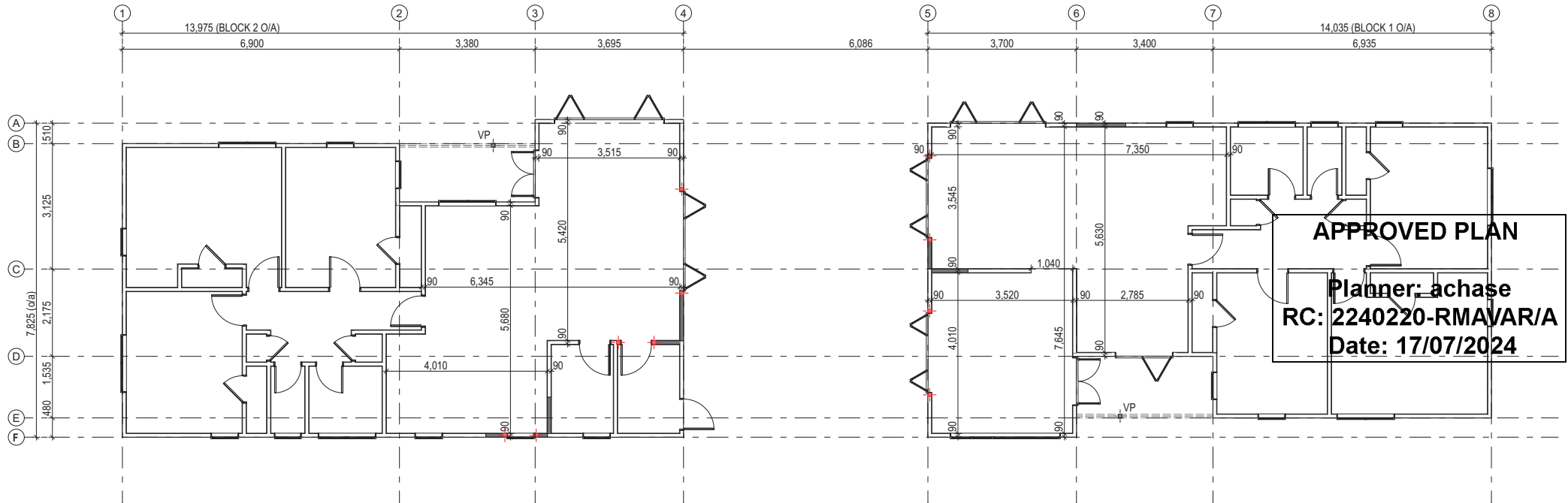


APPROVED PLAN
Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

ISSUE	REV	DATE
MV 01		31/05/24



DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
 There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

KEYNOTES

FOUNDATIONS

- (AP) ANCHOR PILE SED
New 200x200sq H5 timber anchor piles embedded into 450x2500mm min. deep concrete footings (2500mm below cleared ground) as per Geotech Report & Structural engineering design. Ensure pile/pole is no more than 600mm max. height from cleared ground to top of pile. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing.
- (BP) BRACED TIMBER PILES SED
New 200x200sq H5 timber braced piles

(OP)

- embedded into 450x2500mm min deep concrete footings (2500mm below cleared ground) as per Geotech Report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. Lumberlok 12kN fixing.
- (OP) 125 SQ. ORDINARY TIMBER PILES SED
New 125x125sq H5 timber ordinary piles embedded into 450x2500mm min deep concrete footings (2500mm below cleared ground) as per Geotech Report & Structural engineering design. Read in conjunction with geotech engineer investigations and report. Concrete strength to be 20MPa min. 2x

wiredogs, 1 per side & 2/100x3.75 skew nails up into bearer.

STRUCTURE

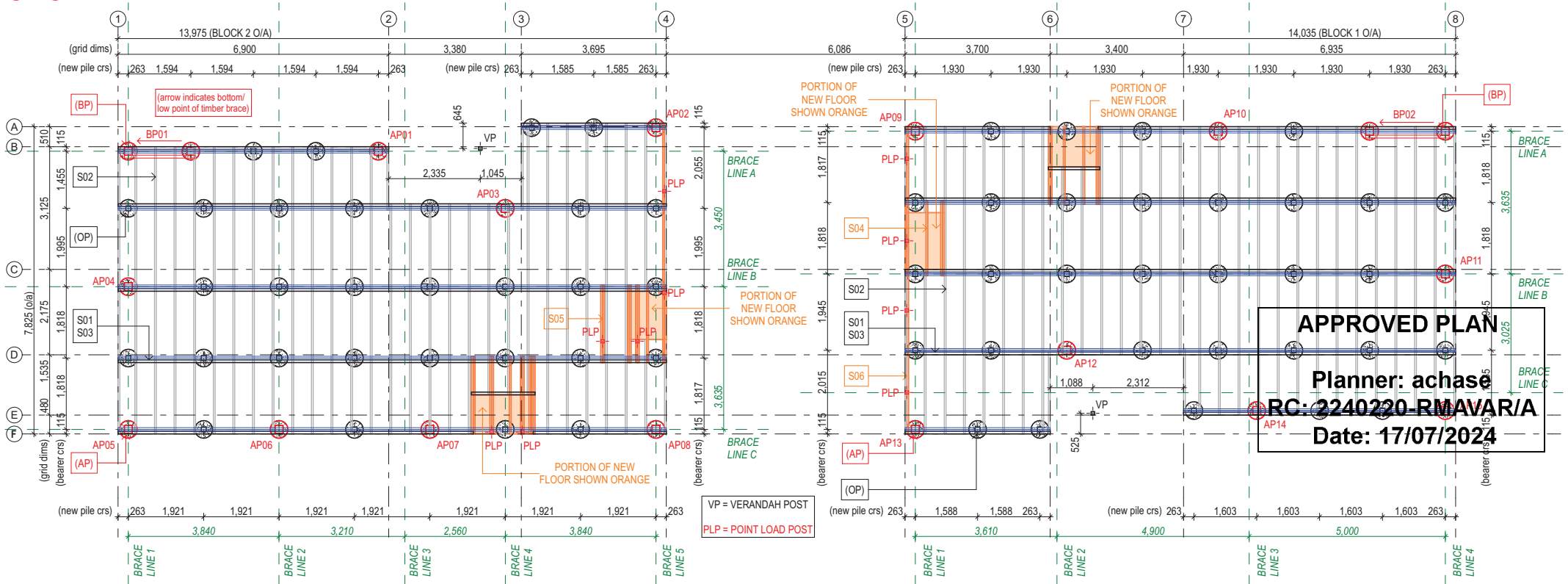
- S01 FLOOR BEARER EXISTING
Existing 100x70 timber bearer, 200mm max cantilever. COS.
- S02 FLOOR JOIST EXISTING
Existing 140x45 timber joists @ 500crs.
- S03 NEW TIMBER BEARER
New 2/140x45 SG8 H3.2 Timber bearers as per NZS3604 2011: 2.4.4.7. Max cantilever 200mm.
- S04 NEW TIMBER JOISTS
New H3.2 140x45 timber joists @ 500crs.

