



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: Bill Birnie

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

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

Name/s: Bay of Islands Planning Limited

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: 0247

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

6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Refer Record of Titles appended to the AEE

Property Address/
Location: As above

7. Application Site Details:

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

Site Address/
Location: As above

Legal Description: Refer CT Attached Val Number: _____

Certificate of Title: Refer CT Attached
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? ~~No~~ Yes
Is there a dog on the property? ~~Yes~~ / No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

Email applicant prior to site visit.

8. Description of the Proposal:

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

Changes to conditions of consent for 2200268 RMAVAR/A

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) _____

Email: _____

Postal Address: _____

_____ Post Code: _____

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

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

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

Name: _____ (please print)

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

14. Important Information:

Note to applicant

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

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

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

Fast-track application

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

Privacy Information:

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

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

Name: _____ (please print)

Signature: _____ (signature)

Date: _____

(A signature is not required if the application is made by electronic means)

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

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)

Email:

Postal Address:


Phone Numbers:



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

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

Name: Bill Birnie (please print)

Signature:  (signature of bill payer – mandatory) Date: 1/7/24

Bay of Islands Planning Ltd

**Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri**

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

02 July 2024

Far North District Council
John Butler Centre
Kerikeri

Re: Variation of consent 2200268 RMAVAR/A

1.0 INTRODUCTION AND BACKGROUND

1.1 This report has been prepared in support of a land use consent application (variation) at Lot 1 DP 562051 [RT: 996021]. The site contains an area of 3,870m², depicted on the plan in **Figure 1** below.

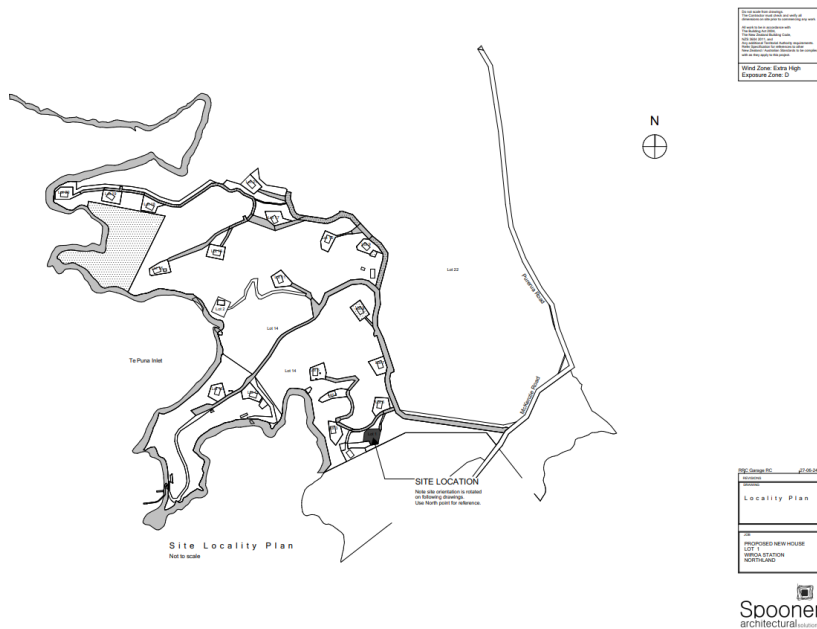


Figure 1 - Site

- 1.2 The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991. This report serves as the Assessment of Environmental Effects.
- 1.3 The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.
- 1.4 Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.
- 1.5 Sections 88 to 121 apply, with all necessary modifications, as if—
 - a. the application were an application for a resource consent for a discretionary activity; and
 - b. the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.
- 1.6 Section 127(4) also applies including:

 - (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
 - (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.
- 1.7 Changes via s221[3][a] are also required in terms of consent notice variations.
- 1.8 Consent under both sections are Discretionary Activities.
- 1.9 Our client, William Birnie, seeks the following amendments to the following aspects of the original approval of 2200268 RMAVAR/A.
 1. Changes to General Conditions (Condition 1), to alter the location of the garage and subsequent change to the Landscape and Planting Plan.
 2. Changes to condition 4[f][i] to reflect the updated changes to the Landscape and Planting Plan.

1.10 Activity Status: The proposal is a **Discretionary Activity**.

2.0 PROPOSED CHANGE OF CONSENT CONDITION

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

2.2 Decision A – Subdivision

4[f][i] The lot owner shall maintain the landscaping referred to in Decision B Condition 2 of resource consent 2200268-RMAVAR/B – RMACOM. Specifically, the Landscape Integration Plan Concept/Earthworks and planting plan prepared by Hawthorne Landscape Architects dated 05.06.2024 and a Landscape Plan Garage, prepared by Hawthorne Landscape Architects, dated 01.05.2024 ~~Littoralis Landscape Architecture, dated 24.09.2019 and described within the Littoralis letter dated 18-November 2020~~. The lot owner shall not suffer or permit the removal of specified landscaping without the express written permission of Council.

2.3 Decision B – Land Use

General Conditions

1. The activity shall be carried out in accordance with the following approved plans attached to this consent with the Council's "Approved Stamp" affixed to them;
 - Landscape Integration Plan Concept/Earthworks and planting plan prepared by Hawthorne Landscape Architects ~~Littoralis Landscape Architecture~~, dated 05.06.2024 ~~24.09.2019~~ and a Landscape Plan Garage, prepared by Hawthorne Landscape Architects, dated 01.05.2024.
 - Site plan, floor plan and elevations, prepared by Spooner Architectural Solutions, Referenced Proposed New House Lot 1, Wiroa Station Northland, dated 27.06.24 ~~Review 19-11.2020~~.
- 2.3 The rationale for the proposed changes is to accommodate the change in location of the garage and the subsequent planting to mitigate any potential visual amenity effects.
- 2.4 These changes do not result in additional rule breaches and are therefore considered to be within scope of the original proposal.

2.6 The proposal includes the following appendices:

- Appendix 1 – Record of Title and Instruments.
- Appendix 2 – Updated landscape Integration Plan and Garage Landscape plan.
- Appendix 3 – Updated Site Plan and Architectural Drawings
- Appendix 4 – Landscape Assessment
- Appendix 5 – Previous Decision and Plans [2200268-RMAVAR/A].

3.0 LOCALITY AND PROPERTY DESCRIPTION

- 3.1 The applicant's landholding is one of the many coastal sections located on the Purerua Peninsula that consists of a number of small headlands that extend into the Te Puna Inlet. Access to the property is obtained from McKenzie Road via a private driveway.
- 3.2 The overarching property has been subdivided into lifestyle lots with a larger residual area [Lot 14] which effectively surrounds each of the lifestyle sites.
- 3.3 This subdivision was attained under RC 2160044--RMAVAR/A. Dwellings have started to appear in various allotments on the lifestyle blocks, filling out the overall subdivision.
- 3.4 The site has been assessed in terms of landscape and visual features along with engineering considerations as part of the underlying subdivision approval. These have resulted in building envelopes across each site where development has been pre-consented. A dwelling on the property has already been constructed.
- 3.5 A Landscape Assessment has been prepared as part of this application to support the change in location of the previously consented garage (see **Appendix 4**).
- 3.6 A comprehensive description of the site and surrounds was provided as part of the application for the garage. In summary:
- The site is described as Lot 1 DP 562051 [RT: 996021],
 - The site is located within the General Coastal Zone under the Operative District Plan [ODP].
 - Soils are considered as 4e7 under the NZLRI. The site did not contain any activities found on the HAIL.
 - Under the Proposed District Plan [PDP] the site is located within the Rural Production Zone and the Coastal Environment.

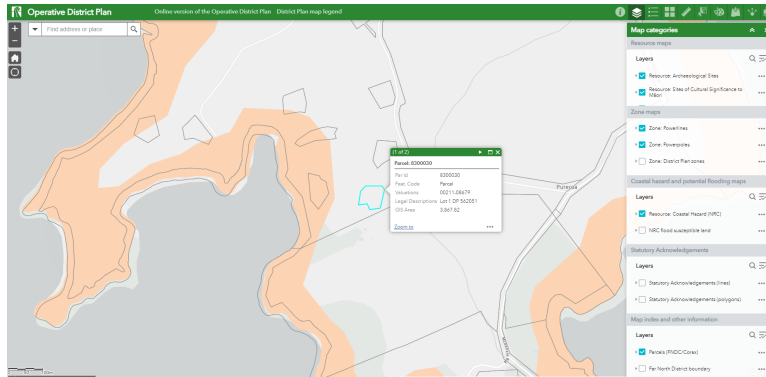


Figure 4 – ODP Features

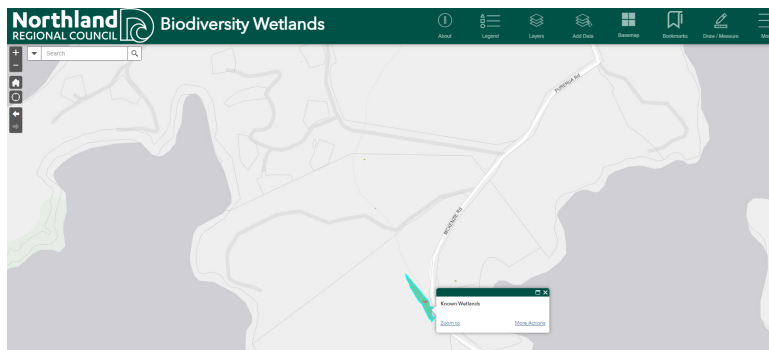


Figure 5 – NRC Biodiversity Mapping

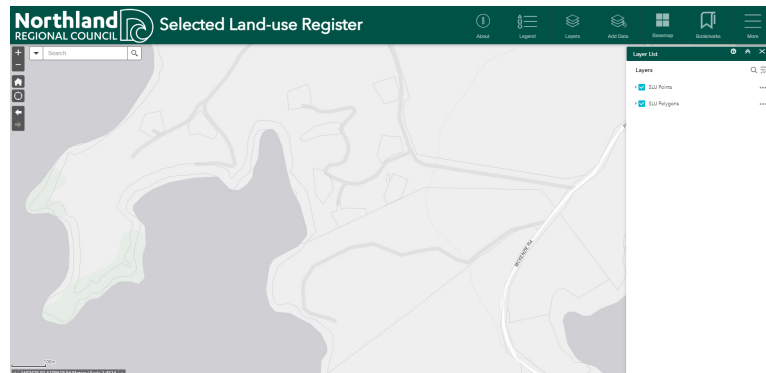


Figure 6 – NRC SLU Mapping

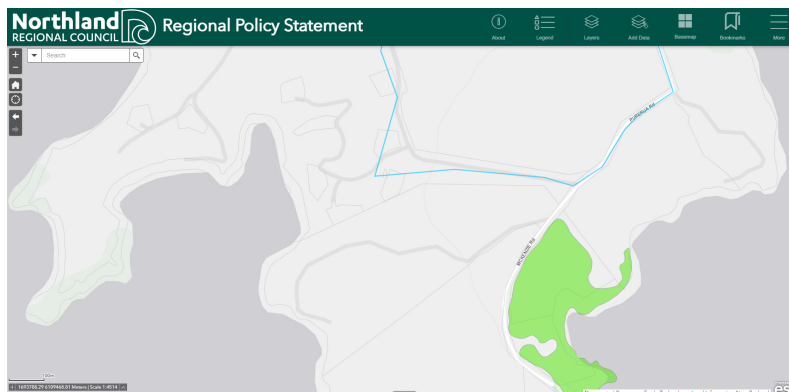


Figure 7 – NRC RPS Mapping

- 3.7 The site contains numerous consent notices and land covenants. For the purposes of a resource consent the land covenants are not relevant.
- 3.8 For the purposes of this s127. /s221[3][a] application there is little that has changed on site to warrant further description other than:
- The garage footprint has been moved from its consented eastern location on the site to the southern aspect; and
 - The new Landscape and Planting Plan has been altered to accommodate the new location of the garage.

4.0 ASSESSMENT OF RELEVANT RULES

4.1 No further breaches of the District Plan result from this application. A summary of the rule assessment is provided below:

Table 1 Performance of Proposal against General Coastal Standards

FACTOR	STANDARDS	PERFORMANCE
GENERAL COASTAL ZONE RULES [Section 10.6.5]		
Visual Amenity	<p>Permitted [PA] : gross floor area of new buildings for human habitation not to exceed 25m² ; colours and finishes within 30% reflectance.</p> <p>Controlled [CA] : new buildings that do not meet the permitted standards and are located entirely within a building envelope that has been approved under a resource consent.</p> <p>Restricted Discretionary [RDA]: new buildings that do not meet the permitted standards and are located partially or entirely outside a building envelope that has been approved under a resource consent.</p>	<p>Lot 1 has an approved building envelope. This is shown on the Title in Appendix 1 and the Site Plan found in Appendix 3.</p> <p>As with the previous application for the garage, it sits outside of the approved envelope and is therefore RDA in this respect.</p> <p>Restricted Discretionary Activity</p>
Residential Intensity	Permitted: 1 unit per 20 hectares or 1 unit per existing site.	PA
Scale of Activities	Permitted: greater of 4 non-resident persons per site or 1 person per 1 ha of net site area.	Not relevant to this application.
Building Height	Permitted: maximum height 5 metres in accordance with consent notice 10526054.25.	Please refer to the Architectural Drawings

FACTOR	STANDARDS	PERFORMANCE
Area	Russell Township or Point Veronica Zones.	

Table 2 Performance of Proposal against Relevant District Wide Standards

FACTOR	STANDARDS	PERFORMANCE
DISTRICT WIDE RULES		
SOILS AND MINERALS RULES [Section 12.3.6]		
Earthworks	Permitted: excavation and/or filling which does not exceed 300m ³ in any 12 month period; cut or filled face does not exceed 1.5 metres in height.	As with the previous application for the garage earthworks do not exceed the permitted threshold. PA
TRANSPORTATION RULES [Section 15.1.6C.1]		
Access	A private accessway may serve a maximum of 8 household equivalents.	This rule would not apply by reason the underlying resource consent approval remains valid and creates the permitted baseline and environment. PA

Table 3 Performance of Proposal against Proposed District Plan

Matter	Rule/Std Ref	Evidence
Hazardous Substances	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource. HS-R5, HS-R6, HS-R9	Not relevant as no such substances proposed.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not relevant.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not relevant.
Notable Trees		Not relevant.

	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	
Sites and Areas of Significance to Māori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	Not relevant.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not relevant. There is no vegetation clearance required.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not relevant.
Earthworks	<p>The following rules have immediate legal effect:</p> <p>EW-R12, EW-R13</p> <p>The following standards have immediate legal effect:</p> <p>EW-S3, EW-S5</p>	These standards can be imposed and required as part of the resource consent approval.
Signs	<p>The following rules have immediate legal effect:</p> <p>SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	Not relevant.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not relevant.

4.2 As outlined earlier, s127 / s221 changes are considered as a Discretionary Activity. Overall, the proposal is a Discretionary Activity.

5.0 NOTIFICATION ASSESSMENT

Public notification

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

Table 4 – s95 Adverse Effects Assessment

<u>Step 1</u>	<u>Mandatory public notification in certain circumstances</u>	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	<u>if not required by step 1, public notification precluded in certain circumstances</u>	
S95A(5)(a)	Is the application for a resource consent for 1 or more activities and each activity is subject to a rule or national environmental standard that precludes public notification?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	No
<u>Step 3</u>	<u>if not precluded by step 2, public notification required in certain circumstances</u>	
S95A(8)(a)	Is the application for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification.	No
S95A(8)(b)	Does the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor	TBC
<u>Step 4</u>	<u>public notification in special circumstances</u>	
S95A(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified.	No

5.2 Public notification is not sought.

- 5.3 The application is not precluded from notification as the preclusion requirements are not met.
- 5.4 It is contended that there is no additional rule breach or effects resulting from this variation.
- 5.5 The conditions were a part of a condition's suite (refer 2200268 RMAVAR/A).
- 5.6 The proposed change of location for the garage along with the updated Landscape and Planting Plan is not considered to result in any change or additional effects.
- 5.7 There are no special circumstances that arise in this instance.
- 5.8 Having considered the requirements above, it is considered that the effects of the proposal are no more than minor. Public notification is not required.

