



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: Te Waka Pupuri Pūtea Trust

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: [Redacted]

Postal Address: (or alternative method of service under section 352 of the Act) please see above Post Code: _____

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

Name/s: Calo Bolam Consultants Ltd

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: [Redacted]

Postal Address: (or alternative method of service under section 352 of the Act) PO Box 1919, Whangarei Post Code: 0140

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: _____

Property Address/
Location _____

7. Application Site Details:

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

Site Address/
Location: Donald Road, Kaitiaki

Legal Description: Please See AEE Val Number: _____

Certificate of Title: '' '' ''
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? unknown Yes / No
Is there a dog on the property? unknown Yes / No
Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

8. Description of the Proposal:

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

Resource consent for 44 dwellings

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)

Te Waka Pupuri Pūtea Trust

Email:

c/- Arama Prime

Postal Address:

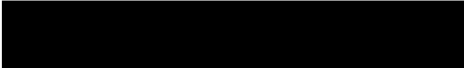
_____ Post Code: _____

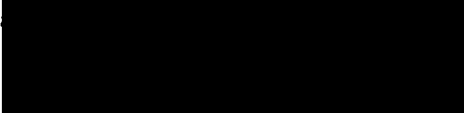
Phone Numbers:

W  Home: _____ Fax: _____

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

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

Name  (please print)

Signature  (signature of bill payer – mandatory) Date: 21/5/2024

14. Important Information:

Note to applicant

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

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

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

Fast-track application

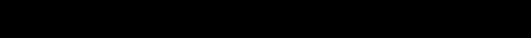
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

Privacy Information:

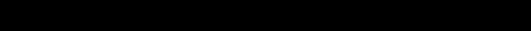
Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be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

N  (please print)

S  (signature)

Date: 21/5/2024

(A  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



**Te Waka Pupuri Pūtea Trust
Donald Road, Kaitaia**

**Resource Consent Application
Section 88 Application for 44 Dwellings**

PLANNERS | SURVEYORS | ENGINEERS | ARCHITECTS | ENVIRONMENTAL

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Document Record

Client	Te Waka Pupuri Pūtea Trust
Site Address	Donald Road, Kaitaia
Job Number	47576
Document	Resource Consent Application
Document No	47576-CN-PLN-PL03 Resource Consent Application - Residential LUC.docx.docx

Issue and Status

Date of Issue
Status

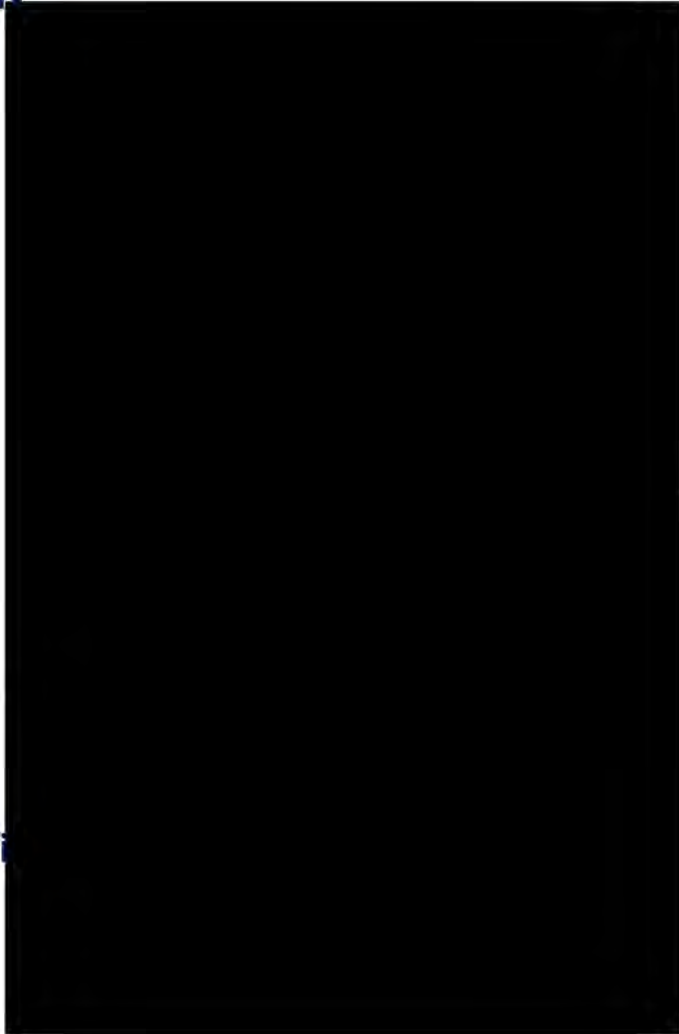
Author

Reviewer

Approved for Issue

Originating Office

Office
Postal Address
Phone



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Appendix A: Copy of Records of Title

Appendix B: Scheme Plan of S127 Application

Appendix C: Architectural Site Plan

Appendix D: Lot 44 Plan

Appendix E: Deemed Permitted Boundary Activity Notices

1.0 PROPERTY / APPLICATION DETAILS

Site Address:	Donald Road, Kaitaia
Legal Description:	Part Lot 5 DP 12002 and Lot 15 DP 46427
Site Area:	3.9707 ha and 1.7622 ha (5.7329 ha total)
Operative Plans Applying:	Far North District Plan (2009) (the “ODP”)
Zoning:	Residential
Proposed Plans / Plan Changes Applying:	Proposed Far North District Plan (the “PDP”)
Zoning / Overlays / Designations:	General Residential Airport Protection Surface (Kaitaia Airport)
Other Applications Required:	NA

2.0 INTRODUCTION AND EXECUTIVE SUMMARY

2.1 Purpose of this AEE

This Assessment of Environmental Effects (“AEE”) relates to an application for a residential development within the Residential Zone. The AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the Resource Management Act 1991 (“RMA”). The AEE canvasses all relevant aspects for consideration and is structured so that relevant parts of it can be highlighted for the purposes of specialist review.

It is acknowledged a Council planner will produce a s42A report on this application, however that report need not repeat AEE content that can be simply adopted. In that respect reference is made to the following parts of s42A RMA.

- (1A) *The report does not need to repeat material from an assessment of environmental effects provided by the applicant.*
- (1B) *Instead, the report may—*
 - (a) *adopt the whole assessment; or*
 - (b) *adopt any part of the assessment by referring to the part adopted.*

2.2 Summary of the Proposal

Subdivision of the site into 44 vacant residential lots, two road reserves, one open space reserve, and a balance lot, was granted on 6 December 2022 under reference 2220128-RMASUB. This subdivision consent was varied on 1 May 2024 under reference 2220128-RMAVAR/A, which combined the

subdivision stages, and to reflect the extent of wetlands confirmed in a later ecological study. The latest scheme plan is attached as **Appendix B**.

This application seeks resource consent for 44 dwellings, being 28 three-bedroom dwellings and 16 four-bedroom dwellings, on the 44 residential lots created by the earlier subdivision. The overall site layout is attached as **Appendix C**. Some of these dwellings will have infringements to bulk and location controls, such as the sunlight recession plane and boundary setbacks, once the boundaries of the lots are established by the section 223 survey plan. The details of these infringements are elaborated in Part 3.2 of this report.

All but one of the proposed future infringements can be authorised as *Deemed Permitted Boundary Activities* under RMA section 87BA (shown on the Site Plan in **Appendix C**) while the land remains in single ownership. However, one of the proposed future infringements will be to the future road boundary, and therefore, requires resource consent and are included as part of the application in **Appendix D**.

3.0 REASONS FOR THE APPLICATION

This application is made under the operative rules (“**FNODP**”) and the proposed (“**FNPDP**”) objectives and policies of the Far North District Plan (“**FNDC**”) and any National Environmental Standards that apply.

The FNPDP was notified in 2022, with submissions and further submissions taking place up to September 2023, and hearings scheduled to take place this year 2025. Given that Council decisions are not anticipated until 2025 with appeals likely later than this, it is considered that the proposed plan has minimal legal effect at this time, though acknowledgement of the proposed plan has been made below.

3.1 Operative Far North District Plan (FNODP)

Resource consent is sought for the following reasons:

Chapter 7 – Urban Environment

- The proposed dwelling for Lot 44 requires resource consent under Rule 7.6.5.3(a) as a **restricted discretionary activity** in the Residential Zone as it does not comply with:
 - Rule 7.6.5.1.5 Sunlight, as the eastern corner of the dwelling exceeds the 2m + 45° recession plane taken from the road boundary.

It is noted that the proposal complies with all other permitted activity rules under Section 7.6.5.1, such as Rule 7.6.5.1.2 Residential Intensity, as the proposal would have an overall intensity of one dwelling per 1,302.9m² on the subject site.

3.2 Boundary Infringements

The proposal includes 16 signed Deemed Permitted Boundary Activity notices (attached as **Appendix E**) pursuant to section 87BA of the RMA, which allow some of the dwellings to infringe the respective lot boundaries when they are established by the section 223 survey plan. The site remains in single ownership until the subdivision is completed, therefore, the applicant can approve these infringements themselves.

These infringements are summarised in **Table 1** below:

Table 1: Infringement Summary		
Lot Number	Infringement	Boundary and Affected Lot
1	Rule 7.6.5.1.5 Sunlight	Eastern boundary with Lot 46 (Balance lot)
2	Rule 7.6.5.1.5 Sunlight	Northern boundary with Lot 1 Eastern boundary with Lot 46 (Balance lot)
3	Rule 7.6.5.1.5 Sunlight	Northern boundary with Lot 2
4	Rule 7.6.5.1.5 Sunlight	Northern boundary with Lot 3 Southern boundary with Lot 46 (Balance lot)
14	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 47 (Drainage reserve)
23	Rule 7.6.5.1.5 Sunlight	Eastern boundary with Lot 47 (Drainage reserve)
27	Rule 7.6.5.1.5 Sunlight	Northeastern boundary with Lot 26
28	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 29
29	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 30
30	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 31
31	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 32
32	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 33
33	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 34
35	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 36
40	Rule 7.6.5.1.5 Sunlight	Western boundary with Lot 41
	Rule 7.6.5.1.7 Set back from boundaries (b)	
42	Rule 7.6.5.1.5 Sunlight	Eastern boundary with Lot 41 Northwestern boundary with Lot 202 (Access lot)
44	Rule 7.6.5.1.5 Sunlight	Southwestern boundary with Lot 43

No other bulk and location rules are reasons for consent given that the survey plan has not yet been approved under section 223.

3.3 Proposed Far North District Plan (FNPDP)

General Residential Zone Standards

While the FNPDP rules do not have legal effect thus not a reason for consent, the following proposed rules apply to the proposal:

- The proposed dwelling for Lot 44 requires resource consent under Rule GRZ-R1 PER-2 as a **restricted discretionary activity** as it does not comply with:
 - Rule GRZ-S2 Height in relation to boundary, as the eastern corner of the dwelling exceeds the 2m + 45° recession plane taken from the road boundary.
- The proposal involves construction of more than one residential unit on the site and is a **discretionary activity** under GRZ-3 PER-1.

3.4 Overall Status of the Application

Overall, the status of the application is a **Restricted Discretionary Activity** in respect of the operative plan, acknowledging that the discretionary activity under the proposed plan does not have immediate legal effect.

4.0 LEGAL AND CONSENTING BACKGROUND MATTERS

The Records of Titles for the site appears in **Appendix A**.

The applicant was granted the subdivision consent 2220128-RMASUB on 6 December 2023, being a two-stage subdivision for 44 residential allotments with two new roads extending from Donald Road, and two reserves to vest.

Following a detailed ecological assessment which ‘ground-truthed’ the extent of wetlands on the site, the consent holder sought to vary their subdivision consent to avoid clashes in the subdivision design and ensure protection of the wetland areas. This variation application also sought to amend the scheme plan to add a right-of-way in place of a panhandle driveway, along with consequential adjustments of lot areas, and combine the two subdivision stages into one. Minor corrections to the text of conditions pertaining to reserves and balance lots were also made. The variation 2220128-RMAVAR/A was approved by Council on 1 May 2024, with the approved plan included in **Appendix B**.

5.0 STATUTORY ASSESSMENT

5.1 Part 2

The Council as consent authority must have regard to Part 2 of the RMA (“Purposes and Principles” – sections 5 to 8). The Court in *Davidson*¹ has determined that a Part 2 analysis may not be required where there is confidence that the relevant planning provisions in the FNODC/-PDP give effect to Part 2. That is considered to be the case here. This is a proposal that raises no area of uncertainty that may require further analysis under Part 2. No further Part 2 analysis is considered necessary, noting in particular that there are no section 6 or section 8 issues raised by the application and the detailed assessment conducted in Part 6 of this AEE confirms the application is fully consistent with Sections 5 and 7.

5.2 Section 104(1)

Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the FNODP Assessment Criteria, Objectives and Policies as well as the FNPDP Objectives and Policies are considered to be the prime statutory considerations relevant to an assessment of this application. Effects (including positive and potential adverse effects) and policy considerations are assessed in Part 6 of this AEE.

5.3 National Environmental Standards and National Policy Statements - Section 104(1)(b)(i) and (iii)

5.3.1 NPS Urban Development

The proposal is considered to be consistent with the National Policy Statement on Urban Development 2020. This is because the proposal represents an opportunity for land to be efficiently developed to meet the community’s housing needs whilst resulting in no significant adverse environmental effects.

1. RJ Davidson Family Trust v Marlborough District Council [2017] NZHC 52

5.3.2 Other National Instruments

The New Zealand Coastal Policy Statement (“NZCPS”) is not applicable to this application. There are no other National Environmental Standards, National Policy Statements or other regulations that are considered relevant to this application.

5.4 Regional Policy Statement - Section 104(1)(b)(v)

District and Regional Plans must give effect to a Regional Policy Statement (RPS). As explained in Part 6 of this AEE this is a case where the proposal satisfies all relevant district and regional plan provisions. It can therefore be confidently concluded that all of the relevant higher order RPS provisions are also satisfied. In this case, the Northland Regional Policy Statement 2016 is not relevant to this application.

5.5 Other Matters - Section 104(1)(c)

Section 104(1)(c) relates to any other matters considered relevant and reasonably necessary to determine the application. In this case, no other matters are considered relevant.

5.6 Section 104(2) - Permitted Baseline

Where permitted baseline considerations are considered to apply these are specifically mentioned in Part 6 of this AEE.

5.7 Section 104(3) Trade Competition and Affected Party Approvals

There are no trade competition or effects of trade competition issues relevant to this proposal.

No written approvals have been obtained for this proposal.

6.0 SECTION 104 ASSESSMENT

This part of the AEE assesses the proposal under section 104(1)(a) 104(1)(a) Actual and Potential Effects on the Environment and section 104(1)(b)(vi) Relevant Provisions of both the operative and proposed Far North District Plan Assessment Criteria, Objectives and Policies. As there is a significant degree of cross-over between policy and effects those matters are addressed together, as appropriate. However, for clarity purposes, it is important to note that the assessments of effects do not rely on plan policy beyond the permitted baseline.

6.1 Positive Effects

The proposal will have positive effects, such as additional housing stock to provide for the social and economic wellbeing of the community, as well as effective use of land in accordance with the zoning and giving effect to the granted subdivision consent.

6.2 Proposal Design and Context

6.2.1 Context - the Site and Locality

An aerial view of the site’s neighbourhood context appears below in **Figure 1**.



Figure 1: Aerial view of site and surrounding environment, with the site highlighted in blue.

The Site is located at the edge of the Kaitaia township, with Donald Road extending from the commercial area at the northern end of town, rising uphill to the eastern periphery which becomes rural. The Site is flanked by suburban-type houses to the north and west, with pasture and paddock allotments to the south and east. The Site has two frontages to the southern side of Donald Road, which will provide access to the dwellings when they form part of the road reserve within the site.

6.2.2 The Proposal's Design

The approved subdivision layout involves two roads that intersect on the north side of the subdivision, with the western road extending from Donald Road to the intersection, while the eastern road is a cul-de-sac extending to the southern end of the site. The wetland area lies between these roads where they are parallel to each other, with the balance lot being the remaining area along the eastern boundary.

The proposed dwellings comprise of 28 three-bedroom dwellings and 16 four-bedroom dwellings for a total of 44 dwellings, mostly oriented approximately east-west lengthways for solar gain. The proposed dwellings will be clad in weatherboard, aluminium joinery, and steel roofing on the hipped roof forms. The dwellings are single storey though elevated above ground level with sub-floor spaces managing the level changes and slopes, while also supporting decking area above.

Overall, it is considered this is a well thought out development of an appropriate type and quality.

6.3 Zone Objectives and Policies

The relevant objectives and policies in the FNODP are under Chapter 7 Urban Environment, with objectives listed under section 7.6.3 and policies listed under 7.6.4. The most relevant objective is 7.6.3.1 to achieve the development of new residential areas at similar densities to those prevailing at

present, while the most relevant policy is 7.6.4.4 in that the Residential Zone provides for a range of housing types and forms of accommodation.

Under the FNPDP, the objectives are GRZ-01 to GRZ-06, and the policies are GRZ-P1 to GRZ-P8.

6.4 Neighbourhood character, design, and amenity effects

The proposed development has been specifically designed for the site, having regard to the site's characteristics and the residential zone standards, along with the overall environmental context.

The existing residential area to the north and west of the Site consists of one and two storey dwellings with driveways to either the front or the side of dwellings. The proposed residential development will have the same pattern and similar density, with single-storey dwellings having driveways leading to front or side parking pads which have provision for future carports or garages. This means that the layout and dwelling typology of the proposed residential development will have a similar density and character to the existing residential areas nearby.

In terms of stormwater runoff and disposal, the proposed impermeable area coverage will be low, and stormwater disposal will make use of the existing wetland feature being protected and enhanced on the site. The stormwater infrastructure required has been approved under the existing subdivision consent, 2220128-RMASUB, means that the density and layout of the residential development is already deemed appropriate for the receiving environment.

The proposed buildings are oriented to ensure solar gain and to ensure that each dwelling with road frontage has an interface with the street, with glazing for visibility and ample opportunities for front yard landscaping. Outdoor living is provided with the deck areas adjoining the dwellings and the spacious backyard areas. Each dwelling will have outlook over the backyard and front yard towards the street, except for the rear sites proposed at Lots 16 and 43, which lack street frontage, ensuring a reasonable level of privacy for residents in all dwellings.

Though the applicant is able to authorise most of the sunlight recession plane infringements, these parts of the proposed buildings being too close to neighbouring lots are the result of the dwellings being elevated with subfloor areas to manage the level changes in the sloping ground. The buildings are single storey and will not appear bulky or dominant in their context.

In the case of Lot 44, where the proposed dwelling will be slightly over height relative to the road boundary, this is limited to a small area on the eastern corner of the building where the road curves to the east. The orientation of the proposed dwelling at Lot 44 ensures sunlight access and outdoor living for this dwelling, and the small infringement to the sunlight recession plane will have less than minor effects on the streetscape or neighbourhood appearance.

Overall, it is considered that the proposed houses are well-designed for the site and the surrounding environmental context. It complies with the external site boundary standards, most of the internal lot standards, and provides for ample amenity for future residents. Taking into account those expectations, the development will have less than minor adverse neighbourhood character and amenity effects.

6.5 Adjoining Site Effects

Figure 2 identifies adjoining sites. Those sites represent the only parties that are considered to be potentially adversely affected by this proposal. In this respect it is to be noted that the RMA definition of “environment” includes people and communities and this part of the s104 assessment includes effects on those parties.

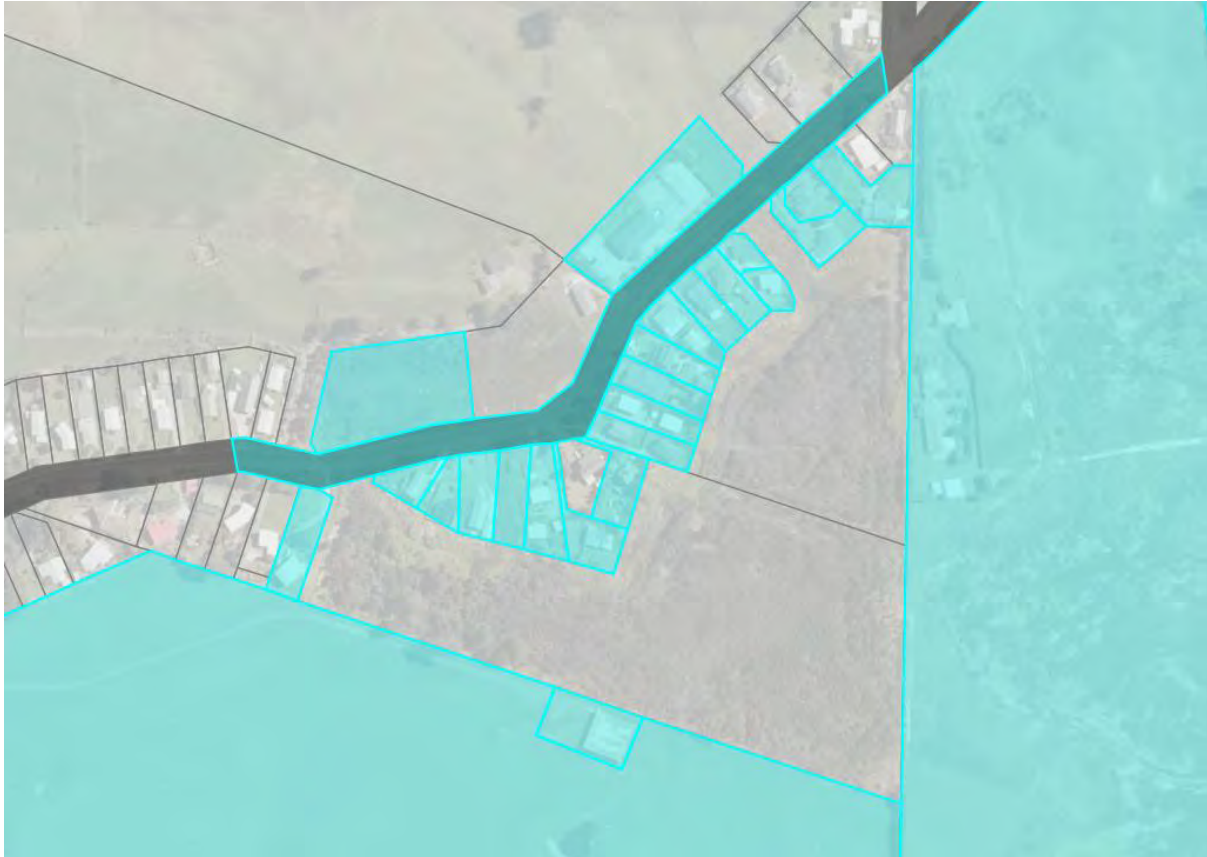


Figure 2 Map showing the adjoining sites, which are highlighted in blue

The adjoining land to the south and east of the Site is rural, predominantly used as either pasture or exotic plantation, which are not necessarily activities sensitive to potential adverse effects from the proposed buildings. However, in terms of reverse sensitivity effects, the proposed residential development will be situated on a ridgeline where it is uphill from the adjoining rural activities where residents will be less sensitive to potential nuisances, such as odour, noise, dust, and stormwater effects. Additionally, the rural land uses typically means potential adverse effects occur during daytime hours and weekdays, remaining quiet and tranquil after hours and on weekends.

The adjoining land to the north and west is mainly residential, being the sites adjoining Donald Road. While the approved subdivision consent already anticipates the intensity of the residential activity proposed in this application, the design, bulk, and scale of the dwellings is similar to the existing residential area and is not anticipated to present adverse visual effects. As discussed in Section 6.4 above, the proposed dwellings have suitable amenities on site, such as outdoor living, privacy, and accessory parking, which ensures that neighbouring persons will continue their enjoyment of their residential amenity as well.

Overall, having regard to the above analysis, it is considered that any adverse effects on neighbouring properties are less than minor. While the proposal will be noticeable to adjoining sites and within the surrounding landscape given the intensity of development proposed, it is considered an appropriate response to the characteristics of the site and the surrounding area.

6.6 Engineering - Earthworks and Construction

The earthworks required to enable construction of the proposed dwellings will be minimal, given the preceding subdivision consent will ready the land for the proposed dwellings in terms of earthworks, retaining walls, and infrastructure installation.

Additionally, any adverse effects from construction works will be temporary in nature and can be managed with conditions of consent. These conditions may include requirements such as dust management methods, limitations on hours of construction work, and maximum thresholds for noise levels under the District Plan or Standard NZS 6803P:1999 'The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work'. With these measures in place, construction work will have less than minor adverse effects.

6.7 Section 104 Conclusion

In conclusion, having regard to s104(1)(a) of the RMA, with the mitigation offered as per the assessment provide in this Part of the AEE and in the supporting specialist reports, any potential adverse effects associated with the proposal are assessed as being less than minor.

The subdivision anticipates the proposed residential activity, with the number of dwellings matching the number of lots created in the subdivision, for which the layout was approved for this scale and intensity of the residential use.

Having regard to s104(1)(b)(vi) of the RMA, it is considered this proposal is fully consistent with the relevant objectives, policies, and assessment criteria in both operative and proposed Far North District Plans.

7.0 NOTIFICATION (Sections 95a, 95c-95d)

7.1 Public Notification

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant is not requesting that the application be publicly notified (s95A(3)(a));
- there will be no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from notification because:

- The application is not for a proposal that is subject to a rule or national environmental standard that precludes public notification ((s95A(5)(a)).
- The application is not only for a resource consent for a controlled activity and/or a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity, but no other, activities ((s95A(5)(b)).

Step 3: if not precluded by step 2, public notification required in certain circumstances

Public notification is not required under this step because:

- The application is not 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 ((s95A(8)(a)).
- As outlined in Part 6.0 of this AEE, the adverse effects associated with the overall proposal are assessed as being less than minor ((s95A(8)(b)).

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

In this instance, there are no special circumstances. There is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

It is therefore considered that this application can be processed without public notification.

7.2 Limited notification

Step 1: certain affected protected customary rights groups must be notified.

Under step 1, limited notification is not considered to be required with the following points being relevant:

- There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).

The site is in a statutory acknowledgement area (s95B(3)(a)), though the proposal is not considered to have any effects that require notification.

Step 2: if not required by step 1, limited notification precluded in certain circumstances.

The application is not precluded from limited notification as:

- The application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)).
- The application is not for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land) ((s95B(6)(b)).

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

The application includes a future boundary activity, however in accordance with s95E the owner of an allotment with an infringed boundary is not an affected person ((s95B(7)).

An assessment of potentially affected parties is given in Part 6.5 of this AEE, and written approval has been provided for the future internal boundary infringements. As has been detailed, adverse effects will be limited to those discussed, and all have been assessed as having an overall less than minor adverse effect (s95B(8)). Therefore, under section 95E, there are no party that is assessed as being an affected party (s95B(3)(b)).

Step 4: limited notification in special circumstances.

It is considered that there are no special circumstances, and nothing exceptional or unusual about the application that suggests that limited notification should occur.

It is therefore considered that this application can be processed without limited notification.

8.0 CONDITIONS SUMMARY

It is expected that there will be “standard” conditions of consent as generally imposed by Council. In addition, it is considered that, to address particular matters raised in this AEE, conditions imposed on consent to this application may include those pertaining to construction activities and site works.

9.0 LAPSING OF CONSENT

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

10.0 CONCLUSION

This proposal reflects a response to a major planning objective for Kaitaia, and indeed nationally, in providing for community housing development without compromising residential amenity values to future residents and adjoining landowners and occupiers. It is also a response to major housing supply deficiencies and will provide an affordable housing opportunity and solution in the community.

The actual and potential effects likely to result from the proposal have been considered in accordance with section 104(1)(a) of the RMA, as set out in Part 6 of this AEE. It has been concluded that any actual or potential effects on the surrounding environment will be less than minor. The proposal has also been assessed in Part 6 of this AEE to be consistent with the relevant objectives and policies of both the operative and proposed Far North District Plan in accordance with section 104(1)(b) of the RMA.

To conclude, it is considered that the proposed development is consistent with the purpose and principles of the RMA and the expectations of both the operative and proposed Far North District Plan.

11.0 LIMITATIONS

This AEE has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Cato Bolam Consultants Limited.

No responsibility is accepted by Cato Bolam Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this AEE in any other context or for any other purposes.

This AEE is for the use by the client only and should not be used or relied upon by any other person or entity or for any other projects.

Te Waka Pupuri Pūtea Trust
Donald Road, Kaitaia
Resource Consent Application



Appendix A: Copy of Records of Title

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL



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




R. W. Muir
Registrar-General
of Land

Identifier **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

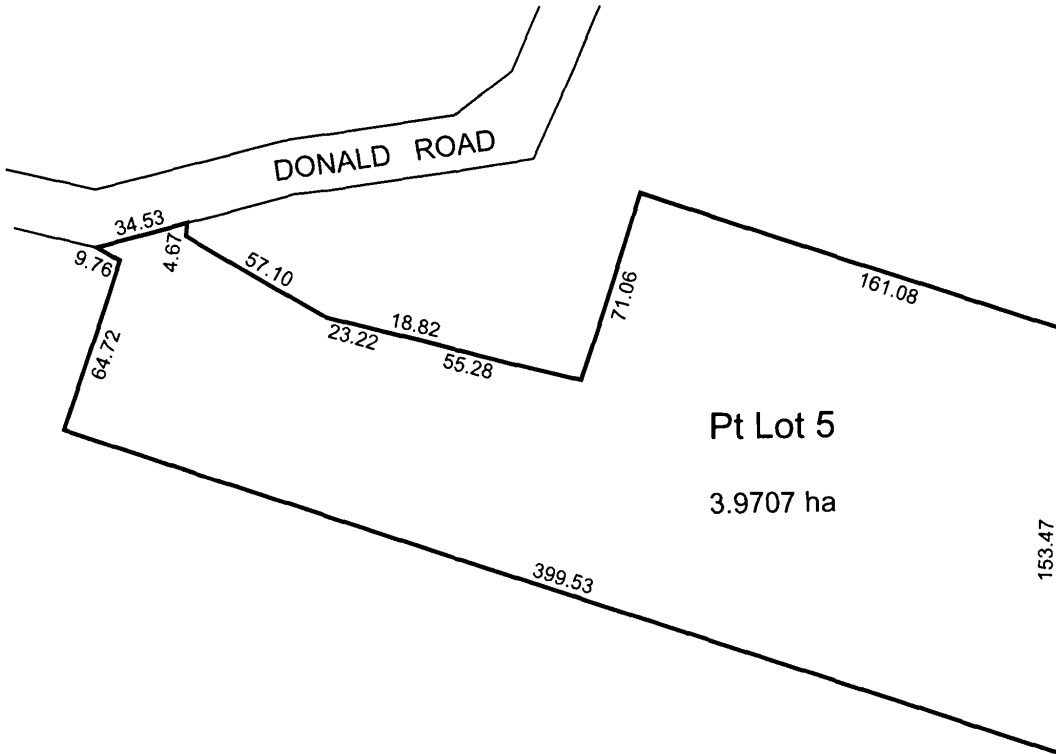
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002

AMENDING DIAGRAM

Title Diagram NA49C/1469

Cpy - 01/01, Page - 001, 08/07/11, 07:54



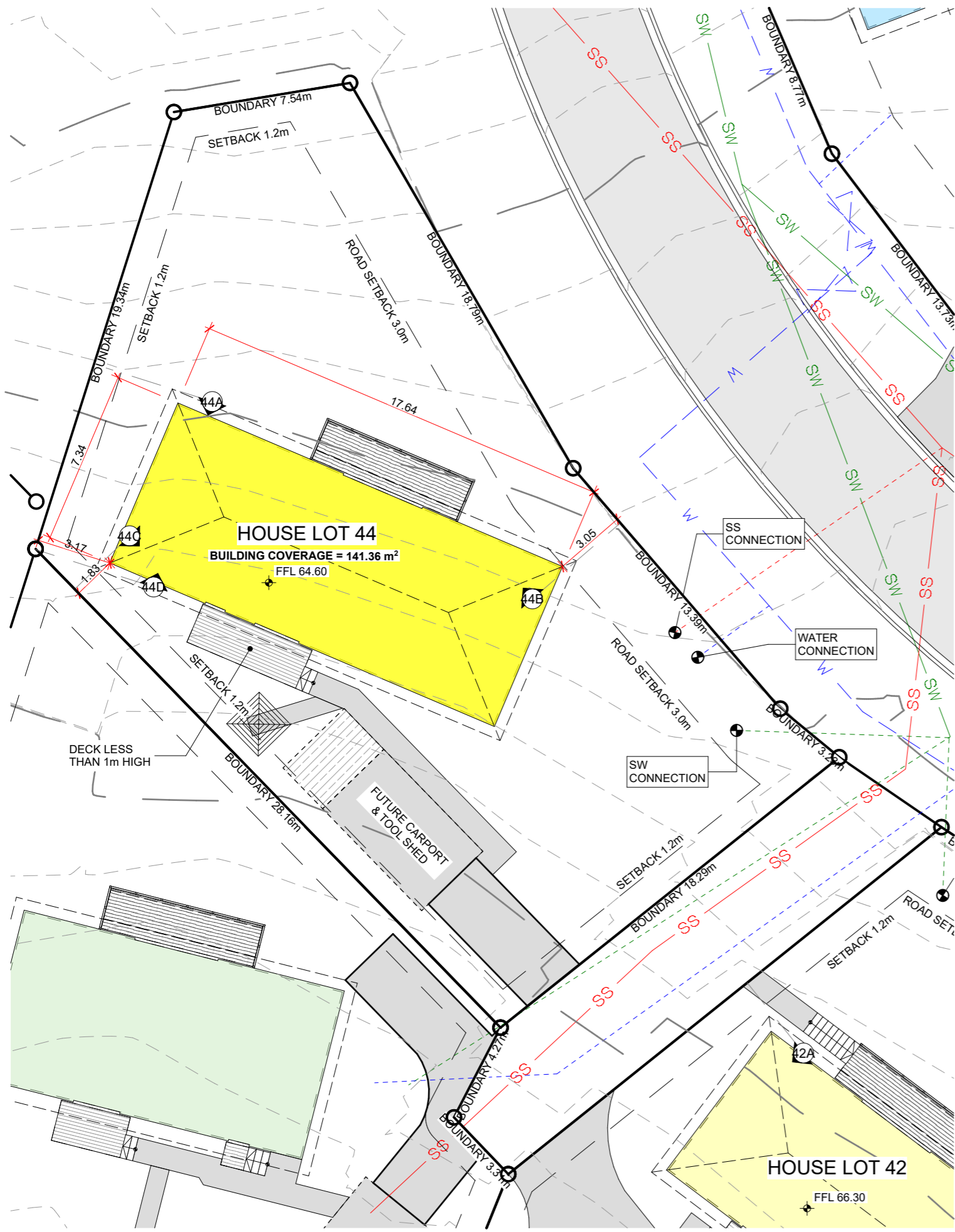
DocID: 812728882

Te Waka Pupuri Pūtea Trust
Donald Road, Kaitaia
Resource Consent Application

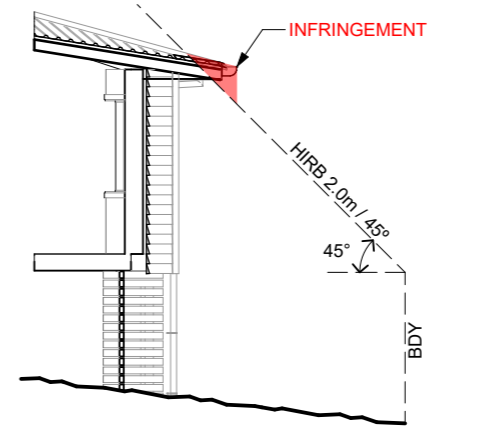
Appendix D: Lot 44 Plan



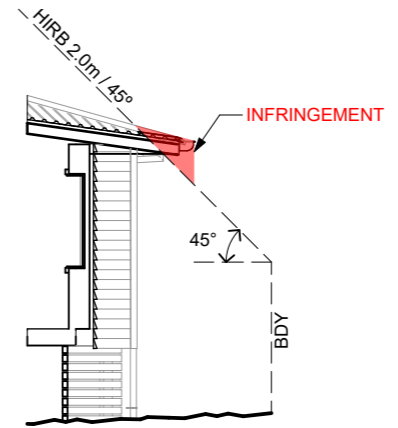
PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL



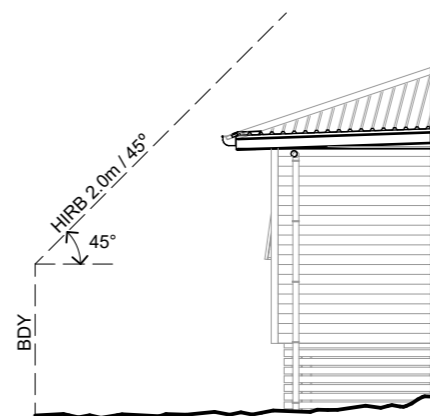
44A HIRB A 1:100



44B HIRB B 1:100



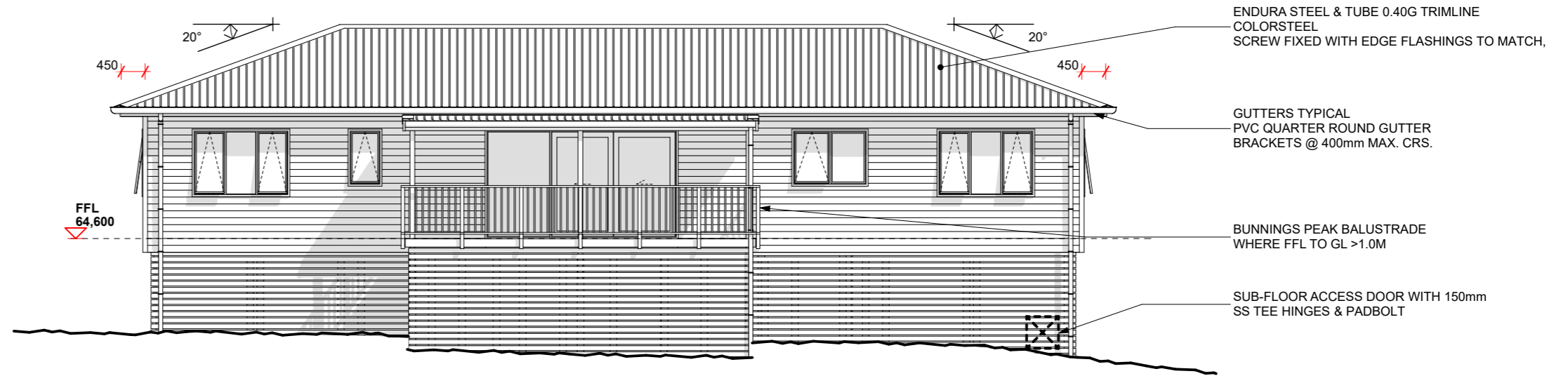
44C HIRB C 1:100



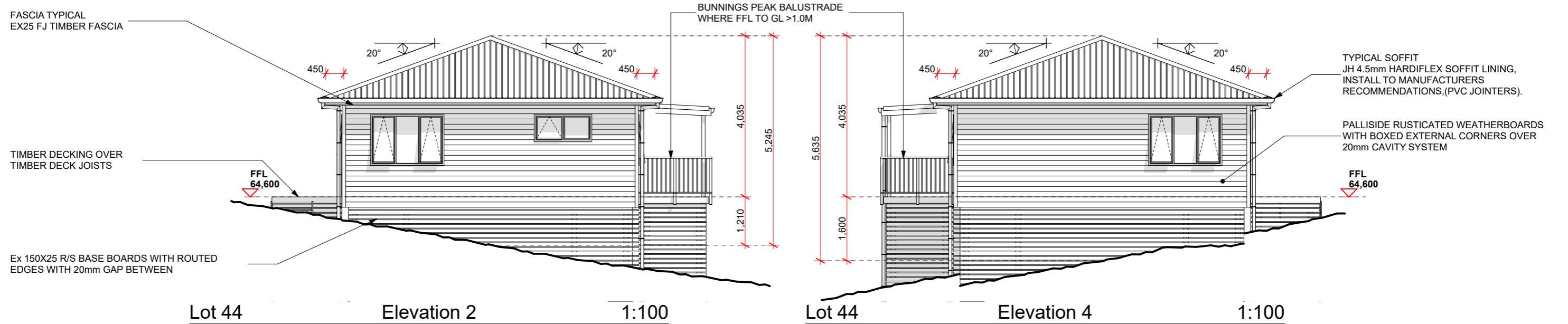
44D HIRB D 1:100

SITE PLAN NOTES:	
SITE DESCRIPTION	
PROPOSED LOT NUMBER:	44
LEGAL DISCRPTION:	Part Lot 5 DP 12002 & Lot 15 DP 46427
ADDRESS:	DONALD ROAD KAITAIA
SITE ENVIRONMENT	
CLIMATE ZONE	BRANZ - 1
EARTHQUAKE ZONE	1
EXPOSURE ZONE	C
LEE ZONE	BRANZ - N0
WIND ZONE	VERY HIGH - AS PER ENG
WIND REGION	BRANZ - A
RAINFALL RANGE	80-90mm/hr
SNOW ZONE	NO
DISTRICT PLAN COMPLIANCE	
PLANNING ZONE	RESIDENTIAL
FLOOR AREAS	
DWELLING FLOOR AREA	129.02m ²
COVERED DECK AREA	12.34m ²
UNCOVERED DECK AREA	08.75m ²
BUILDING COVERAGE	
SITE AREA	676m ²
MAX. FLOOR AREA PERMITTED:	45% (304m ²)
PROPOSED COVERAGE	141.38m ² (21%)
FUTURE CAR PORT	21.60m ²
FUTURE TOOL SHED	08.64m ²
TOTAL COVERAGE (PROPOSE & FUTURE)	171.62m ² (25%) COMPLIES
STORMWATER MANAGEMENT	
TOTAL AREA PERMITTED	50% (338m ²)
PROPOSED ROOF AREA	161.09m ²
DRIVES	17.18m ²
PATHS	12.21m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	08.64m ²
TOTAL PROPOSED	220.72m ² (33%) COMPLIES
BUILDING HEIGHT	
MAX. HEIGHT PERMITTED	8m MAX
PROPOSED HEIGHT	4.3m COMPLIES
HIRB	2.0m/45° DOES NOT COMPLY
SETBACK TO BOUNDARIES	
3.0m IN FROM ROAD BOUNDARIES	
1.2m IN FROM OTHER BOUNDARIES	COMPLIES
SETBACK TO BUSH	
GREATER THAN 20m?	YES COMPLIES
NOTE:	ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. WORK ONLY TO FIGURED DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT. LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS	
PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.	
FUTURE HIRB & BOUNDARY BREACHES	
PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. BREACHING DAYLIGHT ANGLES ON ROAD BOUNDARY WILL REQUIRE A RESOURCE CONSENT.	

