

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 Schedule 4). 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
- Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____
- Discharge
- Change of Consent Notice (s.221(3))
- Extension of time (s.125)

* *The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

3. Would you like to opt out of the Fast Track Process?

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Xiaowei Han & Yanli Wang

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Hill Design Engineering Ltd (Andrew Payne)

Email:

Phone number:

Postal address:

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

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

7. 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:

Xiaowei Han & Yanli Wang

**Property Address/
Location:**

134 Hihi Road, Hihi

Postcode

0557

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

If this is an application for a 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), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- Building Consent
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

12. 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:

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? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. 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

13. 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.

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full) Xiaowei Han

Email:

Phone number:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Xiaowei Han

Signature:

(signature of bill payer)

16/10/2024

MANDATORY

15. 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.

15. Important information continued...

Declaration

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

Name: (please write in full)

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)
- Details of your consultation with Iwi and hapū
- 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.



HILL DESIGN ENGINEERING LTD

architectural

structural

civil

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PO Box 72 944 Papakura 2244
Phone (09) 298 0654
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Email enquiries@hde.co.nz

Assessment of Environmental Effects V1.0 16/10/2024 (AEE)

For: Xiaowei Han and Yanli Wang

At: 134 Hihi Road, Hihi 0557

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1. AGENTS DETAILS

Name: Hill Design Engineering Ltd (Andrew Payne)
Address: 23 Great South Road, Papakura, Auckland
Phone number: 092980654 (Office) 0273004007 (mobile)
Email address: andrew@hde.co.nz

2. LOCATION OF PROPOSAL

Proposal address: 134 Hihi Road, Hihi 0557
Lot and DP number: LOT 6 DP 164729 BLK VI MANGONUI SD – HAVE A 1/6 SH IN LOT 9 DP 164729

3. APPLICANTS DETAILS

Name: Xiaowei Han and Yanli Wang
Address: Apartment "Rua" C/- Waterfront Apartments 1A Thomas Street Mangonui 0443
Phone number: 0274189992 (Han)
Email address: 1290875394@qq.com

4. SITE DETAILS

Site area: 4.4345ha
District Plan Zoning: Coastal Living

5. PROPOSED ACTIVITY

The activity involves the foundations, decking, storm water, waste water disposal and relocation of a prefabricated dwelling. In addition the activity requires retrospective consent for earthworks.

The prefabricated dwelling is 52.8m² which exceeds the 50m² floor area for the zone. The dwelling was chosen for its three bedroom layout which is required for the family to occupy. There are no three-bedroom layouts produced by the manufacturer (HouseMe) with a floor area less than 50m². Although the floor area is slightly over the maximum floor area allowable we feel the small exceedance of 2.8m² is negligible and will provide little detraction from the objectives of the zone.

There have been earthworks carried out on the site and we have had a survey undertaken to quantify the volumes, cuts and fills and find the cut heights exceed the maximum limit of 1.5m for the zone. The exceedance area is approx.. 25m² and the maximum cut is approximately 2.2m. The maximum fill height is 1.4m. Cut volume is 250m³, fill volume is 255m³ and the earthworks area is approx.. 800m²

6. SITE DESCRIPTION

The site is northeast facing and gently slopes down to the North. An open drain runs parallel to the eastern boundary and directs northwest towards a low-lying gully feature present at the northern end of the site. A pond is located above the gully feature and is setback in excess of 100m from the development area.

No existing built development is present within the property however recent earthworks have also been undertaken in forming the building platform.

We are not aware of any hazardous activities undertaken on the site.

7. DISTRICT PLAN RULES BREACHED

DISTRICT PLAN RULE BREACHED	ACTIVITY STATUS UNDER CI1.9(2)
<p>10.7.5.1.1 VISUAL AMENITY The following are permitted activities in the Coastal Living Zone: (a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m²; or <i>The proposal does not comply with 10.7.5.1.1(a)</i> (b) any alteration/addition to an existing building which does not exceed 30% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000. <i>This section is not applicable to this proposal.</i> (c) replacement of any building so long as the replacement does not exceed the building envelope occupied by the previous building; or <i>This section is not applicable to this proposal.</i> (d) renovation or maintenance of any building. <i>This section is not applicable to this proposal.</i></p>	<p>controlled activity</p>
<p>12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE RURAL LIVING, COASTAL LIVING, SOUTH KERIKERI INLET, GENERAL COASTAL, RECREATIONAL ACTIVITIES, CONSERVATION, WAIMATE NORTH AND POINT VERONICA ZONES Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Living, Coastal Living, South Kerikeri Inlet Zone, General Coastal, Recreational Activities, Conservation, Waimate North and Point Veronica Zones is permitted, provided that: (a) it does not exceed 300m³ in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m. <i>The proposal does not comply with 12.3.6.1.2(b)</i></p>	<p>restricted discretionary activity</p>

8. FINAL OVERALL ACTIVITY STATUS OF THE APPLICATION

The final activity status of the application is Restricted Discretionary Activity.

9. ASSESSMENT OF THE PROPOSED PROJECT AGAINST THE OBJECTIVES AND POLICIES OF 10 - COASTAL ENVIRONMENT

10.3 Objectives

10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.

The very small exceedance of floor area being 2.8m² over the 50.0m² allowable will have a less than minor effect on the coastal environment being less than a 6% increase it is expected that the proposed dwelling will look no different to a compliant building of only 50m². There are no three-bedroom layouts produced by the manufacturer (HouseMe) with a floor area less than 50m²

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

(a) the natural character of the coastline and coastal environment;

The proposed dwelling will not detract from the natural character of the coastline and coastal environment being a 52.8m² dwelling occupying slightly over 0.1% of the section area.

(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;

The proposed development area is well clear of the existing vegetated area located to the north area of the section therefor having no effect on indigenous vegetation and significant habitats of indigenous fauna

(c) outstanding landscapes and natural features;

The scale of the development will not impact the outstanding landscapes and natural features

(d) the open space and amenity values of the coastal environment;

The proposed development will not impact the open space and amenity values of the coastal environment

(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).

The development has controlled storm water and wastewater disposal methods as such no detrimental effects on water quality and soil conservation are expected.

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for

It is expected that the development will not effect Maori or their relationship with their culture and traditions and taonga.

10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely effect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.

The development does not effect public access to and along the coast.

10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan

The development does not effect public access to and along the coast.

10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.

This section is not applicable to the proposed development.

10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.

This section is not applicable to the proposed development.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

This section is not applicable to the proposed development.

10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

This section is not applicable to the proposed development.

10.4 Policies

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and

The proposed development although slightly exceeding the maximum permissible floor area does “generally” comply with the policy and preserves the natural character of the immediate by not disturbing areas within the site that may be considered natural character.

(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and

The proposed development is as practically small as possible to minimize any effects on the character of the coastal environment.

(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely effect the safety and efficiency of the roading network; and

The development provides it’s own water supply, water and waste water disposal and will have a less than minor effect on the safety and efficiency of the roading network.

(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and

It is expected any effects on the heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment will be less than minor given the scale of the development.

(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and

The development does not disturb any significant indigenous vegetation and significant habitats of indigenous fauna.

(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and

The development will not have any effect on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and

This section is not applicable to the proposed development.

(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

This section is not applicable to the proposed development.

10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.

The proposed development is generally in alignment with the policy.

10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.

The development does not disturb any existing significant coastal indigenous vegetation and significant habitats

10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.

This section is not applicable to the proposed development.

10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".

This section is not applicable to the proposed development.

10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.

It is expected the scale of this development and the lack of disturbance to the natural character of the coastal environment will be supported by council.

10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:

(a) parking;

(b) rubbish disposal;

(c) waste disposal; (d) dinghy racks.

This section is not applicable to the proposed development.

10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

The development avoids, any adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga

10.4.9 That development avoids, where practicable, areas where natural hazards could adversely effect that development and/or could pose a risk to the health and safety of people.

This section is not applicable to the proposed development.

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

The development includes on-site water supply therefor complying with the policy.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

The proposed dwelling will not adversely effect erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 coastal environment will be minimised through:

(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;

The proposed dwelling has been purposely positioned in an earthworks cut to minimize impact of the dwelling on the skyline etc..

(b) the number of buildings and intensity of development;

The number of proposed dwellings (one) is consistent with the zone policy's

(c) the colour and reflectivity of buildings;

The exterior wall and roof colour of the proposed dwelling is "Grey Friars" selected for its neutral stone like appearance which will help to minimize impact of the proposed dwelling.

(d) the landscaping (including planting) of the site;

The effects of the proposed dwelling are minimized by the existing roadside hedge planting.

(e) the location and design of vehicle access, manoeuvring and parking areas.

The proposed vehicle access is located in a position to provide high visibility to traffic and ample vehicle parking and manoeuvring space is provided on site.

10. ASSESSMENT OF THE PROPOSED PROJECT AGAINST THE OBJECTIVES AND POLICIES OF 12 - NATURAL AND PHYSICAL RESOURCES

12.1.3 Objectives

12.1.3.1 To protect outstanding landscapes and natural features from inappropriate, subdivision use and development.

The proposed development has a less than minor effect on outstanding landscapes and natural features as the earthworks area has been located in an area currently used for agriculture while avoids disturbance of any existing vegetation

12.1.3.2 To protect the scientific and amenity values of outstanding natural features.

The earthworks do not effect any outstanding natural features.

12.1.3.3 To recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable including the complexity found locally within landscapes and the diversity of landscapes across the District.

The earthworks do not effect or detract from the distinctiveness, natural diversity and complexity of landscapes.

12.1.3.4 To avoid adverse effects and to encourage positive effects resulting from land use, subdivision or development in outstanding landscapes and natural features and Maori cultural values associated with landscapes.

The are no adverse effects expected as a result of the earthworks.

12.1.4 Policies

12.1.4.1 That both positive and adverse effects of development on outstanding natural features and landscapes be taken into account when assessing applications for resource consent.

With the earthworks positioned behind the existing roadside shelter trees and being a cut and fill design lowering the building platform effectively minimizing the visual impact of the proposed dwelling the current visual amenity will be protected

12.1.4.2 That activities avoid, remedy or mitigate significant adverse effects on both the natural and the cultural values and elements which make up the distinctive character of outstanding natural features and landscapes.