6.0 EFFECTS TO PEOPLE

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

<u>Step 1</u>	<u>certain affected groups and affected persons must be notified</u>	
S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
<u>Step 2</u>	<u>if not required by step 1, limited notification precluded in certain circumstances</u>	
S95B(6)(a)	the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or	No

	national environmental standard that precludes limited notification:	
S95B(6)(b)	the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land)	No
<u>Step 3</u>	<u>if not precluded by step 2, certain other affected persons must be notified</u>	
S95B(7)	If in the case of a boundary activity, whether an owner of an allotment with an infringed boundary is an affected person in accordance with s95E.	TBA
S95B(8)	If in the case of any other activity, a person is an affected person in accordance with section 95E.	TBA
<u>Step 4</u>	<u>further notification in special circumstances</u>	
<u>S95B(10)</u>	If special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section.	No

6.2 There are no affected groups or affected persons considered necessary to notify.

6.3 Limited notification is not precluded.

6.4 The proposed changes are acceptable when considered against the assessment undertaken for the existing approval.

6.5 No special circumstances exist.

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

7.0 STATUTORY CONTEXT

Far North District Plan

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

- 7.2 In terms of any potential effects on the environment from the proposed variation, they are considered to be limited to visual amenity given the change in location of the previously consented garage.
- 7.3 The Landscape Assessment provided by Hawthorn Landscape Architects is provided in **Appendix 4** addresses any effects on the environment from the application from a landscape perspective and states:
- The proposal is in accordance with the consent notice conditions and architectural and landscape design guidelines attached to the subdivision consent and achieves the Lot 1 consent conditions;
 - The proposed landscaping for around the garage follows the intent of the Landscape Integration Concept/Earthworks and Planting Plan prepared by Littoralis Landscape Architecture, dated 24.09.2019;
 - The proposed garage will be visually absorbed into the landscape so that it is not viewed on a ridgeline and will not be visible from the coastal aspect;
 - The landscape plan is consistent with the principals of the Detailed House Site Design Plans prepared by Boffa Miskell for the original subdivision;
 - The landscaping is consistent with the design guidelines found within the Wiroa Station Architecture Code;
- 7.4 The Landscape Assessment concludes that when evaluated against the relevant statutory documents the potential visual, landscape and natural character effects of the development will be less than minor.

Regional Policy Statement for Northland (RPS)

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

National Policy Statements and Plans

- 7.3 These matters were all materially assessed under the previous approvals and variations. There are no new matters to consider. As the proposal results in a minor variation a re-assessment is not considered to be required.

Conclusion

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

8.0 PART 2 ASSESSMENT

Section 5 - Purpose of the Resource Management Act 1991

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

Section 6 - Matters of National Importance

- 8.3 In achieving the purpose of the Resource Management Act 1991, a range of matters are required to be recognised and provided for. This includes:
- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
 - b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
 - c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
 - d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
 - e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
 - f) the protection of historic heritage from inappropriate subdivision, use, and development:
 - g) the protection of protected customary rights:
 - h) the management of significant risks from natural hazards.

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

Section 7 - Other Matters

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

(a) kaitiakitanga:

(aa) the ethic of stewardship:

(b) the efficient use and development of natural and physical resources:

(ba) the efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) intrinsic values of ecosystems:

(e) [Repealed]

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change:

(j) the benefits to be derived from the use and development of renewable energy.

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

Section 8 - Treaty of Waitangi

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

interest in this application.

Part 2 Conclusion

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

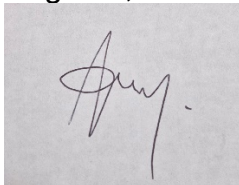
9.0 CONCLUSION

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

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

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

Regards,



Andrew McPhee
Consultant Planner

Reviewed



Steven Sanson
Consultant Planner



**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 **996021**
Land Registration District **North Auckland**
Date Issued 21 March 2022

Prior References

735022 735035

Estate Fee Simple
Area 3870 square metres more or less
Legal Description Lot 1 Deposited Plan 562051
Registered Owners
William Norman Birnie and PM Trustee (2016) Limited

Interests

10526054.25 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.9.2016 at 4:16 pm

Appurtenant hereto is a right to convey electricity, telecommunications and computer media and to part formerly Lot 1 DP 497523 is a right of way, right to drain water and sewage created by Easement Instrument 10526054.26 - 14.9.2016 at 4:16 pm

The easements created by Easement Instrument 10526054.26 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Easement Instrument 10526054.33 - 14.9.2016 at 4:16 pm (affects part formerly Lot 14 DP 497523)

12227939.3 Variation of Consent Notice 10526054.25 pursuant to Section 221(5) Resource Management Act 1991 - 21.3.2022 at 3:32 pm

12227939.4 Surrender of the right of way, right to convey electricity, telecommunications and computer media marked A, BA and BF on DP 497523 and the right to drain water and sewage marked AR on DP 497523 appurtenant to part formerly Lot 1 DP 497523 created by Easement Instrument 10526054.26 - 21.3.2022 at 3:32 pm

12227939.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.3.2022 at 3:32 pm

Appurtenant hereto is a right of way, a right to convey electricity and telecommunications and a right to drain water and sewage created by Easement Instrument 12227939.13 - 21.3.2022 at 3:32 pm

The easements created by Easement Instrument 12227939.13 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12227939.14 - 21.3.2022 at 3:32 pm

Land Covenant in Covenant Instrument 12227939.15 - 21.3.2022 at 3:32 pm

12227939.17 Mortgage to Bank of New Zealand - 21.3.2022 at 3:32 pm

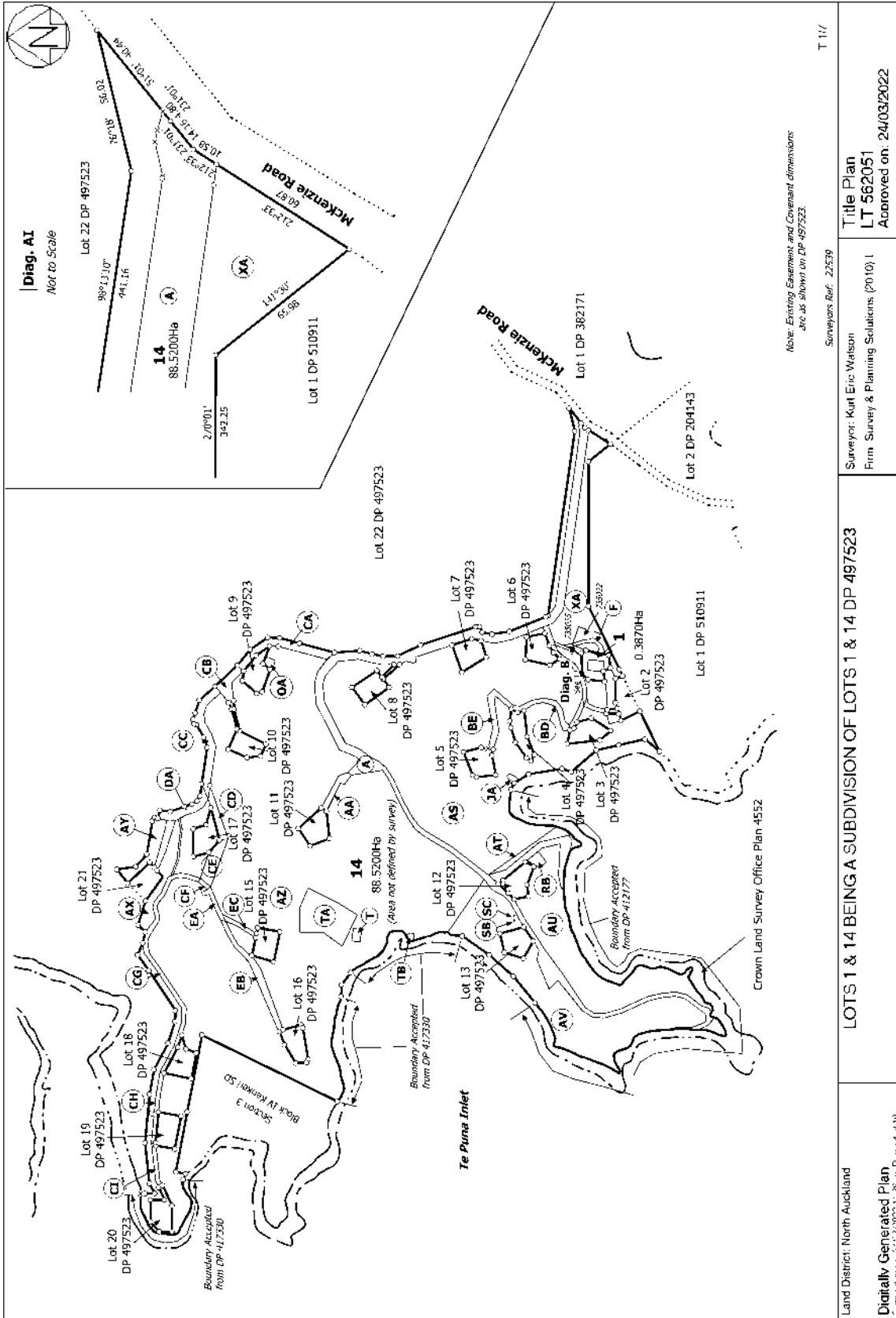
12443360.2 Surrender of the right to drain sewage and water marked XA on DP 562051 created by Easement Instrument 12227939.13- 10.2.2023 at 11:58 am

12443360.4 Surrender of the right to drain sewage and water marked AS and AZ on DP 497523 created by Easement Instrument 10526054.26 - 10.2.2023 at 11:58 am

Appurtenant hereto is a right to drain sewage and water created by Easement Instrument 12443360.14 - 10.2.2023 at 11:58 am

Appurtenant hereto is a right to roam created by Easement Instrument 12443360.17 - 10.2.2023 at 11:58 am

Land Covenant in Covenant Instrument 12443360.18 - 10.2.2023 at 11:58 am





Existing Pohutukawa trees planted as part of subdivision development

Existing Pohutukawa trees planted as part of subdivision development

Proposed planting on northern wing to envelop the dwelling and blend it into the landscape

Existing Pohutukawa trees planted in 2022 which provide foreground context to the building site and integrate the dwelling into the landscape when viewed from Te Puna Inlet

Optional Pohutukawa trees planted on the back of the earth mound to reinforce the wider context of the building site and form an elevated, varied skyline when seen from afar

Proposed plantings on the mound to provide a vegetated backdrop and ensure the building is not viewed on the skyline

LOT 1 boundary

Optional additional plantings in this area to link the proposed backdrop planting with the bush on a neighbouring property. This will provide a contiguous envelop of vegetation around the dwelling which will avoid any potential adverse visual effects of its placement on the hillslope

Existing Pohutukawa trees planted as part of subdivision development

Fence line

Existing Pohutukawa trees planted in 2022

Existing Native Bush

0 25 40 55 m



05.06.2024

**LOT 1
Landscape Integration Plan**

Bill Birnie
40 McKenzie Road, Te Tii

Scale	Drawn By
1:700 @ A3	Cad Design
Drawing #	Rev #
1.0	A

1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
2. Contractors shall verify and be responsible for all dimensions on site.
3. Do not scale off this drawing.
4. Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.



LOT 1 boundary

Existing Pohutukawa trees planted in 2022 which provide foreground context to the building site and integrate the dwelling into the landscape when viewed from Te Puna Inlet

Proposed planting on northern wing to envelop the dwelling and blend it into the landscape

Existing Pohutukawa trees

Optional proposed Pohutukawa trees planted on the back of the earth mound to reinforce the wider context of the building site and form an elevated, varied skyline when seen from afar

Optional additional plantings in this area to link the proposed backdrop planting with the bush on a neighbouring property. This will provide a contiguous envelop of vegetation around the dwelling which will avoid any potential adverse visual effects of its placement on the hillslope

Fence line

Proposed plantings on the mound to provide a vegetated backdrop and ensure the building is not viewed on the skyline

Existing Pohutukawa trees planted as part of subdivision development

0 10 35 m



05.06.2024

**LOT 1
Landscape Plan**

Bill Birnie
40 McKenzie Road, Te Tii

Scale	Drawn By
1:500 @ A3	Cad Design
Drawing #	Rev #
2.0	A

1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
2. Contractors shall verify and be responsible for all dimensions on site.
3. Do not scale off this drawing.
4. Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.



05.06.2024

**LOT 1
Landscape Plan**

Bill Birnie
40 McKenzie Road, Te Tii


Scale	Drawn By
1:200 @ A3	Cad Design
Drawing #	Rev #
3.0	A

1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
2. Contractors shall verify and be responsible for all dimensions on site.
3. Do not scale off this drawing.
4. Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.

0 5 10 m

Plant Schedule

Code	Qty	Botanical Name	Common Name	Schedule Size
Cogh	95	Corokia 'Geentys Ghost'	Clipped as balls	PB5
Cyme	10	Cyathea medullaris	Ponga (Tree fern)	PB5
Hepa	36	Hebe parviflora	White flowers	PB5
Lipe	28	Libertia peregrinans	New Zealand Iris	PB5
Lolt	21	Lomandra 'Lime Tuff'	Lomandra var.	PB5
Lota	71	Lomandra longifolia 'Tanika'	Lomandra Grass	PB5
Memp	23	Metrosideros 'Maori Princess'	Pohutukawa	PB18
Muas	26	Muehlenbeckia astonii	Tororaro / Bush pohuehue	PB5
Muax	43	Muehlenbeckia axillaris	Groundcover	PB5
Phco	48	Phormium cookianum	Mountain Flax	PB5
Picr	6	Pittosporum crassifolium	Karo	PB5
Pigb	39	Pittosporum tenuifolium 'Golf Ball'	Golf Ball Pittosporum	PB5
Pscw	22	Pseudopanax Cyril Watson	Five finger	PB5
Pslp	21	Pseudopanax lessonii Purpurea	Burgundy foliage	PB5
Sera	68	Selliera radicans	Native groundcover	PB3
Wemu	35	Westringia fruticosa 'Mundi'	Australian Rosemary var.	PB5



HAWTHORN
Landscape Architects

05.06.2024	
LOT 1 Plant Schedule	
Bill Birnie 40 McKenzie Road, Te Tii	
Scale	Drawn By
No Scale	Cad Design
Drawing #	Rev #
4.0	A

1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
 2. Contractors shall verify and be responsible for all dimensions on site.
 3. Do not scale off this drawing.
 4. Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
 5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.



