

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

- ☒ Land Use
- ☐ Fast Track Land Use*
- ☐ Subdivision
- ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
- ☐ Other (please specify) _____
- ☐ Discharge
- ☐ Change of Consent Notice (s.221(3))
- ☐ Extension of time (s.125)

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

3. Would you like to opt out of the fast track process?

☒ Yes ☐ No

4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Gordon & Jennifer Silcock

Email:

Phone number:

Work

Home

Postal address:

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

PO Box 307

Mangonui

Postcode 0442

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 Ltd 2020

Email:

Phone number:

Work

Home

Postal address:

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

112 Commerce Street

Kaitia

Postcode

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:

Gordon Harold Silcock and Jennifer Margaret Silcock

Property address/
location:

19 Wrathall Road,

Mangonui

Postcode 0420

8. Application site details

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

Name/s:

Gordon and Jennifer Silcock

Site address/
location:

19 Wrathall Road, Mangonui

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

Please contact applicant to arrange site 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.

Proposal to replace an existing concrete deck and pergola with a timber deck and pergola which will see an increase in the deck area of 6.6m², increasing the non-compliance for building coverage within the subject site. Consent is also sought for setback and sunlight infringements of an existing water tank. Discretionary Activity within Rural Living zone.

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 EBC-2026-280/0 re (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

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)

JEHNIER MARGARET SILCOCK

Email:

Phone number:

Work

Home

Postal address:

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

P.O. Box 307

MANGONUI

FAR NORTH.

Postcode 0442

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.

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)

JENNIFER MARGARET SILCOCK

Signature:

(signature of bill payer)

Date 23-10-25

MANDATORY

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)

GORDON HAROLD SILCOCK
JENNIFER MARGARET SILCOCK

Signature

Date 23-10-25

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

See overleaf for a checklist of your information...

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 Resource Consent Proposal

Gordon and Jennifer Silcock

19 Wrathall Road, Mangonui

Date: 30.10.2025

Please find attached:

- An application form for a Land-use Resource Consent for an existing water tank located close to the adjoining boundary and the replacement of an existing concrete deck and pergola with a timber deck and pergola within the Rural Living Zone and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan and **Permitted** under the Proposed District Plan.

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

Kind regards,

Alex Billot



Resource Planner

Reviewed by:

Sheryl Hansford



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

Appendix 1 – Application Form

Appendix 2 – Certificate of Title – LINZ

Appendix 3 – Consent Notice - LINZ

Appendix 4 – Plan Set – Coppermine CAD Services Ltd

Appendix 5 – Setback and Sunlight Angles - Applicant

Appendix 6 – Written Approval – Lot 3 DP164246 & Lot 4 DP164246

Appendix 7 – Approved Form 4 - FNDC



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The proposal is to remove the existing concrete deck and pergola and replace it with a timber deck and pergola. The site is located within the Rural Living zone under the ODP. The deck will be slightly increased in area by 6.6m², as is indicated by the red dashed line within Figure 1 below. This will slightly increase the building coverage of the site. The area of impermeable surfaces will remain unchanged, as some existing areas of concrete will be removed and not replaced, which offsets the slight increase in the deck area. This is detailed within the Plan Set attached within **Appendix 4** of this application. Although there will not be an increase in the amount of impermeable surfaces, there was no previous consenting history for a breach of impermeable surfaces within the site and hence, this will be applied for as part of this consent for completeness.

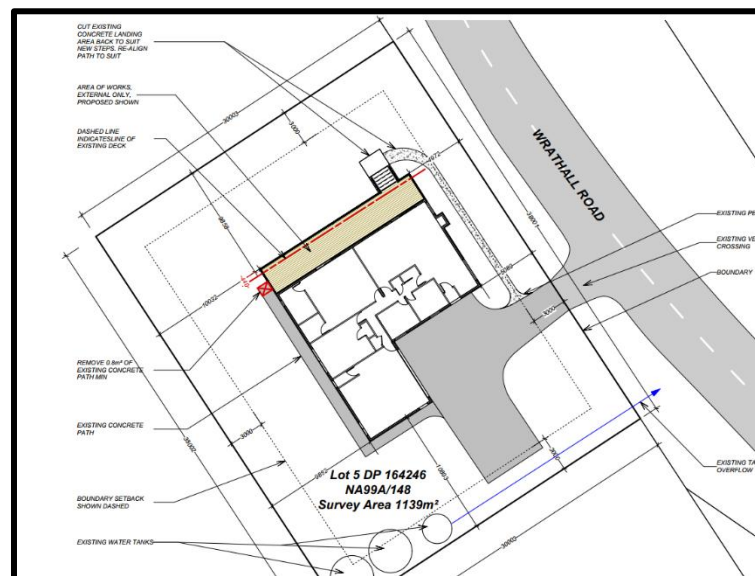


Figure 1: Site Plan showing deck to be replaced and location of other features on the site.



Figure 2: Deck to be replaced.

- 1.2. A building consent for the works has been applied for under EBC-2026-280/0. A Form 4 was issued on 7th October 2025 stating the proposal required resource consent. The assessment of the building consent application found that one of the existing water tanks has a height of 2.9m, which exceeds the 2.7m exemption and is therefore classified as a building. This water tank is located within 3 metres of two boundaries and therefore creates an infringement of the permitted rules for setback and sunlight. Given there is no consent history for the placement of the water tank, the breach will be included as part of this application.



Figure 3: Existing water tanks on site. Tank on far right results in infringements of setback and sunlight given height of tank.

- 1.3. This application therefore includes the following infringements of the permitted rules for the Rural Living zone within the Operative District Plan:
- 8.7.5.1.4 Sunlight – for one of the water tanks
 - 8.7.5.1.6 Setback from Boundaries – for one of the water tanks
 - 8.7.5.1.13 Building Coverage – for the slight increase in deck area and the water tank
 - 8.7.5.1.5 Stormwater Management – overall site coverage (no increase)
- 1.4. The proposal has been assessed as a **Discretionary Activity** under the Operative District Plan and **Permitted** under the Proposed District Plan.

2. The site and surrounding environment

- 2.1. The site is located at 19 Wrathall Road, Mangonui. The site and adjoining allotments are zoned as Rural Living, with lots on the opposite side of the State Highway being zoned as Residential (less than 200 metres from the site). The site is located in a transition zone, where it is noted the subject site is a smaller allotment than those that adjoin it.
- 2.2. The site contains an existing dwelling with attached garage. The site is relatively flat with a gentle slope. Access to the site is existing and is directly from Wrathall Road.



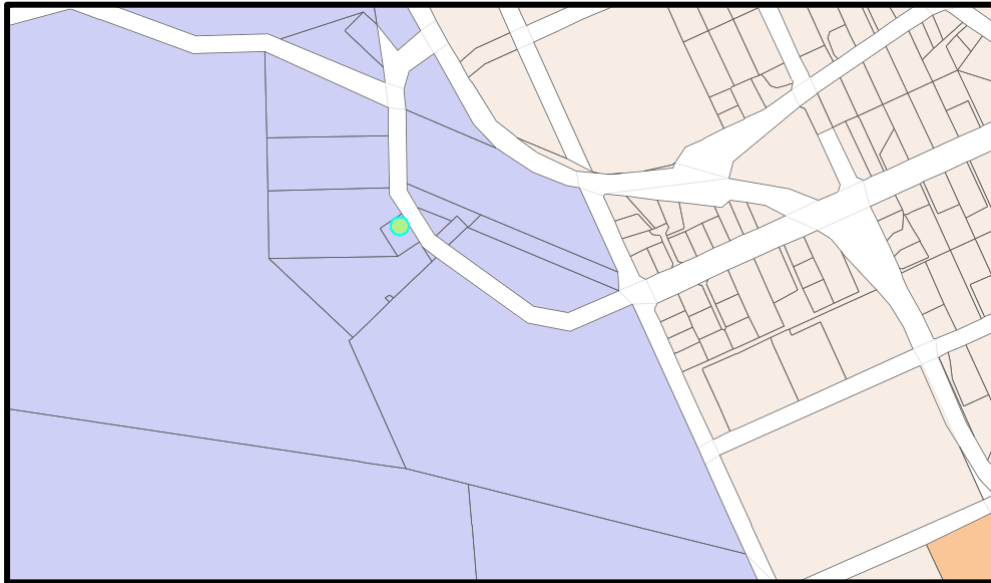


Figure 4: ODP Zone Maps showing location of site and zones in the immediate area.



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

Title

- 2.3. The subject site is held in Record of Title NA99A/148 which is dated 28th August 1996. The lot is legally described as Lot 5 DP164246 with a land area of 1139m². There is one existing consent notice registered on the title under D038751.3 which was registered on 28.8.1996. This consent notice includes two conditions which refer to the Mangonui County Plan regarding activities on the lot and restricting any non-complying subdivision of the lots for a period of 4 years from the date of deposit. It is considered that the proposal does not result in infringements of this notice.



Site Features

- 2.4. The site is located within the Rural Living zone under the ODP and is not subject to any outstanding landscapes or other resource features. The site is within the Rural Residential zone under the PDP.
- 2.5. The site is not serviced by reticulated services, with these being provided for on-site.
- 2.6. The site is not shown to be susceptible to river or coastal hazards.
- 2.7. The site is not shown to be within a PNA. The south-western corner of the site is shown to be within a kiwi present area. The proposal will not alter the existing use of the site. The site is not located within the Coastal Environment under the Regional Policy Statement Maps.



Figure 6: RPS Maps shown site being located outside of coastal environment (indicated by everything right of the blue line).

- 2.8. The site is not shown to contain any archaeological sites on the NZAA maps. Given the application includes the replacement of a deck and legalisation of an existing water tank, the proposal is not considered to raise any heritage or cultural concerns.
- 2.9. The site is zoned as Rural Living and is proposed to be rezoned as Rural Residential. As such, consideration of the National Policy Statement for Highly Productive Land (NPS-HPL) has not been a consideration of this application.

3. Weighting of Plans

- 3.1. The proposal is subject to the Proposed District Plan process that was notified 27 July 2022.
- 3.2. 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. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the



Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.

- 3.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in November 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

4. Activity Status of the proposal

Operative Plan – Rural Living zone

- 4.1. Under the Operative Plan, the site is zoned Rural Living. An assessment of the rules under Section 8.7.5.1 has been undertaken below.

PERFORMANCE STANDARDS		
Plan Reference	Rule	Performance of Proposal
RURAL LIVING ZONE		
8.7.5.1.1	RESIDENTIAL INTENSITY	Permitted The proposal will not alter the number of residential units on the site.
8.7.5.1.2	SCALE OF ACTIVITIES	Not applicable.
8.7.5.1.3	BUILDING HEIGHT	Permitted. The proposal complies with this permitted standard as the structures are less than 9m in height.
8.7.5.1.4	SUNLIGHT	Restricted Discretionary The existing water tank has a height of 2.9m which creates an infringement in relation to height to boundary. The other two water tanks are less than 2.7m in height and therefore are exempt from this rule. The replacement deck does not result in any sunlight infringements. The application requires consent for an infringement of one of the water tanks. Written approval from the affected neighbours has been obtained.
8.7.5.1.5	STORMWATER MANAGEMENT	Discretionary As per the plans prepared by Coppermine CAD Services, the impermeable surfaces on the site will remain unchanged. This is detailed on Sheet 001.1 of the attached plan set and is shown below for reference.



		SITE AREA= 1140m² EXISTING IMPERMEABLE AREA= 207m² ROOF, 115m² DRIVEWAY, EXISTING CONCRETE DECK AND AND STEP PROJECTING OUT BEYOND EAVES 24m²+EXISTING WATER TANKS, CONCRETE PATH, CONCRETE LANDING 43m²= 389m² TOTAL or 34.12% PROPOSED ADDITIONAL IMPERMEABLE AREA = 4.9m² (WATER TANK PLACED 4 YEARS AGO) MINUS CONCRETE STEPS NOT BEING REPLACED 3.2m² MINUS TRIMMED CONCRETE LANDING 0.9m² MINUS 0.8m² OF EXISTING PATH AS SHOWN IMPERMEABLE AREA PROPOSED= NO CHANGE TO OVERALL Although the proposal will not see an increase in the amount of impermeable surfaces on the site, a search of the consenting history of the site did not show that a consent has been approved for the breach of the permitted impermeable surfaces. Therefore, for completeness, the impermeable surfaces breach will be included as part of this consent as a technical breach.
8.7.5.1.6	SETBACK FROM BOUNDARIES	Restricted Discretionary The existing water tank has a height of 2.9m and is located a minimum of 600mm from the boundary. The other two water tanks are less than 2.7m in height and therefore are exempt from this rule. The replacement deck is located more than 3 metres from the boundary. The application requires consent for an infringement of one of the water tanks. Written approval from the affected neighbours has been obtained.
8.7.5.1.7	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	Not applicable as the proposal is for residential activities only.
8.7.5.1.8	TRANSPORTATION	Permitted The proposal complies with the permitted standards of this rule as well as Chapter 15 as the proposal will not alter the TIF of the site nor the number of users which utilise the site and access. No further assessment of Chapter 15 is considered necessary as part of this application.
8.7.5.1.9	HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES	Not applicable as the proposal is for residential activities only.
8.7.5.1.10	KEEPING OF ANIMALS	Not applicable as no commercial keeping of animals are proposed.
8.7.5.1.11	NOISE	Permitted. The proposal complies with the permitted standard.
8.7.5.1.12	HELICOPTER LANDING AREA	Not applicable as no helicopter landing is required.
8.7.5.1.13	BUILDING COVERAGE	Discretionary



		The permitted building coverage is 10% or 2400m², whichever is the lesser. Given the small area of the site, 10% is the lesser in this case. The building coverage of the site will increase by 6.6m², bringing the total coverage to 210.6m² or 18.47% of the total site area.
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District Wide Matters

Plan Reference	Rule	Performance of Proposal
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. No indigenous vegetation clearance will be required.
12.3.6.1.1	FIRE RISK TO RESIDENTIAL UNITS	Permitted. The proposal will result in an existing deck being replaced. The deck is not known to be located within 20m of the dripline of any naturally occurring scrub or woodlot.

Operative District Plan Rule Breaches

4.2. The assessment above indicates the following breaches under the Operative District Plan:

8.7.5.1.4 Sunlight & 8.7.5.1.6 Setback from Boundaries

4.3. One of the existing tanks, located in the south-western corner of the site, is over 2.7m high and therefore is defined as a building. The tank is within 3 metres of two boundaries and results in a breach of sunlight and setback. Written approval from the two affected neighbours has been obtained, as will be discussed in detail within this report. The proposed deck does not result in sunlight or setback infringements.

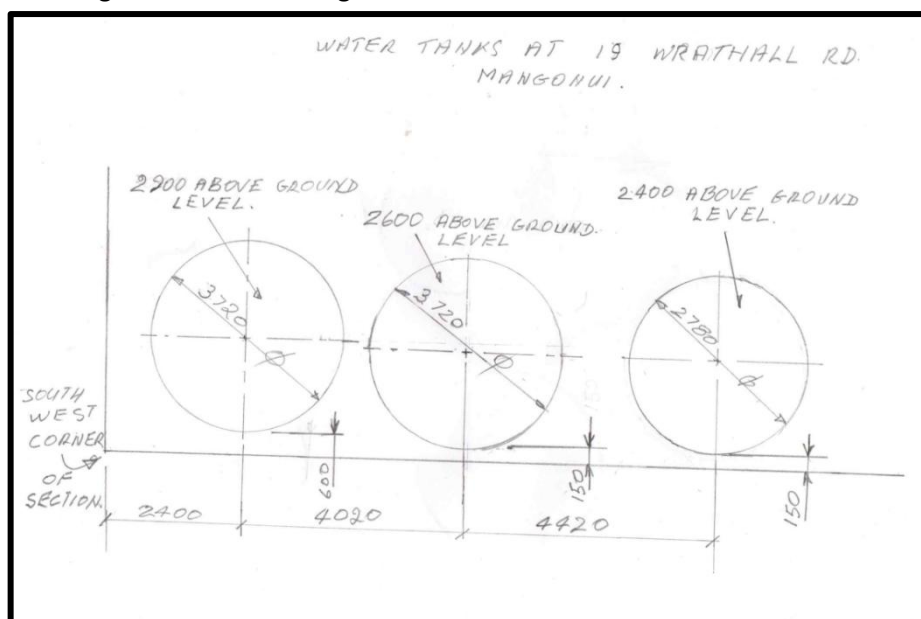


Figure 7: Image showing location of existing tanks. Subject tank is located in the southwestern corner of the site.



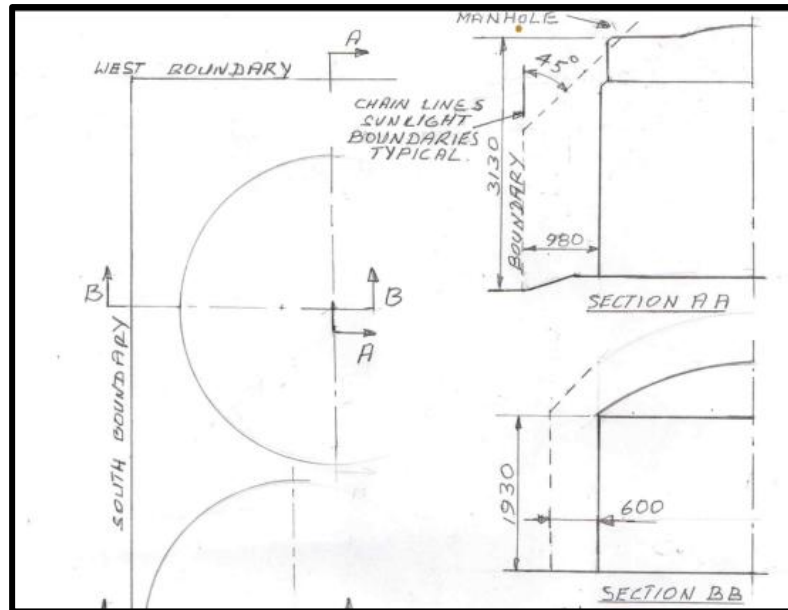


Figure 8: Setback and Sunlight angles of existing tank.