As above the lowered building platform will provide protection to, and avoid adverse effects on both the natural and the cultural values and elements of outstanding natural features and landscapes

12.1.4.3 That the cumulative effect of changes to the character of Outstanding Landscapes be taken into account in assessing applications for resource consent.

The small overall development area is expected to have a less than minor effect of change on the character of Outstanding Landscapes.

12.1.4.4 That the visibility of Outstanding Landscape Features, when viewed from public places, be taken into account in assessing applications for resource consent.

The lowered building platform will protect the visibility of Outstanding Landscape Features, when viewed from public places such as the road.

12.1.4.5 That the adverse visual effect of built development on outstanding landscapes and ridgelines be avoided, remedied or mitigated.

The development is not located on a ridgeline and is not an area of outstanding landscapes.

12.1.4.6 That activities avoid or mitigate adverse effects on the scientific and amenity values associated with outstanding natural features.

The earthworks will not cause adverse effects on scientific and amenity values associated with outstanding natural features.

12.1.4.7 That the diversity of outstanding landscapes at a District-wide and local level be maintained and enhanced where practicable.

The earthworks will not detract from the diversity of outstanding landscapes.

12.1.4.8 That the trend is towards the enhancement rather than the deterioration of landscape values, including the encouragement of the restoration of degraded landscapes.

Aside from the building platform developed the site is maintained and protects the existing vegetation and as such is not expected to degrade landscape values.

12.1.4.9 That the high value of indigenous vegetation to Outstanding Landscapes be taken into account when assessing applications for resource consents.

The earthworks have no effect on indigenous vegetation or outstanding landscape area.

12.1.4.10 That landscape values be protected by encouraging development that takes in account:

(a) the rarity or value of the landscape and/or landscape features;

The earthworks have been positioned and developed in such a way as to provide minimal impact on the landscape and/or landscape features

(b) the visibility of the development;

development will be mostly unseen from the road due to being lower than the road and behind the existing shelter trees

(c) important views as seen from public vantage points on a public road, public reserve, the foreshore and the coastal marine area;

The development will be mostly unseen from the road due to being lower than the road and behind the existing shelter trees and is not visible from any public reserve, foreshore or coastal marine area

(d) the desirability of avoiding adverse effects on the elements that contribute to the distinctive character of the coastal landscapes, especially outstanding landscapes and natural features, ridges and headlands or those features that have significant amenity value;

The earthworks do not detract from any coastal landscapes, outstanding landscapes and natural features, ridges and headlands.

(e) the contribution of natural patterns, composition and extensive cover of indigenous vegetation to landscape values;

The development is consistent with it's surroundings providing continuity of landscape values.

(f) Maori cultural values associated with landscapes;

It is expected the development with have a less than minor effect on Maori cultural values associated with landscapes

(g) the importance of the activity in enabling people and communities to provide for their social, economic and cultural well-being.

The development is expected to house a family which will provide for their social, economic and cultural well-being

11. CONCLUSIONS

I consider that the proposal to construct permit the earthworks excavations and construction of the dwelling as a restricted discretionary activity under the Far North District Plan will satisfy the statutory obligations under Section 104 and 104A-D of the Resource Management Act, 1991. Accordingly, it is concluded that the development is consistent with the purpose of the RMA in relation to managing the use, development, and protection of natural and physical resource and consent can therefore be granted.

12. CONDITIONS

I consider no conditions are required to be a part of this application.

Regards



Andrew Payne
Hill Design Engineering

13. GIS AERIAL MAP

Aerial Imagery (LINZ) View aerial imagery footprints

134 Hihiri Road, Mangonui, NZ
Show search results for 134 H...

Map layers

- Parcels (FNDC/Corax)
- Parcel
- Hydro
- Reserve
- Road
- Rail
- Far North District boundary
- Northland 1.25m Rural Aerial Photos 2000 (LINZ)
- Northland 1m Rural Aerial Photos 2003 (LINZ)
- Northland 0.78m Rural Aerial Photos 2004 (LINZ)
- Northland 1m Rural Aerial Photos 2006 (LINZ)
- NZ Orthophotos 2004-2005 (LINZ)
- NZ Orthophotos 2005-2006 (LINZ)
- Northland 0.1m Urban Aerial Photos 2014-2015 (LINZ)
- Northland 0.4m Rural Aerial Photos 2014-2016 (LINZ)

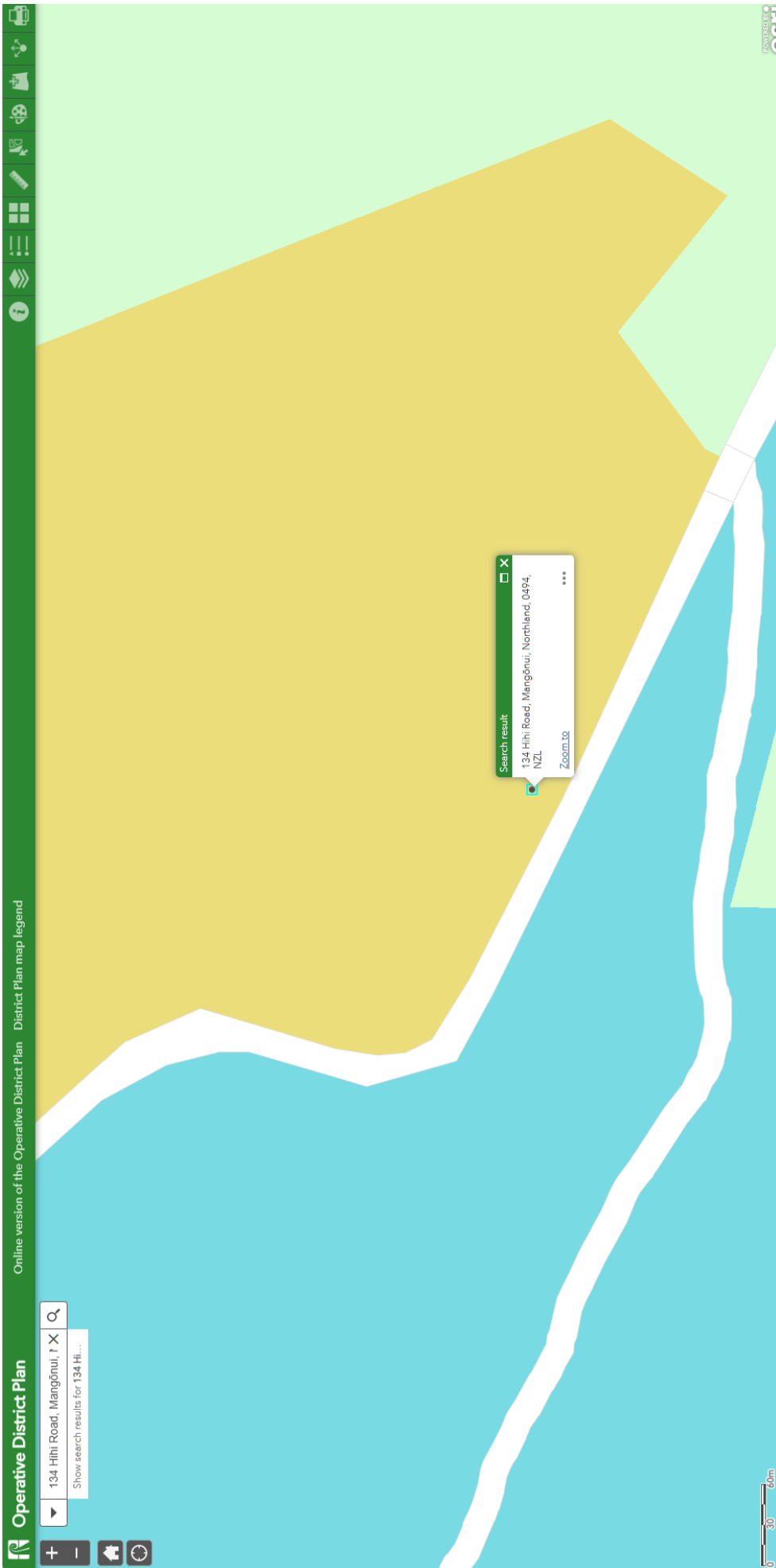
Parcel: 5053171

Par Id	5053171
Feat. Code	parcel
Valuations	00085-03508
Legal Descriptions	Lot 6 DP 164729
GIS Area	42,864.81

Zoom to

0 30 60m
1,651,144.627 6,127,282.637 Meters

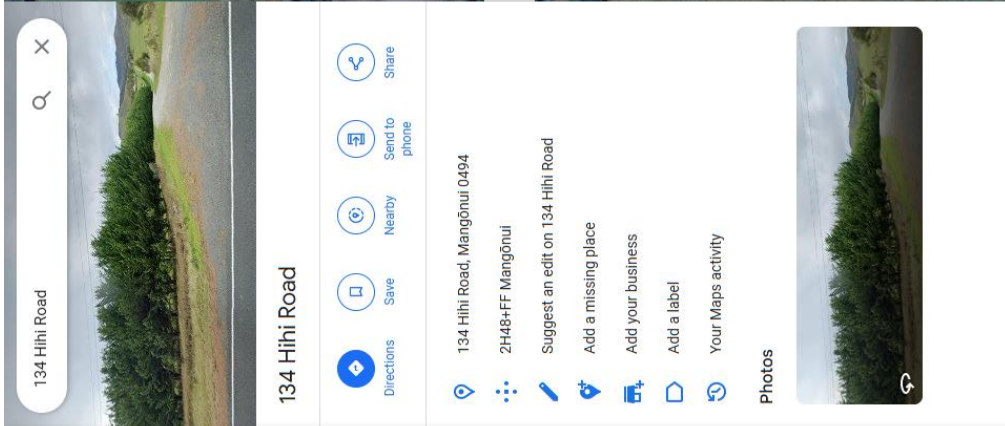
14. GIS PLANNING MAPS



15. GOOGLE STREET VIEW



16. GOOGLE OVER HEAD VIEW



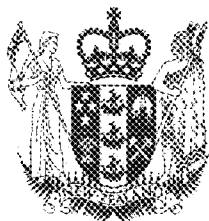
17. RECENT SITE PHOTOS (c/o W.J. geotechnical report)



Photo 1 & 2 (above) showing northern leading-edge of formed platform.