Cogh
Corokia 'Geentys Ghost'



Cyme
Cyathea medullaris



Hepa
Hebe parviflor



Lipe
Liberia peregrinans



Lolt
Lomandra 'Lime Tuff'



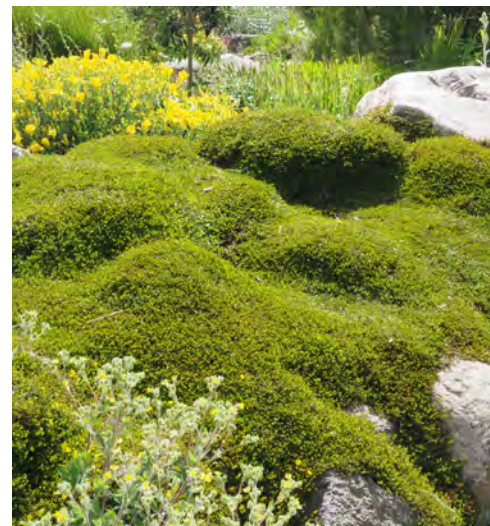
Lota
Lomandra longifolia 'Tanika'



Memp
Metrosideros 'Maori Princess'



Muas
Muehlenbeckia astonii



Muax
Muehlenbeckia axillaris



Phco
Phormium cookianum



Picr
Pittosporum crassifolium



Pigb
Pittosporum tenuifolium 'Golf Ball'



Pscw
Pseudopanax Cyril Watson



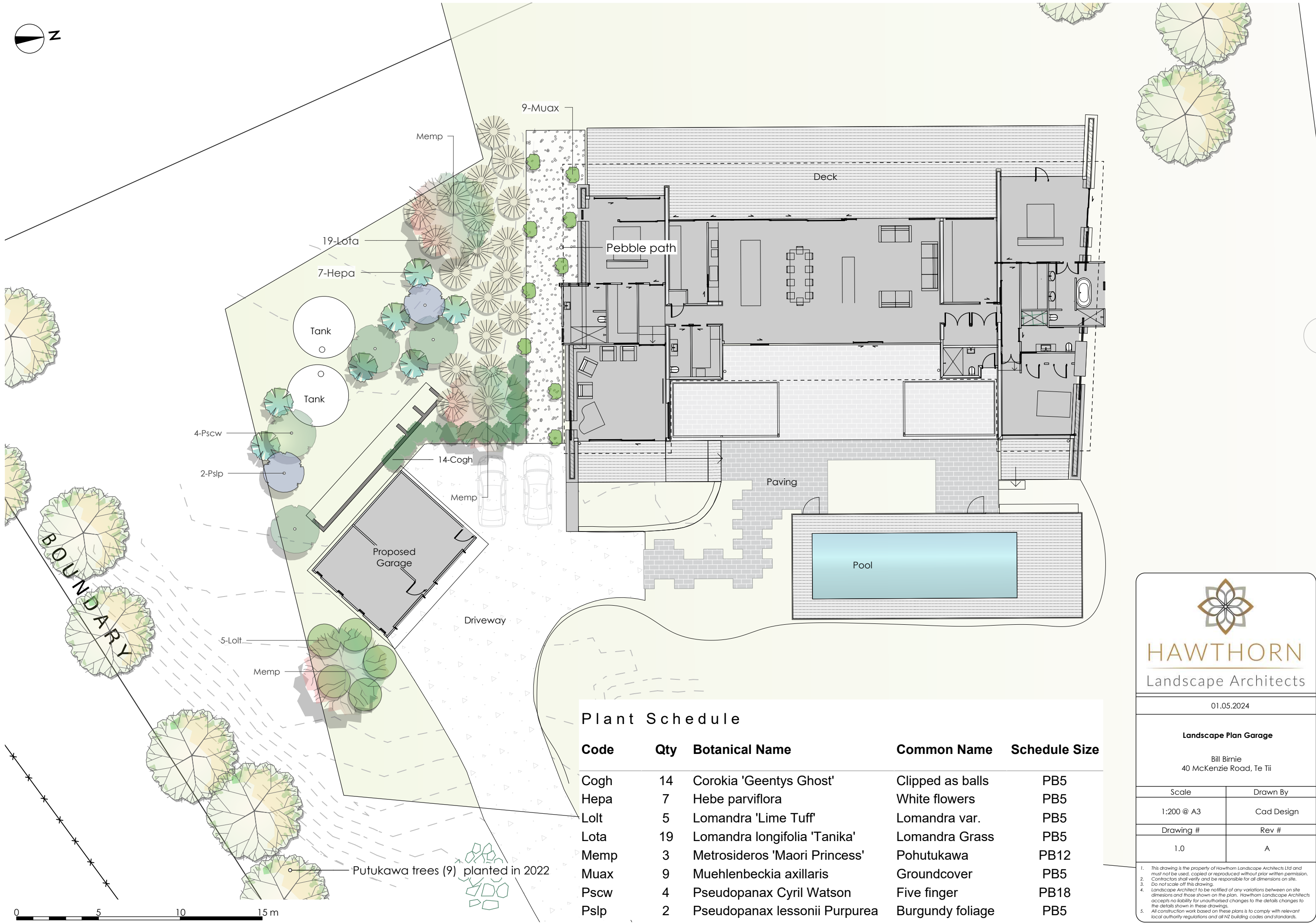
Pslp
Pseudopanax lessonii Purpurea



Sera
Selliera radicans



Wemu
Westringia fruticosa 'Mundi'



Plant Schedule

Code	Qty	Botanical Name	Common Name	Schedule Size
Cogh	14	Corokia 'Geentys Ghost'	Clipped as balls	PB5
Hepa	7	Hebe parviflora	White flowers	PB5
Lolt	5	Lomandra 'Lime Tuff'	Lomandra var.	PB5
Lota	19	Lomandra longifolia 'Tanika'	Lomandra Grass	PB5
Memp	3	Metrosideros 'Maori Princess'	Pohutukawa	PB12
Muax	9	Muehlenbeckia axillaris	Groundcover	PB5
Pscw	4	Pseudopanax Cyril Watson	Five finger	PB18
Pslp	2	Pseudopanax lessonii Purpurea	Burgundy foliage	PB5



HAWTHORN
Landscape Architects

01.05.2024

Landscape Plan Garage

Bill Birnie
40 McKenzie Road, Te Tii

Scale	Drawn By
1:200 @ A3	Cad Design
Drawing #	Rev #
1.0	A

- This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
- Contractors shall verify and be responsible for all dimensions on site.
- Do not scale off this drawing.
- Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
- All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.



Cogh
Corokia 'Geentys Ghost'

Hepa
Hebe parviflora

Lolt
Lomandra 'Lime Tuff'

Memp
Metrosideros 'Maori Princess'



Muax
Muehlenbeckia axillaris

Pscw
Pseudopanax Cyril Watson

Pslp
Pseudopanax lessonii Purpurea

Lota
Lomandra longifolia 'Tanika'

Plant Schedule

Code	Qty	Botanical Name	Common Name	Schedule Size
Cogh	14	Corokia 'Geentys Ghost'	Clipped as balls	PB5
Hepa	7	Hebe parviflora	White flowers	PB5
Lolt	5	Lomandra 'Lime Tuff'	Lomandra var.	PB5
Lota	19	Lomandra longifolia 'Tanika'	Lomandra Grass	PB5
Memp	3	Metrosideros 'Maori Princess'	Pohutukawa	PB12
Muax	9	Muehlenbeckia axillaris	Groundcover	PB5
Pscw	4	Pseudopanax Cyril Watson	Five finger	PB18
Pslp	2	Pseudopanax lessonii Purpurea	Burgundy foliage	PB5



HAWTHORN
Landscape Architects

01.05.2024

Plant Palette
Bill Birnie
40 McKenzie Road, Te Tii

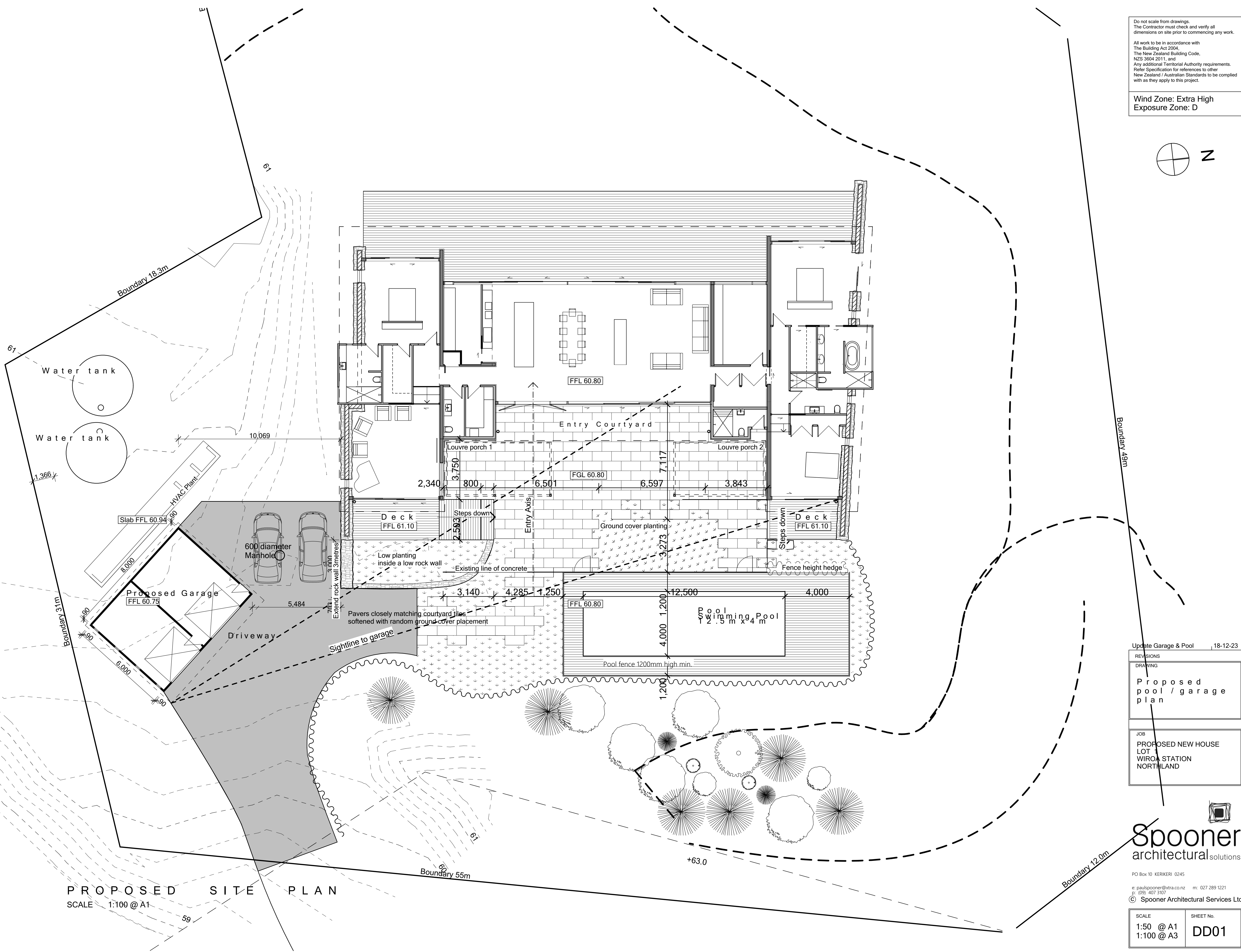
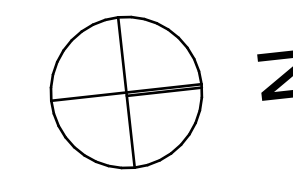
Scale	Drawn By
No Scale	Cad Design
Drawing #	Rev #
1.1	A

1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be used, copied or reproduced without prior written permission.
2. Contractors shall verify and be responsible for all dimensions on site.
3. Do not scale off this drawing.
4. Landscape Architect to be notified of any variations between on site dimensions and those shown on the plan. Hawthorn Landscape Architects accepts no liability for unauthorised changes to the details changes to the details shown in these drawings.
5. All construction work based on these plans is to comply with relevant local authority regulations and all NZ building codes and standards.

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 2011, and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

Wind Zone: Extra High
Exposure Zone: D



Update Garage & Pool 18-12-23

REVISIONS	
DRAWING	Proposed pool / garage plan
JOB	
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND	



Spooner
architecturalsolutions

PO Box 10 KERIKERI 0245
e: paulspooner@extra.co.nz m: 027 289 1221
p: (09) 407 3107
© Spooner Architectural Services Ltd.

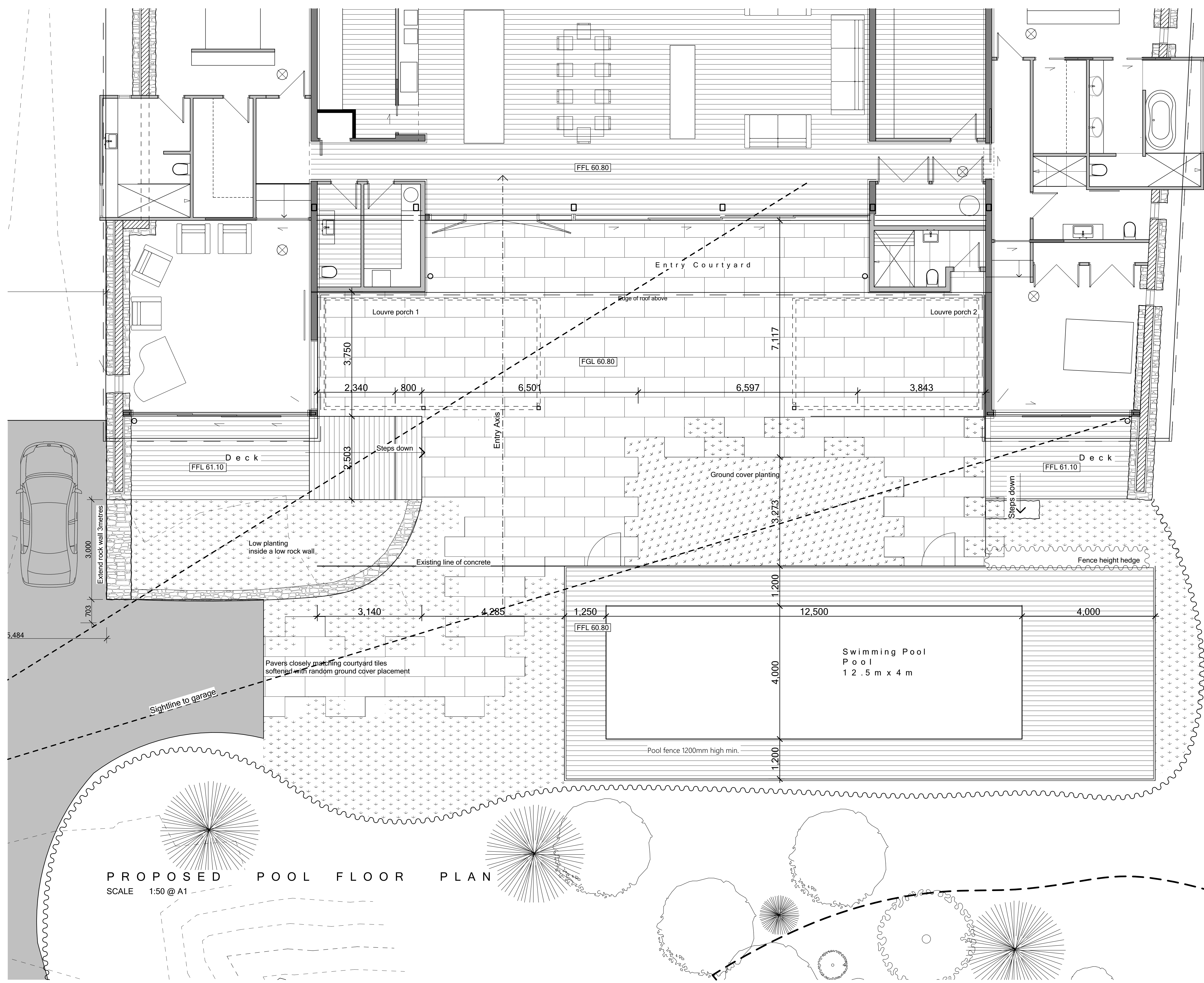
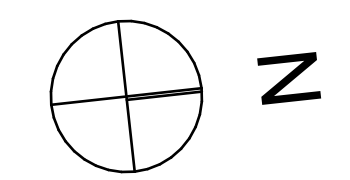
SCALE	SHEET No.
1:50 @ A1	DD01
1:100 @ A3	

PROPOSED SITE PLAN

SCALE 1:100 @ A1

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.
All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 2011, and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

Wind Zone: Extra High
Exposure Zone: D



Update Garage & Pool 18-12-23

REVISIONS
DRAWING
Proposed pool plan

JOB
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND

Spooner
architectural solutions
PO Box 10, Kaitiaki, 6045

e: paulspooner@extra.co.nz m: 027 289 1221
p: (09) 407 3107
© Spooner Architectural Services Ltd.