- S05 NEW TIMBER JOISTS
New H3.2 2/140x45 timber floor joists to support / collect point loads as per engineering.
- S06 NEW TIMBER JOISTS
New H3.2 140x45 timber floor joists to support / collect point loads as per engineering.

FIXING & DURABILITY NOTES:

- Use Stainless Steel fixings for subfloor if:
 - Seaspray zone (500m from Coast)
 - Exposed subfloor (including baseboards)
- Fixings in contact w/ CCA treated timber
 - Within 600mm of ground to be 304 stainless steel.
 - otherwise galv. steel fixings.

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



APPROVED PLAN
Planner: a chase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

FRAMING/FOUNDATION PLAN NOTES:

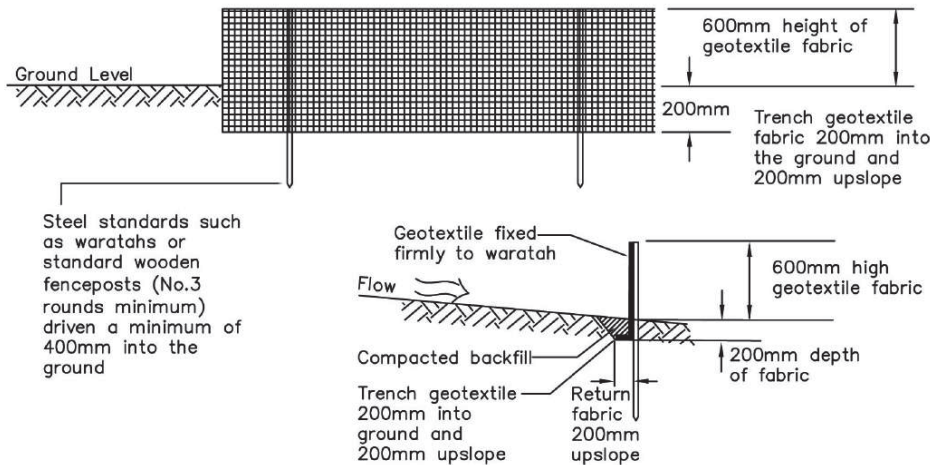
- Min 450mm of crawl space to underside of new and existing floor joists. Subfloor ventilation as per NZS3604:2011, 6.14.
- All new fixings within 600mm of ground to be 304 stainless steel.
- Please refer to subfloor bracing calcs attached.
- Subfloor ventilation as per NZS3604:2011 6.14.2

ENSURE PILE AT JOIN BELOW EVERY FLOOR BEARER TAKING DWELLING LOAD. READ IN CONJUNCTION WITH GEOTECHNICAL ENGINEERING.

GEOTECHNICAL ENGINEER'S
GEOLOGIX CONSULTING ENGINEERS
09 392 0007
STRUCTURAL ENGINEER'S
K2 CONSULTANTS LTD
CONTACT DETAILS:
022 751 992

ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

Post spacing can be increased from 2m to 4m if supported by a 2.5mm diameter high tensile wire along the top with clips every 200mm



SILT FENCE _ TYP DETAL

SITE MANAGEMENT PLAN:

1. Silt fences to be constructed as per detail this sheet and located as shown on plan.
2. Where existing downpipes removed provide new temporary downpipes and divert stormwater to existing soakholes.
3. Minimise areas of ground disturbance to those shown on plan.
4. On-site washouts to be over wash pit to capture discharge.
5. Provide temporary downpipes to discharge roof water into cesspits.
6. Stockpiled material to be covered with plastic sheet and protected by silt fence.
7. Delivered building materials to be stockpiled in designated area.
8. Rubbish skips to be delivered to designated areas.
9. Working times:
Monday to Saturday 7.30am to 6.00pm.
Heavy machinery may have engines started and warming up from 7.00am.

Sunday and Public Holidays - no work shall proceed.
10. Site Manager: TBA
11. Contractor to allow for erection of gated temporary safety fencing/hoarding located as shown on this plan.

DEWATERING AND DIVERSION DURING EXCAVATION *AUP Operative in part - E7*

Taking, using, damming and diversion of water and drilling

Dewatering or groundwater must comply with Standard E7.6.1.6;

- (1) The water take must not be geothermal water;
- (2) The water take must not be for a period of more than 10 days where it occurs in peat soils, or 30 days in other types of soil or rock; and
- (3) The water take must only occur during construction.

Diversion of groundwater caused by any excavation (including trench) must comply with Standard E7.6.10

- (1) All of the following activities are exempt from the Standards E7.6.1.10(2) – (6):
 - (a) pipes cables or tunnels including associated structures which are drilled or thrust and are up to 1.2m in external diameter;
 - (b) pipes including associated structures up to 1.5m in external diameter where a closed faced or earth pressure balanced machine is used;
 - (c) piles up to 1.5m in external diameter are exempt from these standards;
 - (d) diversions for no longer than 10 days; or
 - (e) diversions for network utilities and road network linear trenching activities that are progressively opened, closed and stabilised where the part of the trench that is open at any given time is no longer than 10 days
- (2) Any excavation that extends below natural groundwater level, must not exceed:
 - (a) 1ha in total area; and
 - (b) 6m depth below the natural ground level.
- (3) The natural groundwater level must not be reduced by more than 2m on the boundary of any adjoining site.
- (4) Any structure, excluding sheet piling that remains in place for no more than 30 days, that physically impedes the flow of groundwater through the site must not:
 - (a) impede the flow of groundwater over a length of more than 20m; and
 - (b) extend more than 2m below the natural groundwater level.
- (5) The distance to any existing building or structure (excluding timber fences and small structures on the boundary) on an adjoining site from the edge of any:
 - (a) trench or open excavation that extends below natural groundwater level must be at least equal to the depth of the excavation;
 - (b) tunnel or pipe with an external diameter of 0.2 - 1.5m that extends below natural groundwater level must be at least equal to the depth of the excavation; or
 - (c) a tunnel or pipe with an external diameter of up to 0.2m that extends below natural groundwater level has no separation requirement.
- (6) The distance from the edge of any excavation that extends below natural groundwater level, must not be less than:
 - (a) 50m from the Wetland Management Areas Overlay;
 - (b) 10m from a scheduled Historic Heritage Overlay; or
 - (c) 10m from a lawful groundwater take.