Photo 3 (above) showing the earthworks area as viewed from the Southern boundary corner.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA99B/208
Land Registration District North Auckland
Date Issued 27 March 1997

Prior References

NA88C/914

Estate Fee Simple
Area 4.4345 hectares more or less
Legal Description Lot 6 Deposited Plan 164729

Proprietors

Xiaowei Han and Yanli Wang

Estate Fee Simple - 1/6 share
Area 3190 square metres more or less
Legal Description Lot 9 Deposited Plan 164729

Proprietors

Xiaowei Han and Yanli Wang

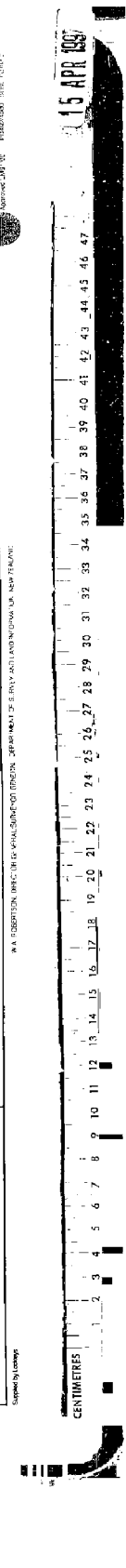
Interests

Subject to Section 241(2) Resource Management Act 1991

D124438.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 27.3.1997 at 9.13 am

Subject to an electricity power supply and telecommunications right (in gross) over part marked A on DP 164729 in favour of Top Energy Limited and Telecom New Zealand Limited created by Transfer D124438.7 - 27.3.1997 at 9.13 am (affects Lot 9 DP 164729)

The easements created by Transfer D124438.7 are subject to Section 243 (a) Resource Management Act 1991



1 October 2024

Xiaowei Han and Yanli Wang
10 Taiore Crescent
Marshland
Christchurch 8083

Reference Number: EBC-2025-200/0
Property Address: 134 Hihi Road, Hihi 0557
Property ID # 3341357
Description: Relocatable dwelling foundations, timber decking and on-site waste water treatment system.

Dear Sir / Madam,

Issue of Building Consent

We are pleased to advise that your application has been approved and the Building Consent has been issued. The approved plans and specifications are Attached.

To assist you further in the Building Consent process, the following points should be noted: -

- **Building Consent Documents**

It is your responsibility to ensure:

- **A printed copy of the issued Building Consent documentation is on site at every inspection. Failure to do so could result in a failed inspection.**
- Plans must be printed in colour and be at least A3 size. Specifications may be printed in black and white.
- Ensure all Documentation is kept in order and filed safe free from damage for your inspector to view at each inspection throughout the build.
- Ensure any emailed inspection summaries are available for the next inspection either via electronical or printed copy.

- **Building Consent conditions**

It is important you understand the conditions of the consent and seek any additional information required before you start building (e.g., you may require the help of other professional services such as an engineer). If you do not understand the conditions, have your consent number handy and contact the building team for assistance.

- **Building inspections**

- A list of required inspections for this project is enclosed.
- All inspections can be booked with the attached link or scanning the code:
[Book a building inspection online | Far North District Council \(fndc.govt.nz\)](#)

- **Building inspection block**

An inspection block may apply to your project. This means that inspections cannot take place yet. Blocks may be applied if: -

- A Resource Consent, Discharge Consent, or Outline Plan is required. The applicable consent must be issued before the inspection block can be lifted.
- You have not nominated a Licensed Building Practitioner (LBP) to carry out restricted building works. The name(s) of the LBPs to work on your project must be supplied in writing prior to any building works commencing.

- **Additional building inspections**

If additional inspections are required to complete the project, you will be invoiced as per our Fees & Charges Schedule.

- **Final Inspection**

Please make sure your building consent pack is on site and all LBP certificates and statements are available and have been completed in full. If you have not already applied for your CCC please do so and provide your completed application to the inspector at the time of the final inspection.

- **Code Compliance Certificate (CCC)**

When all the nominated inspections have successfully been completed, the owner or their agent/builder can book a Final inspection online or contact our Call Centre on 0800 920029 or 09 4015200.

- **Timeframes**

- Building work should **start within 12 months** of the Building Consent being issued. Failure to do so may result in your application lapsing and you will need to reapply for a new building application. If the work cannot be completed within this timeframe you can apply for an Extension of Time – a fee will apply.
- Building work should be **completed within two years** of the Building Consent being granted. Failure to do so may result in your CCC application being refused. If the work cannot be completed within this timeframe you can apply for an Extension of Time – a fee will apply.

We would like to take this opportunity to thank you for choosing to build in the Far North and look forward to working with you towards a compliant building. Please do not hesitate to contact the Building Team on 0800 920029 or 09 401 5200 if you have any questions or need further assistance.

Yours sincerely,



Trent Blakeman
Manager Building Services
Delivery and Operations

As of 27 July 2022 The Proposed District Plan requires that this consent complies with The Auckland Council Guidance Document GD005 for Erosion and Silt Control and Rule EW-S3 Accidental Discovery Protocol

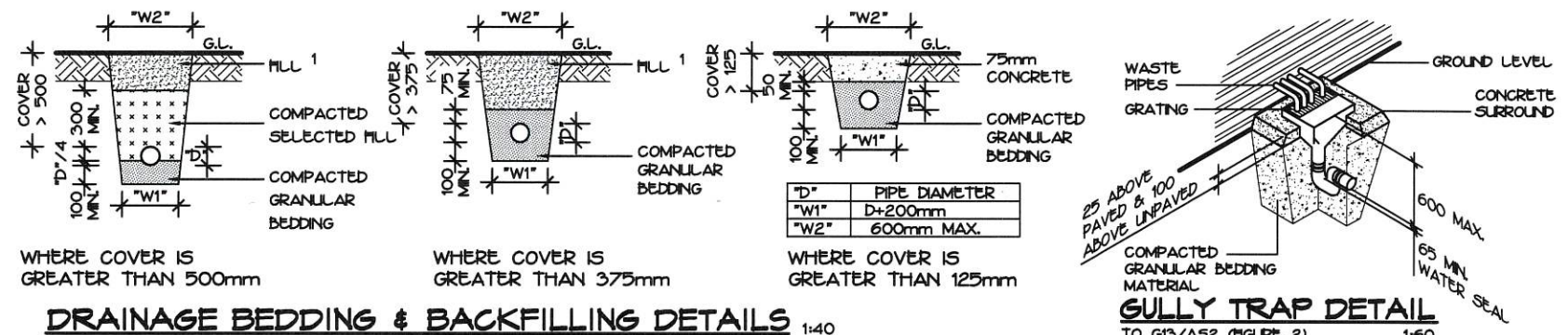
FNDC - Approved Building Consent Document - EBC-2025-200/0 - Pg 1 of 6 - 30/09/2024 - J.O

PLANNING (PROPOSED DISTRICT PLAN)

TERRITORIAL AUTHORITY	FAR NORTH DISTRICT COUNCIL	COMPLIANCE
ZONING	RURAL LIFESTYLE ZONE	OK
IMPERMEABLE SURFACE COVERAGE	• MAX. = LESSER OF 12.5% OR 2,500m ²	OK
RESIDENTIAL INTENSITY	• ONE PRINCIPAL DWELLING PLUS ONE MINOR RESIDENTIAL UNIT	OK
BUILDING COVERAGE	• MAX. = 12.5%	OK
	• PROPOSED = 0.1% / 52.8m ²	OK
YARD FRONT	10.0m	OK
SIDE	10.0m	OK
REAR	10.0m	OK
HEIGHT IN RELATION TO BOUNDARY	• 2m + 55° AT THE NORTHERN BOUNDARY OF THE SITE; • 2m + 45° AT THE THE EASTERN AND WESTERN BOUNDARIES OF THE SITE; • 2m + 35° AT THE SOUTHERN BOUNDARY OF THE SITE.	OK OK OK
MAXIMUM HEIGHT	8.0m	OK
WIND ZONE	EXTRA HIGH	OK
CORROSION ZONE	ZONE D	OK
CLIMATE ZONE	ZONE 1	OK
EARTHQUAKE ZONE	ZONE 1	OK
SNOW ZONE	NO SNOW LOAD	OK

PLANNING (OPERATIVE DISTRICT PLAN)

TERRITORIAL AUTHORITY	FAR NORTH DISTRICT COUNCIL	COMPLIANCE
ZONING	COASTAL LIVING ZONE	OK
VISUAL AMENITY	• ANY NEW BUILDING(S), PROVIDED THAT THE GROSS FLOOR AREA OF ANY NEW BUILDING(S) PERMITTED UNDER THIS RULE DOES NOT EXCEED 50m ² ; OR • ANY ALTERATION/ADDITION TO AN EXISTING BUILDING WHICH DOES NOT EXCEED 50% OF THE GROSS FLOOR AREA OF THE BUILDING.....	OK N/A
RESIDENTIAL INTENSITY	• ONE UNIT PER 4ha OF LAND. IN ALL CASES THE LAND SHALL BE DEVELOPED IN SUCH A WAY THAT EACH UNIT SHALL HAVE AT LEAST 3,000m ² FOR ITS EXCLUSIVE USE SURROUNDING THE UNIT PLUS A MINIMUM OF 3.7HA ELSEWHERE ON THE PROPERTY	OK
STORM WATER MANAGEMENT (BUILDING COVERAGE)	• MAX. = LESSER OF EITHER 10% OR 600m ² • PROPOSED = 0.1% / 42m ²	OK OK
YARD FRONT	10.0m	OK
SIDE	10.0m	OK
REAR	10.0m	OK
HEIGHT IN RELATION TO BOUNDARY	2.0m + 45°	OK
MAXIMUM HEIGHT	8.0m	OK
WIND ZONE	EXTRA HIGH	OK
CORROSION ZONE	ZONE D	OK
CLIMATE ZONE	ZONE 1	OK
EARTHQUAKE ZONE	ZONE 1	OK
SNOW ZONE	NO SNOW LOAD	OK



DRAINAGE BEDDING & BACKFILLING DETAILS

- NOTE:
- FILL SHALL BE:
 - ORDINARY FILL WHERE DRAINS ARE LOCATED BELOW GARDENS AND OPEN COUNTRY.
 - COMPACTED SELECTED FILL WHERE THE DRAINS ARE LOCATED BELOW DRIVEWAYS AND SIMILAR AREAS SUBJECT TO TRAFFIC.
 - CONSTRUCTION TO NZBC E1/AS1 HG. 13

EXPANSION JOINTS TO UPVC GRADE PIPE

- SHALL BE INSTALLED IN ACCORDANCE WITH BRANZ PLUMBING & DRAINAGE GUIDE.
- MINIMUM SPACING OF 4.0m
- EACH BRANCH ENTRY TO A VERTICAL STACK (EXCEPT A BRANCH OF LESS THAN 2.0m WITH PROVISION FOR MOVEMENT WILL NOT REQUIRE AN EXPANSION JOINT).
- THE FIRST FITTING DOWNSTREAM OF EACH BEND.
- THE FIRST FITTING DOWNSTREAM OF A JUNCTION INTO THE GRADED PIPE (EXCEPT THAT WHERE TWO EXPANSION JOINTS ARE PROVIDED WITHIN 1.0m OF ANY JUNCTION BETWEEN WILL NOT REQUIRE AN EXPANSION JOINT).

