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

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 Covnsent 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?	FENZ, FNDC Roading

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

(1 of 6)

5. Applicant details

Name/s: Suzie Funk

Email: [redacted]

Phone number: [redacted]

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ◯ **Yes** ⊘ **No**

If yes, please provide details.

6. Address for correspondence

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

Name/s: Northland Planning & Development 2020 Ltd

Email: [redacted]

Phone number: [redacted]

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

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: Suzie Funk

Property address/ location: [redacted]

[redacted]

[redacted]

8. Application site details

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

Name/s: Suzie Funk

Site address/ location:
4 Sir George Street
Opua
0200
Postcode

Legal description: Lot 1 DP 412271 **Val Number:** 00423-04302

Certificate of title: 445595

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.

Land use resource consent application for extensions to an existing dwelling. Consent is sought within the PDP-AV General Residential zone and Coastal Environment for infringements of the permitted rules for setback and sunlight as well as earthworks as a RDA. Consent sought under ODP Coastal Residential zone as Discretionary Activity.

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** EEBC-2026-126/0re (if known)

◯ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

[redacted]

[redacted]

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**

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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) Suzie Funk

Email: suz[redacted]

Phone number: Wo[redacted]

Postal address: (or alternative method of service under section 352 of the act) 4 S[redacted] Op[redacted] 020[redacted]

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.

[redacted]

[redacted]

15. Billing details continued...

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) [redacted]

Signature: [redacted] ate 22/10/26

(signature of bill payer)

16. 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.

17. Declaration

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

Name (please write in full) Rochelle Jacobs

Signature [redacted] Date

[redacted] *cklist of your i* [redacted]

[redacted] for resource consent or fa [redacted]

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.

Land-Use Consent for

Suzie Funk

4 Sir George Back Street, Opua

29 October 2026

Attention: Nick Williamson & Swetha Maharaj (Team Leaders – Resource Consents)

Please find attached:

- an application form for a Land-use Resource Consent for extensions to an existing dwelling; and
- an Assessment of Environmental Effects of the potential and actual effects of the proposal on the environment.

The subject site is located at 4 Sir George Street, Opua. The proposal will see a deck constructed over top of the existing concrete water tank to the south-west of the dwelling as well as an adjoining small extension to the dwelling which will adjoin the proposed deck area. The internal layout of the existing dwelling will be altered as well.

The site is zoned as General Residential (GRZ) under the Proposed District Plan – Appeals Version (PDP-AV) as well as being within the Coastal Environment (CE) Overlay. Consent is sought for infringements of setback and sunlight along the western and southern boundaries within the GRZ as well as for earthworks within the CE given the cut depths for foundations exceeded 1 metre. Consent is sought as a **Restricted Discretionary Activity** under the PDP-AV.

Given the relevant height in relation to boundary rule is under appeal within the PDP-AV, consent is also sought under the Operative District Plan (ODP). The site is zoned as Coastal Residential (CRZ) within the ODP and consent is sought as a **Discretionary Activity** for infringement of the sunlight recession planes. The relevant setback provision of the PDP-AV GRZ is not subject to appeal and therefore the corresponding ODP CRZ rule in relation to setback falls away.

Written approval has been received by one of the affected property owners of 2 Sir George Street, Opua. This approval is contained within **Appendix 5**. Correspondence has been had with the representative for Roading for FNDC where it was advised to request the application is sent to the Roading Team by the Processing Planner once the application has been lodged, so comment can be made on the setback and sunlight infringements on the road boundary.

Building Consent for the extension has been approved subject to a Form 4 under EBC-2026-162/0. The Applicants had overlooked the resource consent requirement and have commenced works on site. It was at the time of booking an inspection that it was discovered resource consent was outstanding. It is therefore requested that once the Processing Planner has completed their initial assessment, and all matters have been satisfied that he Form 4 block is lifted such that inspections can commence.

If you require further information, please do not hesitate to contact our office.

Regards



Alex Billot

Resource Planner

Reviewed by:



Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Attachments:

1. **FNDC Application Form**
2. **Record of Title –** *LINZ*
3. **Plan Set –** *O'Brien Design Consulting*
4. **Approval –** *Fire and Emergency NZ*
5. **Written Approval –** *2 Sir George Street, Opua*
6. **Form 4 – EBC-2026-162/0 –** *FNDC*
7. **Correspondence to affected parties –** *Applicant*
8. **Relevant objectives and polciies -** *NPD*

Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

1.1. The Applicant is seeking resource consent to undertake extensions to an existing dwelling at 4 Sir George Back Street, Opua. The proposal will see a deck constructed over top of the existing concrete water tank to the south-west of the dwelling as well as an adjoining small extension to the dwelling which will adjoin the proposed deck area. The internal layout of the existing dwelling will be altered as well. The full set of plans prepared by O'Brien Design Consulting are attached within **Appendix 3** of this application. As mentioned, works have already commenced onsite with EBC-2026-162/0 being approved subject to a Form 4 being issued.

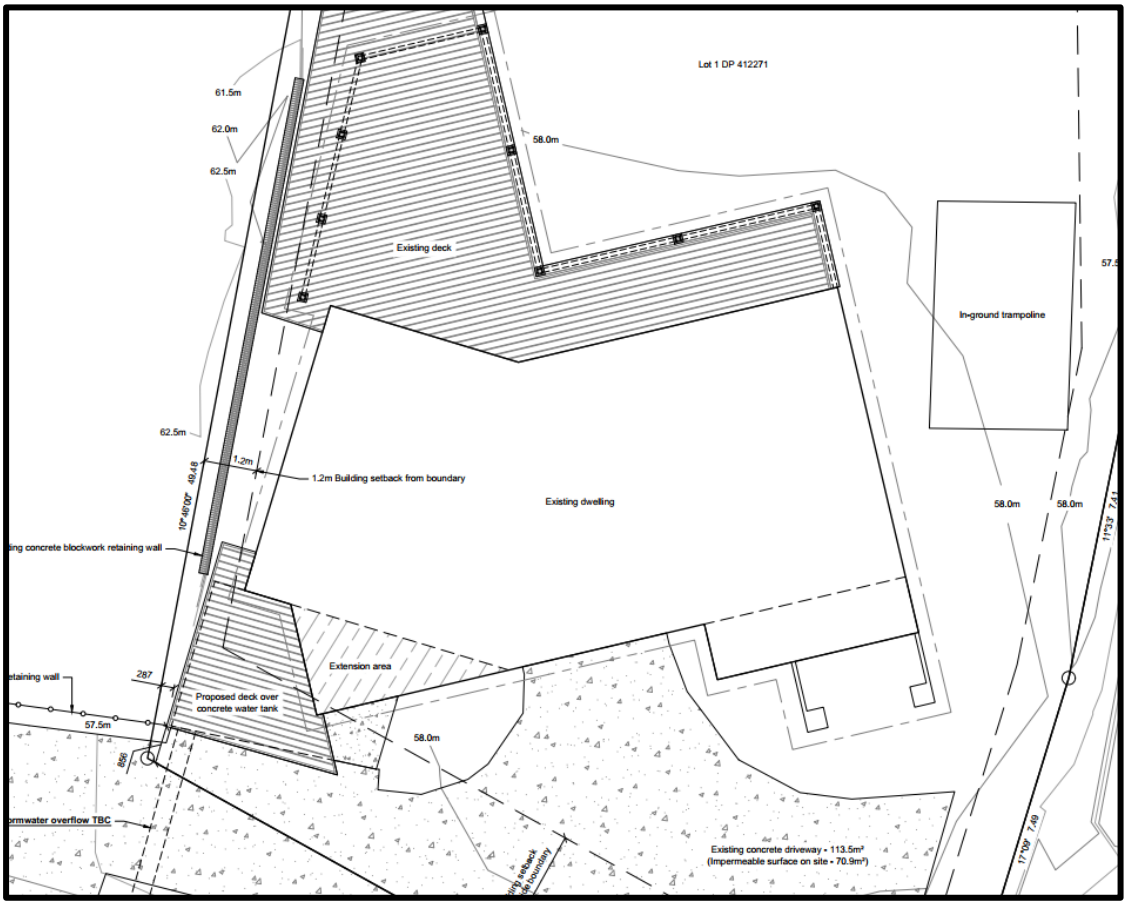


Figure 1: Site Plan showing proposed extension area.

1.2. The proposed extension will be a minimum of 287mm from the western boundary, which adjoins Section 17 Block XI Opua (2 Sir George Back Street), for a length of 4.341m. Written approval from one of the owners of Section 17 Block XI has been obtained as part of this

application and is attached within **Appendix 5.** It is noted that there are two owners which have not signed the written approval form. These owners are new, replacing the previous owners who have subsequently passed away. Given the substantial time which has passed since originally completing the plans we are seeking to proceed with the development. **Appendix 7** includes the most recent correspondence.

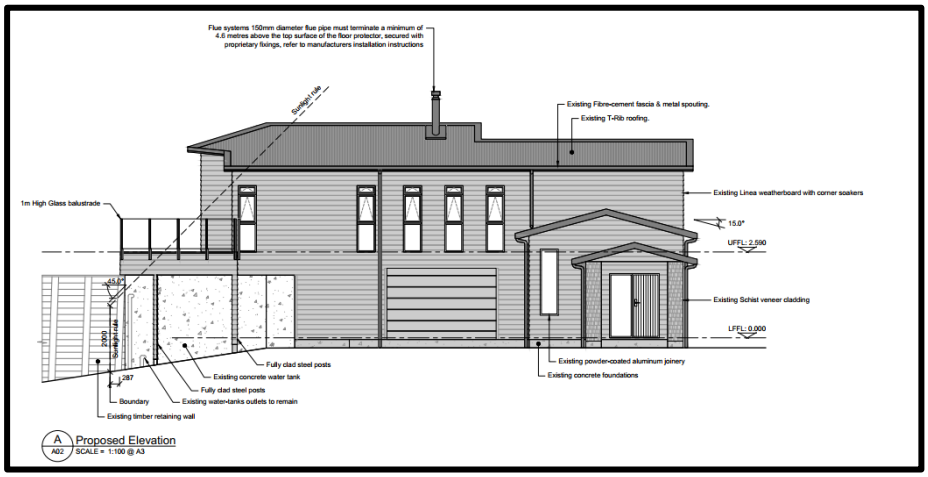


Figure 2: Elevation Plan showing sunlight breach along western boundary.

1.3. To the south, the site adjoins the Sir George Back Street road reserve. The proposed extension will be located a minimum of 856mm from this boundary. Verbal correspondence has been had with the representative from the Roading Team on behalf of FNDC who advised lodging the application and requesting that the Processing Planner send all documents on to the Roading Team for comment. As such, this is requested as part of this application.

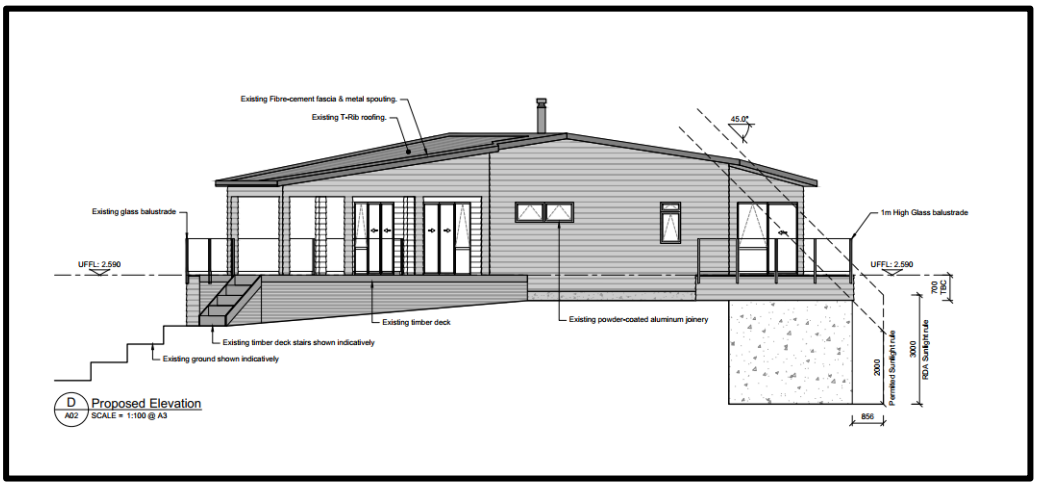


Figure 3: Setback and sunlight infringements of the proposal along the road boundary.

1.4. The site is zoned as General Residential (GRZ) under the Proposed District Plan – Appeals Version (PDP-AV) as well as being within the Coastal Environment (CE) Overlay. Consent is

sought for infringements of setback and sunlight along the western and southern boundaries within the GRZ as well as for earthworks within the CE given the cut depths for foundations exceeded 1 metre. Consent is sought as a **Restricted Discretionary Activity** under the PDP-AV.

1.5. Given the relevant height in relation to boundary rule is under appeal within the PDP-AV, consent is also sought under the Operative District Plan (ODP). The site is zoned as Coastal Residential (CRZ) within the ODP and consent is sought as a **Discretionary Activity** for an infringement of the sunlight recession planes. The relevant setback provision of the PDP-AV GRZ is not subject to appeal and therefore the corresponding ODP CRZ rule in relation to setback falls away.

2. SITE DESCRIPTION

2.1. The application site address is 4 Sir George Back Street, Opua. The site is legally described Lot 1 DP 412271. A copy of the record of title is attached at **Appendix 2**. The site is zoned General Residential under the PDP-AV as are the adjoining allotments to the west and east of the site. Directly to the north and south as well as further west of the site, are allotments zoned as Natural Open Space, which represent reserve areas. The CMA is located to the north-east of the site. This is depicted in ***Figure 4*** below.



Figure 4: PDP-AV zoning of the site and surrounds.

2.2. The site currently contains an existing dwelling, parking and manoeuvring areas as per the existing site plan. Access to the site is existing, directly from Sir George Back Street.

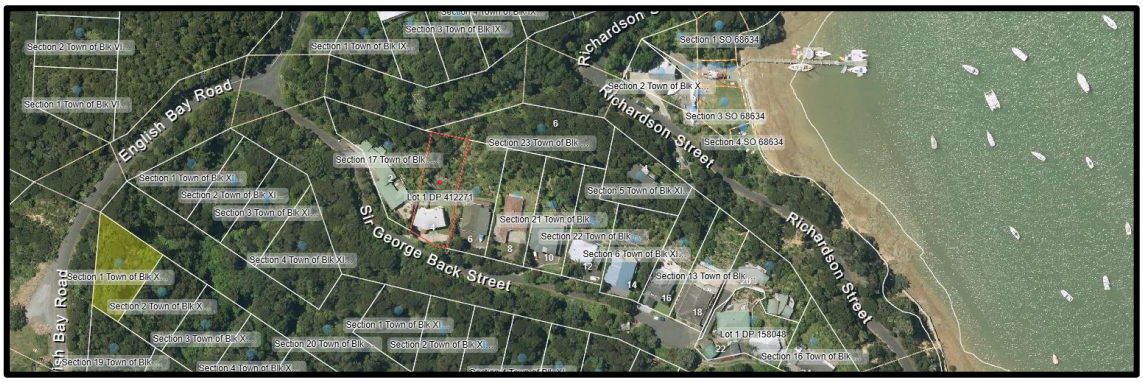


Figure 5: Aerial Image of the site and surrounding environment.

2.3. The site is not shown to be registered as a HAIL site on the FNDC Maps, nor are there any historical sites registered on the property.

2.4. The site is serviced by reticulated wastewater however water supply is via rainwater harvesting to tanks onsite.



Figure 6: Reticulated servicing to the site.

2.5. Under the Regional Policy Statement for Northland, the site is shown to be within the Coastal Environment.

2.6. As mentioned, there is conservation land within the immediate environment, which is noted as reserve areas. PNA Opua Forest is located further west of the site as indicated in ***Figure 7*** below. The site is located within a kiwi present area.



Figure 7: FNDC Mapping showing location of reserve areas and PNA in relation to the subject site.

2.7. The site is not shown to be susceptible to natural hazards.

2.8. The site is not shown to adjoin or be within a Statutory Acknowledgement area.

Record of Title

2.9. The Record of Title is contained within **Appendix 2** of this application. The site is legally described as Lot 1 DP412271 with a land area of 1006m^2. The site is held within Title Identifier 445595 which is dated 28th January 2009. There are no consent notices or easements registered on the title.

3. REASONS FOR CONSENT

Proposed District Plan – Appeals Version (PDP-AV)

3.1. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions have concluded. A full council decision on the IHP recommendations was made on the 11th of June 2020. Public notification of decisions on submissions was advertised on 30 June 2026. A thirty

working day appeal period closed on the 12th of August resulting in the PDP – Appeals Version now being the relevant document to assess proposals under.

3.2. Within the PDP-AV the site is located within the General Residential Zone (GRZ) and is subject to the Coastal Environment Overlay. The only appeals within the GRZ are to *GRZ-S1 Maximum Height* and *GRZ-S2 Height in Relation to Boundary* standards. The appeal in relation to these two standards is all-encompassing of the residential and commercial/mixed use zones. Therefore, the corresponding rules within the underlying ODP zone rules will form part of this assessment.

3.3. There are also a number of appeals on the Coastal Environment Overlay by various parties. There are not considered to be any corresponding coastal environment provisions within the underlying ODP Coastal Residential zone, as will be detailed further in the assessment table.

3.4. The proposed extension will not alter existing traffic movements or access and therefore in terms of the Transportation Chapter, there are no rules considered that require assessment. Access to the site is existing and will remain unchanged. In terms of Earthworks, only minimal earthworks were required for the foundations, which have already been completed and as such no future earthworks are proposed as part of this application. As such, there will be no further assessment made of the Earthworks Chapter within this application, given the earthworks completed were minimal and well within the permitted threshold for the underlying zone. Assessment of the earthworks against the relevant rules within the Coastal Environment will however form part of this assessment.

3.5. An assessment of the relevant rules and standards of the PDP-AV has been undertaken below.

TABLE 1 - ASSESSMENT AGAINST THE PDP-AV RULES		
Plan Reference	**Rule**	**Performance of Proposal**
<u>Area Specific Matters</u> General Residential Zone		
GRZ-R1	**New buildings or structures and relocated buildings or extensions or**	**PER-1** Complies – the extension will accommodate a Restricted Discretionary Activity.

	alterations to existing buildings or structures	**PER-2** **GRZ-S1 Maximum height;** The maximum height of the existing building is 6.79m as per the plan set. The proposed extension will not exceed this. **GRZ-S2 Height in relation to boundary;** The proposed building/structure extension will infringe the permitted sunlight recession planes along the western and southern boundaries. This standard allows for an exemption for a maximum of 10m along one boundary, other than a road boundary, provided the maximum height of any building/structure where it exceeds the standard is 2.7m Although the length of the extension, where the sunlight breach occurs along the western boundary, is less than 10m long, the proposed deck and dwelling extension are in excess of 2.7m high. Therefore, in this instance no exemption is applied. Written approval from one of the affected owners of 2 Sir George Back Street has been obtained and is attached within **Appendix 5**. It is requested that the proposal is sent to the applicable Roading Team regarding the infringement as part of the application process. **Restricted Discretionary Activity** **GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);** The permitted setback is 1.2m from all boundaries except the setback must be 3m from a road

		boundary. There are no exemptions under this standard. As shown on the Site Plan (Sheet A01a) of the attached plan set, the minimum setback from the western boundary is 0.287m. Written approval from one of the affected owners 2 Sir George Back Street has been obtained and is attached within **Appendix 5.** As shown on the Site Plan (Sheet A01a) the minimum setback from the southern boundary which adjoins Sir George Back Street, is 0.856m. It is requested that the application is sent to the Roading Team for assessment. **Restricted Discretionary Activity** **GRZ-S4 Façade;** Not applicable as no solid fences are proposed as part of this application. **GRZ-S5 Outdoor Living Space** No new residential units or MRU are proposed. Outdoor living space will remain unchanged. **GRZ-S6 – Outdoor Storage** Not applicable.
GRZ-R2	**Impermeable surface coverage**	**Permitted** The impermeable surface coverage of any site is no more than 50%. The total combined existing and proposed area of impermeable surfaces on the site will equate to 238.1m^2 (23.6%) and therefore the proposal complies with the permitted threshold.

GRZ-R3 - R23	**Not applicable.**	
<u>District Wide Matters - Overlays</u> Coastal Environment		
CE-R1	New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	**PER-1** Not applicable. **PER-2** Not applicable. **PER-3** Any extension or alteration to a lawfully established building or structure is: 1. no greater than 20% of the GFA of the existing lawfully established building or structure; and 2. complies with CE-S1 Maximum height. The GFA of the existing building is calculated as 167.4m^2 (as per the Plan Set). 20% of this is 33.5m^2. The proposed extension is well within this with the deck and extension being calculated as 20.3m^2 (as per the plan set). CE-S1 states that any *extension to a building or structure must not exceed the height of the existing building above ground level.* The proposed extension will not exceed the existing height. **Proposal complies with PER-3.** **PER-4** Not Applicable.
CE-R2	Earthworks or indigenous vegetation clearance.	**PER-1** Not applicable.

		PER-2 This requires compliance with CE-S3. There have been minor earthworks completed on site for foundations to avoid existing service lines. The earthworks were not within any ONC areas and did not exceed 100m^2. It is noted that the depth of the foundations were more than 1m in depth and as such trigger consent for the cut height as a technicality. **Restricted Discretionary.**
CE-R3	Farming	**Not Applicable.**
CE-R4	Afforestation for commercial forestry	**Not Applicable.**
CE-R5	Extension to existing mineral extraction activity	**Not Applicable.**
CE-R6	New mineral extraction activity	**Not Applicable.**
CE-R7	Land fill, managed fill, clean fill.	**Not Applicable.**
CE-S2	Colours and Materials	**Not applicable** as the proposal will not result in a new building as is an extension.
CE-S4	Setbacks from MHWS	**Permitted.**
District Wide Matters – Hazards and Risks **Natural Hazards**		
NH-R6	Wild fire - extensions and alterations to buildings used for a vulnerable activity (excluding accessory buildings) that increase the GFA	**PER-1** There is an existing concrete water tank on site but as this will be covered by the proposed deck it is considered not suitable to utilise for water supply for fire service vehicles. The Applicant has advised that the dwelling is fitted with a domestic internal sprinkler system and the extension will also have a sprinkler installed. This information was provided

		to FENZ and subsequently, approval from FENZ was obtained (see **Appendix 4**). Table 2 of the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice states within the notes *'(3) Where houses have a sprinkler system installed to an approved Standard, the distance to a fire hydrant or alternative water supply may be negotiated by agreement with the Fire Region Manager.'* Given FENZ approval has been received, it is considered the proposal complies with this rule. Proposal is assessed as Permitted. **PER-2** This rule only applies to buildings not located within an urban zone. The site is zoned as General Residential and is therefore within an urban zone. As such, this rule is not applicable.

PDP-AV Activity Status

3.6. The proposal requires consent under the PDP-AV GRZ under GRZ-R1 (PER-2) for non-compliance within GRZ-S2 Height in relation to boundary and GRZ-S3 Setback. Written approval has been received from one of the affected western property owners. Correspondence has been had with the Roading Team acting on behalf of FNDC and they have requested that the application is sent to them for comment once the application has been lodged with FNDC. As such, it is requested that the Processing Planner send the application on for comment.

3.7. Within the Coastal Environment, the proposal requires consent under CE-R2 Earthworks for non-compliance within CE-S3 as cut depths of more than one meter were made for the foundations.

3.8. The proposal has been assessed as a **Restricted Discretionary Activity** under the PDP-AV GRZ and CE.

Operative Far North District Plan (ODP)

3.9. The site is zoned 'Coastal Residential' under the ODP. As mentioned, the only rules subject to appeal under the relevant PDP-AV GRZ, are the standards in relation to maximum height and height in relation to boundaries. The corresponding ODP rules within the CRZ of the ODP will be assessed below.

3.10. It is considered that no other ODP CRZ rules need to be assessed as the corresponding PDP-AV rules are not subject to appeal and therefore have precedence. This relates to the ODP CRZ setback rules, where the PDP-AV GRZ rule prevails. There are also not any corresponding rules relevant to the Coastal Environment which would need to be assessed under the ODP CRZ.