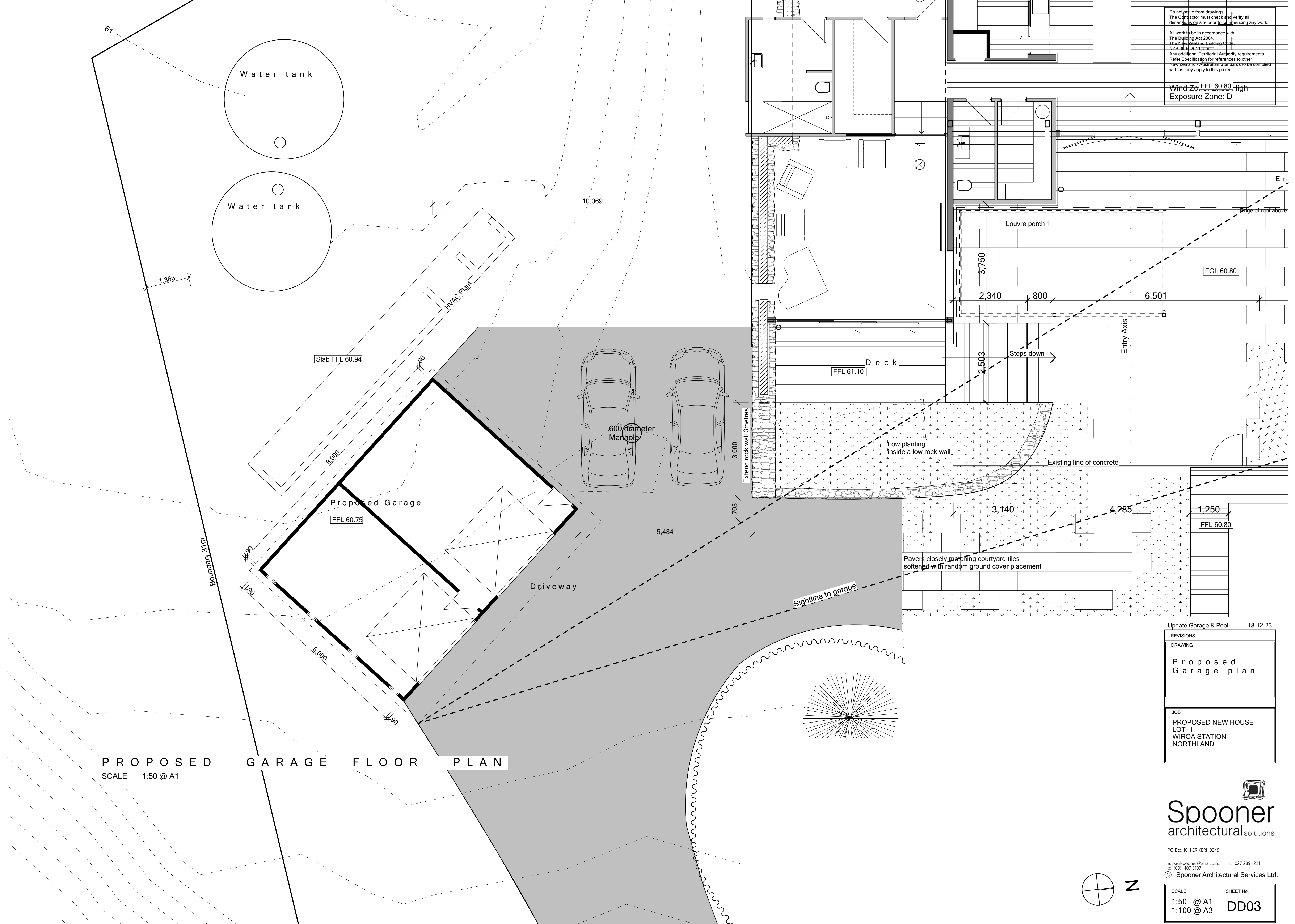
SCALE	SHEET No.
1:50 @ A1	DD02
1:100 @ A3	

PROPOSED POOL FLOOR PLAN
SCALE 1:50 @ A1

Do not scale from drawings. The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with:
 The Building Act 2004,
 The New Zealand Building Code,
 NZS 3604:2011 and
 Any additional Territorial Authority requirements.
 Refer Specification for references to other New Zealand / Australian Standards to be complied with as they apply to this project.

Wind Zo: FFL 60.80 High
 Exposure Zone: D



PROPOSED GARAGE FLOOR PLAN
 SCALE 1:50 @ A1

Update Garage & Pool 18-12-23

REVISIONS
DRAWING
Proposed Garage plan

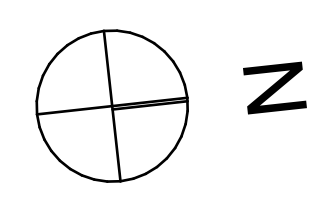
JOB
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND

Spooner
 architectural solutions

PO Box 10 KERIKERI 0245
 e: paulspooner@extra.co.nz m: 027 289 1221
 p: (09) 407 3107
 © Spooner Architectural Services Ltd.

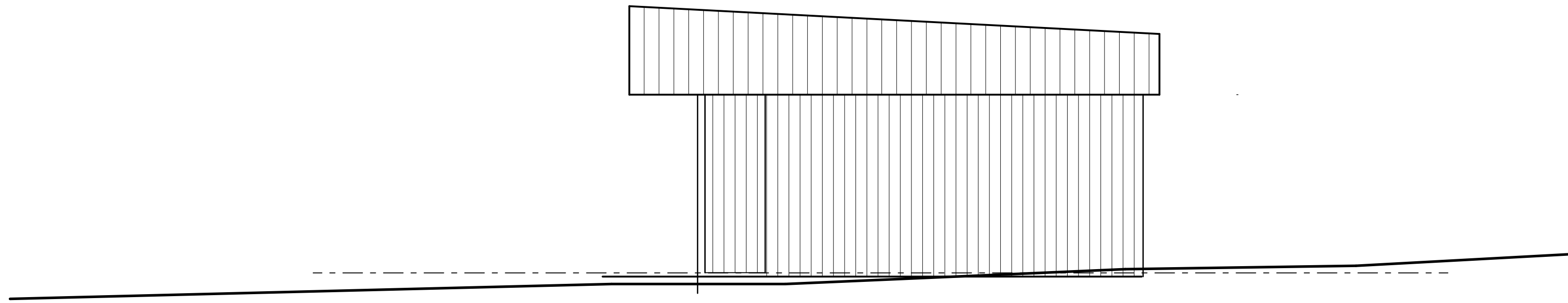
SCALE
 1:50 @ A1
 1:100 @ A3

SHEET No.
DD03

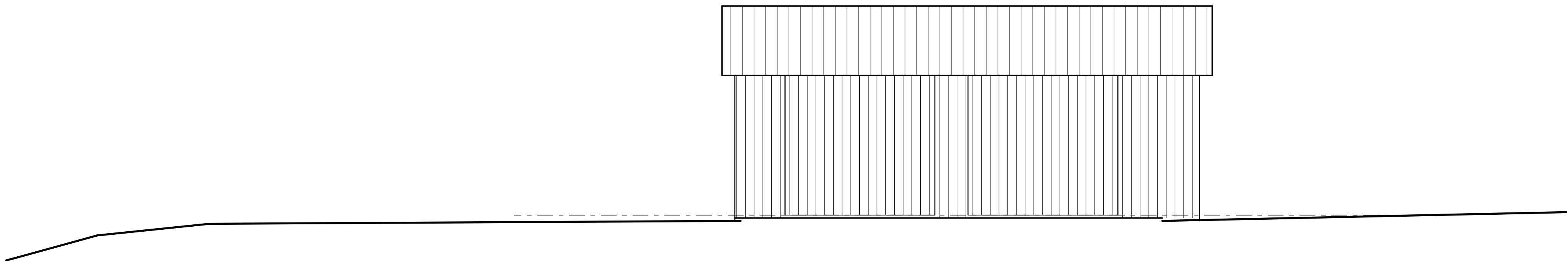


Do not scale from drawings.
 The Contractor must check and verify all dimensions on site prior to commencing any work.
 All work to be in accordance with
 The Building Act 2004,
 The New Zealand Building Code,
 NZS 3604 2011, and
 Any additional Territorial Authority requirements.
 Refer Specification for references to other
 New Zealand / Australian Standards to be complied
 with as they apply to this project.

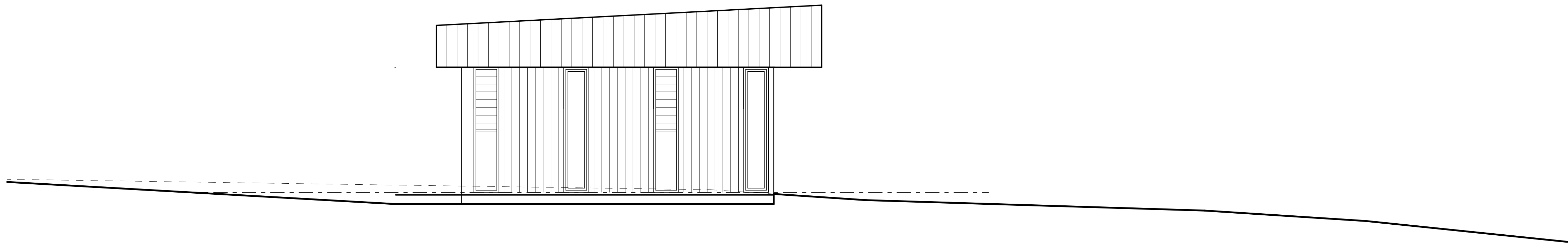
Wind Zone: Extra High
 Exposure Zone: D



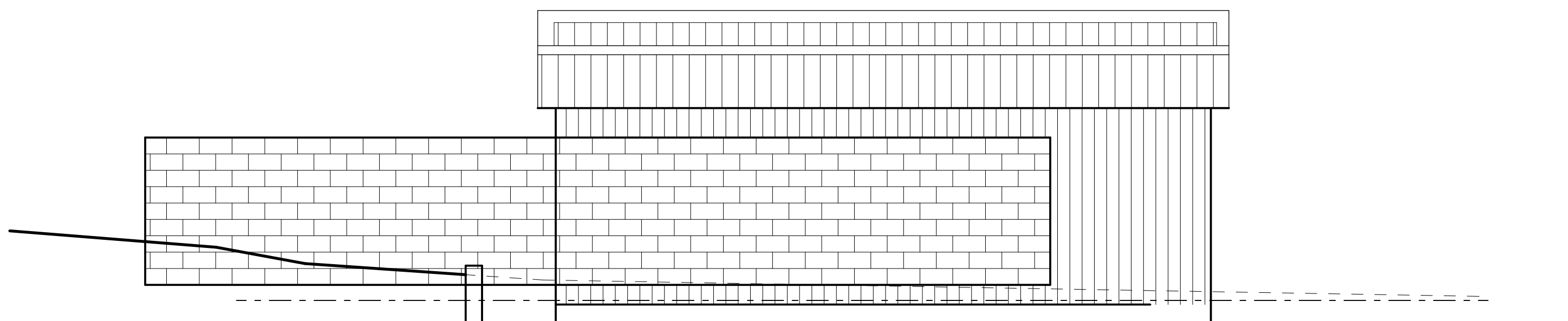
PROPOSED WEST ELEVATION
 SCALE 1:50 @ A1



PROPOSED NORTH ELEVATION
 SCALE 1:50 @ A1



PROPOSED EAST ELEVATION
 SCALE 1:50 @ A1



PROPOSED SOUTH ELEVATION
 SCALE 1:50 @ A1

Update Garage & Pool 18-12-23

REVISIONS
DRAWING
Proposed Garage Elevations
JOB
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND

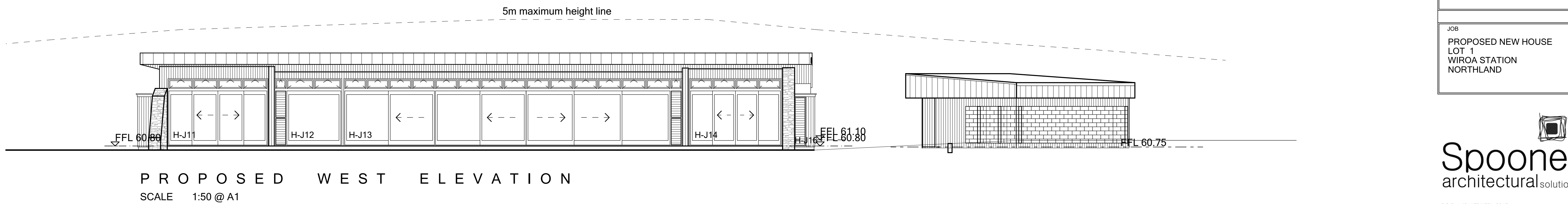
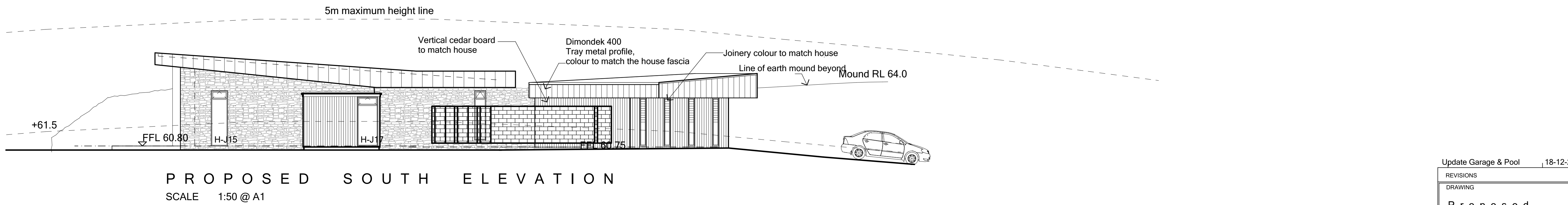
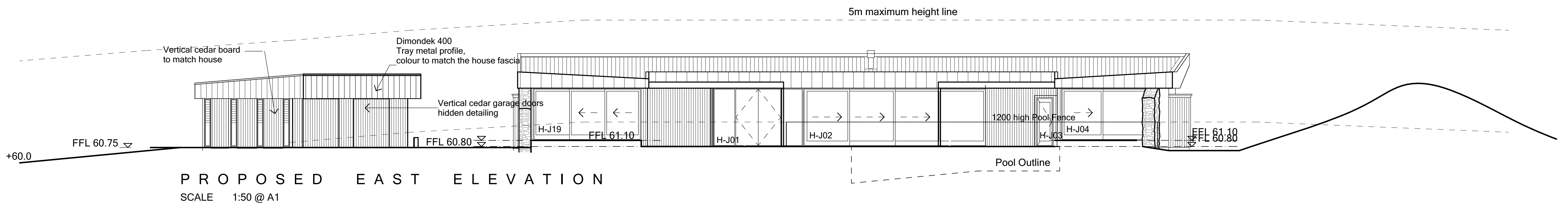
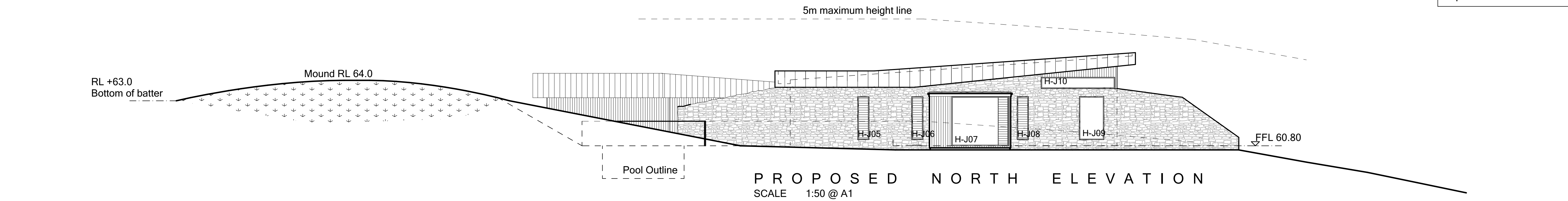

Spooner
 architectural solutions

PO Box 10 KERIKERI 0245
 e: paulspooner@extra.co.nz m: 027 289 1221
 p: (05) 407 3107
 © Spooner Architectural Services Ltd.

SCALE	SHEET No.
1:50 @ A1 1:100 @ A3	DD04

Do not scale from drawings.
 The Contractor must check and verify all dimensions on site prior to commencing any work.
 All work to be in accordance with
 The Building Act 2004,
 The New Zealand Building Code,
 NZS 3604 2011, and
 Any additional Territorial Authority requirements.
 Refer Specification for references to other
 New Zealand / Australian Standards to be complied
 with as they apply to this project.

Wind Zone: Extra High
 Exposure Zone: D



Update Garage & Pool 18-12-23

REVISIONS
DRAWING
Proposed Garage Elevations

JOB
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND

Spooner
 architectural solutions

PO Box 10 KERIKERI 0245
 e: paulspooner@extra.co.nz m: 027 289 1221
 p: (09) 407 3107
 © Spooner Architectural Services Ltd.

SCALE	SHEET No.
1:100 @ A1 1:200 @ A3	DD05

Do not scale from drawings.

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 2011, and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

Wind Zone: Extra High
Exposure Zone: D



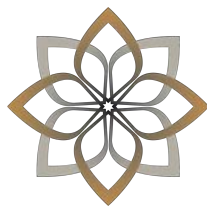
Update Garage & Pool | 18-12-23

REVISIONS
DRAWING
Proposed Garage 3D
JOB
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND


Spooner
architecturalsolutions

PO Box 10 KERIKERI 0245
e: paulspooner@extra.co.nz m: 027 289 1221
p: (05) 407 3107
© Spooner Architectural Services Ltd.