G13/AS2 SANITARY DRAIN ACCESS POINTS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

- IMMEDIATELY PRIOR TO DRAIN OUTFALLS.
- IMMEDIATELY INSIDE THE BOUNDARY OF THE PROPERTY SERVED.
- AT THE JUNCTION OF EVERY DRAIN WITH ANOTHER DRAIN EXCEPT THAT NO ACCESS POINT IS REQUIRED WHERE THE BRANCH DRAIN IS LESS THAN 2.0 M LONG AND ONLY SERVES A GULLY TRAP.
- EVERY CHANGE IN HORIZONTAL DIRECTION OF GREATER THAN 45°.
- EVERY CHANGE IN GRADIENT GREATER THAN 45°.
- AT INTERVALS (ON STRAIGHT LINES) OF NO LESS THAN:
 - 50m WHERE RODDING POINTS ARE USED, OR
 - 100m WHERE ACCESS CHAMBERS, INSPECTION CHAMBERS OR INSPECTION POINTS ARE USED, AND
- WITHIN 2.0 M OUTSIDE THE BUILDING WHERE A DRAIN ENTERS OR EXITS FROM UNDER A BUILDING

LOCATE EXIST. SERVICES:

- ALL SERVICES (DRAINAGE, WATER SUPPLY, ELECTRICAL, TELECOMMUNICATIONS ETC.) SHALL BE LOCATED PRIOR TO CONSTRUCTION TO AVOID DAMAGE

CONSTRUCTION & DEMOLITION HAZARDS

- IN ACCORDANCE WITH NZBC F5.2 CONSTRUCTION AND DEMOLITION WORK ON BUILDINGS SHALL BE PERFORMED IN A MANNER THAT AVOIDS THE LIKELIHOOD OF:
- OBJECTS FALLING ONTO PEOPLE ON OR OFF THE SITE,
 - OBJECTS FALLING ONTO PROPERTY OFF THE SITE,
 - OTHER HAZARDS ARISING ON THE SITE AFFECTING PEOPLE OFF THE SITE AND OTHER PROPERTY.
 - PROVIDE CONSTRUCTION BARRIERS TO PREVENT UNAUTHORISED ACCESS TO THE CONSTRUCTION AREA.

E1/AS1 STORM WATER DRAIN ACCESS FOR MAINTENANCE:

- ACCESS FOR MAINTENANCE SHALL BE PROVIDED ON ALL DRAINS. ACCESS IS TO BE ACHIEVED VIA AN INSPECTION POINT, RODDING POINT, INSPECTION CHAMBER OR ACCESS CHAMBER, COMPLYING AS APPROPRIATE WITH FIGURES 10, 11 OR 12 E1/AS1.
- POINTS OF ACCESS SHALL BE SPACED AT NO FURTHER THAN:
 - 50m WHERE RODDING POINTS ARE USED.
 - 100m WHERE INSPECTION POINTS, INSPECTION CHAMBERS OR ACCESS CHAMBERS ARE USED.
- POINTS OF ACCESS ARE REQUIRED AT:
 - CHANGES IN DIRECTION OF GREATER THAN 45°.
 - CHANGES IN GRADIENT OF GREATER THAN 45°, AND
 - JUNCTIONS OF DRAINS OTHER THAN A DRAIN, SERVING A SINGLE DOWNPIPE, THAT IS LESS THAN 2.0m LONG.
- INSPECTION CHAMBERS OR ACCESS CHAMBERS SHALL BE PROVIDED WHERE CHANGES IN BOTH GRADIENT AND DIRECTION OCCUR AND WHERE EITHER IS GREATER THAN 22.5°.
- WHERE THE DEPTH TO THE INVERT OF THE DRAIN EXCEEDS 1.0m, AN INSPECTION CHAMBER IS NOT ACCEPTABLE AND AN ACCESS CHAMBER SHALL BE USED.

PRODUCER STATEMENT- STRUCTURAL DESIGN.

AS A DESIGNER I HAVE TAKEN ALL REASONABLE STEPS NECESSARY TO VERIFY DESIGN ASSUMPTIONS. I AM SATISFIED ON REASONABLE GROUNDS THAT IN RELATION TO THE BUILDING WORK SPECIFIED ABOVE THE PROVISIONS OF THE BUILDING CODE WOULD BE MET IF THE BUILDING WORK WERE PROPERLY COMPLETED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ACCORDING TO WHICH THE BUILDING IS PROPOSED TO BE CONSTRUCTED AND WHICH HAVE BEEN SUBMITTED WITH THE APPLICATION. I UNDERSTAND THAT THIS PRODUCER STATEMENT, IF ACCEPTED, WILL BE RELIED UPON BY THE OWNERS AND TERRITORIAL AUTHORITIES FOR THE PURPOSE OF ESTABLISHING COMPLIANCE WITH THE BUILDING CODE.

P. Hill DATE 4/9/2024

Peter Hill
B.E. (Hons) M.I.P.E.N.Z.
C.P. Engineer No. 47048

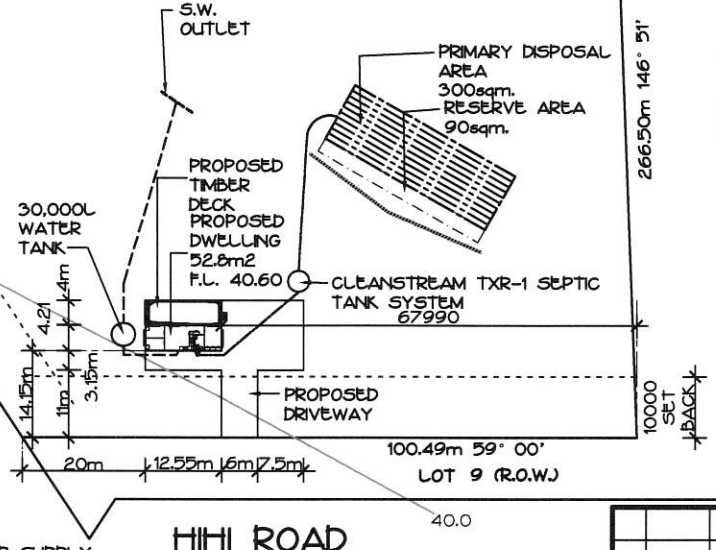
BUILDING CONSENT FOR SITE WORKS ONLY, (PORTABLE UNIT CONSTRUCTION PREVIOUSLY CONSENTED AUCKLAND COUNCIL).