3.11. An assessment of the relevant District Plan rule standards is set out below:

Table 2 - Assessment against the Coastal Residential Zone rule standards		
Plan Reference	**Rule**	**Performance of Proposal**
10.8.5.1.1 – 10.8.5.1.3 and 10.8.5.1.6 – 10.8.5.1.16	**Not applicable as PDP-AV General Residential Zone rules prevail given they are not subject of appeal.**	
10.8.5.1.4	**Building Height**	The permitted building height is 8m. The proposed building extension is within the permitted height limit for the Coastal Residential zone. **Permitted**
10.8.5.1.5 (P) **10.8.5.2.4 (RDA)**	**Sunlight**	The proposed building extension will infringe the permitted sunlight recession planes along the western and southern boundaries. This rule allows for an exemption for a maximum of 10m along one boundary, other than a road boundary,

		provided the maximum height of any building where it exceeds the standard is 2.7m Although the length of the building, where the sunlight breach occurs along the western boundary, is less than 10m long, the proposed deck and dwelling extension is are in excess of 2.7m high. Therefore, in this instance no exemption is applied. Written approval from one of the affected owners of 2 Sir George Back Street has been obtained and is attached within **Appendix 5.** As previously mentioned, it is requested that the application is sent to the Roading Team for comment. The proposal cannot comply with the RDA provisions for sunlight and as such is assessed as a Discretionary Activity. **Discretionary Activity**

District Wide Standards

Table 3 – Assessment against the relevant District Wide rule standards		
Plan Reference	**Rule**	**Performance of Proposal**
Chapter 12 – Natural and Physical Resources		
12.1	**Landscapes and Natural Features**	**Not applicable**
12.2	**Indigenous Flora and Fauna**	**Not applicable**

12.3 **12.3.6.1.2 (P)**	**Excavation and/or filling**	**Not Applicable.** PDP-AV Earthworks chapter takes precedence.
12.4 **12.4.6.1.2 (P)**	**Fire Risk to Residential Units**	**Not applicable.** PDP-AV NH-R6 Wildfire takes precedence as is not under appeal. Hence relevant ODP rule falls away.
Sections 12.5 – 12.9 are not applicable to this proposal.		

ODP Activity Status

3.12. The proposal results in an infringement of the Permitted rules 10.8.5.1.5 Sunlight within the Coastal Residential Zone, along the western and southern boundaries of the site. Written approval from one of the affected owners of the adjoining allotment to the west (2 Sir George Back Street) has been obtained as part of this application and is contained within **Appendix 5** of this application. As mentioned, written approval from the Roading Authority is sought as part of this application.

3.13. The proposal has been assessed as a **Discretionary Activity** in accordance with Section 10.8.5.3 of the ODP. An assessment of the relevant section of Chapter 11 will be undertaken as part of this application.

National Environmental Standards

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

3.14. The site is not identified as a HAIL site on the Council database of HAIL sites. The site has no known history of horticulture or agriculture activities. The proposal is not considered to contain activities which would trigger assessment under the NESCS.

4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT (RMA)

Section 104C of the RMA

4.1. Section 104C governs decisions on Restricted Discretionary Activities. A consent authority may grant or refuse an application, but only for those matters over which discretion is restricted in a Plan or Proposed plan, or any national environmental standard, wastewater or stormwater environmental performance standard, infrastructure design solutions, or other regulations. This relates to the consent required under the PDP-AV for matters relating to setback and sunlight within the General Residential zone and earthworks within the Coastal Environment overlay.

Section 104B of the RMA

4.2. Section 104B governs decisions on applications for Discretionary Activities. A consent authority may grant or refuse the application. If it grants the application, it may impose conditions under Section 108. This relates to the consent sought under the ODP for an infringement of the sunlight provisions.

Section 104(1) of the RMA

4.3. Section 104(1) of the Act states that when considering an application for resource consent –

> *"the consent authority must, subject to Part II, have regard to –*
>
> *(a) any actual and potential effects on the environment of allowing the activity; and*
>
> *(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
>
> *(b) any relevant provisions of –*
>
> *i. a national environmental standard:*
>
> *ii. other regulations:*
>
> *iii. a national policy statement:*
>
> *iv. a New Zealand Coastal Policy Statement:*
>
> *v. a regional policy statement or proposed regional policy statement:*
>
> *vi. a plan or proposed plan; and*
>
> *(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."*

4.4. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). Positive effects arising from this development is that the dwelling will be altered to provide a more functional layout as well as ample area for living and entertaining. Adverse effects are in relation to setback and sunlight issues on the adjoining property to the west and the road reserve. Written approval has been sought and obtained from one of the affected owners of the neighbouring property. Effects from the setback and sunlight infringement are assessed as less than minor as will be detailed further in this application.

4.5. Section 104(1)(ab) requires that the consent authority consider *'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'*. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Potential adverse effects on the environment would be no more than minor, as will be discussed below.

4.6. Section 104(1)(b) requires that the consent authority consider the relevant provisions of national environmental standards, regulations, national policy statements, regional policy statements or plans, including proposed plans. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activities and / or that are not adequately managed within the framework hierarchy of the District Plan. An assessment of the relevant statutory documents is provided below.

4.7. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters relevant to this application.

4.8. In accordance with Section 104(6), adequate information is provided to determine this application.

Environmental Effects Assessment

4.9. Having reviewed the relevant plan provisions and taking into account the matters to be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of

the Act, the following environmental effects are identified as being relevant to this application. These include matters relating to the construction of the extensions to the dwelling, in particular the effects of the setback and sunlight breaches that require a Restricted Discretionary Activity resource consent under the PDP-AV and a Discretionary resource consent under the ODP. Potential adverse effects arising from other built development activities are within the permitted thresholds of the ODP.

4.10. The proposal is to extend the existing dwelling on the western and southern sides as well as changing the internal layout of the original dwelling to provide a more functional space. Due to the location of the existing dwelling and proposed extensions, setback and sunlight breaches occur on the western and southern boundaries. Written approval from one of the affected property owners of the property to the west has been sought and obtained, with no objections raised. As mentioned, the previous owners have recently passed away, and written approval had been sought through the legal firm registered on the title. As substantial time has passed, we are now seeking to continue with the consent process. The Applicant's correspondence is attached within ***Appendix 7***, highlighting the request for the other two owners to provide approval. As mentioned, it is also requested that this application is sent to the Roading Team for consideration and comment.

4.11. The proposal has been assessed as a Restricted Discretionary Activity under the PDP-AV GRZ for matters relating to setback and sunlight as well as earthworks within the CE. Similarly, consent is sought for matters relating to sunlight under the ODP CRZ, however these have been assessed as a Discretionary Activity.

Sunlight

4.12. As mentioned above, the proposal creates a sunlight infringement along the western boundary of the site which adjoins 2 Sir George Back Street, Opua. Written approval has been sought and obtained by one of the affected owners, with no objections raised.

4.13. Along the southern boundary, the proposed extension creates a sunlight infringement which adjoins the road reserve.

4.14. The sunlight infringements can be seen within Sheets A08 & A09 of the attached Plan Set and are shown below for ease of reference.

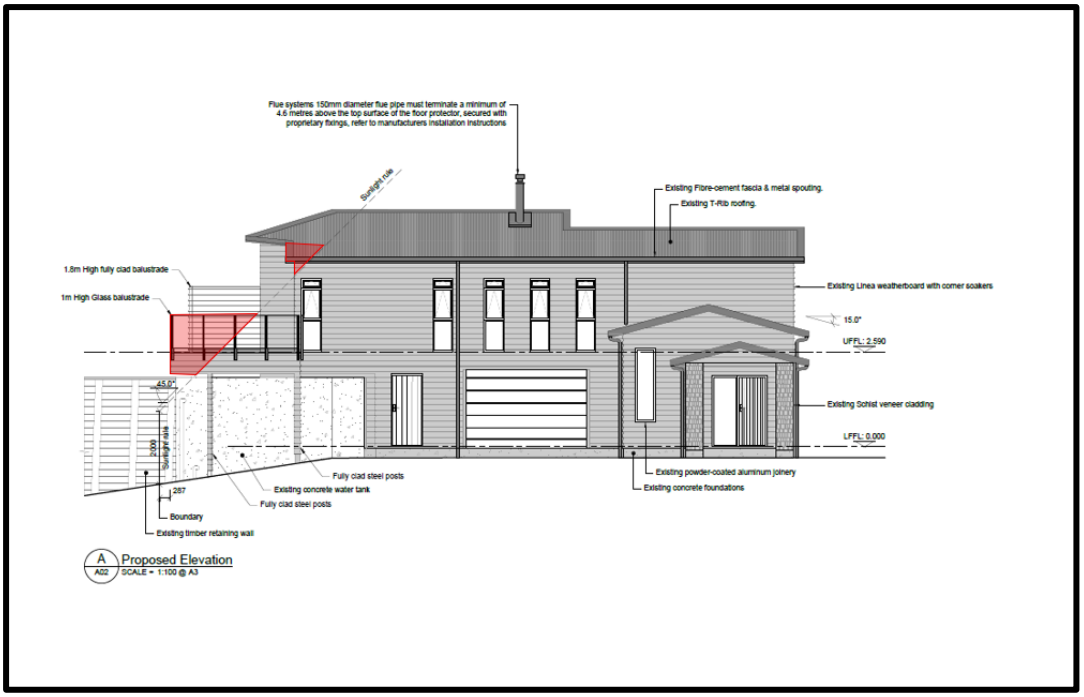


Figure 8: Extent of the sunlight infringement along the western boundary (shaded red).

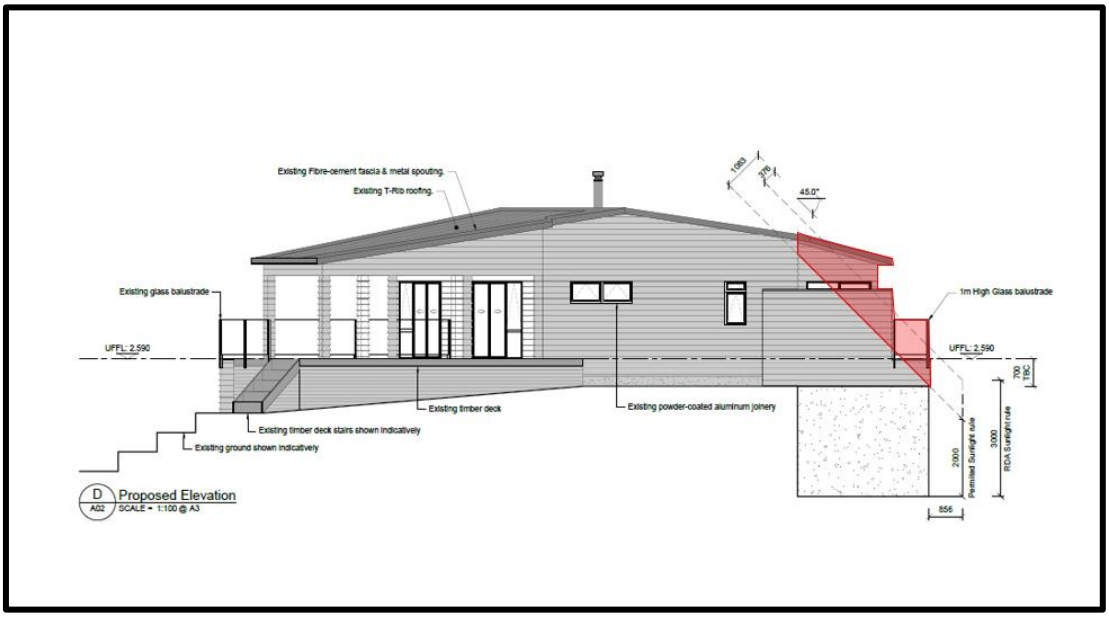


Figure 9: Extent of the sunlight infringement along the southern boundary (shaded red).

4.15. As can bee seen in ***Figures 8 & 9*** above, the sunlight infringements created by the proposed extension are minimal, with the existing dwelling already having existing sunlight infringements along the westernmost boundary (which adjoins 2 Sir George Street). The glass balustrade

around the proposed decking creates the largest infringement along the western boundary and given this will be transparent glass, it is considered that any shading effects will be near to nil.

4.16. The matters of discretion within the PDP-AV in regards to sunlight are listed below as well as the Discretionary assessment criteria of the ODP within Section 11.2.

PDP-AV GRZ-S2

a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;

b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and

c. natural hazard mitigation and site constraints.

ODP Section 11.2

(a) The extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight.

(b) The ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.

(c) The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity.

(d) The spatial relationship between the new building and adjacent residential units, and the outdoor space used by those units.

(e) The nature of the activity to be carried out within the building and its likely generated effects.

4.16.1. As mentioned above, written approval from one of the adjoining owners of Section 17 Block XI (2 Sir George Back Street), has been obtained, however, with the passing of the previous owners, written approval from the new owners has not occurred. As such, an assessment of the sunlight infringement on this allotment will be undertaken to determine that effects are less than minor and as such, confirm that further written approval is not required. As can be seen in ***Figure 10*** below, there is existing development on the adjoining lot.



Figure 10: Aerial image showing built development within adjoining allotment Section 17 Block XI.

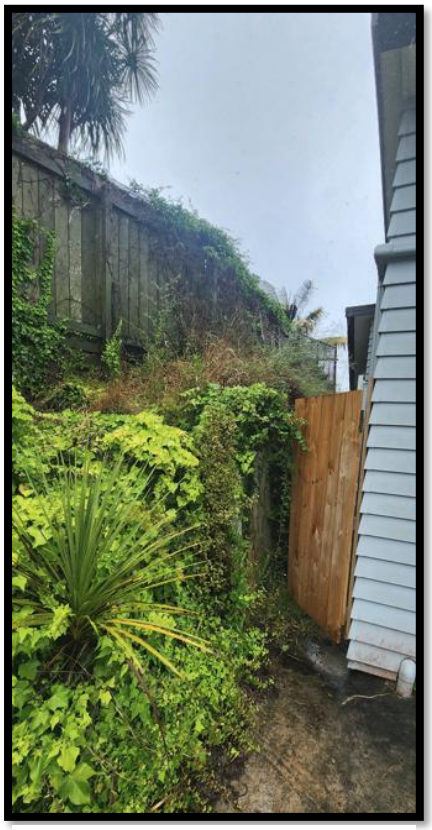


Figure 12 – View between neighbouring sites showing fence above height of the dwelling



Figure 11: Image of the subject site's dwelling and the adjoining Section 17 Block XI which shows that Section 17 is located upslope of the proposed extension.

4.16.2. Effects from visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight are considered to be less than minor. In terms of the dwelling on Section 17 Block XI, this is located at a higher elevation than the proposed extension will be, as can be seen in the images below. The subject site is located downslope of Section 17, such that actual sunlight effects from the proposal on Section 17 are considered to be less than minor. The area within Section 17 which is located nearest to the subject site boundary appears to be utilised as an outdoor area, as can be seen in ***Figure 10*** above. The proposal will not adversely impact the use of this portion of the site. In terms of these effects on the road boundary, these are considered to be less than minor, given the extension will be located a sufficient distance from the road corridor and is a dead-end street which is only utilised by residents of the street.



Figure 13: Image of the existing internal access to the site, which will remain unchanged and the road corridor where the sunlight breach occurs.



Figure 14 - View of separation between houses from rear of site

4.16.3. Increased separation distances are not considered practical in this instance given that the extensions will be to an existing dwelling as well as partially located overtop the existing water tank. Landscaping or screening is not considered to provide a superior outcome given this may impede on the vehicle access and parking within the site as well as there being existing planting along the road boundary which will visually obscure the extension.

4.16.4. The proposed extension does not breach the permitted standards for building coverage or impermeable surfaces for the underlying zone. The proposed extension is considered compatible with existing built development in the area and will not alter the natural character of the surrounding environment.

4.16.5. As mentioned, the proposed extension will create a sunlight infringement along the boundary of Section 17, however written approval has been obtained by one of the affected neighbours such that effects on this allotment are discounted to a certain degree. The proposed extension is located downslope of Section 17 such that effects on outdoor space are considered to be less than minor.

4.16.6. The activity to be carried out within the extension is residential which is consistent with buildings in the surrounding environment and underlying zone in general.

4.16.7. The site is not shown to be susceptible to natural hazards and as such there are no such constraints or mitigation proposed nor considered relevant.

4.16.8. Overall, given written approval has been obtained by one of the affected owners of the neighbouring property, the site will continue to operate as a residential property, and the topography of the site is such that the neighbours sit at the higher elevation than the subject site, the effects of the sunlight infringements on the adjoining allotment Section 17 Block XI are considered to be less than minor. The existing topography and location of built development reassures the Processing Planner that effects from shadowing and effects on privacy will be less than minor. Effects on the road reserve are also considered to be less than minor given the nature of the proposal and the fact that the extension will not impede vehicle use of the road reserve. The proposed extension is consistent with development in the surrounding environment and given the slope of the land, it is not uncommon for sunlight infringements to occur, which is evident with the existing infringements which occur along the western boundary.

Setback

4.17. The proposal results in setback infringements along the western and southern boundaries of the site, similar to the sunlight infringements discussed earlier in this section. The setback infringement along the western boundary is less than 10 metres in length (4.341m). The setback infringement along the southern boundary is also less than 10m in length. ***Figure 13*** below shows the location of the setback infringements along the western and southern boundaries of the site.

4.18. Unlike the ODP, the PDP-AV does not provide for a 10-metre exemption from the setback provisions. As such, the setback infringements result in a Restricted Discretionary Activity within the PDP-AV GRZ. As detailed, given the PDP-AV setback standard is not under appeal, the corresponding ODP rule falls away and will not form part of this assessment.

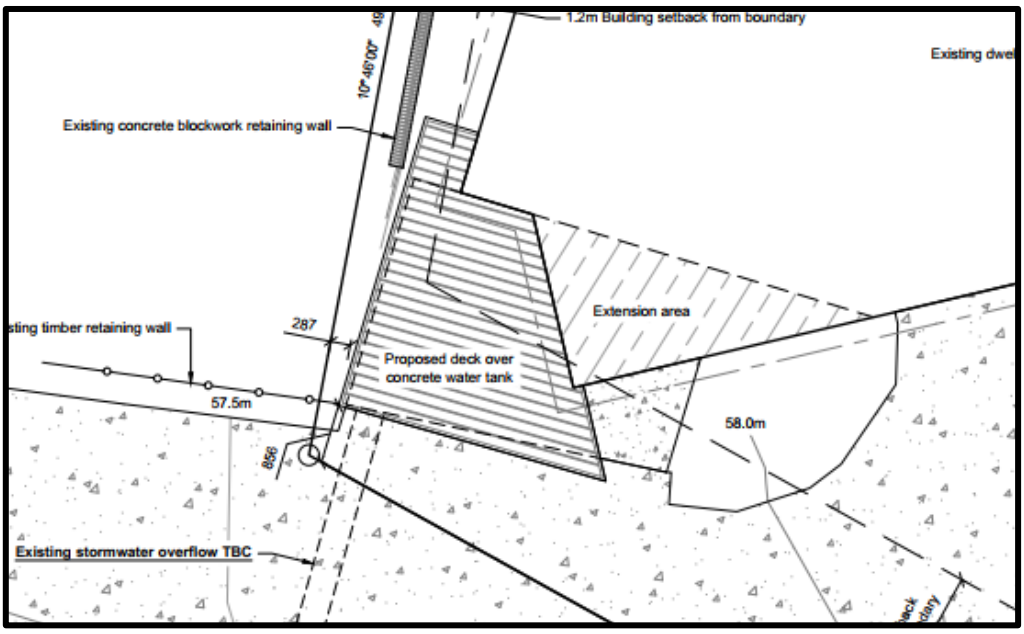


Figure 15: Snip of site plan showing setback infringements along western and southern boundaries.

4.19. The matters of discretion listed within PDP-AV GRZ-S3 in relation to setback are as follows:

a. the character and amenity of the surrounding area;

4.19.1. The site and surrounding environment are zoned General Residential and therefore, the lot sizes are smaller, with the lots being more intensely developed then other zones. As discussed above, the setback breaches occur due to the location of the existing dwelling and the fact that in order to provide practicality with the extension and use of the dwelling, the extension needs to adjoin the southwestern portion of the existing dwelling. The proposal does not result in a breach of building coverage or impermeable surface coverage for the

zone and is considered to be consistent with other built development in this area. The proposal is considered to be consistent with the scale, proportions and buildings on adjacent sites as well as character and amenity of the surrounding area.

b. screening, planting and landscaping on the site;

4.19.2. Planting or other mitigation measures are not considered applicable in this instance as no adverse effects are anticipated. It is considered that additional planting and or landscaping would not provide a superior outcome and could potentially impede on access to the site. As is shown in ***Figure 16*** further in this section, there is existing planting between the road carriageway and the internal driveway which provides some visual mitigation. However, the topography and layout of the internal access provides a scenario where the carriageway appears at a larger setback distance.



Figure 16: Image of the subject site's dwelling and the adjoining Section 17 Block XI which shows that Section 17 is located upslope of the proposed extension.

c. the design and siting of the building or structure with respect to privacy and shading;

4.19.3. Privacy and shading have been detailed in the sections above in regards to sunlight, with effects considered to be less than minor. In terms of effects of the owners of 2 Sir George Street, these are considered to be less than minor given that the dwelling within 2 Sir George Street is located within the western portion of the site furthest from the subject extension. The area of 2 Sir George which directly adjoins the site appears to be an outdoor area, which is located upslope of the site, reducing effects of privacy. This was shown within ***Figure 11*** earlier in this application. Given the existing topography and the location of existing built development, effects of shading and privacy on the owners of 2 Sir George Street are assessed as less than minor.

4.19.4. In terms of effects of privacy and shading on the road reserve, these are also assessed as less than minor as will be detailed further in this section.

d. natural hazard mitigation and site constraints;

4.19.5. The site is not shown to be susceptible to natural hazard. No mitigation is proposed nor considered necessary.

e. the effectiveness of the proposed method for controlling stormwater;

4.19.6. The impermeable surface coverage is well within the permitted threshold for the zone. Stormwater will be adequately controlled within the site boundaries.

f. the safety and efficiency of the current or future roading network;

4.19.7. The setback infringement does occur along a road boundary, however given the existing development along Sir George Back Street, it is considered that the proposed extension does not create an intrusion into the street scene. The road corridor is located downslope of the site and the extension will be separated from the road corridor by the internal access to the site as well as existing landscaping and retaining. Effects on the safety and efficiency of the roading network have been assessed as less than minor as vehicle access and manoeuvring will remain unchanged; the built development will be contained wholly within the site boundaries and given the existing layout of the road carriageway, internal driveway and internal retaining walls, the proposed extension will be indiscernible compared to the built development as is. The existing layout and functioning of the road reserve and access into the site is shown in images above. The existing concrete water tank can be seen, which is where the proposed extension will take place and it is evident that there will be no adverse effects created on the functioning of the road reserve. As such, effects of the setback infringement on the road reserve are assessed as less than minor.

g. the impacts on existing and planned public walkways, reserves and esplanades;

4.19.8. Not applicable.

h. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and

i. The safe and efficient operation of the rail network.

4.19.9. Not applicable.

4.20. Overall, it is considered that due to the site restrictions already in place, the location of the proposed attached extension is considered the most suitable and practical for the site. No adverse effects are anticipated in terms of setback from the road boundary given that the proposed extension will be a minor area and will be consistent with built development on the site and surrounding environment. The existing layout of the access to the site will remain unchanged which provides a physical buffer between the extension and the road carriageway. Effects on the owners of 2 Sir George Street are assessed as less than minor given the location of existing built development within the site and 2 Sir George Street as well as the existing lay of the land, which sits the subject site and proposed extension below 2 Sir George Street.

Earthworks

4.21. As detailed earlier in this application, earthworks have been undertaken for the foundations which were more than 1m in depth. As this depth exceeds the thresholds within CE-S3, consent is triggered as a technicality. Matters of discretion of an infringement of CE-S3 and subsequently CE-R2 are listed below:

The matters of discretion are:

a. *the matters in CE-P9;*

Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:

- *a) the presence or absence of buildings, structures or infrastructure;*
- *b) the temporary or permanent nature of any adverse effects, including any cumulative effects;*
- *c) the location, scale and design of any proposed development;*
- *d) any means of integrating the building, structure or activity into the wider landscape;*
- *e) the ability of the environment to absorb change;*
- *f) the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;*
- *g) the operational or functional need of any infrastructure to be sited in the particular location;*
- *h) any viable alternative locations or methods for the activity or development where significant adverse effects may arise;*

i) any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;

j) the likelihood of the activity exacerbating natural hazards;

k) the opportunity to enhance public access and recreation;

l) potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;

m) any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;

n) the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;

o) the extent to which the land use and subdivision complements activities in the coastal marine area; and

p) whether the activity is on a previously approved building platform

b. positive effects.