APPROVED PLAN
Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

NOTES:

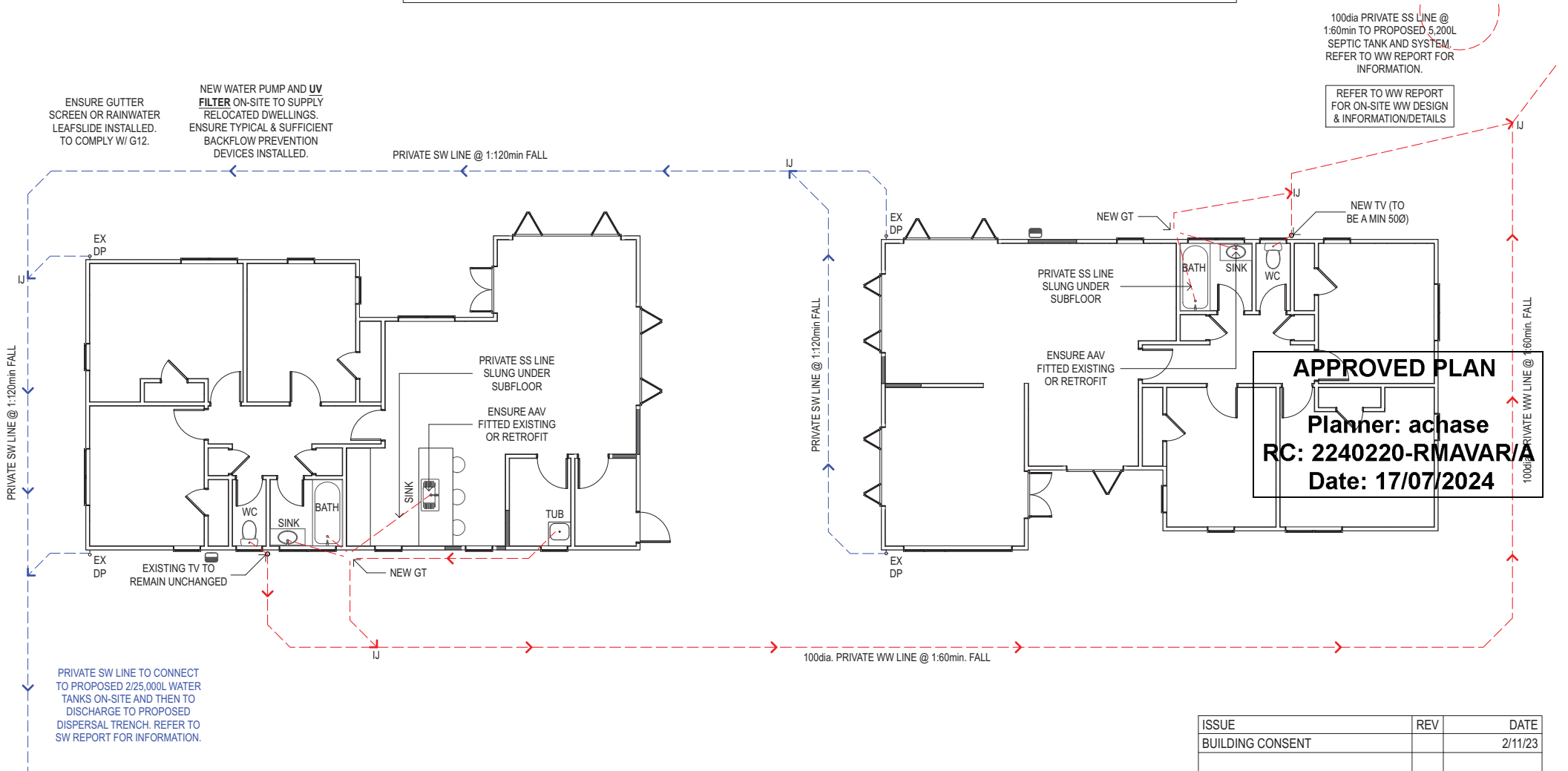
1. Plumbing is a schematic only. Plumber to confirm all drain runs on-site and provide as built drawing.
2. Size stormwater drainage in accordance to NZBC/E1.
3. Ensure all cess pits located at low points with fall towards them. Size cesspits in accordance to min noted in NZBC/E1.
4. Ensure all plumbing pipes and wastes are concealed when in walls.

5. Contractor to confirm stormwater and wastewater systems and build as per stormwater & wastewater management designs.

5. 100Ø uPVC waste pipe 1:60 fall
6. 100Ø uPVC roof catchment pipe 1:120 fall.
7. Private drainage to comply with AS/NZS 3500.2.

Min service pipe sizes
 Sink 40Ø : min 1:40 fall
 Bath 40Ø : min 1:40 fall
 Laundry tub 40Ø : min 1:40 fall
 Sewerpipes 100Ø : min 1:60 fall
 WC 100Ø : min 1:60 fall
 Downpipes 80Ø

DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

KEYNOTES

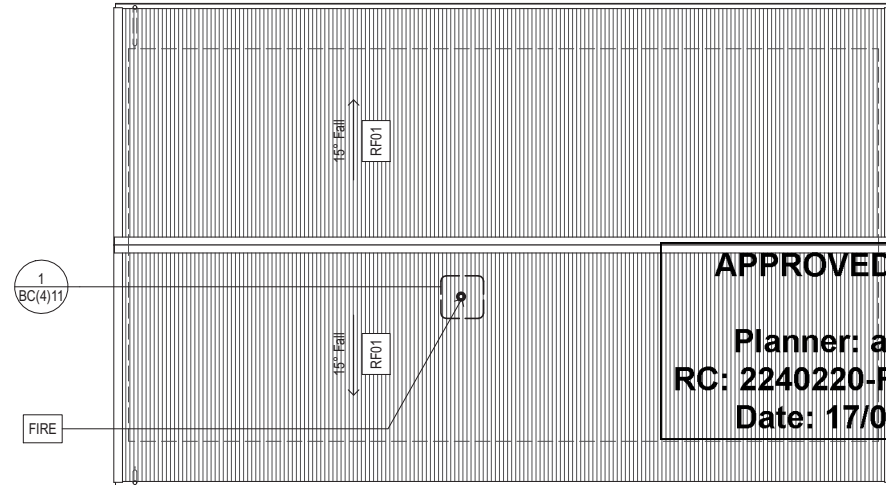
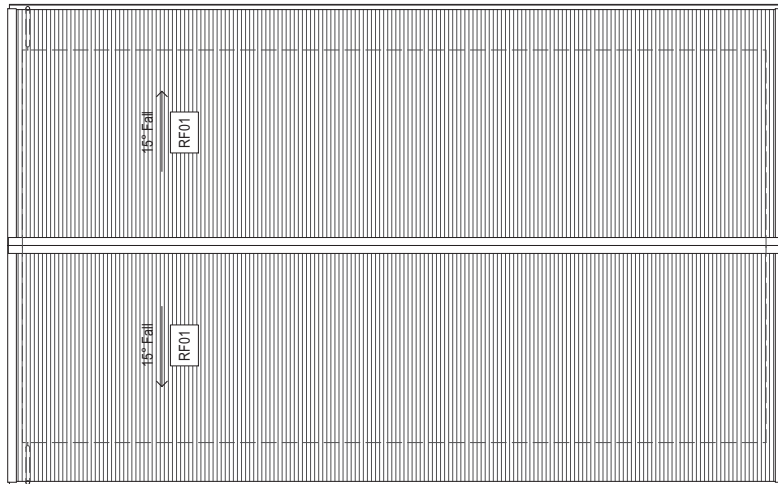
ROOFS

RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

INTERIOR - FINISHES

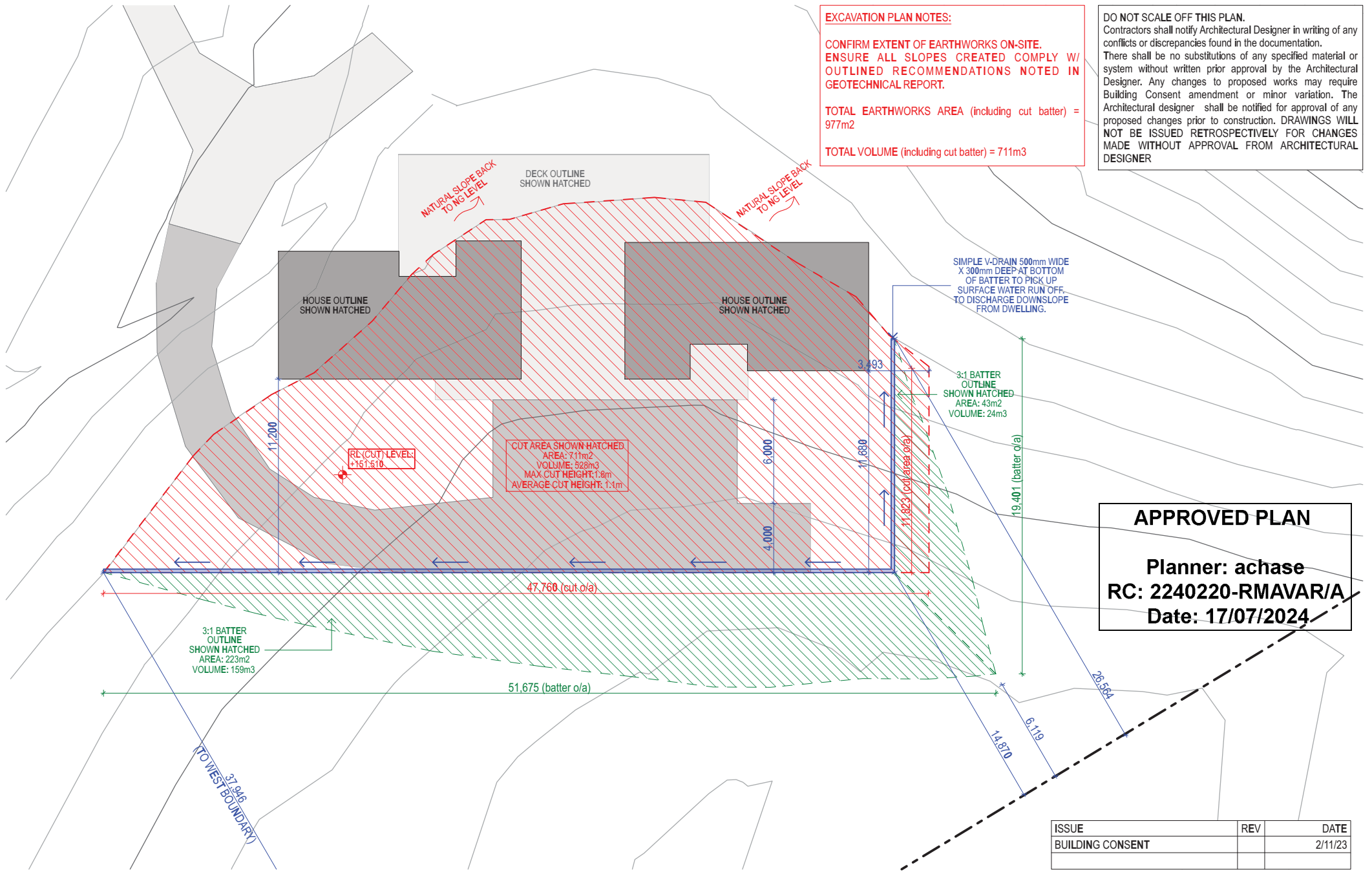
FIRE INTERNAL FIRE PLACE
New Kent KWF250 woodfire. Install as per manufacturers instructions. Refer to details for flue information. Deklite Premium roof flashing installed as per manufacturers specifications. Ensure flue is sufficiently braced as overall height from roof is more than 1.2m.

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



APPROVED PLAN
Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

ISSUE	REV	DATE
MV 01		31/05/24



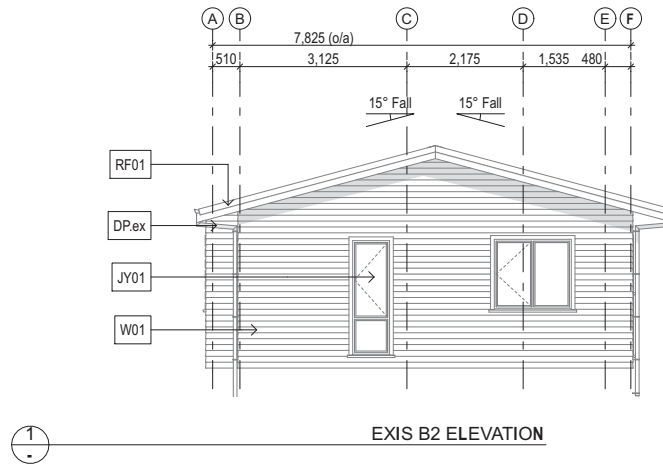
APPROVED PLAN

Planner: achase
 RC: 2240220-RMAVAR/A
 Date: 17/07/2024

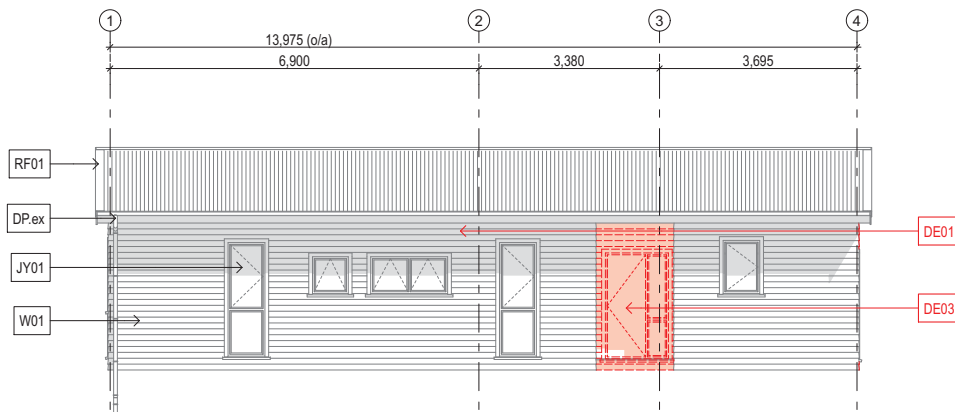
ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
 There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