B.C. APPLICATION 04/09/2024

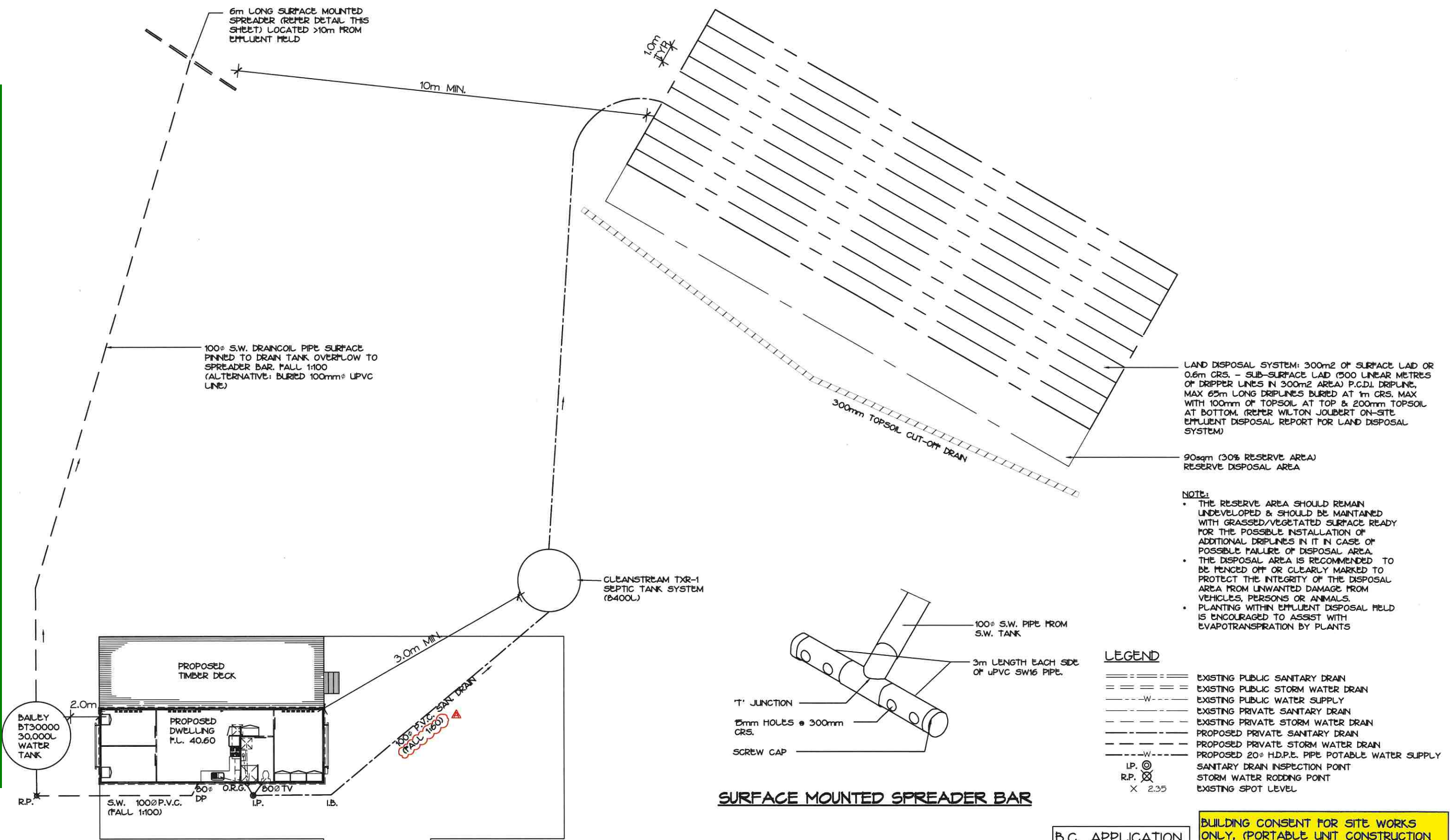
LEGAL:
LOT 6
D.P. 164729
AREA 4.4345Ha

SITE PLAN 1:1200
LEVELS IN TERMS OF FAR NORTH CITY COUNCIL GS

- LEGEND**
- EXISTING PUBLIC SANITARY DRAIN
 - EXISTING PUBLIC STORM WATER DRAIN
 - EXISTING PUBLIC WATER SUPPLY
 - EXISTING PRIVATE SANITARY DRAIN
 - EXISTING PRIVATE STORM WATER DRAIN
 - PROPOSED PRIVATE SANITARY DRAIN
 - PROPOSED PRIVATE STORM WATER DRAIN
 - PROPOSED 20" H.D.P.E. PIPE POTABLE WATER SUPPLY
 - SANITARY DRAIN INSPECTION POINT
 - STORM WATER RODDING POINT
 - EXISTING SPOT LEVEL



DATE: REVISION:	<p>HILL DESIGN ENGINEERING LTD 23 Great South Road PO Box 72 944 Papakura Phone (09) 298 0854 Fax (09) 297 7999 Email enquiries@hde.co.nz</p>	<p>PROJECT: PROP. PREFABRICATED DWELLING at 134 HIHI ROAD, MANGONUI for XIAO WEI HAN & WANG YANG LI</p>	<p>DRAWING TITLE: SITE PLAN, NOTES & DETAILS</p>	<p>DWG. No: 1</p>
				<p>REVISION: 1</p>
<p>DESIGNED: PH</p>	<p>CHECKED: PH</p>	<p>DATE: JUL '24</p>	<p>SCALE: AS SHOWN @ A3</p>	<p>JOB No: 24-5750</p>



DRAINAGE PLAN
1:200

PROPOSED DRIVEWAY

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS), M.P.E.N.Z.
C.P.ENG. No 47048

DATE:	25.9.24	REVISION:	SAN. DRAIN FALL
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HDE HILL DESIGN ENGINEERING LTD.
23 Great South Road
PO Box 72 844 Papakura
Phone (09) 288 0854
Fax (09) 287 7899
Email enquiries@hde.co.nz

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PROJECT: PROP. PREFABRICATED DWELLING at 134 HILL ROAD, MANGONUI for XIAO WEI HAN & WANG YANG LI

DRAWING TITLE: DRAINAGE PLAN		DWG. No: 2	REVISION: A
DRAWN: NG/AJP	CHECKED: PH	SCALE: AS SHOWN @ A3	OF: 6
DESIGNED: PH	DATE: AUG. '24	JOB No: 24-5730	

B.C. APPLICATION
04/09/2024

BUILDING CONSENT FOR SITE WORKS ONLY, (PORTABLE UNIT CONSTRUCTION PREVIOUSLY CONSENTED AUCKLAND COUNCIL).

INSULATION SCHEDULE:
 PER H1/AS1 5TH EDITION (AFTER 02/11/2023)
 CALCULATION METHOD
 ZONE 1 - 4 WITHOUT EMBEDDED HEATING SYSTEMS

ELEMENT	R' VALUE	CONSTRUCTION
ROOF	R4.16	100mm PIR INSULATED PANEL
EXTERNAL WALLS	R2.63	100mm EPS INSULATED PANEL
SUSPENDED FLOOR	R2.18	75mm EPS & 19mm PLYWOOD
WINDOWS	R0.37	TYPE: DOUBLE GLAZING FRAME: ALUMINIUM SPACER: THERMALLY IMPROVED GLASS: LOW E/CLEAR GAS: ARGON

LEGEND:

	EL. DIST. BOARD		TYPE 1 DOMESTIC SMOKE ALARM IN ACCORDANCE WITH NZBC F7/AS1
	P.S. POWER SUPPLY		INTERNAL LIGHTS
	SINGLE POWER POINT		LIGHT SWITCH
	DOUBLE POWER POINT		EXTERNAL LIGHT
	GAS CALIFONT		MANROSE 1255 EXTRACT FAN WITH WEATHER COWL
	WALL BRACING PANEL		

SANITARY PLUMBING.

MINIMUM SIZE OF PIPE (mm)		GRADIENT (MIN)
BASIN, SWR, SINK, W.M.	40 ^ø	1:40
W.C.	80 ^ø	1:60

ALL SANITARY PLUMBING TO NZBC G13/AS/1

BRACING SCHEDULE:

No.	TYPE	LENGTH	No.	TYPE	LENGTH
1	PANEL	1.7	7	PANEL	2.5
2	PANEL	1.4	8	PANEL	2.5
3	PANEL	2.7	9	PANEL	1.1
4	PANEL	2.6	10	PANEL	1.1
5	PANEL	1.1	11	PANEL	4.0
6	PANEL	1.1			

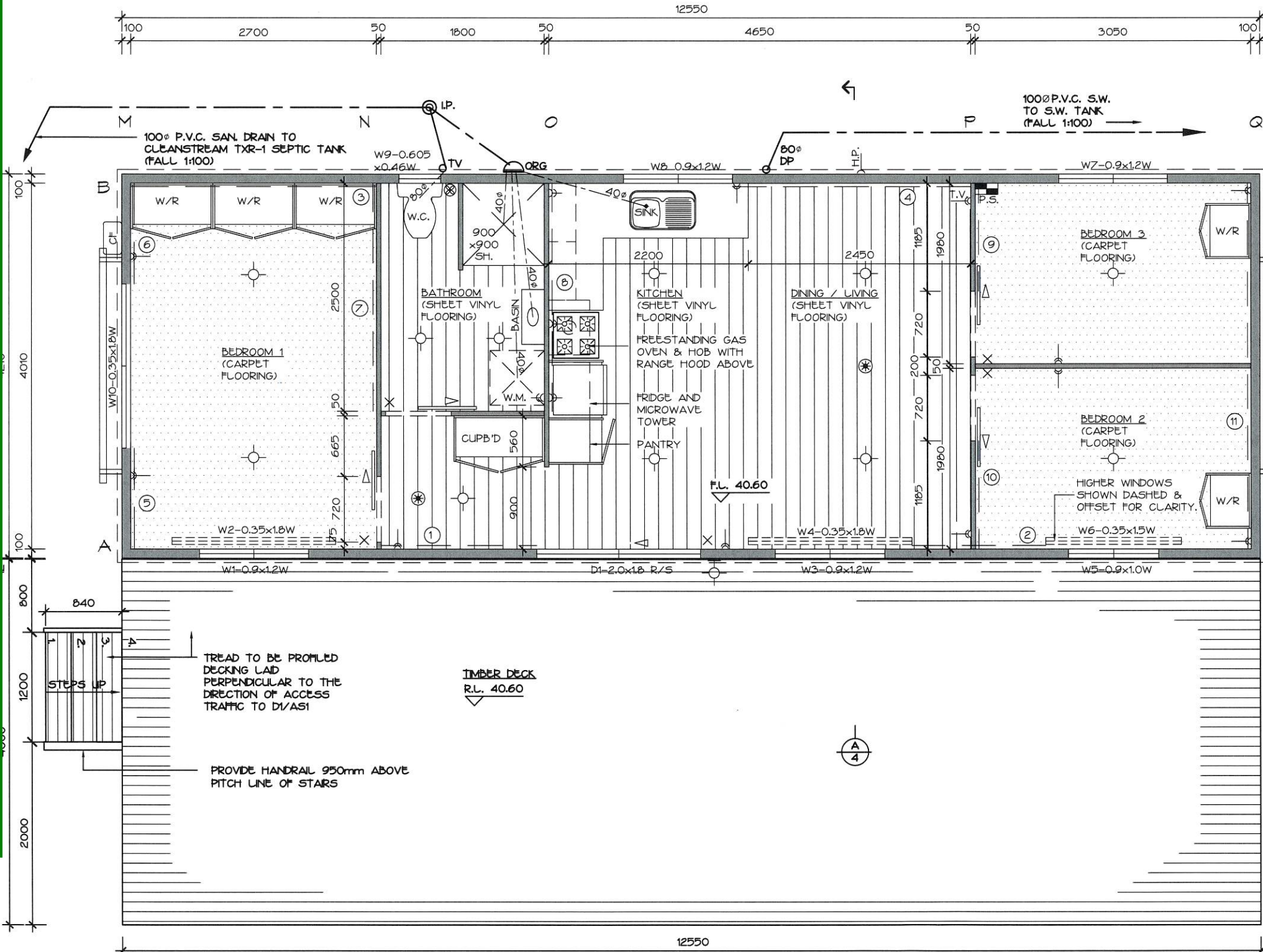
NATURAL VENTILATION

5% MIN. REQUIREMENT AS PER NZBC G4/AS1

ROOM	FLOOR AREA	NO.	OPENING SIZE
BEDROOM 1	10.83m ²	W1	0.54m ²
		W2	0.63m ²
		W10	0.63m ²
			1.80m ² =16.6% OK
BEDROOM 2	6.04m ²	W5	0.45m ²
		W6	0.53m ²
			0.98m ² =16.2% OK
BEDROOM 3	6.04m ²	W7	0.54m ²
			0.54m ² =8.9% OK
BATHROOM	4.50m ²	W9	0.28m ²
			0.28m ² =6.2% OK
KITCHEN / DINING / LIVING	21.35m ²	D1	1.80m ²
		W3	0.54m ²
		W4	0.63m ²
		W8	0.54m ²
			3.51m ² =16.4% OK