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

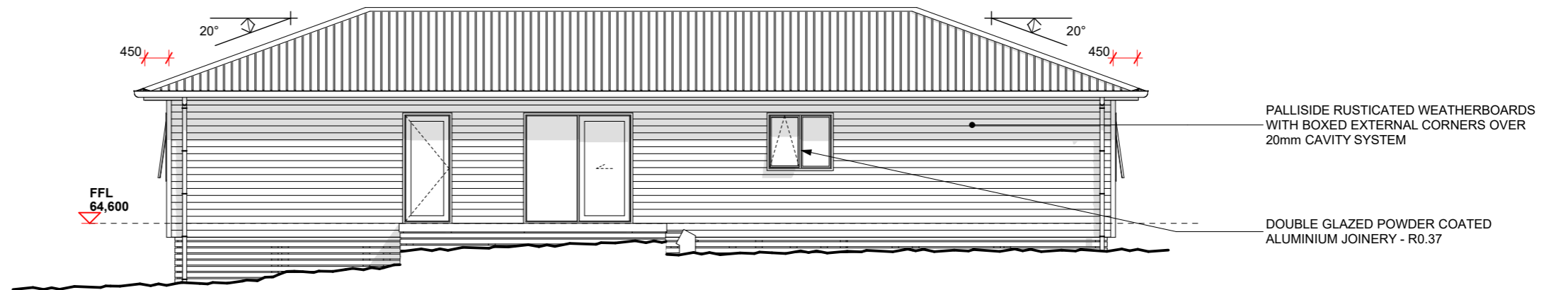


Lot 44 Elevation 1 1:100



Lot 44 Elevation 2 1:100

Lot 44 Elevation 4 1:100



Lot 44 Elevation 3 1:100

**Te Waka Pupuri Pūtea Trust
Donald Road, Kaitaia
Resource Consent Application**



**Appendix E: Deemed Permitted Boundary Activity
Notices**

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL



Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): 

Phone Numbers: _____

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

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): 

Phone Numbers: Work: _____ Home: _____

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

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 1

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-611/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia
Post Code: 0410

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.

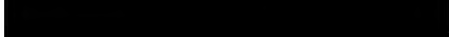
N _____ (please print)


S _____ (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

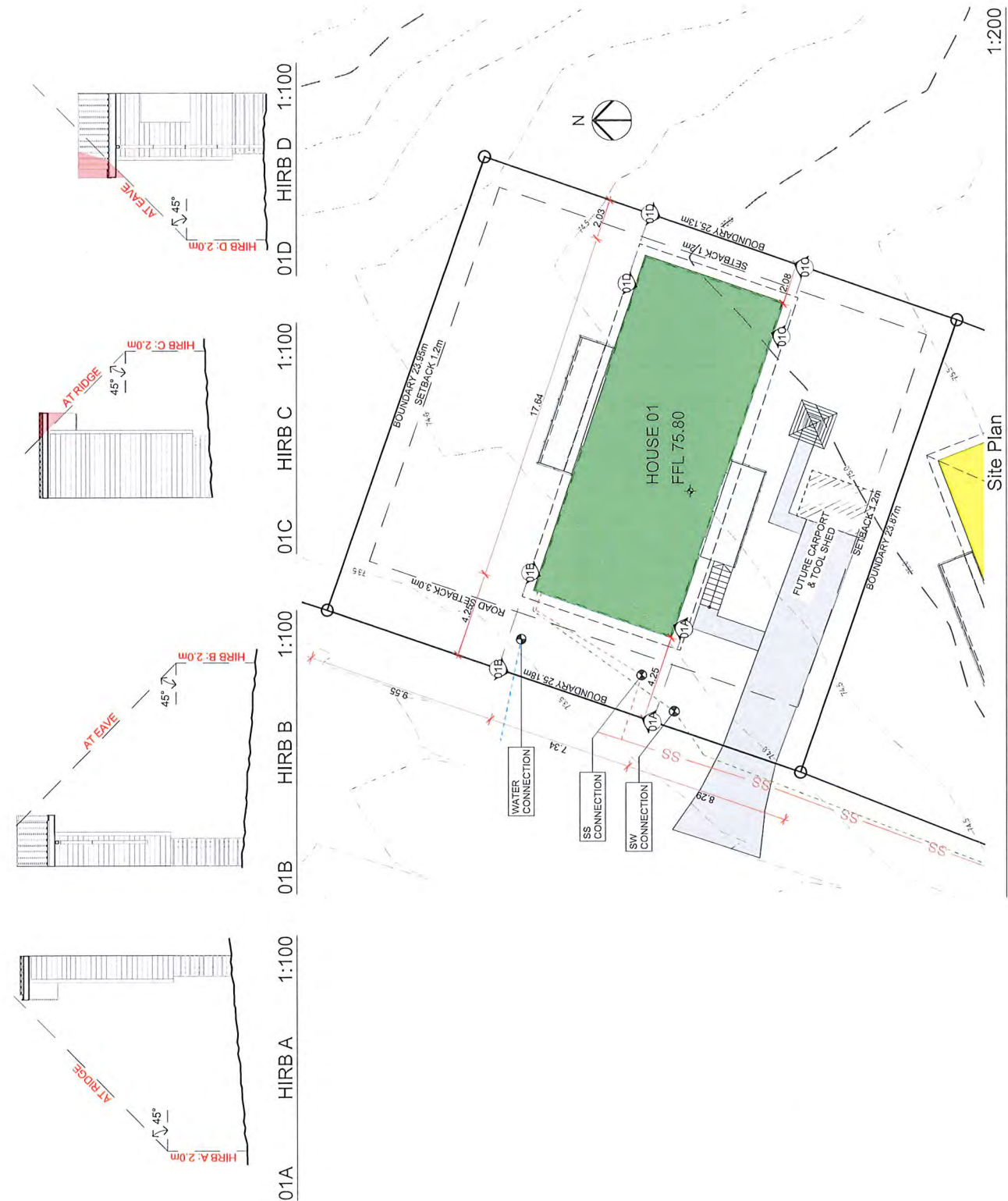
Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	
SITE DESCRIPTION	01 Part Lot 5 DP 12002 & 03 15 DP 46427 DONALD ROAD KAITIAKI
LEGAL DISPOSITION:	
ADDRESS:	
SITE ENVIRONMENT	BRANZ - 1
CLIMATE ZONE	C
EXPOSURE ZONE	BRANZ - NO
LEE ZONE	VERY HIGH - AS PER ENG
WIND ZONE	BRANZ - A
WIND REGION	80-90mm/hr
RAINFALL RANGE	NO
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	601m ²
SITE AREA	MAX. FLOOR AREA PERMITTED: 45% (270m ²)
PROPOSED FLOOR AREA	129.48m ² (21.5%)
DECKS > 1.0m²	20.88m ²
FUTURE CAR PORT	21.80m ²
FUTURE TOOL SHED	8.64m ²
TOTAL (PROPOSED & FUTURE)	180.5m ² (30.0%)
COMPLIES	COMPLIES
STORMWATER MANAGEMENT	
TOTAL AREA PERMITTED	50% (300.5m ²)
PROPOSED ROOF AREA	161.38m ²
DRIVES	16.8m ²
PATHS	3.52m ²
FUTURE CARPORT	21.80m ²
FUTURE TOOL SHED	8.64m ²
TOTAL PROPOSED	211.94m ² (35.3%)
COMPLIES	COMPLIES
BUILDING HEIGHT	5m MAX
MAX HEIGHT PERMITTED	5.5m
COMPLIES	COMPLIES
HIRB	2.0m/45°
SETBACK TO BOUNDARIES	DOES NOT COMPLY
3.0m IN FROM ROAD BOUNDARIES	
1.2m IN FROM OTHER BOUNDARIES	COMPLIES
SETBACK TO BUSH	COMPLIES
GREATER THAN 20m?	YES
COMPLIES	COMPLIES
NOTE:	MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. WORK ONLY TO FIGURED DIMENSIONS. IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.
	BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR COMMENCING WORK. THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
	LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
	PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.
FUTURE HIRB BREACHS	PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAY/LIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.



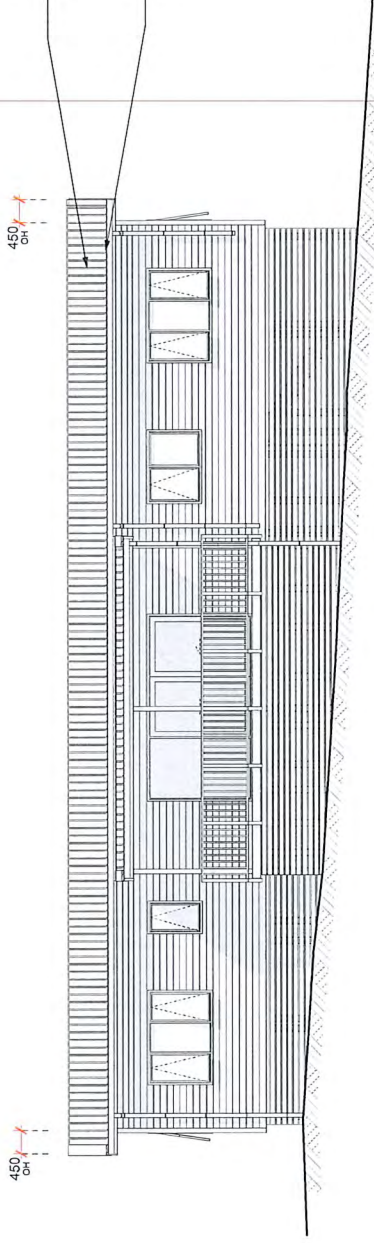
1:200

<p>Arcline Architecture Offices: Kaitiaki Kaitiaki Whangarei (Ph): 08 489 2233 (Email): info@arcline.co.nz (Web): www.arcline.co.nz</p>	<p>Lot 01 Site Plan</p>	<p>NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIAKI</p>	<p>Rev No. Revision</p>	<p>Date</p>	<p>Scale @ A3: 1:200, 1:100</p>	<p>Sheet No: A1001</p>
	<p>18/01/2024</p>	<p>2:36 pm</p>	<p>Drawn By: RH</p>	<p>Issued:</p>		

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

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.



1:100

Elevation 1

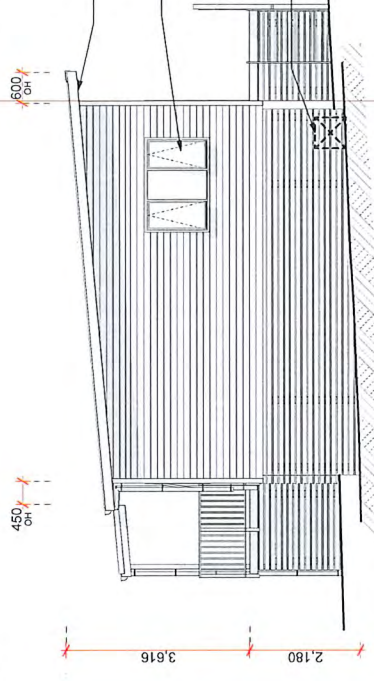
House 01

450 OH

450 OH

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS.(PVC JOINTERS),
DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT



1:100

Elevation 4

House 01

3.616 2.180

BUNNINGS PEAK BALUSTRADE WHERE EFL
TO GL > 1.0M

TIMBER DECKING OVER TIMBER DECK
JOISTS

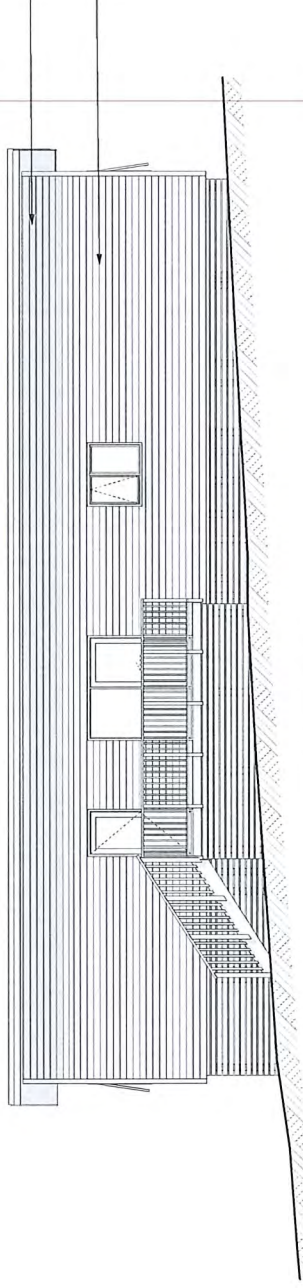
Ex 150X25 R/S BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

1:100

Elevation 2

House 01

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA



1:100

Elevation 3

House 01

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 1, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you...

Signature (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: (E-mail)

Phone Numbers: Work: Home:

Postal Address: 16 Matthews Avenue

(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

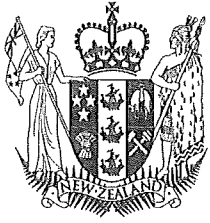
Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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

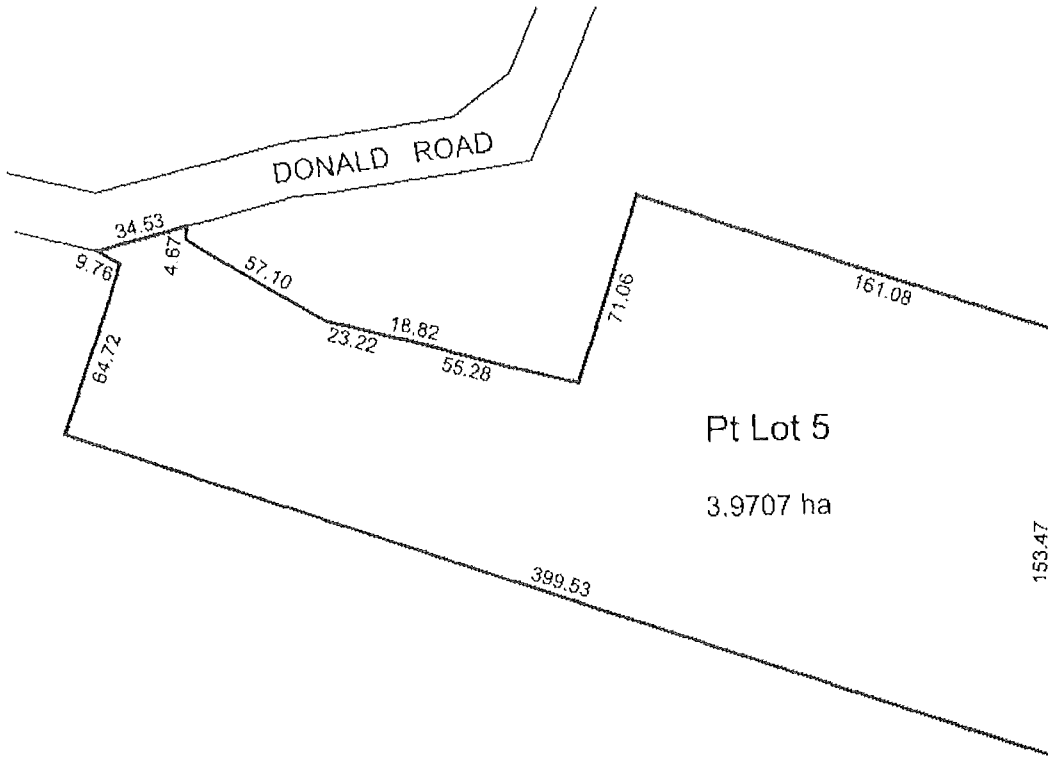
Identifier **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002
Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002

AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001, 08/07/11, 07:54



DocID: 619726662

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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

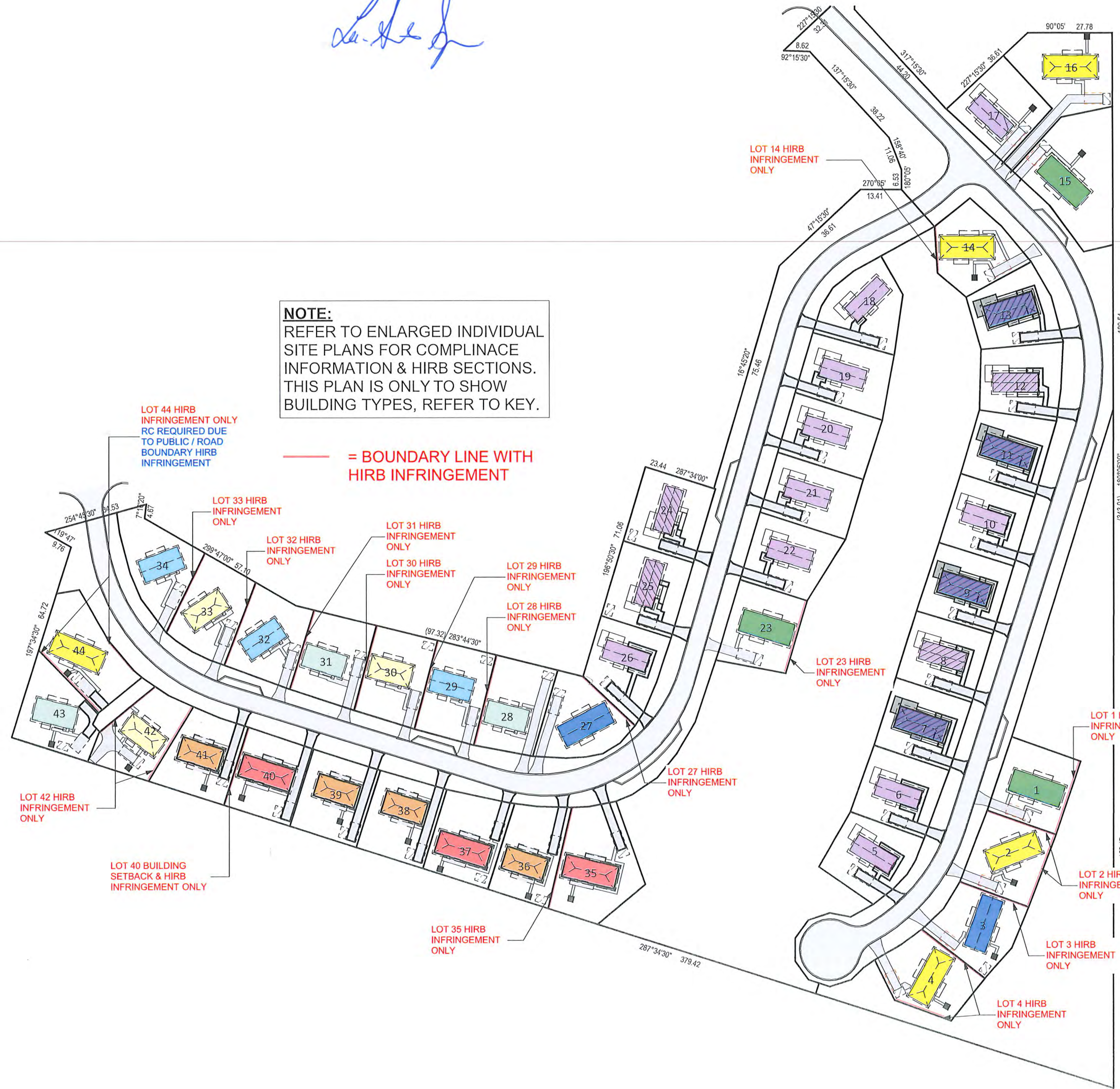
Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
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 - = 3 BED METROPANEL, HIP ROOF
 - = 4 BED METROPANEL, HIP ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

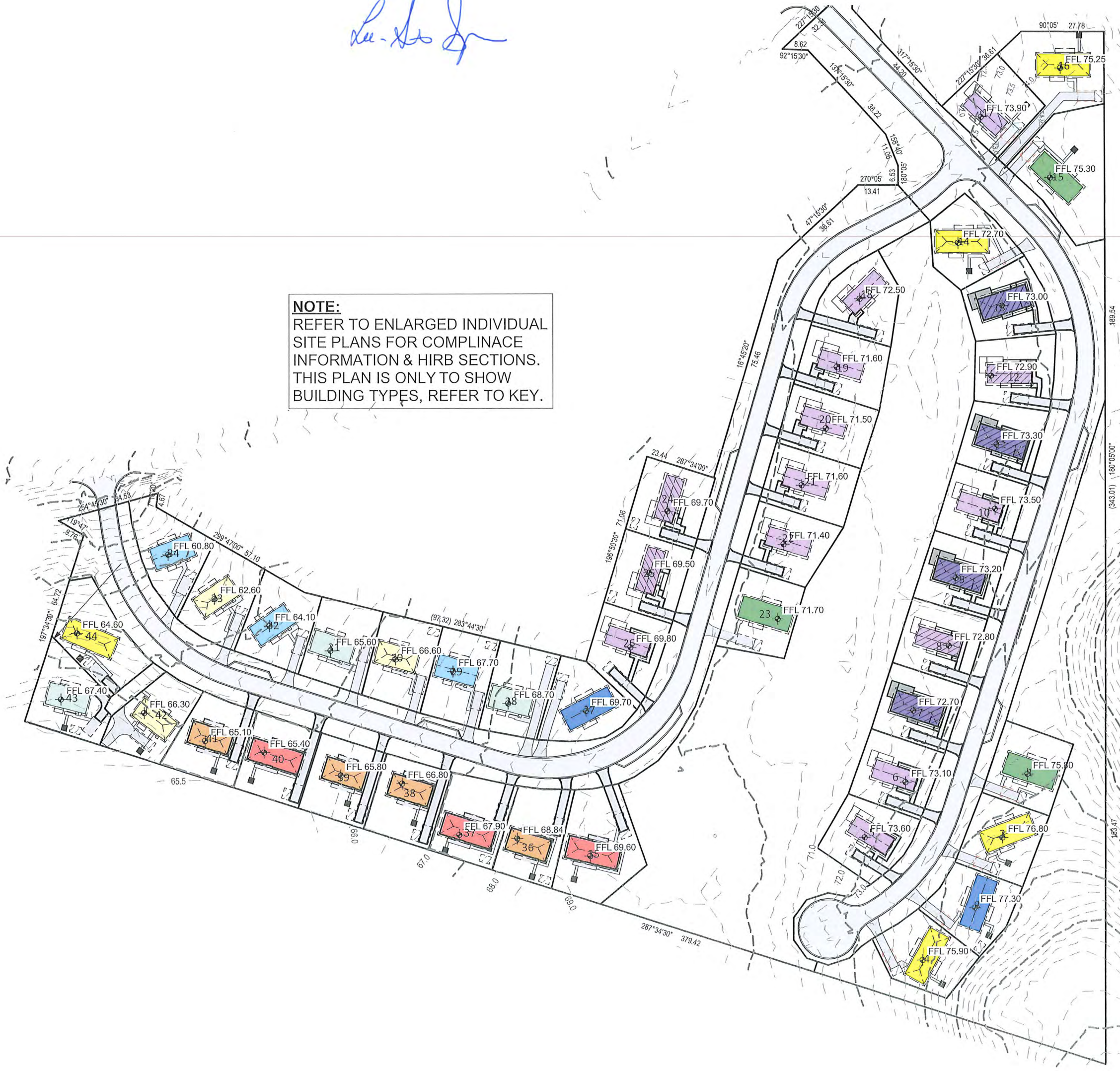
DONALD ROAD
KAITIAIA KAITIAIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

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Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: [Redacted]

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: Work: [Redacted] Home: [Redacted]

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 2

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-612/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): [REDACTED]

Phone Numbers: Work: _____ Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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.

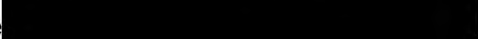
Name: [REDACTED] (please print)

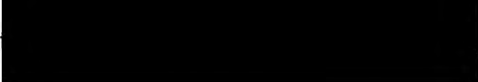
Signature: [REDACTED] (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

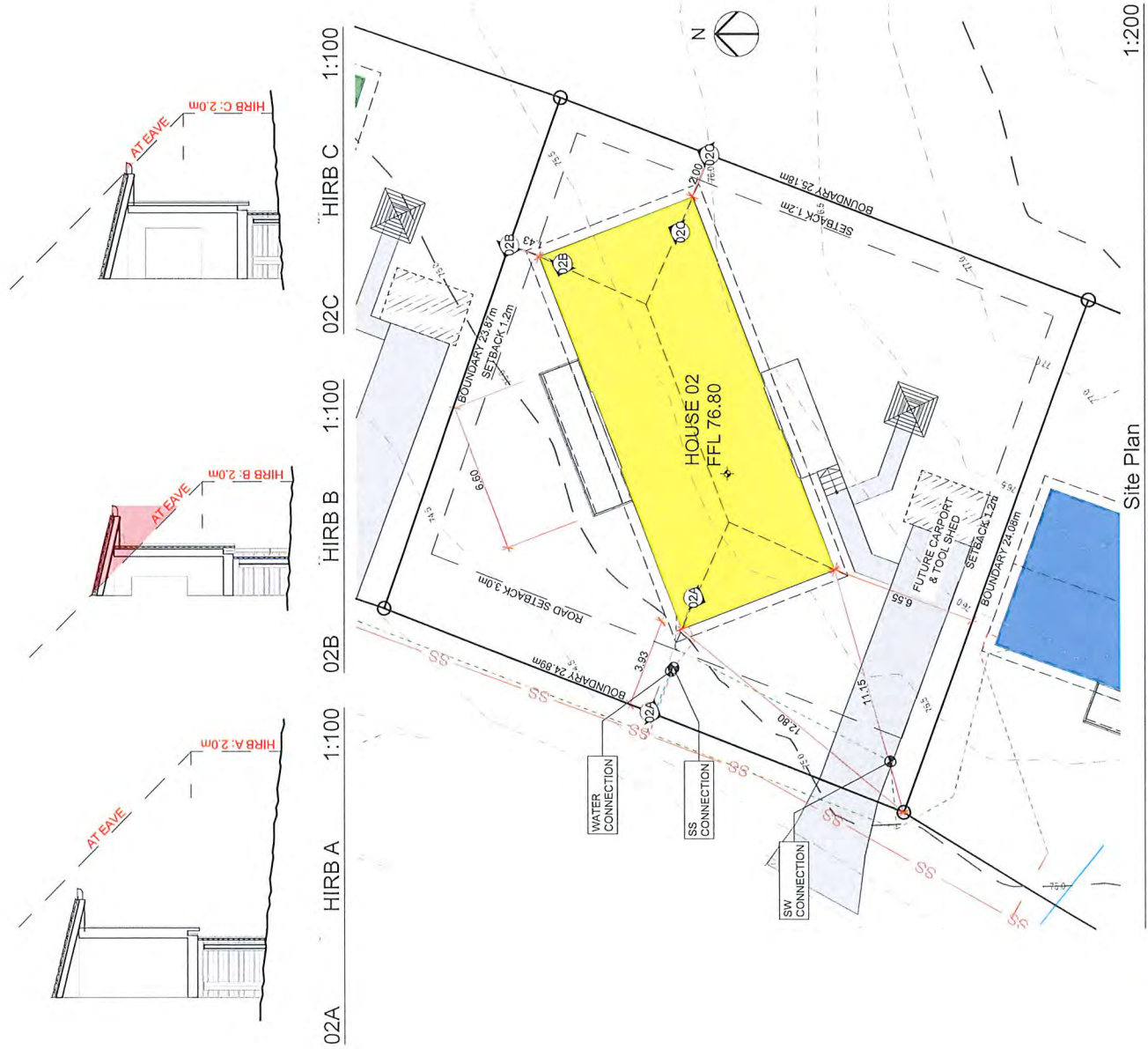
Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

SINGLE SIDED

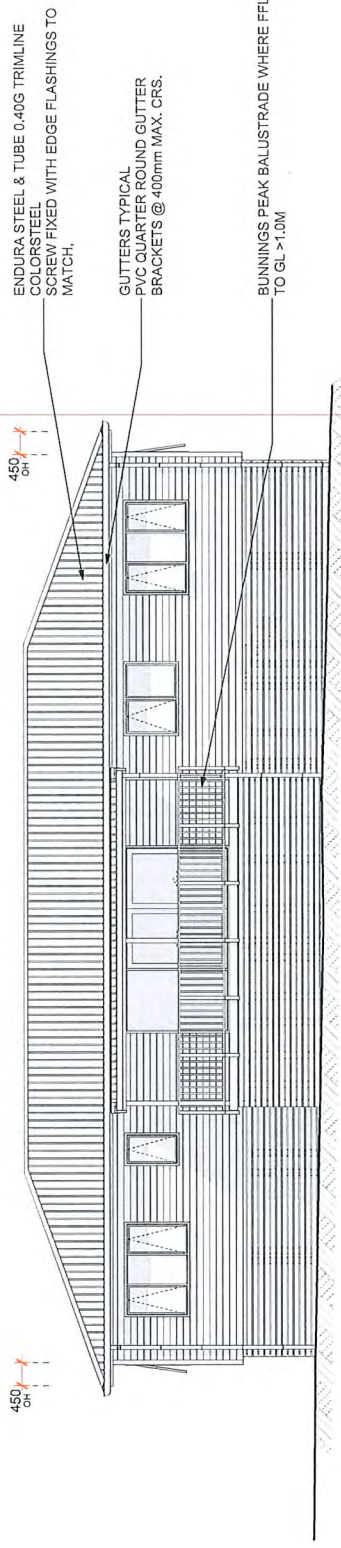
NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	02 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIA
SITE DESCRIPTION	BRANZ - 1
PROPOSED LOT NUMBER:	C
LEGAL DISPOSITION:	BRANZ - NO
ADDRESS:	VERY HIGH - AS PER ENG
SITE ENVIRONMENT	BRANZ - A
CLIMATE ZONE	80-90mm/hr
EARTHQUAKE ZONE	NO
FLOOD ZONE	
LEE ZONE	
WIND ZONE	
WIND REGION	
RAINFALL RANGE	
SNOW ZONE	
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	600m ²
SITE AREA	MAX. FLOOR AREA PERMITTED: 45% (270m ²)
PROPOSED FLOOR AREA	129.48m ² (21.5%)
DECKS > 1.0m²	11.88m ²
FUTURE CAR PORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL (PROPOSED & FUTURE)	171.60m ² (28.65%)
	COMPLIES
STORMWATER MANAGEMENT	
TOTAL AREA PERMITTED	50% (300.0m ²)
PROPOSED ROOF AREA	181.33m ²
DRIVES	16.89m ²
PATHS	8.74m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL PROPOSED	217.25m ² (36.2%)
	COMPLIES
BUILDING HEIGHT	5m MAX
MAX HEIGHT PERMITTED	5.3m
	COMPLIES
HIRB	2.0m/45°
	DOES NOT COMPLY
SETBACK TO BOUNDARIES	
3.0m IN FROM ROAD BOUNDARIES	
1.2m IN FROM OTHER BOUNDARIES	
	COMPLIES
SETBACK TO BUSH	
GREATER THAN 20m?	YES
	COMPLIES
NOTE:	
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.	
WORKING DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.	
IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER.	
DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.	
BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL DIMENSIONS AND CONNECTIONS COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.	
LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.	
PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.	
FUTURE HIRB BREACHS:	
	PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.

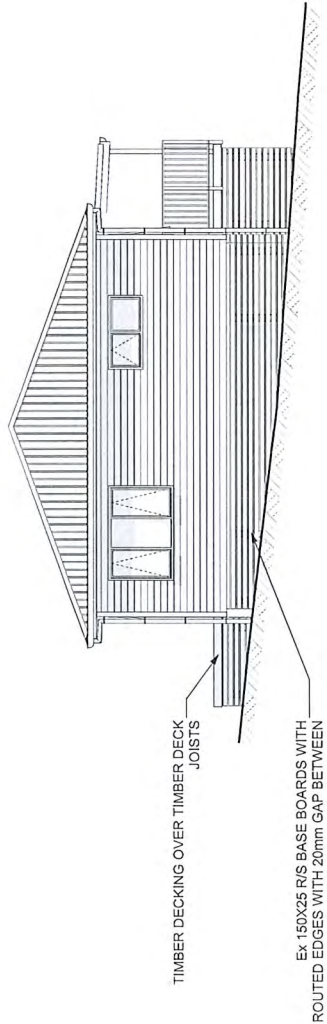


 Arcline Architecture Offices: Kaitiaki Kennerly Whangarei Phone: 06 320 1000 Email: info@arcline.co.nz Web: www.arcline.co.nz	Lot 02 Site Plan	NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIA	Rev No. Revision	Date	Scale @ A3: 1:100, 1:200	Sheet No: A1002
	Drawn By RH Issued: 18/01/2024 2:37 pm					

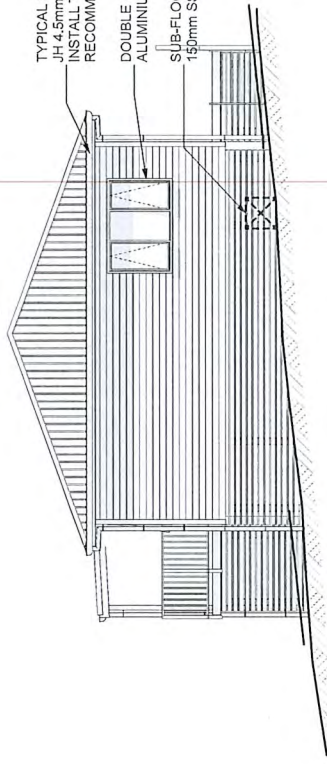
BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3804)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Scores:	4



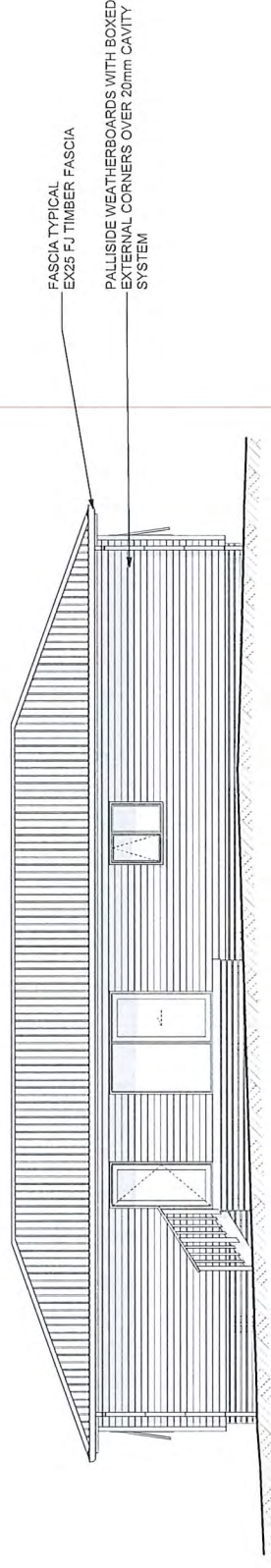
House 02 Elevation 1 1:100



House 02 Elevation 2 1:100



House 02 Elevation 4 1:100



House 02 Elevation 3 1:100

**WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991**

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project


Proposed Lot 2, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes / No

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature:  (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service
(E-mail)

Phone Numbers:

Work: 

Home: _____

Postal Address:

(or alternative method of service
under s352 of The Act)

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Kaitaia

Post Code: 0410

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JULY 2023

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- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

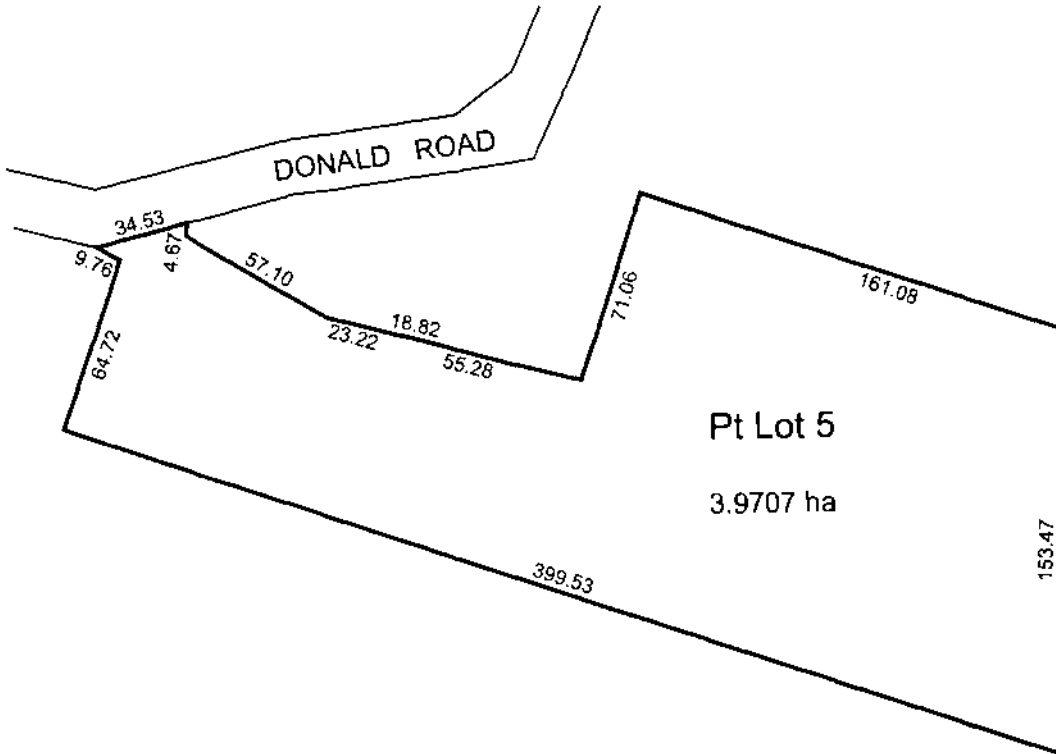
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002

AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

— = BOUNDARY LINE WITH HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY












LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

- KEY:**
-  = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 -  = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 -  = 3 BED METROPANEL, GABLE ROOF
 -  = 4 BED METROPANEL, GABLE ROOF
 -  = 3 BED METROPANEL, MONOPITCH ROOF
 -  = 4 BED METROPANEL, MONOPITCH ROOF
 -  = 3 BED METROPANEL, HIP ROOF
 -  = 4 BED METROPANEL, HIP ROOF
 -  = 3 BED PANEL LOCK, GABLE ROOF
 -  = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 -  = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Handwritten signature



Offices: Kaitia | Kerikeri | Whangarei
 (Ph): 09 408 2233
 (Email): info@arcline.co.nz
 (Web): www.arcline.co.nz

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
 KAITIA KAITIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
 Drawn By: J.A
 Issued: 28/02/2024 10:36 am

Sheet No:
A1000

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 - = 3 BED PANEL LOCK, GABLE ROOF
ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF
ACCESSIBLE FLOOR PLAN



Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: [Redacted] Home: _____

Postal Address: 16 Matthews Avenue

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

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: Work: [Redacted] Home: _____

Postal Address: 49 Matthews Avenue

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

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 3

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-613/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea



Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia
Post Code: 0410

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

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

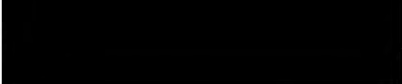
Name:  (please print)
Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

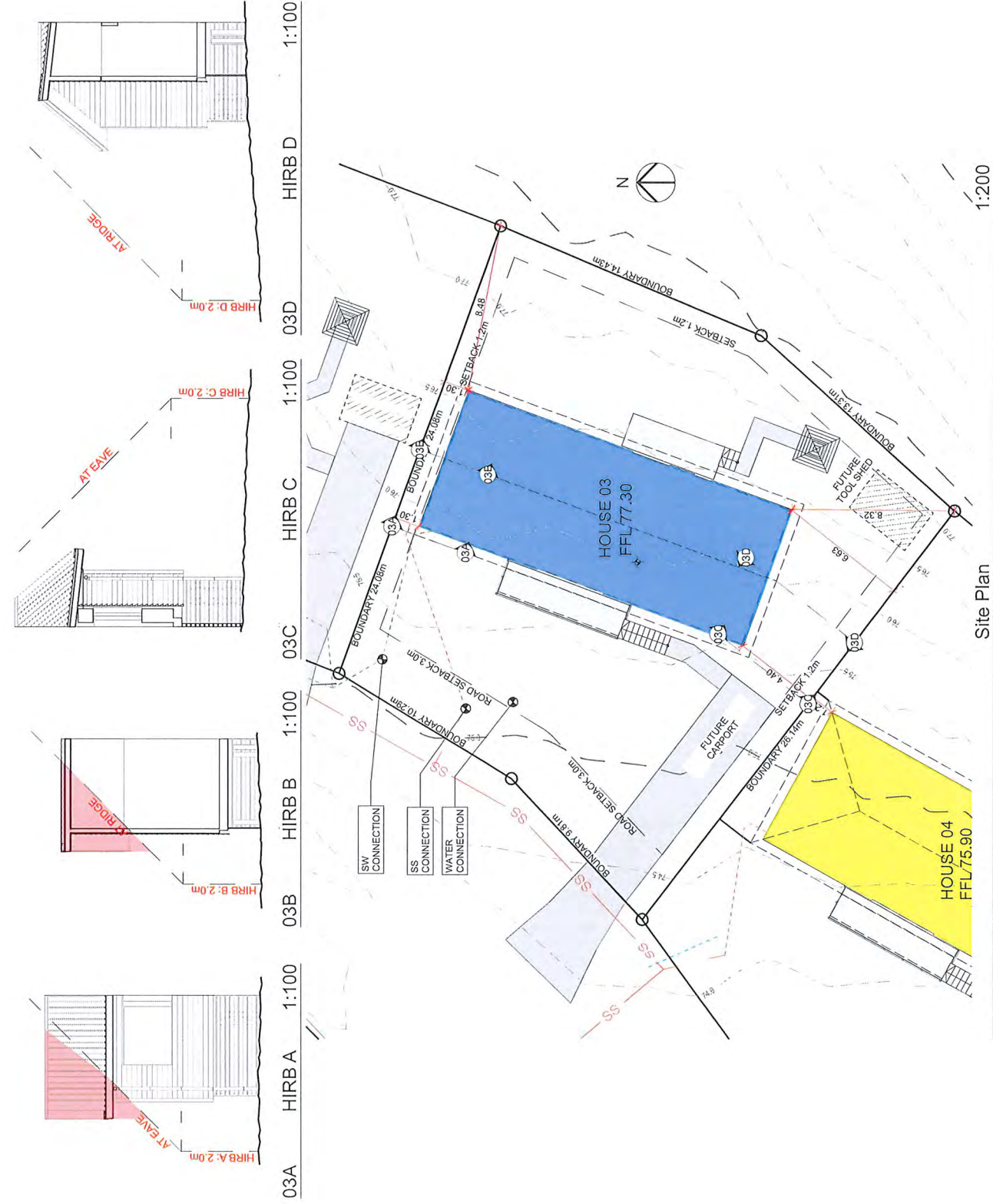
If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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



Site Plan

SITE PLAN NOTES:
 SITE DESCRIPTION
 PROPOSED LOT NUMBER: 03
 Part Lot 5 DP 12002 & Lot 15 DP 46427
 DONALD ROAD
 KAITIA
 ADDRESS:
 SITE ENVIRONMENT
 CLIMATE ZONE BRANZ - 1
 WIND EXPOSURE ZONE C
 WIND REGION BRANZ - NO
 RAINFALL RANGE BRANZ - A
 SNOW ZONE 80-90mm/hr
 NO

DISTRICT PLAN COMPLIANCE
 PLANNING ZONE RESIDENTIAL
 BUILDING COVERAGE 601m²
 SITE AREA 129.48m² (21.5%)
 MAX. FLOOR AREA PERMITTED 45% (2720m²)
 PROPOSED FLOOR AREA 11.88m²
 DECKS > 1.0m² 21.88m²
 FUTURE CAR PORT 8.64m²
 FUTURE TOOL SHED 1.64m² (28.6%)
 TOTAL (PROPOSED & FUTURE) 32.16m² (28.6%)
 COMPLIES

STORMWATER MANAGEMENT
 TOTAL AREA PERMITTED 50% (300.5m²)
 PROPOSED ROOF AREA 161.38m²
 DRIVES 17.42m²
 PATHS 10.03m²
 FUTURE CARPORT 8.64m²
 FUTURE TOOL SHED 1.64m²
 TOTAL PROPOSED 219.07m² (36.5%)
 COMPLIES

BUILDING HEIGHT
 MAX. HEIGHT PERMITTED 8m
 PROPOSED HEIGHT 5.5m
 COMPLIES

HIRB
 2.0m/45°
DOES NOT COMPLY

SETBACK TO BOUNDARIES
 3.0m IN FROM ROAD BOUNDARIES
 1.2m IN FROM OTHER BOUNDARIES
 COMPLIES

SETBACK TO BUSH
 GREATER THAN 20m?
 YES
 COMPLIES

NOTE:
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 WORK ONLY TO FIGURED DIMENSIONS. IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER.
 DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.
 BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR COMMENCING WORK.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL MATERIALS BE AVAILABLE TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
 LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.

PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS
 PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.

FUTURE HIRB BREACHS
 PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.

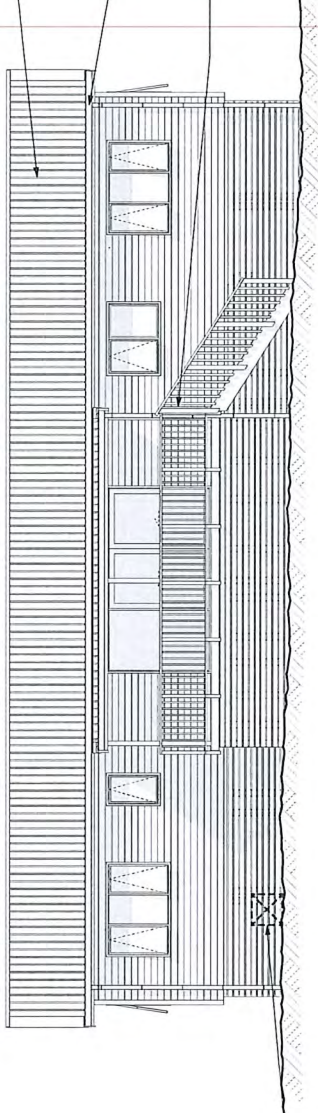
<p>Arcline Architecture Offices: Kaitia Kaitikei Whangarei (Ph): 09 488 2233 (Email): info@arcline.co.nz (Web): www.arcline.co.nz</p>	<p>Lot 03 Site Plan</p>	<p>NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIA</p>	<p>Rev No. Revision</p>	<p>Date</p>	<p>Scale @ A3: 1:200, 1:100</p>	<p>Sheet No: A1003</p>
					<p>Drawn By RH</p>	
					<p>Issued: 18/01/2024</p>	
					<p>2:38 pm</p>	

BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

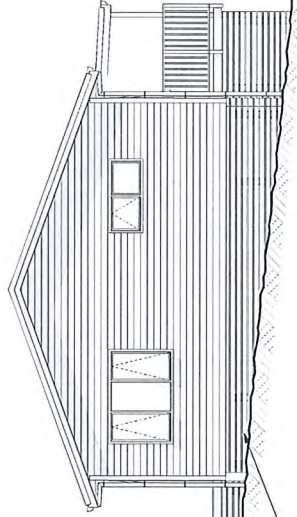
GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL >1.0M



House 03 1 1:100

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT

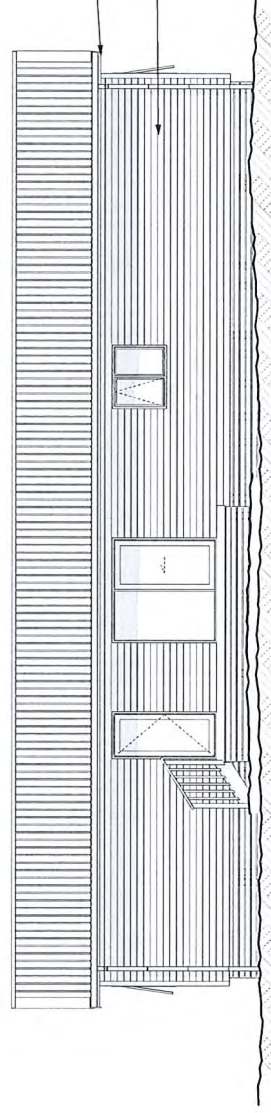
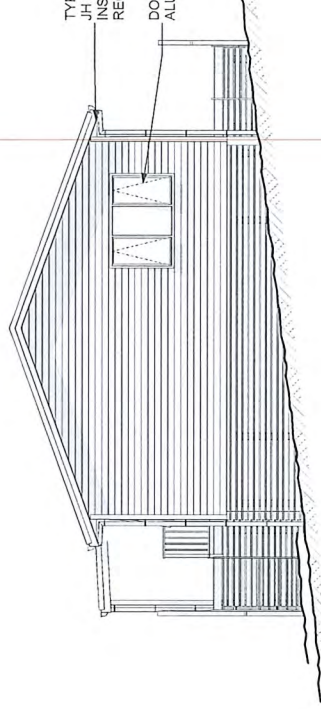


House 03 2 1:100 House 03 4

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS.(PVC JOINTERS).
DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

TIMBER DECKING OVER TIMBER DECK
JOISTS

Ex 150X25 R/S BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN



House 03 3 1:100 House 03 4 1:100

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 3, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you

Signature (signature) [Redacted]

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726 Home:

Postal Address: 16 Matthews Avenue
(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

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In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 NA49C/1469
Land Registration District North Auckland
Date Issued 19 February 1982

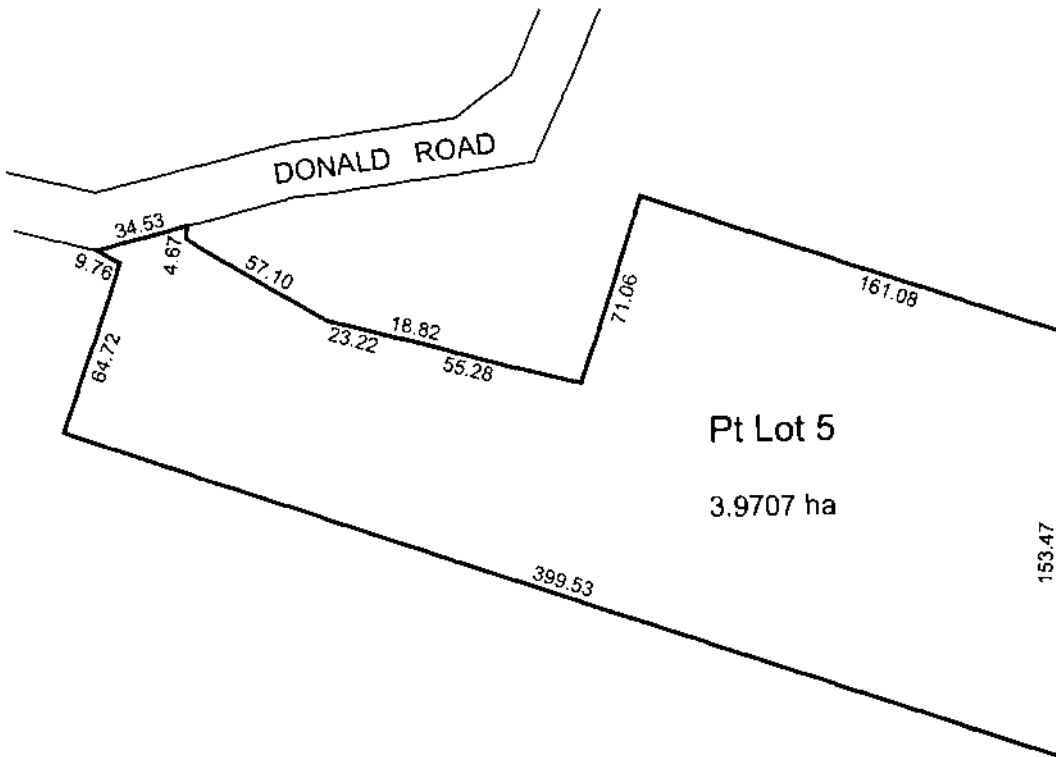
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002

AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

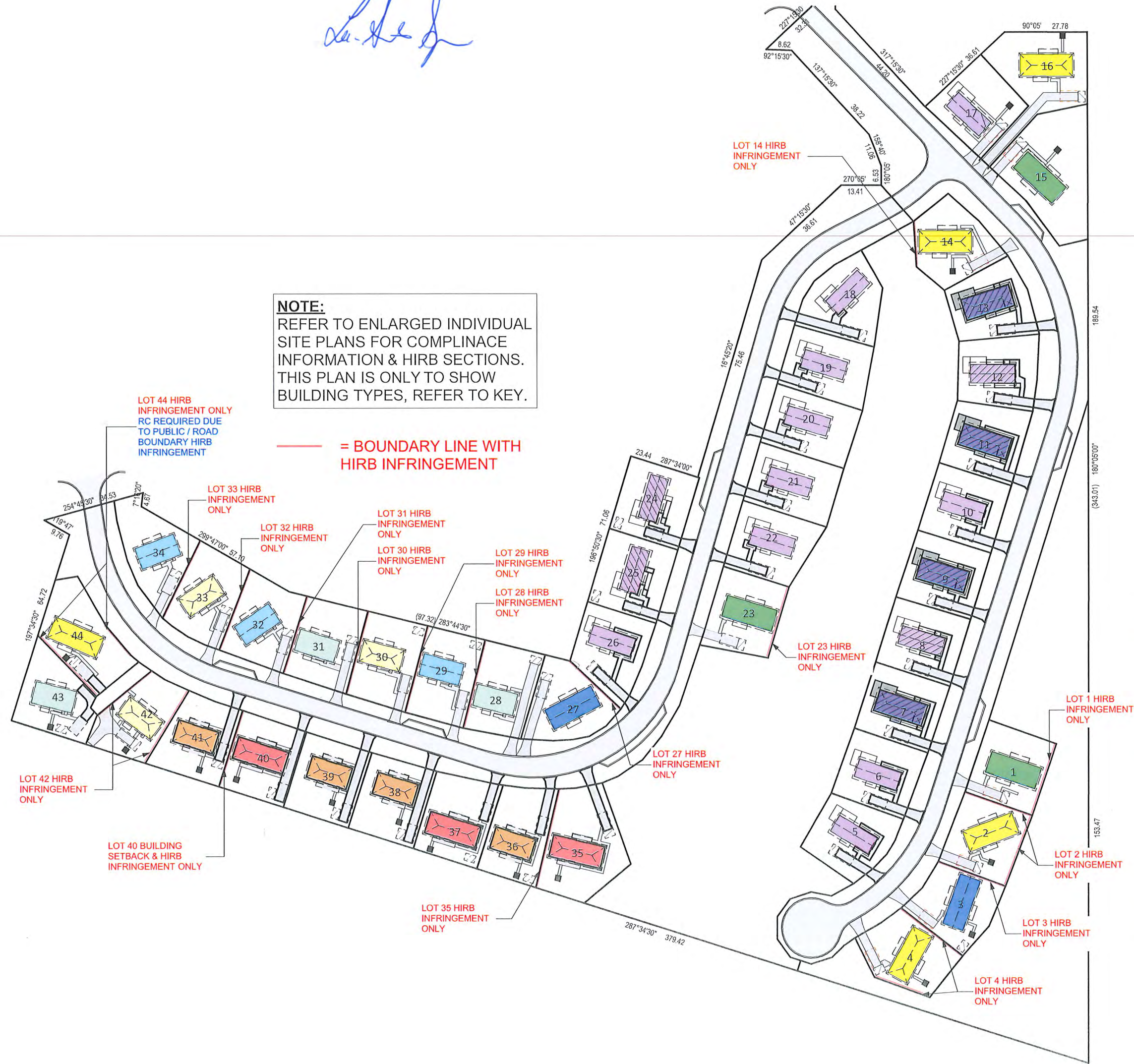
Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
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 - = 4 BED METROPANEL, HIP ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

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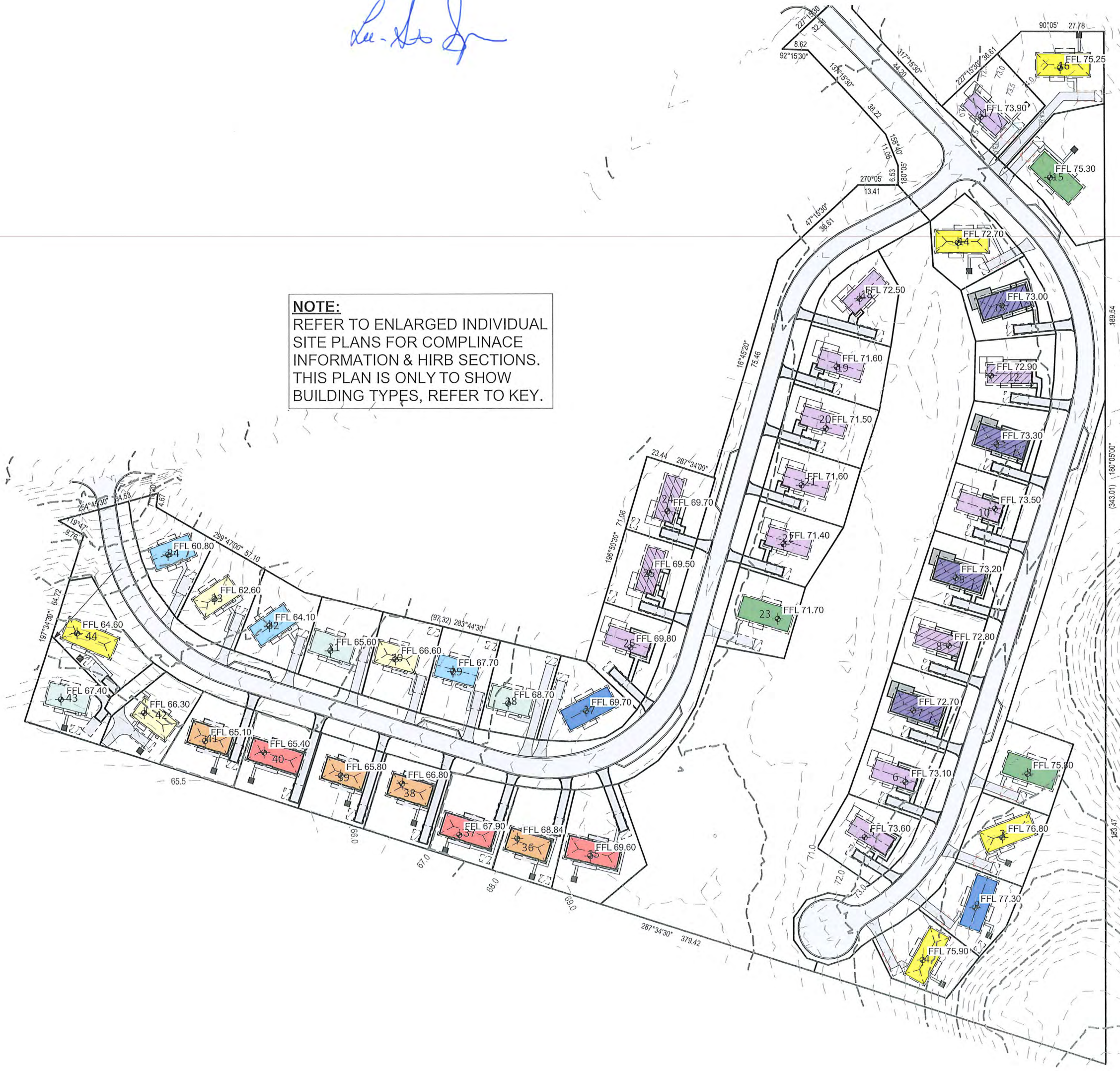
DONALD ROAD
KAITIA KAITIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

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ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF
ACCESSIBLE FLOOR PLAN



Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address Service (E-mail):

Phone Number:

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

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address Service (E-mail):

Phone Numbers:

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

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 4

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
- EBC-2024-614/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

Postal Address: 16 Matthews Avenue

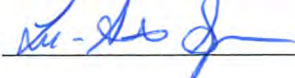
(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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: Lee-Anne Spice (please print)

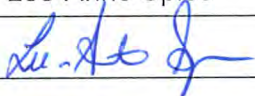
Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: Lee-Anne Spice (please print)

Signature:  (signature)

Date: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

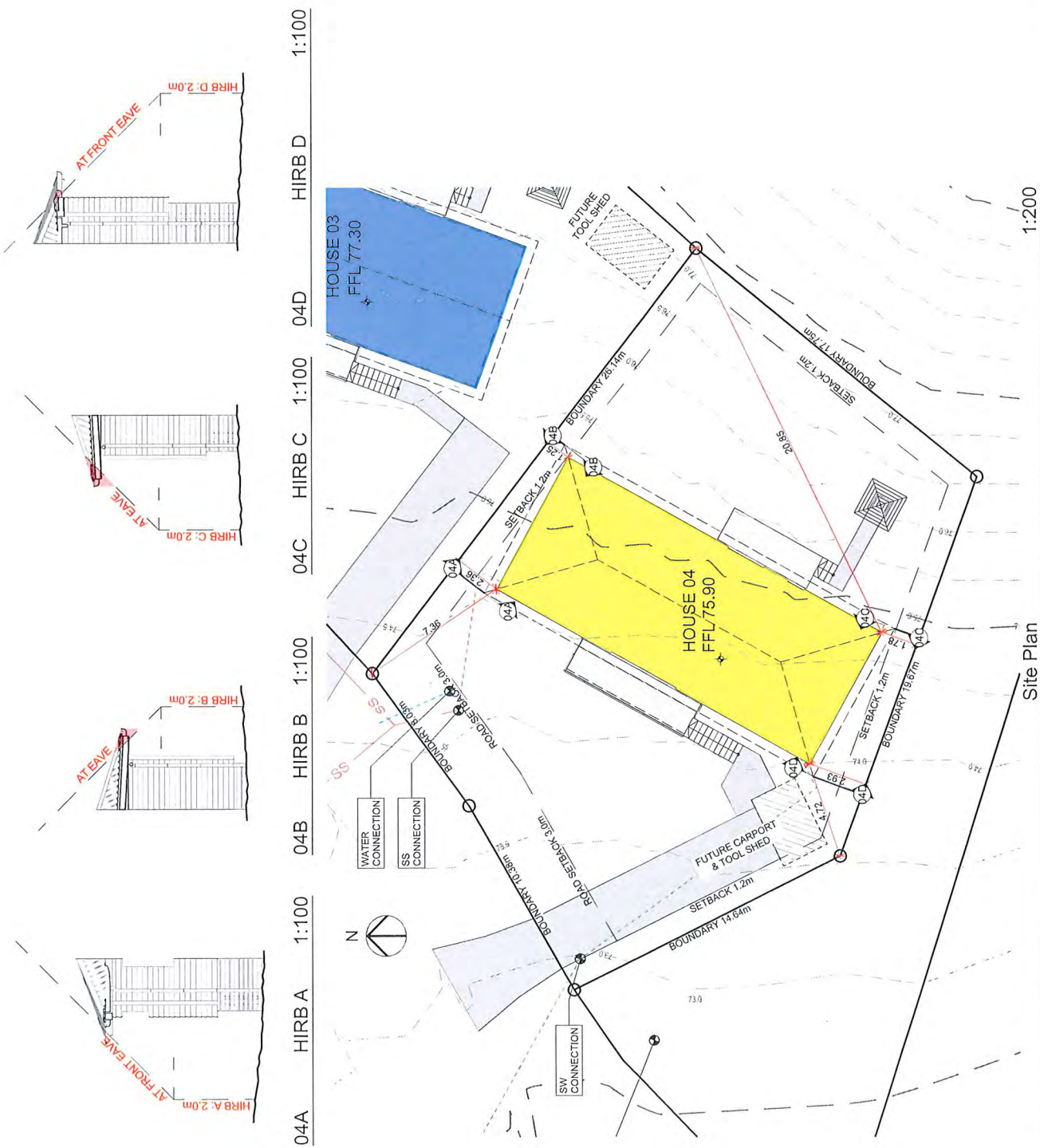
Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	04 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIA
SITE DESCRIPTION	BRANZ - 1
PROPOSED LOT NUMBER:	C
LEGAL DISCRPTION:	BRANZ - NO
ADDRESS:	VERY HIGH - AS PER ENG
SITE ENVIRONMENT	BRANZ - A
CLIMATE ZONE	80-90mm/hr
WIND ZONE	NO
LEE ZONE	
WIND REGION	
RAINFALL RANGE	
SNOW ZONE	
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	604m ²
SITE AREA	MAX_FLOOR AREA PERMITTED: 45% (272m ²)
PROPOSED FLOOR AREA	129.48m ² (21.4%)
DECKS > 1.0m²	11.88m ²
FUTURE CAR PORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL (PROPOSED & FUTURE)	139.92m ² (28.4%)
COMPLIES	COMPLIES
STORMWATER MANAGEMENT	50% (300.5m ²)
TOTAL AREA PERMITTED	161.38m ²
PROPOSED ROOF AREA	17.04m ²
DRIVES	10.2m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL PROPOSED	218.98m ² (36.2%)
COMPLIES	COMPLIES
BUILDING HEIGHT	8m MAX
MAX HEIGHT PERMITTED	5.4m
COMPLIES	COMPLIES
HIRB	2.0m/45°
SETBACK TO BOUNDARIES	DOES NOT COMPLY
3.0m IN FROM ROAD BOUNDARIES	
1.2m IN FROM OTHER BOUNDARIES	
COMPLIES	COMPLIES
SETBACK TO BUSH	YES
GREATER THAN 20m?	COMPLIES
NOTE:	ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DIMENSIONS, IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER. BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL DIMENSIONS AND CONNECTIONS COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT. LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS
PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.	
FUTURE HIRB BREACHS:	PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.



[Handwritten signature]

 Arline Architecture Offices: Kaitia Kenner Whangarei Email: info@arline.co.nz Web: www.arline.co.nz	Lot 04 Site Plan	NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIA	Rev No. Revision	Date	Scale @ A3: 1:200, 1:100	Sheet No: A1004
	Drawn By RH	Issued: 18/01/2024	2:38 pm			

BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

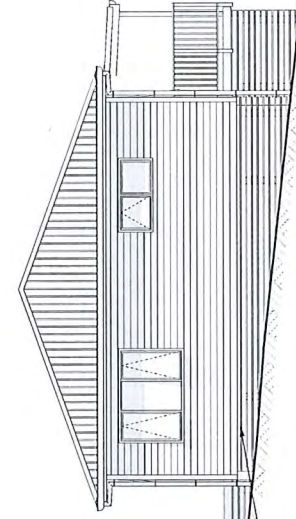
BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL > 1.0M

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT

House 04

1

1:100



TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS.(PVC JOINTERS).

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 R/S BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

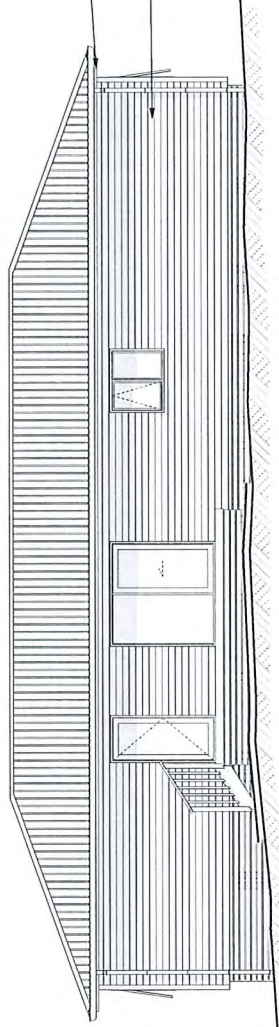
House 04

2

1:100 House 04

4

1:100



FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM

House 04

3

1:100



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 4, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: [Handwritten Signature]

(signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726 Home:

Postal Address: 16 Matthews Avenue

(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

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

**Guaranteed Search Copy issued under Section 60 of the Land
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R. W. Muir
Registrar-General
of Land

Identifier **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

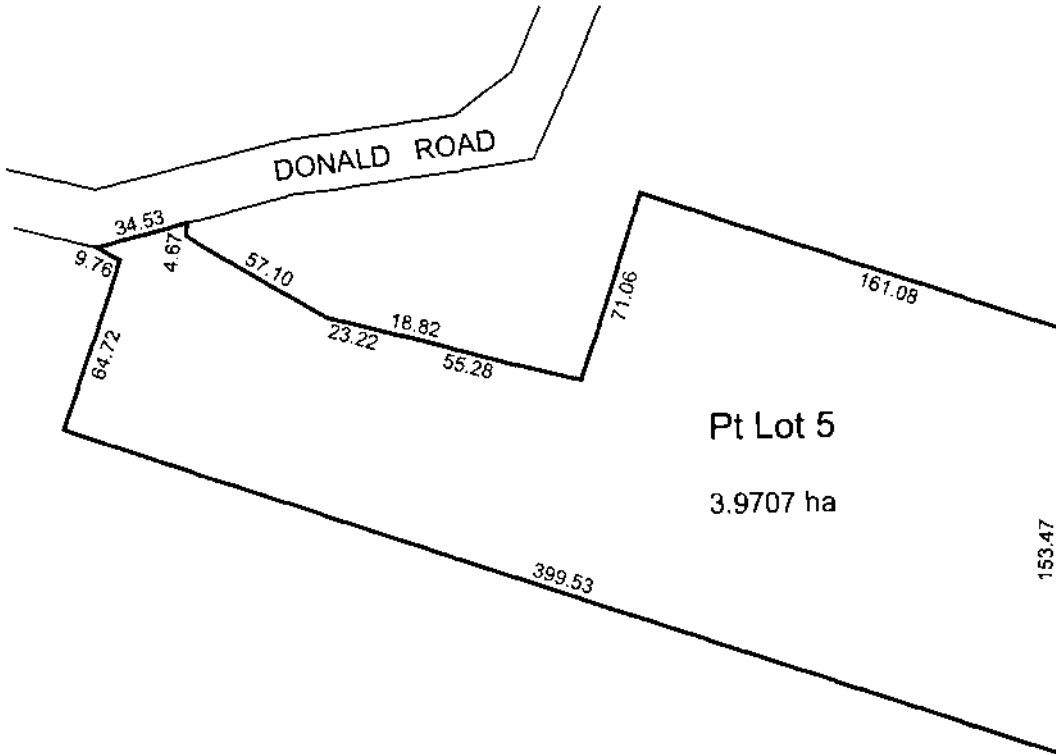
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Te Waka Pupuri Putea Trust

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CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



DocID: 612726682

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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
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LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

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LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

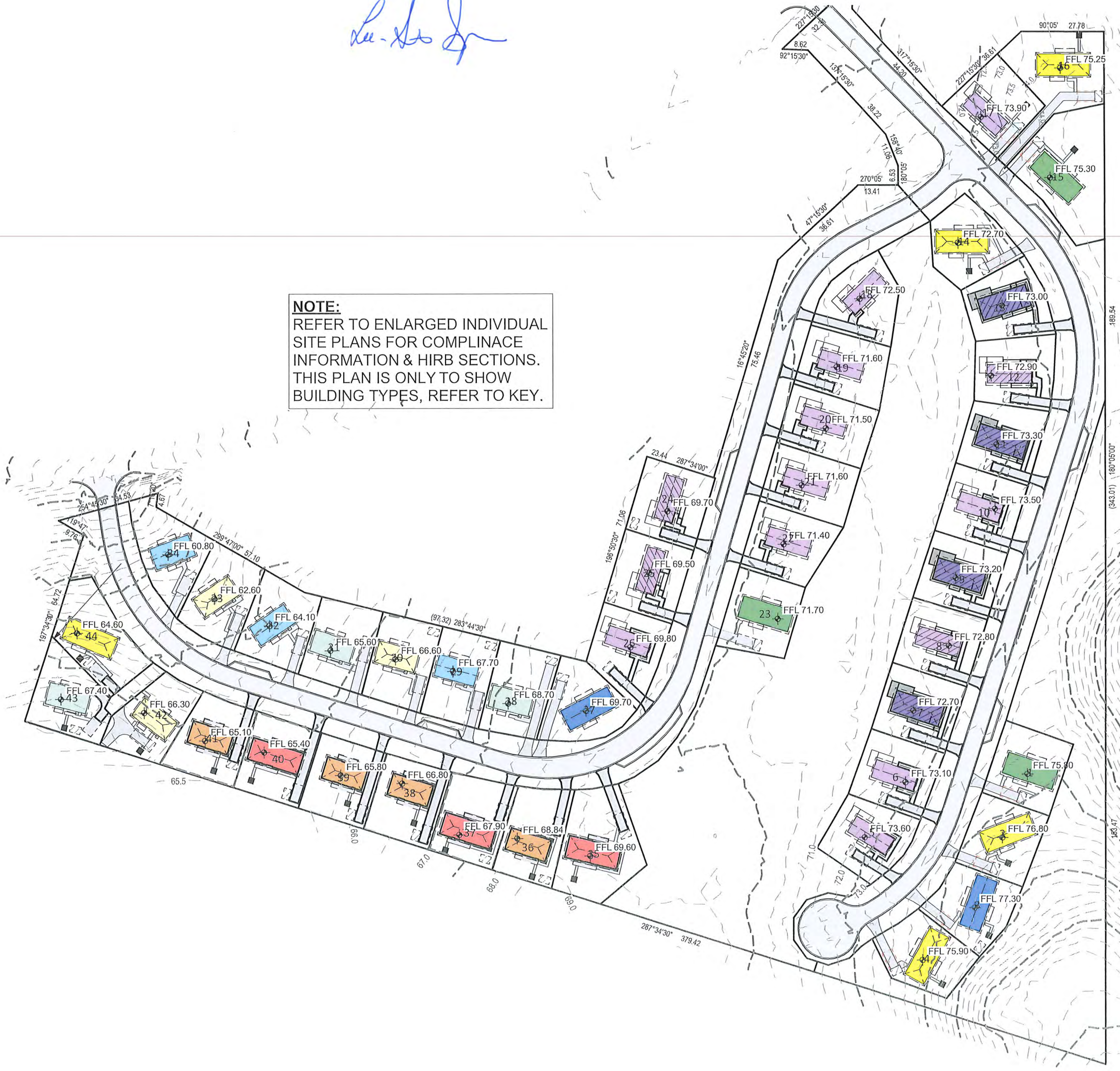
DONALD ROAD
KAITIA KAITIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

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Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): consents@arcline.co.nz

Phone Numbers: Work: 09 408 2233 Home: _____

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 14

Donald Road

Kaitaia

Legal Description: Lot 15 DP 46427 Val Number: _____

Certificate of Title: NA19A/1006

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**
(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the
neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-615/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
- Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
- Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
- Written approval and a signed plan from each owner of an allotment with an infringed boundary*
- Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

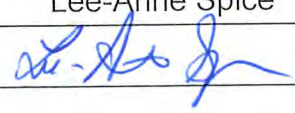
Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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: Lee-Anne Spice (please print)

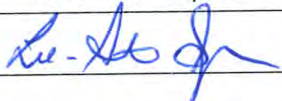
Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: Lee-Anne Spice (please print)

Signature:  (signature)

Date: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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

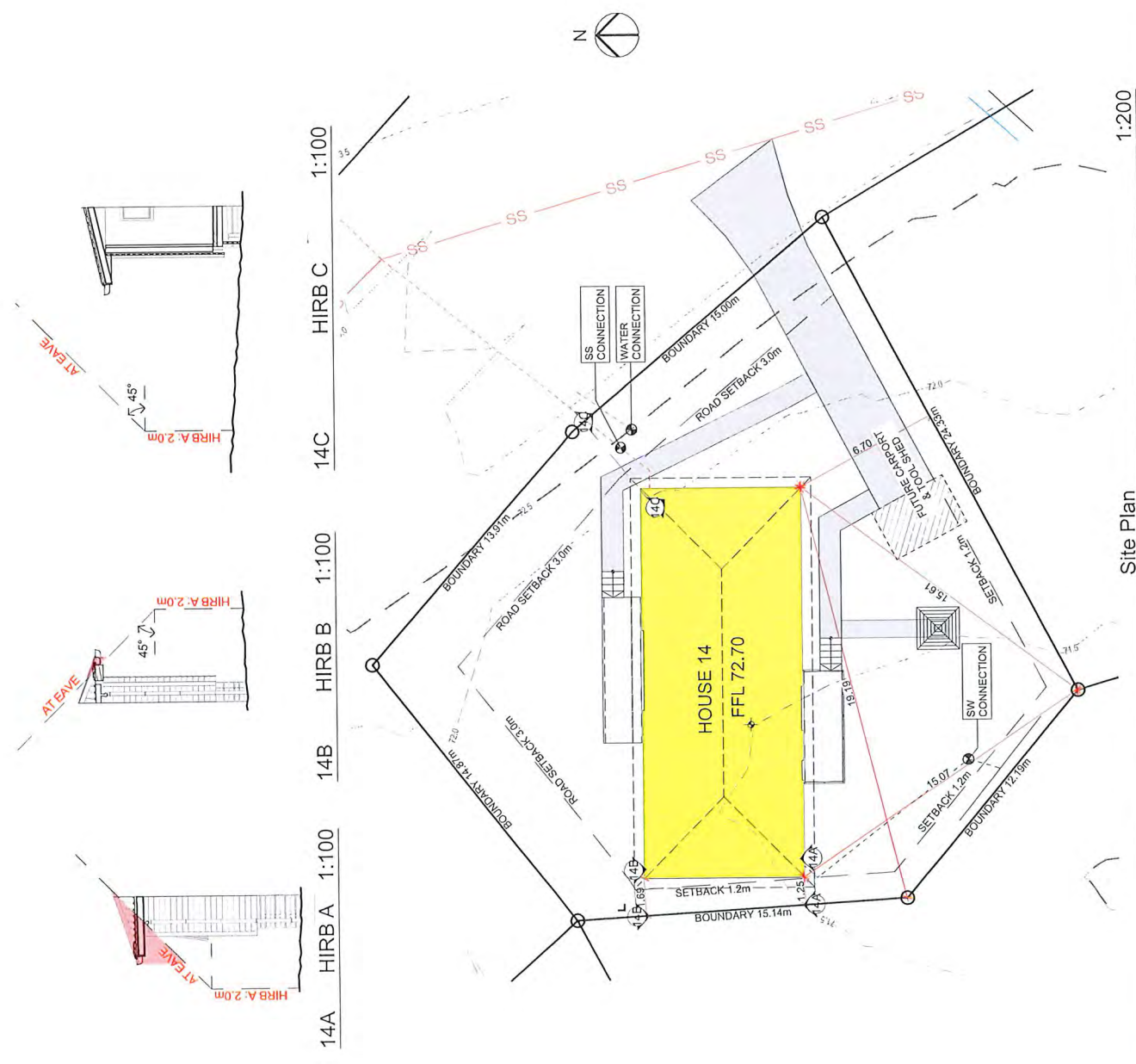
UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	
SITE DESCRIPTION	14 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIA
LEGAL DISPOSITION:	
ADDRESS:	
SITE ENVIRONMENT	BRANZ - 1
CLIMATE ZONE	1
EARTHQUAKE ZONE	BRANZ - NO
EXPOSURE ZONE	VERY HIGH - AS PER ENG
WIND ZONE	BRANZ - A
WIND REGION	80-90mm/hr
RAINFALL RANGE	NO
SNOW ZONE	
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	601m ²
SITE AREA	129.48m ² (27.0m ²)
MAX FLOOR AREA PERMITTED:	129.48m ² (21.5%)
PROPOSED FLOOR AREA	9.00m ²
DECKS >1.0m²	21.60m ²
FUTURE CAR PORT	8.64m ²
FUTURE TOOL SHED	358.72m ² (89.2%)
TOTAL (PROPOSED & FUTURE)	COMPLIES
STORMWATER MANAGEMENT	
TOTAL AREA PERMITTED	50% (300.5m ²)
PROPOSED ROOF AREA	161.38m ²
DRIVES	17.85m ²
PATHS	26.30m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	358.72m ² (89.2%)
TOTAL PROPOSED	COMPLIES
BUILDING HEIGHT	8m MAX
MAX HEIGHT PERMITTED	5.3m
PROPOSED HEIGHT	COMPLIES
HIRB	2.0m/45°
SETBACK TO BOUNDARIES	DOES NOT COMPLY
3.0m IN FROM ROAD BOUNDARIES	
1.2m IN FROM OTHER BOUNDARIES	COMPLIES
SETBACK TO BUSH	YES
GREATER THAN 20m?	COMPLIES
NOTE:	
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. WORK ONLY TO FIGURED DIMENSIONS. IN THE EVENT OF DISCREPANCY, THE DESIGNER'S DIMENSIONS SHALL PREVAIL. DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER. BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN OBTAINED AND TO COMPLETE THE INSURED DRAWING PLANS OR NOT. LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY. FUTURE HIRB BREACHS PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.	

[Handwritten Signature]



Site Plan 1:200

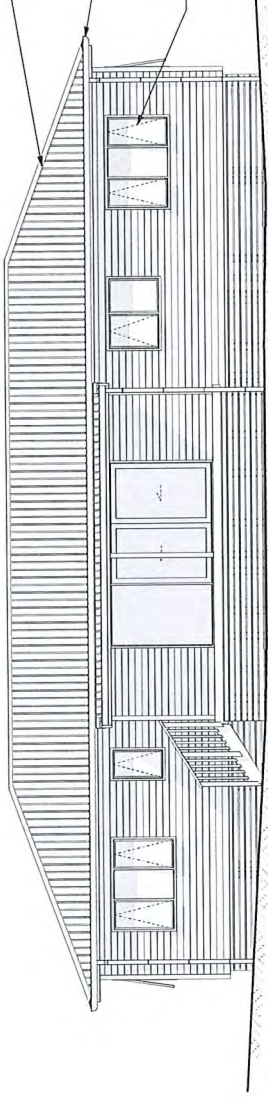
<p>Arcline Architecture Offices: Kaitia Kenkeri Whangarei (Ph): 09 438 2266 (Fax): 09 438 2267 (Web): www.arcline.co.nz</p>	<p>NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIA</p>	<p>Scale @ A3: 1:200, 1:100 Drawn By RH Issued: 18/01/2024 2:46 pm</p>	<p>Sheet No: A1014</p>
	<p>Lot 14 Site Plan</p>	<p>Date</p>	<p>Rev No. Revision</p>

BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37



1:100

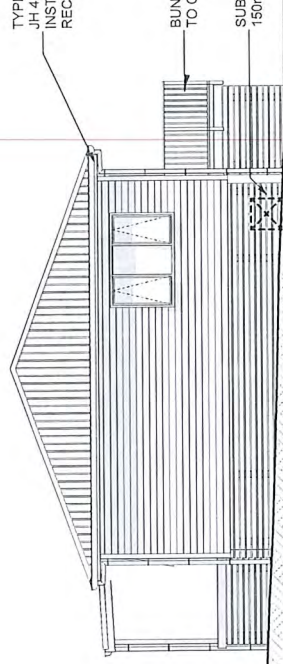
1

House 14

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS,(PVC JOINTERS).

BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL >1.0M

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PABBOLT



1:100

4

House 14

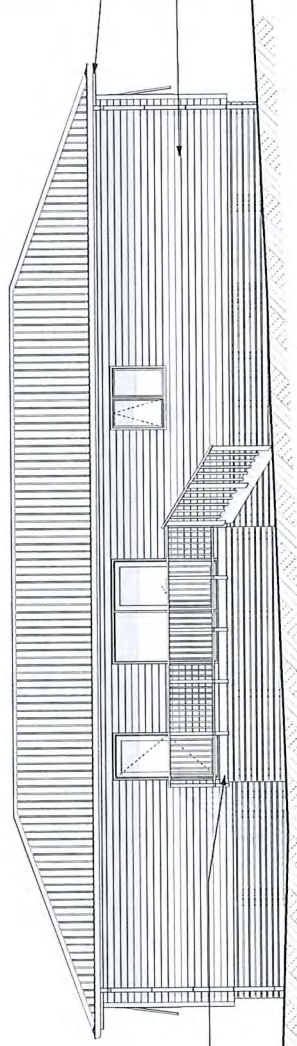
2

House 14

EX 150X25 RIS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



1:100

3

House 14

TIMBER DECKING OVER TIMBER DECK
JOISTS



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 14, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: [Handwritten Signature] (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726 Home:

Postal Address: 16 Matthews Avenue

(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA19A/1006**
Land Registration District **North Auckland**
Date Issued 24 July 1970

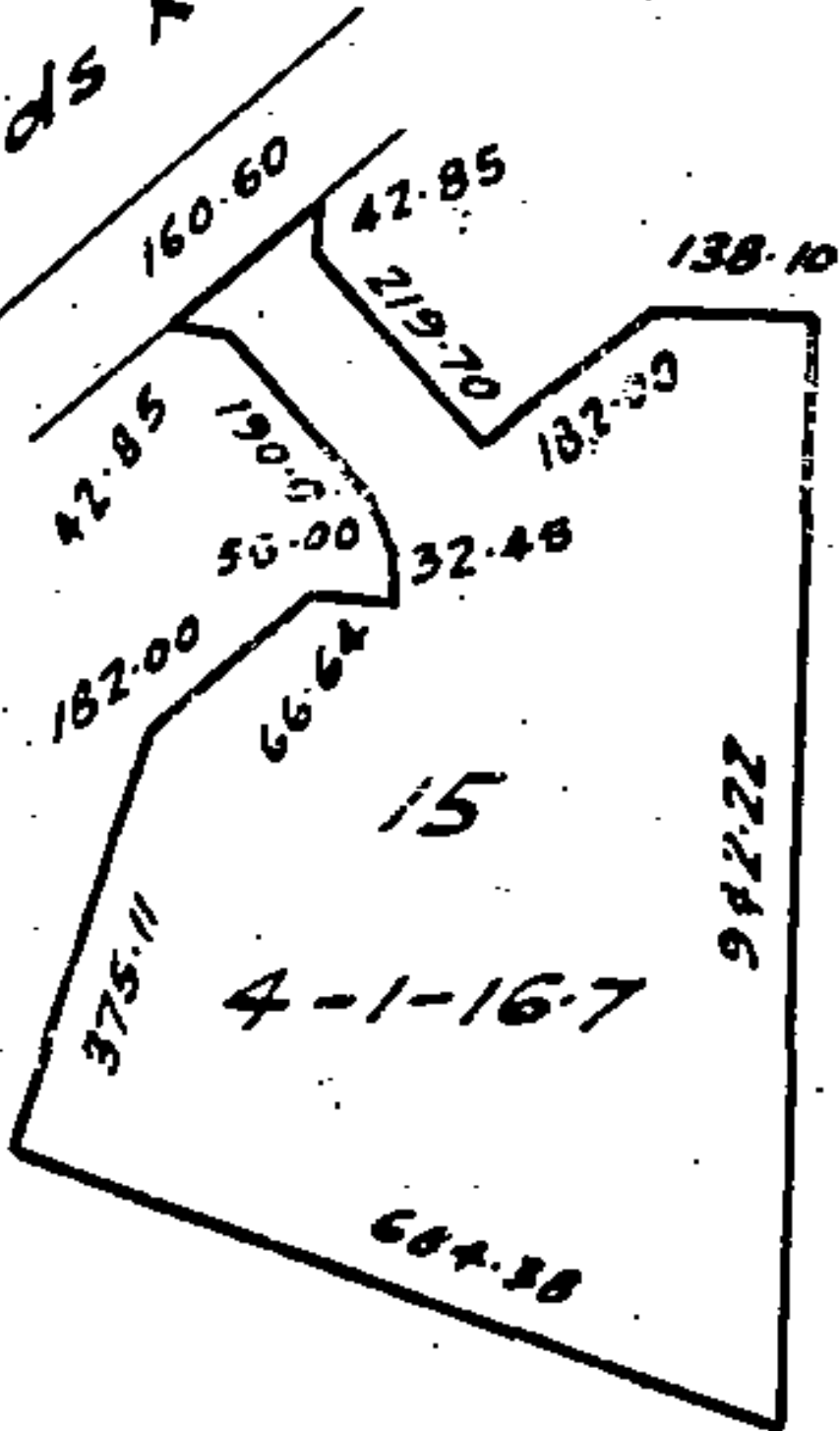
Prior References
NA1100/5

Estate Fee Simple
Area 1.7622 hectares more or less
Legal Description Lot 15 Deposited Plan 46427

Registered Owners
Te Waka Pupuri Putea Trust

Interests

Donalds Rd



Handwritten signature

Overall Site Plan

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DONALD ROAD
KAITIAIA KAITIAIA

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LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature



Offices: Kaitiaia | Kerikeri | Whangarei
 (Ph): 09 408 2233
 (Email): info@arcline.co.nz
 (Web): www.arcline.co.nz

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
 KAITIAIA KAITIAIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
 Drawn By: J.A
 Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
 REFER TO ENLARGED INDIVIDUAL
 SITE PLANS FOR COMPLINACE
 INFORMATION & HIRB SECTIONS.
 THIS PLAN IS ONLY TO SHOW
 BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
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 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): consents@arcline.co.nz

Phone Numbers: Work: 09 408 2233 Home: _____

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 23

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-665/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
- Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
- Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
- Written approval and a signed plan from each owner of an allotment with an infringed boundary*
- Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

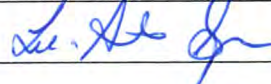
Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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: Lee-Anne Spice (please print)

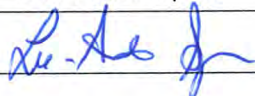
Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: Lee-Anne Spice (please print)

Signature:  (signature)

Date: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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

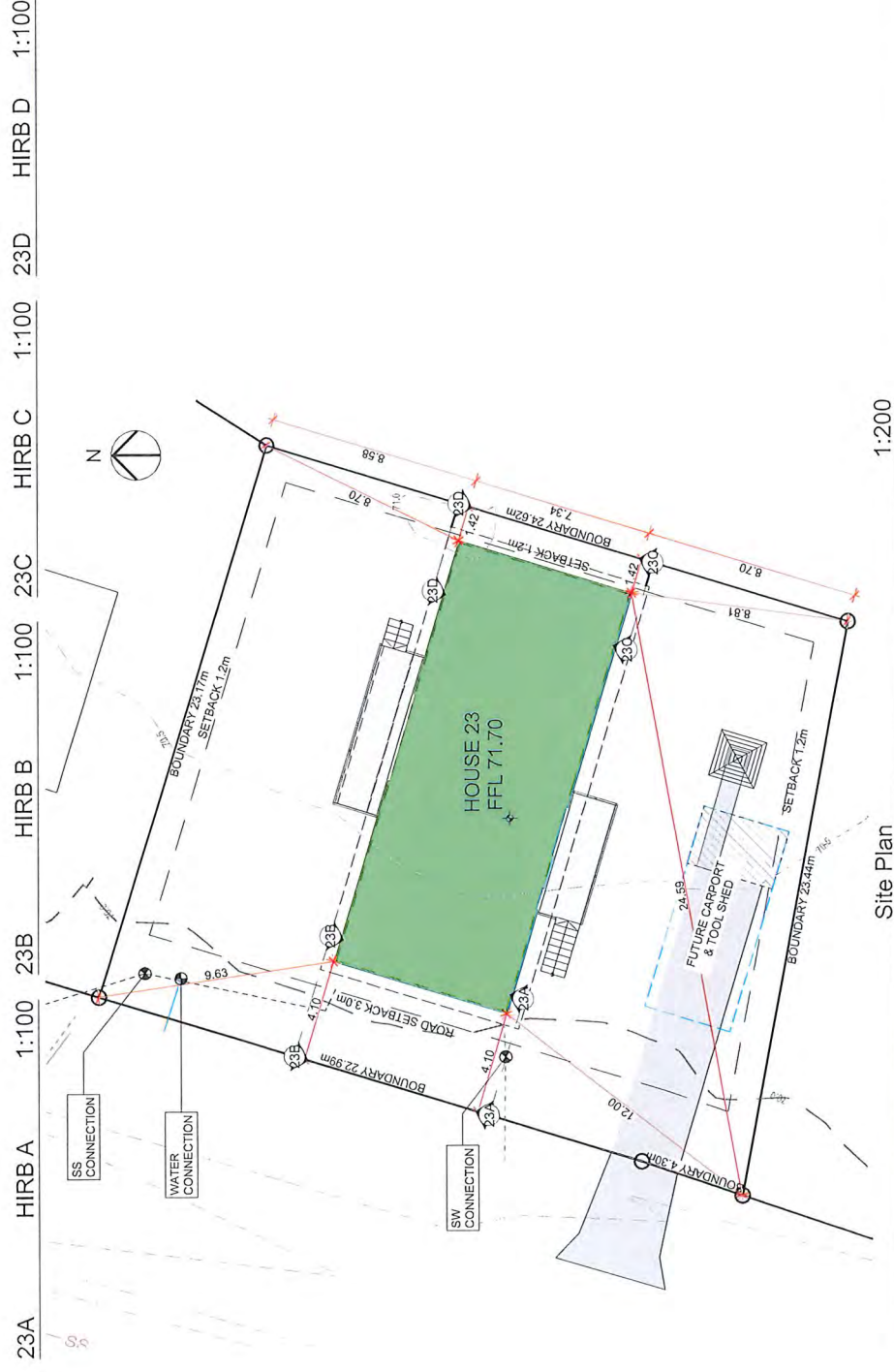
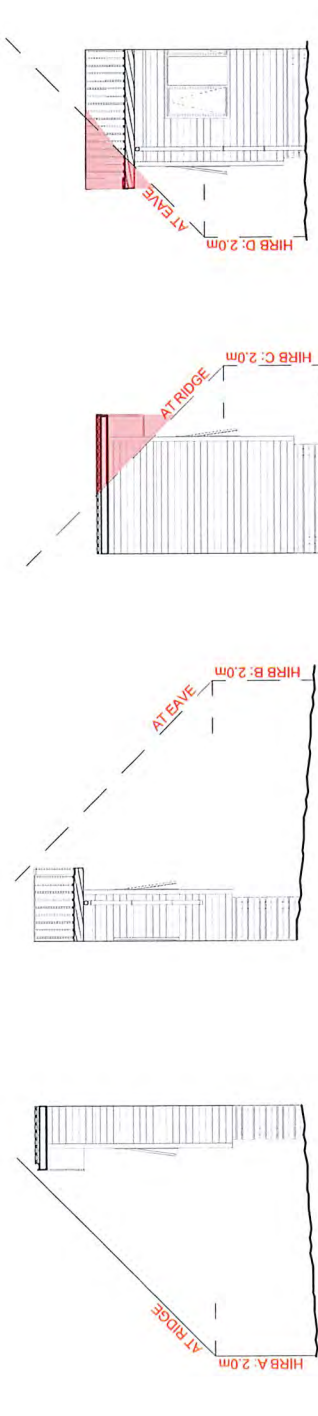
UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	23 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIA
SITE DESCRIPTION	BRANZ - 1
LEGAL DESCRIPTION:	C
ADDRESS:	BRANZ - ND VERY HIGH - AS PER ENG BRANZ - A 80-90mm/hr NO
SITE ENVIRONMENT	RESIDENTIAL
CLIMATE ZONE	PLANNING ZONE
AVIATION ZONE	BUILDING COVERAGE
EXPOSURE ZONE	SITE AREA
LEE ZONE	601m ²
WIND REGION	MAX. FLOOR AREA PERMITTED: 45% (270.45m ²)
RAINFALL RANGE	PROPOSED FLOOR AREA
SNOW ZONE	129.48m ²
	DECKS > 1.0m ²
	20.88m ²
	FUTURE CAR PORT
	16.64m ²
	FUTURE TOOL SHED
	16.64m ² (0.002%)
	TOTAL (PROPOSED & FUTURE)
	COMPLIES
	50% (300.8m ²)
STORMWATER MANAGEMENT	TOTAL AREA PERMITTED
	161.38m ²
	PROPOSED ROOF AREA
	16.87m ²
	DRIVES
	5.33m ²
	PATHS
	2.14m ²
	FUTURE CARPORT
	8.18m ²
	FUTURE TOOL SHED
	8.18m ²
	TOTAL PROPOSED
	213.82m ² (35.6%)
	COMPLIES
BUILDING HEIGHT	8m MAX
MAX. HEIGHT PERMITTED	5.4m
PROPOSED HEIGHT	COMPLIES
HIRB	2.0m/45°
SETBACK TO BOUNDARIES	DOES NOT COMPLY
3.0m IN FROM ROAD BOUNDARIES	
1.2m IN FROM OTHER BOUNDARIES	
COMPLIES	
SETBACK TO BUSH	
GREATER THAN 20m?	YES
COMPLIES	COMPLIES
NOTE:	
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.	
WORK ONLY TO FIGURED DIMENSIONS. IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER.	
DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.	
BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR COMMENCING WORK.	
ALL DIMENSIONS MUST BE TO THE CENTRE OF MATERIALS UNLESS SPECIFIED OTHERWISE.	
ALL DIMENSIONS MUST BE TO THE CENTRE OF MATERIALS UNLESS SPECIFIED OTHERWISE.	
PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.	
LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.	
PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS	
PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.	
FUTURE HIRB BREACHS	
PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.	

[Handwritten signature]

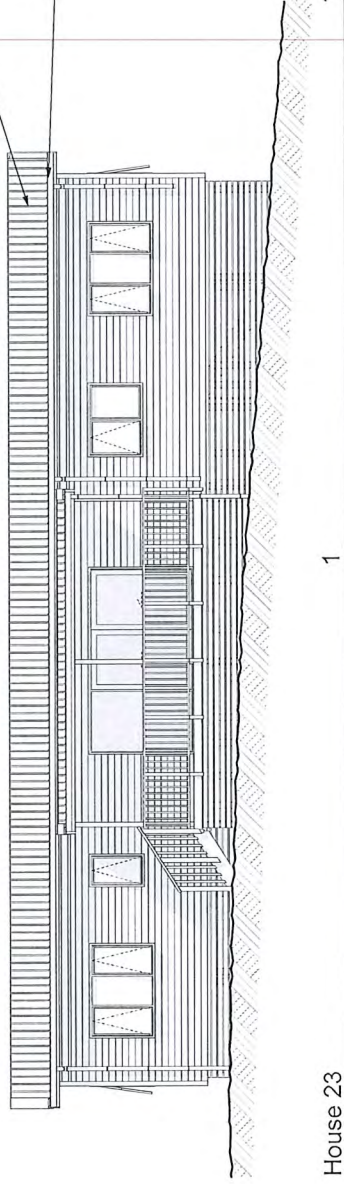


Arcline Architecture Offices: Kaitia Kenkeri Whangarei (Ph): 08 499 2226 Email: info@arcline.co.nz www.arcline.co.nz	Lot 23 Site Plan	NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIA	Rev.No. Revision	Date	Scale @ A3: 1:200, 1:100	Sheet No: A1023
					Drawn By RH Issued: 31/01/2024 8:23 am	

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

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.



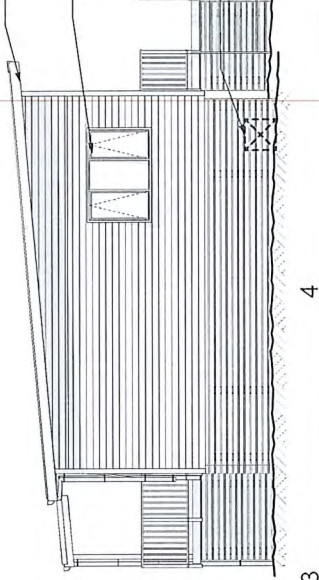
House 23

1:100

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS, (PVC JOINTERS).

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT



House 23

1:100

House 23

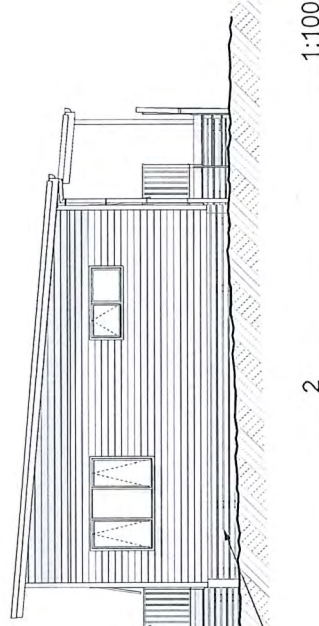
4

1:100

BUNTINGS PEAK BALUSTRADE WHERE FFL
TO GL > 1.0M

TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 RIS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN



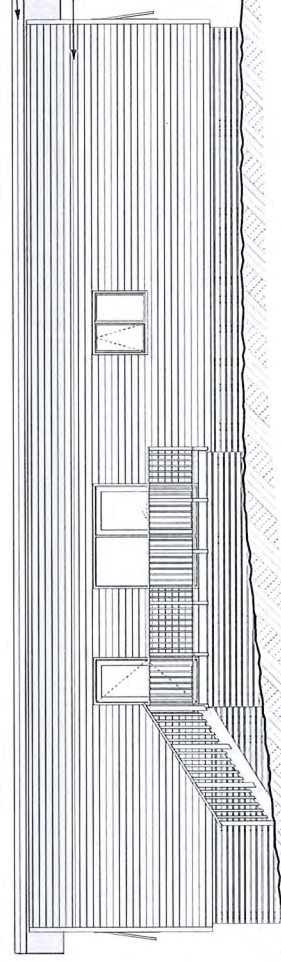
House 23

3

1:100

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM





WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 23, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: [Handwritten Signature] (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726 Home:

Postal Address: 16 Matthews Avenue
(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

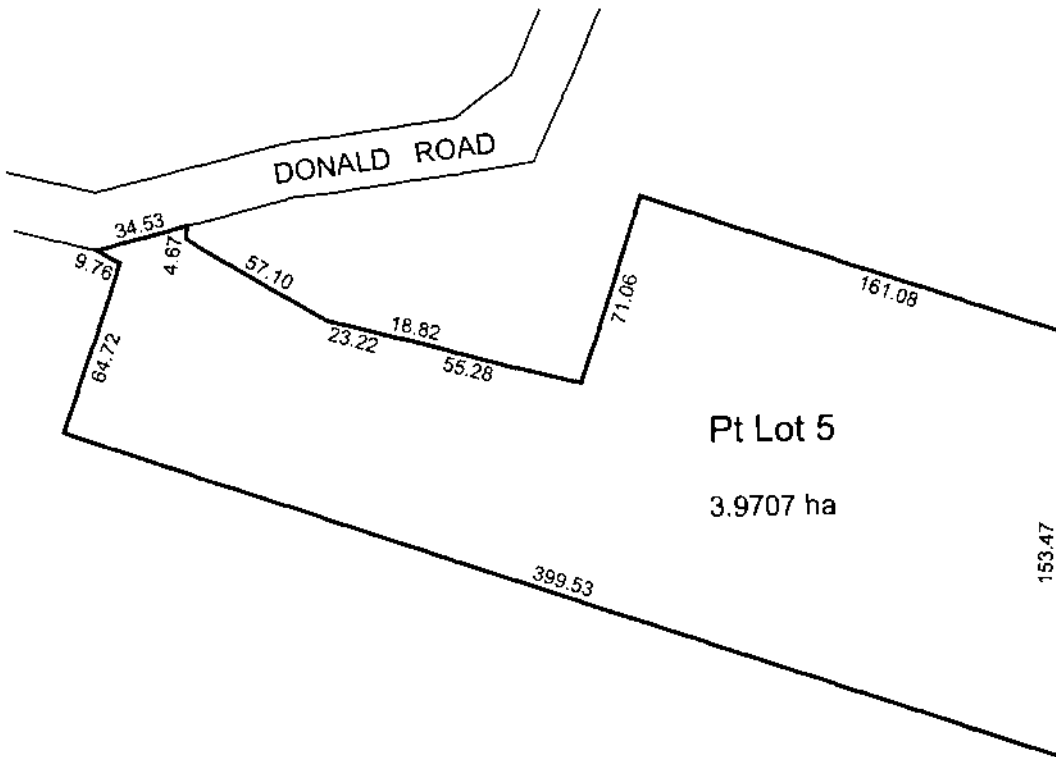
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

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NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



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LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

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KAITAIA KAITAIA

Rev No.	Revision	Date

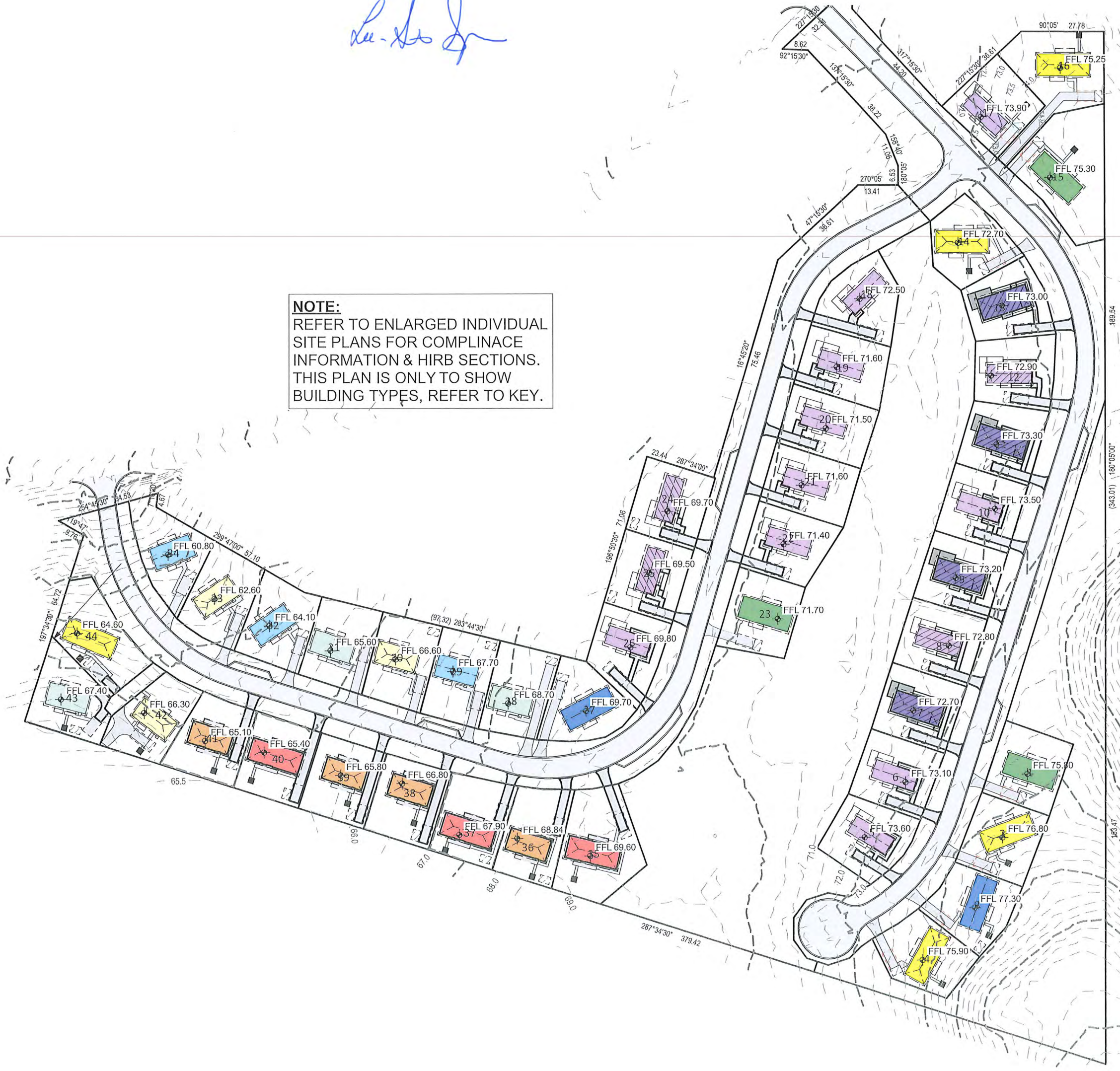
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APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): consents@arcline.co.nz

Phone Numbers: Work: 09 408 2233 Home: _____

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 27

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-660/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

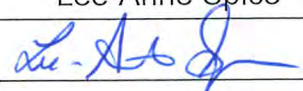
Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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: Lee-Anne Spice (please print)

Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: Lee-Anne Spice (please print)

Signature:  (signature)

Date: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

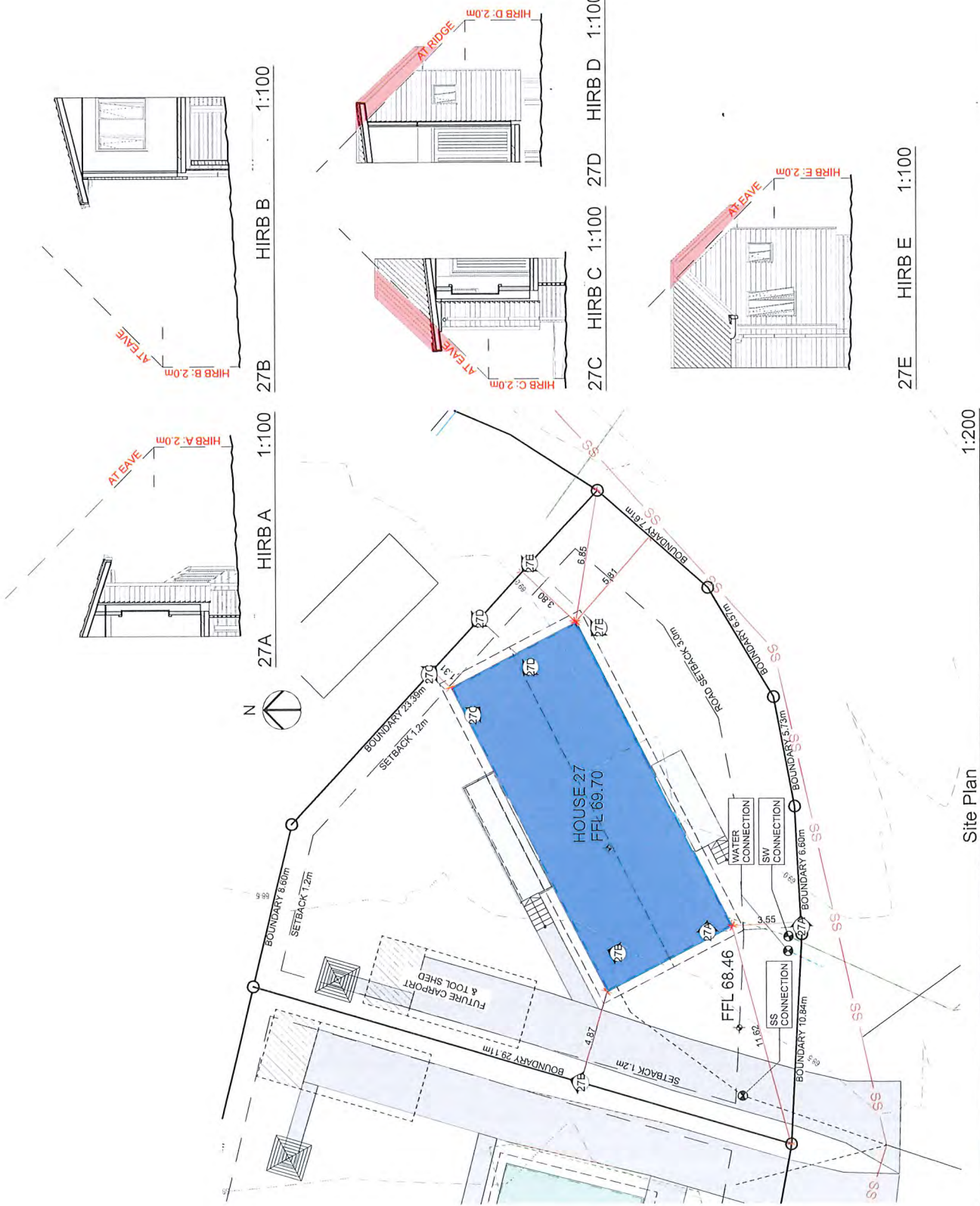
Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	
SITE DESCRIPTION 27 Part Lot 5 DP 12002 & Proposed Lot Number: LEGAL DESCRIPTION: DONALD ROAD KAITIĀIA	
ADDRESS: BRANZ - 1 C BRANZ - NO VERY HIGH - AS PER ENG BRANZ - A 80-90mm/hr NO SNOW ZONE	
SITE ENVIRONMENT CLIMATE ZONE EARTHQUAKE ZONE FLOOD ZONE LEE ZONE WIND ZONE WIND REGION RAINFALL RANGE SNOW ZONE	
DISTRICT PLAN COMPLIANCE PLANNING ZONE RESIDENTIAL BUILDING COVERAGE 60% SITE AREA MAX. FLOOR AREA PERMITTED: 45% (270.45m ²) PROPOSED FLOOR AREA 129.48m ² DECKS > 1.0m ² 11.88m ² FUTURE CARPORT 21.80m ² FUTURE TOOL SHED 8.84m ² TOTAL (PROPOSED & FUTURE) 170.99m ² (38.6%) COMPLIES	
STORMWATER MANAGEMENT TOTAL AREA PERMITTED 50% (300.8m ²) PROPOSED ROOF AREA 161.38m ² DRIVES 40.32m ² PATHS 4.92m ² FUTURE CARPORT 21.80m ² FUTURE TOOL SHED 8.84m ² TOTAL PROPOSED 238.46m ² (39.3%) COMPLIES	
BUILDING HEIGHT MAX. HEIGHT PERMITTED 5.4m COMPLIES HIRB 2.0m/45° DOES NOT COMPLY	
SETBACK TO BOUNDARIES 3.0m IN FROM ROAD BOUNDARIES 1.2m IN FROM OTHER BOUNDARIES COMPLIES	
SETBACK TO BUSH GREATER THAN 20m? YES COMPLIES	
NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS TO VERIFY DIMENSIONS. IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER. BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL DIMENSIONS, CONNECTIONS & MANUFACTURERS PROJECT HAS BEEN ALLOWED FOR, WHETHER IMPERFECT, DRAWN ON PLANS OR NOT. LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY. FUTURE HIRB BREACHES PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK TO THE INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.	



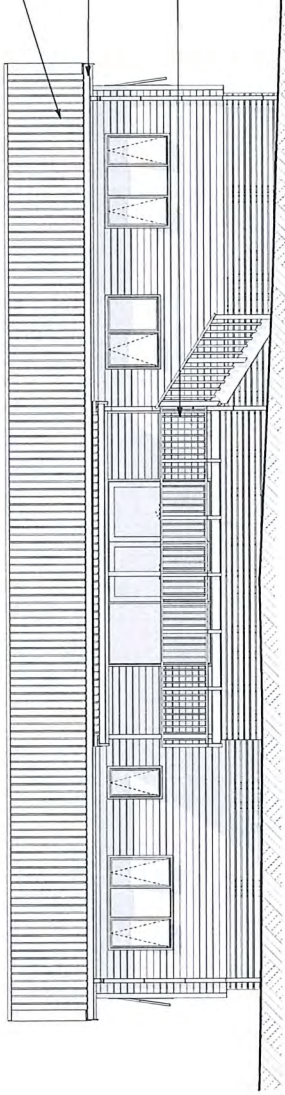
Arcline Architecture Offices: Kaitiāia Kenkeni Whangarei (Ph): 09 409 2233 Email: info@arcline.co.nz (Web): www.arcline.co.nz	Lot 27 Site Plan	Rev No. Revision NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIĀIA	Date Scale @ A3: 1:200, 1:100	Sheet No: A1027
	Issued: 31/01/2024 8:23 am	Drawn By RH	Date Scale @ A3: 1:200, 1:100	Sheet No: A1027

BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

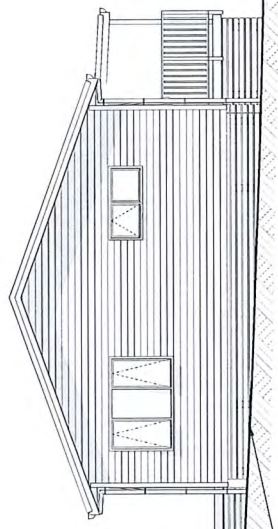
BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL > 1.0M



1:100

1

House 27



TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 R/S BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS, (PVC JOINTERS),
DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT

1:100

4

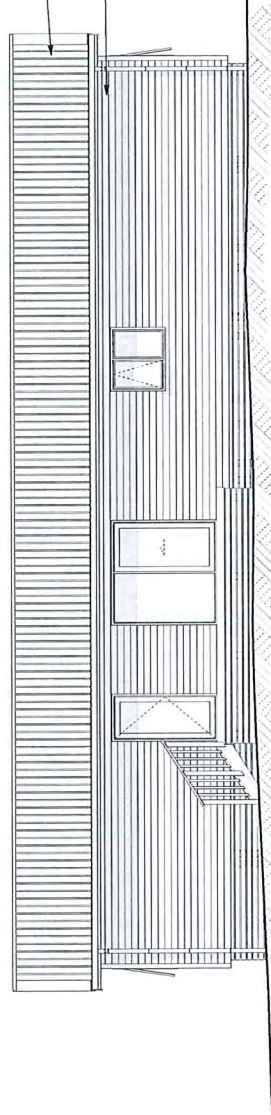
1:100 House 27

2

House 27

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



1:100

3

House 27



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 27, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: [Handwritten Signature] (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726 Home:

Postal Address: 16 Matthews Avenue
(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

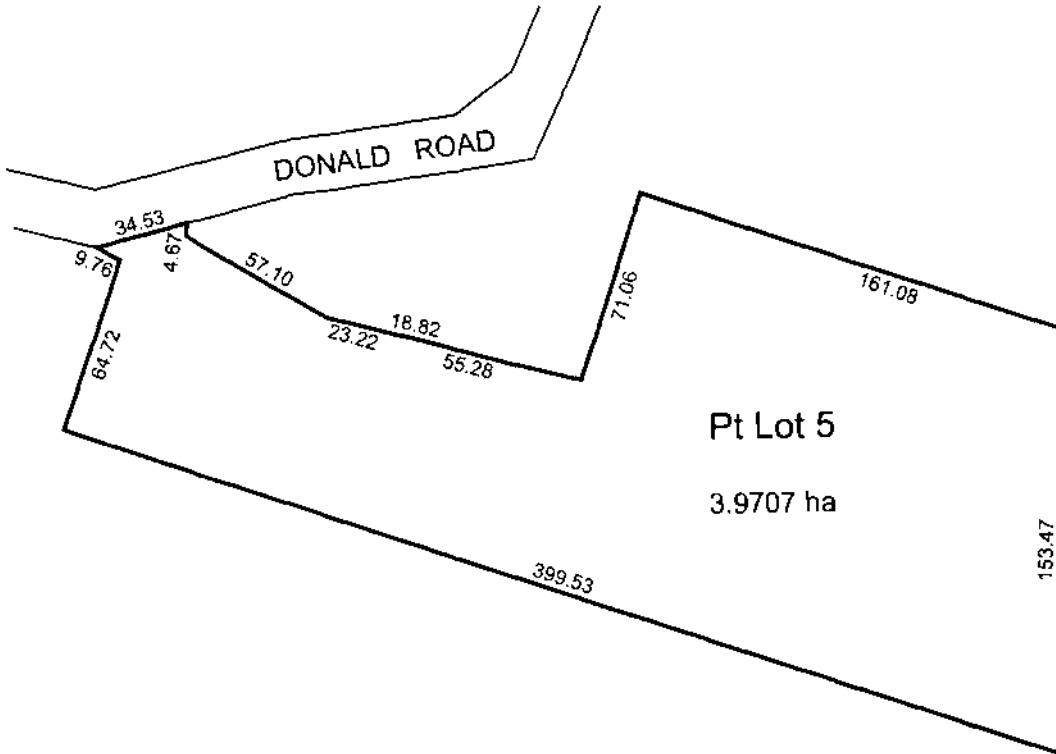
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

— = BOUNDARY LINE WITH HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY












LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

KEY:

-  = 3 BED CONVENTIONAL TIMBER, HIP ROOF
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-  = 3 BED METROPANEL, HIP ROOF
-  = 4 BED METROPANEL, HIP ROOF
-  = 3 BED PANEL LOCK, GABLE ROOF
-  = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
-  = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

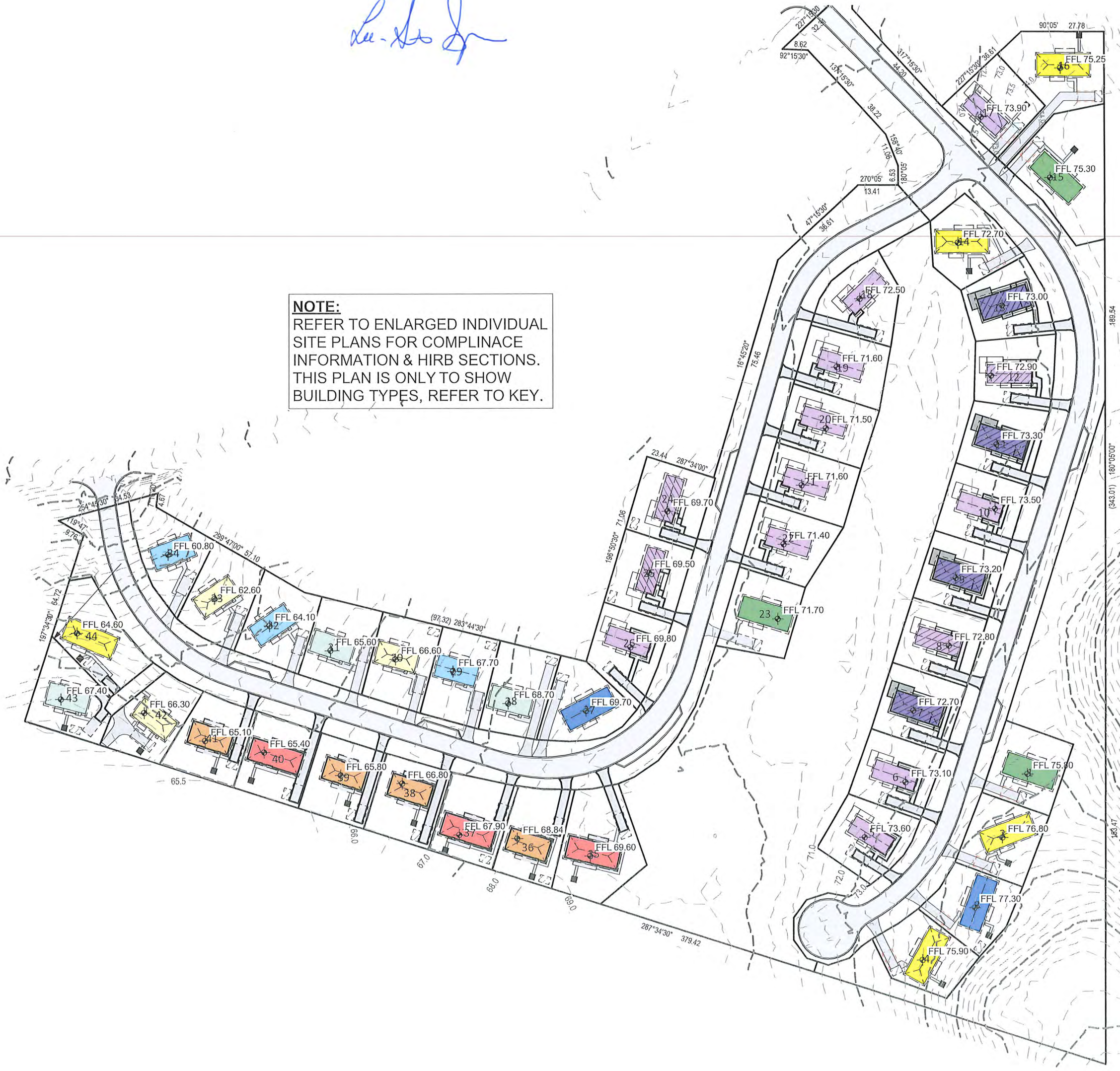
DONALD ROAD
KAITIAI KAITIAI

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

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REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
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Office Use Only
Application Number:

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Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

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1. Pre-Lodgement Meeting

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

2. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

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(or alternative method of service under section 352 of the Act): Kaitaia
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Electronic Address for Service (E-mail): consents@arcline.co.nz

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

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Name/s: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 28

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-662/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

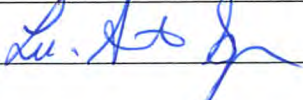
Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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: Lee-Anne Spice (please print)

Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: Lee-Anne Spice (please print)

Signature:  (signature)

Date: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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

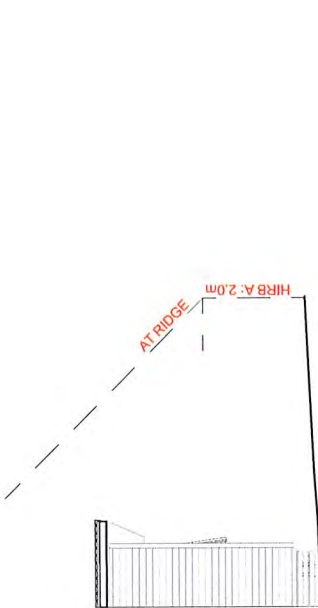
UNBOUND

SINGLE SIDED

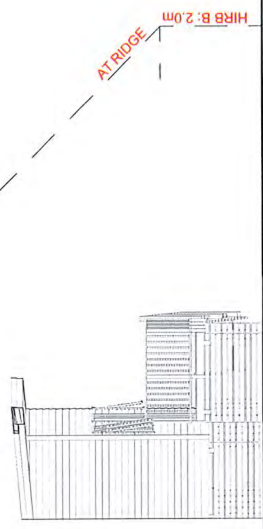
NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	
SITE DESCRIPTION PROPOSED LOT NUMBER: LEGAL DESCRIPTION:	28 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIĀA
ADDRESS:	
SITE ENVIRONMENT CLIMATE ZONE EARTHQUAKE ZONE EXPOSURE ZONE HAIL ZONE WIND REGION RAINFALL RANGE SNOW ZONE	BRANZ - 1 1 C BRANZ - NO VERY HIGH - AS PER ENG BRANZ - A 80-90mm/hr NO
DISTRICT PLAN COMPLIANCE PLANNING ZONE BUILDING COVERAGE SITE AREA MAX. FLOOR AREA PERMITTED: 45% (270.45m ²) PROPOSED FLOOR AREA DECKS > 1.0m ² FUTURE CARPORT FUTURE TOOL SHED TOTAL (PROPOSED & FUTURE) COMPLIES	RESIDENTIAL 601m ² 45% (270.45m ²) 102.32m ² 17.28m ² 21.60m ² 8.84m ² 149.82m ² (24.9%) COMPLIES
STORMWATER MANAGEMENT TOTAL AREA PERMITTED PROPOSED ROOF AREA DRIVES PATHS FUTURE CARPORT FUTURE TOOL SHED TOTAL PROPOSED COMPLIES	50% (300.5m ²) 130.89m ² 54.52m ² 15.18m ² 21.60m ² 8.84m ² 230.65m ² (38.4%) COMPLIES
BUILDING HEIGHT MAX. HEIGHT PERMITTED PROPOSED HEIGHT COMPLIES	8m MAX 5.0m 2.0m/46" DOES NOT COMPLY
HIRB SETBACK TO BOUNDARIES 3.0m IN FROM ROAD BOUNDARIES 1.2m IN FROM OTHER BOUNDARIES COMPLIES	
SETBACK TO BUSH GREATER THAN 20m? COMPLIES	YES COMPLIES
NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. WORK ONLY TO FIGURED DIMENSIONS. IN THE EVENT OF CONFLICT, THE DIMENSIONS SHOWN ON THESE PLANS DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER. BUILDING CONTRACTOR TO CHECK ALL LEVELS, SPECIFICATIONS, CONNECTIONS & MANUFACTURERS DIMENSIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE WORK HAS BEEN OBTAINED AND THAT ALL DIMENSIONS WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS RAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY. FUTURE HIRB BREACHS PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.	

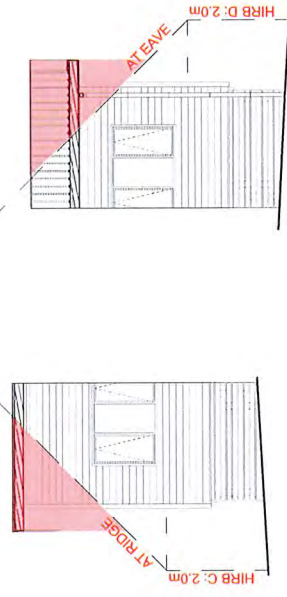
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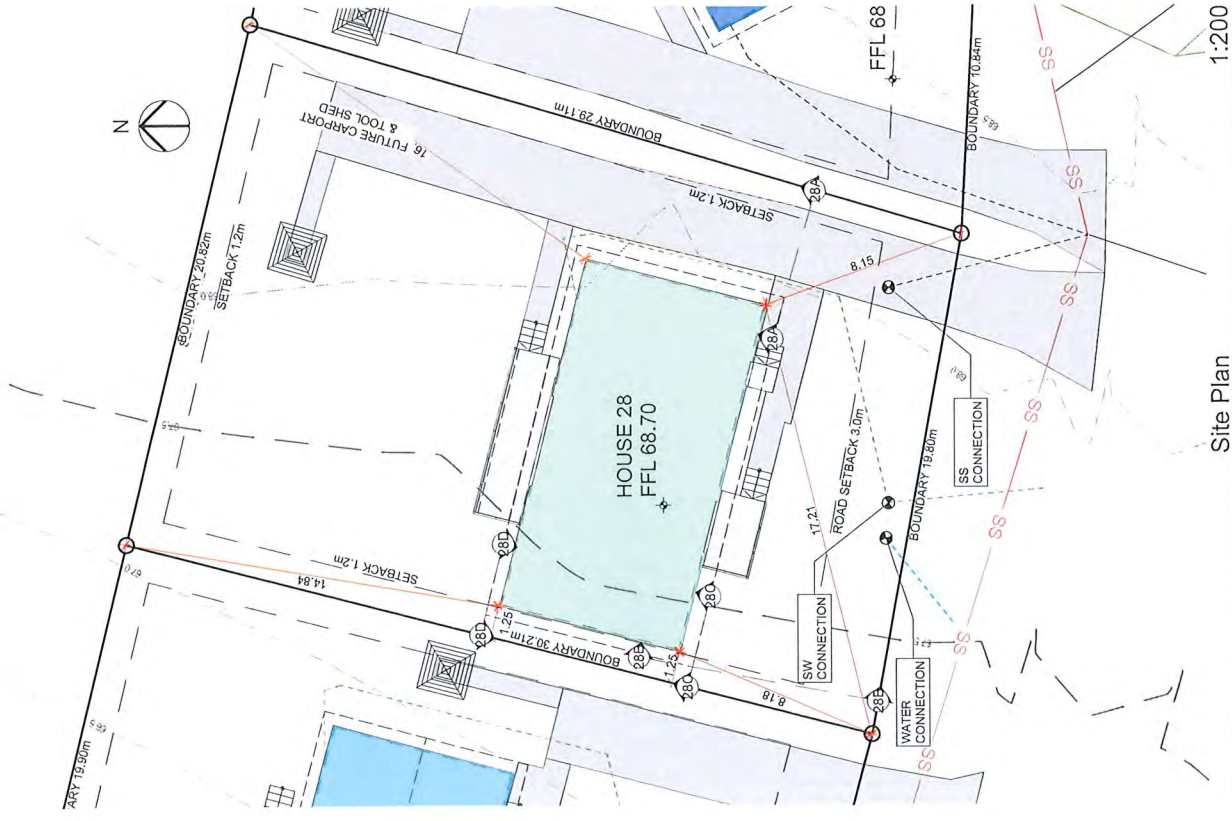
28A HIRB A 1:100



28B HIRB B 1:100



28C HIRB C 1:100 28D HIRB D 1:100



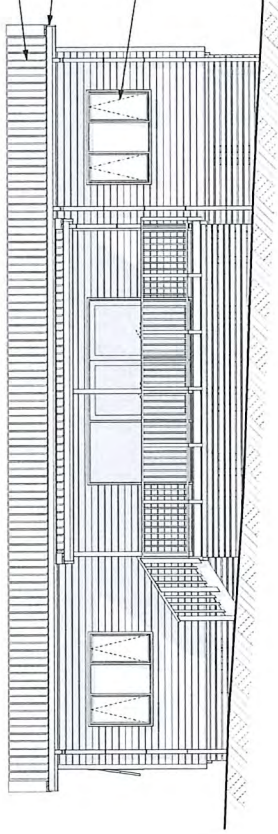
Site Plan 1:200

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

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R6.37



1:100

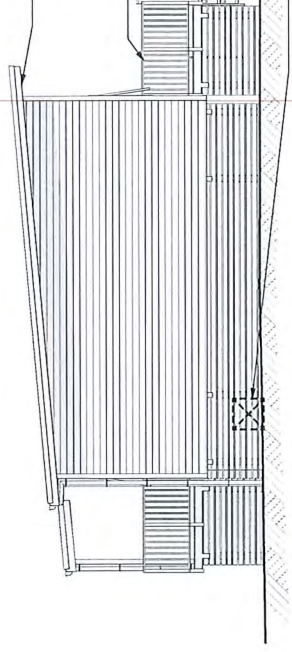
1

House 28

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS.(PVC JOINTERS).

BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL >1.0M

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT



1:100

4

1:100 House 28

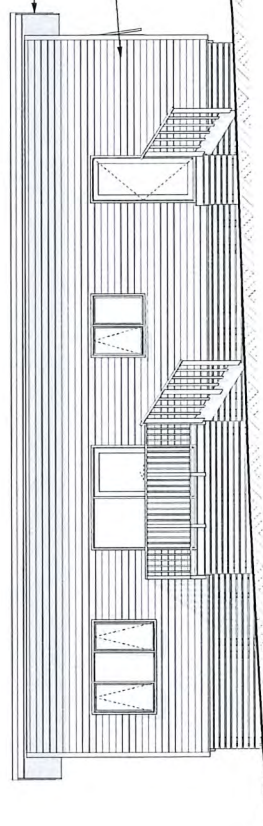
House 28

TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 RIS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



1:100

3

House 28

WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 28, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes / ~~No~~

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature:  (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service:
(E-mail) leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726 Home:

Postal Address: 16 Matthews Avenue

(or alternative method of service
under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

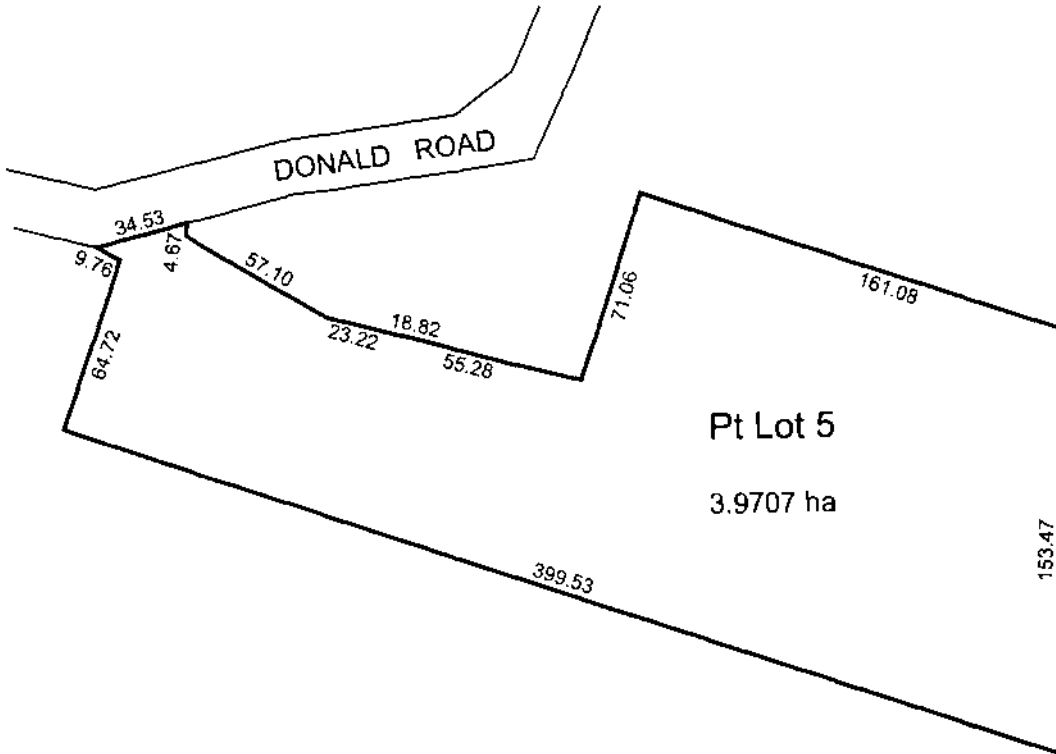
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

— = BOUNDARY LINE WITH HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
 - = 4 BED METROPANEL, MONOPITCH ROOF
 - = 3 BED METROPANEL, HIP ROOF
 - = 4 BED METROPANEL, HIP ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

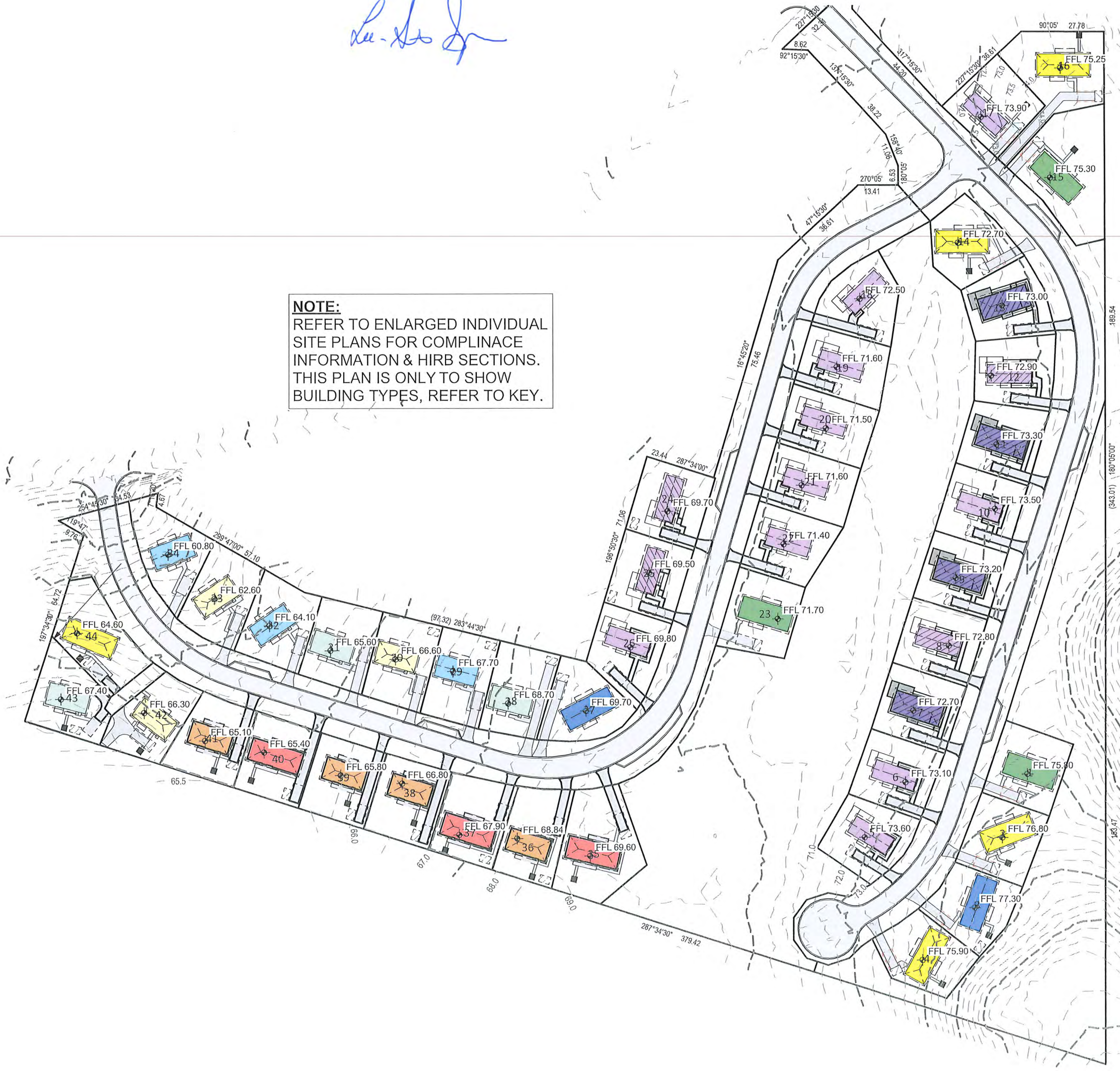
DONALD ROAD
KAITIAI KAITIAI

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
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Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri.Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): consents@arcline.co.nz

Phone Numbers: Work: 09 408 2233 Home: _____

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 29

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-667/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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.

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Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

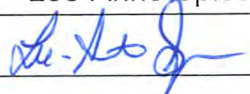
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(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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: Lee-Anne Spice (please print)

Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: Lee-Anne Spice (please print)

Signature:  (signature)

Date: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

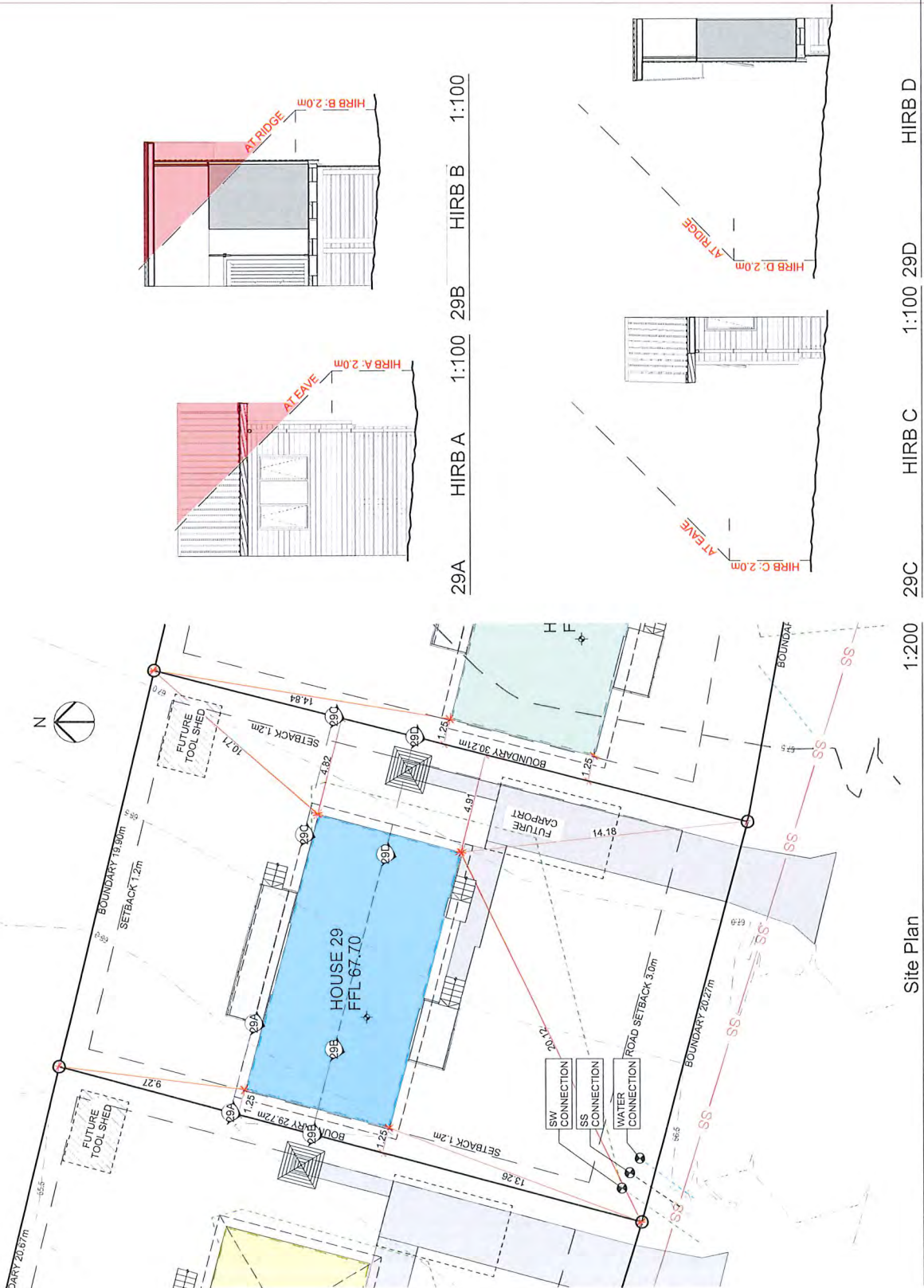
Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	29 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIYA
SITE DESCRIPTION	BRANZ - 1
PROPOSED LOT NUMBER:	C
LEGAL DISCRPTION:	BRANZ - NO
ADDRESS:	VERY HIGH - AS PER ENG
SITE ENVIRONMENT	BRANZ - A
CLIMATE ZONE	80-90mm/hr
EARTHQUAKE ZONE	NO
SEA LEVEL ZONE	
WIND ZONE	
WIND REGION	
RAINFALL RANGE	
SNOW ZONE	
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	602m ²
SITE AREA	MAX. FLOOR AREA PERMITTED: 45% (270.9m ²)
PROPOSED FLOOR AREA	102.32m ²
DECKS > 1.0m²	17.28m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	8.84m ²
TOTAL (PROPOSED & FUTURE)	138.72m ² (24.8%) COMPLIES
STORMWATER MANAGEMENT	
TOTAL AREA PERMITTED	50% (301.0m ²)
PROPOSED ROOF AREA	130.89m ²
DRIVES	17.38m ²
PATHS	8.80m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	8.84m ²
TOTAL PROPOSED	187.51m ² (31.1%) COMPLIES
BUILDING HEIGHT	
MAX. HEIGHT PERMITTED	8m MAX
PROPOSED HEIGHT	5.8m COMPLIES
HIRB	2.0m/45° DOES NOT COMPLY
SETBACK TO BOUNDARIES	3.0m IN FROM ROAD BOUNDARIES 1.2m IN FROM OTHER BOUNDARIES COMPLIES
SETBACK TO BUSH	GREATER THAN 20m? YES COMPLIES
NOTE:	ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS. IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. THE DESIGNER DOES NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER. BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL DIMENSIONS AND CONNECTIONS COMPLY WITH THE PROJECT HAS BEEN ALLOWED FOR, WHETHER REFERRED, DRAWN ON PLANS OR NOT. LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS
FUTURE HIRB BREACHES	PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.
	PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.



Scale @ A3: 1:200, 1:100
 Drawn By RH
 Issued: 31/01/2024
 8:25 am

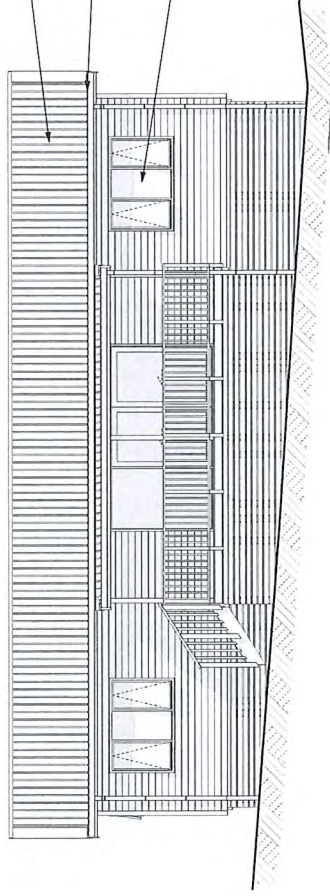
 Arcline Architecture Offices: Kaitiaki Kennerly Whangarei (Ph): 08 489 2286 (Fax): 08 489 2286 (Web): www.arcline.co.nz	Lot 29 Site Plan	NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIYA	Rev No. Revision	Date	Scale @ A3: 1:200, 1:100 Drawn By RH Issued: 31/01/2024 8:25 am	Sheet No: A1029
	Site Plan	HIRB A 1:100 29B 1:100 HIRB B 1:100 HIRB C 1:100 29D 1:100 HIRB D 1:100 29A 1:100 29C 1:100 29E 1:100				

BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

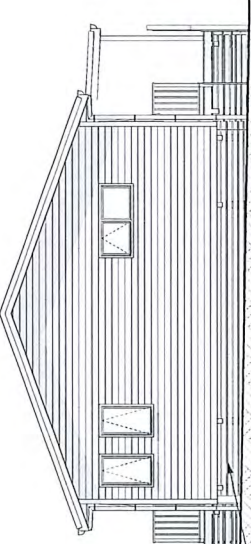
ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37



House 29 1 1:100

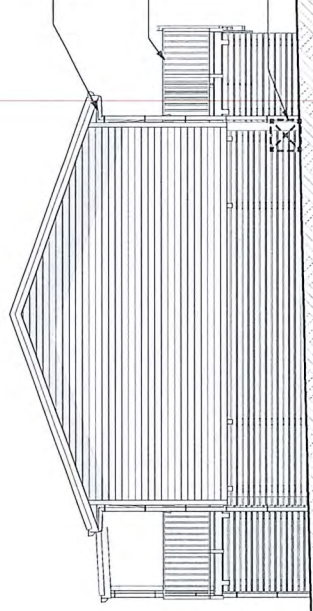


House 29 2 1:100

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS.(PVC JOINTERS).

BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL >1.0M

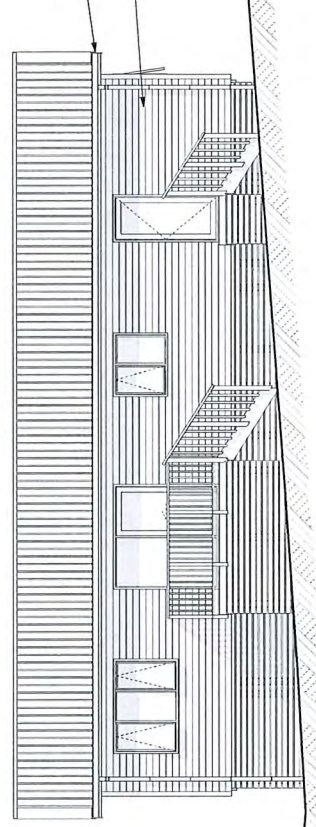
SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT



House 29 4 1:100

TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 RS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN



House 29 3 1:100

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM

WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 29, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes / No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature:  (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service:
(E-mail) leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726 Home: _____

Postal Address:
(or alternative method of service
under s352 of The Act) 16 Matthews Avenue
Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

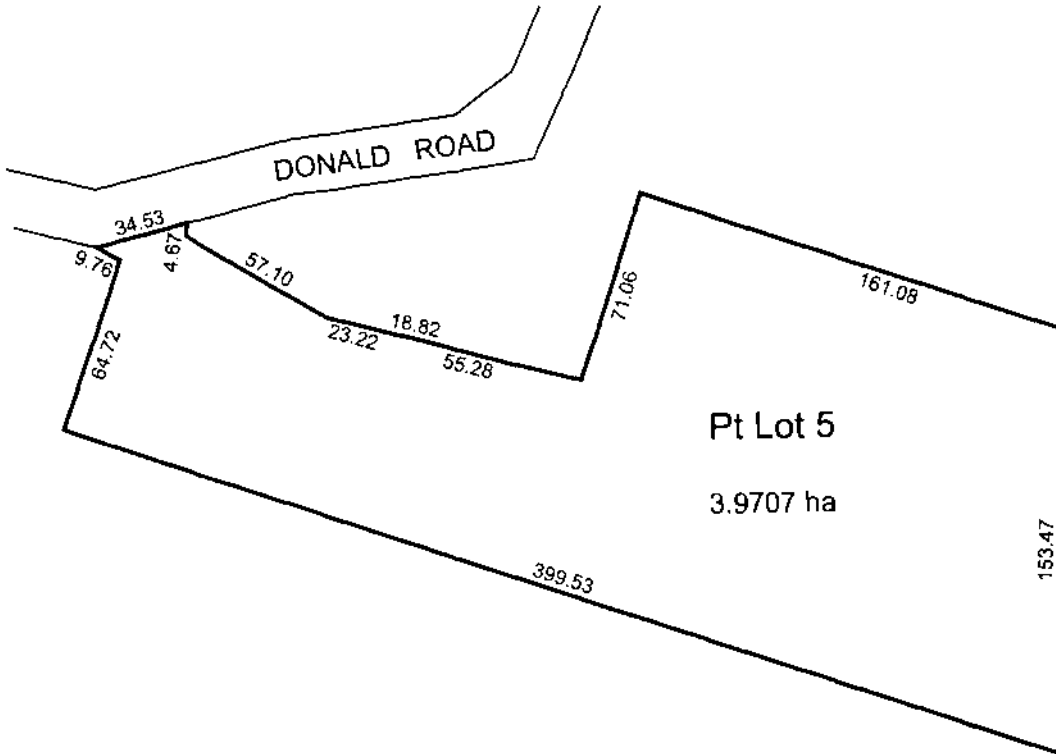
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002

AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



DocID: 612726682

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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
 - = 4 BED METROPANEL, MONOPITCH ROOF
 - = 3 BED METROPANEL, HIP ROOF
 - = 4 BED METROPANEL, HIP ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

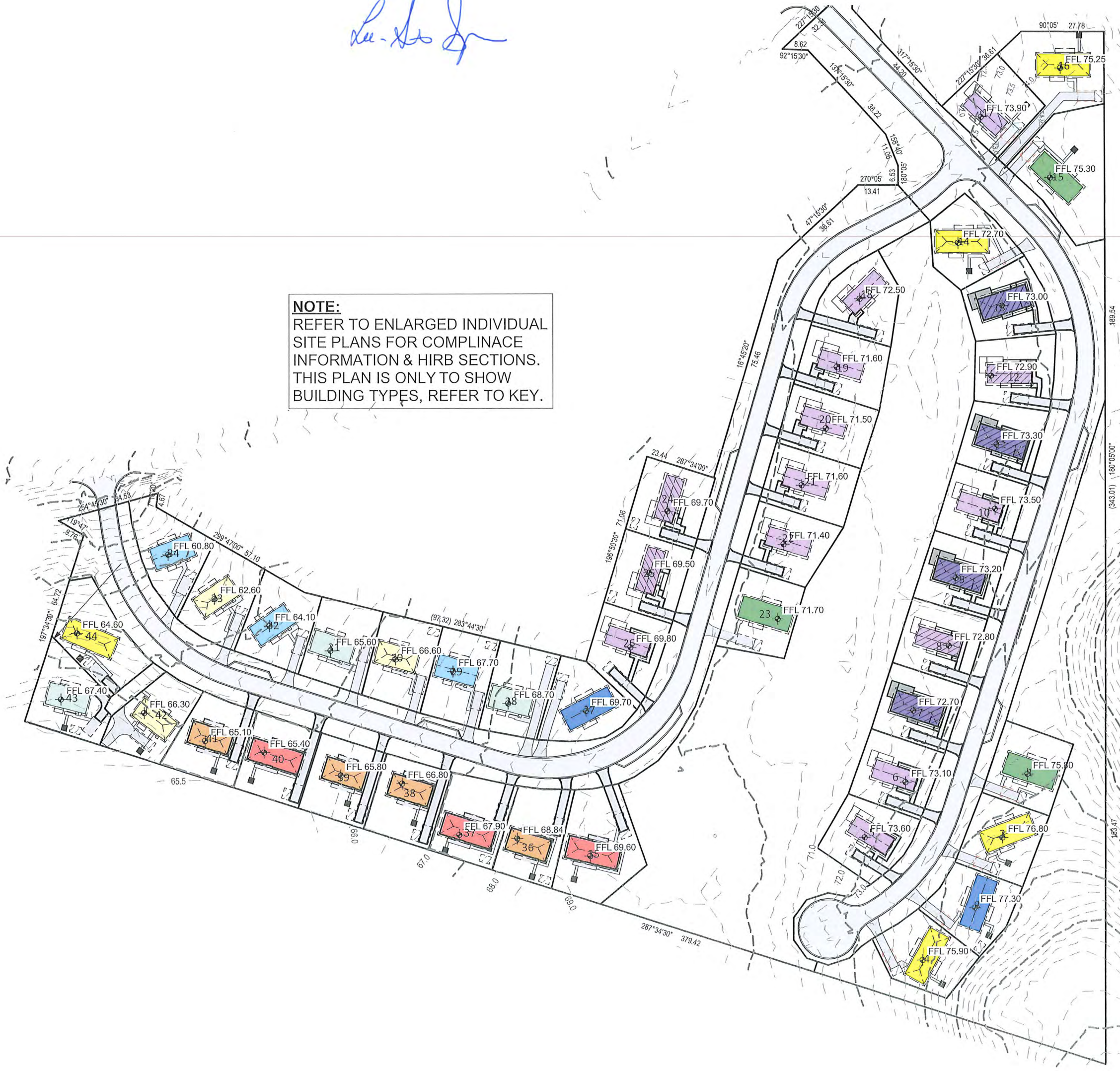
DONALD ROAD
KAITAIA KAITAIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
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 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): consents@arcline.co.nz

Phone Numbers: Work: 09 408 2233 Home: _____

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia
Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 30

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-668/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
- Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
- Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
- Written approval and a signed plan from each owner of an allotment with an infringed boundary*
- Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

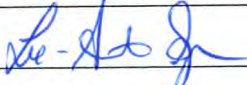
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Name: Lee-Anne Spice (please print)

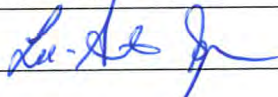
Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

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

Name: Lee-Anne Spice (please print)

Signature:  (signature)

Date: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

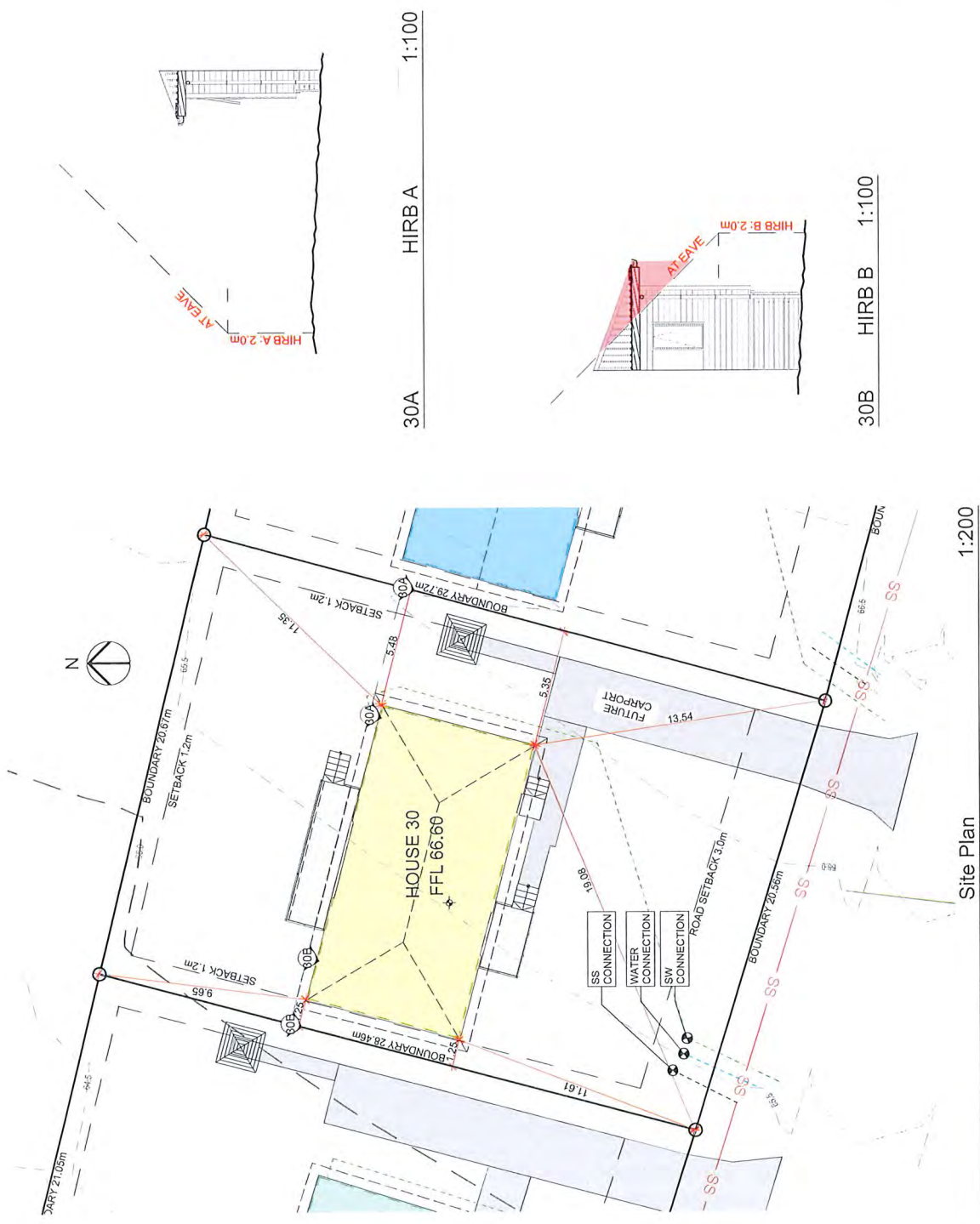
Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:	
SITE DESCRIPTION	30
PROPOSED LOT NUMBER:	Part Lot 5 DP 12002 & Lot 15 DP 46427
LEGAL DESCRIPTION:	DONALD ROAD KAITIĀA
ADDRESS:	
SITE ENVIRONMENT	BRANZ - 1
CLIMATE ZONE	1
EARTHQUAKE ZONE	BRANZ - NO
EXPOSURE ZONE	VERY HIGH - AS PER ENG
WIND ZONE	BRANZ - A
WIND REGION	80-90mm/hr
RAINFALL RANGE	NO
SNOW ZONE	NO
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	600m ²
SITE AREA	MAX. FLOOR AREA PERMITTED: 45% (270.0m ²)
PROPOSED FLOOR AREA	102.32m ²
DECKS >1.0m²	17.28m ²
FUTURE CAR PORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL (PROPOSED & FUTURE)	109.24m ² (26.0%)
COMPLIES	COMPLIES
STORMWATER MANAGEMENT	50% (300.0m ²)
TOTAL AREA PERMITTED	130.89m ²
PROPOSED ROOF AREA	17.53m ²
DRIVES	10.81m ²
PATHS	21.60m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL PROPOSED	109.24m ² (31.6%)
COMPLIES	COMPLIES
BUILDING HEIGHT	8m MAX
PROPOSED HEIGHT	5.2m
COMPLIES	COMPLIES
HIRB	2.0m/45°
DOES NOT COMPLY	
SETBACK TO BOUNDARIES	3.0m IN FROM ROAD BOUNDARIES
1.2m IN FROM OTHER BOUNDARIES	COMPLIES
SETBACK TO BUSH	YES
GREATER THAN 20m?	COMPLIES
NOTE:	ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. THE DESIGNER ACCEPTS NO LIABILITY FOR BREACHES IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.
	BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT ARE AVAILABLE TO THE DESIGNER. WHETHER INFERRED, DRAWN ON PLANS OR NOT, LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
	PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS
	PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.
FUTURE HIRB BREACHS	
	PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.



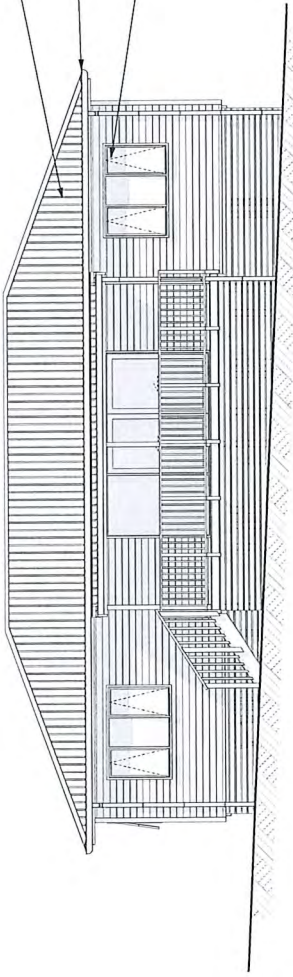
 Arcline Architecture Offices: Kaitiāa Kenkoni Whangarei (Ph): 09 488 2233 (Email): info@arcline.co.nz (Web): www.arcline.co.nz	Lot 30 Site Plan	NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIĀA	Rev No. Revision	Date	Scale @ A3: 1:200, 1:100 Drawn By RH Issued: 31/01/2024 8:25 am	Sheet No: A1030
	Site Plan 1:200					

BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2 Low risk 0
Number of storeys	Low risk 0
Roof/wall intersection design	High risk 2
Eaves width	Low risk 0
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLOR STEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37



1:100

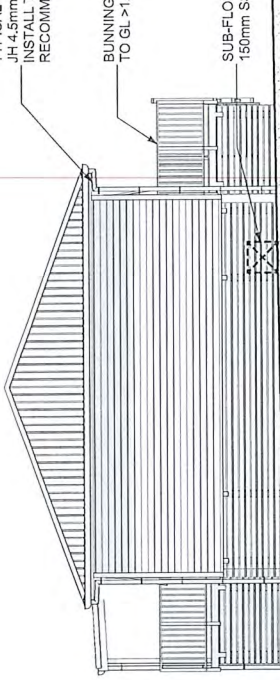
1

House 30

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS, (PVC JOINTERS).

BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL > 1.0M

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT



1:100

4

House 30

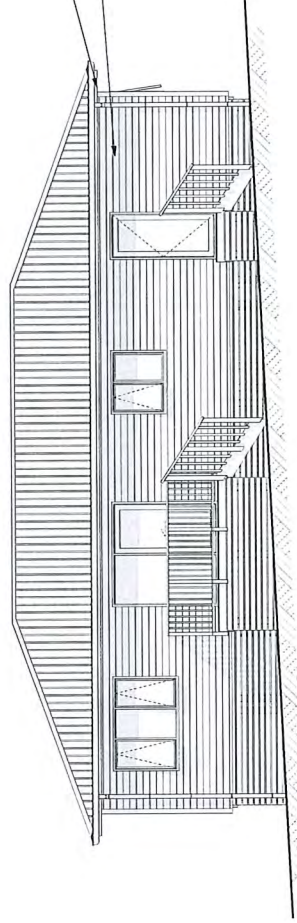
House 30

TIMBER DECKING OVER TIMBER DECK
JOISTS

Ex. 150X25 RIS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



1:100

3

House 30



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 30, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: [Handwritten Signature]

(signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726

Home:

Postal Address: 16 Matthews Avenue

(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

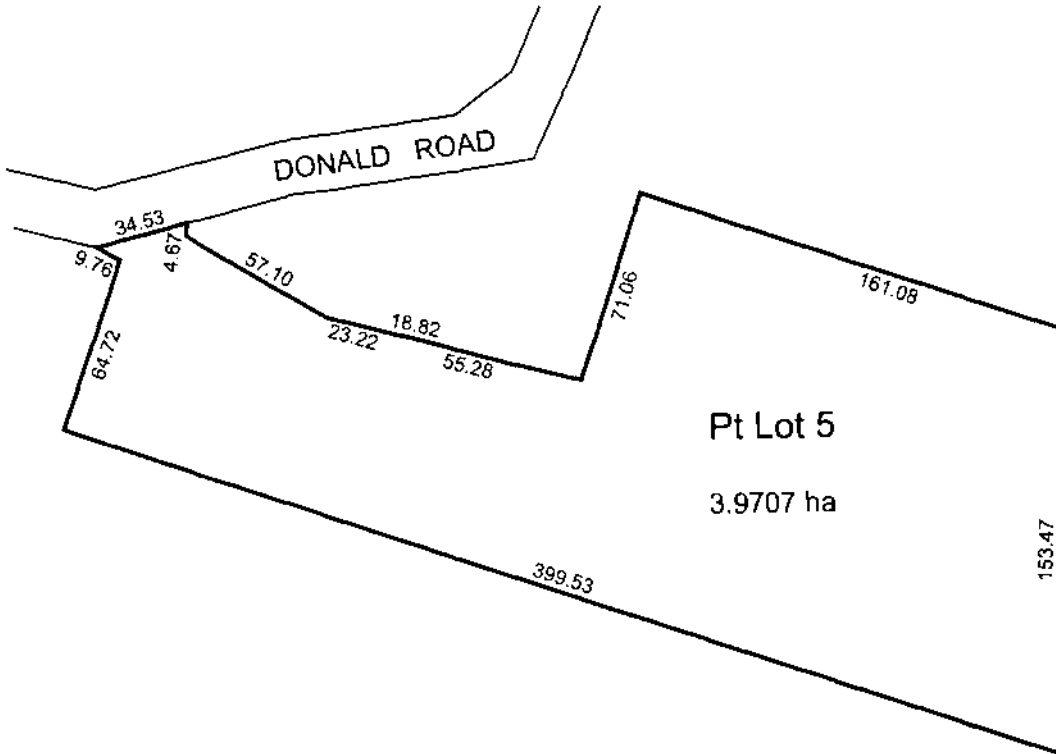
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
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 - = 3 BED METROPANEL, HIP ROOF
 - = 4 BED METROPANEL, HIP ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 14 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

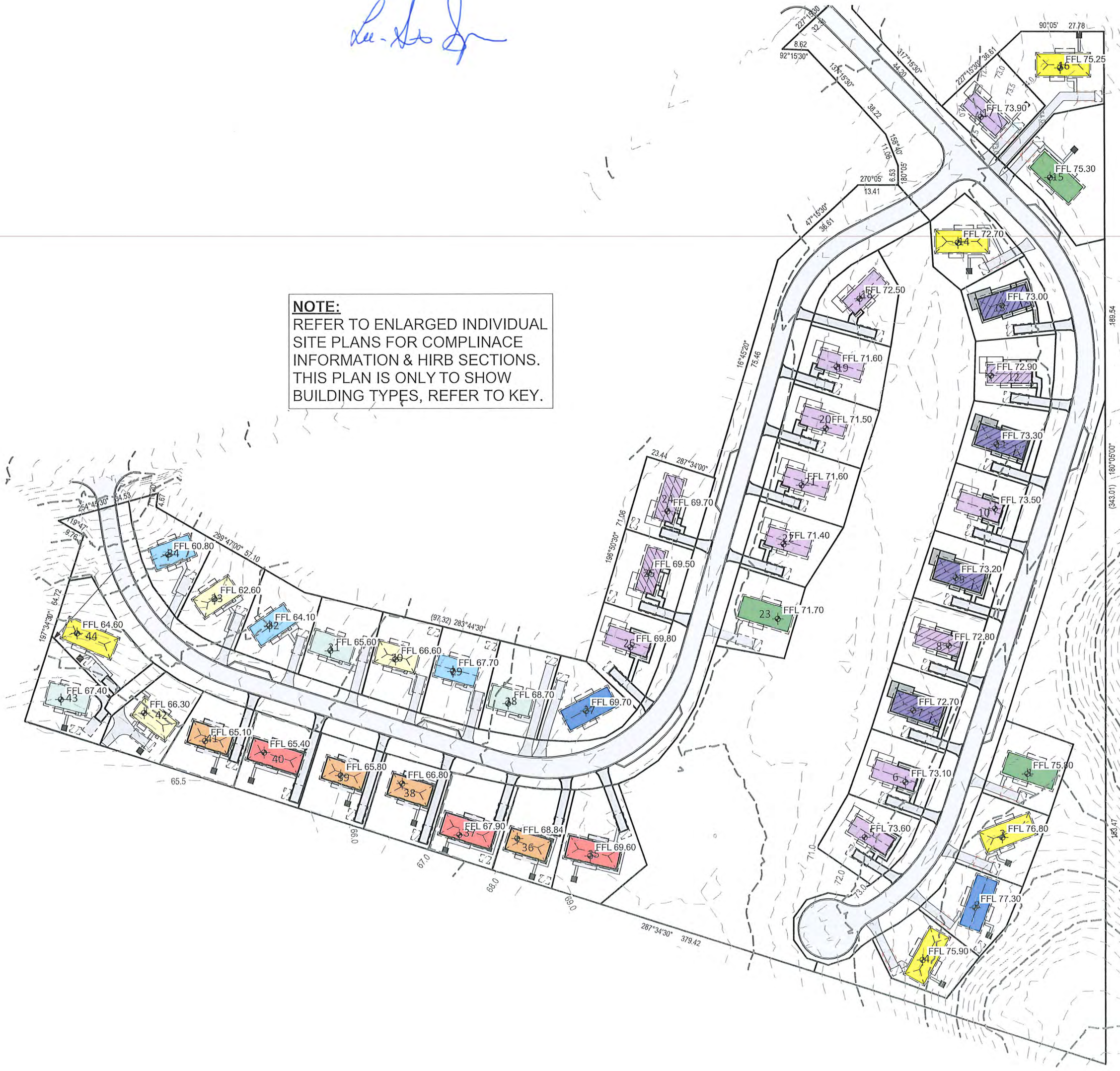
DONALD ROAD
KAITIA KAITIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
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Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): consents@arcline.co.nz

Phone Numbers: Work: 09 408 2233 Home: _____

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 31

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

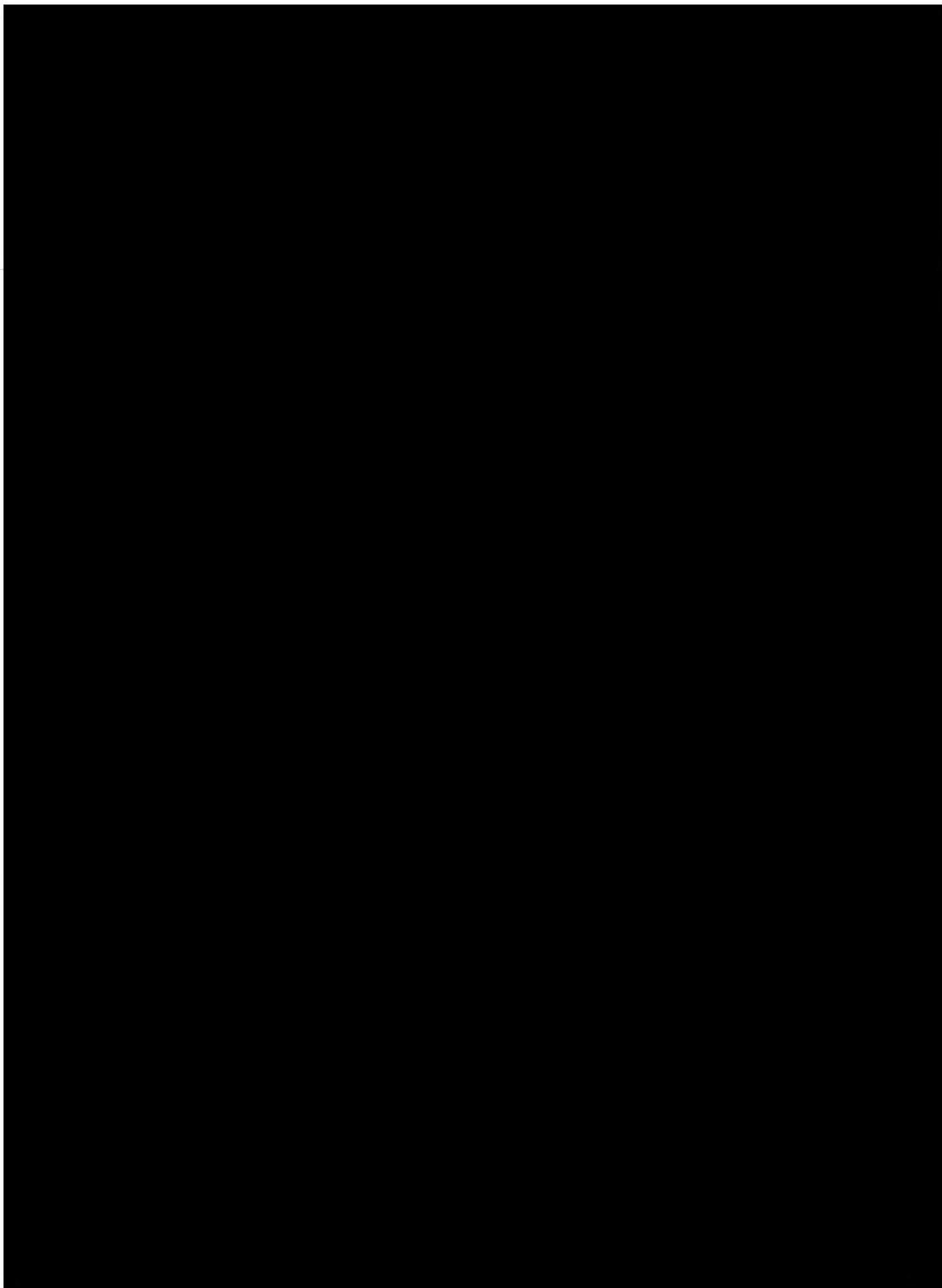
Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the neighbouring allotments with infringed boundaries.



Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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.

D [REDACTED] with this application is true and complete to the best of my knowledge.

N [REDACTED] (please print)

S [REDACTED] (signature)

Date: 01/03/2024

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
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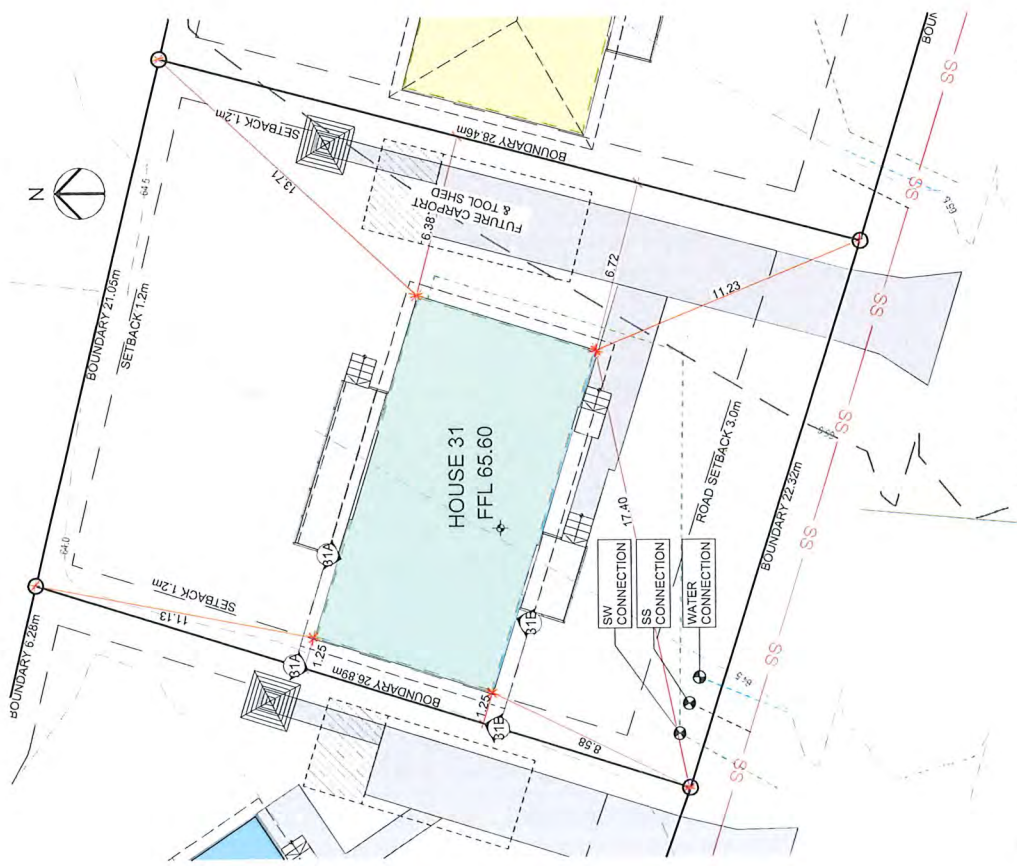
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UNBOUND

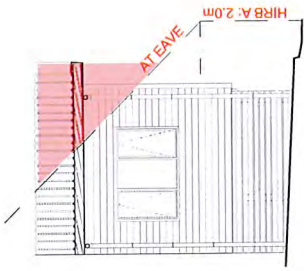
SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES:
SITE DESCRIPTION
 PROPOSED LOT NUMBER: 31
 LEGAL DESCRIPTION: Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIA
ADDRESS:
 BRANZ -1
 CLIMATE ZONE C
 EARTHQUAKE ZONE
 EROSION ZONE
 WIND ZONE VERY HIGH -AS PER ENG
 RAINFALL RANGE 80-90mm/hr
 SNOW ZONE NO
DISTRICT PLAN COMPLIANCE
 PLANNING ZONE RESIDENTIAL
 BUILDING COVERAGE 600m²
 MAX. FLOOR AREA PERMITTED: 45% (270.0m²)
 PROPOSED FLOOR AREA 102.32m²
 DECKS >1.0m² 17.28m²
 FUTURE CARPORT 21.60m²
 FUTURE TOOL SHED 8.64m²
 TOTAL (PROPOSED & FUTURE) 148.56m² (53.0%)
 COMPLIES
STORMWATER MANAGEMENT
 TOTAL AREA PERMITTED 130.89m²
 PROPOSED ROOF AREA 130.89m²
 DRIVES 28.55m²
 PATHS 13.56m²
 FUTURE CARPORT 21.60m²
 FUTURE TOOL SHED 8.64m²
 TOTAL PROPOSED 204.24m² (64.1%)
 COMPLIES
BUILDING HEIGHT
 MAX. HEIGHT PERMITTED 8m MAX
 PROPOSED HEIGHT 5.1m
 COMPLIES
HIRB
 2.0m/45°
DOES NOT COMPLY
SETBACK TO BOUNDARIES
 3.0m IN FROM ROAD BOUNDARIES
 1.2m IN FROM OTHER BOUNDARIES
 COMPLIES
SETBACK TO BUSH
 GREATER THAN 20m?
 YES
 COMPLIES
NOTE:
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 IF ANY DISCREPANCIES IN THE EVENT OF VISUAL CHECKS, THE CLIENT IS ADVISED TO CONTACT THE DESIGNER IMMEDIATELY.
 DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.
 BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & WORKMANSHIP REQUIREMENTS ARE MET.
 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR WHETHER THE DRAWINGS OR PLANS OR NOT INFERRED DRAWINGS OR PLANS OR NOT.
 LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
 PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS
 PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.
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Site Plan 1:200



31A HIRB A 1:100



31B HIRB B 1:100

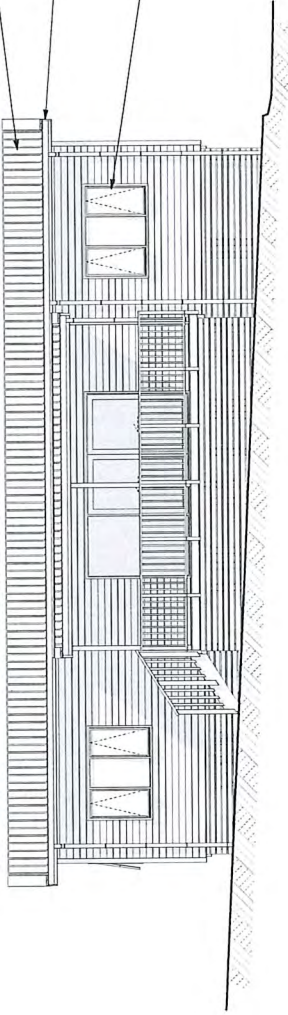


BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roof/wall intersection design	High risk 3
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	7

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH.

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37



1:100

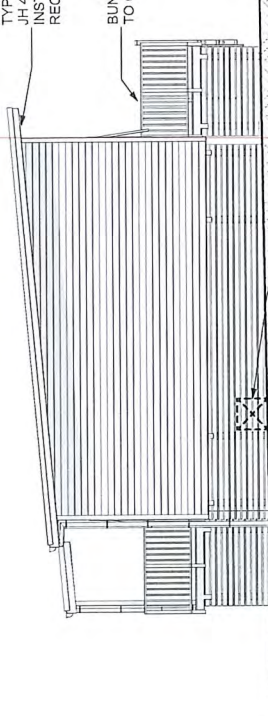
1

House 31

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING.
INSTALL TO MANUFACTURERS
RECOMMENDATIONS, (PVC JOINTERS),

BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL > 1.0M

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT



1:100

1:100 House 31

2

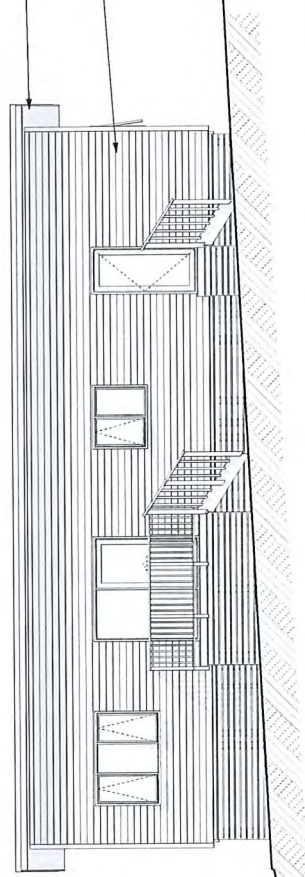
House 31

TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 R/S BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

FASCIA TYPICAL
EX25 FU TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



1:100

3

House 31



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 31, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: [Handwritten Signature] (signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: leanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726

Home:

Postal Address: 16 Matthews Avenue

(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

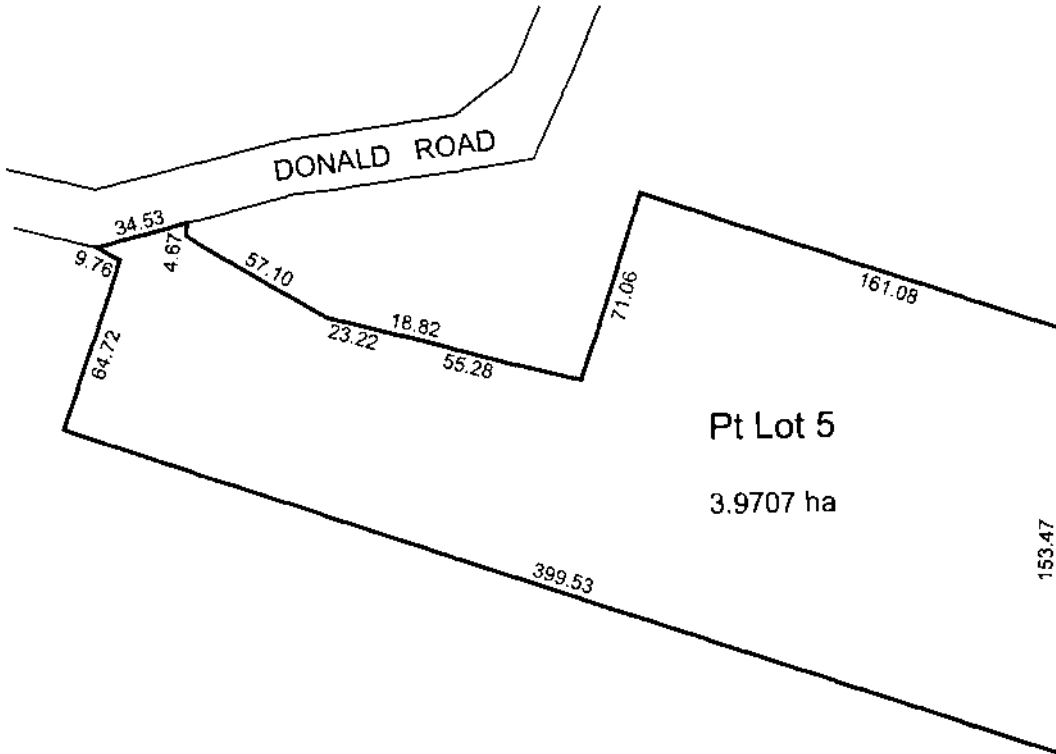
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469
Cpy - 01/01, Pgs - 001, 002/11, 07, 64

DocID: 612726682

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

— = BOUNDARY LINE WITH HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY












LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

KEY:

-  = 3 BED CONVENTIONAL TIMBER, HIP ROOF
-  = 4 BED CONVENTIONAL TIMBER, HIP ROOF
-  = 3 BED METROPANEL, GABLE ROOF
-  = 4 BED METROPANEL, GABLE ROOF
-  = 3 BED METROPANEL, MONOPITCH ROOF
-  = 4 BED METROPANEL, MONOPITCH ROOF
-  = 3 BED METROPANEL, HIP ROOF
-  = 4 BED METROPANEL, HIP ROOF
-  = 3 BED PANEL LOCK, GABLE ROOF
-  = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
-  = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

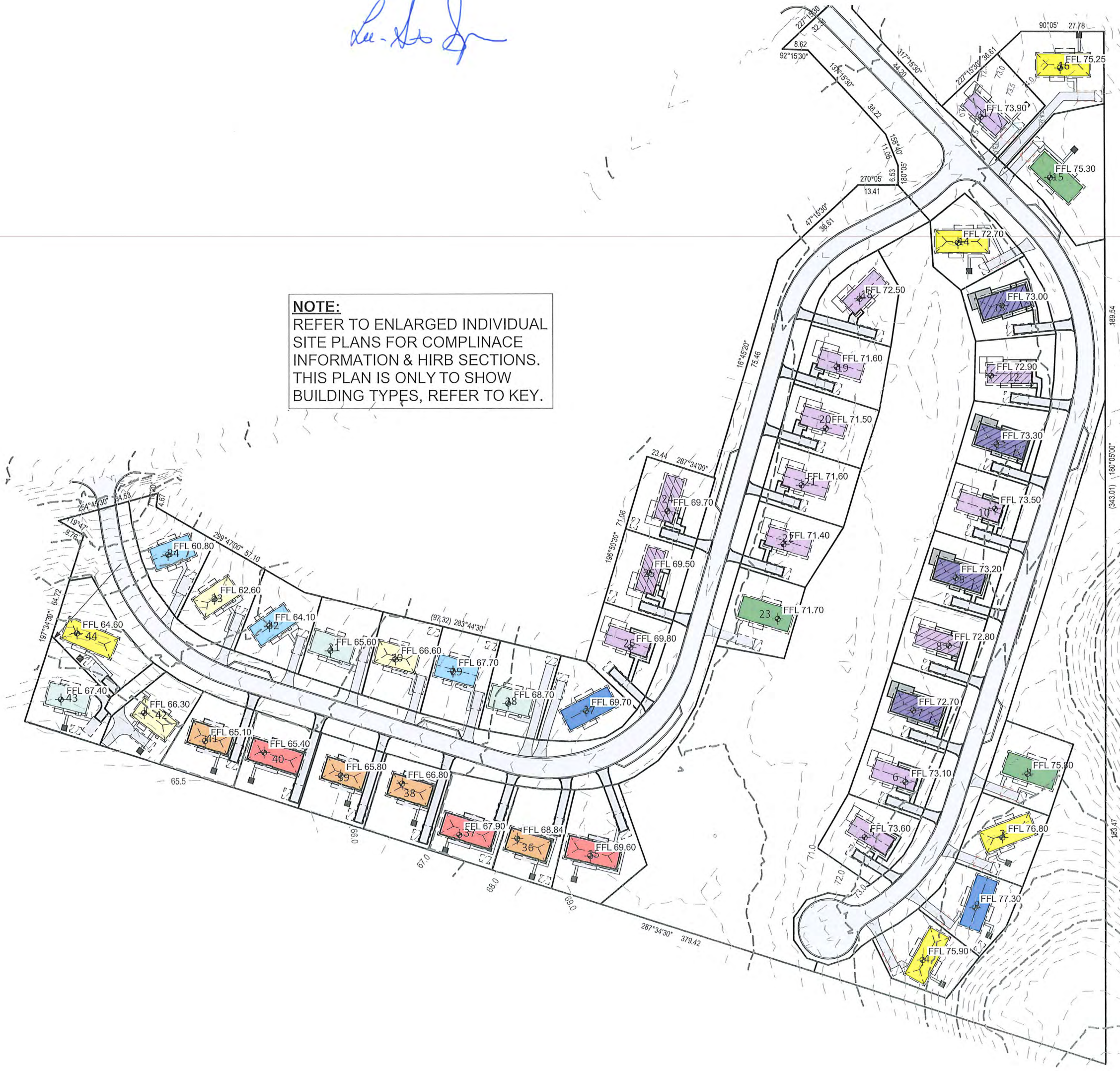
DONALD ROAD
KAITAIA KAITAIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
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Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: 021 499 087 (Lee-Anne) Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): consents@arcline.co.nz

Phone Numbers: Work: 09 408 2233 Home: _____

Postal Address: 49 Matthews Avenue
(or alternative method of service under section 352 of the Act): Kaitaia

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 32

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-666/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: Work: _____ Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitia

Post Code: 0410

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.

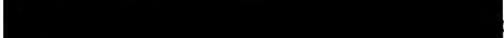
Name: [Redacted] (please print)

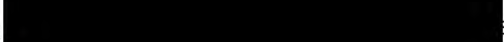
Signature: [Redacted] (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

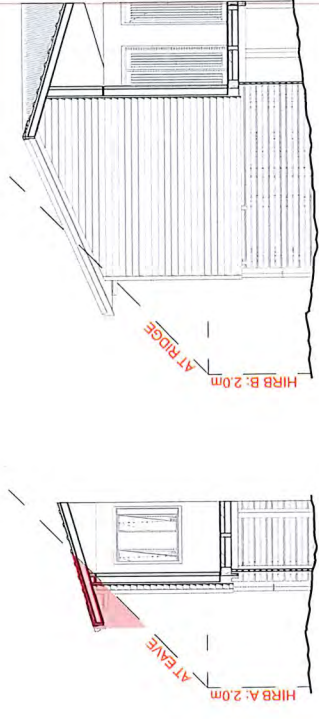
Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

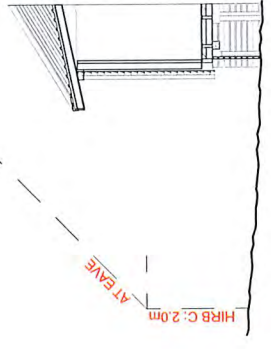
SINGLE SIDED

NO LARGER THAN A3 in SIZE

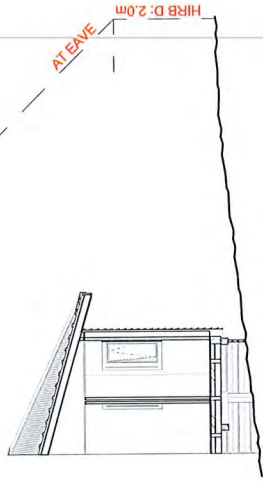
SITE PLAN NOTES:	
SITE DESCRIPTION	32 Part Lot 5 DP 12002 & Lot 15 DP 46427 KAITIARA
PROPOSED LOT NUMBER:	
LEGAL DESCRIPTION:	
ADDRESS:	
SITE ENVIRONMENT	BRANZ - 1
CLIMATE ZONE	1
EARTHQUAKE ZONE	
EXPOSURE ZONE	BRANZ - NO
WIND ZONE	VERY HIGH - AS PER ENG
WIND REGION	BRANZ - A
RAINFALL RANGE	80-90mm/hr
SNOW ZONE	NO
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	600m ²
SITE AREA	MAX. FLOOR AREA PERMITTED: 45% (270.0m ²)
PROPOSED FLOOR AREA	102.32m ²
DECKS > 1.0m²	11.88m ²
FUTURE CAR PORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL PROPOSED & FUTURE COMPLEES	142.44m ² (34.1%)
STORMWATER MANAGEMENT	50% (300.0m ²)
TOTAL AREA PERMITTED	130.89m ²
PROPOSED ROOF AREA	16.98m ²
PATHS	21.60m ²
FUTURE CARPORT	21.60m ²
FUTURE TOOL SHED	8.64m ²
TOTAL PROPOSED COMPLEES	109.92m ² (31.7%)
BUILDING HEIGHT	8m MAX
MAX. HEIGHT PERMITTED	5.7m
PROPOSED HEIGHT	COMPLIES
HIRB	2.0m/45°
SETBACK TO BOUNDARIES	DOES NOT COMPLY
3.0m IN FROM BOUNDARIES	
1.2m IN FROM OTHER BOUNDARIES	
COMPLIES	
SETBACK TO BUSH	
GREATER THAN 20m?	YES
COMPLIES	COMPLIES
NOTE:	
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DIMENSIONS IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. THE DESIGNER DOES NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.	
BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & SPECIFICATIONS COMPLY WITH THE INTENT OF THE DISTRICT PLAN. THE DESIGNER ACCEPTS NO LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.	
PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS	
PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.	
FUTURE HIRB BREACHS	
PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.	



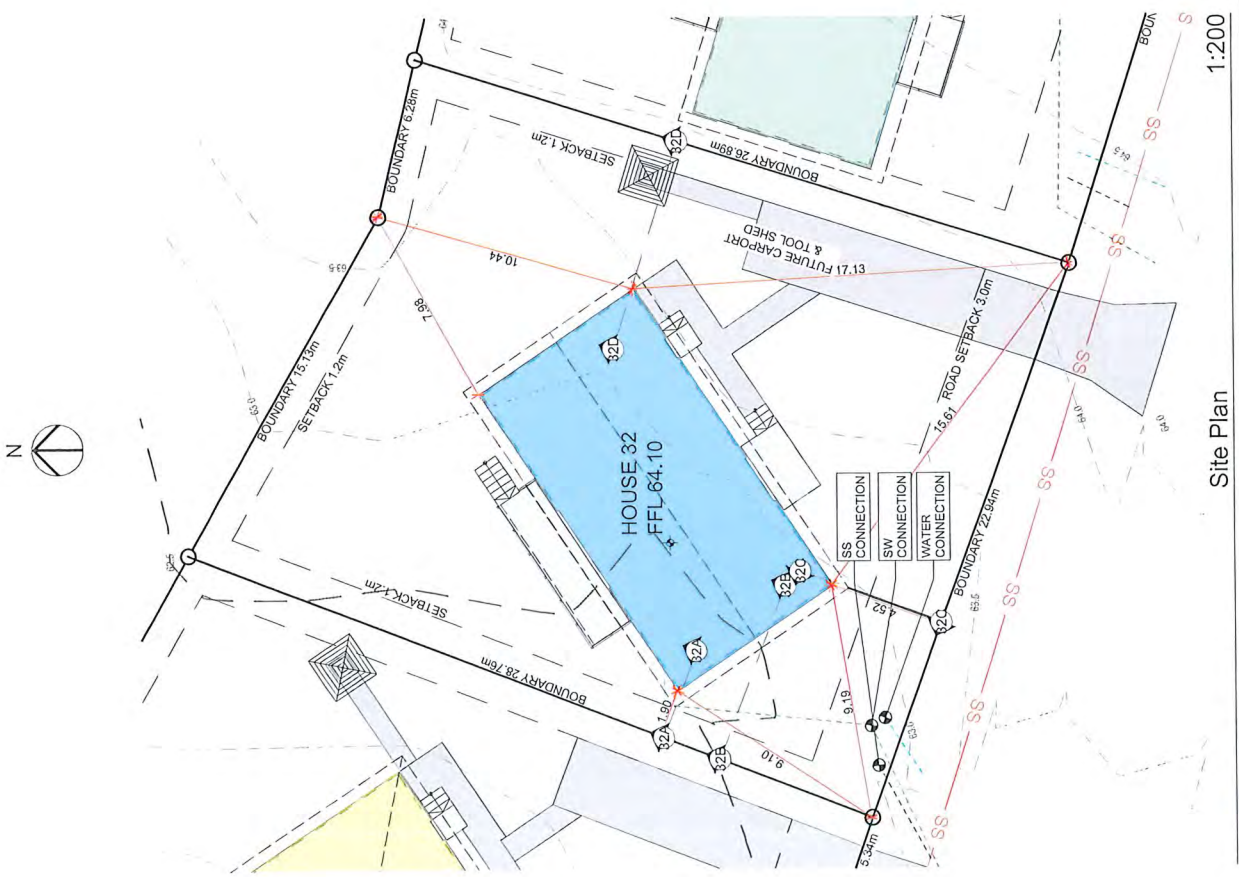
32A HIRB A 1:100 32B HIRB B 1:100



32C HIRB C 1:100



32D HIRB D 1:100



Site Plan 1:200

<p>Arcline Architecture Offices: Kaitiaki Whangarei (Ph): 09 408 2233 (Email): info@arcline.co.nz (Web): www.arcline.co.nz</p>	<p>NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIARA</p>	<p>Scale @ A3: 1:200, 1:100</p>	<p>Sheet No: A1032</p>
	<p>Rev No. Revision</p>	<p>Date</p>	<p>Drawn By RH</p>

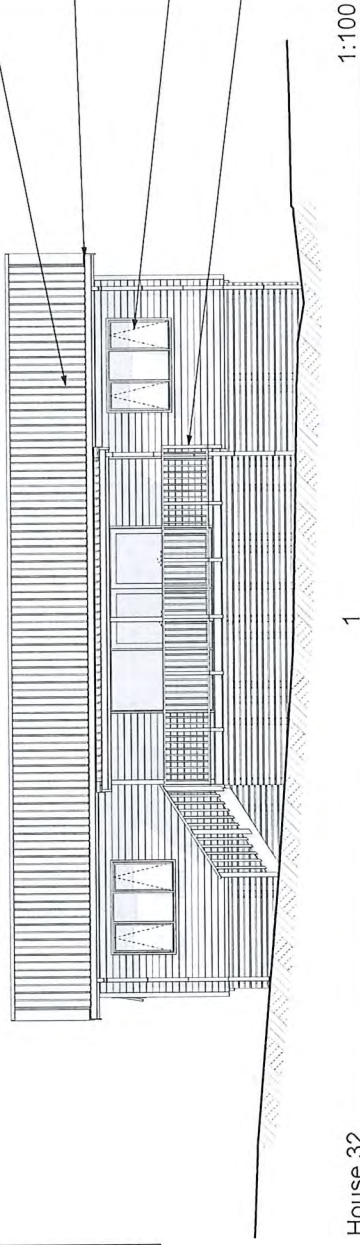
BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roofwall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLORSTEEL SCREW FIXED WITH EDGE FLASHINGS TO MATCH.

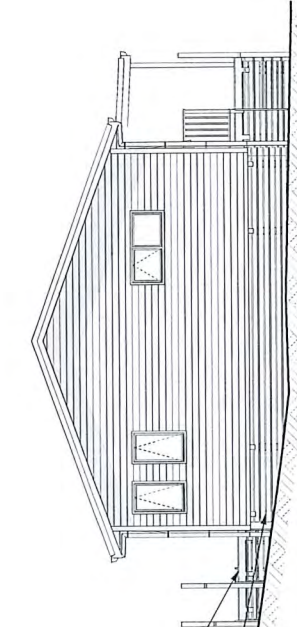
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BRACKETS @ 400mm MAX. CRS.

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

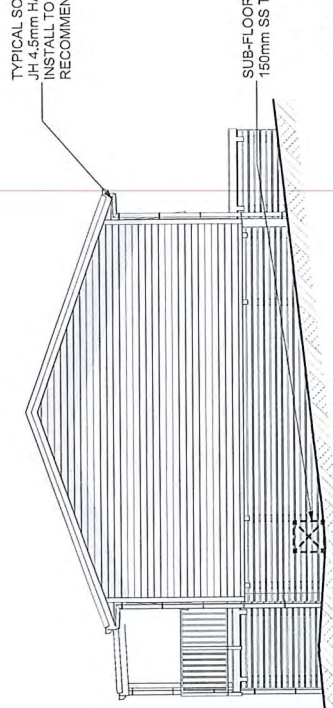
BUNNINGS PEAK BALUSTRADE WHERE FFL
TO GL > 1.0M



House 32 1:100 1



House 32 1:100 2



House 32 1:100 3

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS, (PVC JOINTERS).

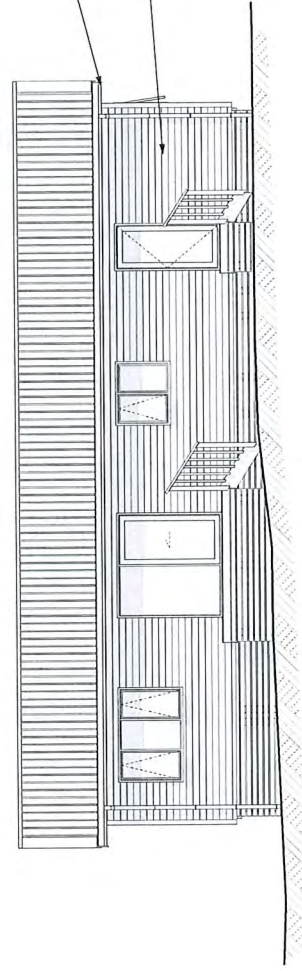
TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 RIS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT

FASCIA TYPICAL
EX25 FJ TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



House 32 1:100 4

WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 32, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes / ~~No~~

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have authority to sign on their behalf.

Signature

(signature)

Date:

01/03/2024

5.

Contact Person:

Lee-Anne Spice

Electronic Address for Section 224
(E-mail)

Phone Numbers:

Postal Address:

(or alternative method of service
under s352 of The Act)

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

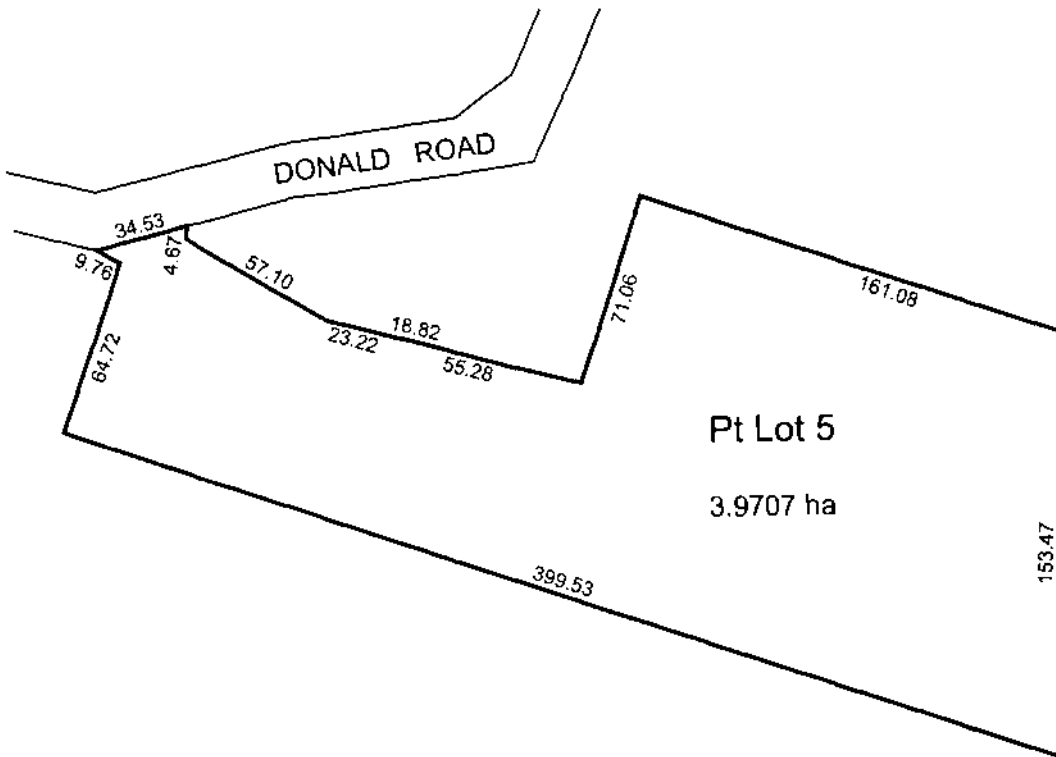
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
 - = 4 BED METROPANEL, MONOPITCH ROOF
 - = 3 BED METROPANEL, HIP ROOF
 - = 4 BED METROPANEL, HIP ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature



Offices: Kaitiaia | Kerikeri | Whangarei
 (Ph): 09 408 2233
 (Email): info@arcline.co.nz
 (Web): www.arcline.co.nz

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
 KAITAIA KAITAIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
 Drawn By: J.A
 Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
 REFER TO ENLARGED INDIVIDUAL
 SITE PLANS FOR COMPLINACE
 INFORMATION & HIRB SECTIONS.
 THIS PLAN IS ONLY TO SHOW
 BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
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 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

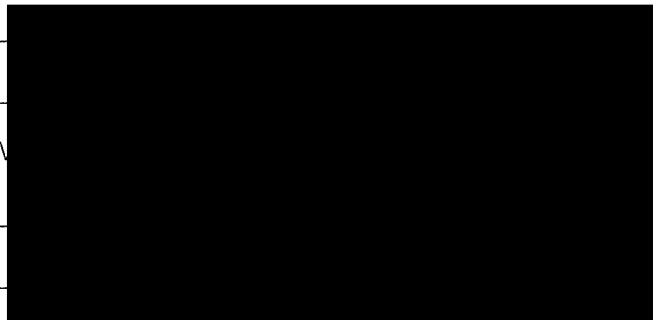
Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

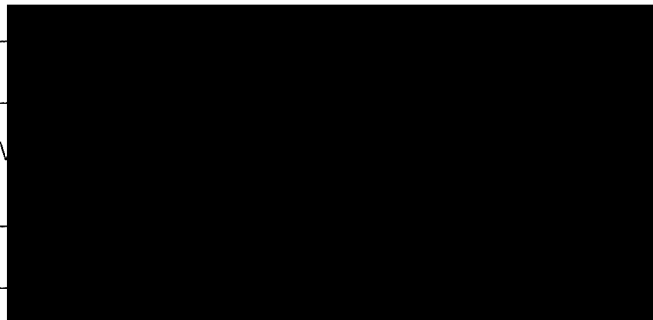
Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / No

2. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): 

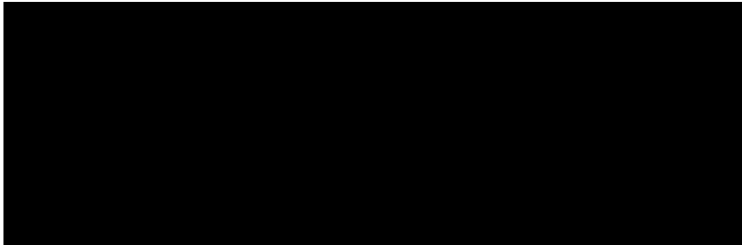
Phone Numbers: W

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

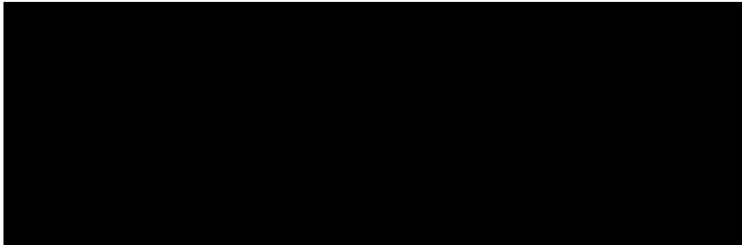
Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): 

Phone Numbers:

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

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/ Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/ Location: Proposed Lot 33
Donald Road
Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469
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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the
neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-669/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

Phone Numbers: Work: _____ Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia

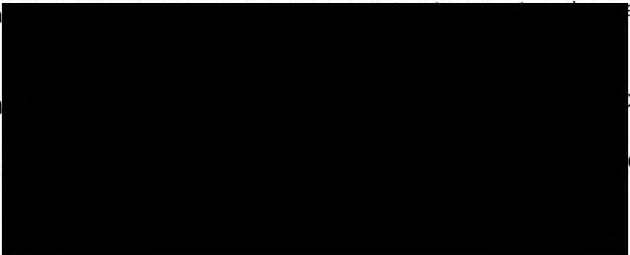
Post Code: 0410

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 myself/ourselves to guaranteeing to pay all the above costs in my/our personal capacity.

Name: _____ (print)

Signature of bill payer – mandatory) Date: 01/03/2024



Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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

UNBOUND

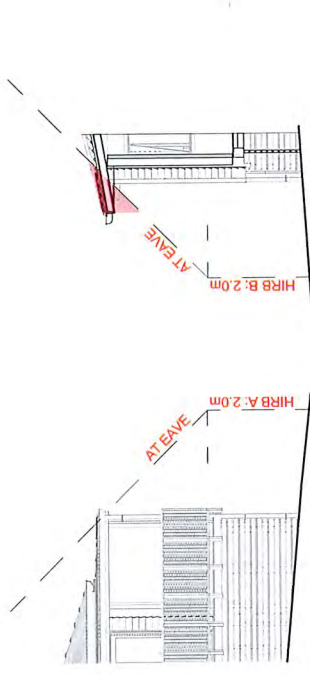
SINGLE SIDED

NO LARGER THAN A3 in SIZE

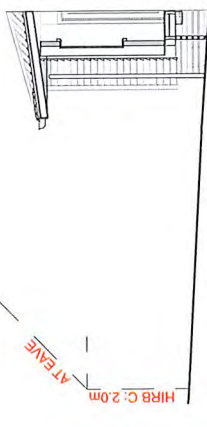
SITE PLAN NOTES:	
SITE DESCRIPTION	33 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIA
LEGAL DISPOSITION:	
ADDRESS:	
SITE ENVIRONMENT	BRANZ -1
CLIMATE ZONE	C
EARTHQUAKE ZONE	BRANZ -ND
EXPOSURE ZONE	VERY HIGH - AS PER ENG
WIND ZONE	BRANZ -A
WIND REGION	80-90mm/hr
RAINFALL RANGE	NO
SNOW ZONE	
DISTRICT PLAN COMPLIANCE	RESIDENTIAL
PLANNING ZONE	
BUILDING COVERAGE	603m ²
SITE AREA	MAX. FLOOR AREA PERMITTED: 45% (271.4m ²) 102.32m ²
PROPOSED FLOOR AREA	11.86m ²
DECKS >1.0m²	21.60m ²
FUTURE CAR PORT	8.94m ²
FUTURE TOOL SHED	188.91m ² (81.3%) COMPLIES
TOTAL (PROPOSED & FUTURE)	264.51m ² (94.0%) COMPLIES
STORMWATER MANAGEMENT	50% (301.5m ³) TOTAL AREA PERMITTED 130.89m ²
PROPOSED ROOF AREA	16.90m ²
DRIVES	10.88m ²
PATHS	21.60m ²
FUTURE CARPORT	8.94m ²
FUTURE TOOL SHED	188.91m ² (81.3%) COMPLIES
TOTAL PROPOSED	
BUILDING HEIGHT	8m MAX
MAX. HEIGHT PERMITTED	5.2m
PROPOSED HEIGHT	COMPLIES
HIRB	2.0m/45° DOES NOT COMPLY
SETBACK TO BOUNDARIES	3.0m IN FROM ROAD BOUNDARIES 1.2m IN FROM OTHER BOUNDARIES COMPLIES
SETBACK TO BUSH	GREATER THAN 20m? YES COMPLIES
NOTE:	ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. IF ANY DISCREPANCY OR INCONSISTENCY IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER. BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & APPROVALS ARE IN PLACE PRIOR TO THE INCEPTION OF WORK. CHECK ALL LEVELS FOR WHETHER THE PROPOSED DRAWING ON PLANS OR NOT. LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.
FUTURE HIRB BREACHS	PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAY LIGHT ANGLES WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.