8.7.5.1.5 Stormwater Management

- 4.4. Although the proposal will not see an increase in the amount of impermeable surfaces within the site, as there is no previous consent history for the breach, this will be applied for as part of this application for completeness. All stormwater management within the site is existing and will remain unchanged from what is currently in existence as a result of the proposal.

8.7.5.1.13 Building Coverage

- 4.5. The proposal will see the deck increase in area by 6.6m². This slightly increases the building coverage of the site to 210.6m² or 18.47% of the total site area. Given the small area of the site, a breach occurs and consent will be sought as part of this application.

Overall Activity Status

- 4.6. As per Rule 8.7.5.4 Discretionary Activities, the proposal requires consent under the Operative District Plan as a **Discretionary Activity**. Assessment of the relevant sections of Chapter 11 will be undertaken as part of this application.

Proposed District Plan

- 4.7. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural-Residential. Assessment of the matters relating to the Proposed District Plan that are known to have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant	Not applicable. The proposal does not include a new significant hazardous facility nor is the



	hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	property located within an area with a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Permitted. The proposal will not result in the removal of indigenous vegetation.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The proposal is not for subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Any earthworks as part of this proposal will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10	Not applicable. No signs are proposed as part of this application.



	All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

- 4.8. The assessment above indicates that the proposal is **Permitted** insofar as the rules we are aware of having immediate legal effect within the Proposed District Plan.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- 4.9. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials have determined that there are no known activities that have previously occurred or are currently occurring on the site that are registered as HAIL Activities. For this reason, the NESCS (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) is not a consideration of this application. The proposal is considered **Permitted** in terms of this regulation.
- 4.10. No other National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of these above-mentioned documents.

Control of Earthworks Bylaw

- 4.11. The proposal is not anticipated to result in any excavation works, given the pergola posts and steps will be located in the same position as the existing structures. Given the nature of the works proposed, no District or Regional consents are required for earthworks, and as such an assessment under the control of earthworks bylaw is considered necessary.
- 4.12. The earthworks required for this application generally meet the exemptions under the definition of excavation being:
(f) excavation for building foundations and stripping of topsoil to form a building footprint
- 4.13. For completeness the earthworks triggers have been assessed below.

ASSESSMENT OF THE APPLICABLE CONTROL OF EARTHWORKS RULES:		
<u>PERFORMANCE STANDARDS</u>		
Bylaw Reference	Rule	Performance of Proposal
7.1	(a)	Complies



		No works are anticipated within 3m of the boundaries, however, if the excavation works do encroach closer than 3m to the boundary, it is considered that these works meet the exemptions within the definition of excavation in the bylaw.
	(b)	Complies As above - the works are determined to meet the exemptions within the definition of excavation in the bylaw.
	(c)	Complies The site is not located within the Rural Production Zone.
	(d)	Complies The site is outside of any resource features.
	(e)	Complies Stormwater runoff will not adversely impact upon any adjoining properties.

4.14. As per the assessment above, no earthworks permit is required.

5. Statutory Assessment

Section 104B of the Act

5.1. Section 104B governs the determination of applications for Discretionary Activities. With respect to Discretionary Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.

Section 104(1) of the Act

5.2. 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."*

- 5.3. Actual and potential effects arising from a 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 proposal are that the existing use of the site will remain unchanged, and the alterations are minor in nature. Potential adverse effects relate to impacts from building coverage and setback and sunlight infringements of the existing water tank, however written approval from adjoining owners has been obtained.
- 5.4. 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'. In this case 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.
- 5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.

6. Environmental Effects Assessment

- 6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Setback from Boundaries & Sunlight

- 6.2. The permitted setback distance for the zone is 3 metres from boundaries other than a road boundary. As shown in Figures 9 and 10 below, the existing water tank which is 2.9m in height is located 980mm from the western boundary and 600mm from the southern boundary. This creates a setback infringement along the boundaries with Lot 3 DP164246 and Lot 4 DP164246. As can be seen in Figure 9 below, a slight sunlight infringement is also created on the western boundary. Written approval from the affected neighbours has been obtained and included with this application, therefore no effects on those parties need to be considered. It is worth noting that the other two tanks on site are less than 2.7m in height and as such, are exempt from the setback and sunlight rules given they are not defined as buildings.



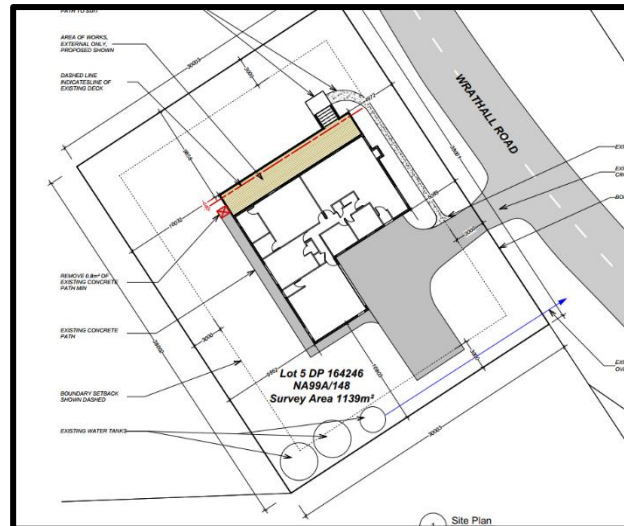


Figure 9: Location of the subject tank in southwestern corner of the site.



Figure 10: Adjoining allotments and location of existing activities.

Setback From Boundaries

6.3. The following assessment has been undertaken with reference to the relevant Assessment Criteria for setback from boundaries contained within Section 11.6 of the District Plan.

- (a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.*
- (b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.*
- (c) The extent to which the buildings restrict visibility for vehicle manoeuvring.*
- (d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.*



(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

- 6.3.1. The water tank which creates the setback infringement is not considered to be out of character in the surrounding environment. The area is not supported by reticulated water supply or stormwater services and as such, potable water as well as stormwater management are provided for onsite via tank detention and rainwater harvesting. The third water tank has been located in this location as it is close to the two other water tanks on site, providing ease of servicing and access. The subject site is relatively small in area compared to adjoining allotments and the Rural Living zone in general, such that there is less area on the site to provide for onsite servicing, hence why the tanks are congregated in the same area.
- 6.3.2. The water tank is not considered to intrude on the street scene or reduce outlook and privacy of adjacent properties. The adjoining land use directly to the southwestern corner of the site (where the tank is located) is for open space and vehicle access, as can be seen in Figure 10 above. Given the water tank is located within the southwestern corner of the site, it is not considered to restrict visibility for vehicle manoeuvring within or on adjacent sites.
- 6.3.3. The infringement is not located along a road boundary and hence street planting is not considered applicable. Given that the tank is not visually obtrusive, no mitigation measures are considered necessary. This is further reinforced by obtaining written approval from the adjoining neighbours.
- 6.3.4. No construction activities are proposed and maintenance and access to the tank can and is currently, easily accommodated within the site boundaries.

Sunlight

- 6.4. The following assessment has been undertaken with reference to the relevant Assessment Criteria for sunlight contained within Section 11.2 of the District Plan.

(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.

- 6.4.1. The water tank is not considered to create visual domination, overshadowing, loss of privacy or loss of access to sunlight and daylight. The buildings on the adjoining lots are located over 25 metres from the subject tank such that these effects are not considered applicable. Given there are two existing tanks next to the subject tank, the subject location is considered the most practical and suitable area within the site. Increased separation distances are not considered to achieve a superior outcome given that it is considered that no adverse effects



are anticipated and written approval has been obtained from the affected parties. As detailed above, no landscaping or screening is proposed.

- 6.4.2. The water tank does not substantially add to the building area and scale of building area within the site. Water tanks are common within rural environments.
- 6.4.3. The water tank does not affect the outdoor space used by adjacent residential units. As it is a water tank, it will be utilised for storage of water for use of the residential unit.

Summary

- 6.4.4. Overall, given that written approval has been obtained from the adjoining neighbours and the water tank is consistent in location with the other two tanks on site, albeit being slightly taller, no adverse effects are anticipated. The existing structures on the adjoining lots are located a significant distance from the tank such that overshadowing is not anticipated. The tank does not impede on vehicle access within the site or adjoining allotments. The effects from the setback and sunlight infringements are considered to be less than minor.

Stormwater Management

- 6.5. The total impermeable surfaces within the site is 389m² or 34.12% of the total site area. As the concrete stairs will be removed and the existing concrete landing trimmed, the proposal will not see an increase in the amount of impermeable surfaces within the site. The deck area will slightly increase by 6.6m² with stormwater from the deck being directed to the three water tanks on the site. The proposal will not see a change in the stormwater management methods within the site, with all runoff from the dwelling and deck being directed to the water tanks on site. Building consent has been granted which also addresses stormwater management. As mentioned, this breach is being applied for completeness and given the existing situation will remain unchanged, a full assessment of the assessment criteria is not considered necessary.
- 6.6. The proposal is considered to create less than minor effects in regard to stormwater management within the site with the methods remaining as per the status quo.

Building Coverage

- 6.7. The proposal will see the deck area increase by 6.6m² which increases the non-compliance of building coverage for the site. Currently the total building coverage amounts to 204m² or 17.89% of the site area, which will increase to 210.6m² or 18.47% of the site area. This is considered to be a minimal increase however nonetheless, as the non-compliance will be increasing, the assessment criteria within Chapter 11 (Section 11.24) will be assessed below.

- (a) the ability to provide adequate landscaping for all activities associated with the site.*
- (b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment.*
- (c) the scale and bulk of the building in relation to the site.*
- (d) the extent to which private open space can be provided for future uses.*
- (e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment.*



- (f) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment.***
- (g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects.***
- (h) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.***

6.7.1. The site contains existing landscaped gardens along all boundaries which is considered to adequately mitigate visual effects. The existing landscaping is shown in the below images for reference. As the proposal will see the existing concrete deck replaced with a timber deck and pergola and only marginally increase the area by 6.6m², it is considered that no additional visual effects are created and the existing provisions adequately provide screening of the deck.



Figure 12: Existing landscaping along northernmost boundary (in front of deck area).



Figure 11: Existing landscaping along easternmost boundary.



Figure 13: Existing landscaping along road boundary.



Figure 14: Existing landscaping along road boundary.

6.7.2. The proposed deck is considered consistent with the scale and character of the existing environment, given it will see the existing deck replaced with a more visually appealing deck. The scale and bulk of the deck is considered to be consistent with built development on the site. The site is relatively small in area for a Rural Living zoned site and the increase of 6.6m² of deck is not considered to be objectionable. The private open space within the site will remain adequate for future use. No cumulative effects are anticipated given the minor nature of the increase. The deck does not create any setback infringements and will be an addition to the existing deck footprint such that no visual dominance is anticipated. Privacy, outlook and enjoyment of private open space within adjoining allotments is not considered to be adversely affected given the proposal will result in a minor increase of area of the existing deck and the existing landscaping will be retained within the site. Directly adjoining the site to the north is an internal driveway, such that there is adequate separation distance and visual screening from the proposed deck location to other areas of enjoyment within adjoining sites.

Summary

6.7.3. Overall, it is considered that the proposal will not create any effects which are more than minor. The proposal will see a slight increase in the area of the deck (6.6m²) which is considered to be marginal and will not alter how the site and built development within the site, is perceived from the surrounding environment. There is adequate landscaping within the site to provide visual screening of the deck. Given the small area of the site compared to other adjoining sites and sites within the Rural Living zone in general, the proportion of built development on the site is considered consistent and not objectionable for the site itself.

7. Policy Documents

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

Any relevant provisions of –

- i. FNDC Operative District Plan
- ii. FNDC Proposed District Plan
- iv. The National Policy Statement for Freshwater Management
- v. The New Zealand Coastal Policy Statement
- vi. The National Policy Statement for Indigenous Biodiversity

7.2. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.



National Environmental Standards

- 7.3. As mentioned earlier in this report, the site is not classified as being HAIL. The proposal is therefore considered permitted in terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.
- 7.4. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

National Policy Statements

- 7.5. There are currently 8 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 on Electricity Transmission
 - National Policy Statement for Highly Productive Land
 - National Policy Statement for Indigenous Biodiversity
 - New Zealand Coastal Policy Statement
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
- 7.6. The site is not located within the coastal environment under the RPS and the site is not classified as highly productive land. There are no NPS considered applicable to this application.

Regional Policy Statement

- 7.7. The role of The Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The activity is not known to be located within an outstanding landscape or area of high natural character, nor is it located within the coastal environment under the RPS.
- 7.8. The proposal is not anticipated to result in any adverse amenity effects. Character is not considered to be adversely impacted and the proposal is not considered to be objectionable with the surrounding environment, as has been discussed throughout this report. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is considered that the proposal is compatible with the intent of the RPS.

Far North Operative District Plan

Relevant objectives and policies

- 7.9. The relevant objectives and policies of the Plan are those related to the Rural Environment and the Rural Living Zone. The proposal is considered to create no more than minor adverse effects



on the surrounding environment. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan.

Assessment of Objectives and Policies within the Rural Environment

- 7.10. The following assessment is based upon the objectives and policies contained within Sections 8.3 and 8.4.

Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

8.3.5 To protect outstanding natural features and landscapes.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.3.8 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.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

- 7.10.1. The proposal will not alter the sustainable management of natural and physical resources, given that the proposal will see a slight increase in the area of the deck and the legalization of the position of an existing water tank. The site itself is only 1139m² and as such, is utilised as a rural-residential allotment. Life supporting capacity of soils is not considered to be compromised given the minor nature of the activity and the existing use of the site. No adverse or cumulative effects are anticipated given the use of the site will remain unchanged. No areas of significant indigenous vegetation or fauna will be affected. No areas of outstanding natural features or landscapes will be affected. No conflicts between land use activities are anticipated given the use of the site will remain unchanged and will not affect activities on adjoining allotments. Amenity values will be maintained as the site will continue to be utilised for the existing use, which is rural-residential. Natural and physical resources will be maintained. A superior outcome will be achieved as the deck will replace the existing deck, with only a slight increase in area of 6.6m² which will be easily absorbed into the existing development on the site. The proposal will not affect rural production activities to be undertaken in the rural environment. Amenity values will be maintained and rural production



activities will not be affected. The site is not of a size where rural productive activities can be undertaken.

Policies

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

- 7.10.2. The sustainable management of natural and physical resources will not be affected by the proposal given the use of the site will remain unchanged. No adverse effects are anticipated from the proposal given the minor nature of the activity. Life supporting capacity of soils is not considered to be affected. No new infrastructure is proposed. Amenity values will be maintained and no effects on outstanding natural features or landscapes are anticipated. No incompatible land uses are anticipated given the use of the site will remain unchanged. No areas of significant indigenous vegetation or fauna will be affected. The proposal will not result in an increase in the demand of infrastructure. The intensity, scale and type of the proposal is considered consistent with the surrounding environment and is not considered to create any adverse effects. The site is not of a size where productive activities could be undertaken.



Assessment of the objectives and policies within the Rural Living Zone

- 7.11. The following assessment is based upon the objectives and policies contained within Sections 8.7.3 and 8.7.4.

Objectives

8.7.3.1 To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.

8.7.3.2 To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.

8.7.3.3 To protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.

- 7.11.1. Effects of the proposal are considered compatible with the surrounding environment and existing activities on the site. The proposal is considered to be of low density and is not considered to create adverse effects on the rural or natural environment. The site is not located along Kerikeri Road.

Policies

8.7.4.1 That a transition between residential and rural zones is achieved where the effects of activities in the different areas are managed to ensure compatibility.

8.7.4.2 That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.

8.7.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for onsite effluent disposal.

8.7.4.4 That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.

8.7.4.5 That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.

8.7.4.6 That home-based employment opportunities be allowed in the Rural Living Zone.

8.7.4.7 That provision be made for ensuring that sites, and the buildings and activities which may locate on those sites, have adequate access to sunlight and daylight.

8.7.4.8 That the scale and intensity of activities other than a single residential unit be commensurate with that which could be expected of a single residential unit.

8.7.4.9 That activities with effects on amenity values greater than a single residential unit could be expected to have, be controlled so as to avoid, remedy or mitigate those adverse effects on adjacent activities.

8.7.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on adjoining sites.

8.7.4.11 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

8.7.4.12 That the Council maintains discretion over new connections to a sewerage system to ensure treatment plant discharge quality standards are not compromised (refer to Rule 13.7.3.5).



7.11.2. The proposal is not considered to create any adverse effects and will be compatible with the existing activities on the site. The proposal is not for subdivision. Outdoor space and onsite wastewater disposal will remain unchanged given the minor nature of the proposal. The proposal will not result in a change of land use on the site. No non-residential activities are proposed. The existing water tank does result in a setback and sunlight infringement, however as detailed within this application, no adverse effects are anticipated and written approval from the affected owners has been obtained. The proposal is considered to be of a scale and intensity typically associated with a single residential unit. Privacy will remain unaffected. The site is not located on Kerikeri Road. No new connection to reticulated sewerage is proposed.