4.22. In terms of CE-P9, the following comments are made – The earthworks were for foundations and hence are not exposed. Effects are assessed as temporary, with no adverse effects considered given the nature of the earthworks and the rate at which the foundations are placed once the holes are exposed. Location, scale and design is as per the plan set and earthworks were only required for foundations. The need for and the location of earthworks is required for the proposed extension. No mitigation measures were deemed to be required given the nature of the earthworks. No viable alternative locations are considered suitable. The site is not known to hold any historical, spiritual or cultural association with tangata whenua. The site is not shown to be susceptible to natural hazards. Public access and recreation are not applicable. No adverse effects on the CMA are anticipated. Effects on the characteristics and qualities of the coastal environment are less than minor. There is no previously approved building platform however the extensions are located over existing built development.

4.23. Positive effects relate to more functionality of the dwelling for use of the Applicant as well as increased usable outdoor area for the Applicant. The required earthworks were minimal and only needed to ensure safe construction of the extension. Effects of the earthworks are assessed as less than minor.

5. SECTION 104(1)(B) – RELEVANT PROVISIONS OF ANY STATUTORY PLANNING DOCUMENT

5.1. In accordance with Section 104(1)(b) of the Act, the following documents are relevant to this application.

National Environmental Standards (Section 104(1)(b)(i) & 2

5.2. There are no National Environmental Standards that are relevant to the consideration of the proposed activity.

National Policy Statements (section 104(1)(b)(iii)

5.3. There are currently 10 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Electricity Networks
- New Zealand Coastal Policy Statement
- National Policy Standard for Highly Productive Land.
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat.
- National Policy Statement for Infrastructure
- National Policy Statement for Natural Hazards

5.4. The only relevant National Policy Statement considered as part of this proposal is the New Zealand Coastal Policy Statement, no other NPS are considered applicable.

New Zealand Coastal Policy Statement 2010

5.5. The subject site is located within the coastal environment but is not located within areas of high or outstanding natural character.

Objectives

5.6. The proposal is considered to achieve the objectives of the NZCPS as the proposal does not adversely impact on the integrity, form, functioning or resilience of the coastal environment. The proposal is not considered to affect the natural landscapes and character of the coastal environment.

5.7. The application is not known to create any cultural issues as the proposal will result in extensions to the existing dwelling on the site and will not impact any archaeological features as there are none identified within the site. The proposal will result in extensions to the existing dwelling on the site, which is consistent with other allotments in the surrounding environment. The proposal is considered to result in positive economic effects by providing employment through the construction phase of the building, while creating less than minor effects on the residential/coastal character of the locality.

Policies

5.8. The proposal is also considered to achieve the policies of the NZCPS. The character of the existing built environment will be maintained as the site and surrounding environment is Coastal Residential in nature, meaning that the area is intensively developed. The natural character of the surrounding environment is considered to remain unaffected due to the nature of the proposal.

5.9. Overall, the proposed activity is considered to be consistent with the objectives and policies of the NZCPS as the proposal is in keeping with the existing development in the surrounding area.

Regional Policy Statement for Northland 2016 and Regional Plan for Northland (February 2024)

5.10. The Regional Policy Statement for Northland (RPS) and the Regional Plan for Northland are the governing regional statutory documents for Northland that includes the application site. The small-scale nature of the proposed land use activity is such that it can be adequately assessed under the provisions of the PPD-AV and ODP provisions. The nature and volume of the proposal that would be generated by the proposed residential development activity is not of a regional scale that would be captured by regional rules.

5.11. It is considered the proposal would not be contrary to any Regional Policy Statement objective or policy and would not be subject to any Regional Plan rule.

Proposed District Plan – Appeals Version

5.12. The site is located within the General Residential zone and Coastal Environment overlay under the PDP-AV. The proposal results in a Restricted Discretionary Activity within the PDP-AV for infringements of the permitted setback and sunlight rules as well as the earthworks threshold within the coastal environment overlay. As detailed throughout this assessment, it is considered that the proposal will result in effects which are less than minor. Partial written approval from the affected property owners has been received and it has been requested that the subject application is sent to the Roading Team for comment.

5.13. Given the proposal results in a Restricted Discretionary Activity, it is considered that activities similar to what is proposed are anticipated by the Plan and as such, the proposal is considered to be consistent with the relevant objectives and policies which are stated within **Appendix 8**.

Far North Operative District Plan 2009

5.14. The relevant objectives and policies of the Plan are those related to the Coastal Environment, and its' Coastal Residential Zone. As assessed above, it is considered that the proposed activity that infringes the permitted standard for sunlight would generate less than minor adverse effects on the receiving environment, including the adjacent sites. The proposal would be consistent with the character of the surrounding area. The proposal would not be contrary to the objectives and policies of the ODP.

6. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE RMA

6.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications. There is no mandatory requirement to publicly notify this application under Section 95A. There are no more than minor adverse effects arising from this application that would warrant public notification. There are no affected groups to which the application should be limited notified.

6.2. The Applicant is seeking resource consent as a Restricted Discretionary Activity under the PDP-AV in relation to setback and sunlight infringements as well as for the foundation depth within

the Coastal Environment. Resource consent is sought as a Discretionary Activity under the ODP for infringement of the permitted sunlight rules for the zone.

6.3. Written approval from one of the owners of Section 17 Block XI has been obtained as part of this application and is attached within **Appendix 5.** It is noted that there are two owners which have not signed the written approval form. These owners are new, replacing the previous owners who have subsequently passed away. Given the substantial time which has passed since originally completing the plans we are seeking to proceed with the development. **Appendix 7** includes the most recent correspondence. Correspondence has been had with the representative for Roading for FNDC where it was advised to request the application is sent to the Roading Team by the Processing Planner once the application has been lodged, so comment can be made on the setback and sunlight infringements on the road boundary.

6.4. As assessed earlier in this application, effects of the infringements are considered to be less than minor such that there are no other persons considered affected by the proposal. Enabling the consent of the proposed extension will enable the Applicant to continue to reside on the existing property without having adverse effects on adjoining property owners or the surrounding environment.

Section 95A – Public Notification Assessment

6.5. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

6.6. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

6.7. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The application is not solely a boundary activity. There Step 3 must be considered.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

6.8. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

6.9. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority must disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

S95D(c)	A consent authority must, in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority must disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority must disregard any effect on a person who has given written approval to the relevant application

6.10. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded.

6.11. In accordance with Section 95D(b), the council has discretion to disregard the effects of an activity if a rule or a national environmental standard permits an activity with that effect, referred to as the permitted baseline. The existing residential activity contained within the site has existing use rights and is not subject of further assessment. This application relates to that proposed extension to the existing building which is located within the permitted setback and sunlight recession planes.

6.12. An assessment of potential effects on the existing environment is set out in Section 4 above. Potential adverse effects are limited to the extent of the setback and sunlight infringements. The effects are internal to the site and would not affect the wider public environment.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?

6.13. When considering public notification, current caselaw has defined 'special circumstances' as those outside the common run of things which are exceptional, abnormal or unusual, but they may be less than extraordinary or unique. There are no extraordinary or unique circumstances.

6.14. Potential adverse effects beyond the immediate site boundary are less than minor. Public notification of the application is not necessary, nor is it required.

Section 95B – Limited Notification Assessment

6.15. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E).

Step 1: Certain affected groups and affected persons must be notified

S95B(2)(a)	Are there any affected protected customary rights groups
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)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

6.16. The proposed activity would not affect any protected customary rights groups or marine title groups. The site is not known to adjoin or be within a Statutory Acknowledgement Area.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
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.

6.17. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

6.18. The proposal is does involve boundary activities. The activity status is Restricted Discretionary under the PDP-AV as a result of a setback and height in relation to boundary infringements along the western and southern boundaries. In terms of the ODP, an infringement of the sunlight recession planes is sought as a Discretionary Activity.

6.19. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority may disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority must disregard an adverse effect arising from a a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

6.20. Section 95(3) states that a person is not affected in relation to an application if the person has given written approval. As detailed, written approval from one of the owners of Section 17 Block XI has been obtained as part of this application and is attached within **Appendix 5.** It is noted that there are two owners whom have not signed the written approval form. These owners are new, replacing the previous owners who have subsequently passed away. Given the substantial time which has passed since originally completing the plans we are seeking to proceed with the development. **Appendix 7** includes the most recent correspondence. Correspondence has been had with the representative for Roading for FNDC where it was advised to request the

application is sent to the Roading Team by the Processing Planner once the application has been lodged, so comment can be made on the setback and sunlight infringements on the road boundary. This is requested as part of this application.

6.21. As identified within Sections 4.16-4.20, the effects on the adjoining property owners of Section 17 Block XI are assessed as less than minor. This conclusion was determined given the existing lay of the land, which sits the subject dwelling and proposed extension below the built development within the adjoining site, limiting any sunlight and setback effects. Shadowing and privacy effects are considered to be less than minor in this residential area. The infringements are not considered to generate more effects than if the extension met the permitted setback and sunlight provisions. Given all of the above and the detail provided within this application, it is considered that effects on adjoining property owners will be less than minor.

6.22. In terms of effects of the setback and sunlight infringements on the road reserve, these were also assessed as less than minor. This was due to the existing topography as well as the existing road carriageway, internal driveway and building layout, which assumes a much larger setback distance than what is actually shown on paper. There is an existing landscaping strip between the road carriageway and internal site driveway which provides a physical and visual buffer. Shadowing and privacy effects are considered to be less than minor.

6.23. On that basis, it is considered that there are no persons who are affected by the proposed activity.

6.24. For the reasons above, the Applicant requests that the application be processed on a non-notified basis.

7. PART 2 ASSESSMENT

7.1. The application is subject to Part 2 of the RMA contained in Sections 5 to 8 inclusive.

7.2. The proposed activity will achieve the sustainable management purpose of the RMA expressed in Section 5 and enable social and economic wellbeing of the Applicant. Future sustainable use of natural and physical resources and the life-supporting capacity of air, water, soil and eco-systems will not be affected. Adverse effects on the environment can be avoided and/or mitigated.

7.3. The scale of the proposed activity is such that Section 6 of Matters of National Importance are not relevant. The activity would not affect the natural character the coastal environment, wetlands, lakes or rivers, any outstanding natural features or landscapes, any significant indigenous vegetation or habitats. The relationship of Māori and their culture and traditions would not be affected. The activity would not affect any historic heritage, area with identified customary rights and would not affect any natural hazard risk.

7.4. Section 7 matters are not affected by the proposed activity. The amenity and quality of the Coastal Residential zone will be maintained in accordance with Section 7(c) and (f).

7.5. Section 8 relates to the principles of the Treaty of Waitangi. The proposed activity would not be contrary to the principles of the Treaty of Waitangi.

8. CONCLUSION

8.1. The Applicant, Suzie Funk, is seeking land use consent for extensions to the existing dwelling at 4 Sir George Stret, Opua. Land use consent is sought for the setback and sunlight infringements under the PDP-AV GRZ and for earthworks within the CE as a Restricted Discretionary Activity. Land use resource consent is also sought under the ODP as a Discretionary Activity for matters relating to sunlight.

8.2. The activity would not be contrary to any applicable or current ODP and PDP-AV objectives and policies. There are no adjacent landowners or members of the wider public that would be adversely affected by the activity as detailed within this application. The Applicant requests that the application be processed on a non-notified basis.

9. LIMITATIONS

9.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

9.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

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9.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.

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 **445595**

Land Registration District **North Auckland**

Date Issued 28 January 2009

Prior References

NA10A/224 NA10D/743

Estate Fee Simple

Area 1006 square metres more or less

Legal Description Lot 1 Deposited Plan 412271

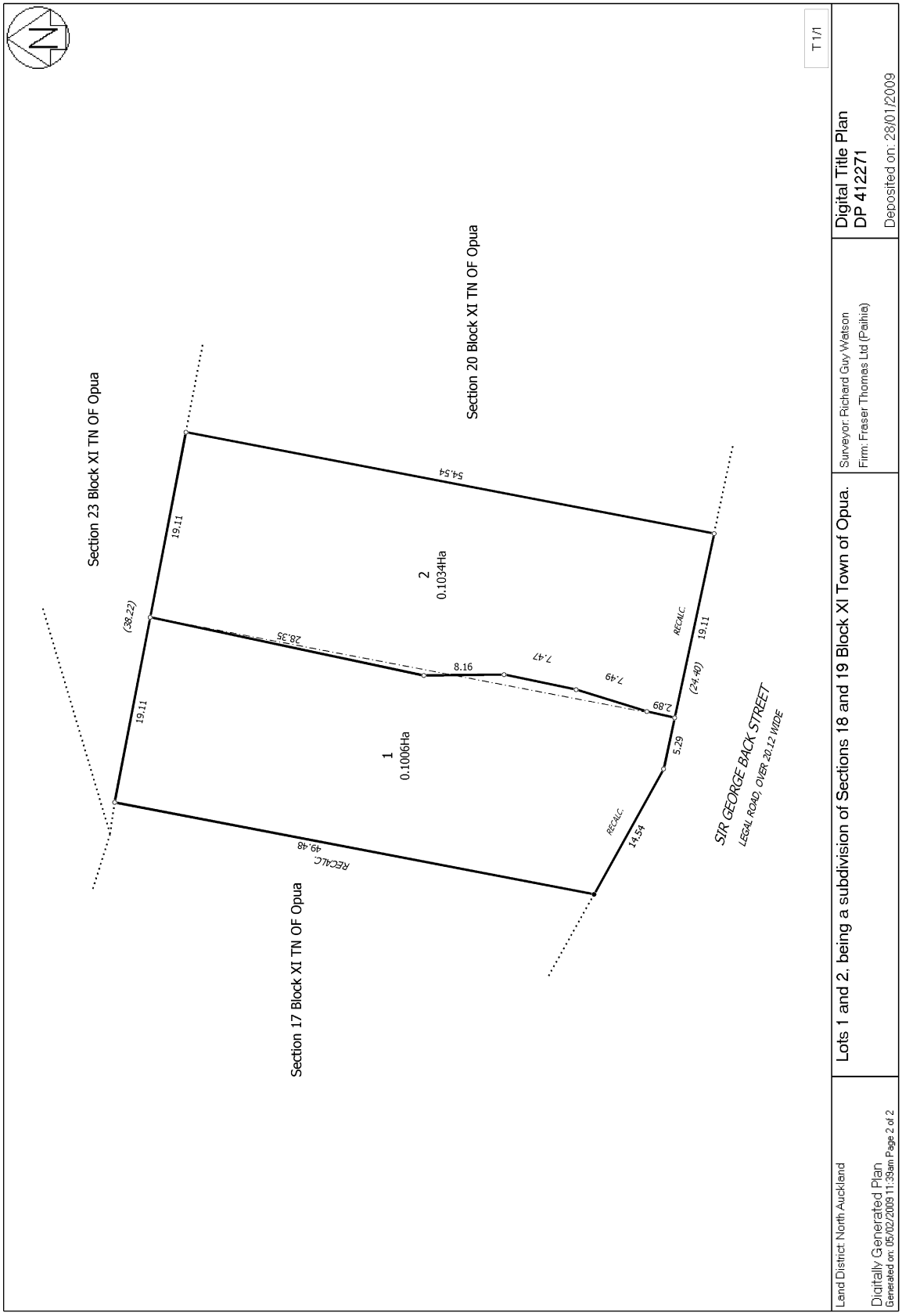
Registered Owners

Suzie Ella Bosher Funk

Interests

Subject to Section 59 Land Act 1948

12529445.3 Mortgage to Suzie Ella Bosher Funk and Suzie Bosher Trustee Limited - 26.8.2022 at 2:11 pm


N
T 1/1
Section 23 Block XI TN OF Opua
Section 20 Block XI TN OF Opua
Section 17 Block XI TN OF Opua
SIR GEORGE BACK STREET
LEGAL ROAD, OVER 20.12 WIDE
1
0.1006Ha
2
0.1034Ha
54.54
19.11
(38.22)
28.35
8.16
7.47
7.49
2.89
RECALC
(24.40)
19.11
5.29
RECALC
14.54
RECALC
49.48
19.11
Land District: North Auckland
Digitally Generated Plan
Generated on: 05/02/2009 11:33am Page 2 of 2
Lots 1 and 2. being a subdivision of Sections 18 and 19 Block XI Town of Opua.
Surveyor: Richard Guy Watson
Firm: Fraser Thomas Ltd (Paihia)
Digital Title Plan
DP 412271
Deposited on: 28/01/2009

Proposed District Plan – Appeals Version

Part 3 – General Residential Zone	
Objectives	
GRZ-O1	*The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:* *a. housing needs and demand;* *b. the adequacy and capacity of available or programmed development infrastructure;* *c. the amenity and character of the receiving residential environment; and* *d. historic heritage.*
GRZ-O2	*The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while creating well-functioning urban environments.*
GRZ-O3	*Non-residential activities contribute to the wellbeing of the community while complementing the scale, character and amenity of the General Residential zone.*
GRZ-O4	*Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.*
GRZ-O5	*Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.*
GRZ-O6	*Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.*
Policies	
GRZ-P1	*Enable land use and subdivision in the General Residential zone where:* *a. there is adequacy and capacity of available or programmed development infrastructure to support it; and* *b. it is consistent with the scale, character and amenity anticipated in the planned residential environment.*
GRZ-P2	*Enable a range of residential developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.*
GRZ-P3	*Enable non-residential activities that:* *a. do not detract from the vitality and viability of the Mixed Use zone;* *b. support the social and economic wellbeing of the community;*

	c. are of a residential scale; and *d. are consistent with the scale, character and amenity of the General Residential zone.*
GRZ-P4	*Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages where they:* *a. complement the character and amenity values of the surrounding area, whilst recognising that delivering a range of housing and care options may mean different densities provided within a retirement village development;* *b. do not adversely affect road safety or the efficiency of the transport network; and* *c. d. can be serviced by adequate development infrastructure.*
GRZ-P5	*Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.*
GRZ-P6	*Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.*
GRZ-P7	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the General Residential zone:* *a. consistency with the scale, design, amenity and character of the planned residential environment;* *b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance;* *c. opportunities for connectivity, within and between developments, public open space, services and facilities;* *d. for residential activities:* *i. provision for outdoor living space;* *ii. privacy for adjoining sites;* *iii. access to sunlight;* *e. for non-residential activities:* *i. scale and compatibility with residential activities;* *ii. hours of operation ;* *f. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;* *g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:* *i. opportunities for water sensitive design methods;*

	ii. ability of the site to address stormwater and soakage; *h. managing natural hazards; and* *i. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*
Part 2 – Coastal Environment	
Objectives	
CE-O1	*The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.*
CE-O2	*Land use and subdivision in the coastal environment:* *a. is undertaken in an integrated and coordinated manner;* *b. is compatible with the surrounding land use;* *c. does not result in urban sprawl occurring outside of existing urban areas;* *d. promotes restoration and enhancement of the natural character of the coastal environment; and* *e. recognises and provides for the relationship of tangata whenua with their ancestral lands in the coastal environment.*
CE-O3	*Land use and subdivision in the coastal environment within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other coastal environment values.*
Policies	
CE-P1	*Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.*
CE-P2	*Avoid adverse effects of land use and subdivision on the characteristics, qualities and values that make an area an outstanding natural character area in the coastal environment.*
CE-P3	*Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an:* *a. outstanding natural character area;* *b. ONL; or* *c. ONF.*
CE-P4	*Preserve the visual qualities, character and integrity of the coastal environment by:*

	a. *consolidating land use and subdivision around existing urban centres and rural settlements; and* b. *avoiding sprawl or sporadic patterns of development in the rural environment.*
CE-P5	*Enable land use and subdivision in urban areas within the coastal environment by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities.*
CE-P6	*Provide for farming activities within the coastal environment by:* a. *recognising that existing farming activities form part of the coastal environment and allowing for these activities to continue without undue restriction; and* b. *only allowing new farming activities outside outstanding and high natural character areas where appropriate*.
CE-P7	*Enable the use and development of Māori Purpose zoned land and Treaty Settlement land in the coastal environment by recognising that adverse effects on natural character may be acceptable to support the social, economic and cultural wellbeing of tangata whenua*
CE-P8	*Encourage the restoration and enhancement of the natural character of the coastal environment.*
CE-P9	*Consider the following matters where relevant when assessing and managing the effects of land use and subdivision on the coastal environment:* a. *the presence or absence of buildings, structures or infrastructure;* b. *the temporary or permanent nature of any adverse effects, including any cumulative effects;* c. *the location, scale and design of any proposed development;* d. *any means of integrating the building, structure or activity into the wider landscape;* e. *the ability of the environment to absorb change;* f. *the need for and location of earthworks or indigenous vegetation clearance and proposed mitigation measures;* g. *the operational or functional need of any infrastructure to be sited in the particular location;* h. *any viable alternative locations or methods for the activity or development where significant adverse effects may arise;* i. *any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;* j. *the likelihood of the activity exacerbating natural hazards;* k. *the opportunity to enhance public access and recreation;* l. *potential effects of land use and subdivision on the coastal marine area and the overall quality of coastal waters;*

	m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement; *n. the effects on the characteristics, qualities and values of the coastal environment, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;* *o. the extent to which the land use and subdivision complements activities in the coastal marine area; and* *p. whether the activity is on a previously approved building platform*

Operative Far North District Plan – Objectives and Policies

Coastal Environment	
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.*
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;* *(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;* *(c) outstanding landscapes and natural features;* *(d) 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).*
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.*
10.3.4	*To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.*
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.*
10.3.6	*To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.*
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.*
10.3.8	*To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.*

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.*
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* *(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and* *(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and* *(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* *(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and* *(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* *(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and* *(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

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.*
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.*
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.*
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)".*
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.*
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.*
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.