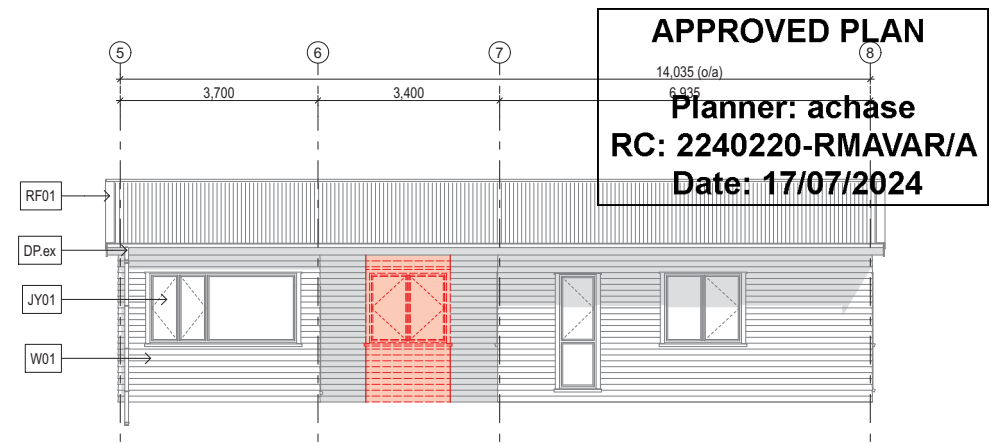
- KEYNOTES**
- DEMOLITION**
- DE01 EXISTING EXTERNAL WALL TO BE DEMOLISHED
Existing external timber stud wall to be demolished.
 - DE03 EXISTING JOINERY TO BE DEMOLISHED
Existing joinery to be removed/demolished.
- WALLS**
- W01 EXISTING WEATHERBOARDS
Existing timber bevelback weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.
- ROOFS**
- RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.
- EXTERIOR JOINERY**
- JY01 EXISTING JOINERY
Existing timber joinery. Replace any finishing lines or units that are effected from move.
- SERVICES - RAINWATER DISPOSAL**
- DP.ex DOWNPIPE - EXISTING
Existing downpipes to remain.



EXIS B2 ELEVATION



EXIS B1 & B2 ELEVATION

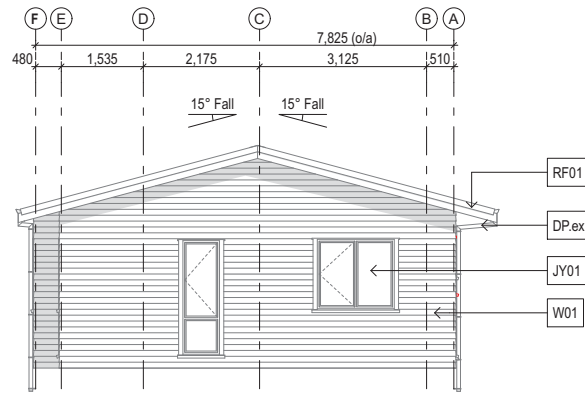


APPROVED PLAN
 Planner: achase
 RC: 2240220-RMAVAR/A
 Date: 17/07/2024

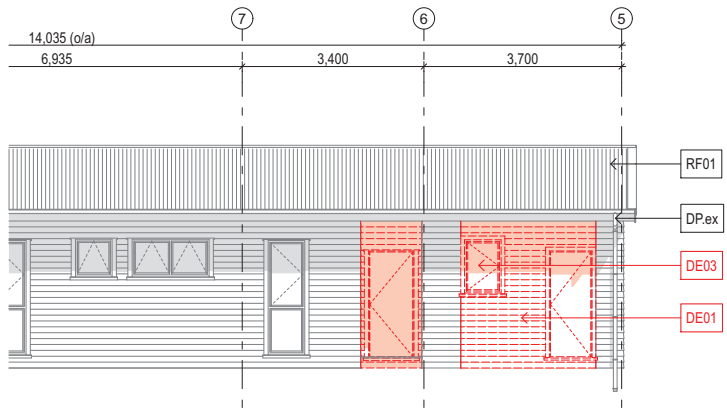
ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
 There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

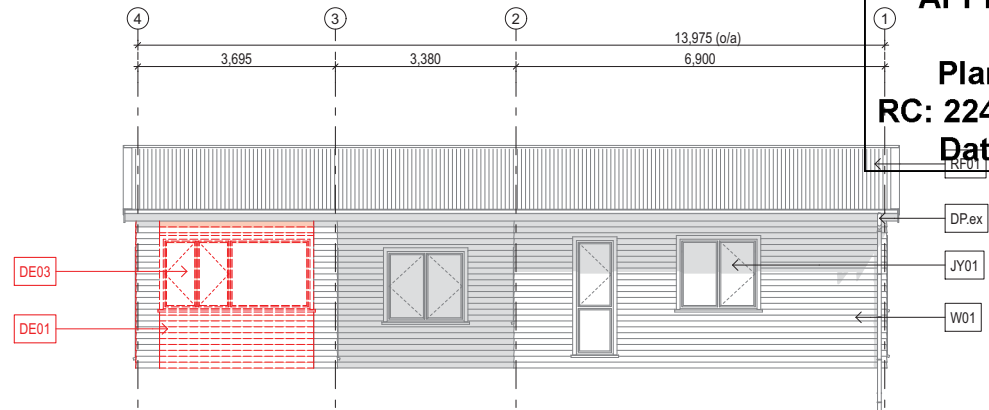
- KEYNOTES**
- DEMOLITION**
- DE01 EXISTING EXTERNAL WALL TO BE DEMOLISHED
Existing external timber stud wall to be demolished.
 - DE03 EXISTING JOINERY TO BE DEMOLISHED
Existing joinery to be removed/demolished.
- WALLS**
- W01 EXISTING WEATHERBOARDS
Existing timber bevelback weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.
- ROOFS**
- RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.
- EXTERIOR JOINERY**
- JY01 EXISTING JOINERY
Existing timber joinery. Replace any finishing lines or units that are effected from move.
- SERVICES - RAINWATER DISPOSAL**
- DP.ex DOWNPIPE - EXISTING
Existing downpipes to remain.