Proposed District Plan

7.12. Under the Proposed District Plan the site is zoned Rural Residential. The proposal is considered to create no more than minor adverse effects on the surrounding environment and is consistent with the intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Rural Residential Zone

7.13. Assessment of objectives and policies within the Rural Residential zone.

Objectives

RRZ-O1 The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.

RRZ-O2 The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes:

- a. peri-urban scale residential activities;*
- b. small-scale farming activities with limited buildings and structures;*
- c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and*
- d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.*

RRZ-O3 The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.

RRZ-O4 Land use and subdivision in the Rural Residential zone:

- a. maintains rural residential character and amenity values;*
- b. supports a range of rural residential and small-scale farming activities; and*



- c. *is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface*

7.13.1. The proposal will not alter the use of the site. The proposal will result in replacement of an existing concrete deck and pergola with a timber deck and pergola, which will slightly increase the area of the deck by 6.6m². The position of an existing water tank will also be legalized as part of the process. It is considered that the character and amenity of the site and surrounding environment will remain unchanged. No future urban development is proposed. No reverse sensitivity effects are anticipated.

Policies

RRZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:

- a. *rural residential activities;*
- b. *small-scale farming activities;*
- c. *home business activities;*
- d. *visitor accommodation; and*
- e. *small-scale education facilities.*

RRZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:

- a. *activities that are contrary to the density anticipated for the Rural Residential zone;*
- b. *primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and*
- c. *commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.*

RRZ-P3 Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.

RRZ-P4 Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:

- a. *telecommunications:*
 - i. *fibre where it is available;*
 - ii. *copper where fibre is not available;*
 - iii. *copper where the area is identified for future fibre deployment.*
- b. *local electricity distribution network.*

RRZ-P5 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:



- a. *consistency with the scale and character of the rural residential environment;*
- b. *location, scale and design of buildings or structures;*
- c. *at zone interfaces:*
 - i. *any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- d. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. *the adequacy of roading infrastructure to service the proposed activity;*
- f. *managing natural hazards;*
- g. *any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

7.13.2. The proposal is not considered to compromise the role, function or predominant character and amenity of the zone given the use of the site will remain unchanged and the proposal will see an increase of the deck area by 6.6m², which is considered marginal. The proposal is not considered to create any incompatible activities. No reverse sensitivity effects are anticipated. The proposal is not for subdivision. No effects are anticipated on items listed within RRZ-P5.

Summary

7.14. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8. Notification Assessment – Sections 95A to 95G of The Act

Public Notification Assessment

8.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

- (a) if the answer is yes, publicly notify the application; and*
- (b) if the answer is no, go to step 2.*

(3) The criteria for step 1 are as follows:

- (a) the applicant has requested that the application be publicly notified;*
- (b) public notification is required under section 95C;*
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

8.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.



Step 2: Public Notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(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 public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity;

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 8.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal includes activities which are not boundary activities. Therefore Step 3 must be considered.

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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 8.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 8.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is to convert an existing deck and pergola which is keeping in with the existing character of the dwelling. The water tank which creates the setback and sunlight infringement is not considered to create adverse effects given the location and use of the adjoining parcels of land.



Public Notification Summary

- 8.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 8.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 8.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application.

Step 2: Limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(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;

(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).

- 8.2.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(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.

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

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

- 8.2.3. The proposal does involve boundary activities, which is setback and sunlight infringements of one of the existing water tanks, which is 2.9m in height.



8.2.4. In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in e.

8.2.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

8.2.6. A setback breach occurs along the boundaries of Lot 3 and 4 DP164246, with a sunlight infringement also occurring along the boundary with Lot 3 DP164246. Written approval has been obtained from the owners of these allotments and are included with this application. There are no other persons considered to be affected by the proposal and no other written approvals are considered necessary.

8.2.7. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be less than minor. In regard to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on and the following comments made:

- The proposal includes a setback breach from Lot 4 DP164246 and a setback and sunlight breach from Lot 3 DP164246, with written approval being obtained from the affected property owners.
- The proposal will see the existing concrete deck and pergola removed and replaced with a timber deck and pergola which will increase the deck area by 6.6m². This will slightly increase the degree of non-compliance for building coverage within the site, however no adverse effects are anticipated given the existing use of the site will remain unchanged and there are existing landscaped gardens which mitigate visual effects.
- The proposal is consistent with other development in the area;
- The proposal is not considered to be contrary to the objectives and policies under the Operative & Proposed District Plans, Regional Policy Statement and Regional Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

8.2.8. Therefore, no persons will be affected to a minor or more than minor degree.

8.2.9. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.



Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 8.2.10. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 8.2.11. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

- 8.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

9. Part 2 Assessment

- 9.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 9.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the rural residential character of the site and surrounding environment.
- 9.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment and is not considered to create any adverse effects on the natural character of the coastal environment. No vegetation removal is required. Public access is not considered relevant. The site is not known to contain any areas of cultural significance and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The proposal is not considered to impact any areas of historical significance. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 9.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 9.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.



- 9.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

10. Conclusion

- 10.1. The proposal is seeking to replace an existing concrete deck and pergola with a timber deck and pergola, which slightly increases the deck area by 6.6m². The building consent process for this has raised a setback and sunlight infringement of one of the existing water tanks which is 2.9m in height. Written approval from the affected adjoining owners has been obtained as part of this process. Consent is also sought for the existing impermeable surfaces breach within the site. The development will result in no more than minor adverse effects on the surrounding environment, and no more than minor effects on any person or party.
- 10.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 10.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 10.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 10.5. As a Discretionary Activity, the proposal has been assessed against the relevant objectives, policies and assessment criteria contained within the Operative District Plan and Proposed District Plan. It is considered that the proposed activity would not be contrary to those provisions and that any potential adverse effects can be avoided or mitigated. It is considered appropriate for consent to be granted on a non-notified basis.

11. LIMITATIONS

- 11.1. 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.
- 11.2. 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.



- 11.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 11.4. 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
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA99A/148**
Land Registration District **North Auckland**
Date Issued 28 August 1996

Prior References
NA935/91

Estate Fee Simple
Area 1139 square metres more or less
Legal Description Lot 5 Deposited Plan 164246
Registered Owners
Gordon Harold Silcock and Jennifer Margaret Silcock

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

D038751.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 28.8.1996 at 12.12 pm



11 SEP 1996

D038751.3
CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:

The Subdivision of Part Section 10 Blk. V
Mangonui Survey District
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

- (i) Lots 1 - 4 [inclusive] on the subdivision plan may not be transferred, leased or otherwise disposed of until such time as the Council [by way, at least, of an approved development plan and a statutory declaration that the prospective purchaser intends to carry out such development] is satisfied that a prospective purchaser for any of the said lots has a bona fide proposal to establish a permitted, controlled or discretionary Rural A zone activity, as required by Rule 6.1.6 of the Mangonui County Section of the Operative Far North District Plan.
- (ii) No non-complying re-subdivision of Lots 1 - 5 [inclusive] or the balance area of Section 10 is to be permitted for a period of 4 years from the date of deposit of the subdivision.

APB & Thomson

07

46

SCHEDULE 2

- (i) Certificates of Title 99A/144, 99A/145, 99A/146 and 99A/147
- (ii) Certificates of Title 99A/144, 99A/145, 99A/146, 99A/147, 99A/148 and the residue of the land in Certificate of Title 935/91.

SIGNED:



By the Far North District Council - Pursuant to Section 252 of the Local Government Act 1974

DATE:

15/8/96

SIGNED by NOELINE

BERNICE ELEANOR THOMSON

as registered proprietor

)

)

)

NPB Thomson

in the presence of:



**D.F. LEANING
SOLICITOR
MANGONUI**



12.12.28.AUG96 D 038751

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

935/a



935/a
3 6020 / 25

D038751.3
CONO

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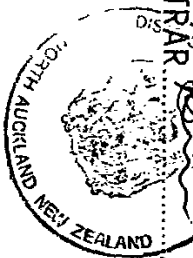
**D.F. LEANING
SOLICITOR
MANGONUI**



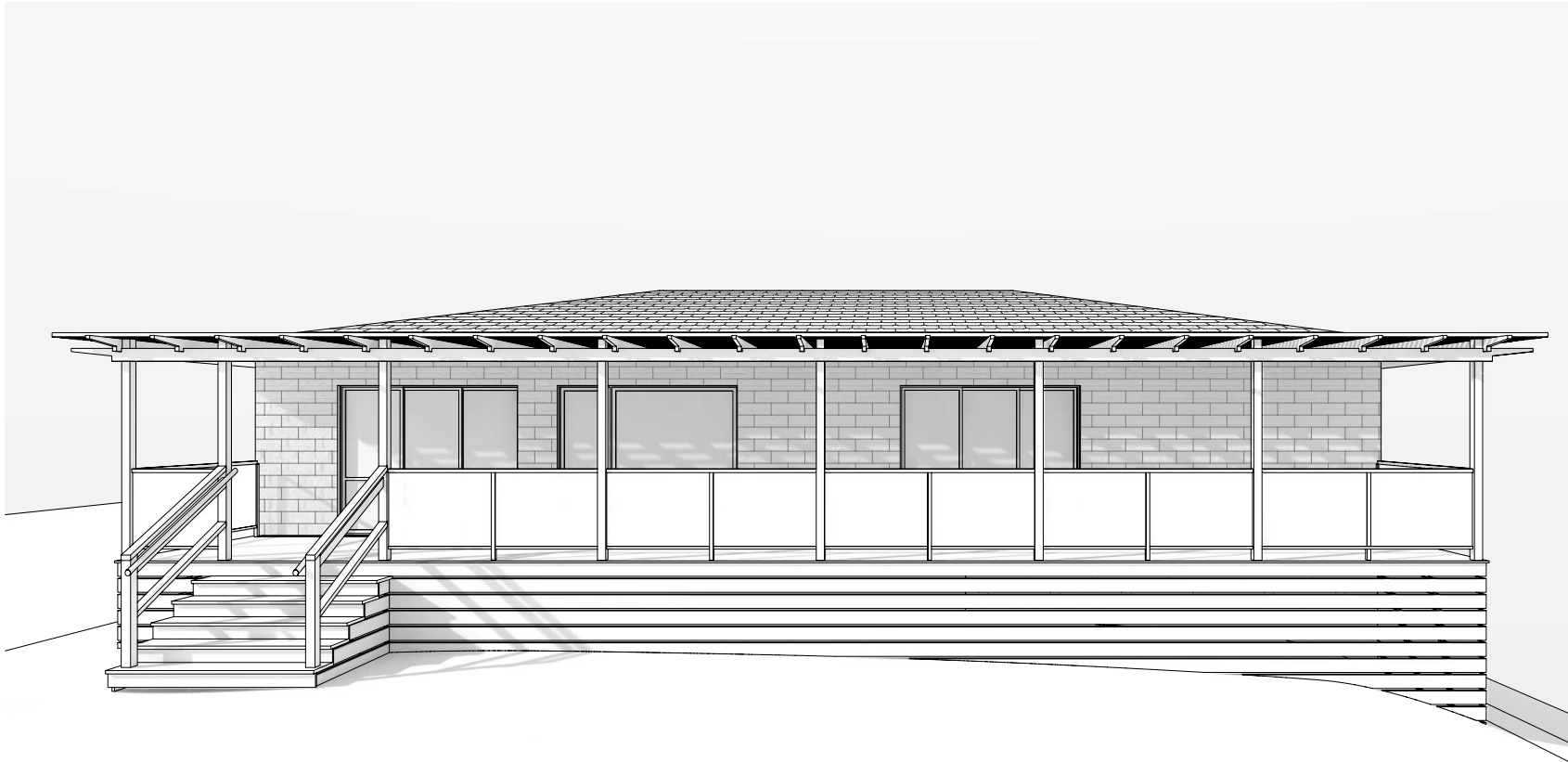
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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

935/a



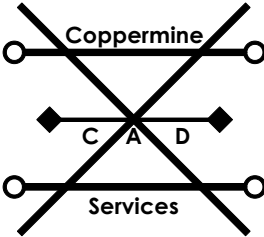
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G & J Silcock
19 Wrathall Road, Mangonui
New Deck and Pergola

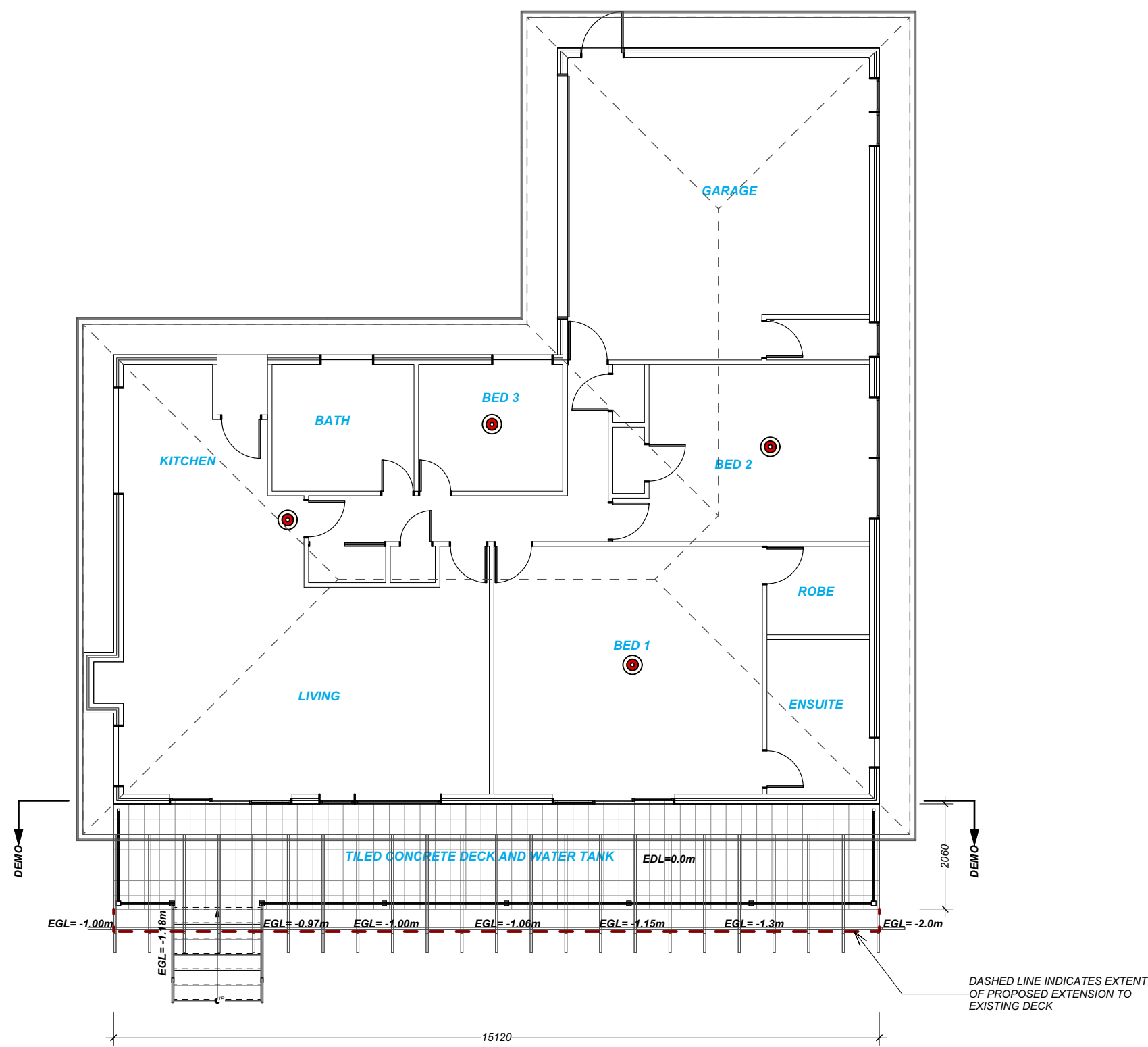
DRAWING CONTENTS

CONTENTS	SHEET
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Floor Plan- Existing and Demolition	002.1
Floor Plan- Proposed	002.2
Foundation Plan- Proposed	002.3
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Section	004.1
Handrail Details	004.2
Lumberlok Balustrade Fixing Details	004.3



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85 Coppermine Road
Kaeo, Northland
022 500 1985
09 405 1985