10.4.9	*That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.*
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.*
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.*
10.4.12	*That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:* *(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;* *(b) the number of buildings and intensity of development;* *(c) the colour and reflectivity of buildings;* *(d) the landscaping (including planting) of the site;* *(e) the location and design of vehicle access, manoeuvring and parking areas*
Coastal Residential Zone	
Objectives	
10.8.3.1	*To enable the development of residential activity in and around existing coastal settlements.*
10.8.3.2	*To protect the coastline from inappropriate subdivision, use and development.*
10.8.3.3	*To enable the development of coastal settlements where urban amenity and coastal environmental values are compatible.*

Policies	
10.8.4.1	*That standards in the zone enable a range of housing types and forms of accommodation to be provided, recognising the diverse needs of the community and the coastal location of the zone.*
10.8.4.2	*Non-residential activities within the Coastal Residential Zone shall be designed, built, and located so that any effects that are more than minor on the existing character of the residential environment or the scale and intensity of residential activities, are avoided, remedied or mitigated.*
10.8.4.3	*That residential activities have sufficient land associated with each household unit to provide for outdoor space and sewage disposal.*
10.8.4.4	*That the portion of a site covered in buildings and other impermeable surfaces be limited to enable open space and landscaping around buildings and avoid or mitigate the effects of stormwater runoff on receiving environments*
10.8.4.5	*That provision be made for ensuring sites have adequate access to sunlight and daylight.*
10.8.4.6	*That activities with net effects greater than a single residential unit could be expected to have, be required to minimise adverse effects on the amenity values and general peaceful enjoyment of any adjacent residential activities.*
10.8.4.7	*That provision be made to ensure a reasonable level of privacy and amenity for inhabitants of buildings.*

Proposed Major Alterations (Stage 2)

Suzie Funk

4 Sir George Back Street

Opua

Lot 1 DP 412271

Designer Sheet Index		
Sheet No.	Sheet Title	Rev
A02	Existing Lower Floor Plan	H
A03	Existing Upper Floor Plan	H
A04	Existing Elevations A & B	H
A05	Existing Elevations C & D	H
A06	Proposed Lower Floor Plan	H
A07	Proposed Upper Floor Plan	H
A08	Proposed Elevations A & B	H
A09	Proposed Elevations C & D	H
Revisions		
-	-	-

Concept Drawings

Date: 18 August 2025

Job Number: 4179

Drawn by:

O'BRIEN DESIGN CONSULTING

T 09 407 5208 | martin@obrienconsulting.co.nz

Far North Maps



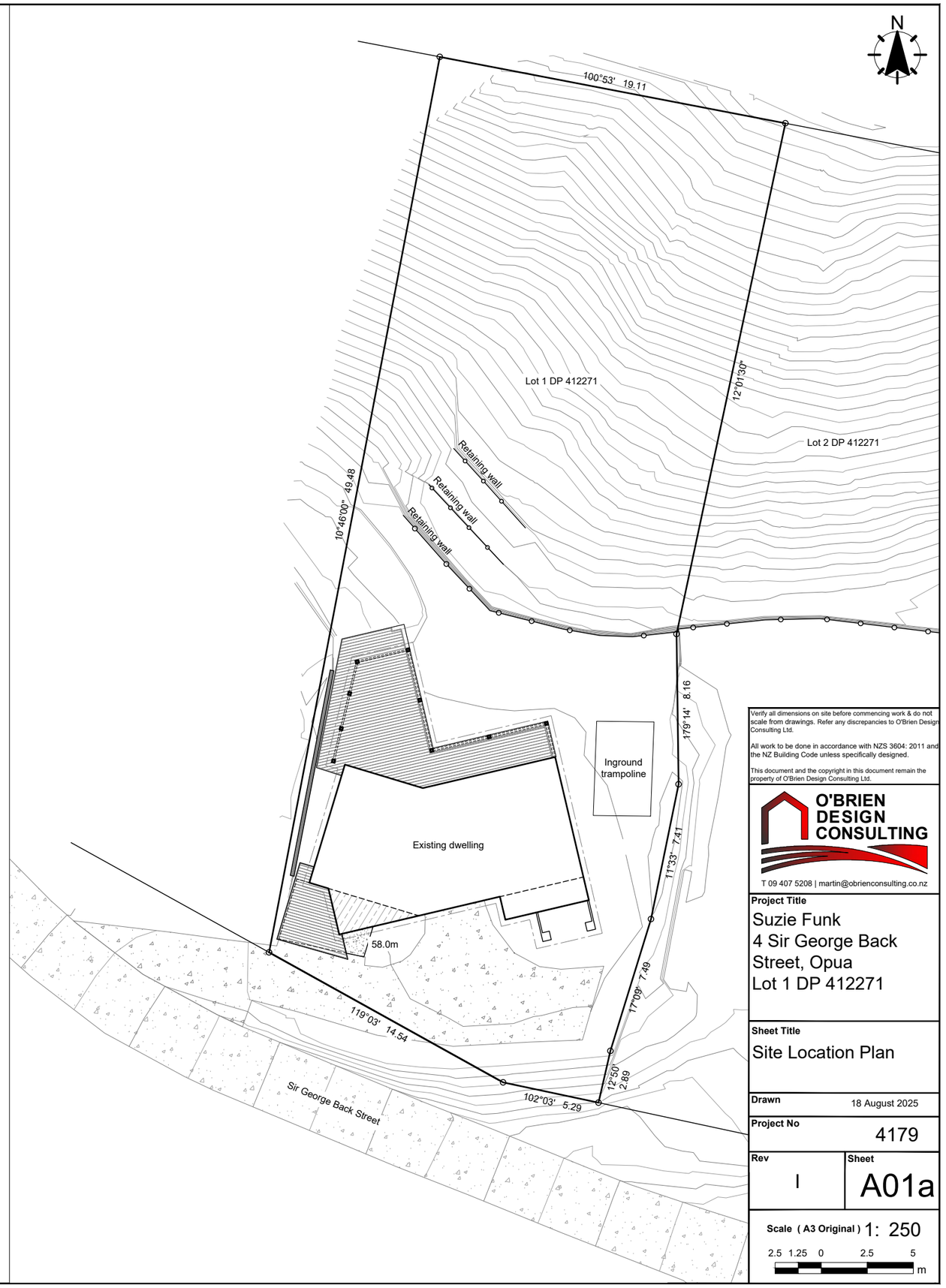
Te Kaunihera o Te Hiku o te Ika
Far North District Council

0 20 40 60 m

Projection NZTM2000. Datum NZGD2000. Scale:1:1,000

DISCLAIMER
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Created: 15/07/2025



Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

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O'BRIEN DESIGN CONSULTING
T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Site Location Plan

Drawn	18 August 2025
Project No	4179
Rev	I
Sheet	A01a

Scale (A3 Original) 1: 250

2.5 1.25 0 2.5 5 m

Lot 1 DP 412271
Lot area: 1006m²
Corrosion zone: D
Wind zone: High
Costal Residential zone

District plan compliance:

Residential intensity: Complies

Sunlight rule: **Does not comply RC Required**

Stormwater Management

(Impermeable surfaces):
Existing concrete driveway: 70.9m²
Existing dwelling & Extension: 167.2m²
Total proposed: 238.1m²

Total permitted = 50% of gross site area= 503.0m²
Total proposed = 238.1m² = 23.6% Complies

Setbacks to boundaries: 1.2m Does not comply
setbacks to roadside boundaries: 3m Does not comply
RC Required

Building height:
Permitted: 8m max
Existing: 6.8m approx. Complies

Visual Amenity:
Refer to Building Development Landscape Plan

Building Coverage:

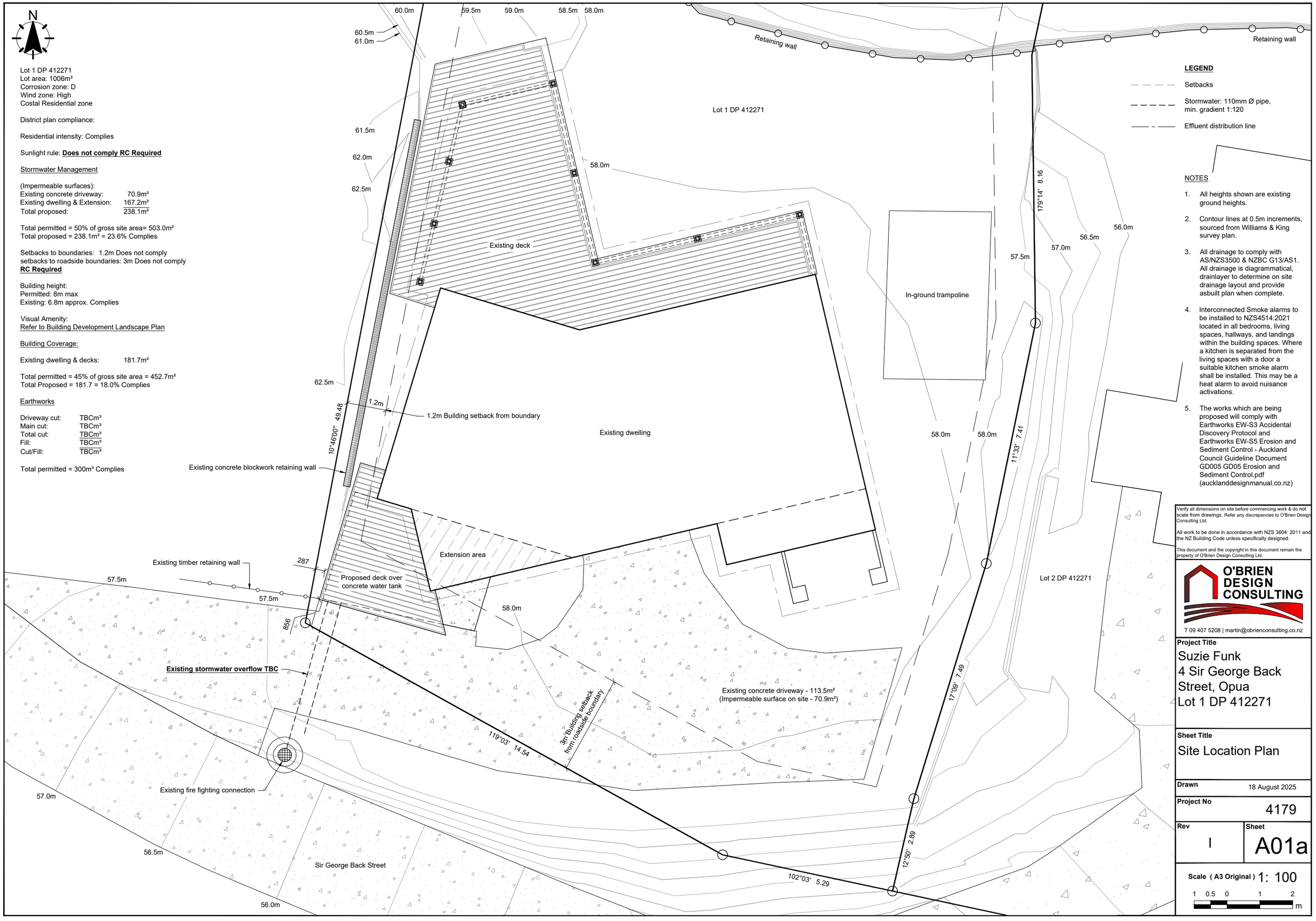
Existing dwelling & decks: 181.7m²

Total permitted = 45% of gross site area = 452.7m²
Total Proposed = 181.7 = 18.0% Complies

Earthworks

Driveway cut: TBCm³
Main cut: TBCm³
Total cut: TBCm³
Fill: TBCm³
Cut/Fill: TBCm³

Total permitted = 300m³ Complies



LEGEND

- Setbacks
- Stormwater: 110mm Ø pipe, min. gradient 1:120
- Effluent distribution line

NOTES

1. All heights shown are existing ground heights.
2. Contour lines at 0.5m increments, sourced from Williams & King survey plan.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Interconnected Smoke alarms to be installed to NZS4514:2021 located in all bedrooms, living spaces, hallways, and landings within the building spaces. Where a kitchen is separated from the living spaces with a door a suitable kitchen smoke alarm shall be installed. This may be a heat alarm to avoid nuisance activations.
5. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

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T 09 407 5208 | martin@obrienconsulting.co.nz

Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Site Location Plan

Drawn 18 August 2025

Project No 4179

Rev I

Sheet A01a

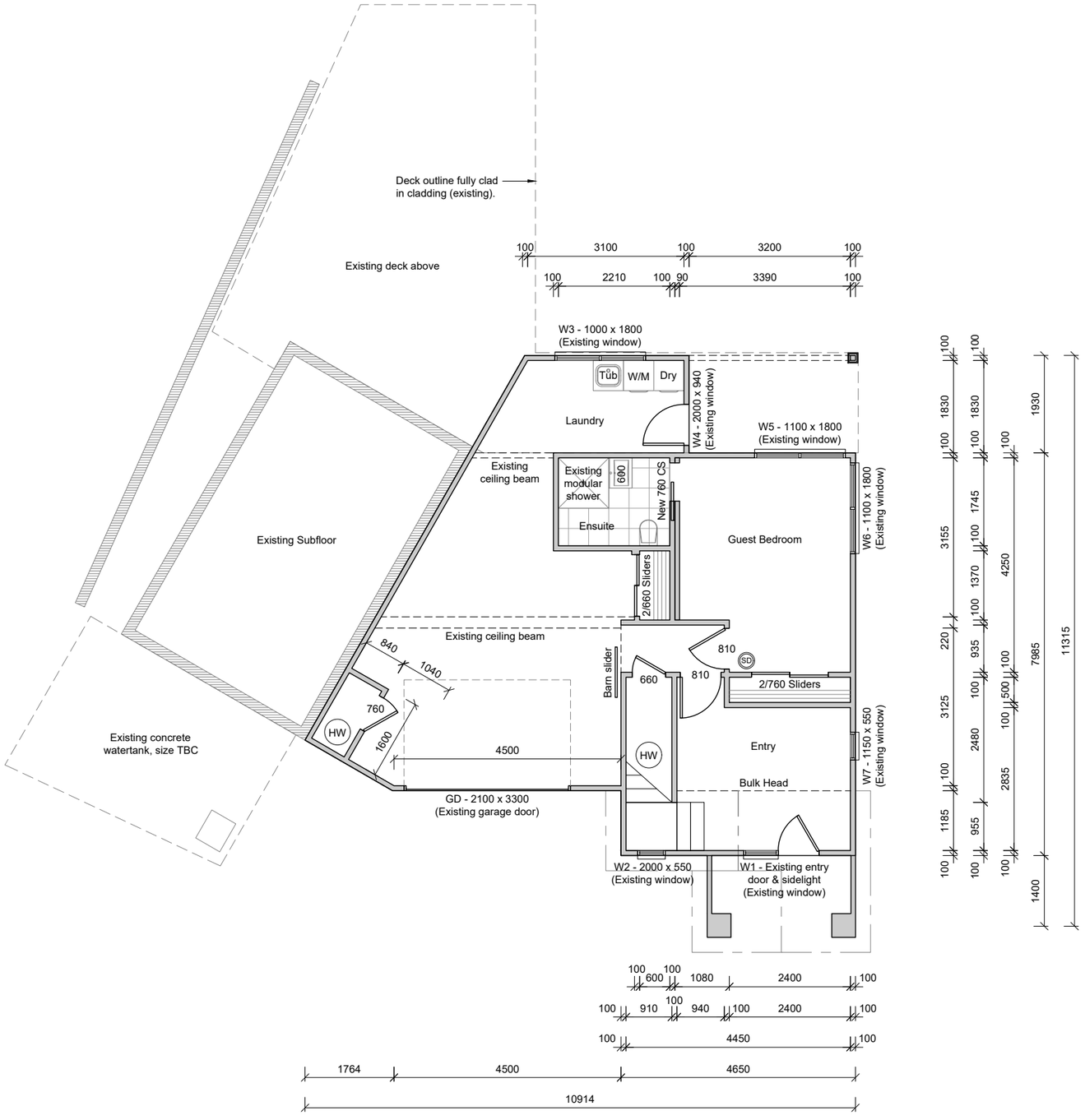
Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

C
D B
A

SPECIFICATION:

- Extra High wind zone
- Exposure zone D
- Existing concrete foundations
- Existing Hardies RAB board
- Existing Linea cladding
- Existing T-Rib roofing
- Existing 15° Roof pitch
- Existing 10mm GIB wall lining
- Existing 10mm GIB ceiling lining
- Existing Hardieflex soffit lining



LEGEND

- SD — Smoke Detector
- Roof Line
- Existing timber framing walls
- Existing ceramic tile flooring

BUILDING AREA:

Lower Floor
Floor Area: 76.3m²
Roof Area: 14.0m²

Upper Floor
Floor Area: 91.1m²
Roof Area: 148.9m²

Total Floor Area: 167.4m²
Total Roof Area: 161.4m²
(Impermeable surface area)

FIXINGS:

Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Existing Lower Floor Plan

Drawn 18 August 2025

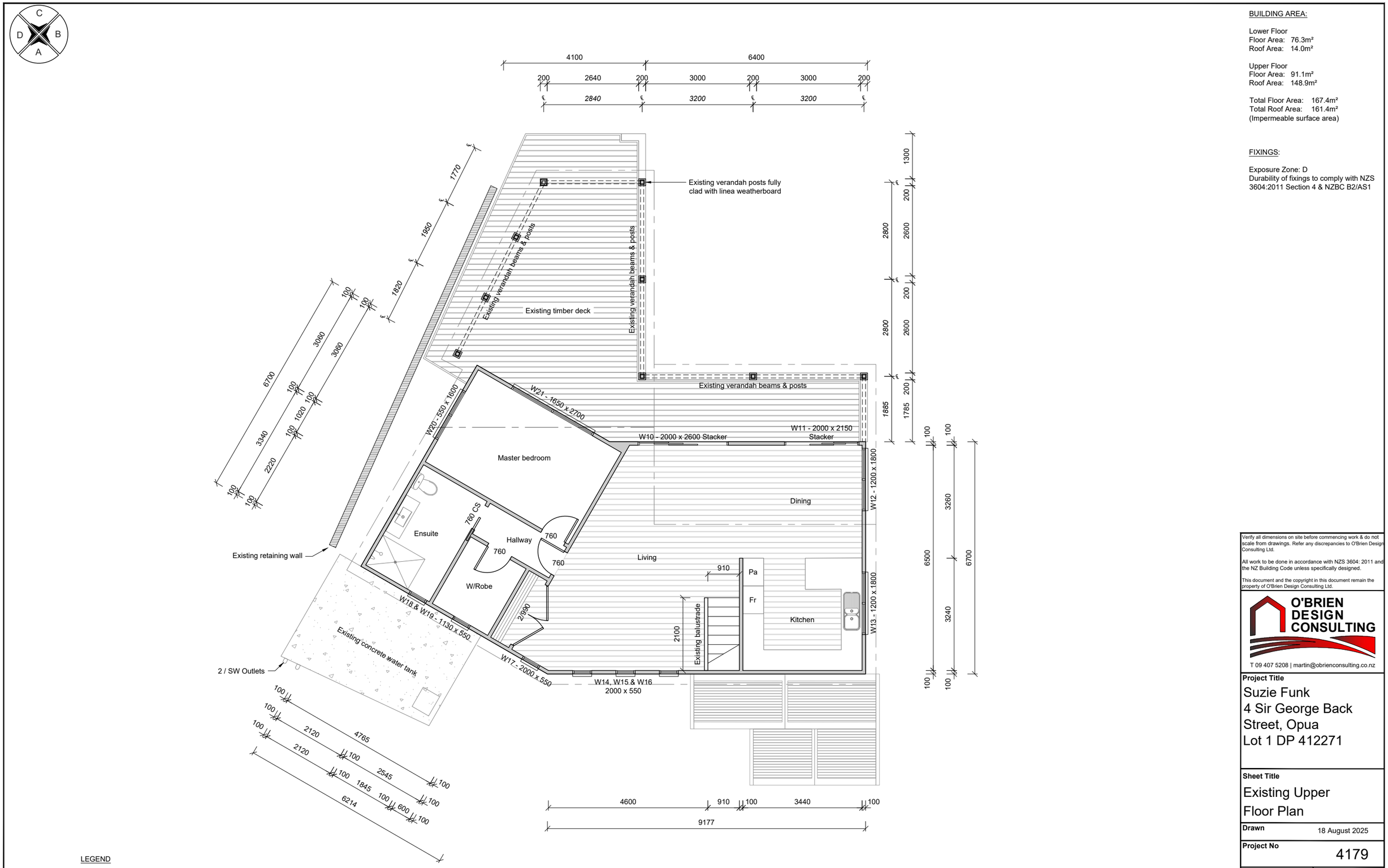
Project No 4179

Rev I

Sheet A02

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



BUILDING AREA:

Lower Floor
Floor Area: 76.3m²
Roof Area: 14.0m²

Upper Floor
Floor Area: 91.1m²
Roof Area: 148.9m²

Total Floor Area: 167.4m²
Total Roof Area: 161.4m²
(Impermeable surface area)

FIXINGS:

Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

LEGEND

- Smoke Detector
- Roof Line
- Existing timber framing walls
- Existing laminate floor flooring installed to manufacturers specifications
- Existing ceramic tile flooring

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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Existing Upper Floor Plan

Drawn 18 August 2025

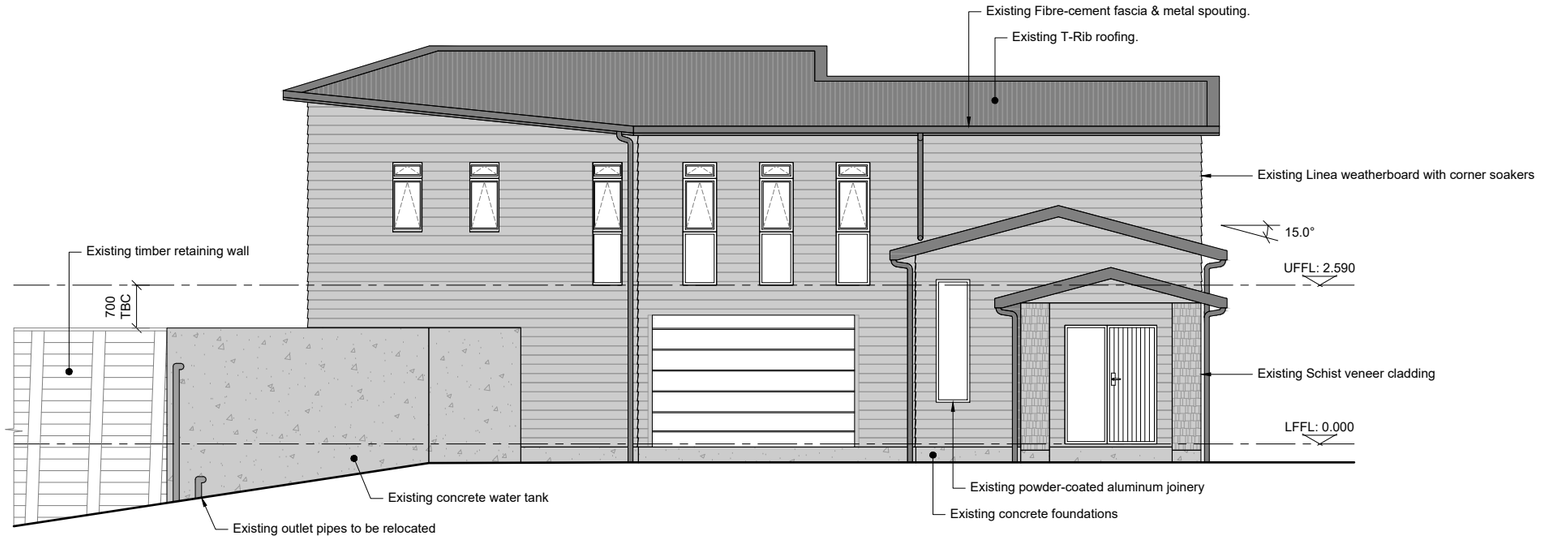
Project No 4179

Rev I

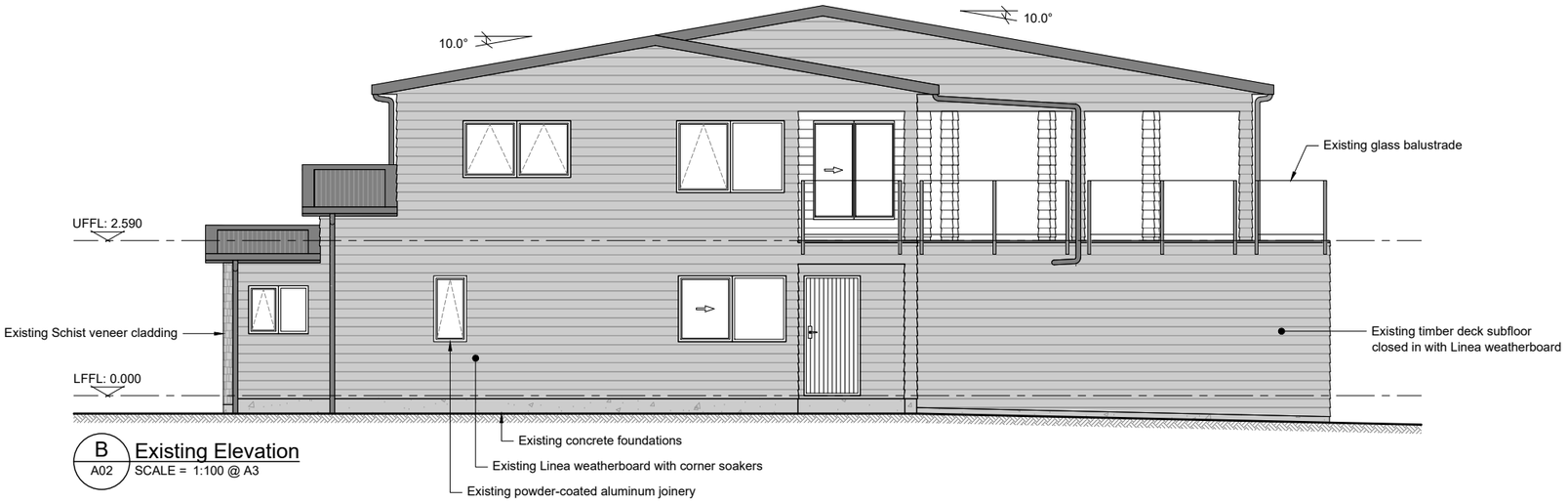
Sheet A03

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



A Existing Elevation
A02 SCALE = 1:100 @ A3



B Existing Elevation
A02 SCALE = 1:100 @ A3

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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Existing Elevations A & B