SCALE	SHEET No.
1:50 @ A1 1:100 @ A3	DD06



30th April 2024

Steve Sanson
Bay of Islands Planning
2 Cochrane Drive
Kerikeri

Dear Steve

Re: Proposed Garage - Lot 1 DP 497523 Purerua Road, Kerikeri

The applicant proposes to construct a garage on Lot 1 DP 497523 at Wiroa Station, located off McKenzie Road, Purerua Peninsular, Kerikeri. The proposed garage location differs to the originally consented location for a garage.

The application site is located at Wiroa Station which has been developed under the conditions of RC 2160044-RMACOM. Consent was granted for 20 lifestyle lots between 3,550m² and 4,000m² in December of 2015.

In January 2021 a boundary adjustment between Lot 1 and 14 DP 497523 was approved (Decision A – Subdivision) RC 2200268-RMAVAR/A. As part of that resource consent under Decision B – Land Use, new house plans prepared by Spooner Architectural were approved as was a Landscape Integration Concept/Earthworks and Planting Plan prepared by Littoralis Landscape Architecture, dated 24.09.2019. Refer to Figure 6.

The approved house plans included a garage located to the east of the dwelling, with the structure being tucked into the earth mound as shown in Figure 1.

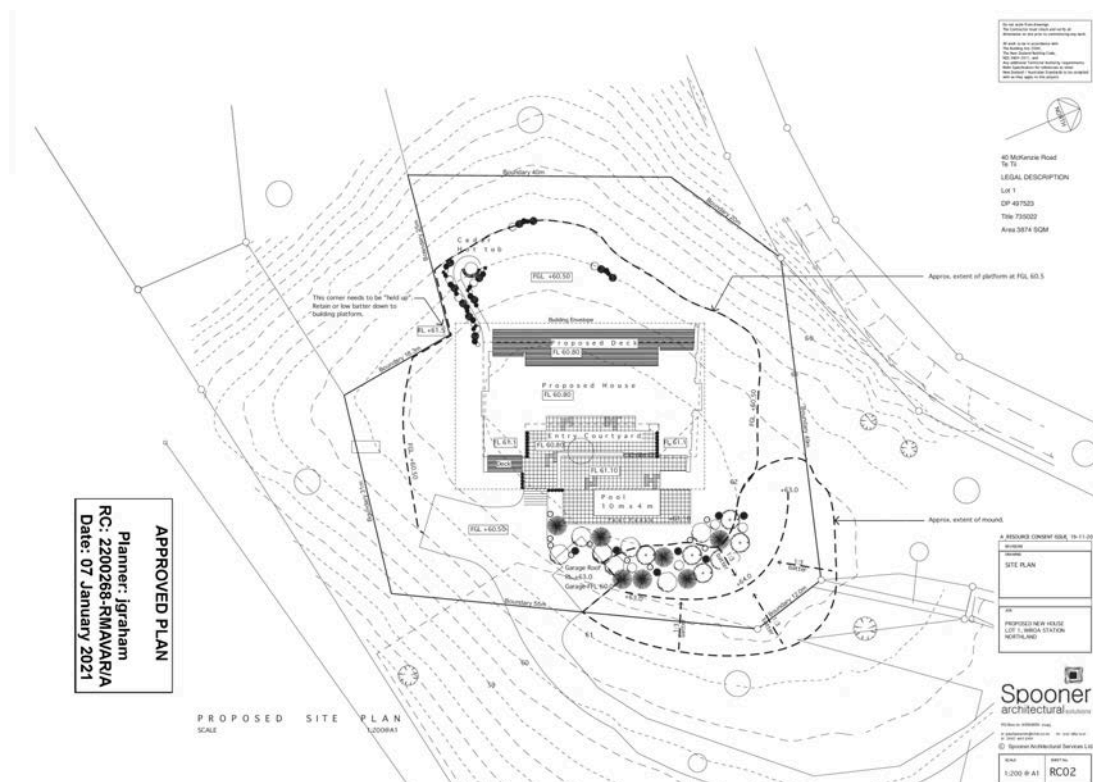
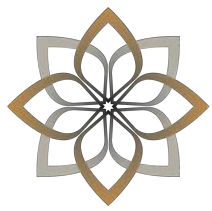


Figure 1: Spooner Architectural Plans, showing original garage location.



This assessment will determine if the relocation of the proposed garage is in accord with the consent notice conditions for Lot 1 and applicable Wiroa Station Architecture Code and Landscape Performance Specification.

A site specific Landscape Plan has been developed with plantings proposed to soften the built form of the garage and tie it into the landscape minimising any potential adverse landscape and visual effects to a less than minor level. The landscaping has been developed following the guidelines of the Landscape Integration Concept/Earthworks and Planting Plan prepared by Littoralis Landscape Architecture.

This assessment has been prepared by a qualified Landscape Architect and in accordance with the NZILA (New Zealand Institute of Landscape Architects) Code of Conduct.

Proposed Garage

The proposal is set out in the Spooner Architectural drawing package which includes a range of illustrative material to demonstrate the proposal's response to statutory criteria, proposed building form, the elevational treatment and materiality, which together will ensure that the development is sensitively integrated into the coastal landscape. The floor plan and elevations are shown in Figure 2 and 3.

The exterior cladding will be vertical cedar board to match the house and the roof will be Dimondek 400 Tray metal profile, colour to match the house fascia. The exterior colours will all have light reflectance values of 30% or less. The height of the garage is well within the 5m building height limit for this lot.

The proposed garage has been designed following the Wiroa Station Architecture Code and the relevant consent notice conditions associated with the property.

The existing block screen wall that conceals the services will remain and the garage will not be attached to it (1m gap). This screen wall will have a plaster and dark paint finish to match the house fascia.

The existing site and building site for the garage is illustrated in Figures 4 and 5. It shows how the building site is set into the landform, and not in a prominent position when viewed from the coastal marine area.

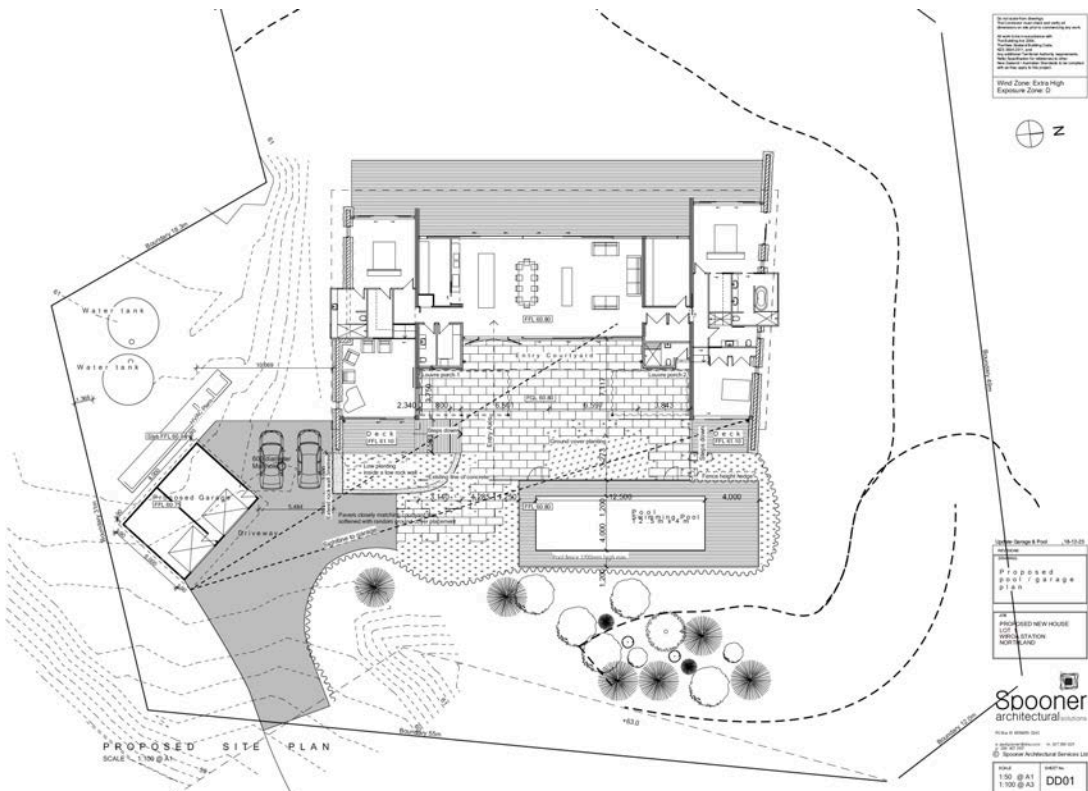
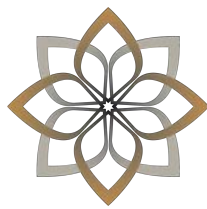


Figure 2: Floor Plan of garage

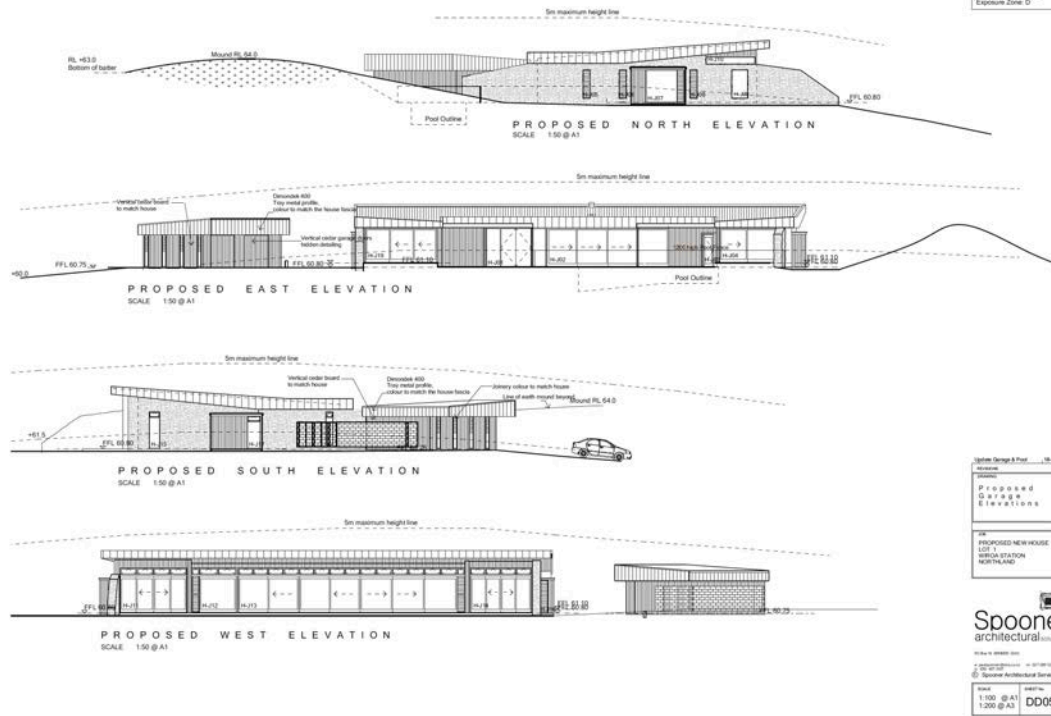


Figure 3: Elevation of the garage

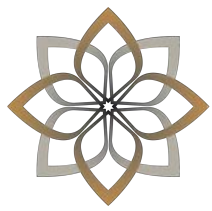


Figure 4: View from the western side of the dwelling (coastal aspect). The garage will be located to the east of the wall screening the services and behind the low earth mound.



Figure 5: View of the garage building site (in front of the wall). The area behind the wall will be landscaped to screen the garage from the coastal aspect.

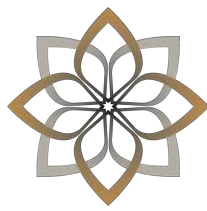
Consent Notices Under RC 2160044 – RMACOM

The consent notices applying to all the lots at Wiroa Station under item 4 require the following conditions that have visual amenity and landscape relevance and shall be complied with:

Building design

- (i) Any development shall be designed in accordance with the 'Wiroa Station architecture code and design approval process' document approved under RC2160044, as attached to the resource consent. Any building consent or resource consent application shall include a report prepared by a suitably qualified architect and/or landscape architect demonstrating compliance.

The report shall confirm that:



- (a) Development shall be consistent with the requirements of the 'Wiroa Station architecture code and design approval process' document.
- (b) The development incorporates and protects the specimen tree planting detail as shown on the plans approved under condition 3(h) and carried out under condition 3(i) RC2160044. This specimen tree planting shall be maintained on a continuing basis by the respective lot owner to the satisfaction of Council's duly delegated officer.
- (c) Subject to the exceptions as apply to the secondary residential unit on Lot 1 at least 50% of the building's footprint must be within the 'nominal building location' as identified on the plans prepared by Lands and Survey, references 9172/3, sheets 1-13, dated November 2015 (as shown on the survey plan).
- (d) The interior ground floor area (excluding cellars, first floors, mezzanines, terraces, decks and verandahs) of each house shall be no more than 600m².
- (e) The maximum rolling height above ground level (as described in the District Plan) shall not exceed the relevant Lot in Table 1 below. [Lot 1 = 5m max height].

Comment:

The proposed development has been designed in accordance with the Wiroa Station Architecture Code. The height of the garage is well below the 5m limit, and the interior ground floor area is 48m². The garage will be located fully within the approved revised building envelope.

The existing Pohutukawa trees to the north of the building site that were planted as part of the subdivision consent will not be affected by the proposed development.

Maintenance of required specimen planting

(xxiii) The proprietor of the respective lot subject to the specimen tree planting shall be responsible for the ongoing maintenance of the planting within that lot as carried out under condition (3i) of RC2160044. Such maintenance shall be to the satisfaction of Councils duly delegated officer.

No pruning or similar of the trees shall be undertaken within five years of planting, except where the written approval of Councils duly delegated officer has been obtained. Any pruning's thereafter shall be limited to limbing up by use of secateurs or loppers, (ie. No handsaws or chainsaws) of branches less than 50mm in diameter, provided that no more than one third of the foliage of that tree shall be removed in any 12 month period and it shall not reduce the overall height of the tree. Any further works shall be subject to the prior written approval of Councils duly delegated officer and may be subject to works being completed by, or under the supervision of, a contractor approved by the New Zealand Arboriculture Association.

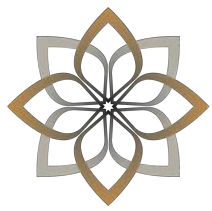
Council shall be advised in the event of any of the trees failing, with the specimen trees to be replaced to the satisfaction of Councils duly delegated officer no later than the end of the planting season (May to August) immediately following failure.

Comment:

The proposed development complies with the above items relating to the maintenance of the specimen planting.

Wiroa Station Architecture Code and Design Approval Process

As the Wiroa Station subdivision consent RC2160044 – RMACOM created an approved building envelope for a house on each of the approved building platforms the Wiroa Station Architecture Code provided design guidelines for future built development upon each lot.



The General Design Guidelines promote the following:

- A high standard of NZ architecture and landscape design,
- Simple classical barn forms that sit calmly/expectedly within the landscape,
- Landscape design to be integrated with the built form,
- Creation of informal spaces using simple rectangular planning, with internal living spaces to address large outdoor living terraces,
- Building arrangements are to promote a sense of enclosure or compound, where an outdoor terrace may be defined by the careful planning of various surrounding buildings,
- Building arrangements are to respect the privacy of adjoining sites and incorporate privacy walls where necessary,
- No extravagant forms, application of decorative or pastiche finishes allowed and
- Building using pole/platform construction are not permitted.

Further design guidelines are provided under the following headings:

- Walls
- Privacy Walls
- Attachments
- Roofing
- Openings
- Landscaping
- Design Approval

Comment:

The proposed garage will be in keeping with the architectural form and exterior aesthetics of the existing consented dwelling and has been configured to abide by the design guidelines.

The garage will be coloured in natural earthy tones that harmonise with the landscape. The light reflectance values will be 30% or less. The exterior walls of the garage will be clad in cedar with a metal fascia and roof all finished to match the existing house. The existing block screen wall that conceals services will have a plaster finish and painted to match the house fascia.