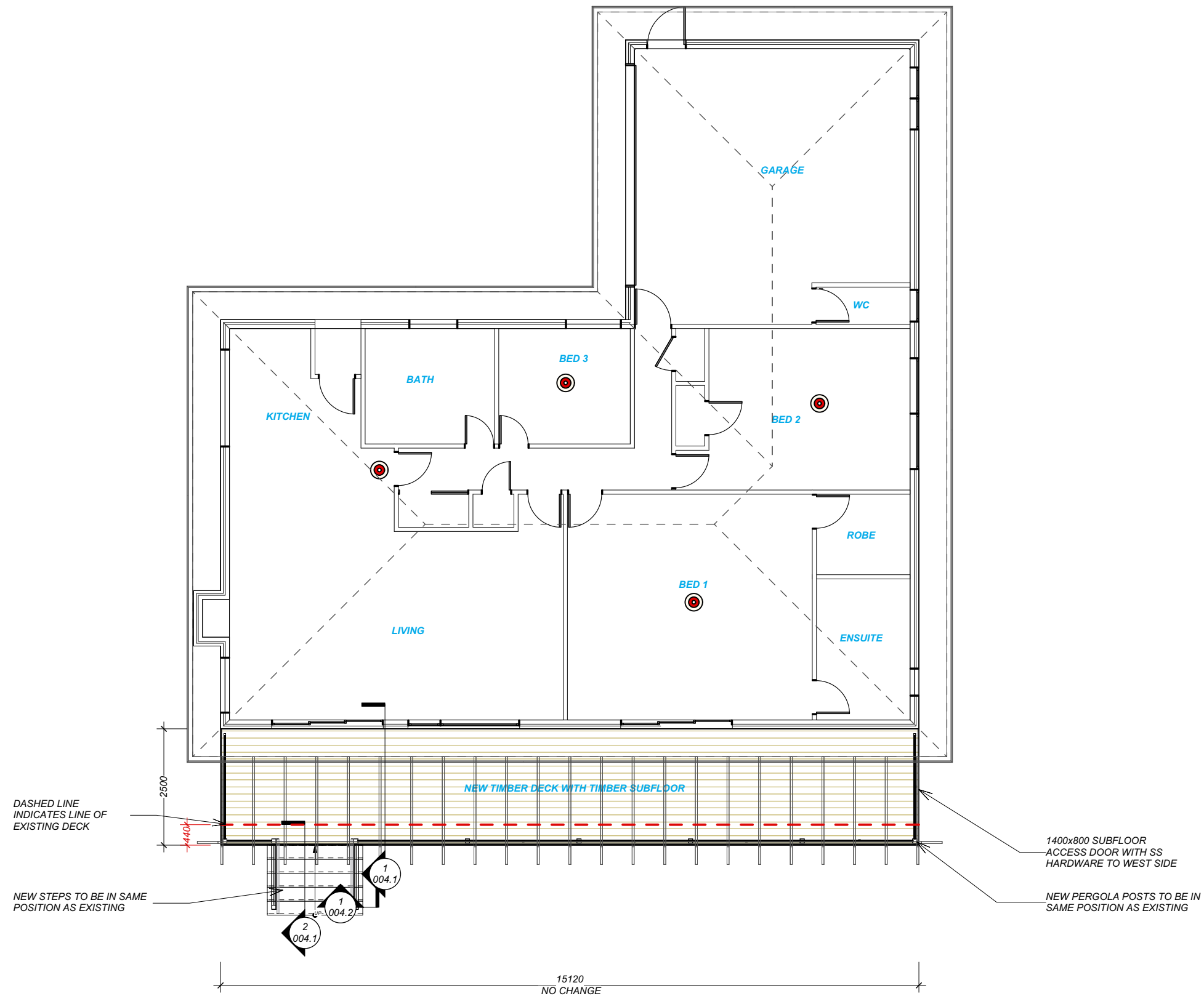




1 Floor Plan- Existing
Scale: 1:100

- EXISTING SMOKE ALARMS
- DEMOLITION**
REMOVE EXISTING DECK, WATERTANKS AND FOUNDATIONS,
ALLOW TO FILL ALL VOIDS LEFT
REMOVE EXISTING PERGOLA AND POST TO WASTE
REMOVE EXISTING GLASS BALUSTRADE
REMOVE EXISTING STEPS AND HANDRAIL

BC SET - 25/9/25

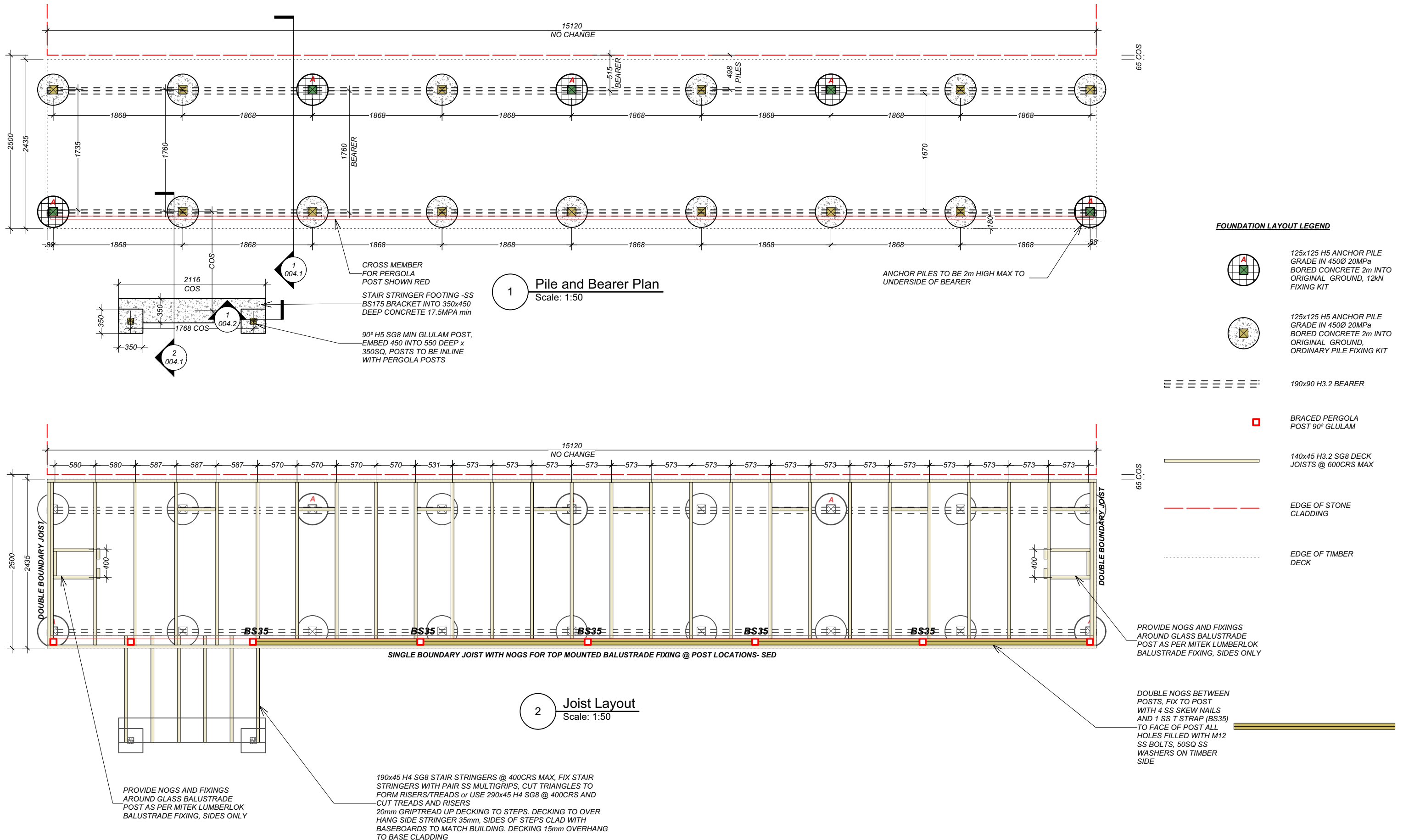


EXISTING SMOKE ALARMS

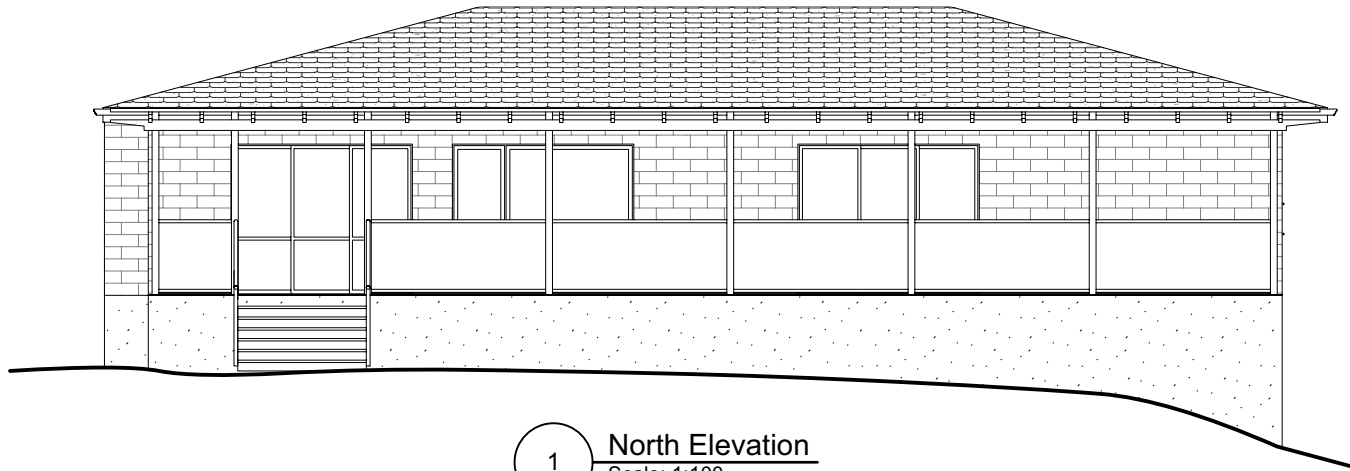
PROPOSED
NEW TIMBER SUBFLOOR DECK WITH 140x20 KWL decking
150x25 RS H4 or WATERFALL DECKING SUBFLOOR CLADDING
WITH 25mm GAP BETWEEN- 1400x800 SUBFLOOR ACCESS
DOOR WITH SS HARDWARE TO WEST SIDE
NEW PERGOLA AND POSTS TO MATCH EXISTING WITH NEW
FASCIA BEAM AND SOFFIT LINING TO NORTH SIDE
NEW TOP MOUNT PROPRIETARY GLASS HANDRAIL WITH TOP
RAIL
NEW TIMBER STEPS AND HANDRAIL ONTO NEW DECK

1 Floor Plan- Proposed
Scale: 1:100

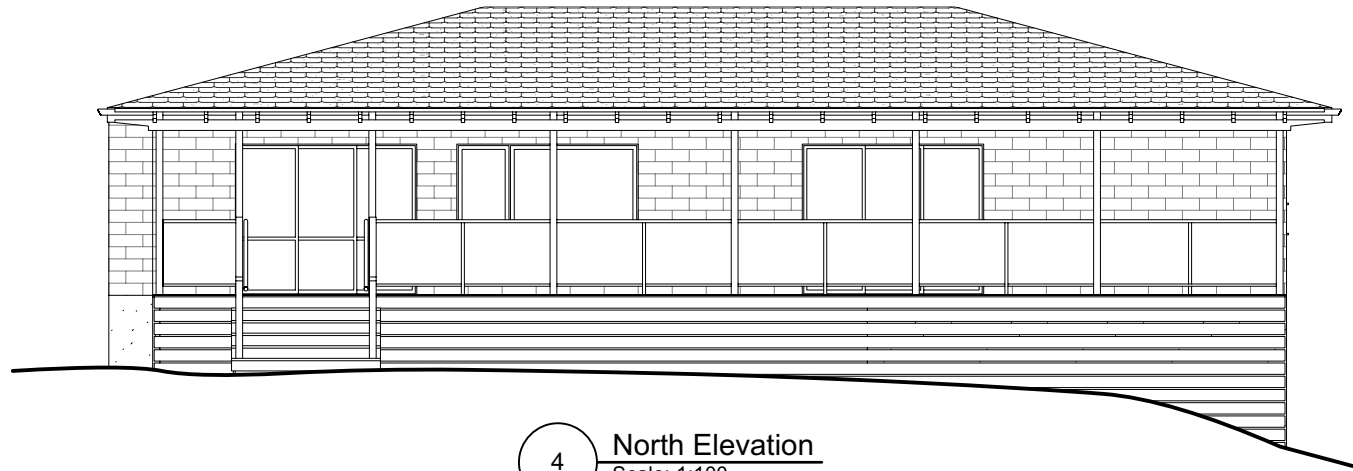
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BC SET - 25/9/25

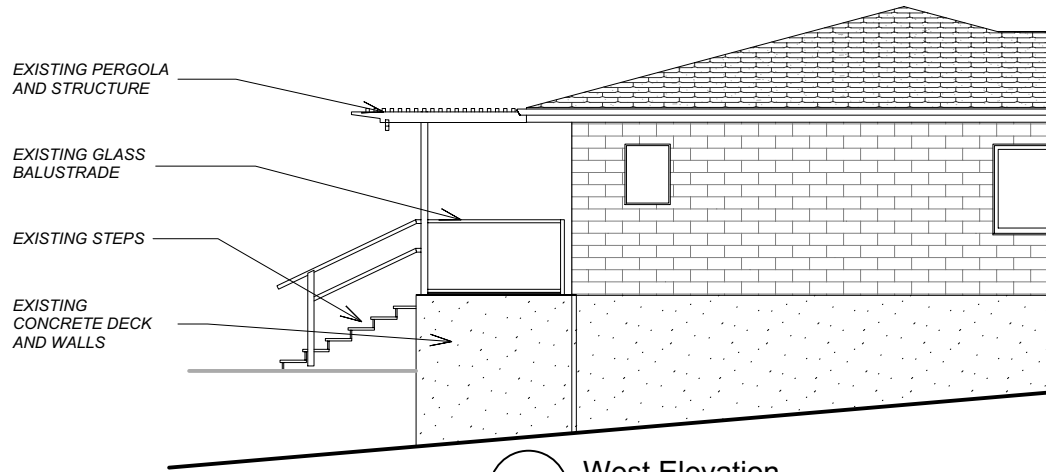


1 North Elevation
Scale: 1:100

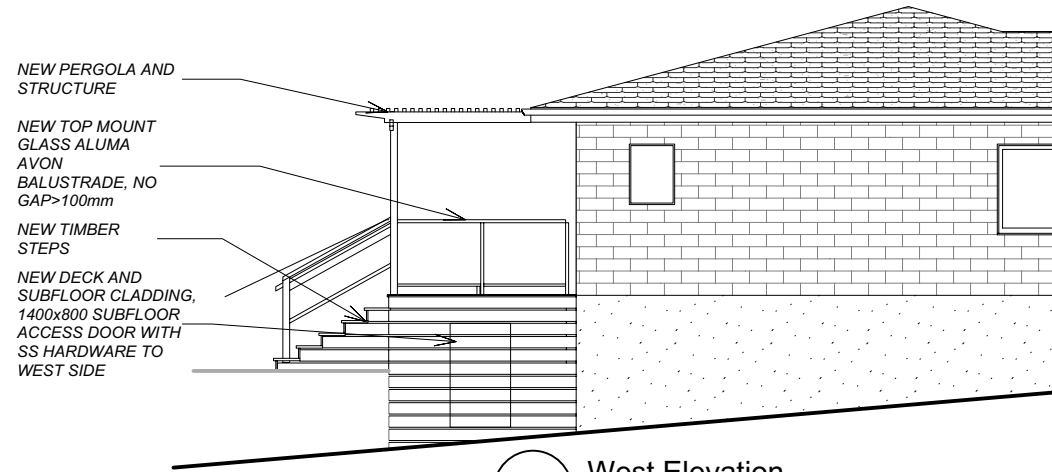


4 North Elevation
Scale: 1:100

EXISTING ← → PROPOSED



2 West Elevation
Scale: 1:100



5 West Elevation
Scale: 1:100

THE CRACKED FOUNDATION SHALL BE REPAIRED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

PROVIDE TEMPORARY SUPPORT TO SAFELY CARRY BUILDING LOADS ABOVE THE REPAIR AREA.

CAREFULLY DEMOLISH AND REMOVE THE FOUNDATION WATER TANK WALL AND ITS FOOTING.

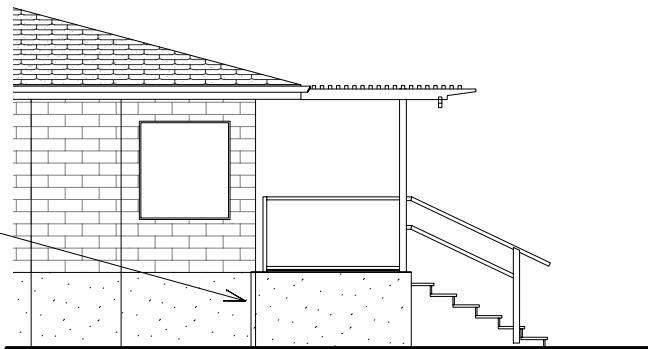
SAW CUT THE HOUSE FOUNDATION WALL IMMEDIATELY ON THE LEFT HAND SIDE OF THE CRACK, FULL HEIGHT.

CAREFULLY REMOVE THE HOUSE FOUNDATION WALL CONCRETE. DO NOT REMOVE ANY REBARS.

ENGINEER TO INSPECT THE EXPOSED CONCRETE AND REINFORCEMENT; DETERMINE THE EXTENT OF BAR REPLACEMENT/ADDITION REQUIRED.

INSTALL NEW REINFORCEMENT AS DIRECTED AND CAST NEW CONCRETE FOUNDATION WALL.