1
 EXIS B1 ELEVATION



2
 EXIS B1 & B2 ELEVATION

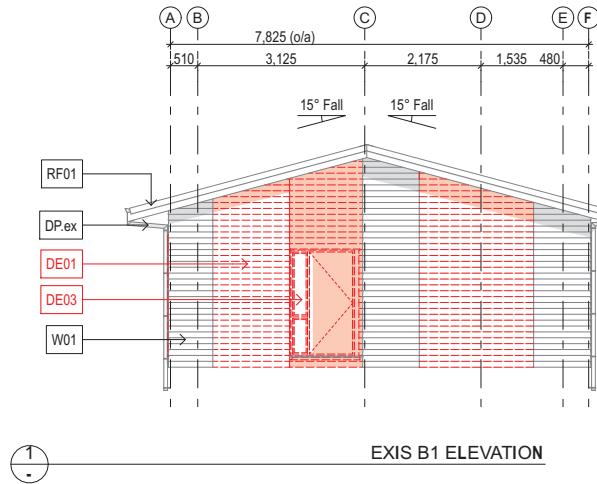


APPROVED PLAN

Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
 There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



KEYNOTES

DEMOLITION

- DE01 EXISTING EXTERNAL WALL TO BE DEMOLISHED
Existing external timber stud wall to be demolished.
- DE03 EXISTING JOINERY TO BE DEMOLISHED
Existing joinery to be removed/demolished.

WALLS

- W01 EXISTING WEATHERBOARDS
Existing timber bevelback weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.

ROOFS

- RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like for like basis.

APPROVED PLAN

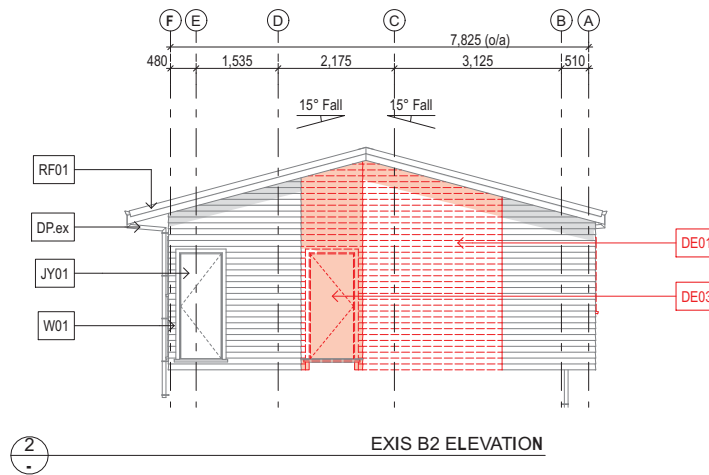
EXTERIOR JOINERY
 JY01 EXISTING JOINERY
 Existing timber joinery. Replace any finishing in areas that are affected from move.

Planner: achase

RC: 2240220-RMAVAR/A

Date: 17/07/2024

SERVICES ATTACHED TO THIS PLAN
 DP.ex DOWNPIPE - EXISTING
 Existing downpipes to remain.



ISSUE	REV	DATE
BUILDING CONSENT		2/11/23

KEYNOTES

FLOORS
 F04 **TIMBER DECK**
 New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

WALLS
 W01 **EXISTING WEATHERBOARDS**
 Existing timber bevelback weatherboards to remain on existing timber framed walls. Allow

ROOFS
 RF01 **EXISTING ROOF**
 Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

to make good as required on a like for like basis.

EXTERIOR JOINERY
 JY01 **EXISTING JOINERY**
 Existing timber joinery. Replace any finishing lines or units that are effected from move.
 JY02 **NEW JOINERY**
 New timber joinery installed as per manufactureres installation instructions. Ensure compliance with E2/AS1. For weathertightness information refer to E2/AS1 & for safety glass info refer to NZS4223.3.2016.

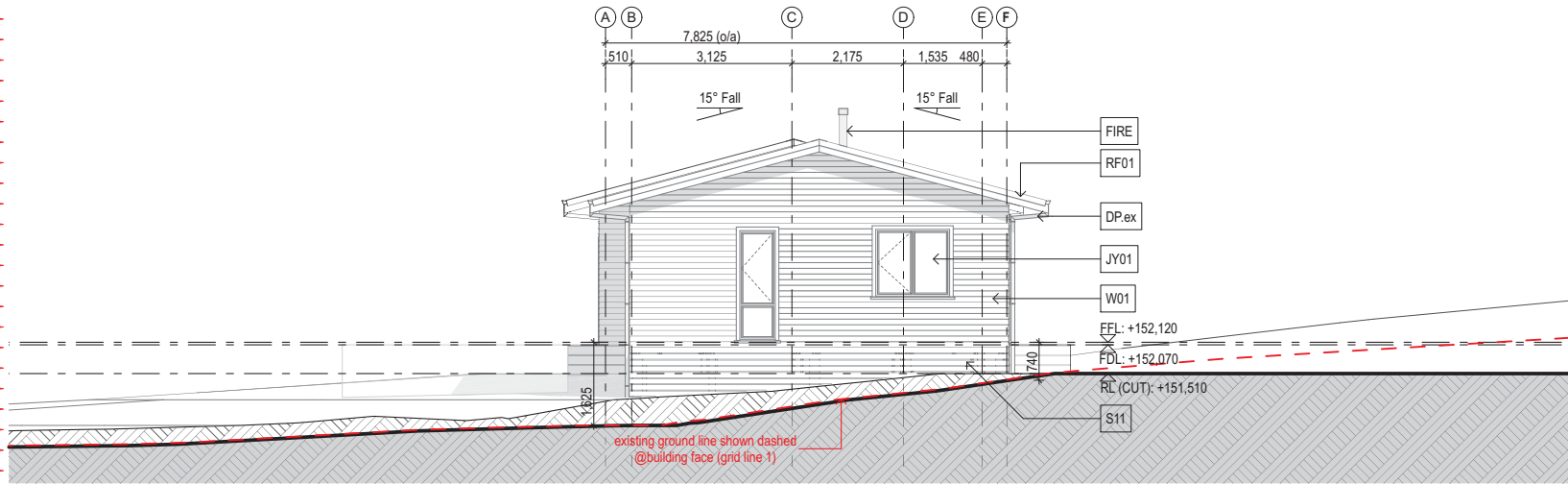
SERVICES - RAINWATER DISPOSAL
 DP.ex **DOWNPIPE - EXISTING**
 Existing downpipes to remain.