RISK MATRIX

RISK FACTOR	RISK SEVERITY				SCORE
	LOW	MEDIUM	HIGH	V. HIGH	
A WIND ZONE	0	0	1	2	2
B NUMBER OF STOREYS	0	1	2	4	0
C ROOF / WALL JUNCTION	0	1	3	5	0
D EAVES WIDTH	0	1	2	5	5
E ENVELOPE COMPLEXITY	0	1	3	6	0
F DECK DESIGN	0	2	4	6	0
RISK MATRIX FOR WORST CASE SCENARIO					7
					OK



FLOOR PLAN (E345)
 AREA - 52.8m² 150

HILL DESIGN ENGINEERING LTD.
 P. HILL
 B.E.(HONS), M.L.P.E.N.Z.
 C.P.ENG. No 47048

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 23 Great South Road
 PO Box 72 944 Paparua
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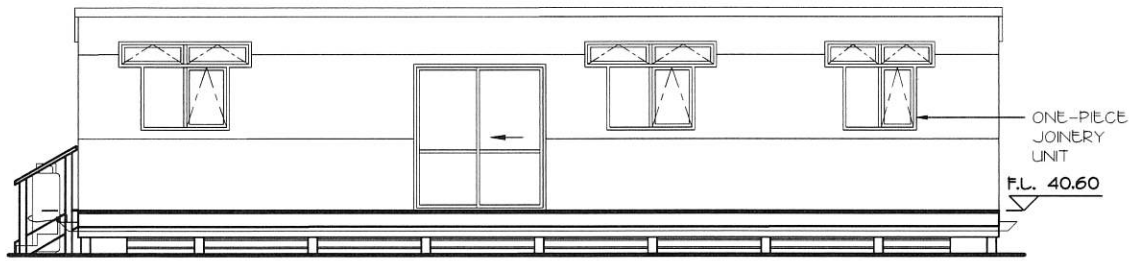
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PROJECT: PROP. PREFABRICATED DWELLING at 134 HILL ROAD, MANGONUI for XIAO WEI HAN & WANG YANG LI

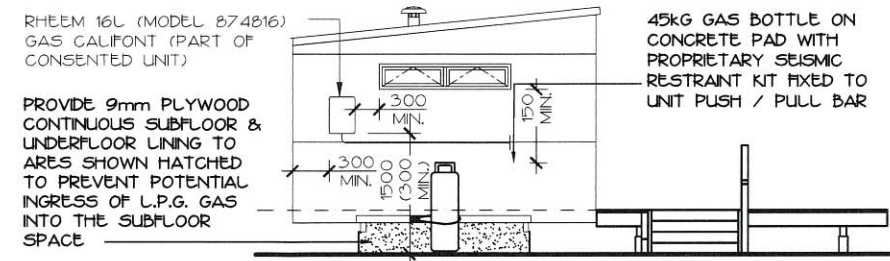
DRAWING TITLE:		DWG. No:	
FLOOR PLAN		3	
DRAWN: NG/AJP	CHECKED: PH	SCALE: AS SHOWN	OF: 6
DESIGNED: PH	DATE: AUG '24	• A3	JOB No: 24-5730

BUILDING CONSENT FOR SITE WORKS ONLY, (PORTABLE UNIT CONSTRUCTION PREVIOUSLY CONSENTED AUCKLAND COUNCIL).

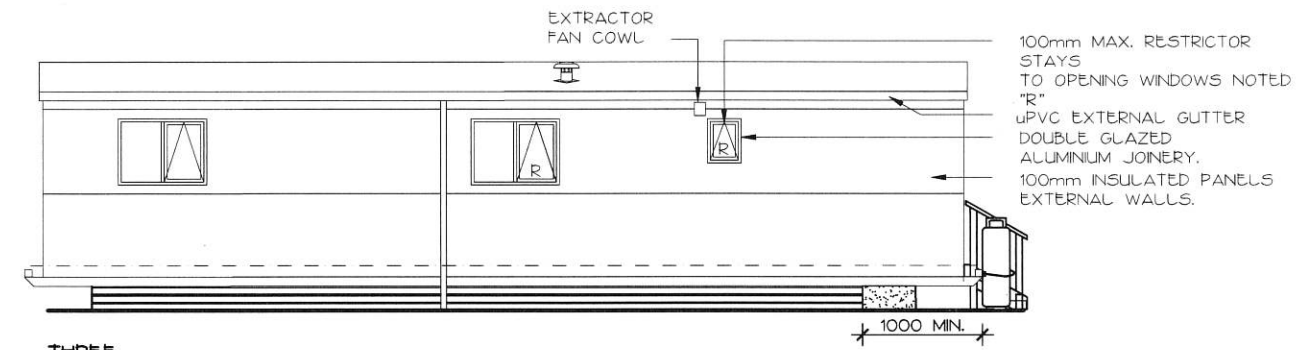
B.C. APPLICATION 04/09/2024



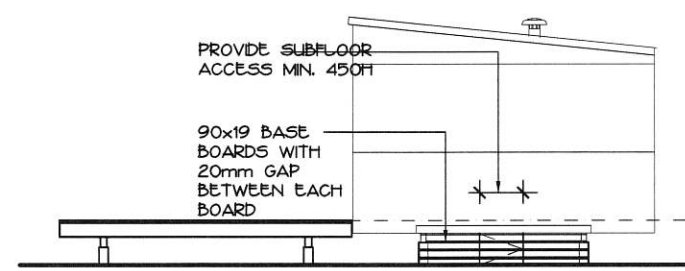
ONE



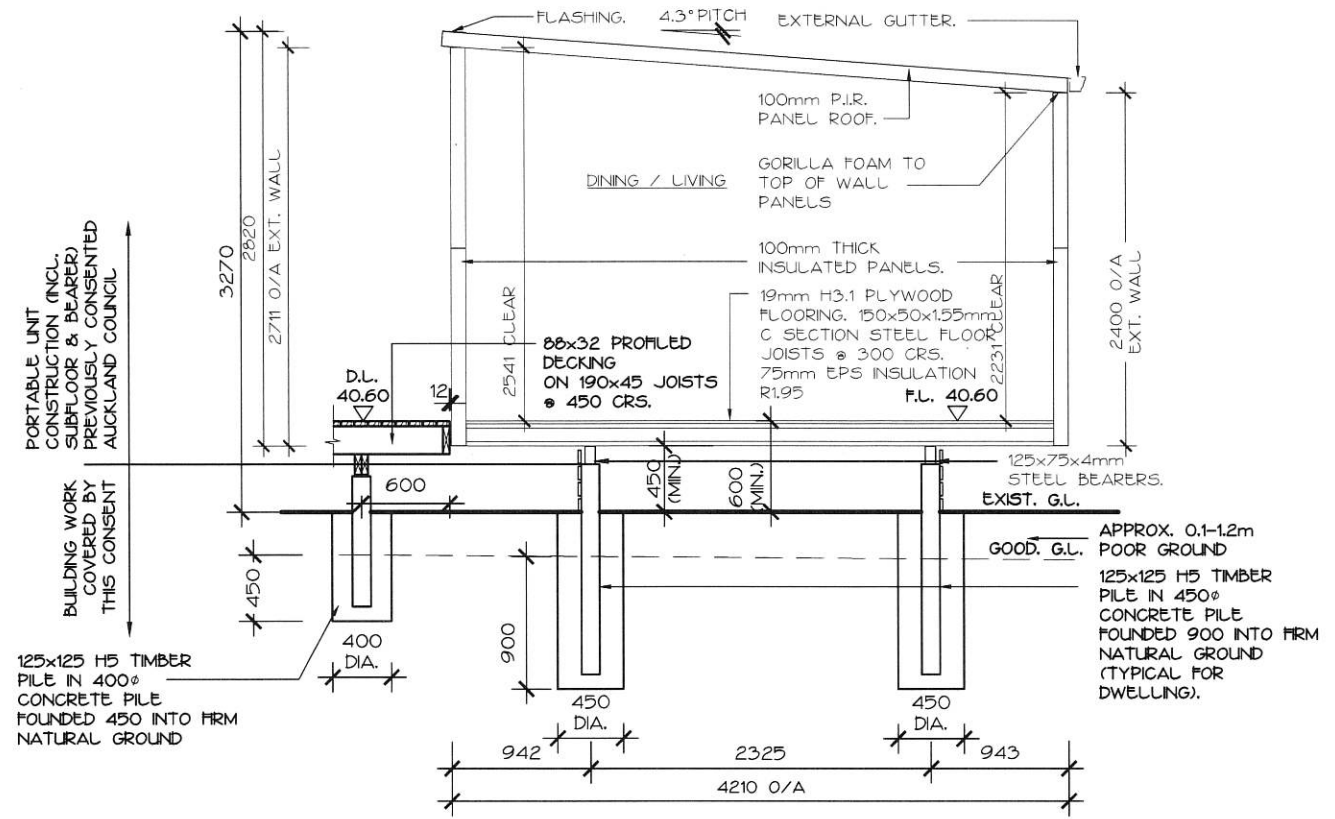
TWO



THREE
ELEVATIONS
1:100



FOUR



SECTION A

B.C. APPLICATION
04/09/2024

BUILDING CONSENT FOR SITE WORKS ONLY, (PORTABLE UNIT CONSTRUCTION PREVIOUSLY CONSENTED AUCKLAND COUNCIL).