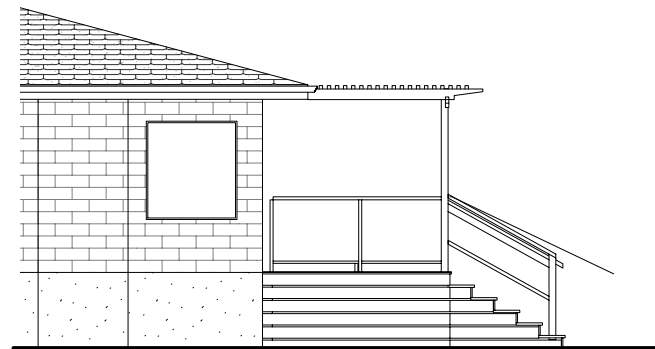
CURE CONCRETE APPROPRIATELY AND ENSURE PROPER LOAD TRANSFER BEFORE REMOVING TEMPORARY SUPPORTS



3 East Elevation
Scale: 1:100

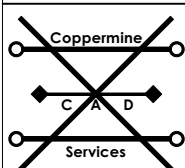
DEMOLITION
REMOVE EXISTING DECK, WATERTANKS AND FOUNDATIONS. ALLOW TO FILL ALL VOIDS LEFT
REMOVE EXISTING PERGOLA AND POST TO WASTE
REMOVE EXISTING GLASS BALUSTRADE
REMOVE EXISTING STEPS AND HANDRAIL

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NEW TIMBER SUBFLOOR DECK WITH 140x20 KWLIA DECKING
150x25 RS H4 or WATERFALL DECKING SUBFLOOR CLADDING WITH 25mm GAP BETWEEN- 1400x800 SUBFLOOR ACCESS DOOR WITH SS HARDWARE TO WEST SIDE
NEW PERGOLA AND POSTS TO MATCH EXISTING WITH NEW FASCIA BEAM AND SOFFIT LINING TO NORTH SIDE
NEW TOP MOUNT PROPRIETARY GLASS HANDRAIL WITH TOP RAIL
NEW TIMBER STEPS AND HANDRAIL ONTO NEW DECK



6 East Elevation
Scale: 1:100

BC SET - 25/9/25



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All work shown or implied to comply with NZS 3604 and the NZ Building Code.
Timber framing treatment to comply with NZS 3602:2003.
Plumbing and drainage must comply with AS/NZS 3500:2003 and the NZ Building Code.
Do not scale from this drawing.
This drawing is to be read in conjunction with all relevant consultants, specialist manufacturers drawings and specifications.
Any discrepancies in dimensions or details on or between these drawings should be drawn to our attention.
All dimensions are in millimetres unless noted.
Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.

G & J Silcock
19 Wrathall Road,
Mangonui

Project Name
New Deck and Pergola

Elevations- Existing and Proposed

ISSUE DATE REVISION

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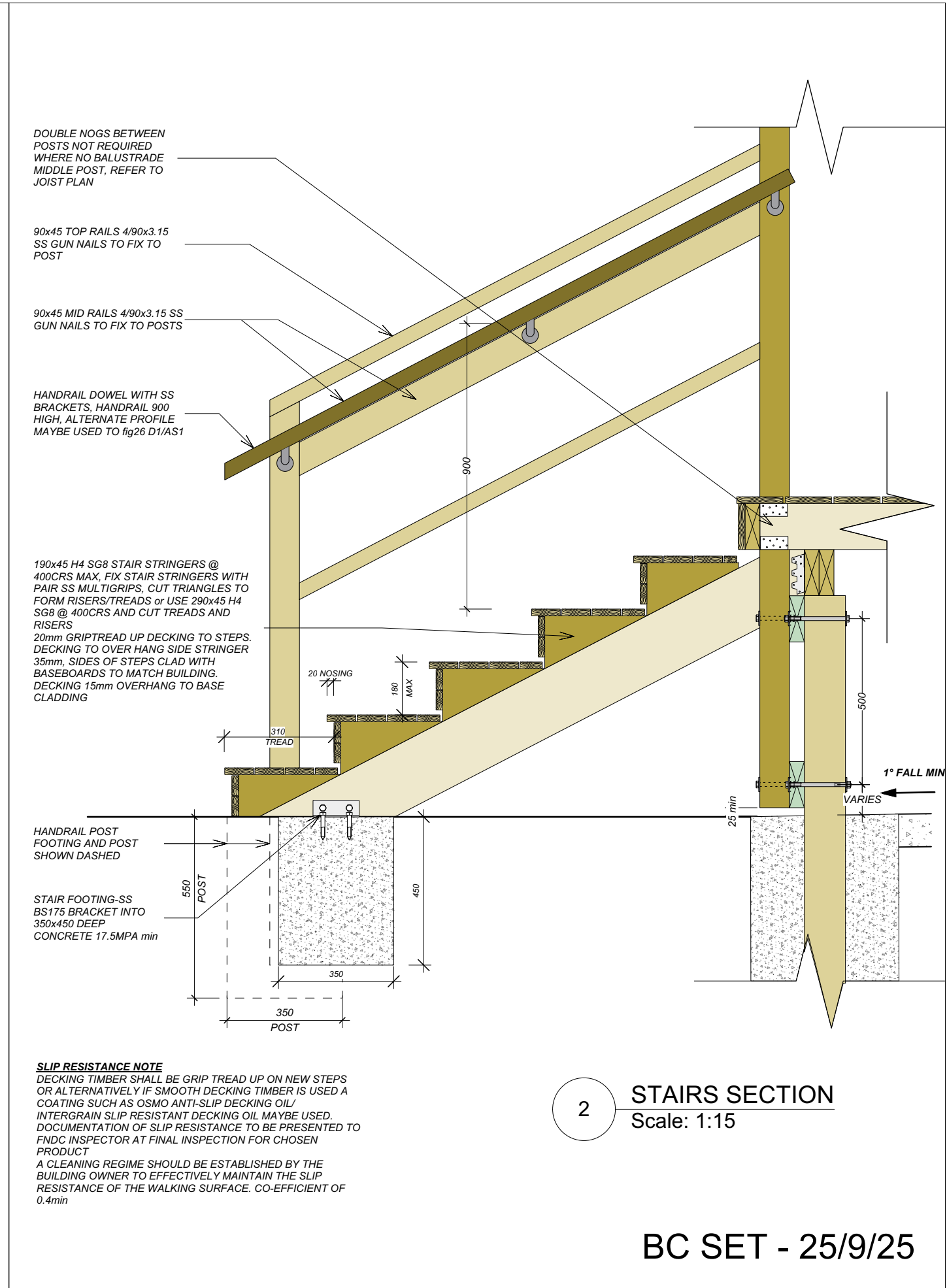
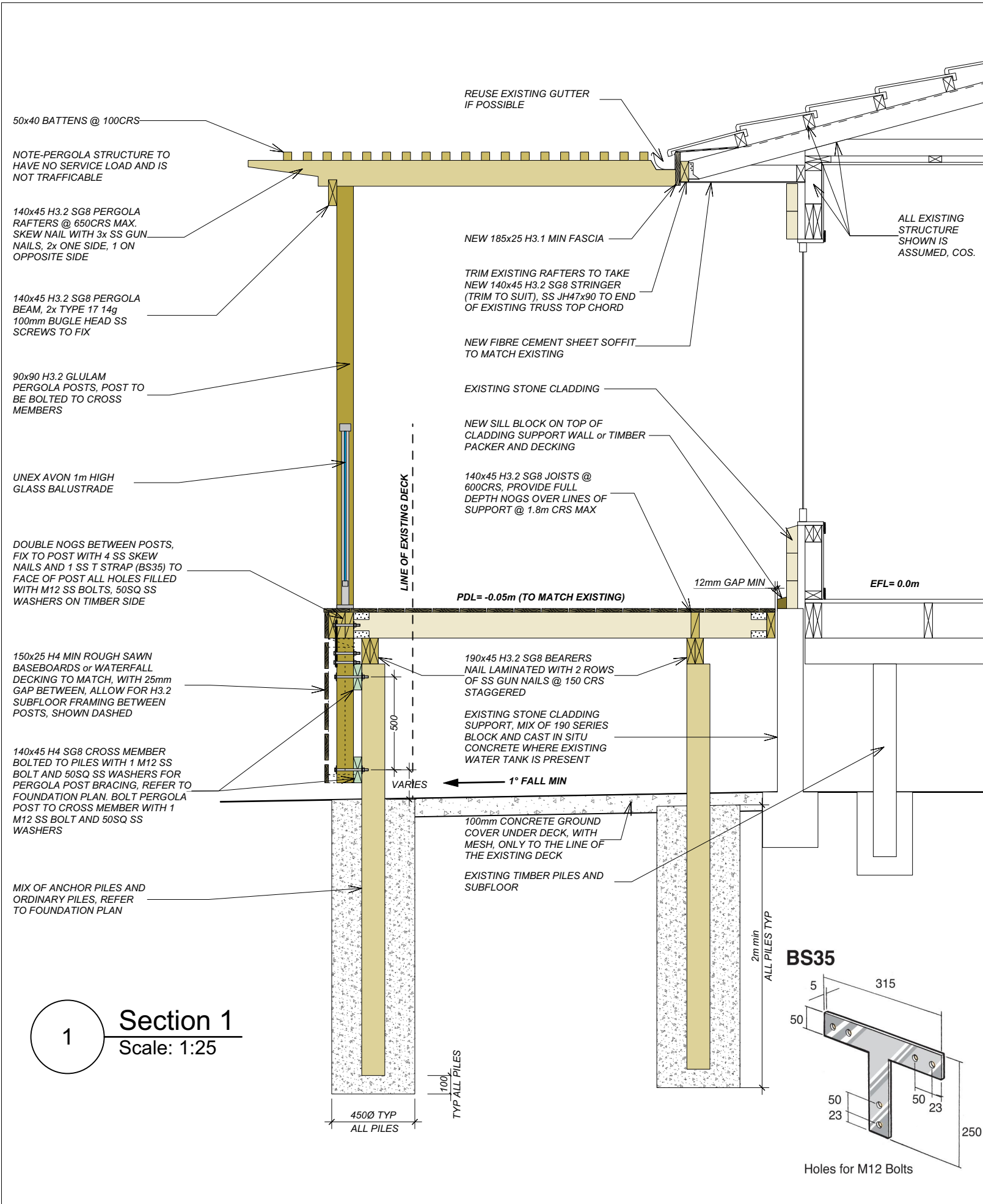
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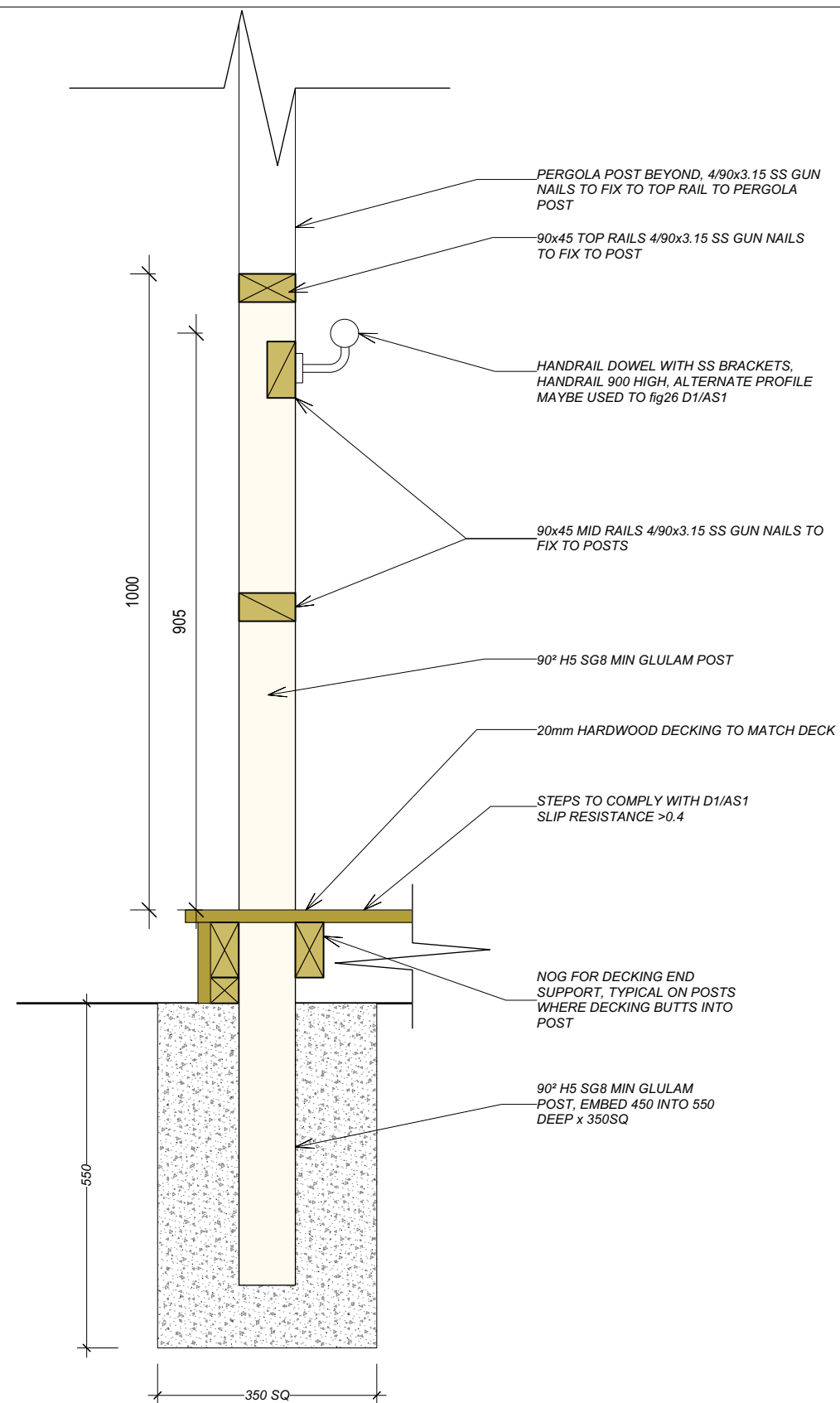
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DATE: 25/09/25

DRAWN: DH CHECKED:



Coppermine C A D Services Coppermine CAD Services Ltd 85 Coppermine Road Kaeo, Northland 022 500 1985 - 09 405 1985	This drawing remains the property of Coppermine CAD Services Ltd and should not be copied in any way or passed on to a third party without prior written consent. All work shown or implied to comply with NZS 3604 and the NZ Building Code. Timber framing treatment to comply with NZS 3602:2003. Plumbing and drainage must comply with AS/NZS 3500:2003 and the NZ Building Code. Do not scale from this drawing. This drawing is to be read in conjunction with all relevant consultants, specialist manufactures drawings and specifications. Any discrepancies in dimensions or details on or between these drawings should be drawn to our attention. All dimensions are in millimetres unless noted. Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.	G & J Silcock 19 Wrathall Road, Mangonui Project Name New Deck and Pergola	Section	<table><tr><td>ISSUE</td><td>DATE</td><td>REVISION</td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3">F:\STORAGE\UOBS-CURRENT\177 JENNIFER AND GORDON 19 WRATHALL ROAD\G & J Silcock- 19 Wrathall Road.vwx</td></tr></table>	ISSUE	DATE	REVISION				F:\STORAGE\UOBS-CURRENT\177 JENNIFER AND GORDON 19 WRATHALL ROAD\G & J Silcock- 19 Wrathall Road.vwx			<table><tr><td>SHT:</td><td>004.1</td></tr><tr><td>SCALE:</td><td></td></tr><tr><td>DATE:</td><td>25/09/25</td></tr><tr><td>DRAWN: DH</td><td>CHECKED:</td></tr></table>	SHT:	004.1	SCALE:		DATE:	25/09/25	DRAWN: DH	CHECKED:
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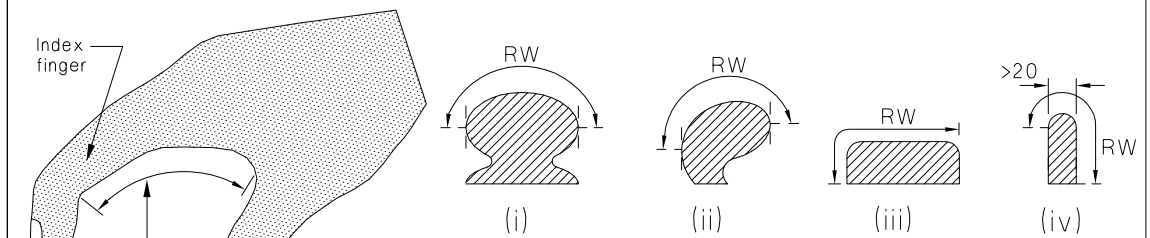
HANDRAIL DETAIL

Scale: 1:10

ACCESS ROUTES

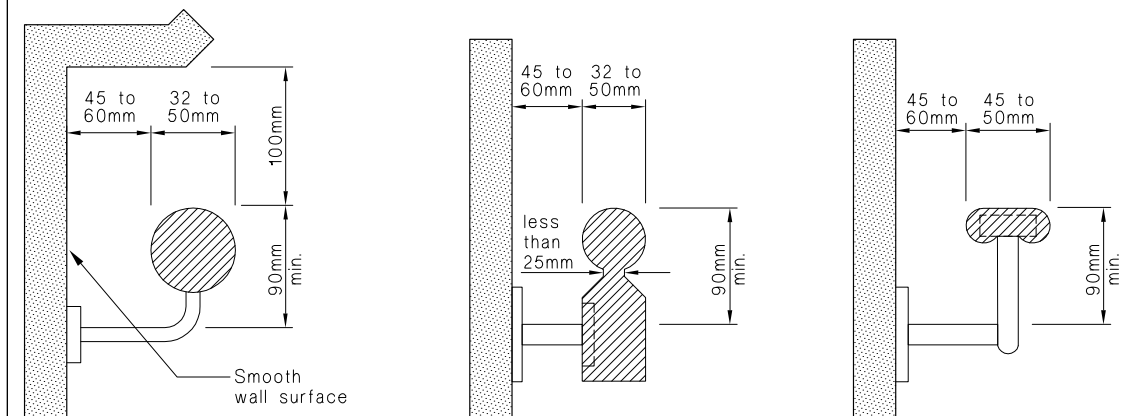
Acceptable Solution D1/AS1

Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical tangents on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (iii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig. 26 (b) for wall clearances.