INTERIOR - FINISHES
 FIRE **INTERNAL FIRE PLACE**
 New Kent KWF250 woodfire. Install as per manufacturers instructions. Refer to details for flue information. Dektite Premium roof flashing installed as per manufacturers specifications. Ensure flue is sufficiently braced as overall

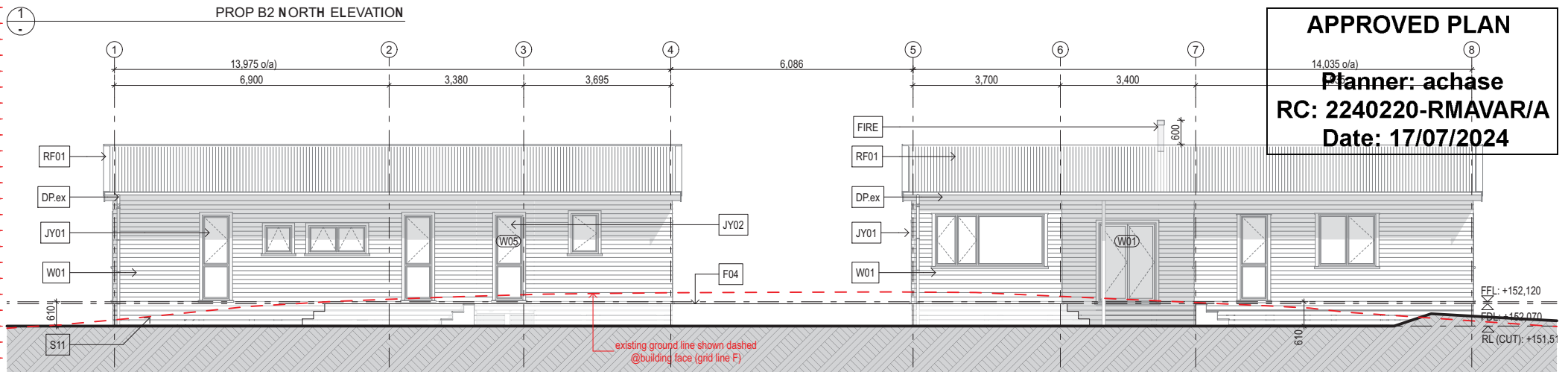
height from roof is more than 1.2m.

STRUCTURE
 S11 **SUBFLOOR BOARDS**
 New Timber 100x20 subfloor boards w/ min 20mm ventilation gaps between boards to comply as per NZS3604:2011 sec 6:14. Ensure sufficient subfloor access.

DO NOT SCALE OFF THIS PLAN.
 Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



PROP B2 NORTH ELEVATION



PROP B1 & B2 WEST ELEVATION

APPROVED PLAN
 Planner: achase
 RC: 2240220-RMAVAR/A
 Date: 17/07/2024

ISSUE	REV	DATE
MV 01		31/05/24

KEYNOTES

FLOORS

F04 **TIMBER DECK**
New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

WALLS

W01 **EXISTING WEATHERBOARDS**
Existing timber bevelback weatherboards to remain on existing timber framed walls. Allow

ROOFS

RF01 **EXISTING ROOF**
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

to make good as required on a like for like basis.

EXTERIOR JOINERY

JY01 **EXISTING JOINERY**
Existing timber joinery. Replace any finishing lines or units that are effected from move.
JY02 **NEW JOINERY**
New timber joinery installed as per manufactureres installation instructions. Ensure compliance with E2/AS1. For weathertightness information refer to E2/AS1 & for safety glass info refer to NZS4223.3.2016.

SERVICES - RAINWATER DISPOSAL

DP.ex **DOWNPIPE - EXISTING**
Existing downpipes to remain.

INTERIOR - FINISHES

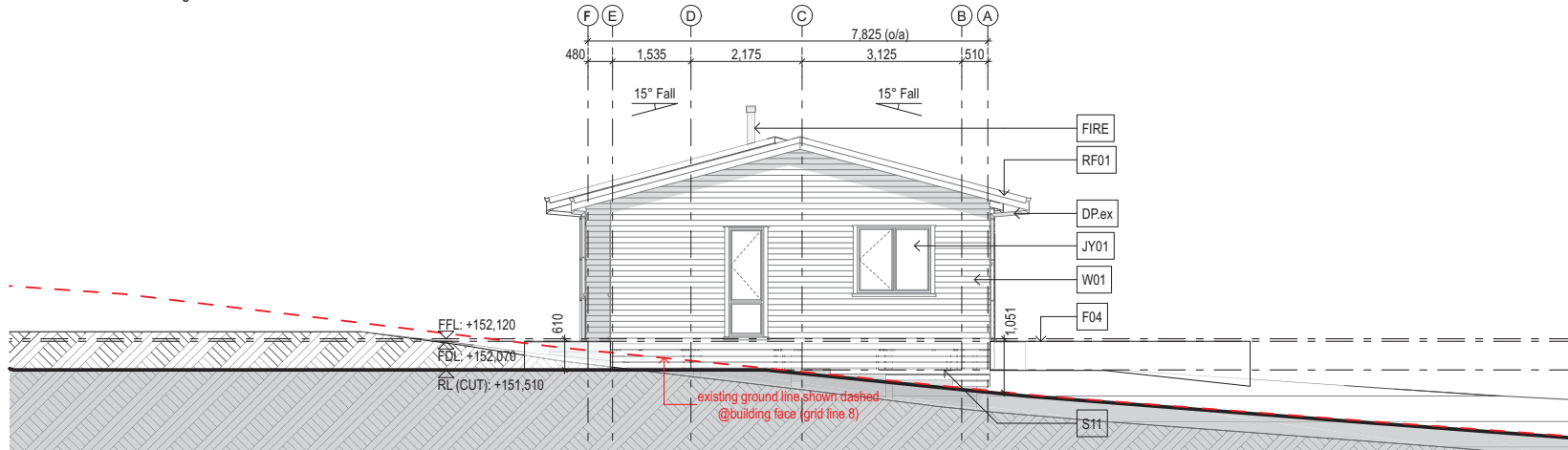
FIRE **INTERNAL FIRE PLACE**
New Kent KWF250 woodfire. Install as per manufacturers instructions. Refer to details for flue information. Deklite Premium roof flashing installed as per manufacturers specifications. Ensure flue is sufficiently braced as overall

height from roof is more than 1.2m.

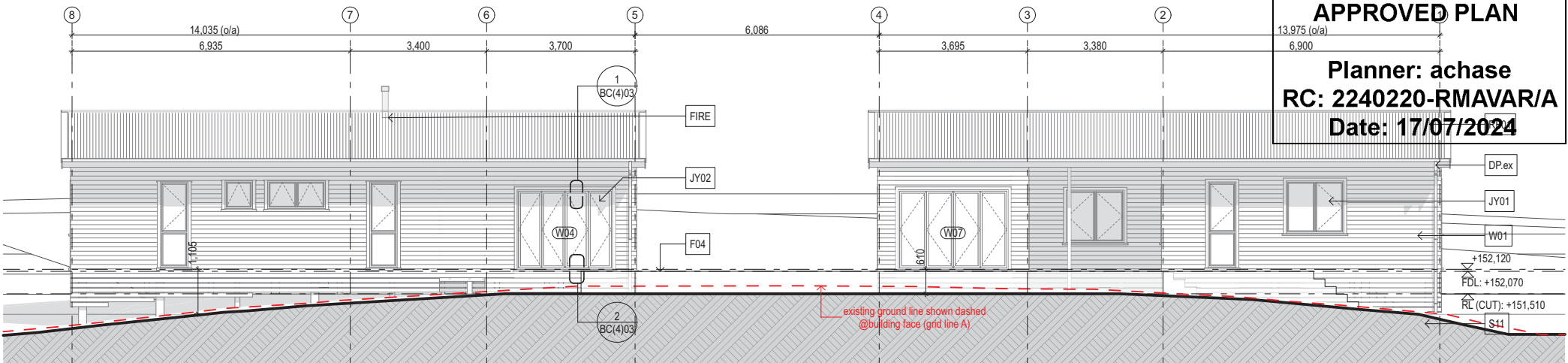
STRUCTURE

S11 **SUBFLOOR BOARDS**
New Timber 100x20 subfloor boards w/ min 20mm ventilation gaps between boards to comply as per NZS3604:2011 sec 6:14. Ensure sufficient subfloor access.