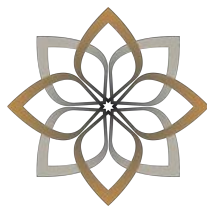
The garage footprint has been cut into the hillslope slightly to bed the structure into the landscape. This results in the structure being partially concealed by landform from the CMA.

A landscape plan has been prepared for the areas around the garage to integrate the built form into the landscape. The landscape plan is consistent with the principals of the Detailed House Site Design Plans prepared by Boffa Miskell for the original subdivision and the Landscape Integration Concept/Earthworks and Planting Plan prepared by Littoralis Landscape Architecture.

The proposed dwelling is generally consistent with the design guidelines found within the Wiroa Station Architecture Code.

Landscape Performance Specification

The Landscape Performance Specifications prepared by Boffa Miskell Limited in September 2008 contains 15 Sections, covering aspects such as Fencing, Weed and Pest Management, Maintenance, Plant Species and Planting of areas such as road batters, swamps, Pohutukawa tree plantings and gully revegetation.



The strategic vision of the landscape management of Wiroa Station included the over-riding objective of the protection and enhancement of landscape values, including water quality, habitat and biodiversity.

This document's primary intention was to inform the wider restoration, mitigation and management initiatives of the subdivision process and as such, the majority of the document is not directed towards the subsequent development of individual sites within Wiroa Station.

Section 6.4 of the Specification requires that 4m tall Pohutukawa specimen trees shall be planted around the house sites as shown on the Detailed House Site Design plans. Site 1, (now Lot 1), shown in Figure 6 illustrates that there were 7 four-metre tall Pohutukawa trees, and five other trees proposed to be located around the nominated building envelope.

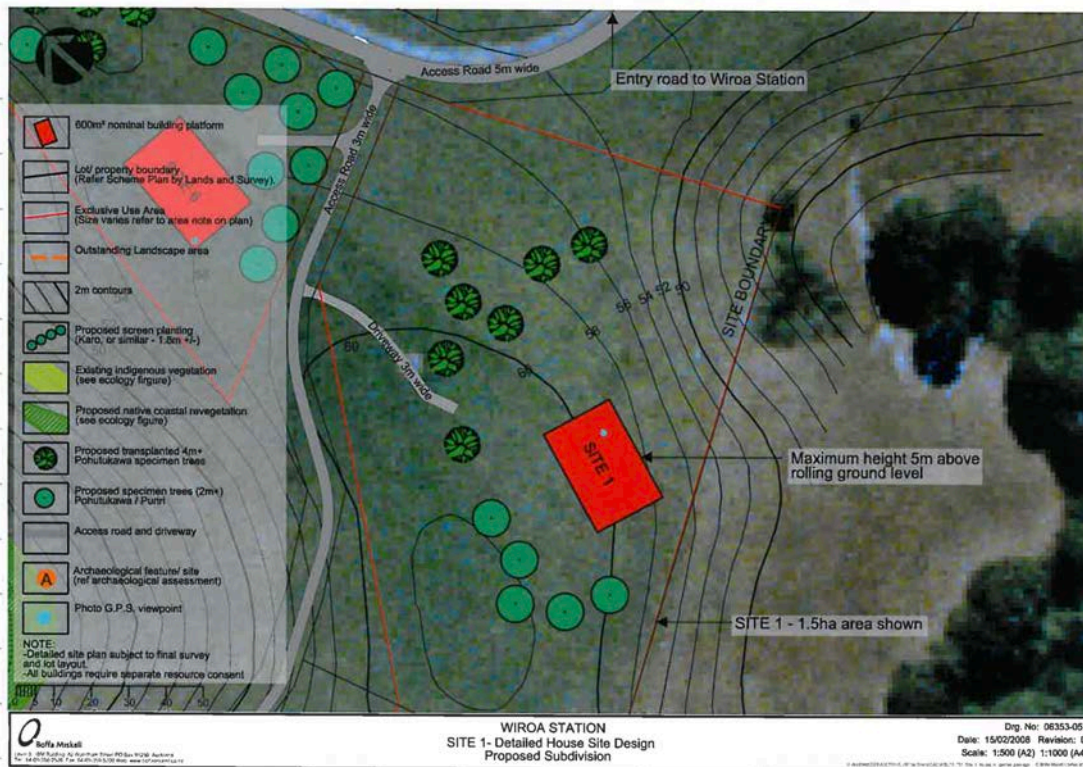
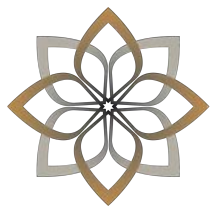


Figure 6: Detailed House Site Design for Site 1

Section 9.4 of the Specification described that the layout of the Pohutukawa tree plantings indicated on the Detailed House Site Design plans have been “strategically placed to integrate the future houses in terms of internal and external views”.

This planting was to be implemented as part of the subdivision consent process by the developer and was to be implemented and signed off prior to the survey plan being approved by Council under 223 of the RMA.

The aerial image of the construction site on Lot 1 shown in Figure 7 illustrates that there are 7 of the original large Pohutukawa trees located to the east of the building site and 5 smaller trees located to the west of the building site.



The applicant in 2022 planted another 15 large grade (4-meters plus) specimen Pohutukawa trees around the building site. This will achieve the original intent of the Detailed House Site Design Plans which was to “integrate the future houses in terms of internal and external views”.



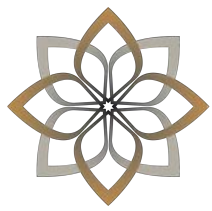
Figure 7: Aerial view of the existing large trees around the building envelope

Consent Condition Under Variation RC 2200268 RMAVAR/A

In October 2019 Littoralis Landscape Architecture prepared a Landscape Assessment for the proposed boundary adjustment for Lot 1 and the shifting of the approved building envelope on that lot approximately 50m to the west.

They also prepared a landscape plan that illustrates a broad pattern of planting configured to provide a setting for future building development. This Landscape Integration Concept/Earthworks and Planting Plan dated 24.09.2019 is shown in Figure 8.

The following consent condition for the boundary adjustment and land use for a dwelling under RC2200268-RMAVAR/A is of relevance to this application.



The consent condition requires that:

“Condition 4(f)(i) amended to read:

The lot owner shall maintain the landscaping referred to in Decision B Condition 2 of resource consent 2200268 – RMACOM. Specifically, the Landscape Integration Concept/Earthworks and Planting Plan prepared by Littoralis Landscape Architecture, dated 24.09.2019 and described within Littoralis letter dated 18 November 2020. The lot owner shall not suffer or permit the removal of specified landscaping without the express written permission of Council. [Lot 1”].



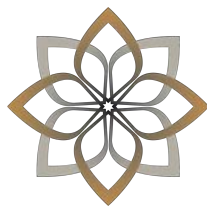
Figure 8: Landscape Integration Concept/Earthworks and planting plan prepared by Littoralis Landscape Architecture, dated 24.09.2019.

Proposed Landscape Integration Planting

The landscaping around the garage shown on the Landscape Plan illustrated in Figure 9 and appended to this report will achieve the intent of the Landscape Integration Concept/Earthworks and Planting Plan prepared by Littoralis Landscape Architecture, dated 24.09.2019.

The “Analysis against Landscape Performance Specification” report prepared by Littoralis Landscape Architecture dated October 2019 provides commentary in relation to the desired goal of landscaping (refer to page 6). It states that:

“In terms of LANDSCAPING, the landscape integration concept appended



HAWTHORN

Landscape Architects

provides a strong framework for the building in order to “settle” the structure into its proposed elevated position. It is a concept only and would need to be further detailed as part of the submission of house plans for approval. The landscape integration concept demonstrates how a combination of created landform and vegetation can responsibly meld the building site with its wider setting”.

The proposed landscaping around the garage shown in Figure 9 will provide a strong framework for the building to bed the structure into the landscape. The proposed garage will be visually absorbed into the landscape so that it is not viewed on a ridgeline and will not be visible from the coastal aspect.

The landscape plan is consistent with the principals of the Detailed House Site Design Plans prepared by Boffa Miskell for the original subdivision. The landscaping is also consistent with the design guidelines found within the Wiroa Station Architecture Code.

The landscape plan incorporates the following measures to integrate the building into the landscape:

- Pohutukawa trees to screen the built form and link into the surrounding specimen Pohutukawa trees,
- Trees and shrubs to the west of the garage and service wall to screen the structures from the coastal marine area of Te Puna Inlet,
- Low growing shrubs and tussocks to enhance the amenity around the garage and dwelling.

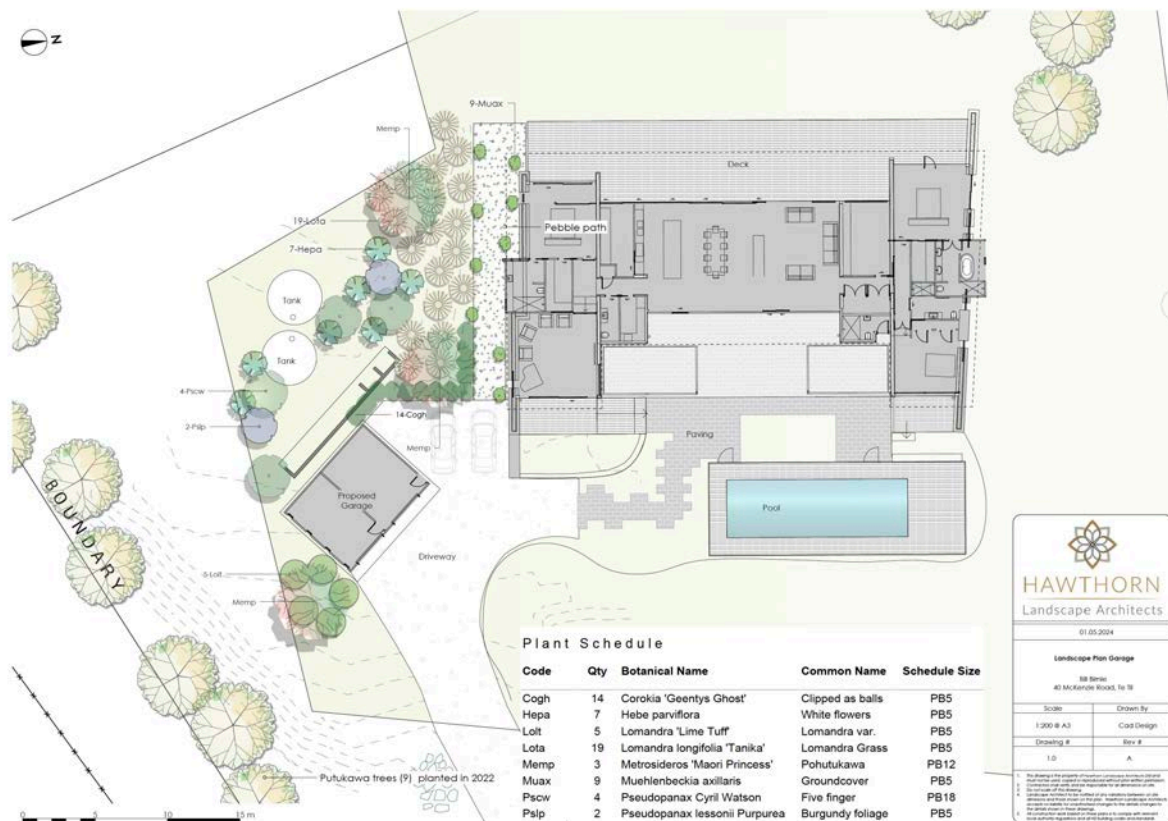
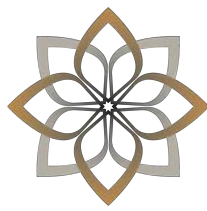


Figure 9: Landscape Plan around garage



Statutory Context

Operative Far North District Plan (OFNDP)

The property is located within the General Coastal Zone as depicted on Zone Map 23 within the FNDP. The site is not located within the Outstanding Landscape area that follows the coastline.

The expected environmental outcomes of development within the General Coastal Zone is an allowance of a wide range of activities providing the natural and physical resources are managed in a sustainable way and the natural character is preserved.

The assessment criteria relating to visual amenity within the General Coastal Zone (10.6.5.3.1) provide a useful framework for commentary, as follows:

- (i) *the location of the building;*

The garage will be located within an approved building envelope.

- (ii) *the size, bulk, and height of the building in relation to ridgelines and natural features;*

The garage is a small low-level structure that will be set into the landscape on a building site that has been dug into the landform with earth bunds on the landward and seaward sides. The structure will not be viewed on a ridgeline and is not located on or close to any natural features.

- (iii) *the colour and reflectivity of the building;*

The exterior finish and colours of the garage will comply with the Wiroa Station Architecture Code and to have a reflectance value not exceeding 30%. As such, the building will be recessive, particularly when considered in combination with the landscaping proposed.

- (iv) *the extent to which planting can mitigate visual effects;*

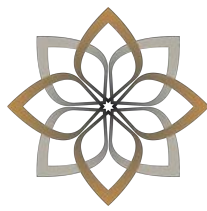
The landscaping proposed on the attached Landscape Plan will successfully integrate the built form of the garage and mitigate any potential visual effects to a less than minor level.

- (v) *any earthworks and/or vegetation clearance associated with the building;*

The building site for the dwelling has already been formed. The garage will be located close to this and will require minimal earthworks to form a building platform. There is no vegetation removal associated with the proposal.

- (vi) *the location and design of associated vehicle access, manoeuvring and parking areas;*

All vehicular movement areas are positioned to the east of the garage and dwelling. This results in the building structures, landform and proposed landscaping screening this from the Te Puna Inlet environs.



(vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;

All services to the building site are underground. The garage has been determined to not be visually obtrusive, as previously discussed in this report.

(viii) the cumulative visual effects of all the buildings on the site;

The proposed garage will be located next to the existing dwelling. It has been designed so that the building materials, colours, and architectural style is in keeping with the existing dwelling. Proposed landscaping will visually soften and link the garage with the dwelling. This will avoid any potential visual effects of two structures being located within the approved building envelope.

(ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;

This lot is situated within a broader area of intended rural residential development approved under the Wiroa Station consent. As such, the landscape context will transition from its current mown grassland and shrubland character to one that incorporates a number of residential buildings. The site, and the proposed garage form part of that landscape setting. Proposed planting will build from natural vegetation patterns that exist to create a setting for the garage to ensure that the prevailing landscape signature, and associated amenity, natural character and visual amenity are retained.

(x) the extent to which private open space can be provided for future uses;

The building site is well separated from other sites within Wiroa Station and neighbouring properties, this will ensure there is ample private open space provided.

(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;

The proposed garage is located within an approved building envelope adjacent to the existing house. The garage is well within the 5m building height limit and set behind foreground landform when viewed from Te Puna Inlet. The building is recessively coloured and will not be visually dominant. The proposed landscaping will assimilate it into the landscape.

(xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

There are no non-compliance aspects that will affect the privacy, outlook and enjoyment of private open spaces on adjacent sites.

[Regional Policy Statement for Northland \(RPS\)](#)

In 2012, the Northland Regional Mapping Project ("Mapping Project") was undertaken by the Northland Mapping Group (on behalf of the NRC). The purpose of the Mapping Project was to determine the delineation of the Coastal Environment, and the natural heritage areas within the region comprising Outstanding Natural Landscapes ("ONL").

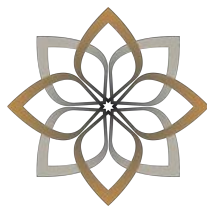


Figure 10: RPS map showing the site does not contain any ONL, ONF, HNC or ONC values

Policy 4.6.1

Managing effects on the characteristics and qualities natural character, natural features and landscape.

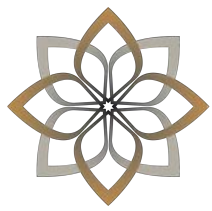
- (1) In the coastal environment:
 - a) Avoid adverse effects of subdivision use and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.
 - b) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes.

Methods which may achieve this include:

- (i) Ensuring the location, intensity, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and
- (ii) In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks/disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and
- (iii) Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.

Comment:

The property is located within the Coastal Environment and has no ONL, ONF, ONC or HNC values associated with it.



The development proposal includes measures to minimise potential visual and landscape character effects upon the coastal environment.

The proposal has been designed so that it is sensitive to the characteristic qualities that make up the landscape values of this area. There will be no vegetation clearance and minimal earthworks required to build the proposed garage. It will be located adjacent to the existing dwelling within an approved building envelope.