(a) Determination of relevant width for private and common stairways



The profiles shown comply with the provisions for accessible handrails.

The clearances apply to all handrails and the maximum dimension must be used for rough textured wall surfaces.

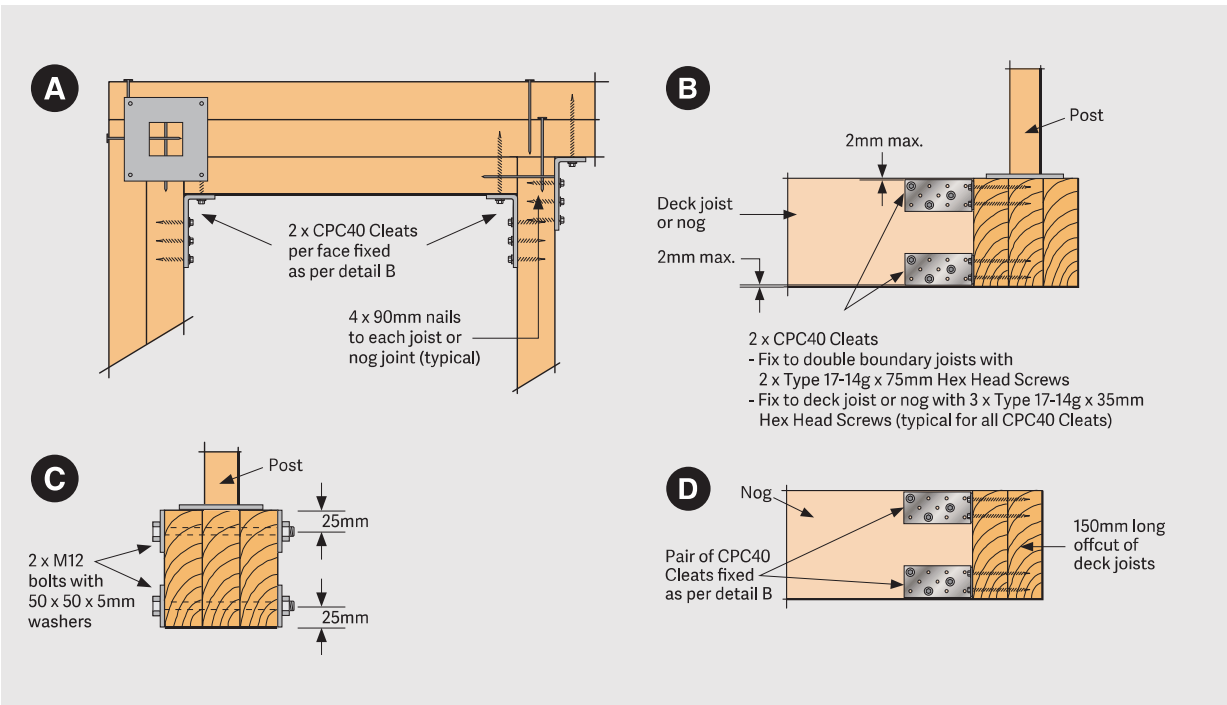
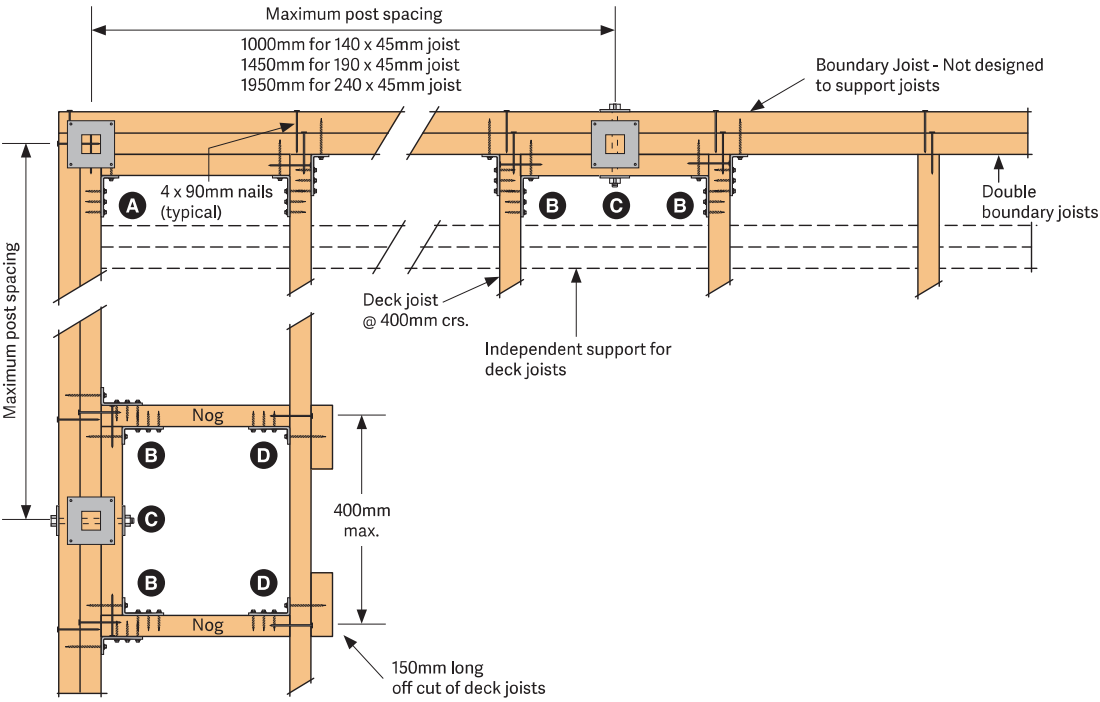
(b) Acceptable profiles and clearances for accessible stairways

Amend 6
Jan 2017

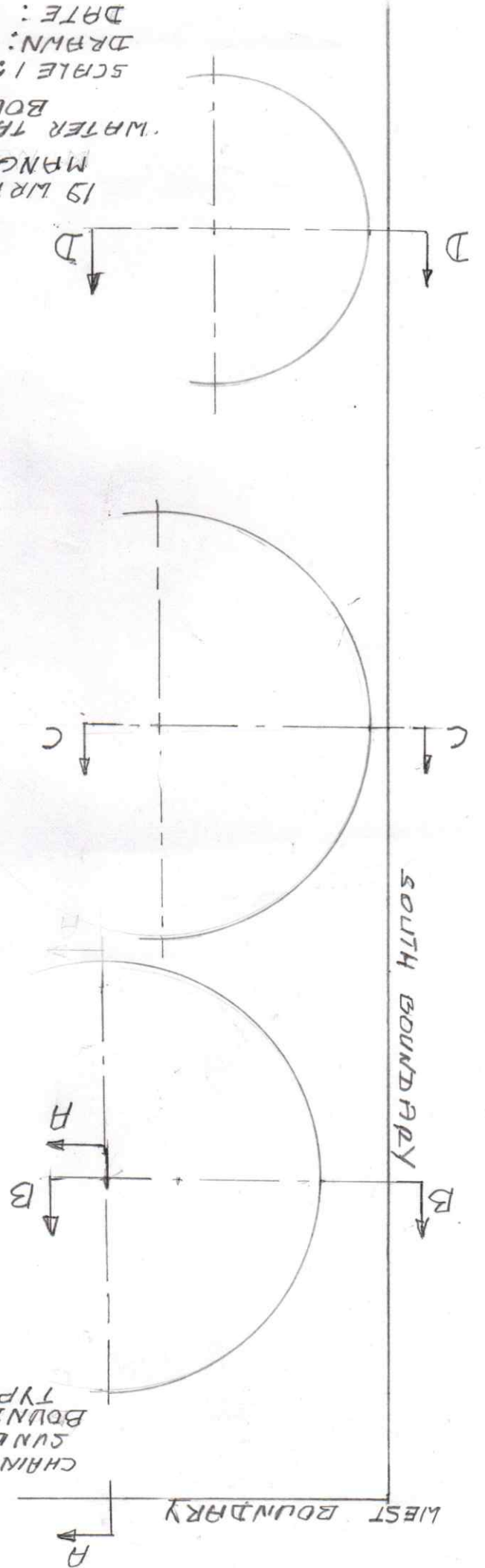
BC SET - 25/9/25

TOP FIXED BALUSTER POSTS

- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the handrail system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used
- Suitable for all wind zones including Extra High, for approved glass or fully clad balustrades
- Top fixed posts (by others) are usually metal posts with welded base plates

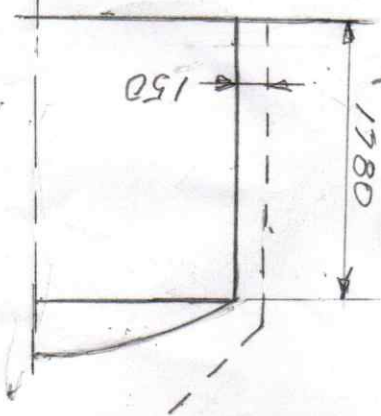


BC SET - 25/9/25

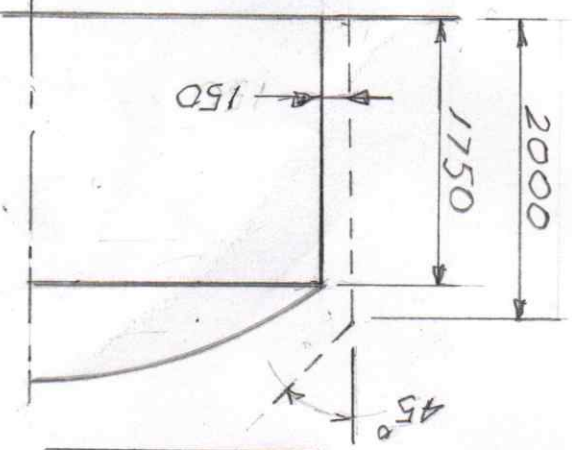


SCALE 1:50
 DRAWN: G.H. SILCOCK
 DATE: 11-10-25

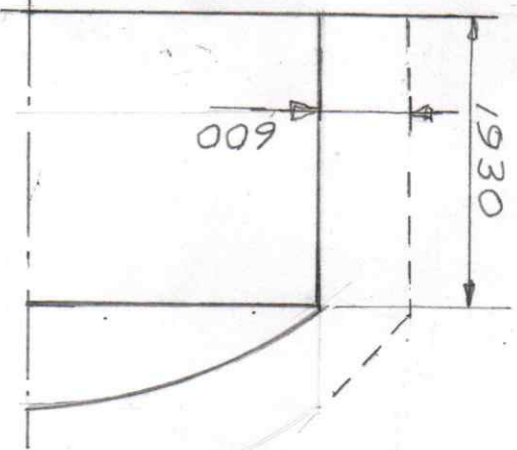
15 WRIGHT HALL RD.
 MANGONUI
 WATER TANK SUNLIGHT
 BOUNDARIES.



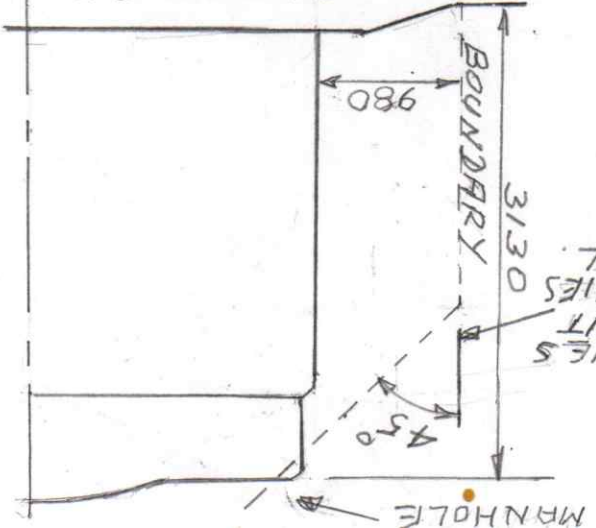
SECTION C-C



SECTION B-B



SECTION A-A



CHAIN LINES
 SUNLIGHT
 BOUNDARIES
 TYPICAL.



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:

Gordon Harold Silcock and Jennifer Margaret Silcock

Address of proposed activity:

19 Wrathall Road, Mangonui, 0479

Legal description:

Lot 5 Deposited Plan 164246

Description of the proposal (including why you need resource consent):

Rebuild and extend existing deck. Resource consent for existing water tank. Rule breaches 8.7.5.1.13 BUILDING COVERAGE, 8.7.5.1.6 SETBACK FROM BOUNDARIES, 8.7.5.1.4 SUNLIGHT

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. Coppermine CAD Plan Set- BC SET - 25/9/25

2. Owners Water tank Plan

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:

Gregory John Stanford Patricia Annette Stanford

Address of affected property including legal description

21 Wrathall Road Mangonui Lot 4 DP 164246

Contact Phone Number/s and email address

Daytime: 02108711794

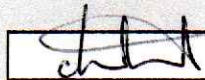
email: greg.annette.stanford@msn.com

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.

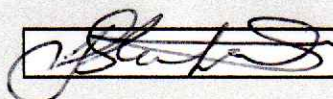
Signature



Date

23.10.2025

Signature



Date

23.10.2025

Signature

Date

Signature

Date



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:

Gordon Harold Silcock and Jennifer Margaret Silcock

Address of proposed activity:

!9 Wrathall Road, Mangonui, 0479

Legal description:

Lot 5 Deposited Plan 164246

Description of the proposal (including why you need resource consent):

Rebuild and extend existing deck. Resource consent for existing water tank. Rule breaches 8.7.5.1.13 BUILDING COVERAGE, 8.7.5.1.6 SETBACK FROM BOUNDARIES, 8.7.5.1.4 SUNLIGHT

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. Coppermine CAD Plan Set- BC SET - 25/9/25
2. Owners Water tank Plan
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:

STEPHEN RAYMOND ROWSELL
BRIDGET MERYON JOAN ROWSELL

Address of affected property including legal description

17 WRATHALL RD, COOPERS BEACH
LOT 3 DP 164246.

Contact Phone Number/s and email address

Daytime: 027 252 0130

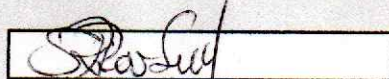
email: nzsteverowsell@gmail.com

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.

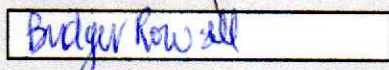
Signature



Date

26-10-25

Signature



Date

26/10/2025

Signature

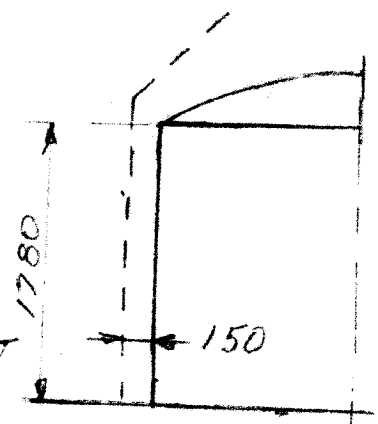
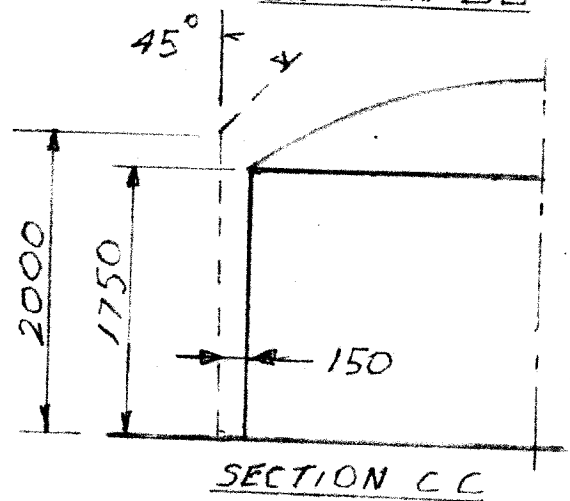
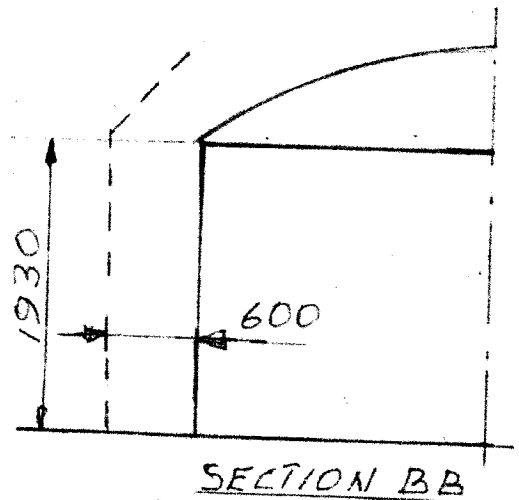
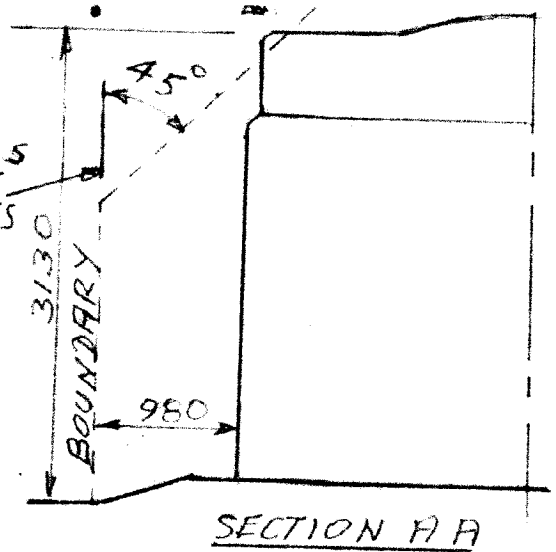
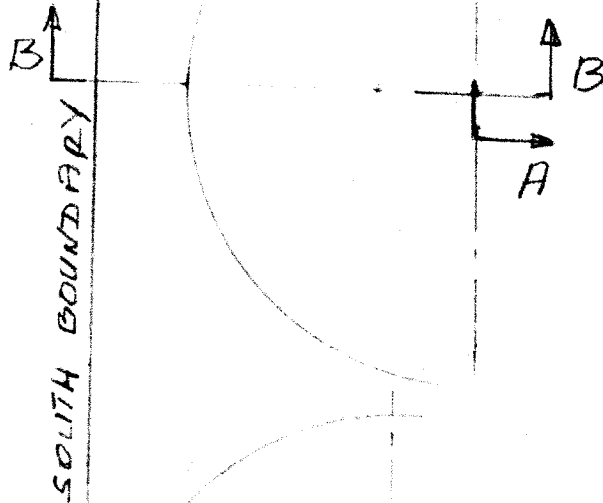
Date