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P. HILL
B.E.(HONS), M.I.P.E.N.Z.
C.P.ENG. No 47048

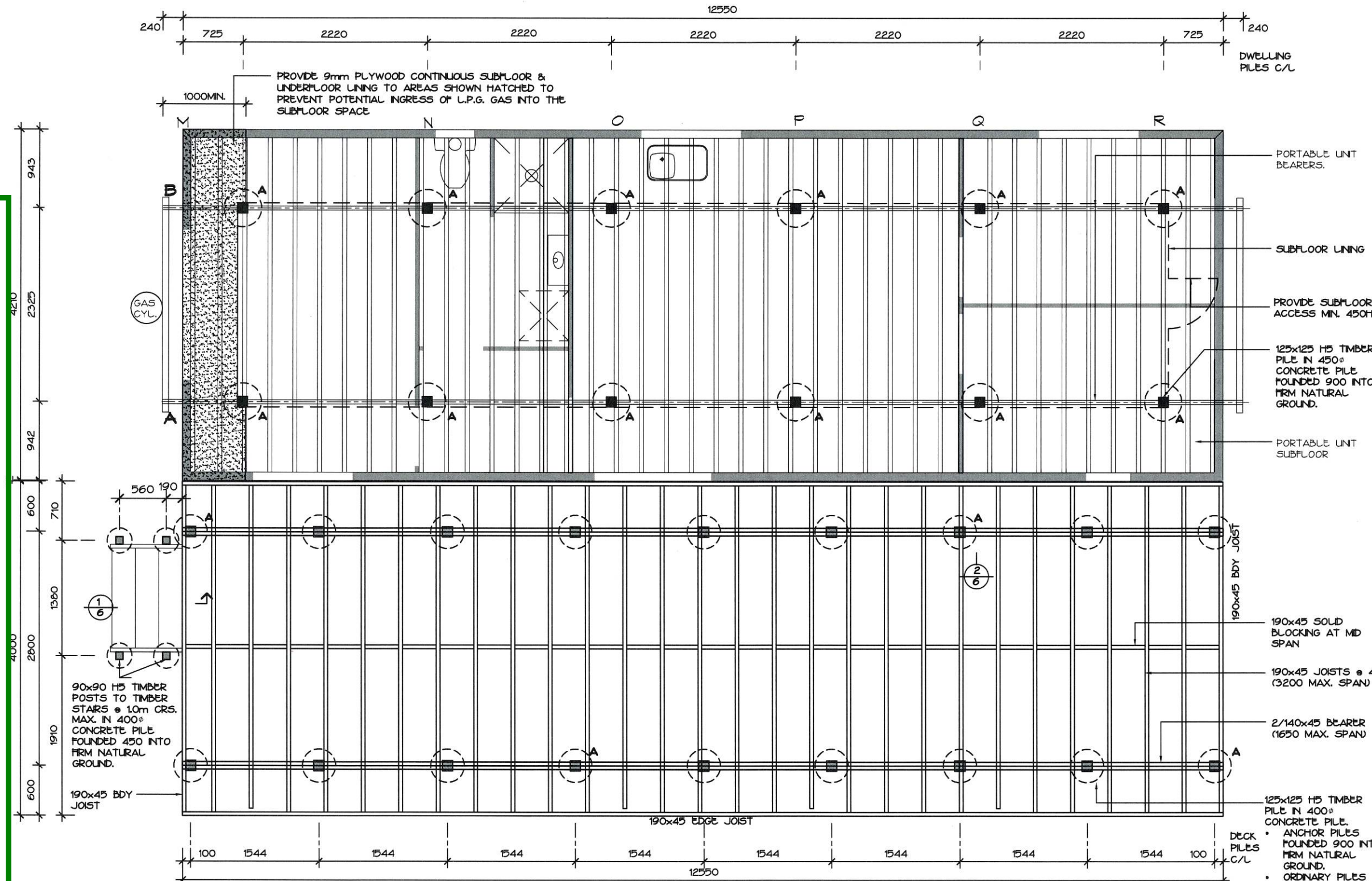
DATE:	REVISION:
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Phone (09) 298 0654
Fax (09) 297 7859
Email enquiries@hde.co.nz

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Contractor to verify all dimensions on site before commencing work.
Written dimensions supersede scaled dimensions.

PROJECT:
PROP. PREFABRICATED DWELLING
at
134 MIHI ROAD,
MANGONUI
for
XIAO WEI HAN & WANG YANG LI

DRAWING TITLE: ELEVATIONS & SECTION		DWG. No: 4	REVISION: -
DRAWN: NG/AJP	CHECKED: PH	SCALE: AS SHOWN @ A3	OF: 6
DESIGNED: PH	DATE: AUG. '24	JOB No: 24-5750	



FLOOR FRAMING / FOUNDATION PLAN (E345)

LEGEND

- A** DWELLING ANCHOR PILE.
125x125 H5 TIMBER PILE IN 450° CONCRETE PILE FOUNDED 900 INTO FRM NATURAL GROUND
- DECK ORDINARY PILE.
125x125 H5 TIMBER PILE IN 400° CONCRETE PILE FOUNDED 450 MIN INTO FRM NATURAL GROUND.
- A** DECK ANCHOR PILE.
125x125 H5 TIMBER PILE IN 400° CONCRETE PILE FOUNDED 900 MIN INTO FRM NATURAL GROUND.
- ⊠** STEP POST.
90x90 H5 TIMBER POST IN 400° CONCRETE PILE FOUNDED 450 INTO FRM NATURAL GROUND.

- DECK FIXING SCHEDULE**
- JOIST TO BEARER
2/100x3.75° SKEW NAILS (3/90x3.5 IF POWER DRIVEN)
 - BEARER TO ORDINARY PILE
1/WIRE DOG EACH SIDE AND 2/100x3.75° SKEWED NAILS
 - BEARER TO ANCHOR PILE
LUMBERLOK 12RN S.S. FIXINGS (REFER PRODUCT INFO)

DECK BRACING
BRACING DEMAND:
50.2m² x 7.5BU/m² = 376.5BU
BRACING PROVIDED:
4 x ANCHOR PILES @ 120BU = 480BU

MATERIALS & WORKMANSHIP

ALL MATERIAL & WORKMANSHIP SHALL COMPLY WITH THE N.Z.B.C.

- TIMBER: NZS3602 S68
ALL TIMBER GROUND CONTACT H5
ALL TIMBER ABOVE GROUND & EXPOSED TO WEATHER H3.2
- CONCRETE: NZS3109;
FOUNDATIONS = 17.5MPa
- FIXINGS; BOLTS, WASHERS, NAILS, PLATES SHALL BE STAINLESS STEEL. ALL BOLTS TO HAVE 50x50x4mm WASHERS.

NOTE:

- GEOTECHNICAL ENGINEER MUST INSPECT PILE EXCAVATIONS PRIOR TO CONSTRUCTION.
- IF THERE IS ANY DOUBT OVER THE INTEGRITY OF THE SOIL DURING EXCAVATIONS AND CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AND A SITE INSPECTION UNDERTAKEN.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH WILTON JOUBERT LTD. GEOTECHNICAL REPORT REF: 135529 DATED 8 AUGUST 2024 INCL. SUBSEQUENT REVISIONS.

HILL DESIGN ENGINEERING LTD.
P. HILL
B.E.(HONS) MIP,ENZ.
C.P.ENG. No 47048

DATE:	REVISION:

HDE HILL DESIGN ENGINEERING LTD
23 Great South Road
PO Box 72 844 Paparua
Phone (09) 258 0854
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Email enquiries@hde.co.nz

PROJECT: PROP. PREFABRICATED DWELLING at 134 HILL ROAD, MANGONUI for XIAO WEI HAN & WANG YANG LI

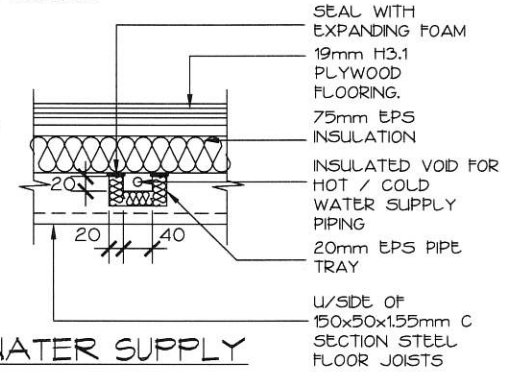
DRAWING TITLE: FLOOR FRAMING/ FOUNDATION PLAN	DWG. No: 5	REVISION: -
DRAWN: NG/AJP	CHECKED: PH	SCALE: AS SHOWN @ A3
DESIGNED: PH	DATE: AUG. '24	JOB No: 24-5730

GLAZING (DOMESTIC)

- ALL GLAZING SHALL BE IN ACCORDANCE WITH NZS:4223:2016 AND NZBC F2/AS1.
- DOORS**
- ALL DOORS WITH GLAZED PANELS GREATER THAN 0.5sqm TO HAVE SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016
 - ALL DOORS WITH GLAZED PANELS LESS THAN 0.5sqm TO HAVE MINIMUM OF 5mm ANNEALED GLASS OR SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016
- DOORS WITH SIDE PANELS**
- ALL SIDE PANELS WITH GLAZED PANELS GREATER THAN 0.5sqm TO HAVE SAFETY GLASS GLAZING IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016
- BATHROOMS**
- ALL GLAZING WITHIN 2.0m OF THE FLOOR LEVEL IN A BATHROOM, ENCLOSURES CONTAINING BATHS AND SPA POOLS SHALL BE GLAZED WITH SAFETY GLASS IN ACCORDANCE WITH TABLE 1 OF NZS 4223.3:2016.
 - ALL GLAZING OVER 2.0m FROM THE FLOOR LEVEL SHALL BE SAFETY GLASS FROM TABLE 1 OR ANNEALED GLASS TO PART 4 OF THE STANDARD.
 - FULLY FRAMED SHOWER SCREENS AND BATH ENCLOSURES SHALL BE GLAZED WITH SAFETY GLASS.
 - UN FRAMED (FRAMELESS) PIVOT OR HINGED DOORS SHALL BE TOUGHENED SAFETY GLASS 6mm MIN.
 - PANELS AND DOORS WITH ONE UN FRAMED EDGE SHALL BE TOUGHENED SAFETY GLASS 5mm MIN.