[Handwritten signature]

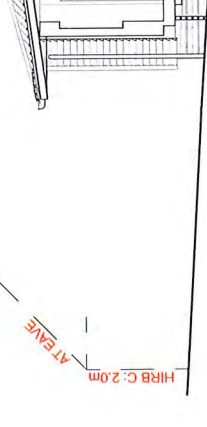
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Drawn By	RH
Issued:	31/01/2024 8:27 am
Sheet No:	A1033



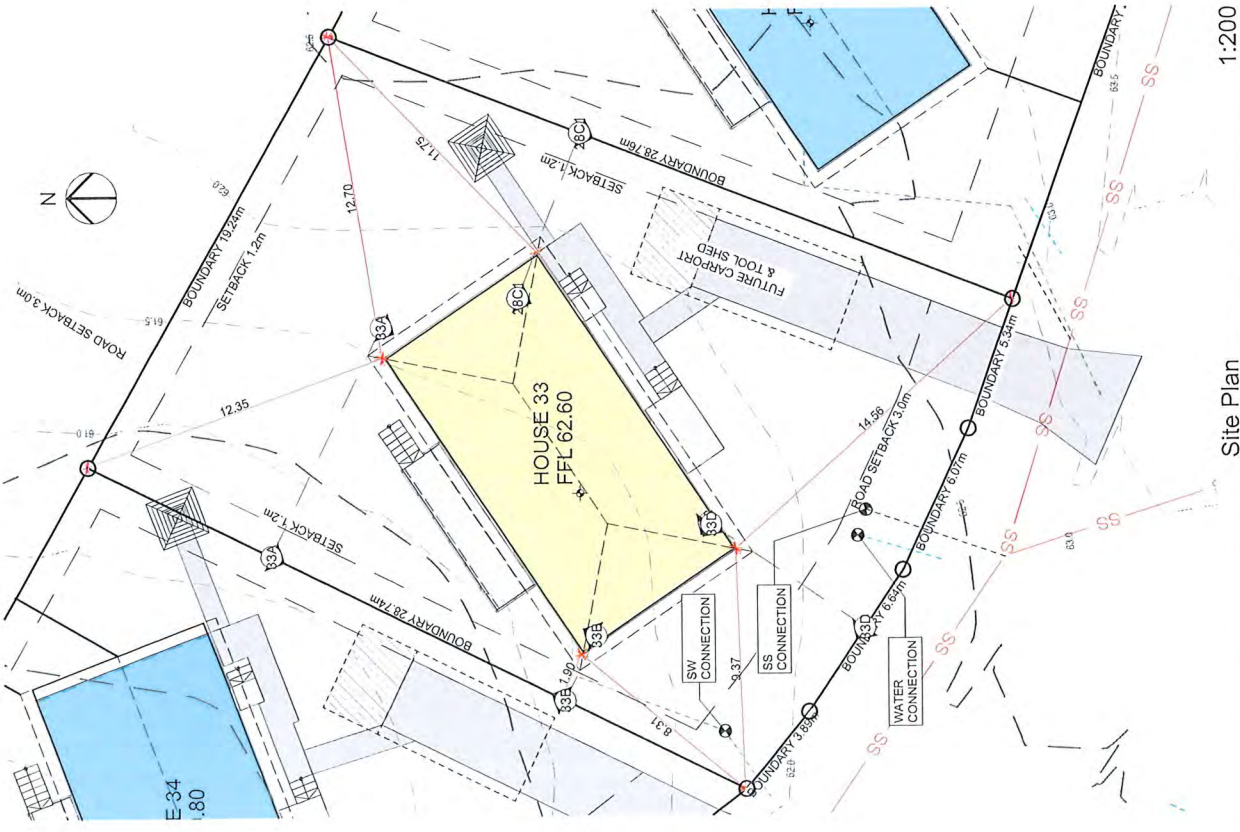
33A HIRB A 1:100 33B HIRB B 1:100



33C HIRB C 1:100



33D HIRB D 1:100



Site Plan 1:200

Rev No.	Revision
NEW DWELLING FOR TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST DONALD ROAD KAITIA	

Arcline Architecture
 Offices: Kaitia | Whangarei | Whangarei
 Phone: 09 408 2233
 Email: info@arcline.co.nz
 Web: www.arcline.co.nz

Lot 33 Site Plan

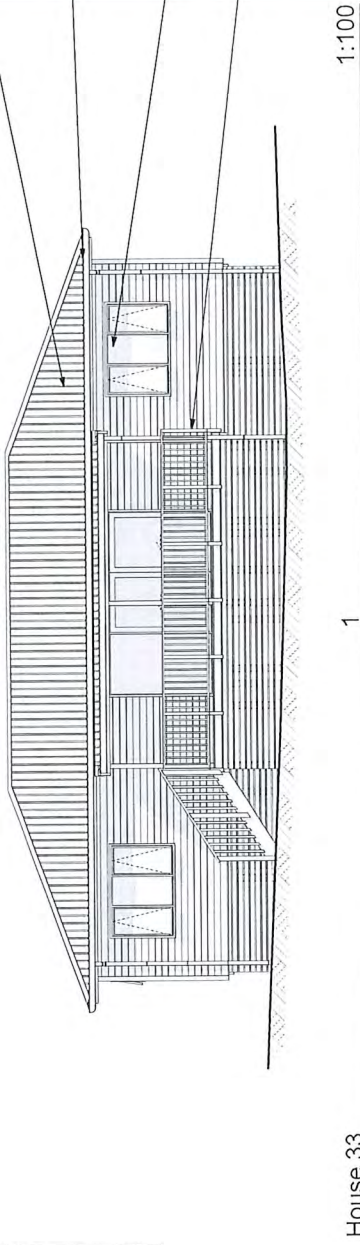
BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2 Low risk 0
Number of storeys	Low 0 High risk 2
Roof/wall intersection design	Low risk 0 High risk 2
Eaves width	Low risk 0 Low 0
Envelope complexity	Low risk 0 Low 0
Deck design	Low 0 Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLOR STEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH,

GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

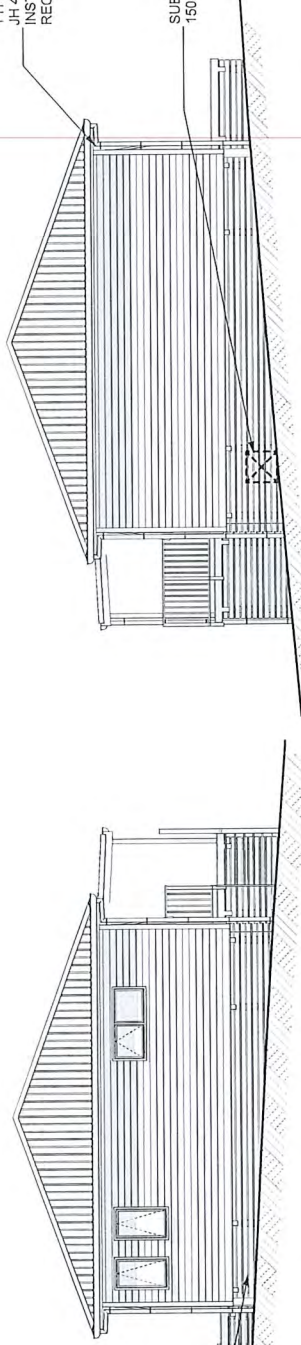
DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

BUNTINGS PEAK BALUSTRADE WHERE FFL
TO GL > 1.0M



House 33 1 1:100

TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING,
INSTALL TO MANUFACTURERS
RECOMMENDATIONS, (PVC JOINTERS),

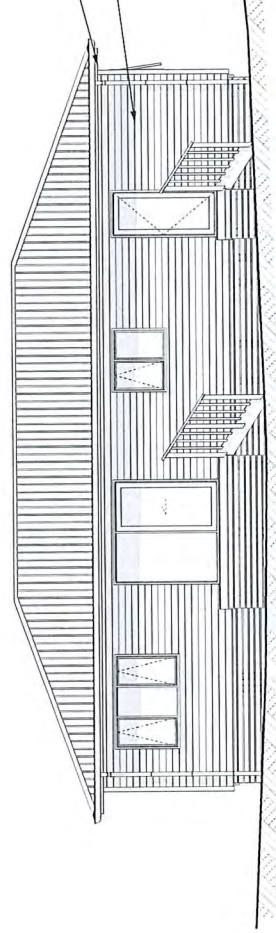


House 33 2 1:100 House 33 4 1:100

TIMBER DECKING OVER TIMBER DECK
JOISTS
EX 150X25 RIS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

FASCIA TYPICAL
EX25 FU TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM



House 33 3 1:100



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 33, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority.

Signature: [Handwritten Signature]

(signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service: leeanne@terarawa.co.nz

Phone Numbers: Work: 0800 836 726

Home:

Postal Address: 16 Matthews Avenue

(or alternative method of service under s352 of The Act) Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 NA49C/1469
Land Registration District North Auckland
Date Issued 19 February 1982

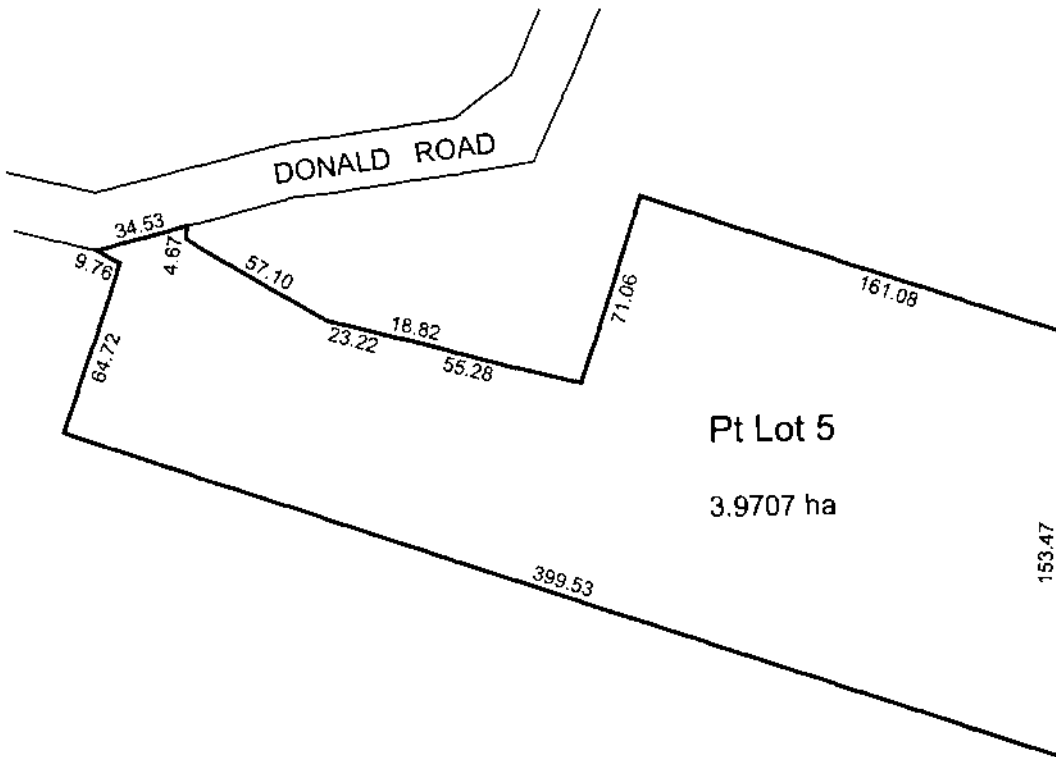
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469
Cpy - 01/01, Pgs - 001,002/11,07,64

DocID: 612726682

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
 - = 4 BED METROPANEL, MONOPITCH ROOF
 - = 3 BED METROPANEL, HIP ROOF
 - = 4 BED METROPANEL, HIP ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

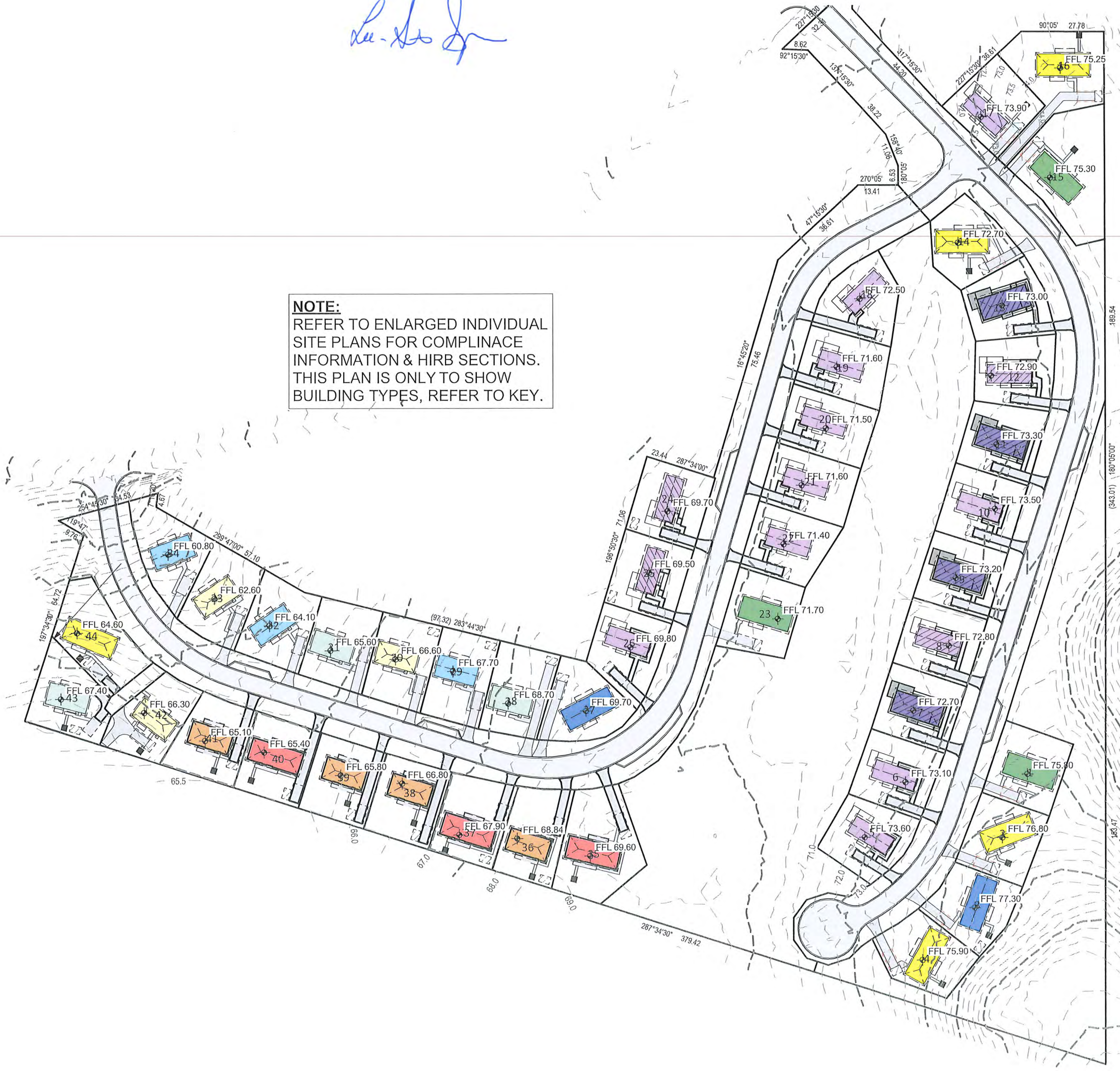
DONALD ROAD
KAITAIA KAITAIA

Rev No.	Revision	Date

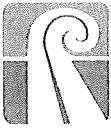
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Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.



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Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 35

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-622/0

8. 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

9. Boundary Activity details:


- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information


Please attach the above to this application.


10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): 


Phone Numbers: Wo 


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

Post Code: 0410

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

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

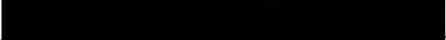
Name:  (please print)

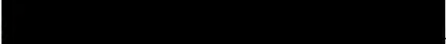
Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: 01/03/24

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

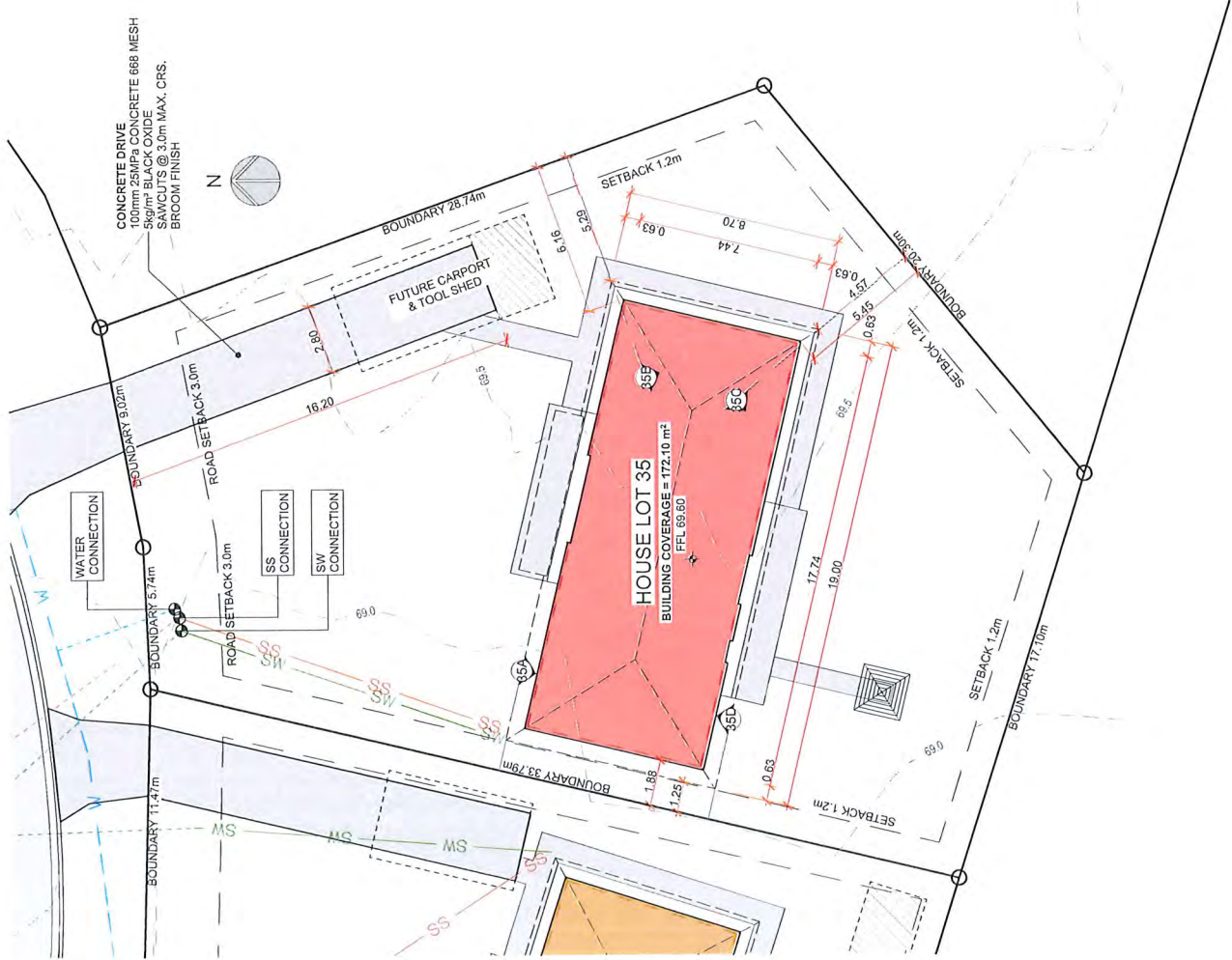
If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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



SITE PLAN NOTES:
 SITE DESCRIPTION: 35
 PROPOSED LOT NUMBER: Part Lot 5 DP-12002 & Lot 15 DP-46427
 LEGAL DESCRIPTION: DONALD ROAD KAITAJA
 ADDRESS:
 BRANZ - 1
 CLIMATE ZONE: C
 EARTHQUAKE ZONE: BRANZ-N0
 EXPOSURE ZONE: BRANZ-N0
 LEE ZONE: BRANZ-N0
 WIND REGION: BRANZ-A
 RAINFALL RANGE: 80-90mm/yr
 SNOW ZONE: NO

DISTRICT PLAN COMPLIANCE
 PLANNING ZONE: RESIDENTIAL
 FLOOR AREAS: 126.00m²
 DWELLING FLOOR AREA: 126.00m²
 SLAB AREA (OUTSIDE OF BRICK) 131.20m²
BUILDING COVERAGE
 TOTAL AREA PERMITTED: 845m²
 MAX. FLOOR AREA PERMITTED: 45% (390m²)
 PROPOSED: 172.10m² (21%)
 FUTURE CARPORT: 21.60m²
 FUTURE TOOL SHED: 08.64m²
 TOTAL COVERAGE (PROPOSE & FUTURE): 202.34m² (24%)
 COMPLIES

STORMWATER MANAGEMENT
 TOTAL AREA PERMITTED: 50% (442.5m²)
 PROPOSED ROOF AREA: 172.10m²
 DRIVES: 27.92m²
 PATHS: 34.72m²
 FUTURE CARPORT: 21.60m²
 FUTURE TOOL SHED: 08.64m²
 TOTAL PROPOSED: 264.98m² (32%)
 COMPLIES

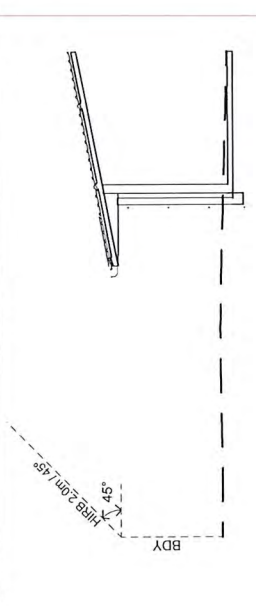
BUILDING HEIGHT
 MAX. HEIGHT PERMITTED: 8m
 MAX. COMPLIES: 4.3m
 PROPOSED HEIGHT: 2.0m/4.5°
DOES NOT COMPLY

SETBACK TO BOUNDARIES
 3.0m IN FROM ROAD BOUNDARIES
 1.2m IN FROM OTHER BOUNDARIES
 COMPLIES

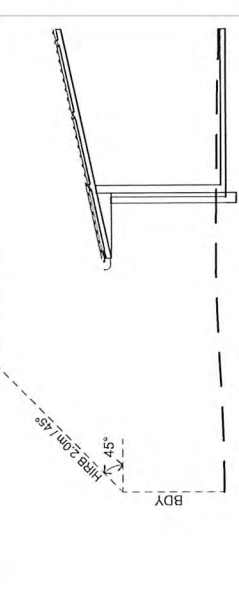
SETBACK TO BUSH
 GREATER THAN 20m?
 YES
 COMPLIES

NOTE:
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
 THE DIMENSIONS IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER. DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER.
 BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROPOSED WORK IS AVAILABLE FOR COMPLETE THE IMPROVED DRAWING ON PLANS OR NOT.
 LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
 PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANNING
 PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.

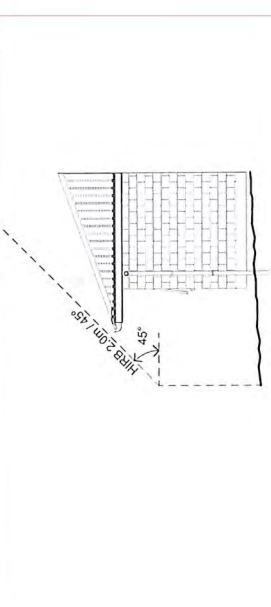
35A HIRBA 1:100



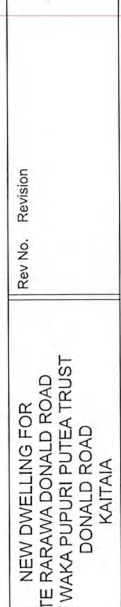
35B HIRB B 1:100



35C HIRB C 1:100



35D HIRB D 1:100



Scale @ A3: 1:200, 1:100
 Drawn By: J.A
 Issued: 15/12/2023
 8:50 am

Rev No. Revision
 Date

NEW DWELLING FOR
 TE RARAWA DONALD ROAD
 TE WAKA PUPURI PUTEA TRUST
 DONALD ROAD
 KAITAJA

Lot 35 Site Plan

Arcline Architecture
 Offices: Kaitiaki | Kerikeri | Whangarei
 (Ph): 09 498 2233
 (Email): info@arcline.co.nz
 (Web): www.arcline.co.nz

Sheet No: A1035



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 35, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
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I understand that I may not withdraw my written approval.

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Signature

Date: 01/03/2024

5. C

Contact

Electro (E-mail)

Phone

Postal (or alte under

Post Code: 0410

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TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

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- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

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Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

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Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

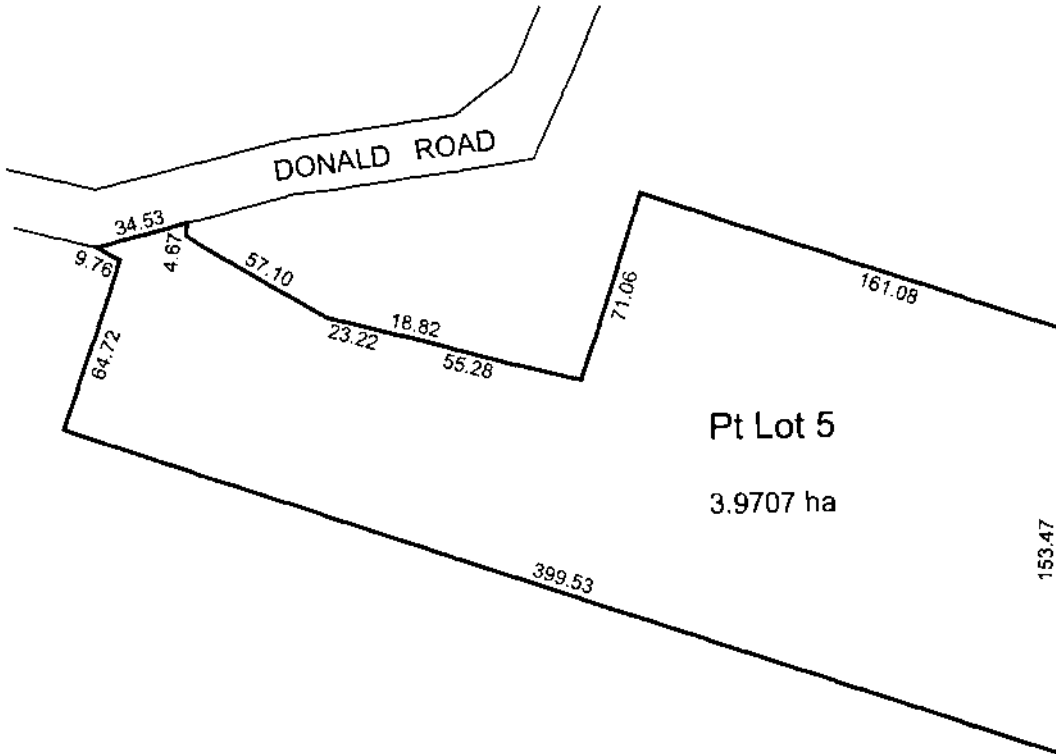
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Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

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Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
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LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 14 HIRB INFRINGEMENT ONLY

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Offices: Kaitiaia | Kerikeri | Whangarei
 (Ph): 09 408 2233
 (Email): info@arcline.co.nz
 (Web): www.arcline.co.nz

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DONALD ROAD
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ACCESSIBLE FLOOR PLAN
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ACCESSIBLE FLOOR PLAN



Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

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. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 40

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number: _____

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-630/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 - Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 - Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 - Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 - Site photos
- *denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: Work: _____ Home: _____

Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitia

Post Code: 0410

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.

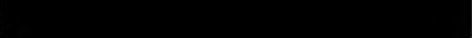
Name: [Redacted] (please print)

Signature: [Redacted] (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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: 01/03/2024

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

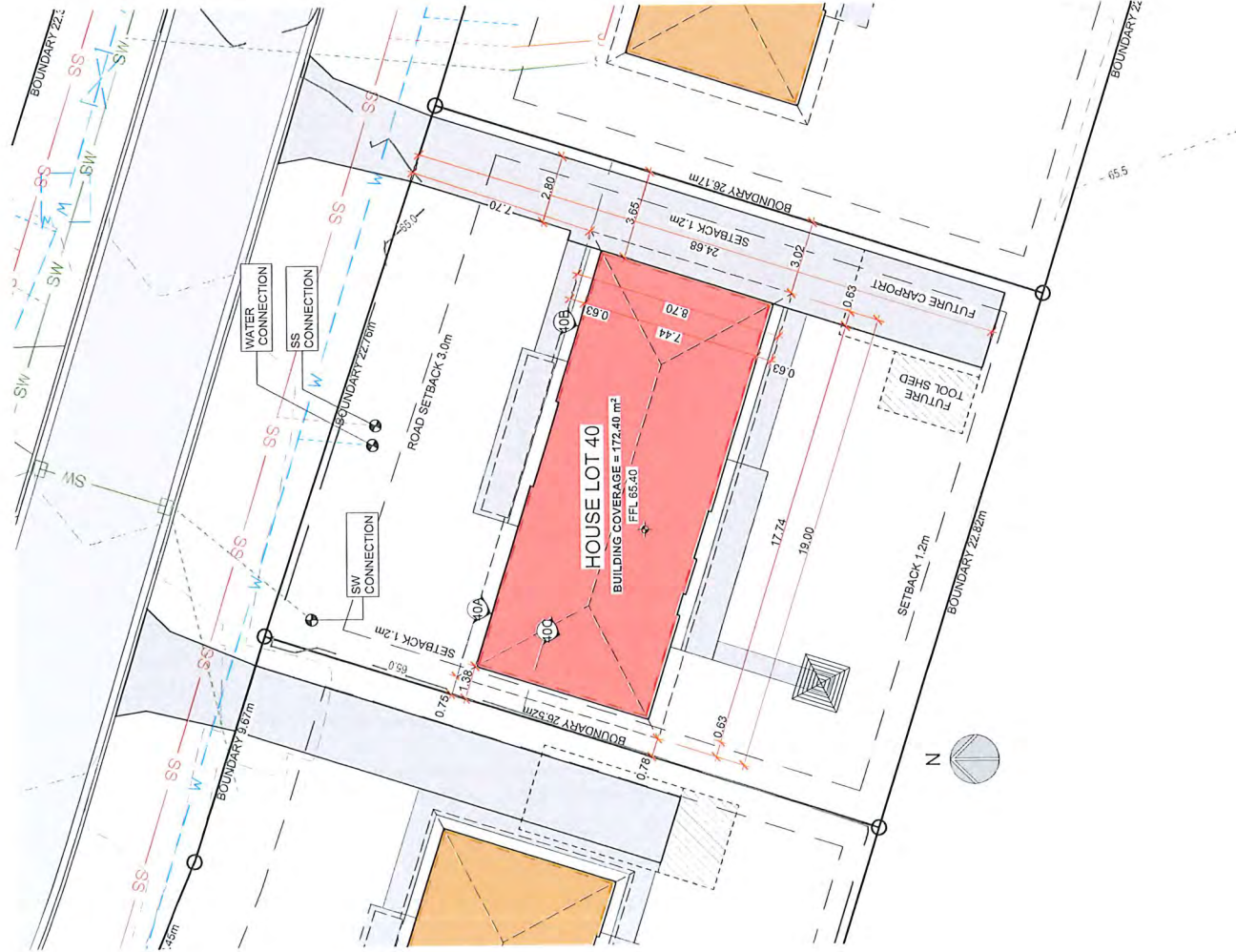
If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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



SITE PLAN NOTES:

SITE DESCRIPTION
 PROPOSED LOT NUMBER: 40
 LEGAL DESCRIPTION: Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIA

ADDRESS:
 DONALD ROAD
 KAITIA

SITE ENVIRONMENT
 CLIMATE ZONE: BRANZ - 1
 EARTHQUAKE ZONE: 1
 FLOOD ZONE: BRANZ - NO
 SOIL ZONE: BRANZ - NO
 WIND ZONE: VERY HIGH - AS PER ENG
 WIND REGION: BRANZ - A
 RAINFALL RANGE: 80-90mm/yr
 SNOW ZONE: NO

DISTRICT PLAN COMPLIANCE
 PLANNING ZONE: RESIDENTIAL

FLOOR AREAS
 DWELLING FLOOR AREA: 126.00m²
 SLAB AREA (OUTSIDE OF BRICK) 151.20m²

BUILDING COVERAGE
 SITE AREA: 600m²
 MAX. FLOOR AREA PERMITTED: 45% (270m²)
 PROPOSED: 172.10m² (29%)
 FUTURE CAR PORT: 21.60m²
 FUTURE TOOL SHED: 08.64m²
 TOTAL COVERAGE: 202.34m² (34%)
 (PROPOSE & FUTURE) COMPLIES

STORMWATER MANAGEMENT
 TOTAL AREA PERMITTED: 50% (300m²)
 PROPOSED ROOF AREA: 172.10m²
 DRIVES: 57.11m²
 PATHS: 20.88m²
 FUTURE CARPORT: 21.60m²
 FUTURE TOOL SHED: 08.64m²
 TOTAL PROPOSED: 280.03m² (47%)
 COMPLIES

BUILDING HEIGHT
 MAX. HEIGHT PERMITTED: 8m MAX
 PROPOSED HEIGHT: 4.3m
 COMPLIES

HIRS
 2.0m/45°
DOES NOT COMPLY

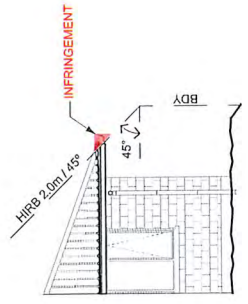
SETBACK TO BOUNDARIES
 3.0m IN FROM ROAD BOUNDARIES
 1.2m IN FROM OTHER BOUNDARIES
DOES NOT COMPLY

SETBACK TO BUSH
 GREATER THAN 20m?
 YES
 COMPLIES

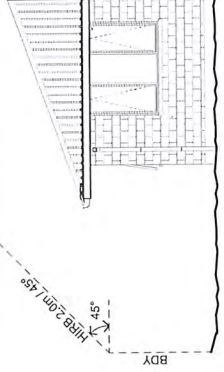
NOTE:
 DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
 WORK ONLY TO FIGURED DIMENSIONS. IN THE EVENT OF A DISCREPANCY CONTACT THE DESIGNER.
 DO NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER
 BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING WORK
 ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT HAS BEEN ALLOWED FOR, WHETHER INFERRED, DRAWN ON PLANS OR NOT.
 LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION.
 PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS

PAVING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.

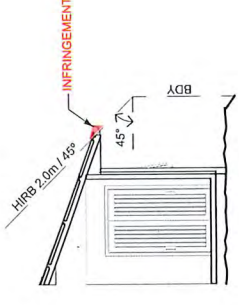
40A HIRBA 1:100



40B HIRBB 1:100



40C HIRBC 1:100



FUTURE HIRB & BOUNDARY BREACHES
 PRIOR TO CCC THESE BUILDINGS WILL HAVE AN AMENDMENT TO LINK THE TO INDIVIDUAL TITLES. ANY BREACHING DAYLIGHT ANGLES & BOUNDARY SETBACK WILL BE COVERED BY PERMITTED BOUNDARY ACTIVITY AT THAT TIME.

[Handwritten signature]

WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY
s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 40, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
- I confirm that I have read the description of the activity and seen and signed the site plans attached.
- In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
- I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you have signing authority

Signature (Signature)

Date: 01/03/2024

5. Contact Details:

Contact Person: Lee-Anne Spice

Electronic Address for Service
(E-mail)

Phone Numbers: Work: Home:

Postal Address:
(or alternative method of service
under s352 of The Act)

16 Matthews Avenue

Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
- Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
- There is no obligation to sign this form, and no reasons need to be given.
- If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
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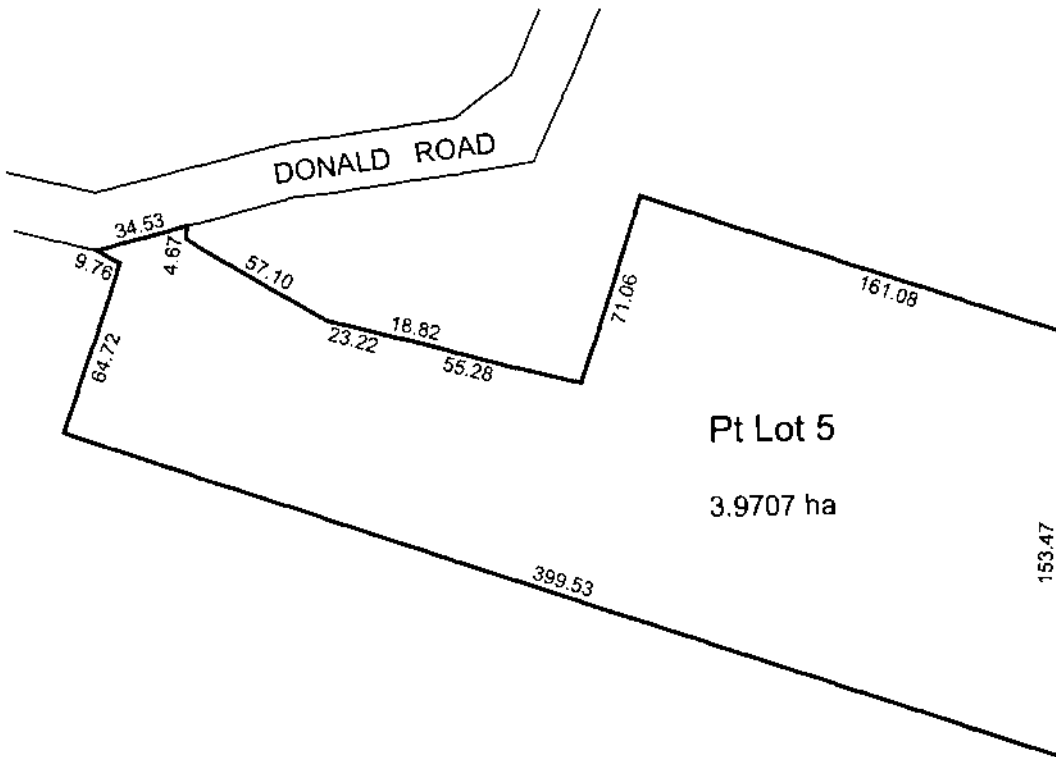
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KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

— = BOUNDARY LINE WITH HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY












LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

KEY:

-  = 3 BED CONVENTIONAL TIMBER, HIP ROOF
-  = 4 BED CONVENTIONAL TIMBER, HIP ROOF
-  = 3 BED METROPANEL, GABLE ROOF
-  = 4 BED METROPANEL, GABLE ROOF
-  = 3 BED METROPANEL, MONOPITCH ROOF
-  = 4 BED METROPANEL, MONOPITCH ROOF
-  = 3 BED METROPANEL, HIP ROOF
-  = 4 BED METROPANEL, HIP ROOF
-  = 3 BED PANEL LOCK, GABLE ROOF
-  = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
-  = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN



Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITAIKAITAI

Rev No.	Revision	Date

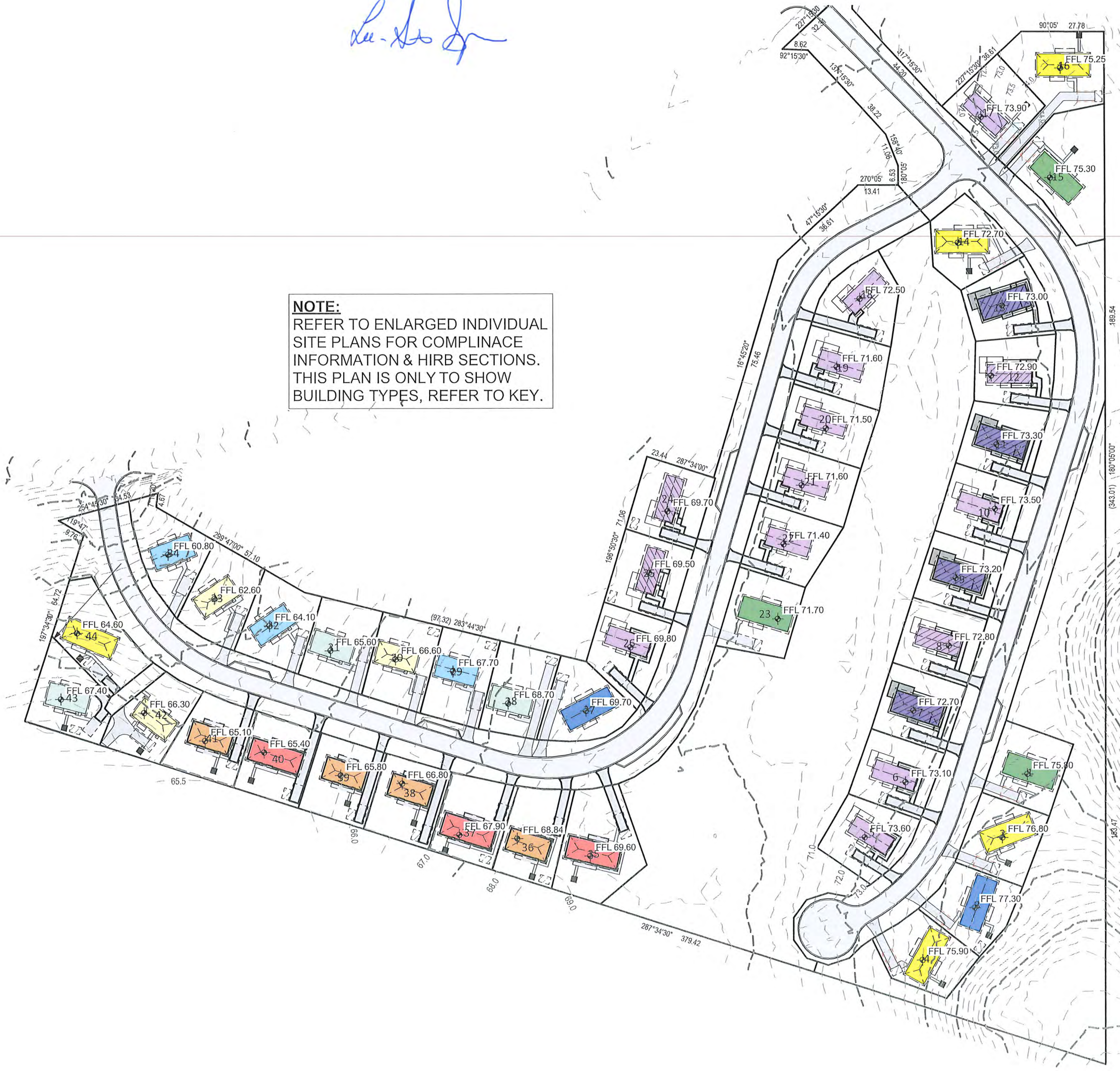
Scale @ A3: 1:1250

Drawn By: J.A

Issued: 28/02/2024 10:36 am

Sheet No:
A1000

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Office Use Only
Application Number:

APPLICATION FOR DEEMED PERMITTED BOUNDARY ACTIVITIES
Pursuant to Section 87AAB & 87AAD of the Resource Management Act 1991 (the Act)

To qualify to be a deemed permitted boundary activity, a proposed activity must meet the following criteria:

- The proposal must require resource consent due to the infringement of one or more boundary rules in a **district plan**
- The proposal must not infringe **any other district rules**
- The infringement must not relate to **public boundaries**
- The owners of all allotments with an infringed boundary have **given written approval** to the proposal, including **signing the site plans**

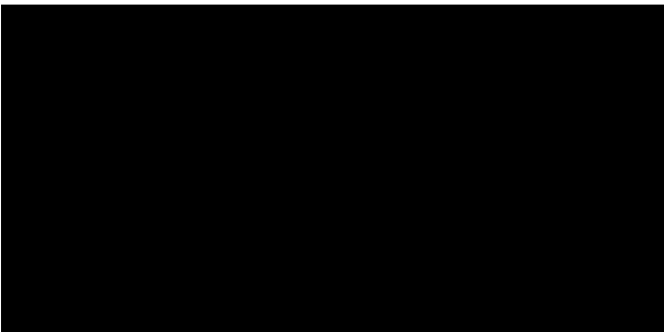
Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

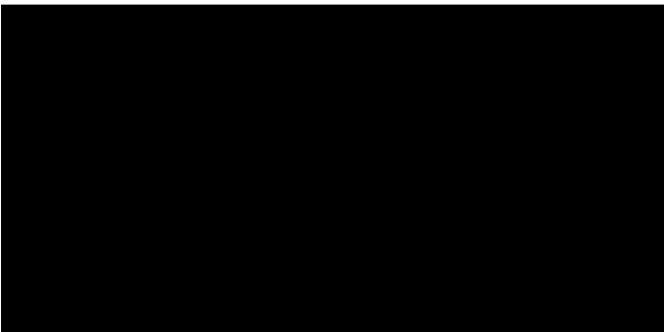
1. Pre-Lodgement Meeting

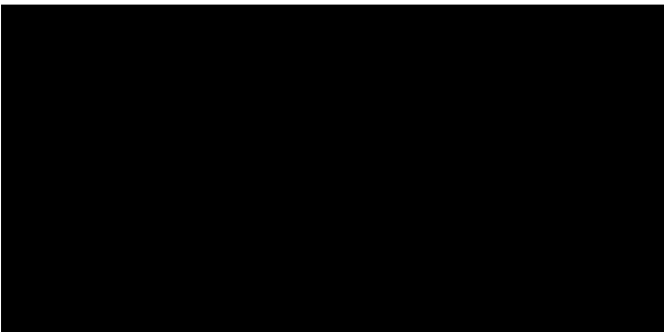
Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / No

2. Applicant Details:

Name/s: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): 

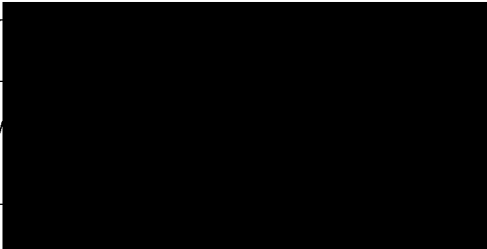
Phone Numbers: 

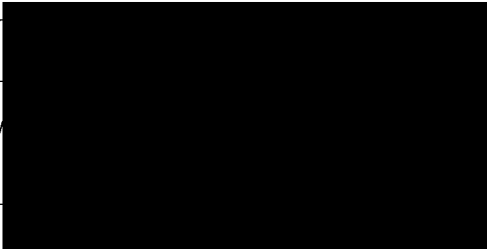
Postal Address: (or alternative method of service under section 352 of the Act): 

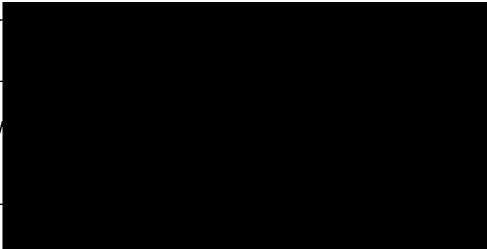
Post Code: 0410

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

Name/s: Arcline Architecture Ltd

Electronic Address for Service (E-mail): 

Phone Numbers:  ome: _____

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

Post Code: 0410

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

4. **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: Te Waka Pupuri Putea

Property Address/
Location: 16 Matthews Avenue, Kaitaia, 0410

5. **Application Site Details:**

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

Site Address/
Location: Proposed Lot 42

Donald Road

Kaitaia

Legal Description: Pt Lot 5 DP 12002 Val Number:

Certificate of Title: NA49C/1469

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.