The garage will be visually recessive and the landscape integration plantings will ensure that the natural character values of the coastal environment are protected.

New Zealand Coastal Policy Statement

The site is located within the coastal environment.

The following policies are of relevance. Policy 6 - Activities in the coastal environment, Policy 13 - Preservation of natural character, and Policy 15 Natural features and natural landscapes.

Policy 6 Activities in the coastal environment

(1) In relation to the coastal environment:

- (f) consider where development that maintains the character of the existing built development should be encouraged, and where development resulting in a change in character would be acceptable;*
- (i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment;*

Policy 13 Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

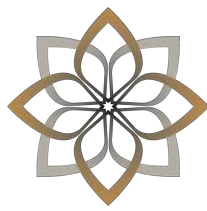
- (a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and*
- (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;*

(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

- (a) natural elements, processes and patterns;*
- (b) biophysical, ecological, geological and geomorphological aspects;*
- (c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;*
- (d) the natural movement of water and sediment;*
- (e) the natural darkness of the night sky;*
- (f) places or areas that are wild or scenic;*
- (g) a range of natural character from pristine to modified; and*
- (h) experiential attributes, including the sounds and smell of the sea; and their context or setting.*

Policy 15 Natural Features and natural landscapes

To protect the natural features and natural landscapes (including Seascapes) of the coastal environment from inappropriate subdivision, use and development.



- (a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and
- (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;

Comment:

The proposed garage is located on a lot that has an approved building envelope, within a Management Plan subdivision. Future residential activities on this site have therefore been assessed as appropriate for within this coastal environment and along this stretch of coastline.

As described in the above sections the development has been designed so that it is recessive and will be well integrated into the landscape. The existing and proposed vegetation will screen the garage from the coastal marine area. The proposed landscaping will link into the surrounding bush clad gullies and minimise potential adverse landscape, visual and natural character effects to a less than minor level.

The proposed development will not alter any natural elements, processes, or patterns. The experiential attributes, including the sounds and smell of the sea; and their context or setting will not be influenced by this proposal.

Conclusion

The garage that is the subject of this application will be located upon an approved building envelope within Wiroa Station. The proposal is in accordance with the consent notice conditions and architectural and landscape design guidelines attached to the subdivision consent and achieves the Lot 1 consent conditions.

The proposed landscaping for around the garage follows the intent of the Landscape Integration Concept/Earthworks and Planting Plan prepared by Littoralis Landscape Architecture, dated 24.09.2019. The proposed landscaping provides a strong framework to bed the structure into the landscape. The proposed garage will be visually absorbed into the landscape so that it is not viewed on a ridgeline and will not be visible from the coastal aspect.

The landscape plan is consistent with the principals of the Detailed House Site Design Plans prepared by Boffa Miskell for the original subdivision. The landscaping is also consistent with the design guidelines found within the Wiroa Station Architecture Code.

I have assessed the potential visual, landscape and natural character effects of the development and evaluated the proposal against the relevant statutory documents and found that the potential adverse landscape, visual and natural character effects will be less than minor.

Yours sincerely

Christine Hawthorn
BLA (Hons.)

Hawthorn Landscape Architects Ltd.



**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON APPLICATION TO CHANGE CONDITIONS OF A RESOURCE CONSENT
(Section 127)**

Resource Consent Number: 2200268-RMAVAR/A

Pursuant to section 127 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Paradise Found Developments Limited

The activity to which this decision relates:

To change the conditions of Decision A Condition 4(f)(i) and Decision B Condition 1 of RC2200268-RMACOM, being a consent for Boundary Adjustment between Lot 1 DP 497523 and Lot 14 DP 497523 as a non-complying activity pursuant to Section 13.11 of the Operative Far North District Plan.

Subject Site Details

Address: Lot 1, Purerua Road, Kerikeri
Legal Description: Lot 1 DP 497523
Certificate of Title reference: CT-735022

The following changes are made to the consent conditions:

Decision A - Subdivision

Condition 4(f)(i) amended to read:

The lot owner shall maintain the landscaping referred to in Decision B Condition 2 of resource consent 2200268 – RMACOM. Specifically, the Landscape Integration Concept/Earthworks and planting plan prepared by Littoralis Landscape Architecture, dated 24.09.2019 and described within Littoralis letter dated 18 November 2020. The lot owner shall not suffer or permit the removal of specified landscaping without the express written permission of Council. [Lot 1].

Decision B – Land Use

Condition 1 amended to read:

The activity shall be carried out in accordance with the following approved plans attached to this consent

with the Council's "Approved Stamp" affixed to them;

- Landscape Integration Concept/Earthworks and planting plan prepared by Littoralis Landscape Architecture, dated 24.09.2019
- Site plan, floor plan and elevations, prepared by Areline Architecture Spooner Architectural Solutions, Referenced Proposed New House Lot 1, Wiroa Station Northland, dated 08.04.2019-19.11.2020.

For the purpose of clarity, the complete amended conditions of consent are as follows:

Decision A – Subdivision:

- 1 The subdivision shall be carried out in accordance with the approved plans of subdivision prepared by Williams and King, referenced “Proposed Boundary Adjustment Between Lots 1 & 14 DP 497523 sheets 1 and 2, dated 16.09.2019, and attached to this consent with the Council’s “Approved Stamp” affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements to be duly granted or reserved.
 - (b) The boundaries of the building envelope that is the subject of a consent notice required under Condition 4 of this consent.
 - (c) The boundaries of any covenant areas including archaeological sites.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - (a) Provide a contour plan of the existing ground level of the area to be subject to the earthworks described in Activity B of this consent.
 - (b) Provide for the approval of Councils Resource Consents Engineer a design for the proposed access.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) Provide to Councils’ Resource Consents Engineer evidence that access to the site has been constructed in accordance with the design required under condition 3b of this consent.
 - (b) Provide evidence that the earthworks described in Activity A of this consent have been completed and vegetation cover established. Evidence regarding the earthworks shall include a contour plan showing contours of the completed earthworks.
 - (c) Provide formed and metalled access on ROW easement F to 3m finished metalled carriageway width. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.
 - (d) Provide to Council written confirmation from a registered surveyor that the access carriageway and services is fully contained within the easements provided for access and services.
 - (e) Provide confirmation that all consent notices that were previously registered on the title for Lot 1 will be transferred to the new record title. Refer to RC2160044 and the Wiroa Architectural Design Code.

- (f) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
- (i) The lot owner shall maintain the landscaping referred to in Decision B Condition 2 of resource consent 2200268 – RMACOM. Specifically, the Landscape Integration Concept/Earthworks and planting plan prepared by Littoralis Landscape Architecture, dated 24.09.2019 and described within Littoralis letter dated 18 November 2020. The lot owner shall not suffer or permit the removal of specified landscaping without the express written permission of Council. [Lot 1]

Decision B – Land use

General Conditions

1. The activity shall be carried out in accordance with the following approved plans attached to this consent with the Council's "Approved Stamp" affixed to them;
 - Landscape Integration Concept/Earthworks and planting plan prepared by Littoralis Landscape Architecture, dated 24.09.2019.
 - Site plan, floor plan and elevations, prepared by Spooner Architectural Solutions, Referenced Proposed New House Lot 1, Wiroa Station Northland, dated 19.11.2020.

Visual Amenity and Landscape

2. The consent holder shall implement the planting specified in the approved landscape integration concept designed by Littoralis Landscape Architects within the first two planting seasons (approximately March-September) directly following completion of the earthworks. The landscape planting shall be maintained for the duration of the consent and shall not be removed without the written approval of Council's duly delegated officer.
3. In addition to the consent notice requirements and the Wiroa Station Architecture Code, the consent holder shall ensure that the exterior of any building on lot 1 is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less OR is constructed of natural materials which fall within this range. The natural and recessive finish shall be maintained for the duration of the consent.

Earthworks

4. Prior to earthworks commencing the consent holder is to establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lot subject to the land use consent. Where the consent holder is not the lot owner, the applicant is responsible for obtaining approval from the lot owner prior to commencing work.
5. The consent holder is to ensure that stormwater diversion and silt control measures are in place prior to the commencement of bulk earthworks.

6. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
7. The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the earthworks. Such works, where required, will be completed to the satisfaction of the Council's Roading Manager.
8. The consent holder shall for the duration of the earthworks ensure any debris deposited on the public road as a result of the earthworks shall be removed by or at the expense of the applicant.
9. The consent holder shall prior to commencing construction of the building, ensure any fill material under the proposed house and garage is properly compacted and tested by a suitably qualified Chartered Professional Engineer and certified as suitable for the proposed construction.
10. The consent holder shall cover all exposed surfaces with aggregate or mulch to suppress dust or erosion and within 6 months of completing the earthworks, re-establish vegetation cover on all exposed cut surfaces.
11. The consent holder shall for the duration of the earthworks retain all existing vegetation cover down slope of the proposed earthworks to facilitate the filtering of silt from the stormwater runoff.
12. The consent holder shall ensure any area identified for on-site effluent disposal shall remain undisturbed by earthworks and un-compacted by construction vehicles, except that the area may be spread with topsoil to enhance effluent treatment and disposal.
13. The consent holder shall ensure works are carried out in accordance with the approved drawings and document provided with the application and attached to this consent with the Council's Approved Stamp affixed to them. The volume of earthworks shall not exceed 6680m³; with no cut or fill face exceeding a height of 1.5m and a maximum of 500mm for retained cuts adjacent to boundary of archaeological site.
14. The consent holder shall engage a Chartered Professional Engineer to design and provide monitoring of all consented earthworks to be undertaken on the site. A Construction review certificate (PS4) shall be supplied to the Council Resource Consent Monitoring Officer or designate when works have been completed. The Council is to be advised in writing of the appointment of the monitoring engineer and notified 10 days prior to work commencing, and when it has been completed.
15. The consent holder shall submit to Council's Resource Consent Monitoring Officer or designate a copy of the proposed erosion and sediment control plan for earthworks 10 days prior to works commencing. The proposed erosion and sediment control plan shall be designed by a Chartered Professional Engineer and include a design certificate (PS1).
16. The consent holder shall ensure that prior to any excavation commencing the consent holder is to provide evidence that all consents (earthworks permits and / or resource consent) for the disposal of fill have been obtained for the receiving site.

Culture and Heritage

17. The consent holder shall give Ngati Rehia and Heritage NZ notice 10 days prior to earthworks commencing.
18. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Advice Notes

1. During consultation associated with processing of this resource consent Heritage New Zealand identified that an authority to modify the archaeological site will need to be obtained from Heritage New Zealand prior to any earthworks commencing.
2. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed changes are no more than minor and that there are no affected persons or affected order holders.
2. There have been no changes to objectives and policies in the Operative District Plan since the original consent was issued, and the proposed changes being sought are considered to remain consistent with the existing objectives and policies in the Operative District Plan.

Relevant Planning provisions include:

- The Northland Regional Policy Statement 2018
 - The Northland Regional Plan 2019
 - New Zealand Coastal Policy Statement 2010
 - Far North District Plan
3. No other matters were considered relevant in making this decision
 4. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application for changes to consent conditions, achieves the purpose of the Act.
 5. In summary it is considered that the proposed changes are consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Jolene Graham, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Louise Wilson
Team Leader – Resource Consents

Date: 07.01.2021

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

You should note that the granting of this consent for a change or cancellation of conditions does not affect the lapsing date of the underlying consent for the proposed activity.

27-06-24 Review

STORMWATER MANAGEMENT:

50% maximum impermeable area allowable according to underlying subdivision approval.

3870 X 0.50 = 1937 m² maximum.

Roof Area 490m²

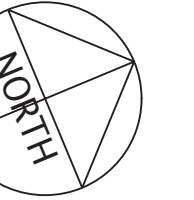
Swimming Pool 40.0 m²

Paving 220.0 m²

Driveway 238.0 m²

TOTAL IMPERMEABLE AREA: 988 m² (25.50%)

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.
All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 2011, and
Any additional Territorial Authority requirements.
Refer Specification for references to other New Zealand / Australian Standards to be complied with as they apply to this project.



40 McKenzie Road
Te Tii

LEGAL DESCRIPTION

Lot 1

DP 497523

Title 735022

Area 3874 SQM

Note Legal Description change,
as title was issued after RC approval.
Refer to RRC02 for new legal description

Approx. extent of platform at FGL 60.5

This corner needs to be "held up".
Retain or low batter down to building platform.

Approx. extent of mound.

APPROVED PLAN
Planner: jgraham
RC: 2200268-RMAVARIA
Date: 07 January 2021

PROPOSED SITE PLAN
SCALE 1:200@A1

A RESOURCE CONSENT ISSUE 19-11-20

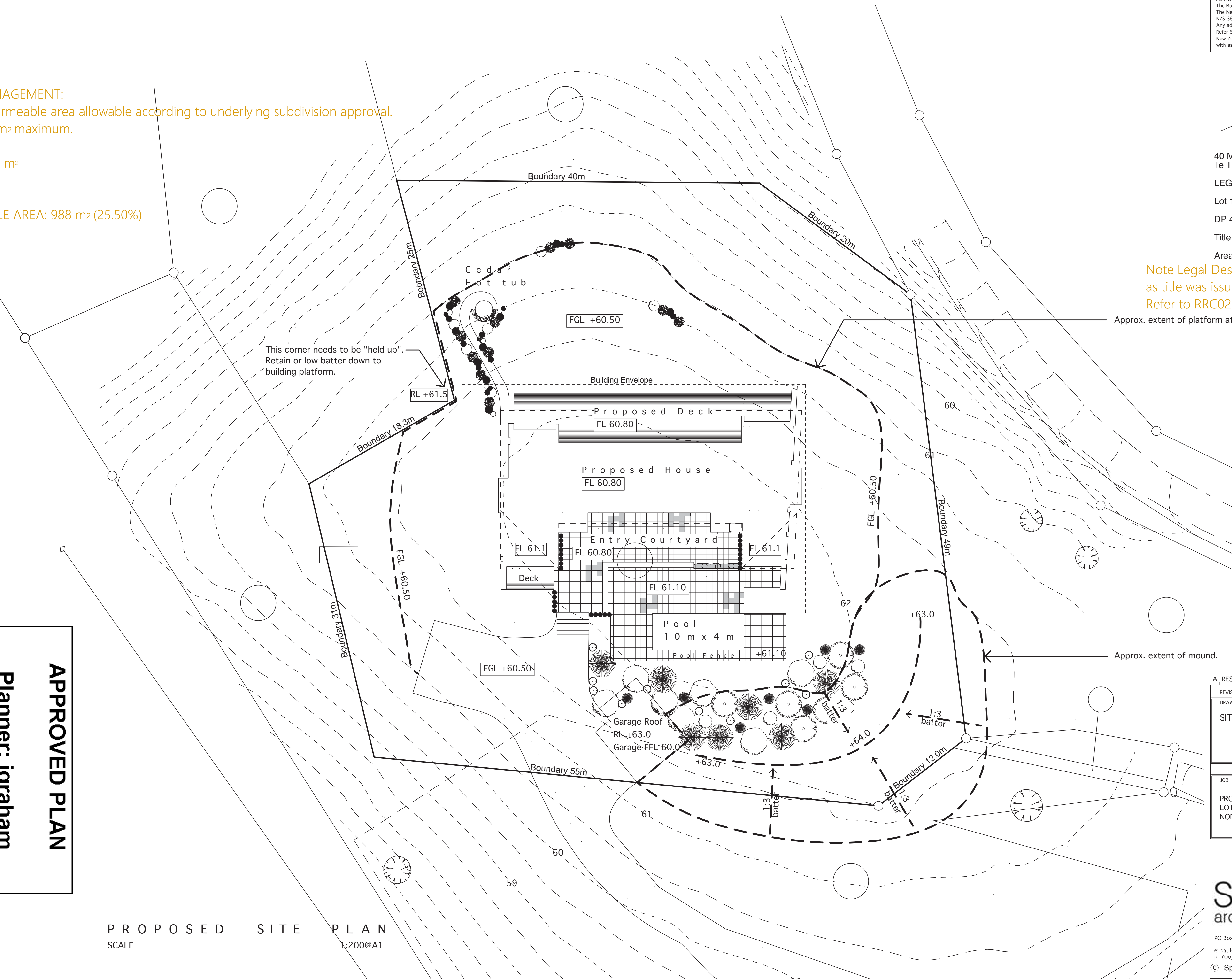
REVISIONS
DRAWING
SITE PLAN
JOB
PROPOSED NEW HOUSE LOT 1, WIROA STATION NORTHLAND



PO Box 10 KERIKERI 0245
e: paulspooner@extra.co.nz m: 027 289 1221
p: (09) 407 3107

© Spooner Architectural Services Ltd.