PIPEWORK INSULATION

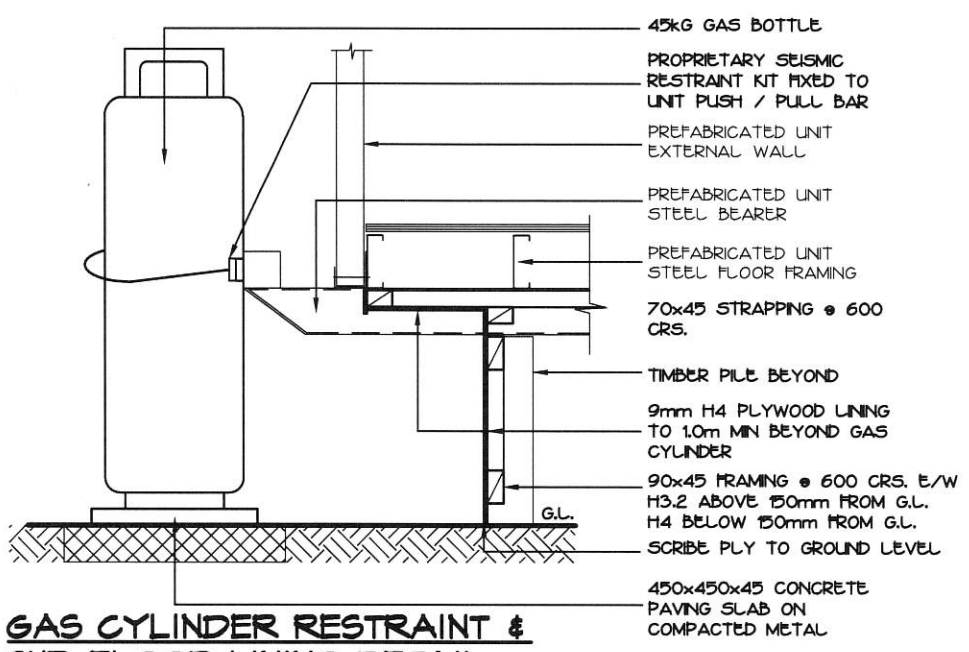
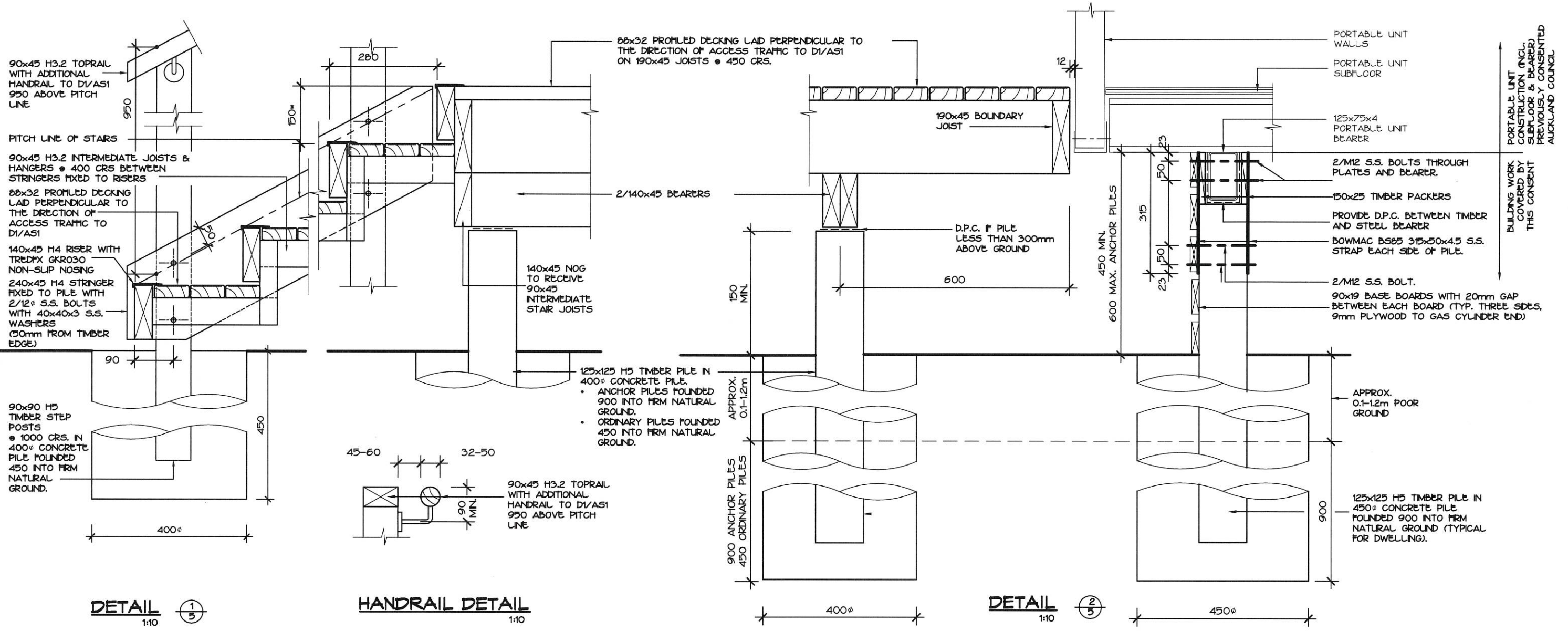
- WHERE THERE IS THE LIKELIHOOD OF FREEZING (CLIMATE ZONES 4, 5 & 6):
- HOT AND COLD WATER SUPPLY PIPING OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH EITHER 12mm NOMINAL THICKNESS CLOSED CELL FOAM POLYMER INSULATION OR 12mm NOMINAL THICKNESS FIBREGLASS INSULATION PREFORMED TO THE SHAPE OF THE PIPE"
 - AN EXPANSION CONTROL VALVE SHALL BE PROVIDED.



WATER SUPPLY INSULATION DETAIL

BUILDING CONSENT FOR SITE WORKS ONLY, (PORTABLE UNIT CONSTRUCTION PREVIOUSLY CONSENTED AUCKLAND COUNCIL).

B.C. APPLICATION 04/09/2024



NOTE:

- PROVIDE D.P.C. BETWEEN TIMBER AND STEEL FRAMING
- PROVIDE NO SUB-FLOOR VENTILATION IN PLYWOOD LINING (TO PREVENT POTENTIAL INGRESS OF L.P.G. GAS INTO THE SUBFLOOR SPACE)

HILL DESIGN ENGINEERING LTD.
 P. HILL
 B.E.(HONS), M.P.E.N.Z.
 C.P.ENG. No 47048

DATE: REVISION:		<p>HILL DESIGN ENGINEERING LTD 23 Great South Road PO Box 72 944 Papakura Phone (09) 298 0854 Fax (09) 297 7899 Email enquiries@hde.co.nz</p>	PROJECT: PROP. PREFABRICATED DWELLING at 134 HILL ROAD, MANGONUI for XIAO WEI HAN & WANG YANG LI	DRAWING TITLE: DETAILS	DWG. No: REVISION: 6
DRAWN: NG/AJP	CHECKED: PH		SCALES: AS SHOWN @ A3	OF: 6	JOB No: 24-5750

BUILDING CONSENT FOR SITE WORKS ONLY, (PORTABLE UNIT CONSTRUCTION PREVIOUSLY CONSENTED AUCKLAND COUNCIL).

B.C. APPLICATION
 04/09/2024

D 124438.2

CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

IN THE MATTER of Deposited Plan 164729

A N D

IN THE MATTER of Certificates of Title
99B/203, 99B/204, 99B/205,
99B/206, 99B/207, 99B/208,
99B/209 and 99B/210 (North
Auckland Registry)

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by THE FAR NORTH DISTRICT COUNCIL (hereinafter called "the Council") to the effect that the conditions described in the Schedule below are to be complied with on a continuing basis by the subdividing owner after the deposit of the survey plan and is to be registered on the appropriate titles.

SCHEDULE

- (1) The condition applies to the following parcels of land namely:
 - (a) All that parcel of land containing 4.1305 hectares more or less being Lot 1 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/203 (North Auckland Registry)



- (b) All that parcel of land containing 3.9845 hectares more or less being Lot 2 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/204 (North Auckland Registry)
- (c) All that parcel of land containing 4.0200 hectares more or less being Lot 3 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/205 (North Auckland Registry)
- (d) All that parcel of land containing 3.9910 hectares more or less being Lot 4 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/206 (North Auckland Registry)
- (e) All that parcel of land containing 4.0910 hectares more or less being Lot 5 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/207 (North Auckland Registry)

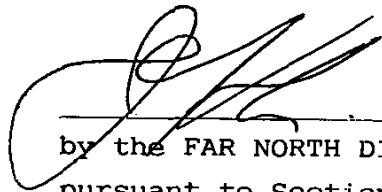
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- (f) All that parcel of land containing 4.4345 hectares more or less being Lot 6 on Deposited Plan 164729 and an undivided one-sixth (1/6th) share in 3190 square metres more or less being Lot 9 Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/208 (North Auckland Registry)
- (g) All that parcel of land containing 2.2570 hectares more or less being Lot 7 on Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/209 (North Auckland Registry)
- (h) All that parcel of land containing 17.8000 hectares more or less being Lot 8 on Deposited Plan 164729 and being part Allotment 1 Parish of Mangonui East and being all of the land comprised and described in Certificate of Title 99B/210 (North Auckland Registry)
- (2) The condition is that the subdividing owner (being the present registered proprietor of the said land above described) shall not transfer, lease or otherwise dispose of any of the said pieces of land hereinbefore described until such time as the Council [by way of at least an approved development plan and a statutory declaration that the prospective purchaser, transferee or lessee intends to carry out such development] is satisfied that the prospective purchaser, transferee or lessee for any of the said Lots has a bona fide proposal to establish a permitted, controlled or discretionary activity as required by Rule 8.1.5 of the Mangonui County Section of the Operative Far North District Plan, using the criteria of Rule 6.1.6, and no non-complying

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re-subdivision of Lots 1 to 8 on Deposited Plan 164729 or any of those Lots is to be permitted for a period of seven years from the date of deposit of Deposited Plan 164729, in accordance with Council policy.

SIGNED:

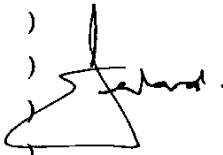

by the FAR NORTH DISTRICT COUNCIL
pursuant to Section 252 of the
Local Government Act 1974

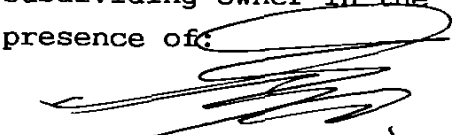
DATE:

13 November 1995

SIGNED by

Daniel Christoph REINHARD
as registered proprietor/
subdividing owner in the
presence of:

)
) 
)
)


Schmidt
K... ..

CONSENT NOTICE

(Pursuant to Section 221 of the
Resource Management Act 1991)

③ CONO - *(duplicate)* 99B/203 - 210

(Reg)

FOUNTAIN MANNING & CO.
SOLICITORS
KAITAIA

ASST. LAND REGISTRAR
LAND REGISTRY NORTH
AUCKLAND

LINZ
9.13 27.MAR.97 D 124438.2



99B/203-210