Please contact Connor on 021 373 596 or connor.d@fnr.nz prior to going to site.

6. **Description of the Boundary Activity:**

(Insert description of the activity in sufficient detail for the consent authority to be satisfied that the activity is a permitted boundary activity under section 87AAB of the Act)

Sunlight breach - as per attached plans.

Te Waka Pupuri Putea is both the applicant applying for this PBA, and the owner of the

neighbouring allotments with infringed boundaries.

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

- Building Consent (BC ref # if known) Other (please specify)
EBC-2024-694/0

8. 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

9. Boundary Activity details:

- Plan (drawn to scale) of the site at which the activity is to occur, showing the height, shape, and location on site of the proposed activity*
 Full name and address of each owner (other than the applicant) of the site to which the proposed activity relates*
 Full name and address of each owner of an allotment with an infringed boundary to which the proposed activity relates*
 Written approval and a signed plan from each owner of an allotment with an infringed boundary*
 Site photos
*denotes mandatory information

Please attach the above to this application.

10. 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: Te Waka Pupuri Putea

Electronic Address for Service (E-mail): leeanne@terarawa.co.nz

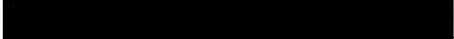
Phone Numbers: Work: _____ Home: _____

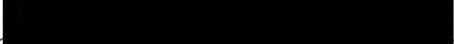
Postal Address: 16 Matthews Avenue
(or alternative method of service under section 352 of the Act) Kaitaia

Post Code: 0410

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

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

Name:  (please print)

Signature:  (signature of bill payer – mandatory) Date: 01/03/2024

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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.

Declarations: I declare that the information provided with this application is true and complete to the best of my knowledge.

Name: _____ (please print)

Signature: _____ (signature)

Date: 01/03/24

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
- Written approvals and a signed plan from each owner of an allotment with an infringed boundary
- Copies of other relevant consents associated with this application
- Location and Site plans - overall site plan
- Elevations / Floor plans
- Topographical / contour plans - overall site plan

Note to applicant

You must include all information required by this form. If all information is not included, the consent authority will return this to you and the correct information must be supplied before a written notice permitting your activity can be provided.

In order to be eligible for a deemed permitted boundary activity, the activity must meet the definition of boundary activity under section 87AAB(1) of the Act.

You must provide written approval from all owners of allotments with infringed boundaries under section 87BA(1) of the Act 1991.

If all of the information required under section 87BA(1) of the Act is provided to the consent authority, the consent authority must notify you of your permitted boundary activity within 10 working days after the date on which it receives the information.

You must pay the charge (if any) payable to the consent authority for the deemed permitted boundary activity under the Act.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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

UNBOUND

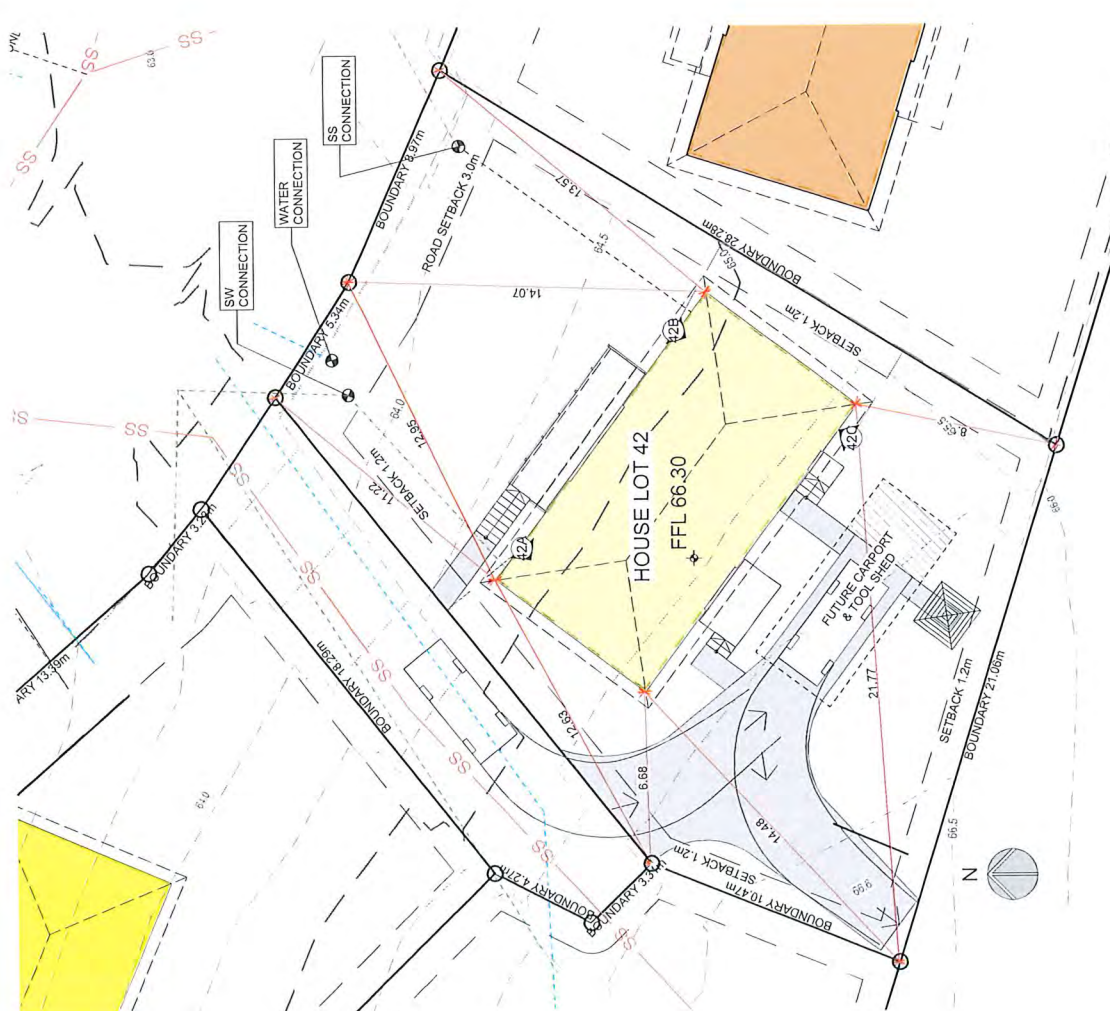
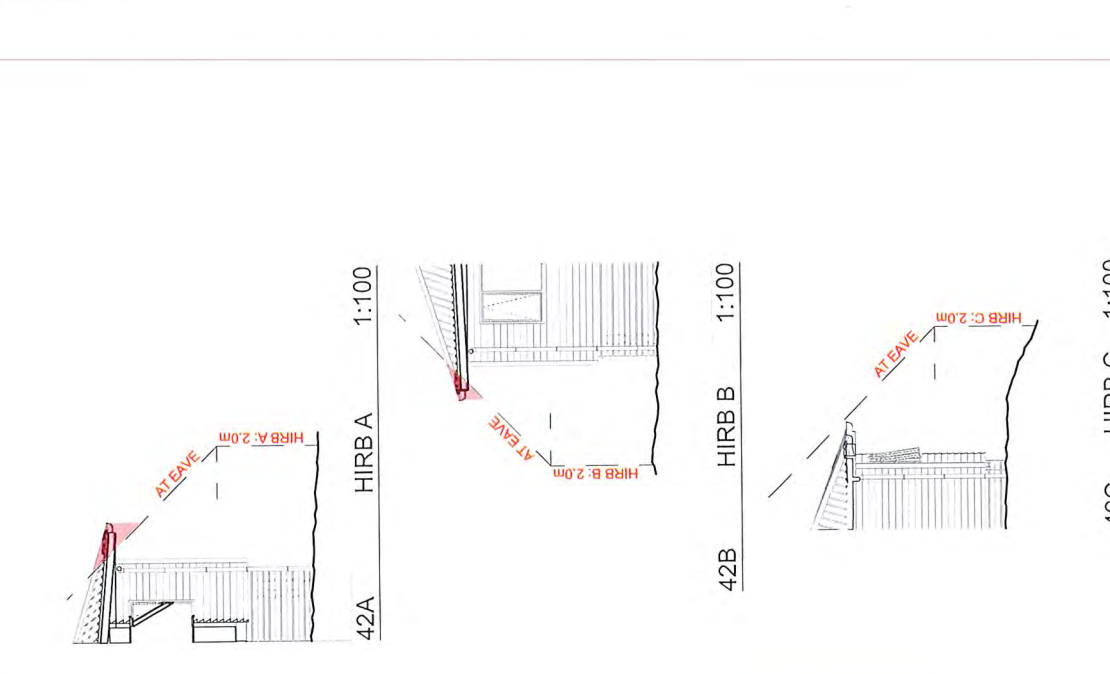
SINGLE SIDED

NO LARGER THAN A3 in SIZE

SITE PLAN NOTES: SITE DESCRIPTION PROPOSED LOT NUMBER: LEGAL DESCRIPTION: ADDRESS: SITE ENVIRONMENT CLIMATE ZONE EARTHQUAKE ZONE EXPOSURE ZONE WIND ZONE WIND REGION RAINFALL RANGE SNOW ZONE		42 Part Lot 5 DP 12002 & Lot 15 DP 46427 DONALD ROAD KAITIAA BRANZ - 1 C BRANZ - NO VERY HIGH - AS PER ENG BRANZ - A 80-90mm/hr NO
DISTRICT PLAN COMPLIANCE PLANNING ZONE BUILDING COVERAGE SITE AREA MAX. FLOOR AREA PERMITTED: PROPOSED FLOOR AREA DECKS >1.0m² FUTURE CAR PORT FUTURE TOOL SHED TOTAL (PROPOSED & FUTURE) COMPLIES		RESIDENTIAL 572m² 45% (257.4m²) 102.32m² 11.88m² 21.60m² 8.64m² 144.44m² (43.3%) COMPLIES
STORMWATER MANAGEMENT TOTAL AREA PERMITTED PROPOSED ROOF AREA DRIVES PATHS FUTURE CARPORT FUTURE TOOL SHED TOTAL PROPOSED COMPLIES		50% (286.0m²) 130.89m² 77.38m² 7.64m² 21.60m² 248.91m² (43.0%) COMPLIES
BUILDING HEIGHT MAX. HEIGHT PERMITTED PROPOSED HEIGHT HIRB SETBACK TO BOUNDARIES 3.0m IN FROM ROAD BOUNDARIES 1.2m IN FROM OTHER BOUNDARIES SETBACK TO BUSH GREATER THAN 20m?		8m MAX 5.1m COMPLIES DOES NOT COMPLY 2.0m/45° COMPLIES YES COMPLIES
NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. WORK ONLY TO FIGURED DIMENSIONS. IN THE EVENT OF DISCREPANCY BETWEEN THE DESIGNER'S DIMENSIONS AND THE DRAWING, THE DESIGNER DOES NOT CHANGE ANY DETAILS WITHOUT PRIOR CONSENT FROM THE DESIGNER. BUILDING CONTRACTOR TO CHECK ALL LEVELS, DIMENSIONS, CONNECTIONS & MANUFACTURERS SPECIFICATIONS BEFORE BEGINNING OR MANUFACTURING ANY WORK TO ENSURE THAT ALL MATERIALS & LABOUR NECESSARY TO COMPLETE THE PROJECT ARE ORDERED. THE DESIGNER'S LIABILITY FOR ANY LIABILITY WILL NOT BE ACCEPTED BY DESIGNER FOR ANY MATERIALS OR LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL OR DURING CONSTRUCTION. PLANS TO BE READ IN CONJUNCTION WITH RS ENG CIVIL PLANS DRAWING AREAS STATED IN TABLE ABOVE IS NOT TO BE USED FOR PRICING. AREAS SHOWN ARE FOR PLANNING PURPOSES ONLY.		

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Scale @ A3: 1:200, 1:100
 Drawn By RH
 Issued: 31/01/2024
 8:35 am
 Sheet No: **A1042**



42A HIRB A 1:100
 42B HIRB B 1:100
 42C HIRB C 1:100

Rev No. Revision
 NEW DWELLING FOR
 TE RARAWA DONALD ROAD
 TE WAKA PUPURI PUTEA TRUST
 DONALD ROAD
 KAITIAA

Lot 42 Site Plan

Arcline
 Architecture
 Offices: Kaitiaki | Kōwhiri | Whangarei
 Email: info@arcline.co.nz
 (Web): www.arcline.co.nz

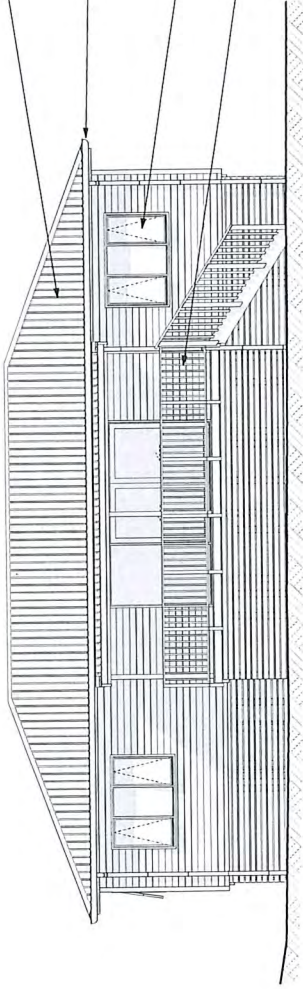
BUILDING ENVELOPE RISK MATRIX	
All Elevations	
Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	Very high risk 2
Number of storeys	Low risk 0
Roofwall intersection design	Low 0
Eaves width	High risk 2
Envelope complexity	Low risk 0
Deck design	Low 0
Total Risk Score:	4

ENDURA STEEL & TUBE 0.40G TRIMLINE
COLOR STEEL
SCREW FIXED WITH EDGE FLASHINGS TO
MATCH,

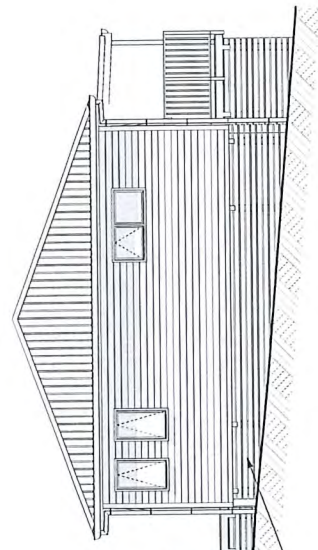
GUTTERS TYPICAL
PVC QUARTER ROUND GUTTER
BRACKETS @ 400mm MAX. CRS.

DOUBLE GLAZED POWDER COATED
ALUMINIUM JOINERY - R0.37

BUNNINGS PEAK BALLUSTRADE WHERE FFL
TO GL > 1.0M



House 42
1
1:100



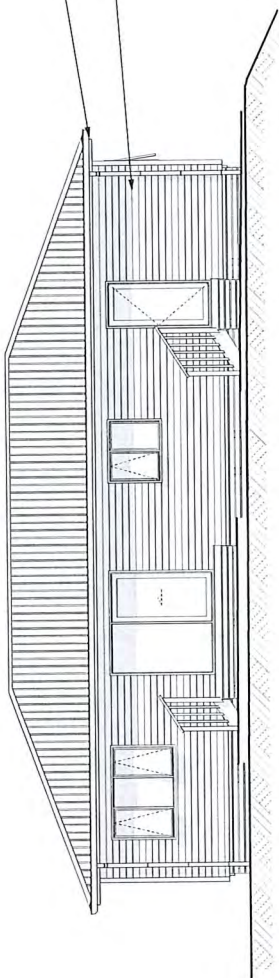
TYPICAL SOFFIT
JH 4.5mm HARDIFLEX SOFFIT LINING.
INSTALL TO MANUFACTURERS
RECOMMENDATIONS. (PVC JOINTERS).

SUB-FLOOR ACCESS DOOR WITH
150mm SS TEE HINGES & PADBOLT

TIMBER DECKING OVER TIMBER DECK
JOISTS

EX 150X25 RIS BASE BOARDS WITH
ROUTED EDGES WITH 20mm GAP BETWEEN

House 42
2
1:100



FASCIA TYPICAL
EX25 FU TIMBER FASCIA

PALLISIDE WEATHERBOARDS WITH BOXED
EXTERNAL CORNERS OVER 20mm CAVITY
SYSTEM

House 42
3
1:100



WRITTEN APPROVAL FOR DEEMED PERMITTED BOUNDARY ACTIVITY s87BA of the Resource Management Act 1991

1. Name of person giving written approval (Full Name):

Lee-Anne Spice

2. I am the owner of the property at:

I am the Commercial Operations Manager

Te Waka Pupuri Putea

3. Address of the property subject to the proposal:

Te Rarawa Project

Proposed Lot 42, Donald Road, Kaitaia

4. Are you signing on behalf of other owners? Yes /No-

If Yes, List their names: Te Waka Pupuri Putea

- I have authority to sign on behalf of the other owners of the property listed in 4*.
I confirm that I have read the description of the activity and seen and signed the site plans attached.
In signing this written approval, I confirm that I understand the proposal and understand that the consent authority will permit the applicant to undertake the activity (provided they have supplied the correct information, including all other written approvals required).
I understand that I may not withdraw my written approval.

* If signing on behalf of a trust, company or other owners, please provide additional written evidence that you

Sign



(signature)

Date:

01/03/2024

5. Contact Details.

Contact Person:

Lee-Anne Spice

Electronic Address for Service (E-mail)



Phone Numbers:

Work:

Postal Address:

16 Matthews Avenue

(or alternative method of service under s352 of The Act)

Kaitaia

Post Code: 0410

Note to person signing written approval

- You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or deemed permitted boundary activity process explained to you.
Conditional written approvals cannot be accepted, and written approvals cannot be withdrawn once provided.
There is no obligation to sign this form, and no reasons need to be given.
If you do not sign this form, resource consent may be required for the activity and you may have the opportunity to submit on the application.

TE WAKA PUPURI PUTEA FINANCIAL
DELEGATIONS POLICY

JULY 2023

TABLE OF CONTENTS

1.0 Application

2.0 Purpose

3.0 Policy

1.0 Application

This policy applies to employees with financial or line manager delegation.

2.0 Purpose

This policy sets out:

- the financial delegation limits that apply to particular levels of the Organisational Structure (OS) and employment positions; and
- the circumstances in which the delegations apply

3.0 Policy

1. Only members with the appropriate delegated financial authority (DFA) may approve:

- operating or capital expenditure
- asset disposals
- revenue generating activity that will result in the raising of an invoice for payment by a third party

2. Any approval must be obtained in advance of commitments to:

- incur operating or capital expenditure
- dispose of assets
- perform revenue generating activity that will result in the raising of an invoice for payment by a third party

3. Delegates must:

- exercise their line manager delegation in accordance with the one-over-one principle and subject to the Sensitive Expenditure Policy
- ensure all authorised expenditure is within approved budget limits
- ensure any authorised capital expenditure over \$100,000, whether budgeted or unbudgeted, is based on a robust business case and aligned with the Organisation's Business Case Assurance process.
- a formal approval for any extraordinary circumstances is to be obtained from the delegate's line manager (or manager/committee with higher level delegation) prior to approval of any capital expenditure proposal over \$100k without a business case
- agree to exercise their authority electronically via the financial system where appropriate

Note: Business case assurance is required for investments over \$500k or those deemed to be of high risk and complexity. The provision of business case assurance is to be independent of those developing and/or approving the expenditure.

4. Table 1 attached stipulate the financial delegation limits (GST exclusive) that apply

5. Disposal of assets refer to Asset Disposal Policy.

6. Any unbudgeted capital expenditure that may be deemed as sensitive should be.

7. All delegations and sub-delegations must be given and accepted in writing before becoming effective.

- authority to approve for payment any invoices relating to a capital project previously approved by the Board of Directors according to the respective delegations.

Definitions

The following definitions apply to this document:

Authorised expenditure are business related costs that have been approved in accordance with DFA.

Business case assurance is a process that considers both the robustness of the process followed and end quality of the resultant five cases (Strategic, Economic, Commercial, Financial and Management).

Capital expenditure refers to the:

- acquisition of land, or
- acquisition, extension, modification or refurbishment of a building, or
- acquisition of a piece of equipment, or
- acquisition or development of an IT system or application, or
- acquisition of shares or equity like investments outside of investing the company's working capital,

where the resulting expenditure would be capitalised under the company's Accounting Policies.

In addition, a "capital expenditure proposal" is also deemed to include a write off, write-down, disposal or demolition of assets currently capitalised as well as long-term leases whose size and duration of commitment is akin to capital expenditure.

Delegate is a member that has been given written authority to exercise DFA in accordance with table 1 or a line manager delegation in accordance with this policy.

Delegated financial authority (DFA) means the granting of power to approve operating or capital expenditure, asset disposals, and revenue generating activities

resulting in the raising of an invoice for payment by a third party within the financial delegation limits given.

Financial delegation gives the member the ability to approve transactions in a financial capacity in accordance with their DFA.

In writing means a letter formalising the delegation or sub-delegation has been issued by Financial Services which is required to be signed by the Delegate/Sub-delegate and the authoriser.

IT infrastructure refers to the composite hardware, software, network resources and services required for the existence, operation and management of the company IT environment:

- Hardware includes servers, data centres, switches, hubs and routers
- Software includes Enterprise Resource Planning (ERP), Customer Relationship Management (CRM) and productivity applications
- Network includes network enablement, internet connectivity, firewall and security

Note: IT infrastructure does not include computer equipment and accessories such as desktop and portable PCs, printers and monitors.

Line manager is the manager that the staff member or contractor reports to who approves the appropriateness of the transaction.

Long-term means a period greater than 12 months.

Minor capital works are any addition or alternation involving more than one activity or service, which requires a building consent or has the potential to affect existing building services. These are capital items under \$5,000

One-over-one principle means a line manager can only approve sensitive expenses of their direct or indirect reports as per the organisational chart maintained by Human Resources. They cannot approve their own transactions or those of the person that they report to. Nor can they approve expenses of a member at the same level or higher in the organisational chart.

Schedule 1 – Delegations

Delegation Type	Delegation	Staff Member
Capital Expenditure	\$100K	General Manager
Operating Expenditure	\$500 \$10K \$15K	Business Support Commercial Operations Manager General Manager
Financial Delegation	Authorised to sign off all Finance related documents as per the TROTR Delegation Authority Schedule	General Manager /Commercial Operations Manager
Project Delegation	\$100K \$50K	General Manager Commercial Operations Manager



**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 **NA49C/1469**
Land Registration District **North Auckland**
Date Issued 19 February 1982

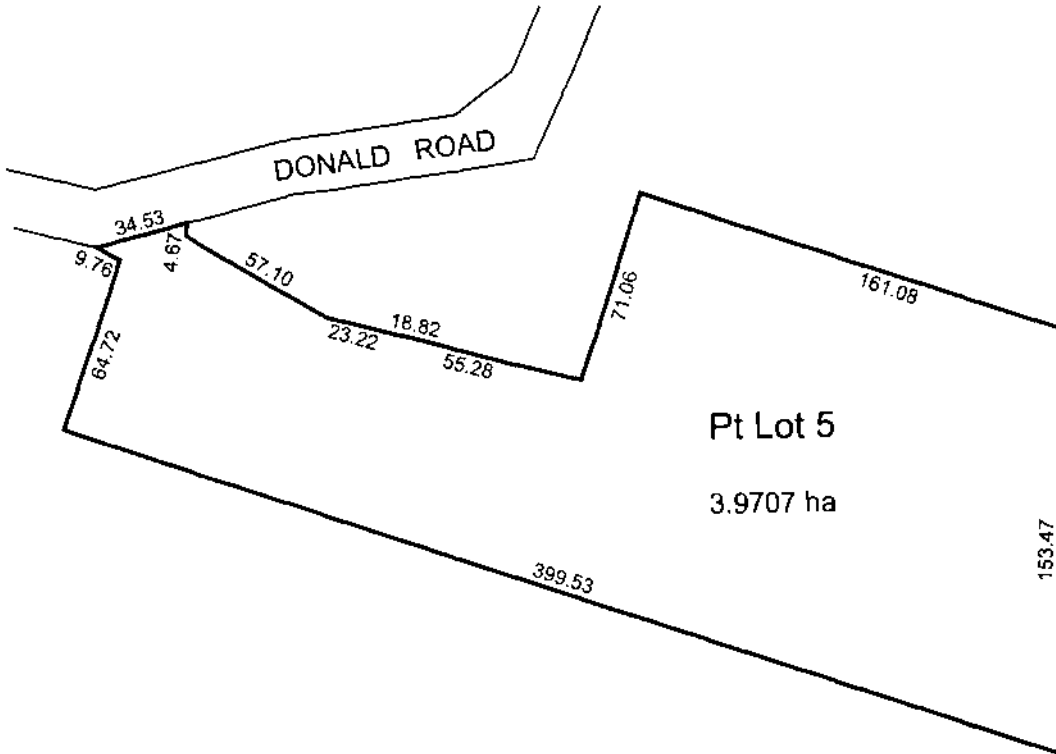
Prior References
NA21C/688

Estate Fee Simple
Area 3.9707 hectares more or less
Legal Description Part Lot 5 Deposited Plan 12002

Registered Owners
Te Waka Pupuri Putea Trust

Interests

CT NA49C/1469
H2011/163



DP 12002
AMENDING DIAGRAM

Title Diagram NA49C/1469

Copy - 01/01, Page - 001.00/07/11, 07:64



DocID: 612726682

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITIAIA KAITIAIA

Rev No. Revision Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 26/02/2024 1:41 pm

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.

— = BOUNDARY LINE WITH HIRB INFRINGEMENT



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 - = 3 BED PANEL LOCK, GABLE ROOF
 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

LOT 44 HIRB INFRINGEMENT ONLY
RC REQUIRED DUE TO PUBLIC / ROAD BOUNDARY HIRB INFRINGEMENT

LOT 33 HIRB INFRINGEMENT ONLY

LOT 32 HIRB INFRINGEMENT ONLY

LOT 31 HIRB INFRINGEMENT ONLY

LOT 30 HIRB INFRINGEMENT ONLY

LOT 29 HIRB INFRINGEMENT ONLY

LOT 28 HIRB INFRINGEMENT ONLY

LOT 23 HIRB INFRINGEMENT ONLY

LOT 27 HIRB INFRINGEMENT ONLY

LOT 1 HIRB INFRINGEMENT ONLY

LOT 2 HIRB INFRINGEMENT ONLY

LOT 3 HIRB INFRINGEMENT ONLY

LOT 4 HIRB INFRINGEMENT ONLY

LOT 42 HIRB INFRINGEMENT ONLY

LOT 40 BUILDING SETBACK & HIRB INFRINGEMENT ONLY

LOT 35 HIRB INFRINGEMENT ONLY

Handwritten signature

Overall Site Plan

TE RARAWA DONALD ROAD TE WAKA PUPURI PUTEA TRUST

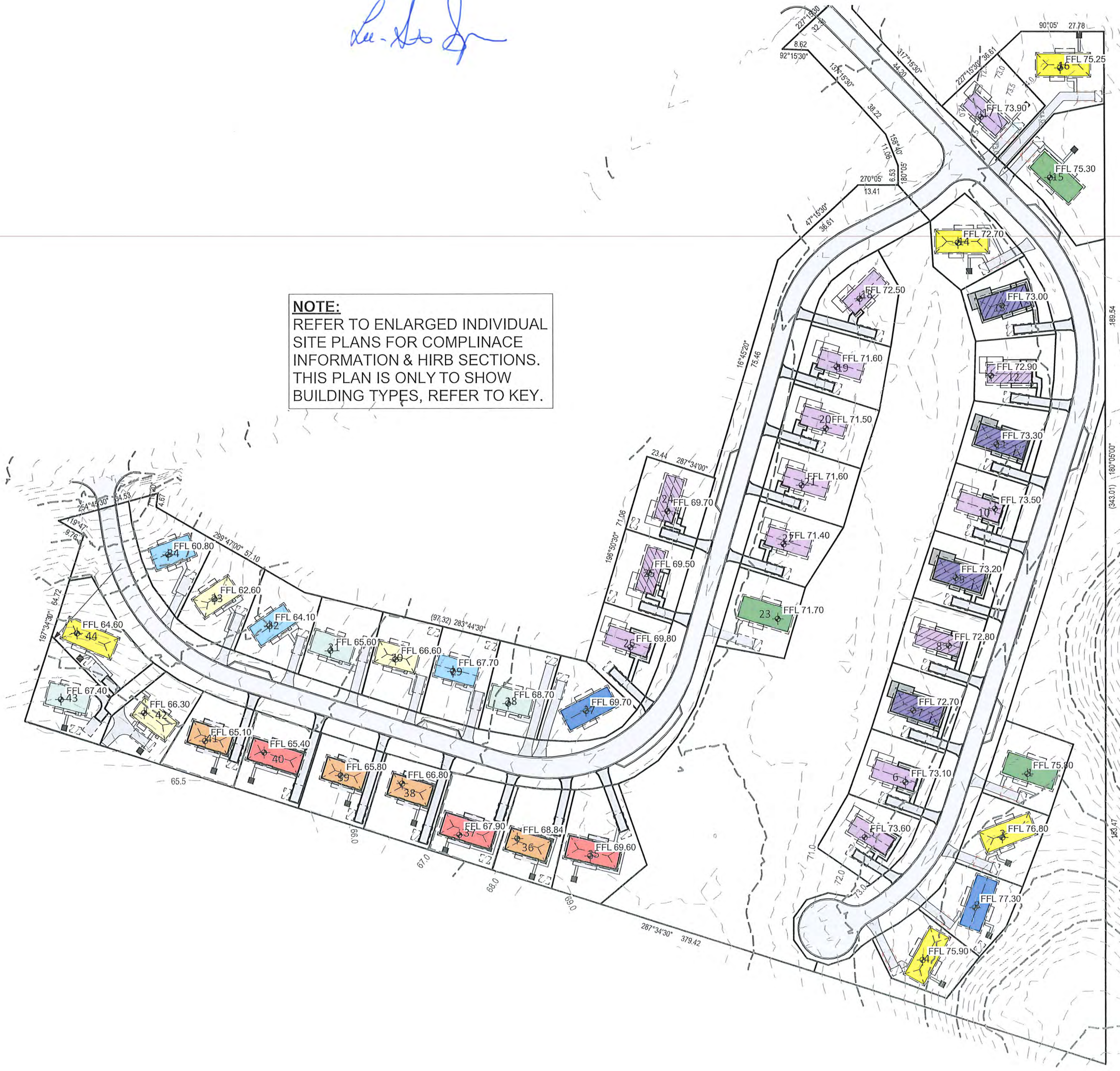
DONALD ROAD
KAITIAIA KAITIAIA

Rev No.	Revision	Date

Scale @ A3: 1:1250
Drawn By: J.A
Issued: 28/02/2024 10:36 am

Sheet No:
A1000

NOTE:
REFER TO ENLARGED INDIVIDUAL SITE PLANS FOR COMPLIANCE INFORMATION & HIRB SECTIONS. THIS PLAN IS ONLY TO SHOW BUILDING TYPES, REFER TO KEY.



- KEY:**
- = 3 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 4 BED CONVENTIONAL TIMBER, HIP ROOF
 - = 3 BED METROPANEL, GABLE ROOF
 - = 4 BED METROPANEL, GABLE ROOF
 - = 3 BED METROPANEL, MONOPITCH ROOF
 - = 4 BED METROPANEL, MONOPITCH ROOF
 - = 3 BED METROPANEL, HIP ROOF
 - = 4 BED METROPANEL, HIP ROOF
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 - = 3 BED PANEL LOCK, GABLE ROOF ACCESSIBLE FLOOR PLAN
 - = 4 BED PANEL LOCK, HIP ROOF ACCESSIBLE FLOOR PLAN

Te Waka Pupuri Pūtea Trust
Donald Road, Kaitaia
Resource Consent Application



Appendix B: Scheme Plan of S127 Application

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

Legend

- Existing Wetlands
- Wetland 10m Buffer



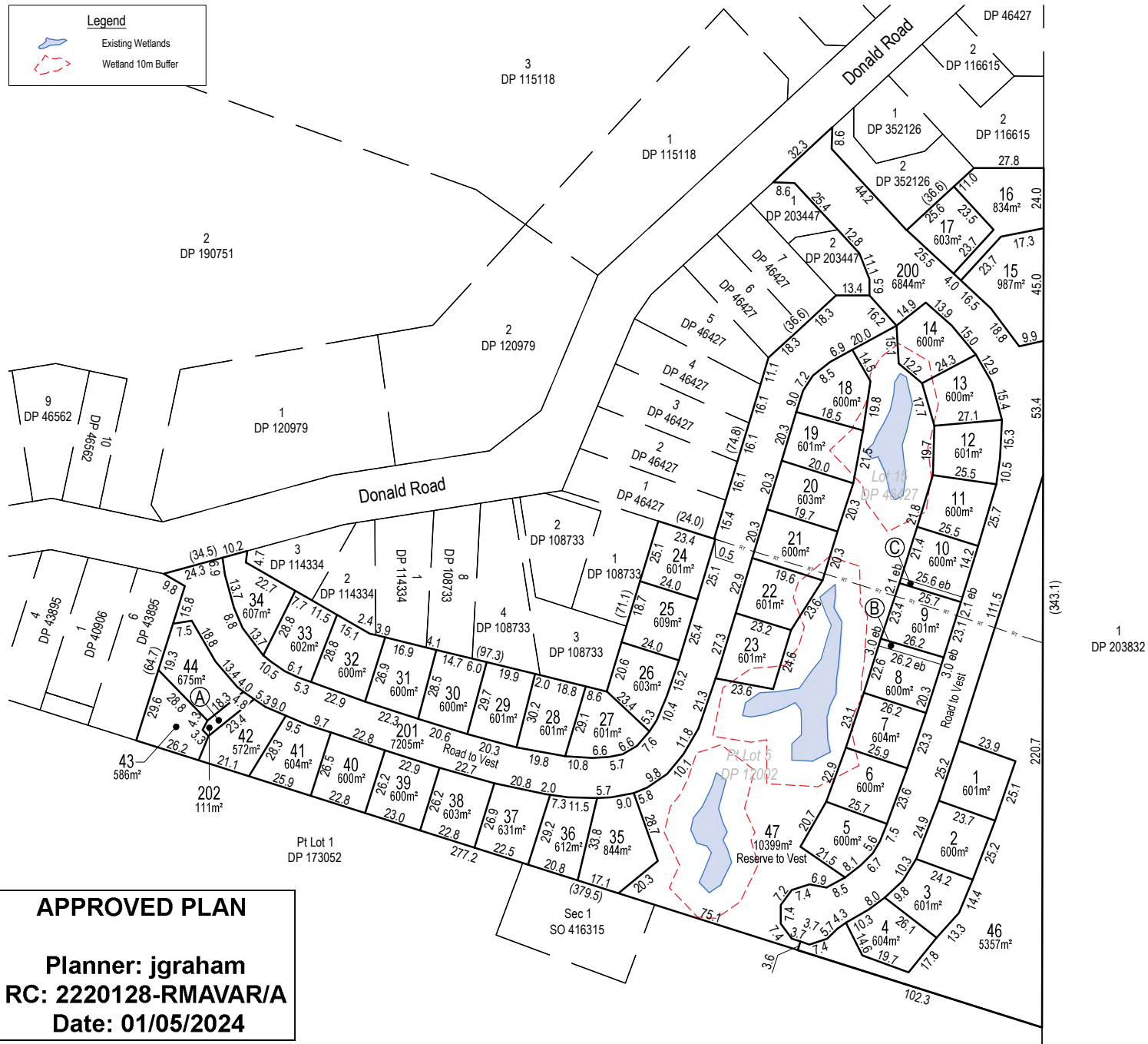
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Local Authority: Northland Regional Council
 Comprised in: RT NA19A/006 &
 RT NA49C/1469
 Total Area: 5.73ha

Areas and measurements are subject to survey.

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land (Servient)	Benefited Land (Dominant)
Right of way, Right to convey water, electricity, gas, telecommunications Right to drain water Right to drain sewage	(A)	Lot 202 hereon	Lot 42-44 hereon

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Shown	Burdened Land (Servient)	Grantee
Right to drain water	(B)	Lot 8 hereon	Far North District Council
	(C)	Lot 10 hereon	Far North District Council



Cato Bolam
 creating great places
 PLANNERS | SURVEYORS | ENGINEERS
 ARCHITECTS | ENVIRONMENTAL

Te Waka Pupuri Putea Trust
 Donald Road
 Kaitiaki

**Lot 1-47, Lots 200-202
 being Proposed Subdivision of
 Lot 15 DP 46427 &
 Pt Lot 5 DP 12002**

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Client Approval	S.Reiher	06/09/2023
B	Issued For Resource Consent	S.Reiher	07/09/2023
C	Issued For Resource Consent	S.Reiher	TBC

SURVEYED	R.Cowie	21/08/2023
DESIGNED	S.Reiher	01/09/2023
DRAWN	B.Nel	05/09/2023

DATE	ORIGINAL SCALE	ORIGINAL SIZE
TBC	1:1500	A3

DRAWING NO.	REVISION
47576-DR-C-1200	C

APPROVED PLAN

Planner: jgraham
RC: 2220128-RMAVAR/A
Date: 01/05/2024

Te Waka Pupuri Pūtea Trust
Donald Road, Kaitaia
Resource Consent Application



Appendix C: Architectural Site Plan

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

Overall Site Plan

TE RARAWA DONALD ROAD TE
WAKA PUPURI PUTEA TRUST

DONALD ROAD
KAITAIA KAITAIA

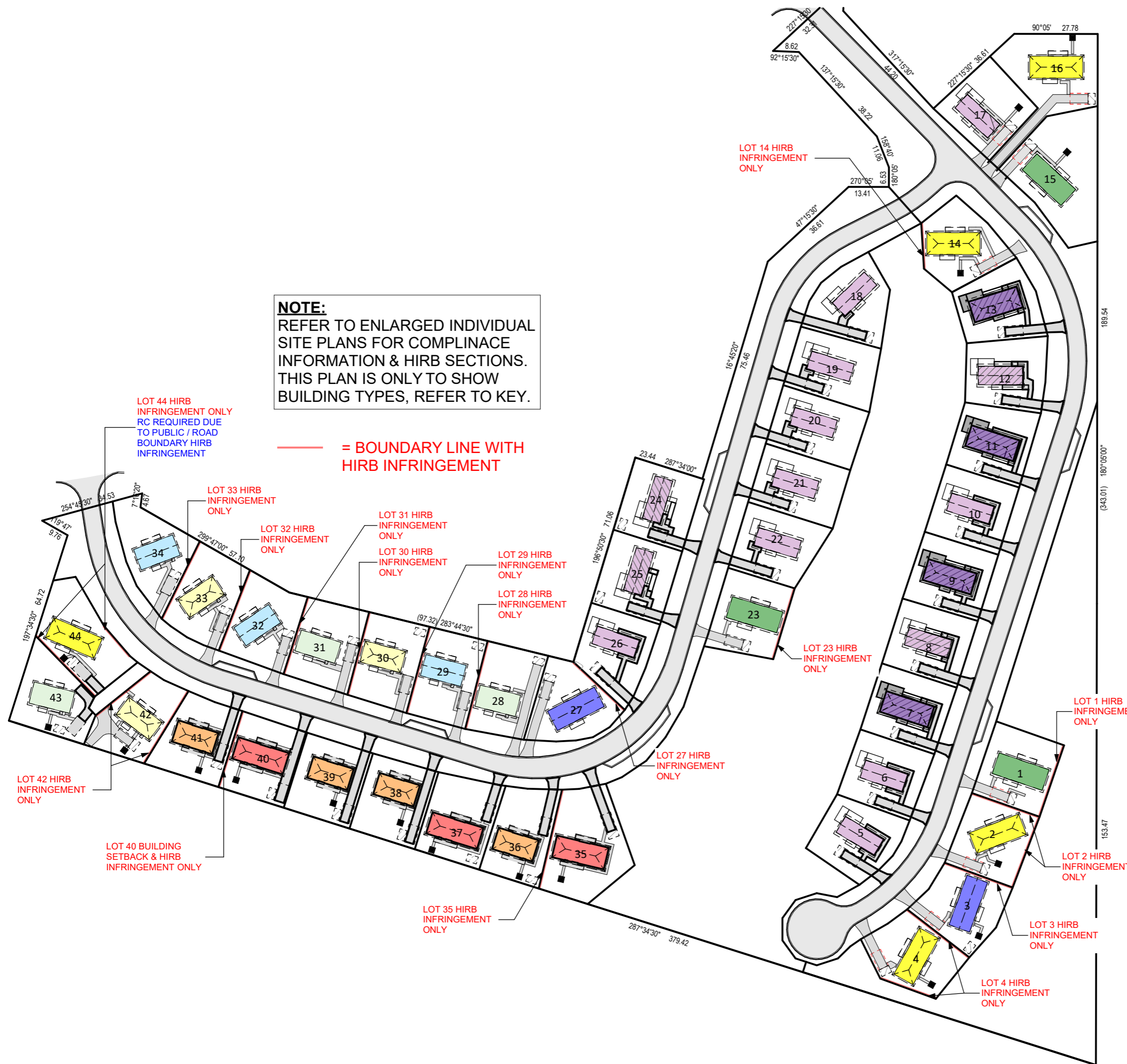
Rev No. Revision Date

Scale @ A3: 1:1250

Drawn By: J.A

Issued: 26/02/2024 1:41 pm

Sheet No:
A1000



- KEY:**
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