Drawn 18 August 2025

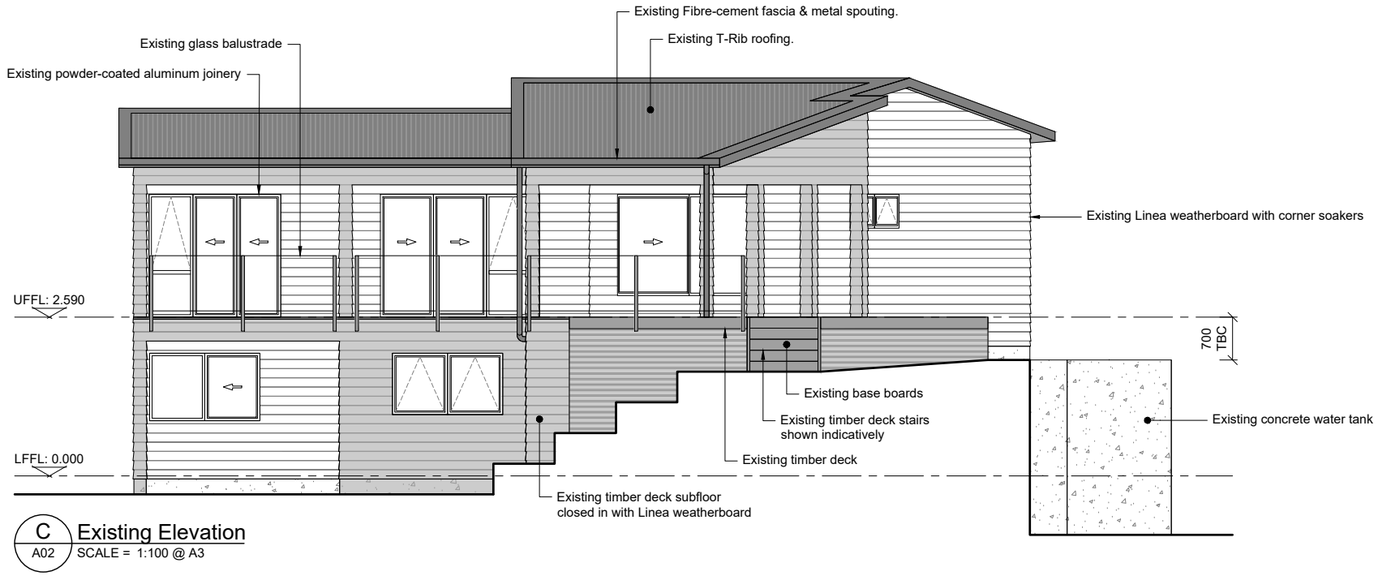
Project No 4179

Rev I

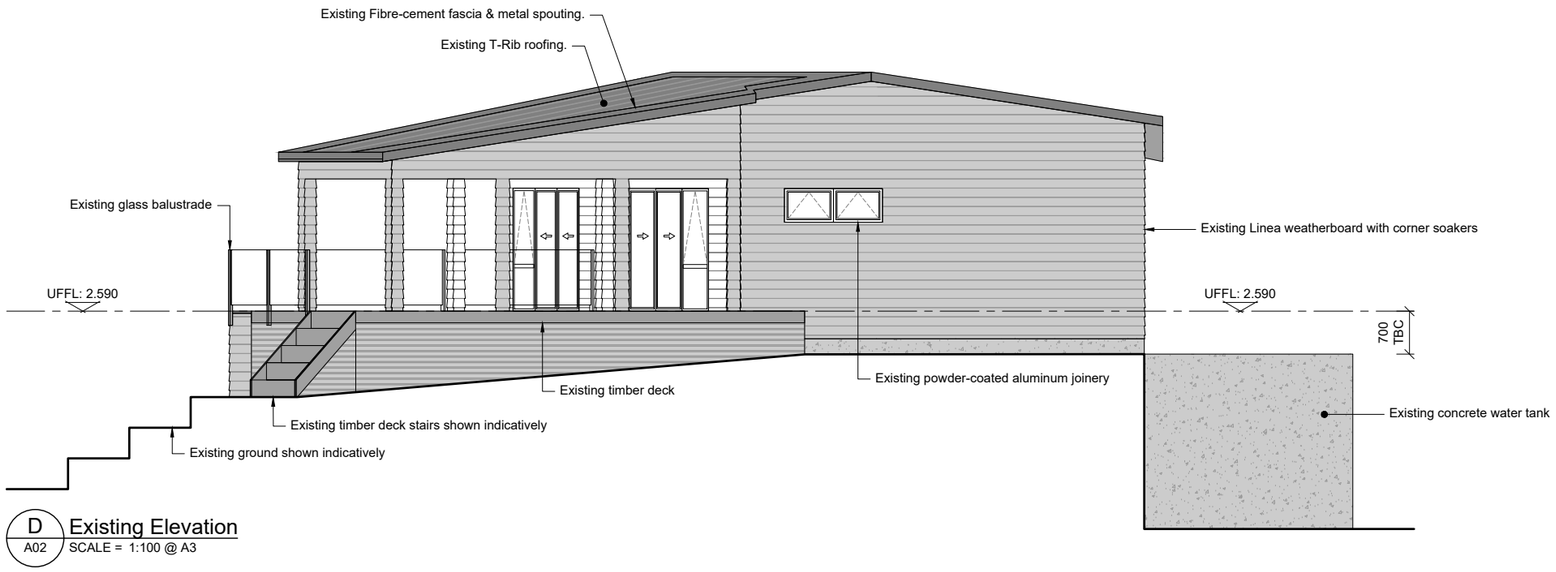
Sheet A04

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



C A02 Existing Elevation
SCALE = 1:100 @ A3



D A02 Existing Elevation
SCALE = 1:100 @ A3

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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Existing Elevations
C & D

Drawn 18 August 2025

Project No 4179

Rev I

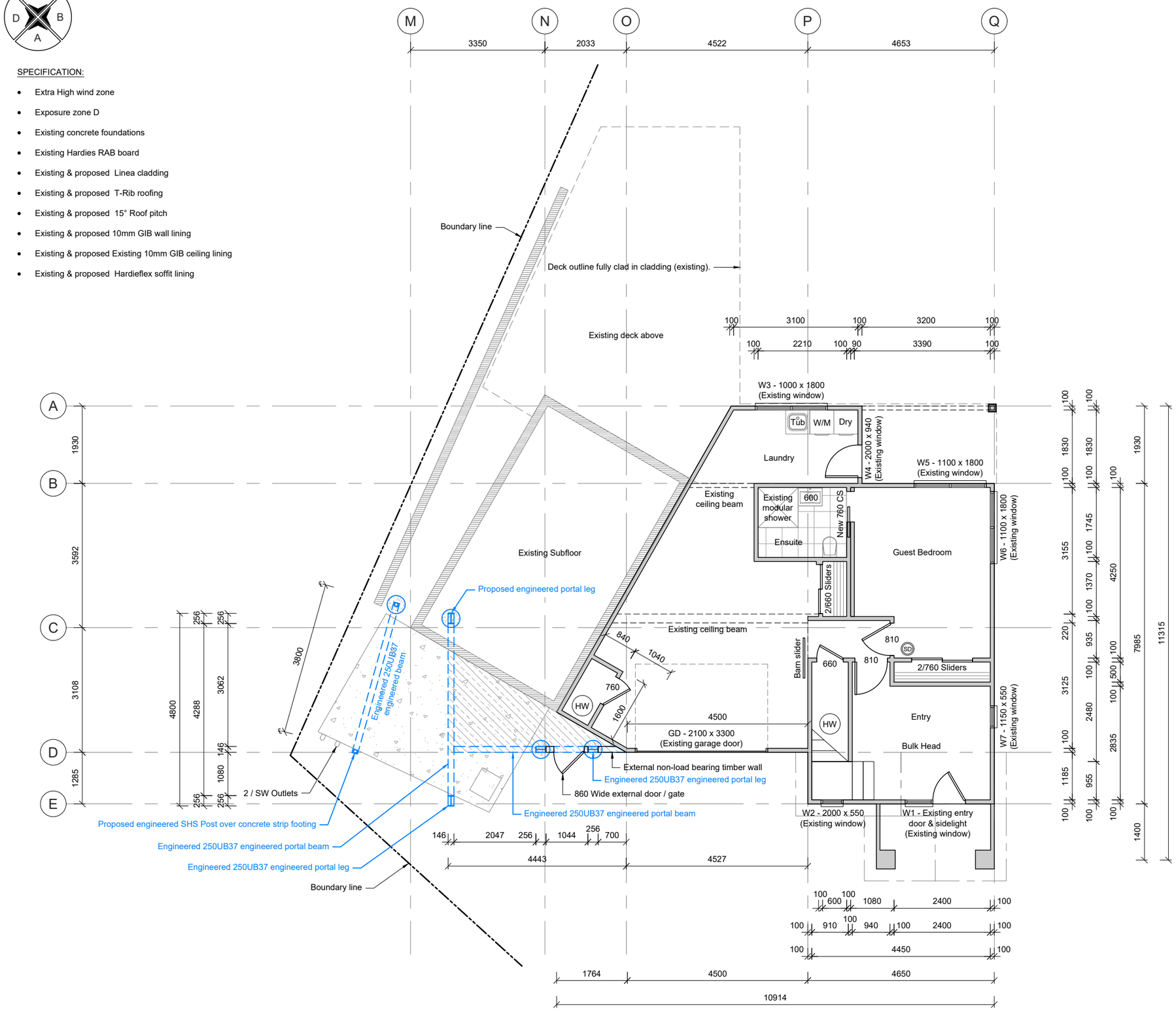
Sheet A05

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

SPECIFICATION:

- Extra High wind zone
- Exposure zone D
- Existing concrete foundations
- Existing Hardies RAB board
- Existing & proposed Linea cladding
- Existing & proposed T-Rib roofing
- Existing & proposed 15° Roof pitch
- Existing & proposed 10mm GIB wall lining
- Existing & proposed Existing 10mm GIB ceiling lining
- Existing & proposed Hardieflex soffit lining



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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Proposed Lower Floor Plan

Drawn 18 August 2025

Project No 4179

Rev I

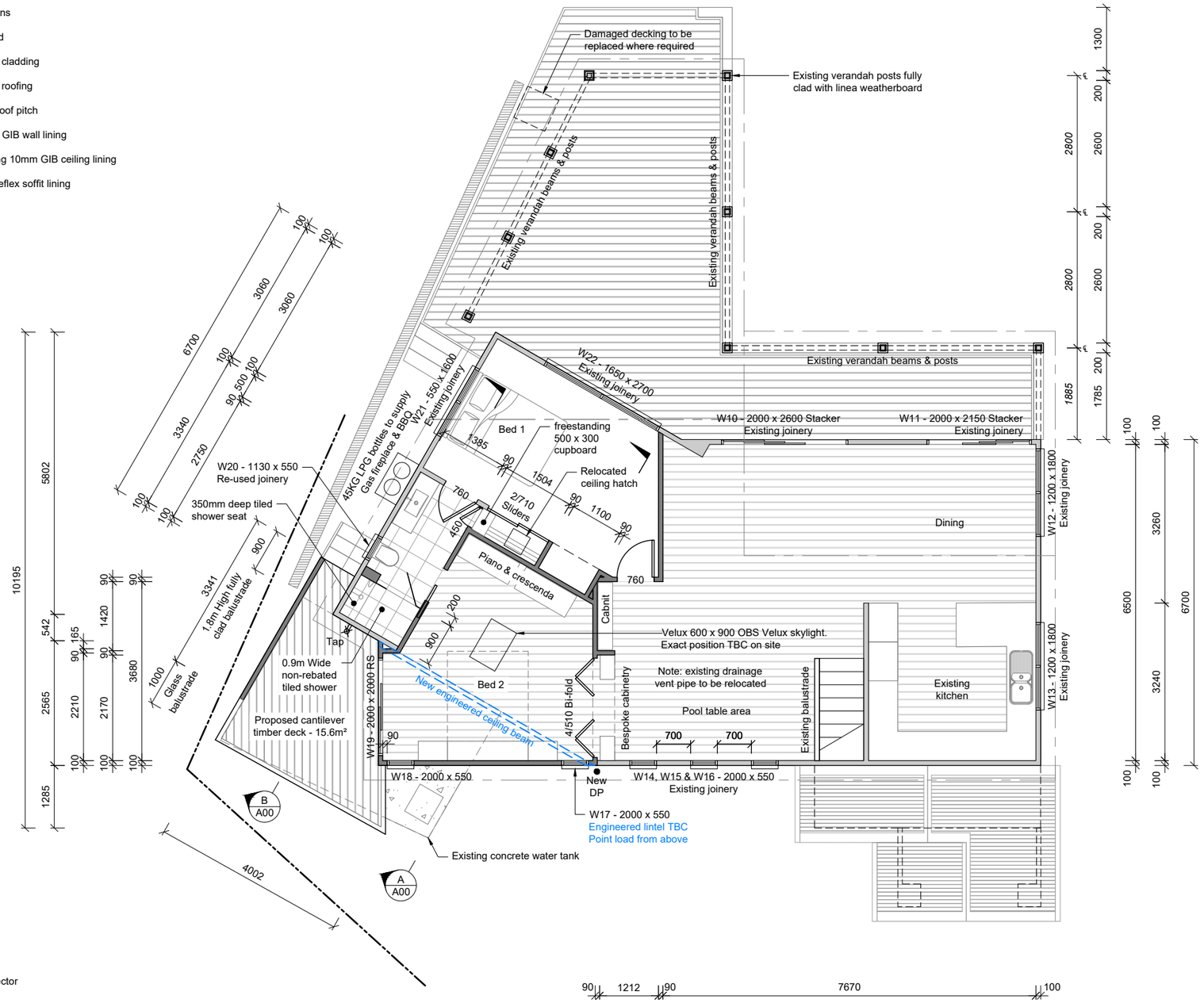
Sheet A06

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

SPECIFICATION:

- Extra High wind zone
- Exposure zone D
- Existing concrete foundations
- Existing Hardies RAB board
- Existing & proposed Linea cladding
- Existing & proposed T-Rib roofing
- Existing & proposed 15° Roof pitch
- Existing & proposed 10mm GIB wall lining
- Existing & proposed Existing 10mm GIB ceiling lining
- Existing & proposed Hardieflex soffit lining



LEGEND

- Smoke Detector
- Roof Line
- Existing timber framing walls
- Proposed timber framing walls
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Existing & new laminate floor flooring installed to manufacturers specifications
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.

NOTE:

1. All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
2. Refer to Section for lintel dimensions, stud spacing & external door offsets.
3. Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors, heat pump, A/C units & garage door components where required.
4. Refer to attached sheet for cladding & roofing notes & details.
5. All wall framing typically H1.2 treated unless specifically stated.
6. All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
7. Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
8. Smoke alarms to be installed to NZS 4514:2021.

BUILDING AREA:

Lower Floor
Floor Area: 76.3m²
Roof Area: 14.0m²

Upper Floor
Floor Area: 96.8m²
Roof Area: 154.5m²

Total Floor Area: 172.2m²
Total Roof Area: 167.2m²
(Impermeable surface area)

FIXINGS:

Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1

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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Proposed Upper Floor Plan

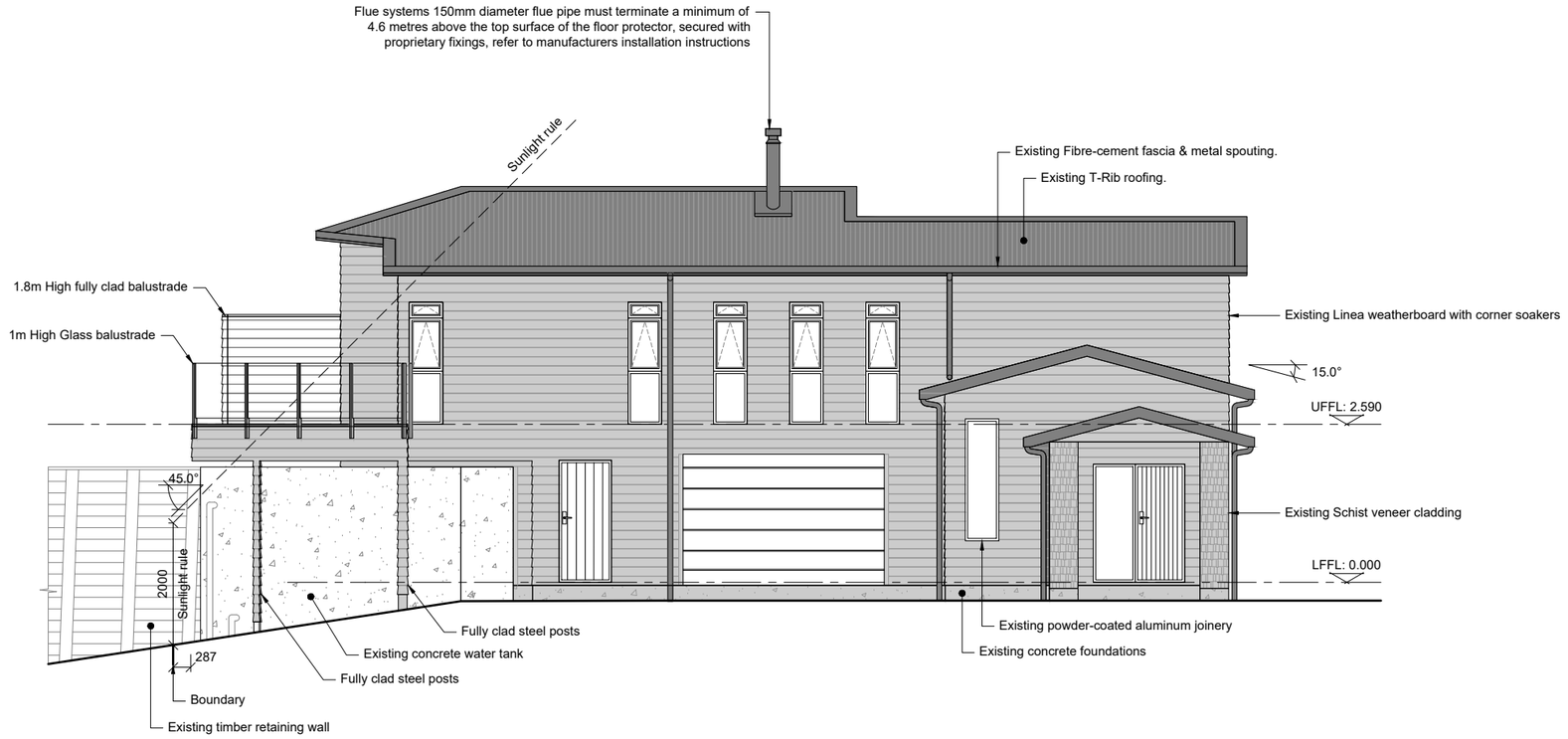
Drawn 18 August 2025

Project No 4179

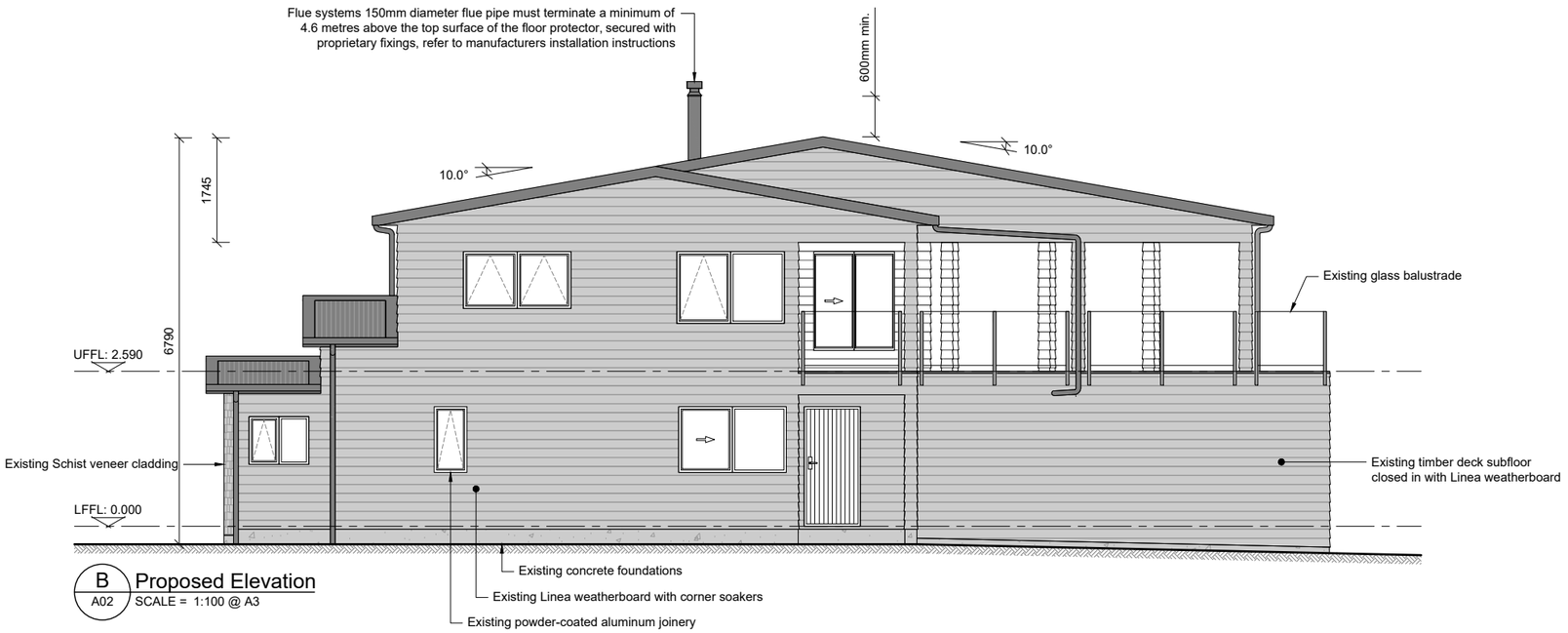
Rev I

Sheet A07

Scale (A3 Original) 1: 100
1 0.5 0 1 2 m



A02 **A Proposed Elevation**
SCALE = 1:100 @ A3



A02 **B Proposed Elevation**
SCALE = 1:100 @ A3

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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Proposed Elevations A & B

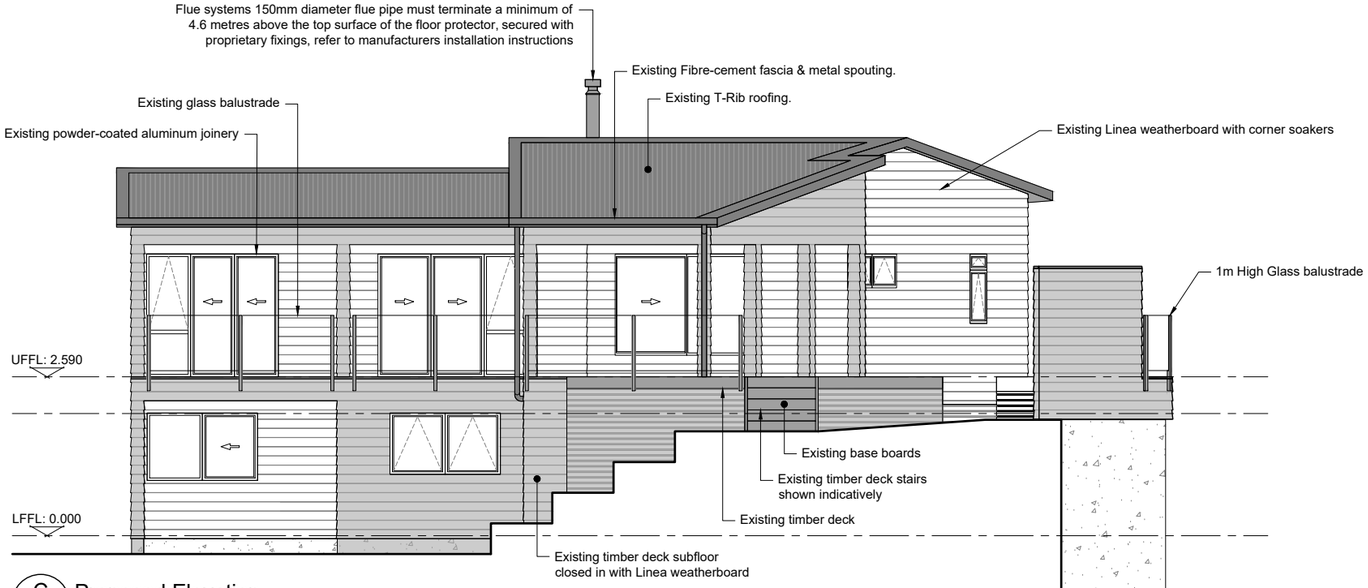
Drawn 18 August 2025

Project No 4179

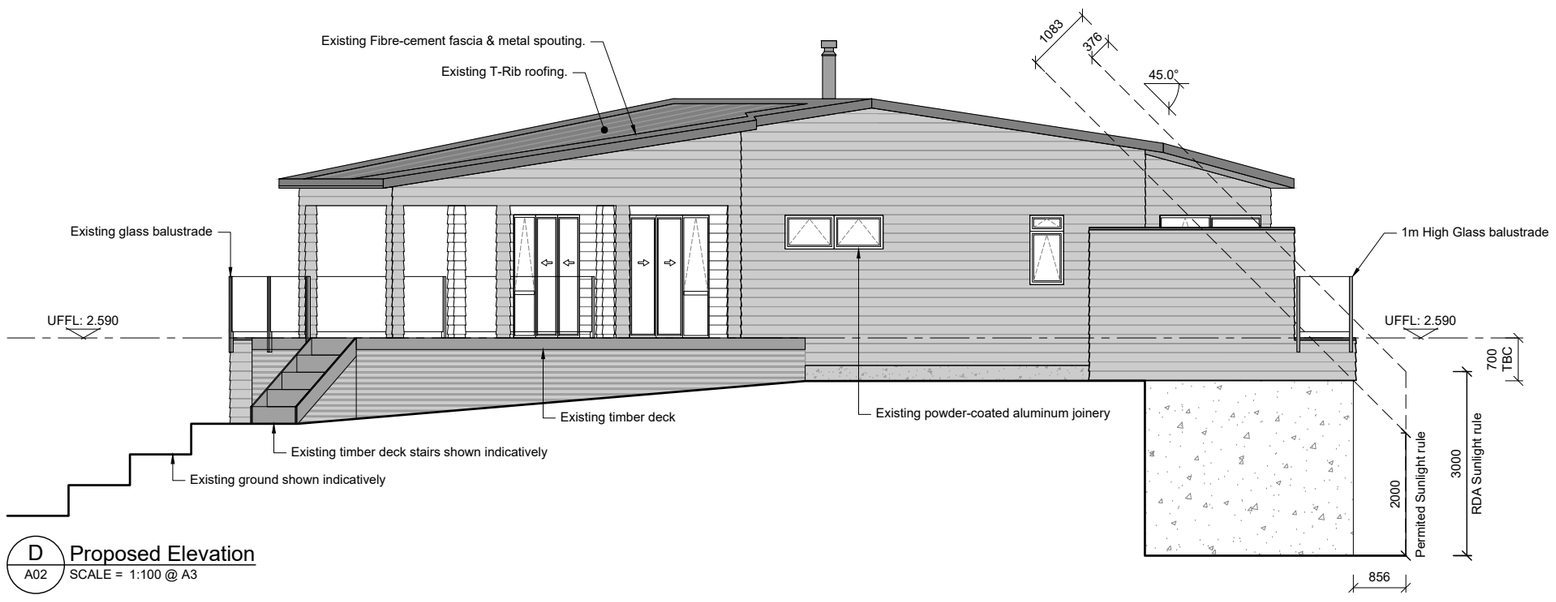
Rev I

Sheet A08

Scale (A3 Original) 1: 100
1 0.5 0 1 2 m



C A02 Proposed Elevation
SCALE = 1:100 @ A3



D A02 Proposed Elevation
SCALE = 1:100 @ A3

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Project Title
Suzie Funk
4 Sir George Back Street, Opua
Lot 1 DP 412271

Sheet Title
Proposed Elevations C & D

Drawn 18 August 2025

Project No 4179

Rev I

Sheet A09

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m

Non-Reticulated Firefighting Water Supplies, Vehicular Access & Vegetation Risk Reduction Application for New and Existing Residential Dwellings and Sub-Divisions



Contents

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver 3

Section B – Applicant Information 4

Section C – Property Details 4

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2. Firefighting Water Supplies (FFWS) 6

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9. Approval 14

Section A - Firefighting Water Supplies and Vegetation Risk Reduction Waiver

"Fire and Emergency New Zealand strongly recommends the installation of automatic fire detection system devices such as smoke alarms for early warning of a fire and fire suppression systems such as sprinklers in buildings (irrespective of the water supply) to provide maximum protection to life and property".

Waiver Explanation Intent

Fire and Emergency New Zealand [FENZ] use the New Zealand Fire Service [NZFS] Code of Practice for firefighting water supplies (SNZ PAS 5409:2008) (The Code) as a tool to establish the quantity of water required for firefighting purposes in relation to a specific hazard (Dwelling, Building) based on its fire hazard classification regardless if they are located within urban fire districts with a reticulated water supply or a non-reticulated water supply in rural areas. The code has been adopted by the Territorial Authorities and Water Supply Authorities. The code can be used by developers and property owners to assess the adequacy of the firefighting water supply for new or existing buildings.

The Area Manager under the delegated authority of the Fire Region Manager is responsible for approving applications in relation to firefighting water supplies. The Area Manager may accept a variation or reduction in the amount of water required for firefighting for example; a single level dwelling measuring 200^{m2} requires 45,000L of firefighter water under the code, however the Area Managers in Northland have excepted a reduction to 10,000L.

This application form is used for the assessment of proposed water supplies for firefighting in non-reticulated areas only and is referenced from (Appendix B – Alternative Firefighting Water Sources) of the code. This application also provides fire risk reduction guidance in relation to vegetation and the 20-metre dripline rule under the Territorial Authority's District Plan. Fire and Emergency New Zealand are not a consenting authority and the final determination rests with the Territorial Authority.

For more information in relation to the code of practice for Firefighting Water supplies, Emergency Vehicle Access requirements, Home Fire Safety advice and Vegetation Risk Reduction Strategies visit www.fireandemergency.nz

Section B – Applicant Information

Applicants Information	
Name:	Suzie Funk
Address:	4 Sir George Back Street, Opua
Contact Details:	0275573469)
Return Email Address:	info@northplanner.co.nz

Section C – Property Details

Property Details	
Address of Property:	4 Sir George Back Street, Opua
Lot Number/s:	Lot 1 DP412271
Dwelling Size: (Area = Length & Width)	Proposal is for extensions to the existing dwelling in the form of a deck and small dwelling extension. See Plan Set.
Number of levels: (Single / Multiple)	Double

1. Fire Appliance Access to alternative firefighting water sources - Expected Parking Place & Turning circle

Fire and Emergency have specific requirements for fire appliance access to buildings and the firefighting water supply. This area is termed the hard stand. The roading gradient should not exceed 16%. The roading surface should be sealed, able to take the weight of a 14 to 20-tonne truck and trafficable at all times. The minimum roading width should not be less than 4 m and the property entrance no less 3.5 metres wide. The height clearance along access ways must exceed 4 metres with no obstructions for example; trees, hanging cables, and overhanging eaves.

1 (a) Fire Appliance Access / Right of Way	
Is there at least 4 metres clearance overhead free from obstructions?	☒YES ☐NO
Is the access at least 4 metres wide?	☒YES ☐NO
Is the surface designed to support a 20-tonne truck?	☒YES ☐NO
Are the gradients less than 16%	☒YES ☐NO
Fire Appliance parking distance from the proposed water supply is Parking is existing and will remain unchanged as a result of the proposal. Existing concrete water tank located beside parking area. See Plan Set metres	

If access to the proposed firefighting water supply is not achievable using a fire appliance, firefighters will need to use portable fire pumps. Firefighters will require at least a one-metre wide clear path / walkway to carry equipment to the water supply, and a working area of two metres by two metres for firefighting equipment to be set up and operated.

1 (b) Restricted access to firefighting water supply, portable pumps required
Has suitable access been provided? ☒YES ☐ NO
Comments: Fire fighting water supply is available via water tank on site.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

2. Firefighting Water Supplies (FFWS)

What are you proposing to use as your firefighting water supply?

2 (a) Water Supply Single Dwelling	
Tank	☒ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500 mm above ground) ☐ Fully Buried (access through filler spout) Volume of dedicated firefighting water litres

2 (b) Water Supply Multi-Title Subdivision Lots / Communal Supply	
Tank Farm	☐ Concrete Tank ☐ Plastic Tank ☐ Above Ground (Fire Service coupling is required - 100mm screw thread suction coupling) ☐ Part Buried (max exposed 1.500mm above ground) ☐ Fully Buried (access through filler spout) Number of tanks provided Click or tap here to enter text. Number of Tank Farms provided Click or tap here to enter text. Water volume at each Tank Farm Click or tap here to enter text. Litres Volume of dedicated firefighting water Click or tap here to enter text. litres

2 (c) Alternative Water Supply	
Pond:	Volume of water: Unknown
Pool:	Volume of water: Click or tap here to enter text.
Other:	Specify: Click or tap here to enter text.
	Volume of water: Unknown

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

3. Water Supply Location

The code requires the available water supply to be at least 6 metres from a building for firefighter safety, with a maximum distance of 90 metres from any building. This is the same for a single dwelling or a Multi-Lot residential subdivision. Is the proposed water supply within these requirements?

3 (a) Water Supply Location	
Minimum Distance:	*Is your water supply at least 6 metres from the building?* ☐YES ☒ NO
Maximum Distance	*Is your water supply no more than 90 metres from the building?* ☒YES ☐ NO

3 (b) Visibility
How will the water supply be readily identifiable to responding firefighters? E.g.: tank is visible to arriving firefighters or, there are signs / markers posts visible from the parking place directing them to the tank etc.
Comments: The water tank is visible to firefighters.

3 (c) Security
How will the FFWS be reasonably protected from tampering? E.g.: light chain and padlock or, cable tie on the valve etc.
Explain how this will be achieved: This is not of a concern

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

4. Adequacy of Supply

The volume of storage that is reserved for firefighting purposes must not be used for normal operational requirements. Additional storage must be provided to balance diurnal peak demand, seasonal peak demand and normal system failures, for instance power outages. The intent is that there should always be sufficient volumes of water available for firefighting, except during Civil Défense emergencies or by prior arrangement with the Fire Region Manager.

4 (a) Adequacy of Water supply
Note: *The owner must maintain the firefighting water supply all year round. How will the usable capacity proposed be reliably maintained? E.g. automatically keep the tank topped up, drip feed, rain water, ballcock system, or manual refilling after use etc.*
Comments: Tank will be drip fed with rain water. Tank can be topped up during dry periods by water delivery companies.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

5. Alternative Method using Appendix's H & J

If Table 1 + 2 from the Code of Practice is not being used for the calculation of the Firefighting Water Supply, a competent person using appendix H and J from the Code of Practice can propose an alternative method to determine firefighting water supply adequacy.

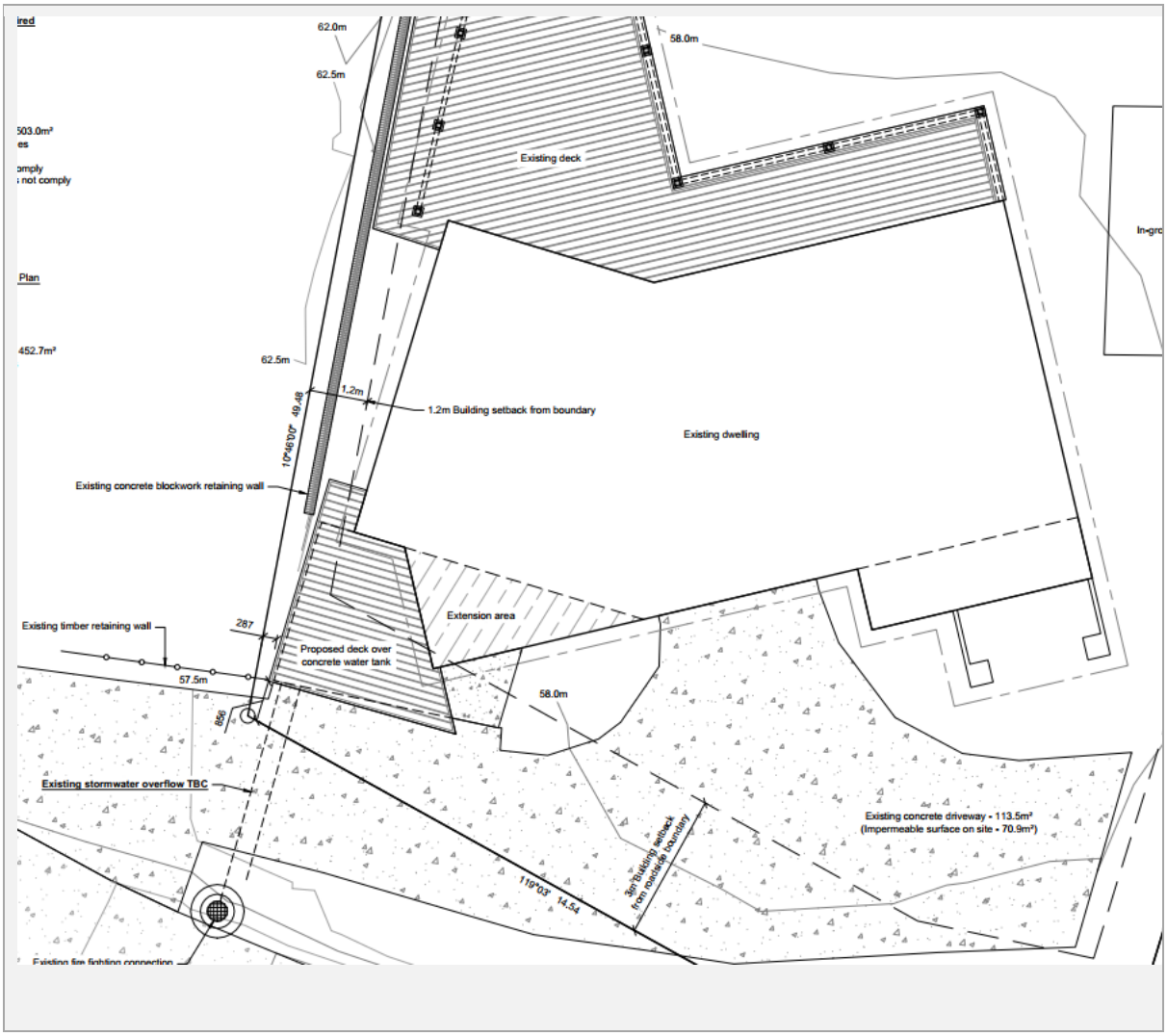
Appendix H describes a method for determining the maximum fire size in a structure. Appendix J describes a method for assessing the adequacy of the firefighting water supply to the premises.

5 (a) Alternative Method Appendix H & J	
If an alternative method of determining the FFWS has been proposed, who proposed it? Name: Click or tap here to enter text.	
Contact Details: Click or tap here to enter text.	
Proposed volume of storage?	Litres: Click or tap here to enter text.
Comments: Click or tap here to enter text. ** Please provide a copy of the calculations for consideration.*	

Internal FENZ Risk Reduction comments only: Click or tap here to enter text.

6. Diagram

Please provide a diagram identifying the location of the dwelling/s, the proposed firefighting water supply and the attendance point of the fire appliance to support your application.



Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

7. Vegetation Risk Reduction - Fire + Fuel = Why Homes Burn

Properties that are residential, industrial or agricultural, are on the urban–rural interface if they are next to vegetation, whether it is forest, scrubland, or in a rural setting. Properties in these areas are at greater risk of wildfire due to the increased presence of nearby vegetation.

In order to mitigate the risk of fire spread from surrounding vegetation to the proposed building and vice-versa, Fire Emergency New Zealand recommends the following;

I. Fire safe construction

Spouting and gutters – Clear regularly and consider screening with metal mesh. Embers can easily ignite dry material that collects in gutters.

Roof – Use fire resistant material such as steel or tile. Avoid butanol and rubber compounds.

Cladding – Stucco, metal sidings, brick, concrete, and fibre cement cladding are more fire resistant than wood or vinyl cladding.

II. Establish Safety Zones around your home.

Safety Zone 1 is your most import line of defence and requires the most consideration. Safety Zone 1 extends to 10 metres from your home, you should;

- *a) Mow lawn and plant low-growing fire-resistant plants; and*
- *b) Thin and prune trees and shrubs; and*
- *c) Avoid tall trees close to the house; and*
- *d) Use gravel or decorative crushed rock instead of bark or wood chip mulch; and*
- *e) Remove flammable debris like twigs, pine needles and dead leaves from the roof and around and under the house and decks; and*
- *f) Remove dead plant material along the fence lines and keep the grass short; and*
- *g) Remove over hanging branches near powerlines in both Zone 1 and 2.*

III. Safety Zone 2 extends from 10 – 30 metres of your home.

- *a) Remove scrub and dead or dying plants and trees; and*
- *b) Thin excess trees; and*
- *c) Evenly space remaining trees so the crowns are separated by 3-6 metres; and*
- *d) Avoid planting clusters of highly flammable trees and shrubs*
- *e) Prune tree branches to a height of 2 metres from the ground.*

IV. Choose Fire Resistant Plants

Fire resistant plants aren't fire proof, but they do not readily ignite. Most deciduous trees and shrubs are fire resistant. Some of these include: poplar, maple, ash, birch and willow. Install domestic sprinklers on the exterior of the sides of the building that are less 20 metres from the vegetation. Examples of highly flammable plants are: pine, cypress, cedar, fir, larch, redwood, spruce, kanuka, manuka.

For more information please go to https://www.fireandemergency.nz/at-home/the-threat-of-rural-fire/

If your building or dwelling is next to vegetation, whether it is forest, scrubland, or in a rural setting, please detail below what Risk Reduction measures you will take to mitigate the risk of fire development and spread involving vegetation?

7 (a) Vegetation Risk Reduction Strategy
The dwelling is existing and the proposal will result in extensions to the dwelling within the SW corner of the site. The proposed new deck will be constructed overtop of the existing concrete water tank, as can be seen in the Plan Set. The proposed extensions will be within 20 metres of the bush located within the reserve to the south of the site. This reserve area is separated from the site by Sir George Back Street. Access and parking will remain unchanged on the site. No risk reduction measures are proposed given that the bush is not located within the site and there is already a clearance area provided by the road reserve which is considered to provide an adequate buffer between the bush and the site. The existing dwelling has a domestic sprinkler system installed and the new extension will also have a sprinkler system installed.

Internal FENZ Risk Reduction comments only:

Click or tap here to enter text.

8. Applicant

Checklist	
☒	Site plan (scale drawing) – including; where to park a fire appliance, water supply, any other relevant information.
☒	Any other supporting documentation (diagrams, consent).

I submit this proposal for assessment.

Name: Rochelle Jacobs Dated: 29/07/2025

Contact No.: 027 449 8813

Email: info@northplanner.co.nz

Signature: Rochelle Jacobs

9. Approval

In reviewing the information that you have provided in relation to your application being approximately a Click or tap here to enter text. *square metre,* Choose an item. *dwelling/sub division, and non-sprinkler protected.*

The Area Manager of Fire and Emergency New Zealand under delegated authority from the Fire Region Manager, Te Hiku, has assessed the proposal in relation to firefighting water supplies and the vegetation risk strategy. The Manager Choose an item. *agree with the proposed alternate method of Fire Fighting Water Supplies. Furthermore; the Manager agrees with the Vegetation Risk Reduction strategies proposed by the applicant.*

Name: Click or tap here to enter text.

Signature: Click or tap here to enter text. Dated: Click or tap to enter a date.

P.P on behalf of the Area Manager

Fire and Emergency New Zealand
Te Tai Tokerau / Northland District

APPROVED
By GoffinJ at 11:11 am, Aug 11, 2025

Jason Goffin- Advisor Risk Reduction

Rochelle

From: Suzie Funk <suzie.6sail@gmail.com>
Sent: Wednesday, 21 October 2026 1:57 pm
To: Martin OBrien
Cc: Shanon McNeil
Subject: Fwd: FW: Neighbors Approval
Attachments: image001.jpg; image002.png; image003.png; image004.png; FNDC - Notice of Written Approval.pdf; Proposed Major Alterations.pdf

---------- Forwarded message ---------
From: **admin - DWHCA** <admin@dwhca.co.nz>
Date: Wed, 21 Oct 2026, 10:55 am
Subject: RE: FW: Neighbors Approval
To: suzie.6sail@gmail.com <suzie.6sail@gmail.com>

Hi Suzie,

As attached. This was what we have on file, hopefully this was what you were requesting.

Regards,

Vincent Penney.

David W Harrison Chartered Accountant
Phone (09) 407 5982 Mob 027 33 22 682 Fax (09) 407 5982
34 Mission Road, KERIKERI
PO Box 423, KERIKERI, 0245

Email: admin@dwhca.co.nz

PLEASE NOTE:
This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom it is addressed. This communication may contain material which is legally privileged. If you are not the intended recipient and you have received this e-mail in error we advise that any use, dissemination, distribution, printing or copying of this e-mail and any file attachments is strictly prohibited. If you have received this e-mail in error, please delete it and any attachments immediately and notify the first sender by e-mail or by telephoning +64 9 4075982. You must destroy the original transmission and its contents. No guarantee is made that any attachments to this e-mail are free of computer viruses. We suggest that any attachments be scanned using appropriate virus detection software before use. We will accept no liability for any loss or damage which may result directly or indirectly from opening or using any such attachment

From: Suzie Funk <suzie.6sail@gmail.com>
Sent: Wednesday, October 21, 2026 10:22 AM
To: David Harrison <David@dwhca.co.nz>
Subject: Fwd: FW: Neighbors Approval

---------- Forwarded message ---------
From: **Suzie Funk** <suzie.6sail@gmail.com>
Date: Fri, 30 Jan 2026, 1:35 pm
Subject: Fwd: FW: Neighbors Approval
To: <david@dwhca.co.nz>, OP2 Kay & Nev (83), Sailor/ 40ft Y 28/8/22 <kaynevcampbell@gmail.com>

-RE- 2 Sir George Back Street (Neighbours) Approval

Dear David ,

I am writing to you as owner of 4Sir George Back street OPua 2000 . The reason for this email as you are aware is for permission for proposed alterations Stage 2 of building works.

As the main Trustee of Neville Campbell & Kay Campbell Property 2 Sir George Back Street Opua I'm seeking Permission from all parties /Trustee

1). Plez could you sign off all associated plans & documents as delivered in this PDF

I understand from Neville Campbell that as of December 2025- Grant Campbell- BOI & Emma Campbell - Wellington are currently the Trustee with you

2) Plez additionally could you arrange for signing off of documents from Grant & Emma

If there are any cost incurred I don't believe Neville should be paying for it ...so plez email me invoice

Your prompt attention would be Appreciated so that the building can be completed & table tennis is played inside

Thanking you in antication

Lv Suzie Funk

0275573469

NB - (Ihave no messages on my phone ...so ring or text for best /fastest communication

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

From: **Martin OBrien** <martin@obrienconsulting.co.nz>
Date: Mon, 12 Jan 2026, 9:46 am
Subject: FW: Neighbors Approval
To: Suzie Funk <suzie.6sail@gmail.com>
Cc: Rochelle <rochelle@northplanner.co.nz>

Suzie,

Documentation attached.

Regards

Martin O'Brien

MA, BA (Hons)

M 027 407 5208
www.obriendesignconsulting.co.nz

From: Rochelle <rochelle@northplanner.co.nz>
Sent: Monday, 18 August 2025 3:03 pm
To: Suzie Funk <suzie.6sail@gmail.com>
Cc: Martin OBrien <martin@obrienconsulting.co.nz>
Subject: Neighbors Approval

Good Afternoon Suzie,

We are almost ready to finalize your resource consent.

There has been a minor update to your plan which occurs within the sunlight infringement to your neighbour. As such, I have attached updated written approval form and the plans from Martin today.

If you can arrange for your neighbours to sign the form and initial each plan that would be great.

We will finish things off at our end in the meantime.

We should be on budget for what I originally invoiced you for too so I don't think there will be anything additional we will need to charge you.