Signature

Date

WEST BOUNDARY

CHAIN LINES
SUNLIGHT
BOUNDARIES
TYPICAL



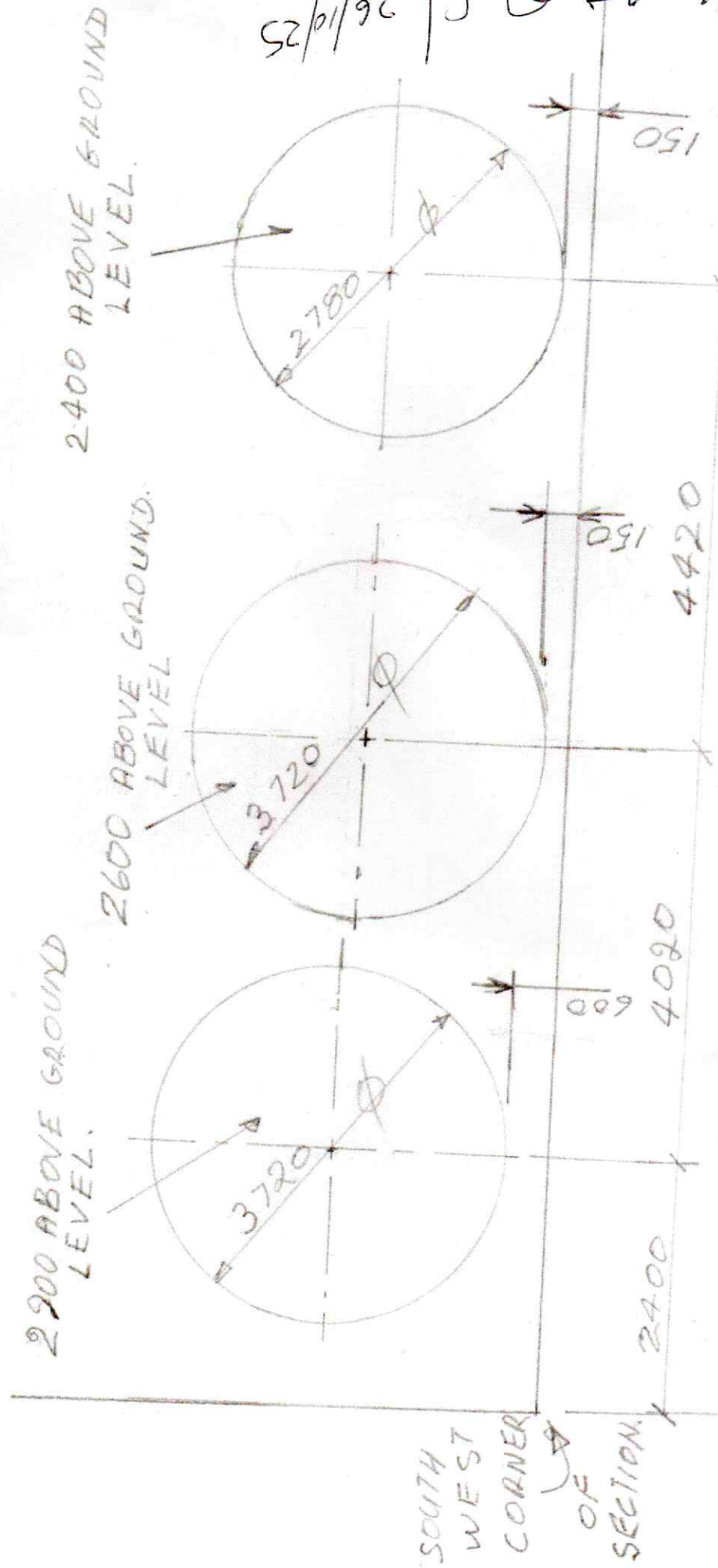
19 WRATHALL RD.
MANGONUI

WATER TANK SUNLIGHT
BOUNDARIES

SCALE 1:50
DRAWN: G H SILCOCK
DATE: 11-10-25

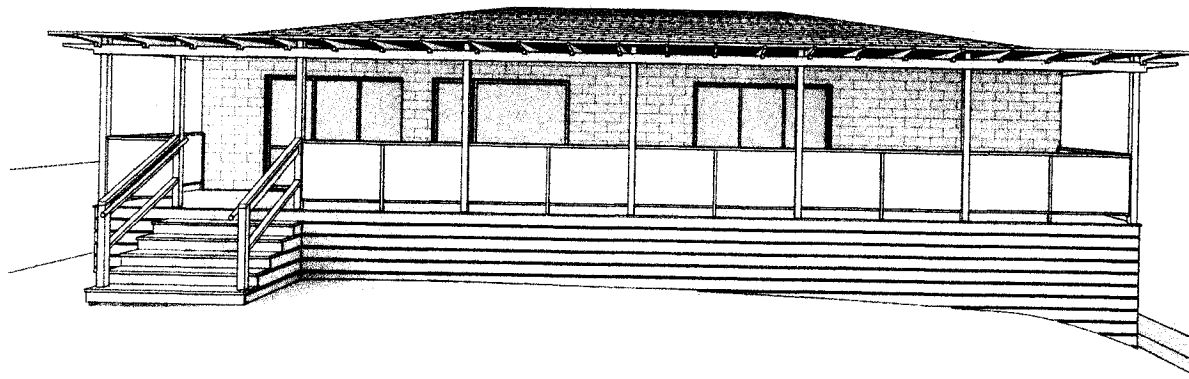
[Signature]
26/10/25
Shirley
Mudge
Kaw
JTB

WATER TANKS AT 19 WRATHALL RD. MANGONUI.



26/10/25
Bridge used

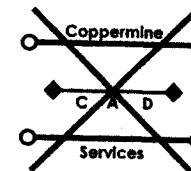
[Signature]



G & J Silcock
19 Wrathall Road, Mangonui
New Deck and Pergola

DRAWING CONTENTS

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Cover	000
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Foundation Plan- Proposed	002.3
Elevations- Existing and Proposed	003.1
Section	004.1
Handrail Details	004.2
Lumberlok Balustrade Fixing Details	004.3



Coppermine CAD Services Ltd
 85 Coppermine Road
 Kaeo, Northland
 022 500 1985
 09 405 1985



BC SET - 25/9/25

budget review
26/10/25

CUT EXISTING
CONCRETE LANDING
AREA BACK TO SUIT
NEW STEPS. RE-ALIGN
PATH TO SUIT

AREA OF WORKS,
EXTERNAL ONLY,
PROPOSED SHOWN

DASHED LINE
INDICATES LINE OF
EXISTING DECK

REMOVE 0.8m² OF
EXISTING CONCRETE
PATH MIN

EXISTING CONCRETE
PATH

BOUNDARY SETBACK
SHOWN DASHED

EXISTING WATER TANKS

Lot 5 DP 164246
NA99A/148
Survey Area 1139m²

WRATHALL ROAD

EXISTING PEBBLE PATH

EXISTING VEHICLE
CROSSING

BOUNDARY

EXISTING TANK
OVERFLOW

1 Site Plan
Scale: 1:250

Site Information
Zone: Rural Living
Parcel ID: 4758788
Appellation: Lot 5 DP 164246
Location: Mangonui

Climate Zone: 1
Earthquake Zone: Zone 1
Exposure Zone: Zone C
Lee Zone: No
Rainfall Range: 90 - 100
Wind Region: A
Wind Zone: Extra High

PRELIMINARY NOTES FOR THESE DRAWINGS

THE WORK COMPRISES THE PROJECT AS OUTLINED ON THESE DRAWINGS.

SITING OF BUILDING WORK
ALL BOUNDARY PEGS AND SERVICES ARE TO BE LOCATED BEFORE CONSTRUCTION WORK COMMENCES. THE OWNER MUST CONFIRM PROPOSED BUILDING LOCATION AND SERVICES SUPPLY LOCATIONS FROM THEIR LEGAL BOUNDARY LINE PRIOR TO ANY CONSTRUCTION COMMENCING.

INTERNAL CONSTRUCTIONAL ALTERATIONS
THE BUILDER MUST ORIENTATE THEMSELVES WITH THE LOCATION OF THE PROPOSED WORKS PRIOR TO ANY WORKS COMMENCING.

VARIATIONS AND AMENDMENTS
ALL STRUCTURAL DESIGN VARIATIONS AND OR AMENDMENTS DURING CONSTRUCTION ARE TO BE VERIFIED AND AGREED TO BY THE DESIGNER AS SOON AS POSSIBLE.

DISCREPANCIES
IT IS THE RESPONSIBILITY OF THE BUILDER AND ALL SUBCONTRACTORS TO READ THESE PLANS AND INFORM THE DESIGNER OF DISCREPANCIES ERRORS OR OMISSIONS. ALL DIMENSIONS AND LEVELS ARE BELIEVED TO BE ACCURATE AT THE TIME OF ISSUE. ANY DISCREPANCIES FOUND ARE TO BE REPORTED TO THE DESIGNER (OR THEIR APPOINTED REPRESENTATIVE) SO THAT A DECISION MAY BE OBTAINED BEFORE PROCEEDING WITH ANY FURTHER WORK ON SITE.

REGULATORY CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CURRENT REGULATORY CODES & DOCUMENTS: NZ BUILDING ACT (2004)
NZS3602:2003 TIMBER & WOOD-BASED PRODUCTS FOR USE IN BUILDINGS
NZS3604:2011 TIMBER FRAMED BUILDINGS
NZS4219:2004 ENERGY EFFICIENCY - SMALL BUILDING ENVELOPE
COMPLIANCE DOCUMENTS FOR NEW ZEALAND BUILDING CODE
NZCP 51:2004 ELECTRICAL CODE OF PRACTICE

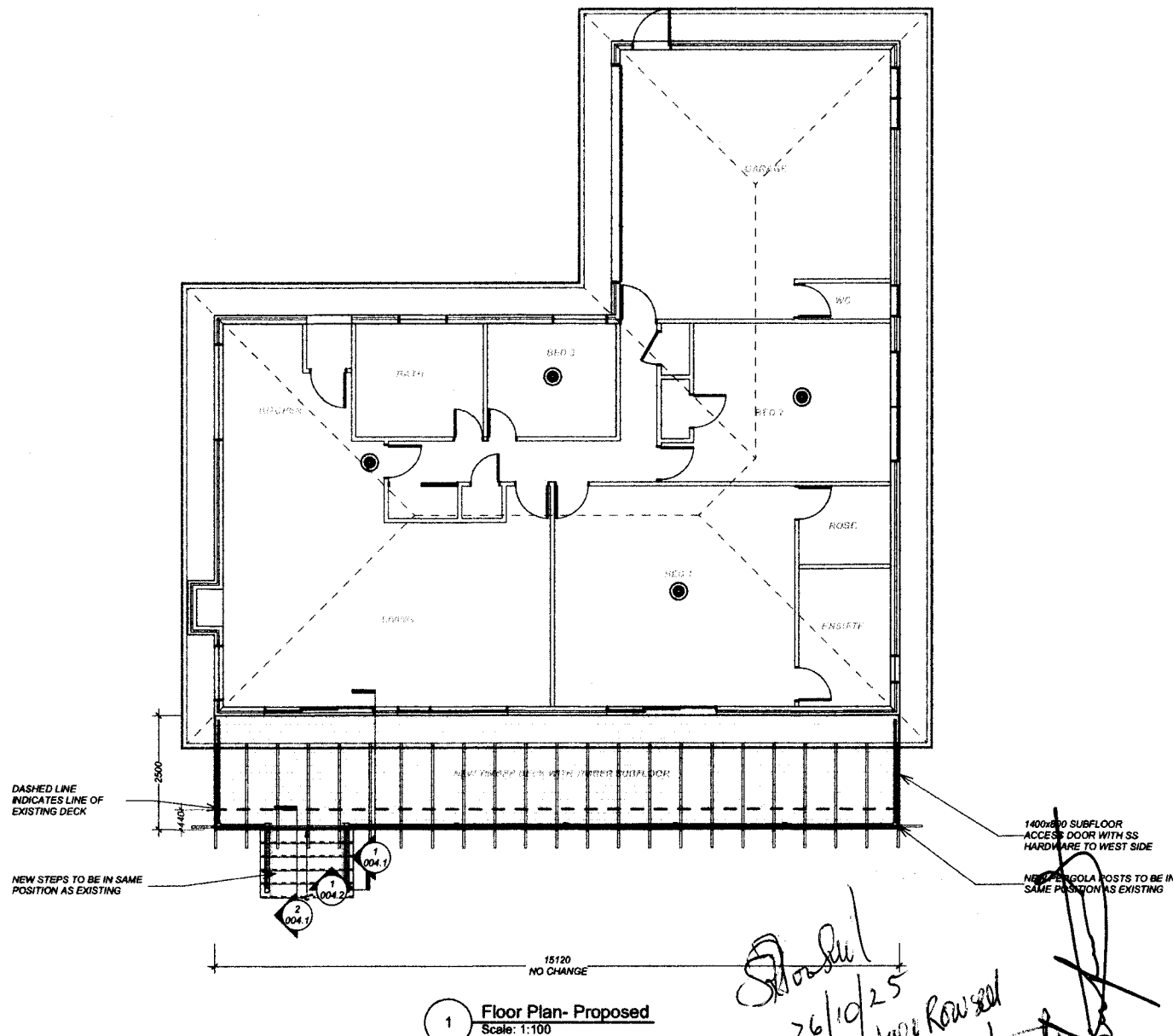
SUBSTITUTIONS
THERE IS TO BE NO SUBSTITUTIONS TO TIMBER TREATMENTS, TIMBER GRADES, SPECIFIED MATERIALS AND OR PRODUCTS WITHIN THIS DRAWING AND ATTACHED DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE LICENSED BUILDING PRACTITIONER ISSUING THE CERTIFICATE OF DESIGN WORK.