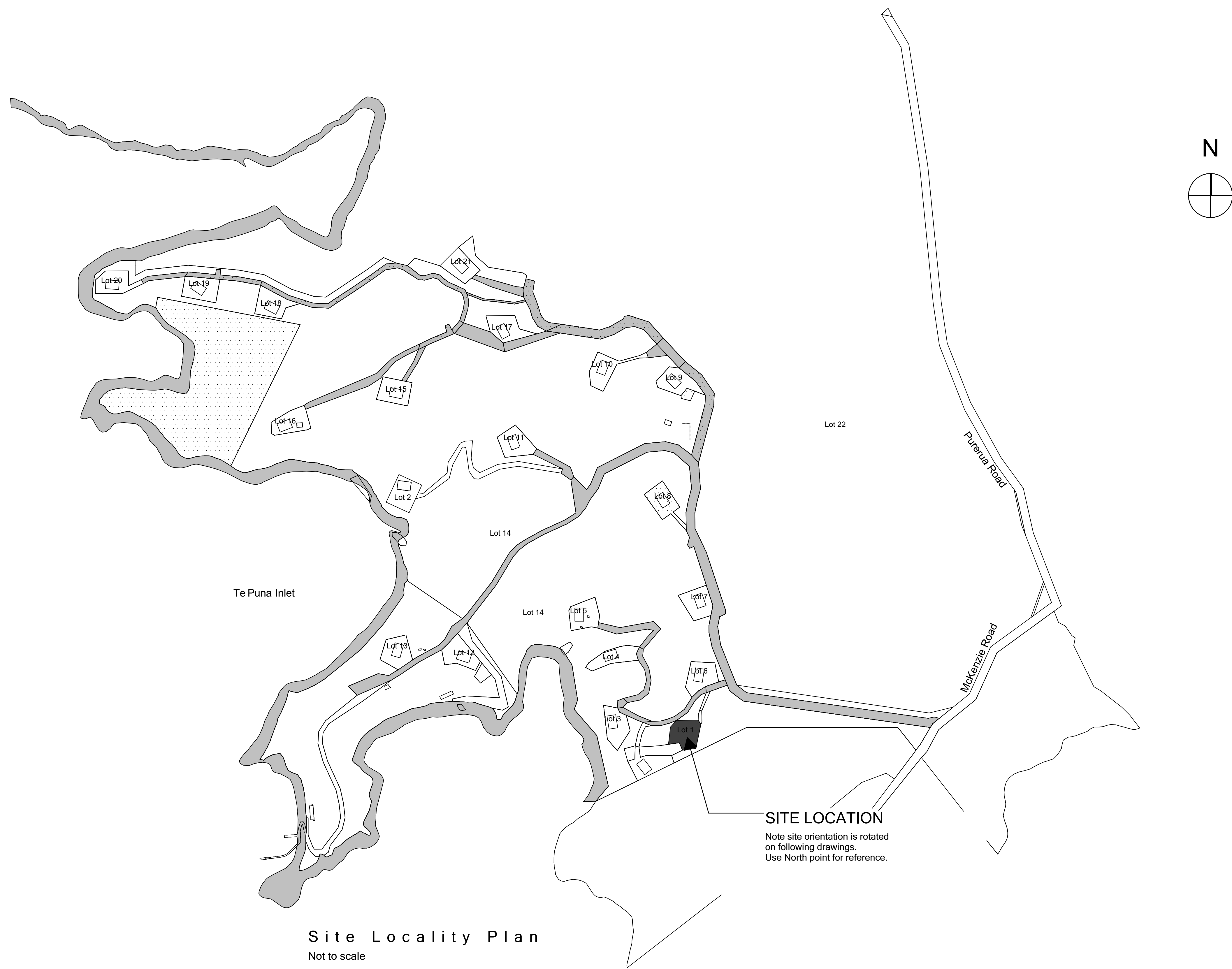
SCALE	SHEET No.
1:200 @ A1	RC02



Do not scale from drawings.
 The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
 The Building Act 2004,
 The New Zealand Building Code,
 NZS 3604:2011, and
 Any additional Territorial Authority requirements.
 Refer Specification for references to other
 New Zealand / Australian Standards to be complied
 with as they apply to this project.

Wind Zone: Extra High
 Exposure Zone: D



SITE LOCATION
 Note site orientation is rotated
 on following drawings.
 Use North point for reference.

Site Locality Plan
 Not to scale

RRC Garage RC	27-06-24
REVISIONS	
DRAWING	
Locality Plan	
JOB	
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND	



PO Box 10 KERIKERI 0245
 e: paulspooner@extra.co.nz m: 027 289 1221
 p: (09) 407 3107
 © Spooner Architectural Services Ltd.

SCALE	SHEET No.
NTS	RRC01

STORMWATER MANAGEMENT:

50% maximum impermeable area allowable according to underlying subdivision approval.

$3870 \times 0.50 = 1935 \text{ m}^2$ maximum.

Roof Area 490m^2

Swimming Pool 50.0 m^2

Paving 186 m^2

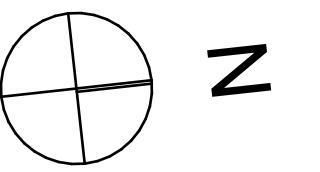
Driveway 175.0 m^2

Garage 62 m^2

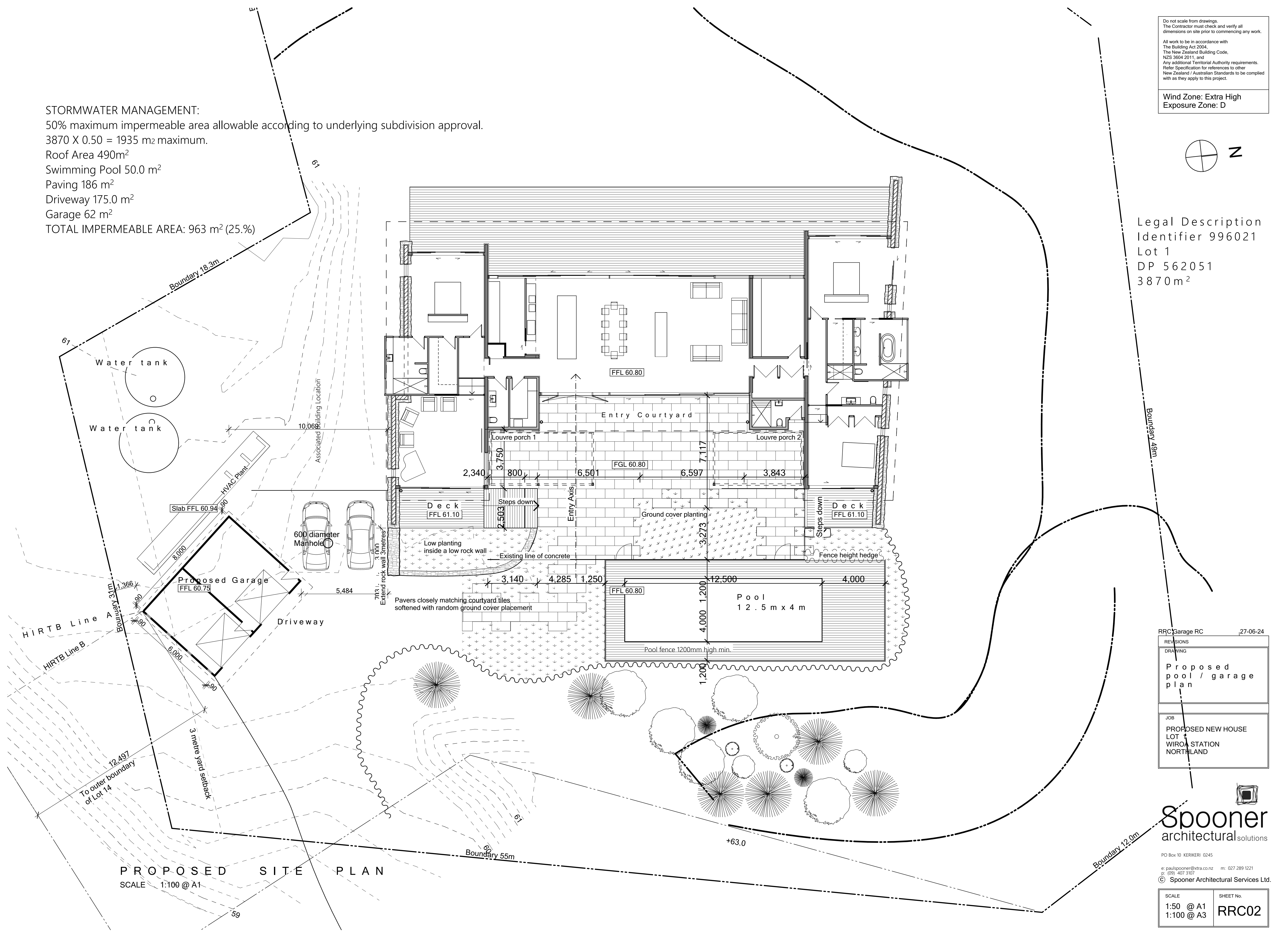
TOTAL IMPERMEABLE AREA: 963 m^2 (25%)

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.
All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604 2011, and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

Wind Zone: Extra High
Exposure Zone: D



Legal Description
Identifier 996021
Lot 1
DP 562051
 3870 m^2



PROPOSED SITE PLAN

SCALE 1:100 @ A1

RRC/Garage RC 27-06-24

REVISIONS
DRAWING
Proposed pool / garage plan
JOB
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND

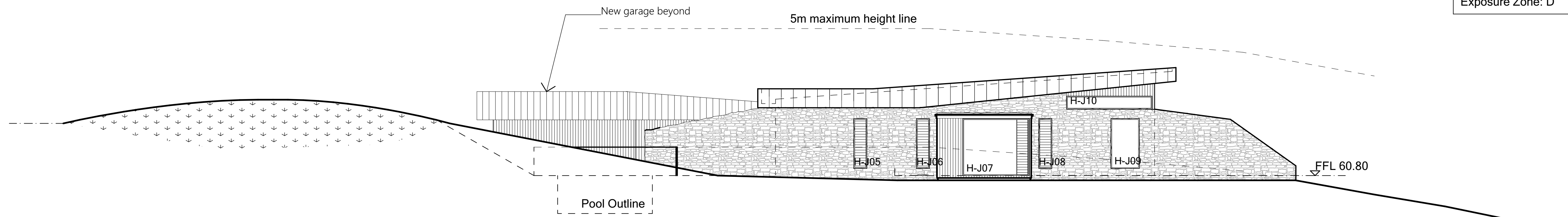


PO Box 10 KERIKERI 0245
e: paulspooner@extra.co.nz m: 027 289 1221
p: (09) 407 3107
© Spooner Architectural Services Ltd.

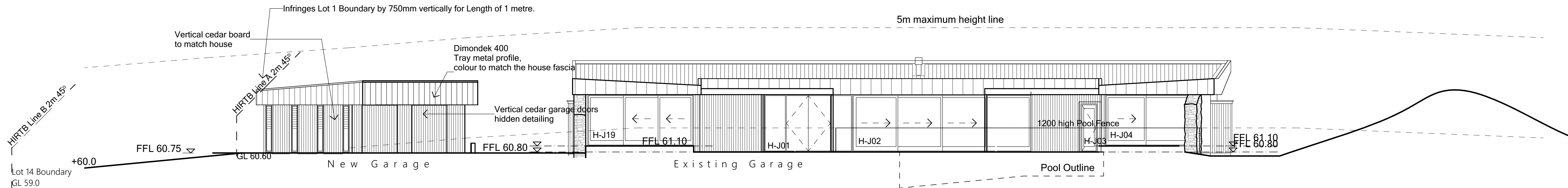
SCALE	SHEET No.
1:50 @ A1	RRC02
1:100 @ A3	

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.
All work to be in accordance with The Building Act 2004, The New Zealand Building Code, NZS 3604 2011, and Any additional Territorial Authority requirements. Refer Specification for references to other New Zealand / Australian Standards to be complied with as they apply to this project.

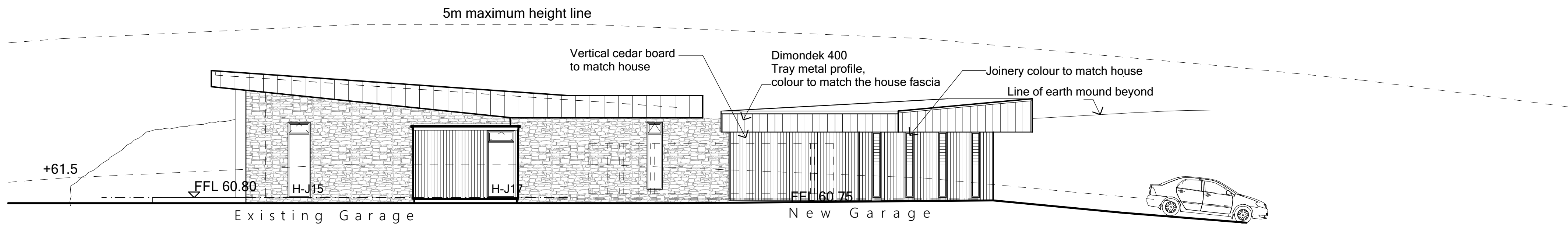
Wind Zone: Extra High
Exposure Zone: D



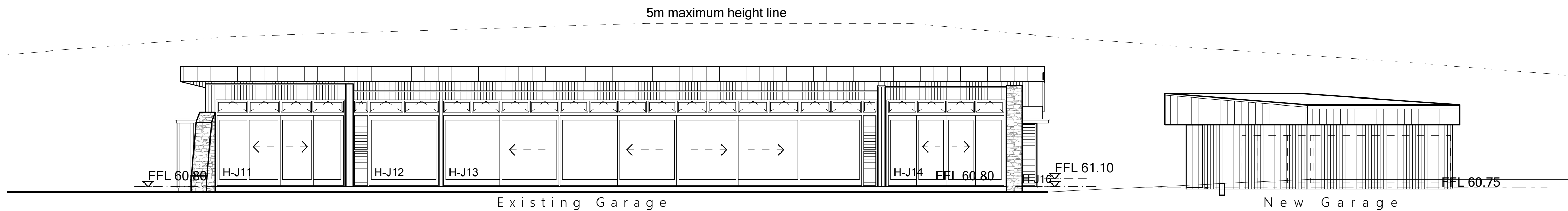
PROPOSED NORTH ELEVATION
SCALE 1:50 @ A1



PROPOSED EAST ELEVATION
SCALE 1:50 @ A1



PROPOSED SOUTH ELEVATION
SCALE 1:50 @ A1



PROPOSED WEST ELEVATION
SCALE 1:50 @ A1

RRC Garage RC	27-06-24
REVISIONS	
DRAWING	
Proposed Garage Elevations	
JOB	
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND	

Spooner
architectural solutions

PO Box 10 KERIKERI 0245
e: paulspooner@extra.co.nz m: 027 289 1221
p: (09) 407 3107
© Spooner Architectural Services Ltd.

SCALE	SHEET No.
1:100 @ A1	RRC05
1:200 @ A3	

Do not scale from drawings.

Do not scale from drawings.
The Contractor must check and verify all dimensions on site prior to commencing any work.

All work to be in accordance with
The Building Act 2004,
The New Zealand Building Code,
NZS 3604:2011, and
Any additional Territorial Authority requirements.
Refer Specification for references to other
New Zealand / Australian Standards to be complied
with as they apply to this project.

Wind Zone: Extra High
Exposure Zone: D



RRC Garage RC ,27-06-24

REVISIONS
DRAWING
Proposed Garage 3D
JOB
PROPOSED NEW HOUSE LOT 1 WIROA STATION NORTHLAND


Spooner
architecturalsolutions

PO Box 10 KERIKERI 0245
e: paulspooner@extra.co.nz m: 027 289 1221
p: (05) 407 3107
© Spooner Architectural Services Ltd.

SCALE	SHEET No.
	RRC06