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation. There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER



PROP B1 SOUTH ELEVATION



PROP B1 & B2 EAST ELEVATION

APPROVED PLAN
Planner: achase
RC: 2240220-RMAVAR/A
Date: 17/07/2024

ISSUE	REV	DATE
MV 01		31/05/24

MAXIMUM BUILDING HEIGHT (12m)

12m rolling max building height

DO NOT SCALE OFF THIS PLAN.
Contractors shall notify Architectural Designer in writing of any conflicts or discrepancies found in the documentation.
There shall be no substitutions of any specified material or system without written prior approval by the Architectural Designer. Any changes to proposed works may require Building Consent amendment or minor variation. The Architectural designer shall be notified for approval of any proposed changes prior to construction. DRAWINGS WILL NOT BE ISSUED RETROSPECTIVELY FOR CHANGES MADE WITHOUT APPROVAL FROM ARCHITECTURAL DESIGNER

KEYNOTES

FLOORS

- F04 TIMBER DECK
New Timber deck, to be under 1m from NG to FDL & by others (not apart of this consent). Ensure to be built/completed prior to CCC.

WALLS

- W01 EXISTING WEATHERBOARDS
Existing timber bevelback weatherboards to remain on existing timber framed walls. Allow to make good as required on a like for like basis.

ROOFS

- RF01 EXISTING ROOF
Existing metal roofing to remain over existing timber roof structure. Refer to building report condition of structure and materials. Replace sheets of roofing if effected by move on a like by like basis.

EXTERIOR JOINERY

APPROVED PLAN
 JY01 Existing timber joinery. Replace any finishing lines or units that are effected from move.
 JY02 NEW JOINERY
 Planner: achase
 RC: 2240220-R/MAVAR/A
 Date: 17/07/2024

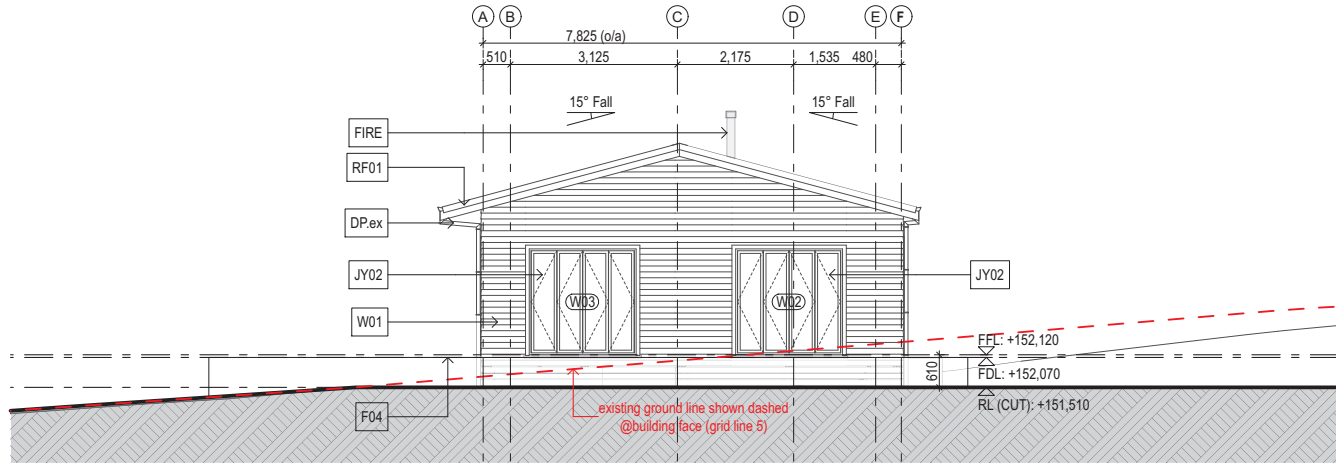
SERVICES - RAINWATER DISPOSAL

- DP.ex DOWNPIPE - EXISTING
Existing downpipes to remain.

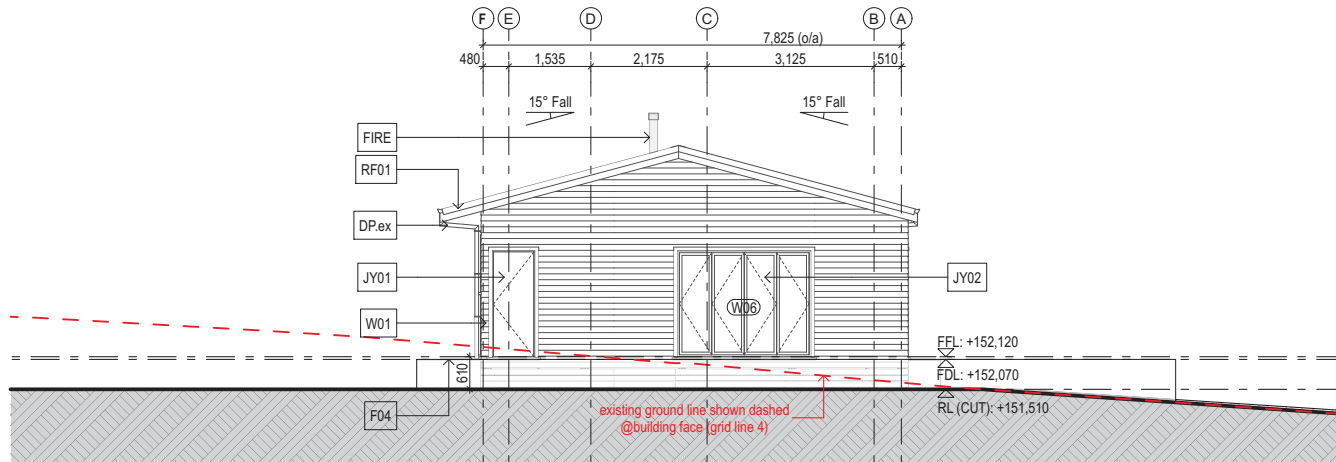
INTERIOR - FINISHES

- FIRE INTERNAL FIRE PLACE
New Kent KWF250 woodfire. Install as per manufacturers instructions. Refer to details for flue information. Deklite Premium roof flashing installed as per manufacturers specifications. Ensure flue is sufficiently braced as overall height from roof is more than 1.2m.

ISSUE	REV	DATE
MV 01		31/05/24



PROP B1 NORTH ELEVATION



PROP B2 SOUTH ELEVATION