Cheers,

Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

09 408 1866 | 027 449 8813

Northland Planning & Development 2020 Limited

Proposed Major Alterations (Stage 2)

Suzie Funk

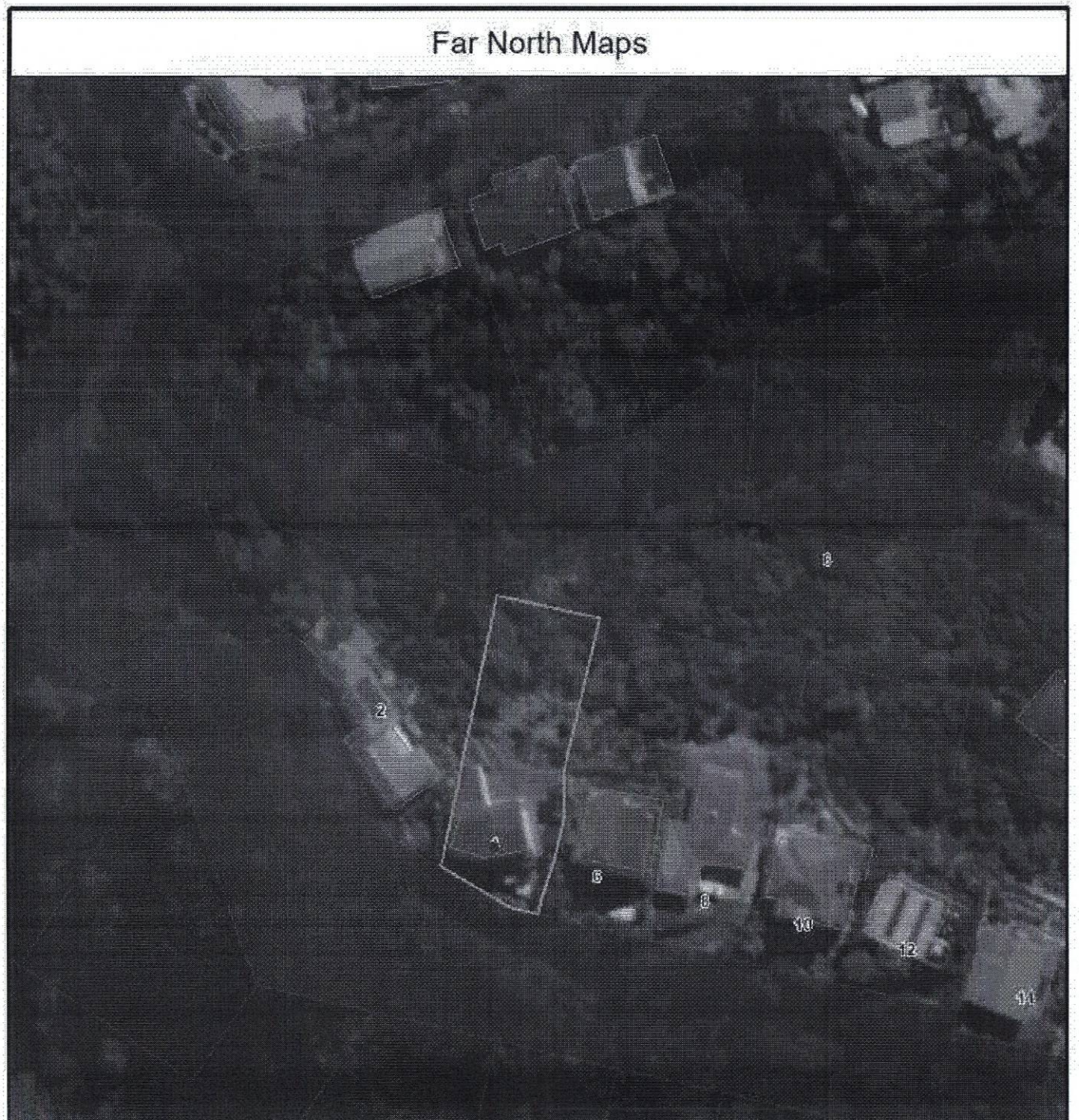
4 Sir George Back Street

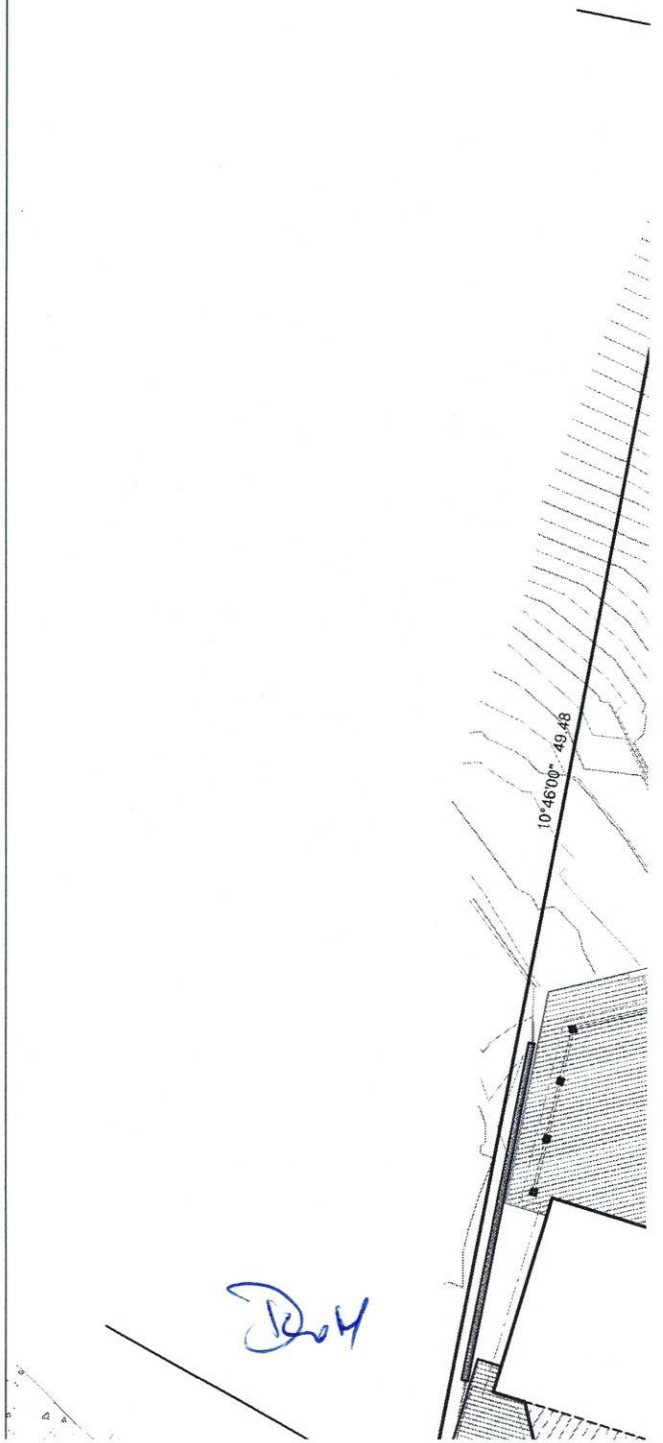
Opua

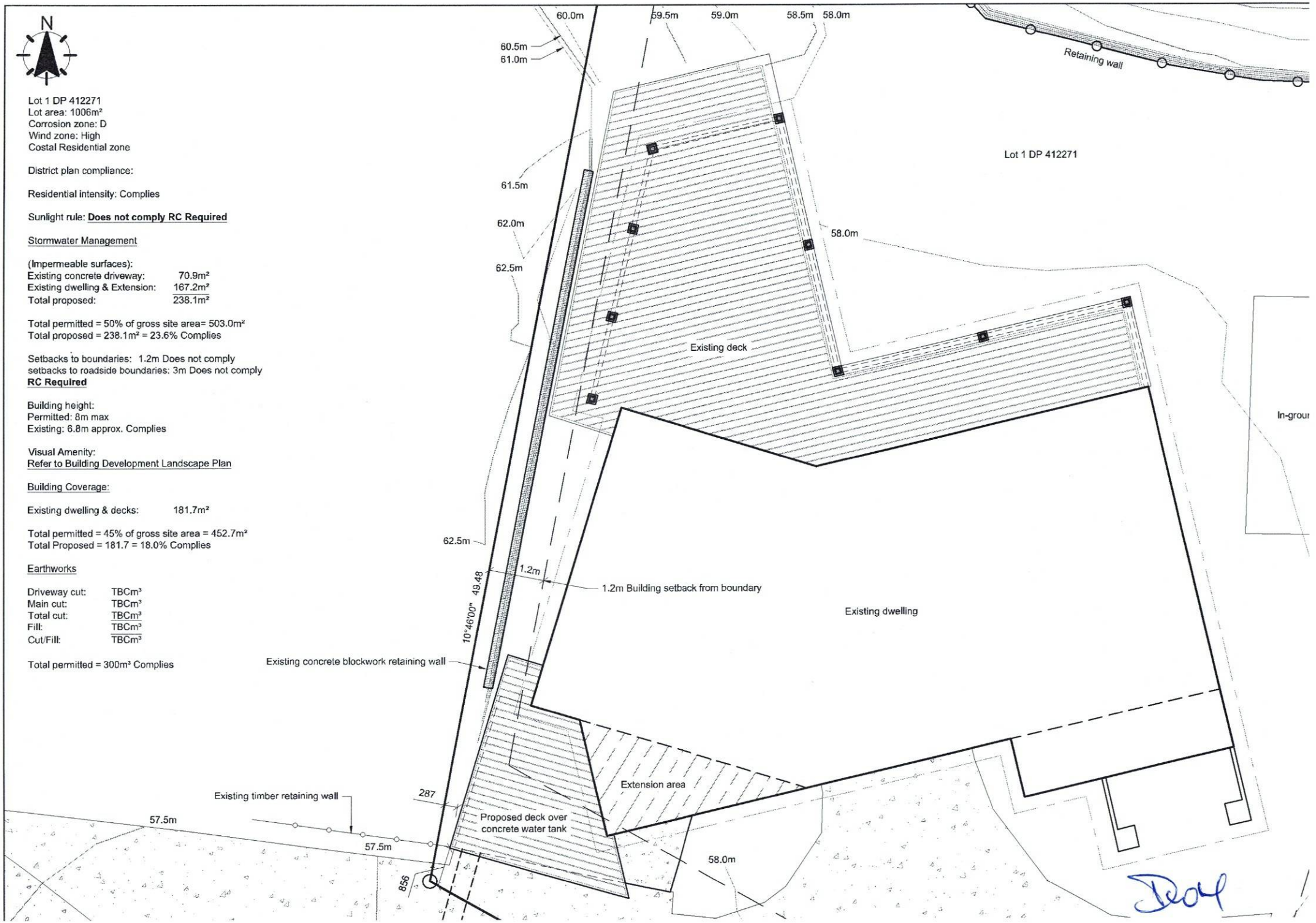
Lot 1 DP 412271

Concept Drawings

Date: 18 August 2025


Far North Maps
2
8
10
12
14

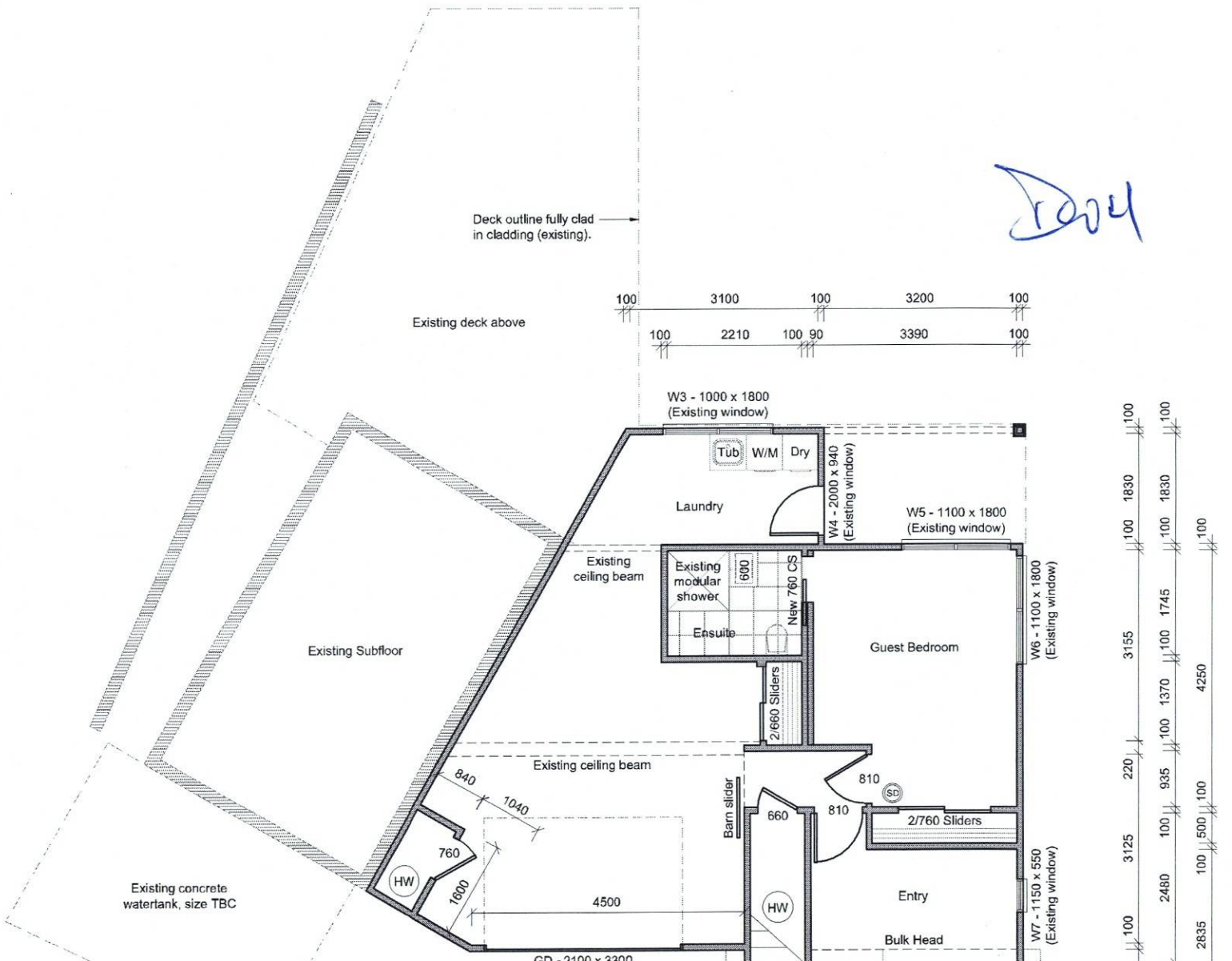

10°46'00" 49.48


N
Lot 1 DP 412271
Lot area: 1006m²
Corrosion zone: D
Wind zone: High
Costal Residential zone
District plan compliance:
Residential intensity: Complies
Sunlight rule: Does not comply RC Required
Stormwater Management
(Impermeable surfaces):
Existing concrete driveway: 70.9m²
Existing dwelling & Extension: 167.2m²
Total proposed: 238.1m²
Total permitted = 50% of gross site area= 503.0m²
Total proposed = 238.1m² = 23.6% Complies
Setbacks to boundaries: 1.2m Does not comply
setbacks to roadside boundaries: 3m Does not comply
RC Required
Building height:
Permitted: 8m max
Existing: 6.8m approx. Complies
Visual Amenity:
Refer to Building Development Landscape Plan
Building Coverage:
Existing dwelling & decks: 181.7m²
Total permitted = 45% of gross site area = 452.7m²
Total Proposed = 181.7 = 18.0% Complies
Earthworks
Driveway cut: TBCm³
Main cut: TBCm³
Total cut: TBCm³
Fill: TBCm³
Cut/Fill: TBCm³
Total permitted = 300m³ Complies
60.0m
59.5m
59.0m
58.5m
58.0m
60.5m
61.0m
61.5m
62.0m
62.5m
Retaining wall
Lot 1 DP 412271
58.0m
Existing deck
In-groun
62.5m
1.2m
1.2m Building setback from boundary
Existing dwelling
49.48
10°46'00"
Existing concrete blockwork retaining wall
Extension area
Existing timber retaining wall
287
Proposed deck over
concrete water tank
57.5m
57.5m
58.0m
856
D04

C
D B
A

SPECIFICATION:

- Extra High wind zone
- Exposure zone D
- Existing concrete foundations
- Existing Hardies RAB board
- Existing Linea cladding
- Existing T-Rib roofing
- Existing 15° Roof pitch
- Existing 10mm GIB wall lining
- Existing 10mm GIB ceiling lining
- Existing Hardieflex soffit lining



2 / SW Outlets

Existing retaining wall

Existing concrete water tank

W18 & W19 - 1130 x 550

W17 - 2000 x 550

W14, W15 & W16

Ensuite

W/Robe

760 CS

760

Hallway

760

760

2/990

Master bedroom

W20 - 550 x 1600

W21 - 1550 x 2100

Living

Existing timber deck

Existing verandah beams & posts

Existing verandah beams & posts

Existing verandah posts fully clad with linea weatherboard

W10 - 2000 x 2800 Stacker

Existing verandah beams & posts

W11 - 2000 x 2150 Stacker

2100

Existing balustrade

910

Fr

Pa

Kitchen

Dining

W13 - 1200 x 1800

W12 - 1200 x 1800

100 3340 6700 100

100 2220 100 1020 100 3060 100

100 3060 100

1820 1950 1770

200 2640 200 3000 200 3000 200

2840 3200 3200

4100 6400

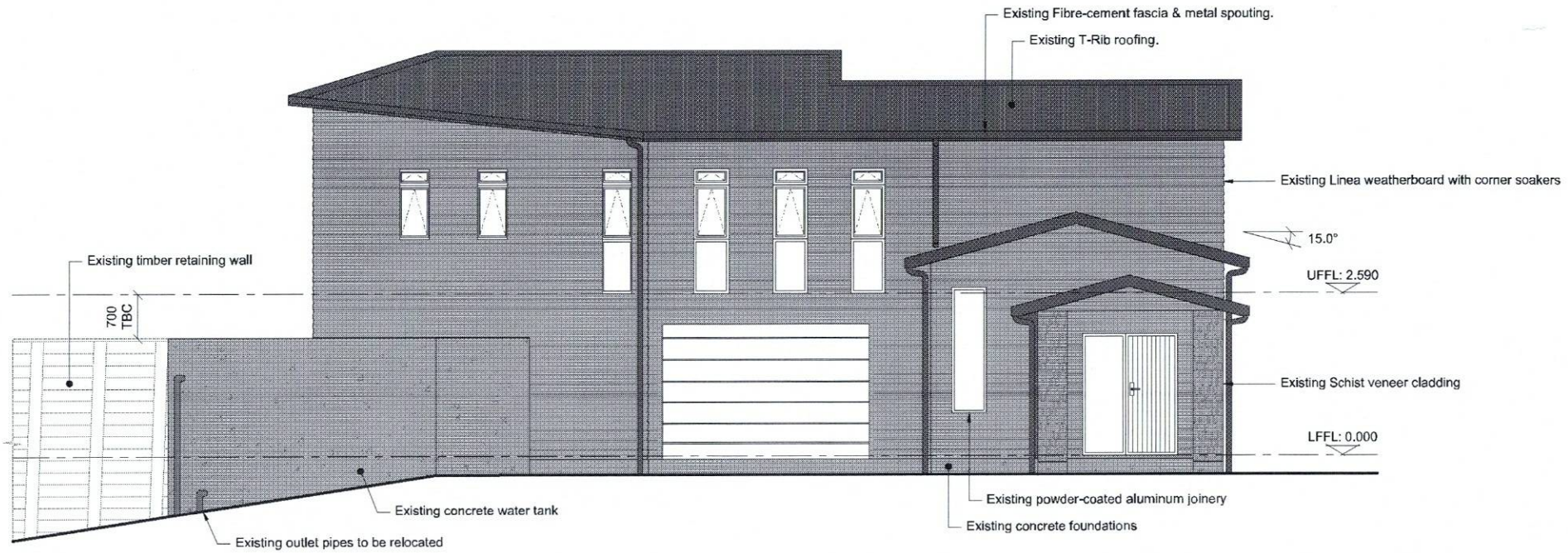
1885 2800 2800

1785 200 2600 200 2600 200 1300

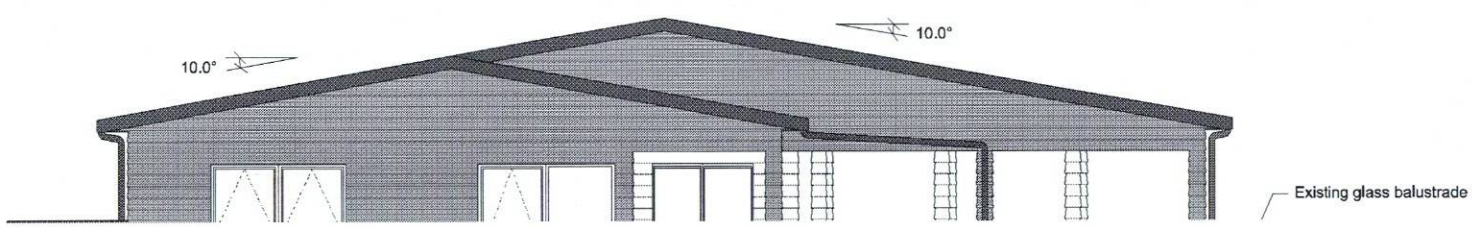
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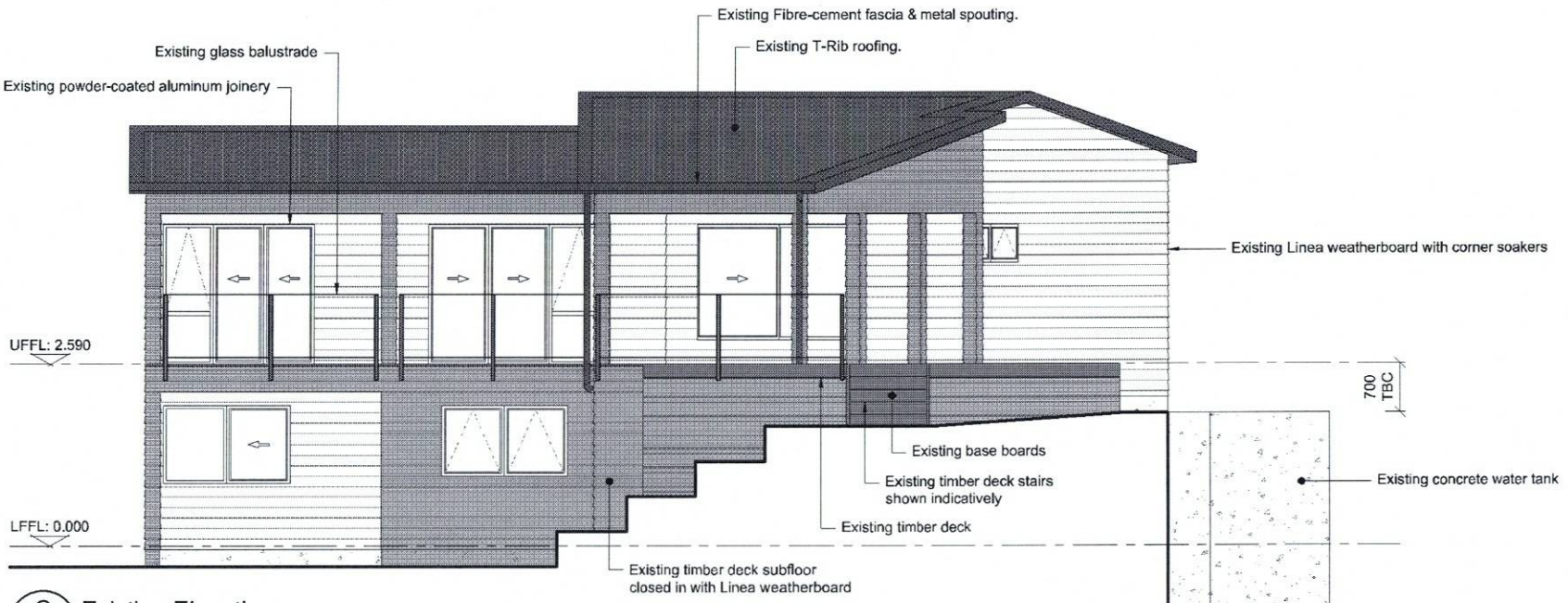
00 3240 3260 100

6700

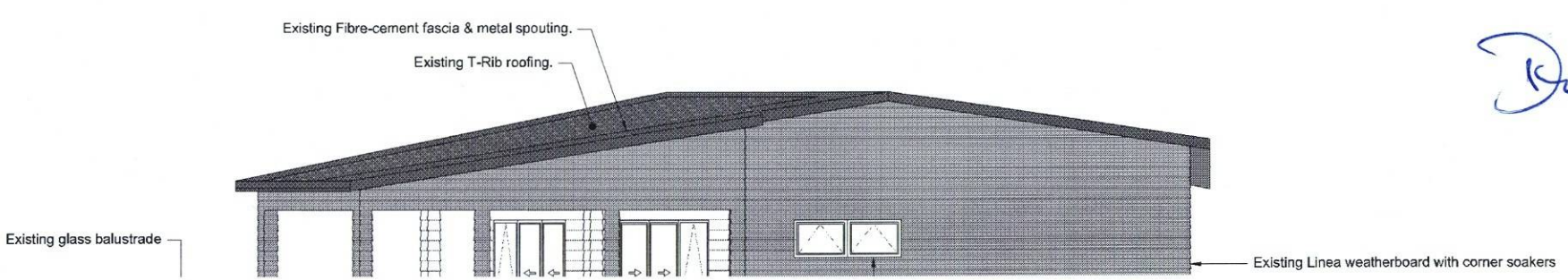


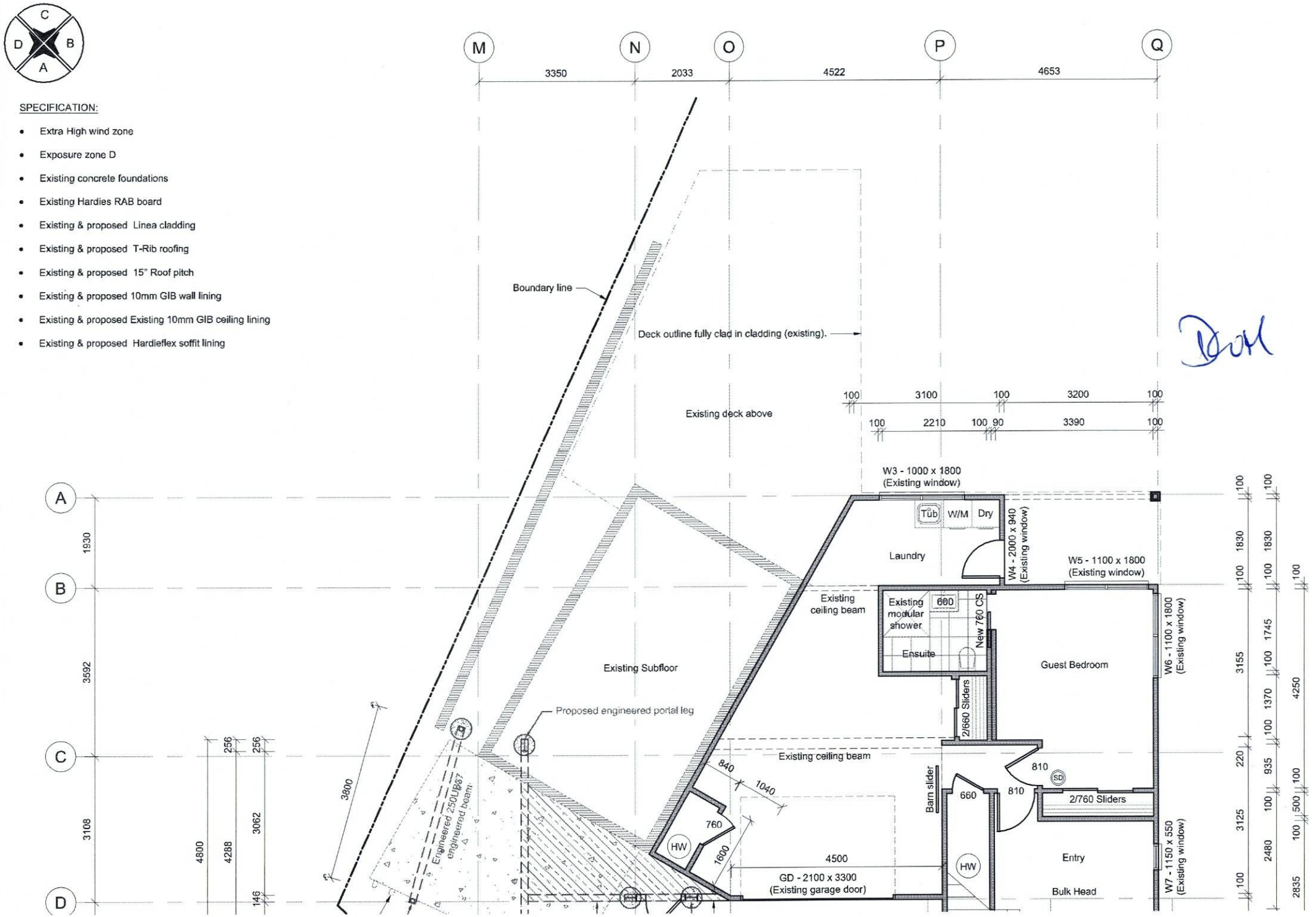
A
A02
Existing Elevation
SCALE = 1:100 @ A3





C A02 Existing Elevation
SCALE = 1:100 @ A3

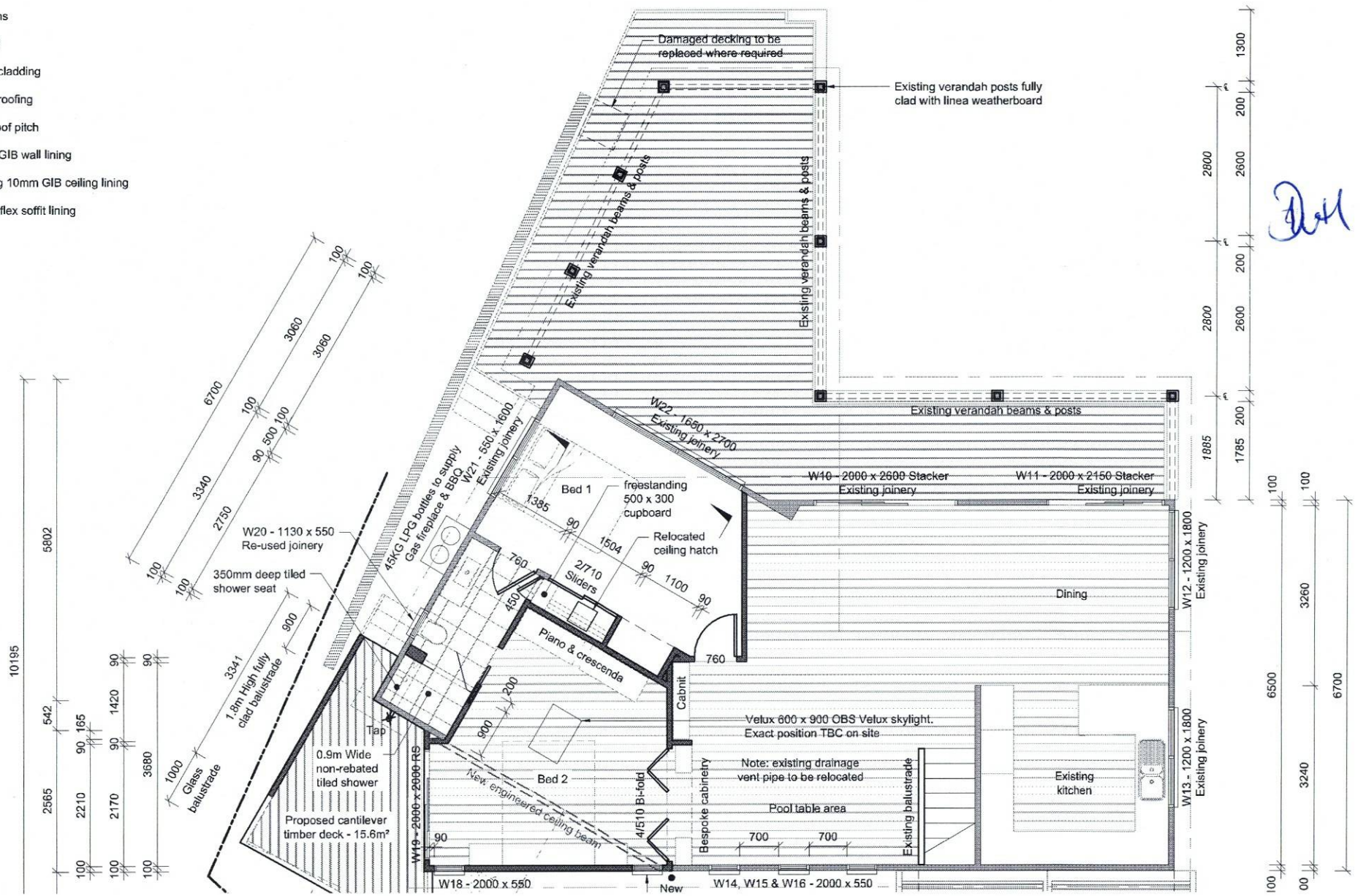


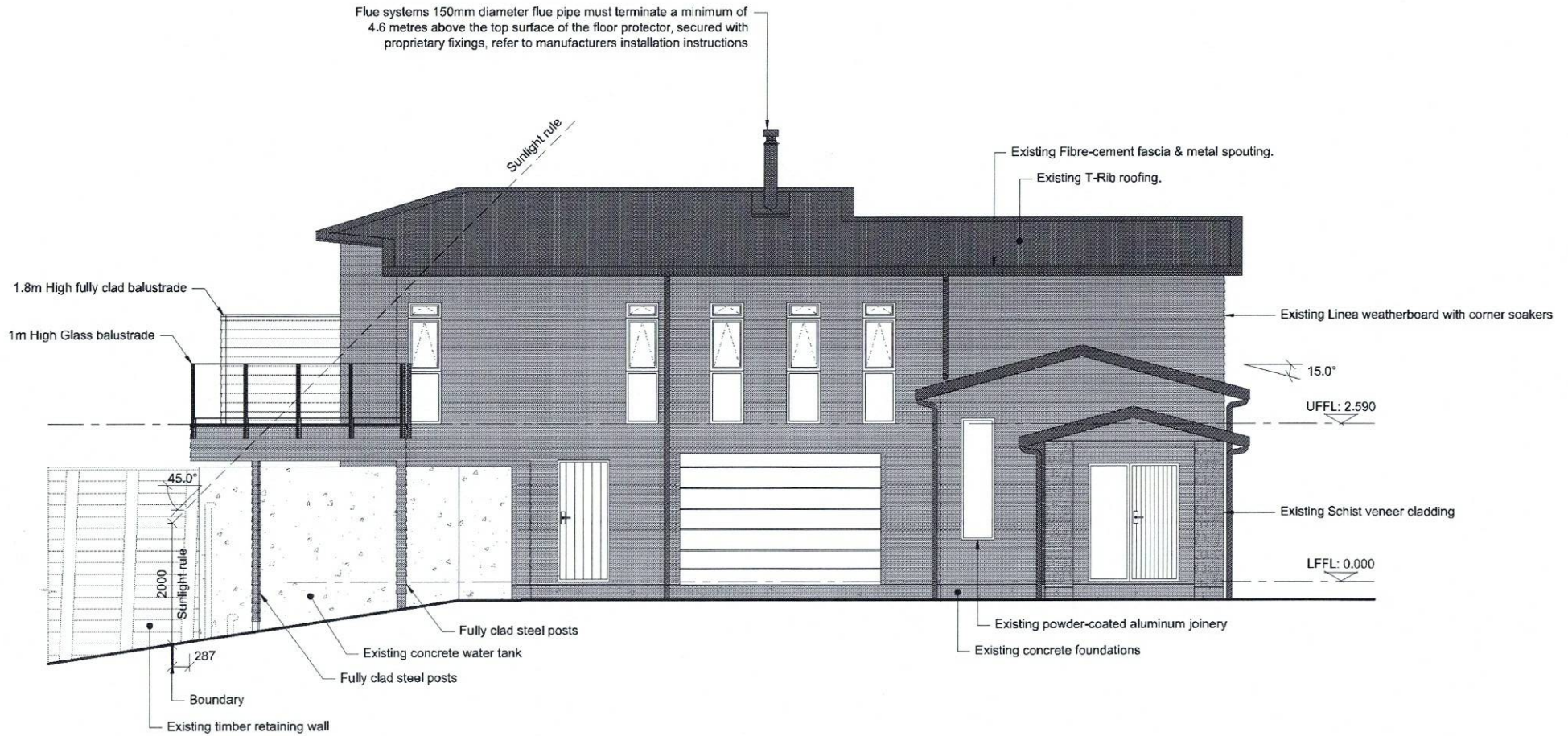

C
D
B
A
SPECIFICATION:
Extra High wind zone
Exposure zone D
Existing concrete foundations
Existing Hardies RAB board
Existing & proposed Linea cladding
Existing & proposed T-Rib roofing
Existing & proposed 15° Roof pitch
Existing & proposed 10mm GIB wall lining
Existing & proposed Existing 10mm GIB ceiling lining
Existing & proposed Hardieflex soffit lining
M
N
O
P
Q
3350
2033
4522
4653
Boundary line
Deck outline fully clad in cladding (existing).
Existing deck above
100
3100
100
3200
100
100
2210
100
90
3390
100
W3 - 1000 x 1800
(Existing window)
Tub
W/M
Dry
Laundry
W4 - 2000 x 940
(Existing window)
W5 - 1100 x 1800
(Existing window)
Existing
ceiling beam
Existing
modular
shower
600
New 760 CS
Ensuite
Guest Bedroom
W6 - 1100 x 1800
(Existing window)
Existing Subfloor
2/660 Sliders
Proposed engineered portal leg
Existing ceiling beam
840
1040
810
SD
Barn slider
660
810
2/760 Sliders
760
HW
1600
4500
GD - 2100 x 3300
(Existing garage door)
HW
Entry
Bulk Head
W7 - 1150 x 550
(Existing window)
Engineered 250UB37
engineered beam
3800
A
B
C
D
1930
3592
3108
256
256
4800
4288
3062
146
100
1830
100
1830
100
100
1745
100
1370
100
3155
100
935
100
220
100
500
100
3125
100
2480
100
2835
4250

C
D B
A

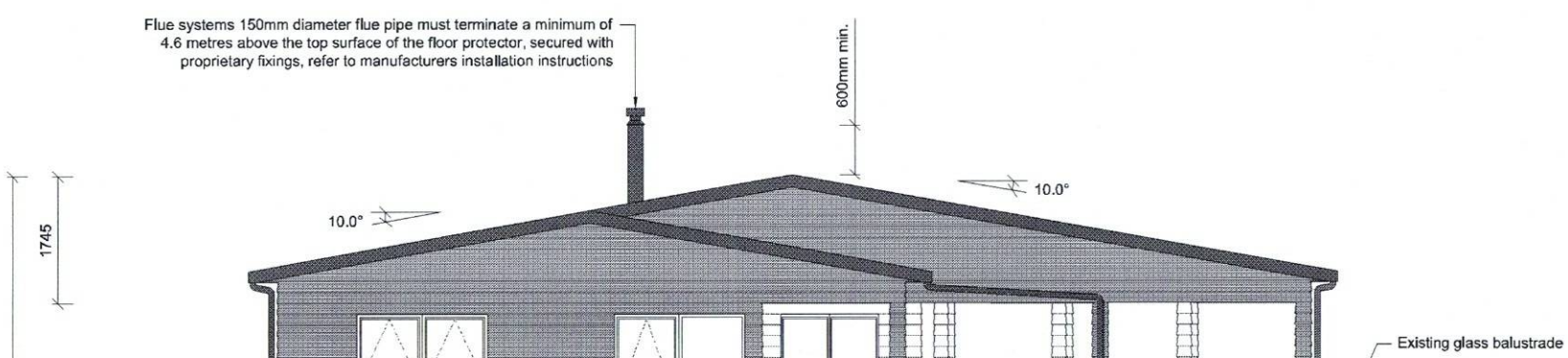
SPECIFICATION:

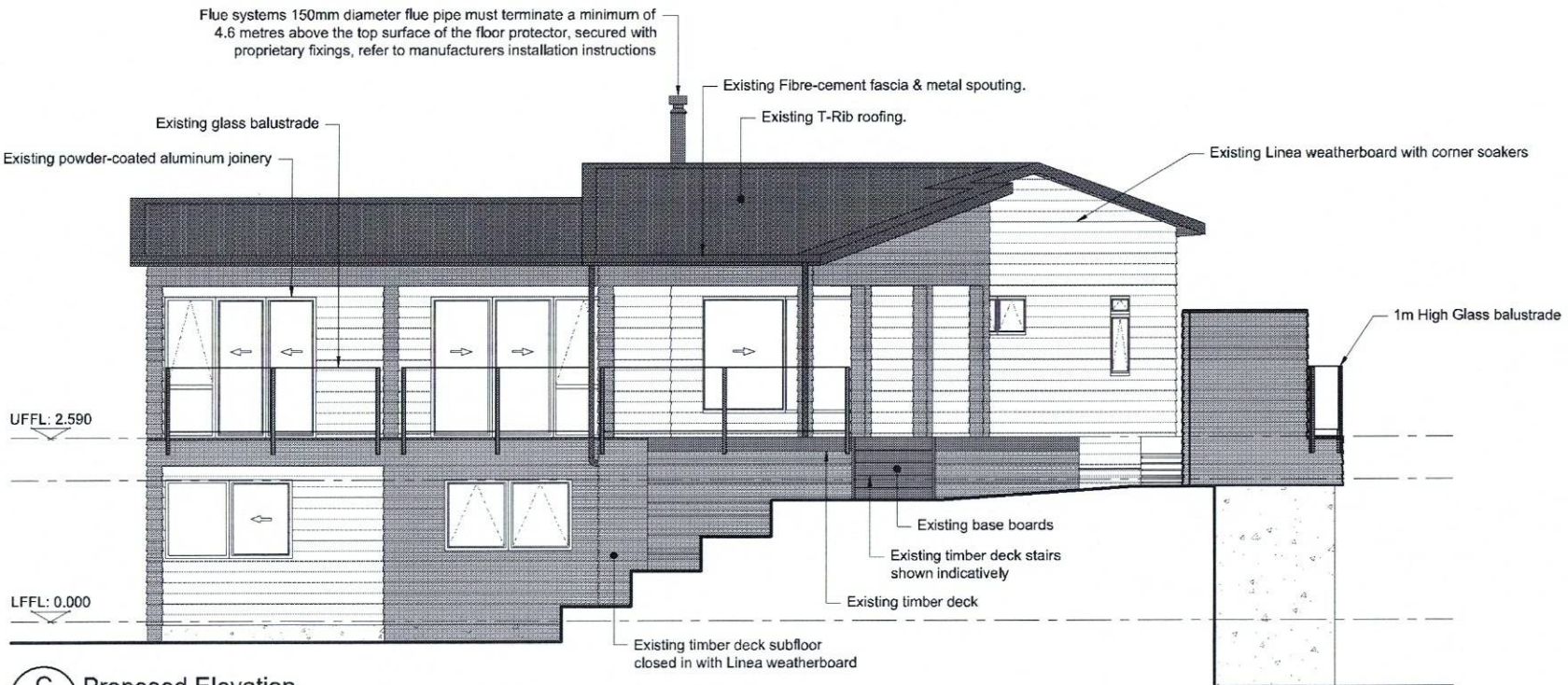
- Extra High wind zone
- Exposure zone D
- Existing concrete foundations
- Existing Hardies RAB board
- Existing & proposed Linea cladding
- Existing & proposed T-Rib roofing
- Existing & proposed 15° Roof pitch
- Existing & proposed 10mm GIB wall lining
- Existing & proposed Existing 10mm GIB ceiling lining
- Existing & proposed Hardieflex soffit lining



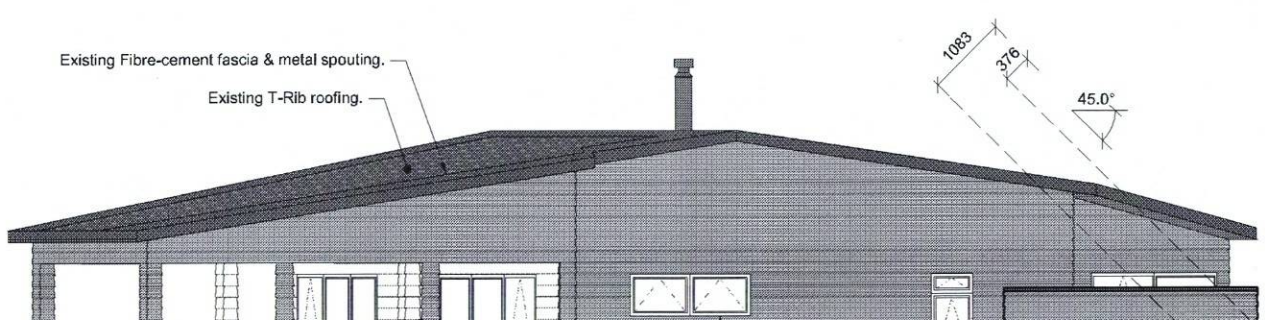


A02 **A Proposed Elevation**
SCALE = 1:100 @ A3





C / A02 **Proposed Elevation**
SCALE = 1:100 @ A3



Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Suzie Funk
Address of proposed activity:	4 Sir George Back Street, Opua
Legal description:	Lot 1 DP412271
Description of the proposal (including why you need resource consent):	Proposed extensions to the existing dwelling. Proposal results in a breach of the permitted standards under 10.8.5.1.5 Sunlight and 10.8.5.1.7 Setback from boundaries along the western and southern boundaries of the site. The extensions will be located 0.287m from the western boundary and 0.856m from the southern boundary. The proposal also results in a breach of Rule 12.4.6.1.2 Fire Risk to Residential Units. The proposal has been assessed as a Discretionary Activity within the Coastal Residential zone under the Operative District Plan.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	1. Plan Set - O'Brien Design Consulting dated 18 August 2025 2. 3. 4. 5. 6.

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	David W Harrison Trustee Limited, Neville Claude Campbell and Rosalind Kay Campbell
Address of affected property including legal description	2 Sir George Back Street, Opua Section 17 Block XI Opua
Contact Phone Number/s and email address	Daytime: email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	[redacted]	Date	30/1/2026
Signature		Date	
Signature		Date	
Signature		Date	

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

2 September 2025

Suzie Ella Bosher Funk
19/6 Beach Front Lane
Browns Bay
Auckland 0630

Dear Sir / Madam,

Building consent number:	EBC-2026-162/0
Property ID:	3353745
Address:	4 Sir George Back Street, Opua 0200
Description:	Alteration including extension over existing water tank and deck

Requirement for Resource Consent

PIM Assessment of your application has highlighted the need for Resource Consent that must be granted prior to any building works or earthworks commencing.

NB: As of 27th July 2022, some rules and standards in the Far North District Council Proposed District Plan took legal effect and compliance with these rules applies to your building consent. Please visit our website to see these rules
Far North Proposed District Plan (isoplan.co.nz)

The site is zoned **Coastal Residential** under the Operative District Plan and Resource Consent is required for breach of the following:

Rule:	10.8.5.1.5 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in Chapter 3 - Definitions) except that: (a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m.
Reason:	Noncompliance shown.

Rule:	10.8.5.1.7 SETBACK FROM BOUNDARIES (a) the minimum building setback from road boundaries shall be 3m; and (b) the minimum setback from any boundary apart from a road boundary is 1.2m except that no setback is required for a maximum total length of 10m along any one such boundary.
Reason:	Proposed works in this application are within 3m of the road boundary and within 1.2m of another site boundary and with the existing deck infringement appear to be >10m along one such boundary.

Please note there may be other rule breaches found during the Resource Consent process. It is your responsibility to ensure the Resource Consent approved plans match the Consented approved plans.

The application form can be downloaded from www.fndc.govt.nz and submitted to Council's (Planning Department) with the appropriate documentation and instalment fee.

If you have any queries, please contact the Duty Planner on Duty.Planner@fndc.govt.nz or 0800 920 029.

Yours faithfully



Leeanne Tane
PIM Officer
Delivery and Operations

Emailed to: Martin@obrienconsulting.co.nz suzie.6sail@gmail.com

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

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM

Section 37, Building Act 2004

Building Consent Number: EBC-2026-162/0

RESTRICTIONS ON COMMENCING BUILDING WORK UNDER RESOURCE MANAGEMENT ACT 1991

The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent**(s) under the Resource Management Act 1991:

- **Resource Consent – REQUIRED**

As the above Resource Consent(s) will affect the building work to which the Project Information Memorandum relates, until this has been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Signature: [redacted]

Position: Manager - Building Services – Delivery and Operations
On behalf of: Far North District Council (Building Consent Authority)
Date: 2 September 2025