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**From:** Steven Sanson <steve@sansons.co.nz>  
**Sent:** Wednesday, 27 November 2024 9:49 am  
**To:** Liz Searle  
**Cc:** Steve  
**Subject:** Re: RC2240463-RMALUC - Waka Centre, 4554 State Highway 10, Karikari Peninsula

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Hi Liz,

1. I can confirm the size of Whare Whetu is 106m<sup>2</sup>. This is scaled back from those plans shown in the application.
2. The putanga and taupaepae have been scaled back to be less than 30m<sup>2</sup> in size and negate the need for building consent. They would still need resource consent approval under the Building in ONL rule of the ODP. They would form part of the overall Visual Amenity breach. They are not within the area mapped as ONL under the RPS
3. The size of the waka cover relative to the whare whakairo is provided in response to the Visual Amenity rule in the AEE.
4. Earthworks - This is now a retrospective matter. We will include the consent requirement. The works were undertaken in accordance with NRC requirements.
5. We will need to alter the approved plans of the wastewater system for NRC sign off. What information do you need in this regard?
6. I will come back on number of dwelling.
7. I believe this building is the Whare Whetū but I will confirm.
8. Buildings have been reduced to not need BC.

Let me know if you have any further questions.

Steve

On Wed, 18 Sept 2024 at 11:04, Liz Searle <[Liz.Searle@fndc.govt.nz](mailto:Liz.Searle@fndc.govt.nz)> wrote:

Hi Steve,

I've been working on finalising the notification assessment for the above application, which as you're aware Commissioner Alan Watson has agreed limited notification is required.

The application relies upon information included in previous applications which I have been referring to. The notification pack does however need to include all of the relevant detail and I also note that the application includes some inconsistencies and omissions. If you could please consider the comment below and respond I will finalise the report for Alan Watson to consider and the notification pack.

- There are inconsistencies in describing the buildings where retrospective consent is sought and in the absence of plans attached to the application (in some instances there are no building consents to obtain this detail) I have been unable to verify the detail. Please provide a full set of plans for the buildings where retrospective consent is sought. Please also check the application to confirm the detail outlined, for example addressing the following:
  - The application refers to the whare whetū and classroom/meeting room as 106 m<sup>2</sup> in area (including the front porch, side deck and accessible ramp) whereas the plans submitted show an area of 132.2 m<sup>2</sup> (floor area 115 m<sup>2</sup> and 17.2 m<sup>2</sup> covered deck). 132.2 m<sup>2</sup> is consistent with the details considered through RC2300463
  - The application refers to a 29 m<sup>2</sup> taupaepae and 29 m<sup>2</sup> putanga. No plans have been provided. The ground report prepared by FNR Consulting Ltd supporting the application refers to areas of 35 m<sup>2</sup> and 77 m<sup>2</sup> for the taupaepae and putanga. RC2300463 sought consent for a 110 m<sup>2</sup> taupaepae and 110 m<sup>2</sup> putanga.
  - The topographic plan indicates that the waka cover area is bigger than the adjacent building. If this is the case, the waka cover may be bigger than indicated. (I note the footprint of the approved building consent plans for the adjacent building indicate some changes creating a slightly larger building but the design and outward appearance remains consistent with the approved plans)
- RC2300463 sought consent for earthworks, land use activities involving discharges of human sewage effluent, private access and vehicle crossings. The current proposal does not address the following and consents appear to be required –
  - The application indicates that no earthworks consent is required. RC2300463 sought consent for a cut volume of 1,250 m<sup>3</sup> and a fill volume of 1,100 m<sup>3</sup>. The regional council consented similar earthworks. It is unclear if the earthworks referred to in RC2300463 are no longer required or smaller volumes have been completed annually in accordance with the ODP thresholds.
  - As previously raised, the effluent disposal field on site has not been located as per RC2130047, the building consent or the regional council consent
  - The new activity and retrospective activity are to be serviced by a crossing and access that will not be to the required standard, including the right of way over adjacent Lot 2 DP 164422.

Please advise why these consents are no longer required or amend the application.

- The details for RC2300463 indicate six residential units on site, with one to be removed to ensure compliance with the rule relating to residential density. The current application states there are four on site.
- The site includes a building to the west of the taupuni which is not part of the current application. Is this to be addressed through a separate application or does the applicant wish to include it in the current proposal.



I note - That the consent holder has changed the colour scheme of te wananga a kupe mai tawhiti to karaka. There is no evidence on file to indicate that Council has approved the colour change (as per condition 3 of RC2120315). The consent holder may wish to address this with Council.

That a number of existing buildings do not have building consent, although not all may require building consent. I assume upon any resource consent issuing; the applicant will seek these consents. I have assumed the solar panels do not require building consent.

I'm currently out of the office but will be checking for your response and following up as required to finalise my recommendation.

Kind regards

**Liz Searle**

Senior Resource Planner - Resource Consents Team 1



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

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Te Wiki o te Reo Māori  
14–21 o Hepetema 2024



**TE TAURA WHIRI**  
I TE REO MĀORI  
MĀORI LANGUAGE COMMISSION

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