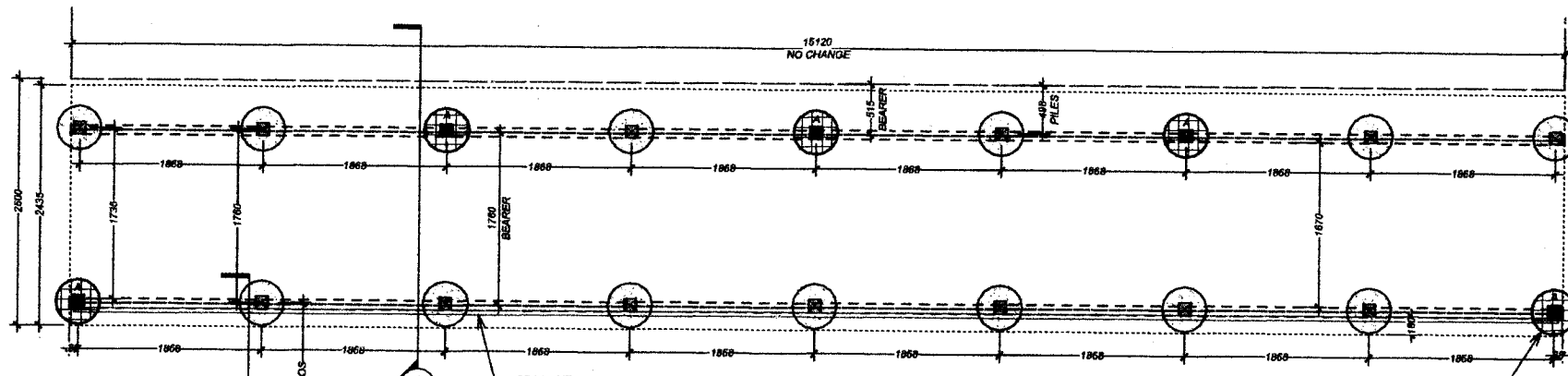
ENDC DISTRICT PLAN RULES (RURAL LIVING)
IMPERMEABLE SURFACES 15% MAX
MAXIMUM BUILDING COVERAGE 12.5% MAX
MAX BUILDING HEIGHT 12M
DAYLIGHT ANGLE 2m VERT AND 45°
SETBACK FROM BOUNDARIES
(A) THE MINIMUM BUILDING SETBACK FROM THE BOUNDARY OF ANY RURAL PRODUCTION ZONE SHALL BE 10M
AND FROM ANY BOUNDARY WITH THE MINERALS ZONE THE SETBACK SHALL BE 20M
(B) THE MINIMUM BUILDING SETBACK FROM BOUNDARIES, APART FROM A BOUNDARY WITH ANY RURAL PRODUCTION AND MINERALS ZONES, SHALL BE 3M

SITE AREA = 1140m²
EXISTING IMPERMEABLE AREA = 207m² ROOF, 115m² DRIVEWAY, EXISTING CONCRETE DECK AND AND STEP PROJECTING OUT BEYOND EAVES 24m² EXISTING WATER TANKS, CONCRETE PATH, CONCRETE LANDING 43m² = 388m² TOTAL or 34.12%
PROPOSED ADDITIONAL IMPERMEABLE AREA = 4.9m² (WATER TANK PLACED 4 YEARS AGO) MINUS CONCRETE STEPS NOT BEING REPLACED 3.2m² MINUS TRIMMED CONCRETE LANDING 0.9m² MINUS 0.3m² OF EXISTING PATH AS SHOWN IMPERMEABLE AREA PROPOSED = NO CHANGE TO OVERALL
EXISTING BUILDING COVERAGE = 204m² or 17.88%
PROPOSED BUILDING COVERAGE = 218.8 or 19.47%

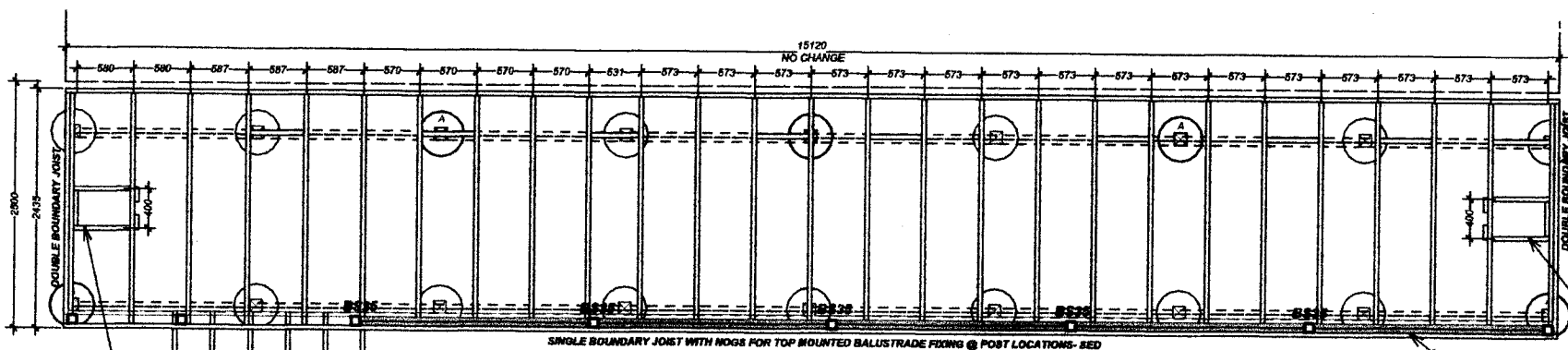
*Shoreland 26/10/25
Budget Review*

BC SET - 25/9/25



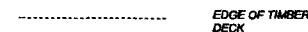
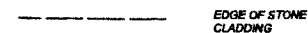
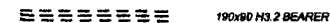
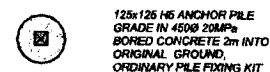


1 Pile and Bearer Plan
Scale: 1:50



2 Joist Layout
Scale: 1:50

FOUNDATION LAYOUT LEGEND



PROVIDE NOGS AND FIXINGS AROUND GLASS BALUSTRADE POST AS PER MITEK LUMBERLOK BALUSTRADE FIXING, SIDES ONLY

DOUBLE NOGS BETWEEN POSTS, FIX TO POST WITH 4 SS SKEW NAILS AND 1 SS T STRAP (BS16) TO FACE OF POST ALL HOLES FILLED WITH M12 SS BOLTS, 50SQ SS WASHERS ON TIMBER SIDE

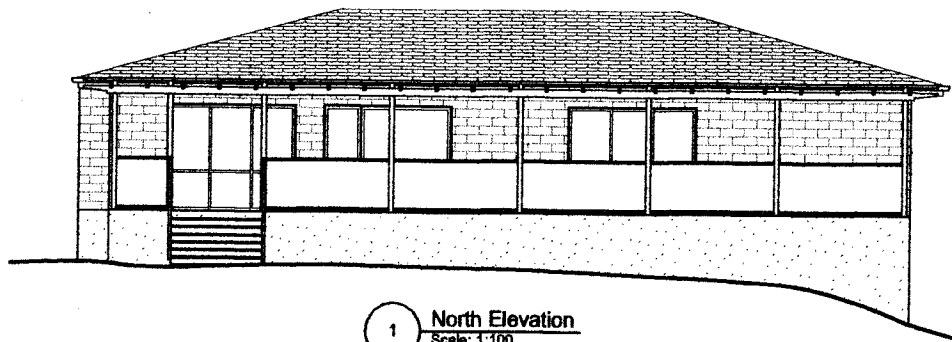
PROVIDE NOGS AND FIXINGS AROUND GLASS BALUSTRADE POST AS PER MITEK LUMBERLOK BALUSTRADE FIXING, SIDES ONLY

190x45 H4 SGH STAIR STRINGERS @ 400CRS MAX, FIX STAIR STRINGERS WITH PAIR SS MUL TIGRIPS, CUT TRIANGLES TO FORM RISERS/TREADS OR USE 290x45 H4 SGH @ 400CRS AND CUT TREADS AND RISERS 20mm GRIP TREAD UP DECKING TO STEPS, DECKING TO OVER HANG SIDE STRINGER 35mm, SIDES OF STEPS CLAD WITH BASEBOARDS TO MATCH BUILDING, DECKING 15mm OVERHANG TO BASE CLADDING

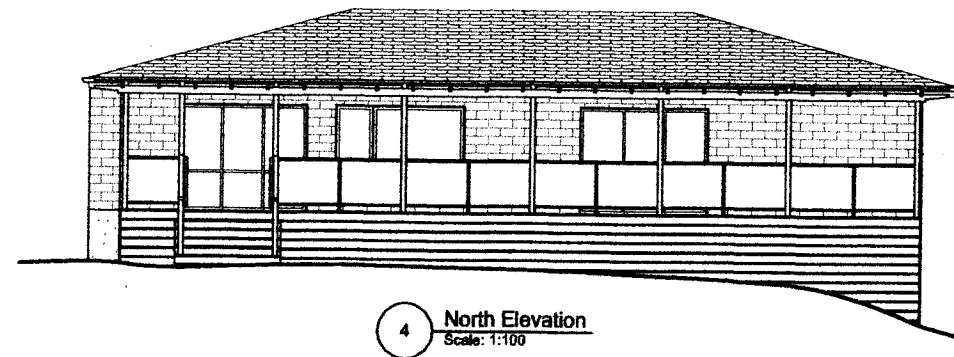
Handwritten notes:
26/10/25
Budget Review
[Signature]

Structural Sense
26/9/2025, Job 25217
[Signature]

BC SET - 25/9/25

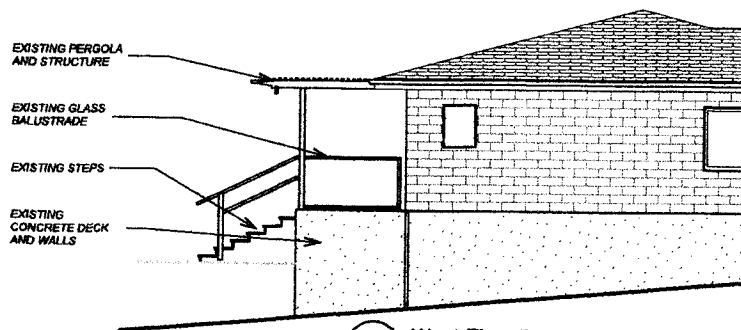


1 North Elevation
Scale: 1:100

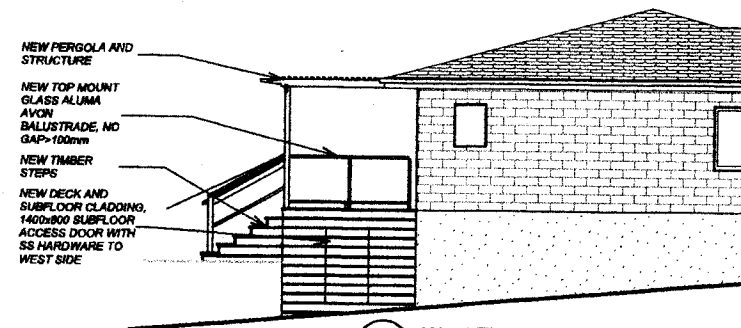


4 North Elevation
Scale: 1:100

EXISTING ← → PROPOSED



2 West Elevation
Scale: 1:100



5 West Elevation
Scale: 1:100

THE CRACKED FOUNDATION SHALL BE REPAIRED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

PROVIDE TEMPORARY SUPPORT TO SAFELY CARRY BUILDING LOADS ABOVE THE REPAIR AREA.

CAREFULLY DEMOLISH AND REMOVE THE FOUNDATION WATER TANK WALL AND ITS FOOTING.

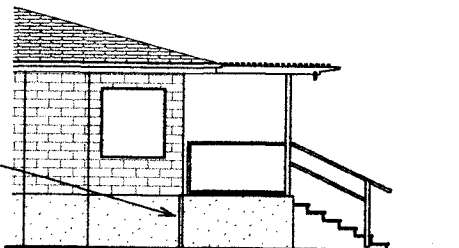
SAW CUT THE HOUSE FOUNDATION WALL IMMEDIATELY ON THE LEFT HAND SIDE OF THE CRACK, FULL HEIGHT.

CAREFULLY REMOVE THE HOUSE FOUNDATION WALL CONCRETE. DO NOT REMOVE ANY REBARS.

ENGINEER TO INSPECT THE EXPOSED CONCRETE AND REINFORCEMENT; DETERMINE THE EXTENT OF BAR REPLACEMENT/ADDITION REQUIRED.

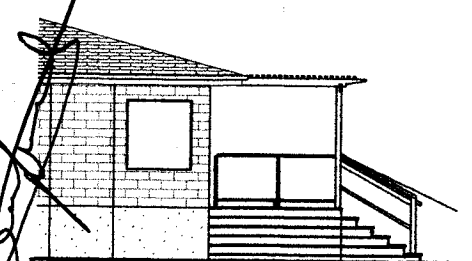
INSTALL NEW REINFORCEMENT AS DIRECTED AND CAST NEW CONCRETE FOUNDATION WALL.

CURE CONCRETE APPROPRIATELY AND ENSURE PROPER LOAD TRANSFER BEFORE REMOVING TEMPORARY SUPPORTS



3 East Elevation
Scale: 1:100

*Shovel
Budget Renzel*
26/9/25



6 East Elevation
Scale: 1:100

Structural Sense
26/9/2025. Job 25217

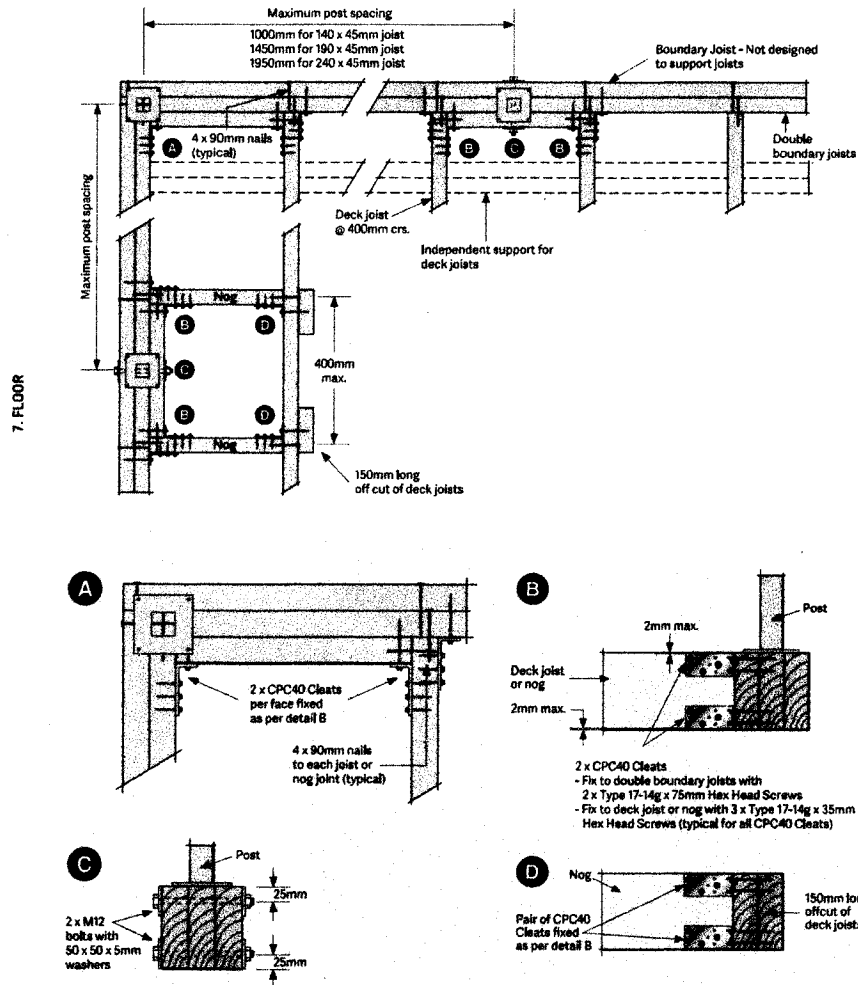
DEMOLITION
REMOVE EXISTING DECK, WATERTANKS AND FOUNDATIONS. ALLOW TO FILL ALL VOIDS LEFT
REMOVE EXISTING PERGOLA AND POST TO WASTE
REMOVE EXISTING GLASS BALUSTRADE
REMOVE EXISTING STEPS AND HANDRAIL

PROPOSED
NEW TIMBER SUBFLOOR DECK WITH 140x20 KWL4 DECKING
150x25 RS H4 or WATERFALL DECKING SUBFLOOR CLADDING WITH 25mm GAP BETWEEN 1400x800 SUBFLOOR ACCESS DOOR WITH SS HARDWARE TO WEST SIDE
NEW PERGOLA AND POSTS TO MATCH EXISTING WITH NEW FASCIA BEAM AND SOFFIT LINING TO NORTH SIDE
NEW TOP MOUNT PROPRIETARY GLASS HANDRAIL WITH TOP RAIL
NEW TIMBER STEPS AND HANDRAIL ONTO NEW DECK

BC SET - 25/9/25

TOP FIXED BALUSTER POSTS

- Complies with Table 3.3 AS/NZS 1170.1:2002 for horizontal load of 0.75kN/m on handrail
- All fixings are designed to provide adequate rotational stability to the handrail system to resist the horizontal load at top of baluster post
- Assumes an approved post and balustrade system is used
- Suitable for all wind zones including Extra High, for approved glass or fully clad balustrades
- Top fixed posts (by others) are usually metal posts with welded base plates



Shoreline Budget House
26-10-25

BC SET - 25/9/25

7 October 2025

Gordon Harold Silcock
19 Wrathall Road
Mangonui 0420

Dear Sir / Madam,

Building consent number: EBC-2026-280/0
Property ID: 3309309
Address: 19 Wrathall Road, Mangonui 0420
Description: Replace Existing Concrete Deck and Pergola with Timber Deck and Pergola

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 \(isoplan.co.nz\)](http://isoplan.co.nz)

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

Rule:	8.7.5.1.13 BUILDING COVERAGE
Reason:	Existing building coverage plus this proposed extended deck that is greater than 1m above ground level exceeds the 10% permitted threshold for this site.

Rule:	8.7.5.1.6 SETBACK FROM BOUNDARIES
Reason:	A water tank is demonstrated within 3m of two boundaries, and the tank height is shown as 2900mm.

Rule:	8.7.5.1.4 SUNLIGHT
Reason:	A water tank is demonstrated as 600mm from a boundary and the tank height is shown as 2900mm therefore the tank breaches the 45-degree recession plane.

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

A handwritten signature in purple ink that reads "L Mare".

Lysigna Mare

PIM Officer

Delivery and Operations

Emailed to: dannyhancox@actrix.co.nz

FORM 4
Certificate attached to
PROJECT INFORMATION MEMORANDUM
Section 37, Building Act 2004

Building Consent Number: EBC-2026-280/0

**RESTRICTIONS ON COMMENCING BUILDING WORK UNDER
RESOURCE MANAGEMENT ACT 1991**

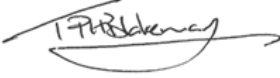
The building work referred to in the attached Project Information Memorandum is also required to have the following **Resource Consent(s)** under the Resource Management Act 1991:

• **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:



Trent Blakeman
Manager - Building Services –
Delivery and Operations
Far North District Council (Building Consent Authority)
7 October 2025

Position:

On behalf of:

Date: