

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? Yes No

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Lili Mullane

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Nicola O'Brien

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Lili Mullane

**Property Address/
Location:**

67 Otaipango Road, Houhora, Far North

Postcode

0484

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

Postcode

Legal Description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the Proposal:

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

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) **Yes** **No** **Don't know**

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. **Yes** **No** **Don't know**

- Subdividing land**
- Changing the use of a piece of land**
- Disturbing, removing or sampling soil**
- Removing or replacing a fuel storage system**

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Lili Mullane

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Corina Lili Mullane

Signature:

(signature of bill payer)

Date 04-Mar-2025

DATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

C

Signature:

A

by electronic means

Date 04-Mar-2025

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.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Lili Mullane

67 Otaipango Road

Houhora

Far North District

Lot 9 DP 72042

Written by: Nicola O'Brien

Reviewed by: Martin O'Brien

Rev: A

Date: 12th March 2025

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Form 9

Application for Resource Consent under Sections 127 Resource Management Act 1991

To Far North District Council

1. *Lili Mullane, from 67 Otaipango Road, Houhora, Lot 9 DP 72042, applies for Resource Consent due to the following rule breach in a General Coastal Zone:*

10.6.5.1.1 Visual Amenity

*(a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m² and
(b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range.*

The activity is not Controlled or Restricted Discretionary as a building envelope was not designated during subdivision as per section 10.6.5.2.2 and 10.6.5.3.1. The proposed dwelling will have a floor area (frame line) of 151.3m² whilst the future shed will be 80m². The colours proposed for the cladding are not within the BS5252 standard colour palette range with a reflectance value of 30% or less or constructed of natural materials which fall within this range. The rooves, joinery colour of the dwelling and future shed door are within the range with a reflectance value less than 30%. The activity is Discretionary as per section 10.6.5.4 (c) *"It does not comply with one or more of the other standards for permitted, controlled, or restricted discretionary activities in this zone as set out under Rules 10.6.5.1; 10.6.5.2 and 10.6.5.3 above"*.

The applicant opts out of the fast-track consent process as the breach is a Discretionary activity.

2. *The activity to which the application relates (the proposed activity) is as follows:*

Application for Resource Consent for Visual Amenity as a Discretionary activity is due to the proposed 151.3m² dwelling being greater than 25m², the future shed is greater than 50m². A building envelope was not designated during subdivision. Colours proposed for the cladding are not within the BS5252 standard colour palette range with a reflectance value of 30% or less or constructed of natural materials which fall within this range. This report addresses relevant criteria in the existing and proposed Far North District Plan, Resource Management Act (1991), New Zealand Coastal Policy Statement (2010), and Regional Policy Statement for Northland (May 2016).

3. *The location of the proposed activity:*

Lot 9 DP 72042 is located to the south of Otaipango Road, Houhora, rapid number 67, and is zoned General Coastal in the operative Far North District Plan. The property will be zoned Rural Production (with Treaty Settlement Area of Interest overlay) in the proposed District Plan. The dwelling and future shed are to be located to the south of the property. Refer to the Site Location Plan, Appendix II, Sheet A01a, showing the location of Lot 9 DP 72042 and the proposed activity.

4. The owner listed is the only owner/occupier of the site to which this application relates.
5. There are no other activities that are part of the proposal to which this application relates.
6. No additional resource consents are required for the proposal to which this application relates.
7. Attached is an assessment of the proposed activity's effect on the environment that:
 - a. Includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
 - b. Addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
 - c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.
8. Attached is an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.
9. Attached is an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.
- 10-13 Not applicable.
14. Attached is further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

1.0 Executive Summary

O'Brien Design Consulting were engaged by Lili Mullane to prepare an Assessment of Environmental Effects Report to accompany an application for Resource Consent addressing the requirements of Section 88.2 and Schedule 4 of the Resource Management Act 1991. The application is to be submitted to the Far North District Council. This application has been prepared in accordance with Form 9 and Schedule 4, Sections 2, 6 and 7 of the Resource Management Act.

Relevant operative District Plan and proposed District Plan rules have been assessed along with objectives and policies, for each plan. District Plan Criterion 10.6.5.3.1 are discussed. There are no other breaches other than described below.

Application for Visual Amenity as a Discretionary activity due to a breach of the Far North District Plan, Section 10.6.5.1.1 Visual Amenity:

- (a) *"Any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²" and*
- (b) *the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range.*

The proposed dwelling will have a floor area of 151.3m². Cladding colours are outside of the BS5252 standard colour palette range with a reflectance value (LRV) greater than 30%. The roof and joinery will be within the range with an LRV less than 30%. The future shed will have a floor area of 80m². The shed exterior will be outside the BS5252 colour range with an LRV greater than 30%. The roof and shed door will be within the range with an LRV less than 30%.

The activity is not Controlled or Restricted Discretionary as a building envelope was not designated during subdivision as per section 10.6.5.2.2 and 10.6.5.3.1. Therefore, the activity is Discretionary as per section 10.6.5.4 Discretionary Activities (c) *"It does not comply with one or more of the other standards for permitted, controlled, or restricted discretionary activities in this zone as set out under Rules 10.6.5.1; 10.6.5.2 and 10.6.5.3 above"*.

Lot 9 DP 72042 will be zoned Rural Production with Treaty Settlement Area of Interest overlay in the proposed Far North District Plan. A Visual Amenity Resource Consent would not be required under the new plan. We request to use colours for the cladding outside of the BS5252 standard colour palette range with a reflectance value greater than 30% due to proposed zoning along with reduced visibility from the coastal marine area and surrounding land.

The proposed dwelling will not be visible to any existing dwelling located nearby. Existing Mānuka along the southern, western and eastern boundaries of Lot 9 and on neighbouring properties mean that the proposed dwelling will not be visible to properties to the south, west or east. The roof of one existing dwelling, to the north, is visible from the proposed house site. Due to existing vegetation the proposed dwelling will not be visible to this neighbour.

A single dwelling and future shed are proposed on the 48,941m² property. The 151.3m² house with a height of 5.8m is considered a 'medium' sized dwelling. The 80m² shed with a height of 4m is well under the 8m maximum permitted in a General Coastal zone and the 12m permitted in a Rural Production zone. The buildings are to be located to the south of the 48,941m² property well away from Otaipango Road (approximately 140m). The dwelling will be located in front of an existing 60m² shed. A parking area is

proposed between the dwelling and an existing shed. As the shed and parking area are located behind the dwelling they will be obscured or partially obscured from view. The size, height, and location of the buildings avoids visual dominance on the landscape, adjacent sites and the surrounding environment. The proposed buildings are modern and stylish, aesthetically pleasing, likely to raise property values along Otaipango Road.

The proposed development will only be visible from certain locations along Otaipango Road and occasional recreational boats at sea. The development is not visible from the shoreline. Visibility from the ocean is reduced due to distance, a conservation strip and properties with Mānuka scrub between the ocean and Lot 9. Existing vegetation (including Mānuka and Bottlebrush) and proposed landscaping (including at least 16 different palm species) will assist in blending the dwelling with the environment reducing visibility from the north. Otaipango Road is a dead end, terminating approximately 130m to the west of Lot 9. The dwelling will be visible to 4 neighbours driving past; however, visibility will be reduced due the siting of the buildings to the south of the property, along with existing and proposed plantings.

The proposal is compatible with current and proposed zoning and is expected to have less than minor visual affect with mitigation measures implemented.

2.0 Proposal

The Certificate of Title for the property is attached as Appendix I. There are no Consent Notices listed on the title.

It is proposed that a dwelling and future shed be located to the south of Lot 9 DP 72042. The dwelling has a floor area of 151.3m², considered a 'medium' sized dwelling, with a height of 5.8m, well under the 8m maximum permitted in a General Coastal zone (12m permitted in a Rural Production with Treaty Settlement Area of Interest overlay in the proposed plan). An 8 x 10m (80m²), 2 bay future shed with a height of 4m is proposed. The shed will have a mono pitch roof and steel cladding. Appendix II (A02 and 3) and III show the floor plan and elevations for the dwelling and shed.

Lot 9 is a 48,941m² property with an existing metal driveway which provides access to an existing shed. An additional 60m² of parking area is proposed between the dwelling and the existing shed. The proposed dwelling will be situated in front of the existing shed obscuring or partially obscuring the shed and parking area from view. The buildings will be serviced by water tanks with a stormwater spreader and onsite wastewater consisting of an aeration treatment system with surface laid dripper lines. The Site Location Plan, Section A01a, Appendix II shows existing and proposed structures. Sheet A01b shows proposed wastewater disposal, water tanks and the stormwater spreader.

Numerous plantings are proposed around the dwelling and property. Existing and proposed plantings will assist in blending the buildings with the landscape, reducing visibility from Otaipango Road and occasional recreational boats at sea. The Landscape Plan, Sheet AA01d, shows existing and proposed plantings.

3.0 Site Description

Lot 9 DP 72042 is a 48,941m², property located at 67 Otaipango Road, Houhora. Otaipango Road, a metal road, runs along the northern property boundary. Long, narrow, roughly rectangular properties are located to the north of Otaipango Road followed by a Conservation strip, sand then the rocky coastline. The coast is over 700m from the proposed house site. Properties to the north, south, west and east are generally covered by scrub including Mānuka, (*Leptospermum scoparium*), Wattle and Pine. Refer to the Site Location Plan, Section A01a, Appendix II showing Lot 9 DP 72042 and the surrounding area.

The Far North Map shown on the Site Location Plan, Section A01a, Appendix II shows Lot 9 covered by Mānuka scrub, however, scrub has been cleared as shown in Photographs 1-4. ~10-20m of Mānuka remains along the southern, western and eastern property boundaries. The existing Mānuka provides an aesthetically pleasing backdrop for the buildings assisting in blending the buildings with the natural environment and surrounding neighbouring properties. It also fully screens the visibility of the proposed dwelling from the south, west and east as shown in Photographs 1, 2 and 3.

Scrub within 20m of the dwelling has been cleared to ensure the development complies with section 12.4.6.1.2, Fire Risk to Residential Units. Mānuka is highly flammable. Numerous Australian Bottlebrush species remain onsite as shown in Photograph 4. The sporadic, individual Bottlebrush trees visually enhance the property but do not create the same fire risk mass planting does.

Photograph 4 shows the visibility of the proposed dwelling from the north including Otaipango Road, an existing dwelling (located on Lot 13 DP 72042) and the ocean. Note that existing vegetation around the dwelling, on Lot 13, reduces visibility and that it is highly unlikely the proposed buildings will be visible from this location. Currently the roofline of the existing dwelling only is visible. No other existing dwellings are visible. The proposed dwelling is not visible from the shore. Due to existing and proposed plantings, as shown on the Landscape Plan, Sheet A01d, Appendix II the visibility of the buildings will be further reduced. Visibility of the buildings from occasional recreational boats is reduced due to distance (over 700m), proposed and existing plantings.

Otaipango Road is a dead end, terminating approximately 130m to the west of Lot 9. Only 1 property is located to the west of Lot 9 along Otaipango Road. 3 properties to the north of the road would drive past the property. The buildings will be visible to the 4 neighbours driving past, however, visibility will be reduced due the siting of the buildings to the south of the property, along with existing and proposed plantings. The proposed design of the dwelling and future shed is modern and stylish, aesthetically pleasing and likely to raise property values along Otaipango Road.

According to NRC Hazard Maps the property is not subject to flooding or identified as erosion prone land. The proposed dwelling and existing shed are located within the 'safe zone' for Tsunami Evacuation.



Photograph 1: Showing scrub to the south of the property obscuring the development from properties to the south. The proposed dwelling is to be located in front of the shed, obscuring or partially obscuring the shed and proposed parking area from view.



Photograph 2: View to the west showing existing Mānuka along the western boundary, blocking the visibility of the proposed dwelling from properties to the west. Reduced visibility of the ocean due to existing vegetation on properties to the north of Otaipango Road.



Photograph 3: View to the east showing existing Mānuka along the eastern boundary, blocking the visibility of the proposed buildings from properties to the east.



Photograph 4: View to the north showing the section cleared of Mānuka with sporadic, individual Bottlebrush trees remaining. Otaipango Road then properties with Mānuka scrub are visible to the north as is the ocean. Note that the roofline only of 1 existing dwelling and shed are visible. The proposed buildings will not be visible to the existing dwelling due to established vegetation surrounding it. Visibility from boats occasional recreational boats is reduced due to distance, existing and proposed plantings.

4.0 Far North District Plan Review

4.1 Operative Far North District Plan

Application for Visual Amenity as a Discretionary activity is due to a breach of the Far North District Plan, Section 10.6.5.1.1 Visual Amenity:

- (a) *any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m².*
- (b) *the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range.*

The proposed dwelling will have a floor area of 151.3m². Cladding colours are outside of the BS5252 standard colour palette range with a reflectance value (LRV) greater than 30%. The roof and joinery will be within the range with an LRV less than 30%. The future shed will have a floor area of 80m². The shed exterior will be outside the BS5252 colour range with an LRV greater than 30%. The roof and shed door will be within the range with an LRV less than 30%.

Lot 9 DP 72042 will be zoned Rural Production with Treaty Settlement Area of Interest overlay in the proposed Far North District Plan. A Visual Amenity Resource Consent would not be required under the new plan.

4.2 Operative Far North District Plan Other Rule Assessment:

The following District Plan rules comply:

10.6.5.1.2 Residential Intensity: Complies

10.6.5.1.3 Scale of Activities: Complies

10.6.5.1.4 Building Height: Complies. 5.8m proposed, 8m permitted maximum.

10.6.5.1.5 Sunlight Rule: Complies

10.6.5.1.6 Stormwater Management

Impermeable Surfaces

Existing metal driveway:	986.1m ²
Existing shed:	60.0m ²
Proposed driveway:	60.0m ²
Proposed dwelling:	222.7m ²
Proposed shed:	<u>80.0m²</u>
Total proposed:	1,408.8m ²

Total permitted = 10% of gross site area = 4,894.1m²

Total proposed = 1408.8m² = 2.8% Complies

10.6.5.1.7 Setback from Boundaries: Complies

10.6.5.1.8 Transportation: Complies

10.6.5.1.9 Keeping of animals: Complies

10.6.5.1.10 Noise: Complies

10.6.5.1.11 Helicopter Landing Area: Complies

12.3.6.1.2 Excavation and/or filling: Complies

Driveway cut: 6.0m

Fill: 6.0m

Cut/fill 12.0m

NES Soil disturbance: Not subject to NES

12.4.6.1.2 Fire Risk to Residential Units: Complies. Scrub within 20m of the dwelling has been removed.

4.3 Operative Far North District Plan Objectives & Policies

The following has been taken from the Operative Far North District Plan, Section 10.6, p. 1 and 2.

GENERAL COASTAL ZONE

10.6.1 ISSUES

“The preservation of the natural character of the General Coastal Zone, which is required by the Act, can be put under pressure by development that is not sympathetic to that character.

10.6.1.2 *Many people are dependent on the use of land in the General Coastal Zone for their livelihood. Controls designed to sustainably manage natural and physical resources in this zone can impinge on the ability of people to continue to use their land for their livelihood.*

10.6.1.3 *Subdivision can permanently alter the appearance and use of land. Consequently, it is desirable not only that subdivision is environmentally sensitive but also that it is subject to strict controls, including assessment criteria, to ensure that sustainable management of the coastal environment can be achieved.*

10.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

A General Coastal Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.

10.6.2.2 *A General Coastal Zone where the natural character of the coastal environment is preserved from inappropriate subdivision, use and development.*

10.6.2.3 *A pattern of development which takes proper account of and provides appropriately for the management of the natural and physical resources of the coastal environment.*

10.6.3 OBJECTIVES

10.6.3.1 *To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*

10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.

10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.

OBJECTIVES SUMMARY

The proposed residential use and scale of development are appropriate in this zone. Mitigation measures are proposed to preserve the natural character of the environment.

10.6.4 POLICIES

10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.

Applicable. Lot 9 DP 72042 was subdivided with the intention of creating a 48,941m² section for residential purposes. The proposed development is compatible with the zone. The proposed buildings are not visible from the shoreline. Visibility from boats on the ocean is reduced due to distance, proposed and existing plantings.

10.6.4.2 That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.

Applicable. The use and development are appropriate for the zone. Proposed and existing plantings will assist in mitigating potential visual amenity effects.

10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

Not applicable. The development is not clustered. Subdivision ensured a 48,941m² section for residential purposes was created, in line with the character of the General Coastal Zone.

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

Applicable. A dwelling and future shed are proposed to the south the 48,941m² property, well away from Otaipango Road. The height of both buildings is well under the 8m maximum permitted in a General Coastal zone.

An existing metal driveway provides access to an existing shed. The proposed dwelling is to be located in front of the existing shed obscuring or partially obscuring the shed and proposed parking area from view. The proposed dwelling and shed design are modern and stylish, aesthetically pleasing and likely to raise property values along Otaipango Road. The size, height, and location of the buildings avoids visual dominance on the landscape, adjacent sites and the surrounding environment.

Mānuka needed to be cleared to create useable land for residential purposes such as orchard and recreational areas. The amount of Mānuka on the land and adjacent land created a significant fire risk. Mānuka is highly flammable. Approximately 10-20m of Mānuka along the southern, western and eastern boundaries remains completely obscuring the development from the south, west and east. Mānuka to the south creates a visual backdrop for the buildings.

The buildings are not visible from the shoreline. Visibility from occasional recreational boats at sea will be minimal due to distance as well as existing and proposed plantings. Otaipango Road is a dead end terminating approximately 130m to the west. ~4 neighbours will drive past the proposed buildings. Visibility from the road will be reduced due to the location of the buildings, at least 140m from the roadside, along with proposed and existing plantings. The design of the buildings and landscaping will be visually pleasing likely to raise property values along Otaipango Road.

The proposed earthworks meet permitted activity status in both the current and proposed Far North District Plan. Earthworks will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EWS-5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control pdf (aucklanddesignmanual.co.nz).

The proposed earthworks are located to the south of the property well away from the coast or any intermittent stormwater flow path. A silt fence is specified as part of the Building Consent as outlined in the Erosion and Sediment Control on Construction Sites information sheet written by Northland Regional Council. Earthworks are to occur in Autumn with reduced rainfall.

Any cut batters are to be grassed or planted as soon as possible. The adverse effects on visual amenity because of earthworks is expected to be temporary and less than minor.

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

Not applicable. There is no access to the foreshore or any esplanade areas.

(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";

Not applicable.

-
- (e) *providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*

Not applicable.

- (f) *protecting historic heritage through the siting of buildings and development and design of subdivisions. 10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied, or mitigated as far as practicable.*

Not applicable.

10.6.4.5 *Maori are significant landowners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.*

Not applicable with current zoning.

10.6.4.6 *The design, form, location, and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy, or mitigate adverse effects on those features.*

The design, form, location, and siting of earthworks have regard to the natural landscape character. Earthworks are to be undertaken for the dwelling, shed, parking area and landscaping around the dwelling. Earthworks proposed meet permitted activity standards. The dwelling is to be sited in front of the shed and parking area minimising the visibility of both from the north. Soil and cut batters are to be revegetated as soon as possible.

POLICIES SUMMARY

The district plan seeks to preserve the natural character of the General Coastal Zone while providing appropriate use and development of sites within this zone. Initial subdivision created a section in keeping with the character of the General Coastal Zone and surrounding area, with the purpose of residential development. Controls are imposed to ensure that potential adverse visual effects of the development are avoided, remedied, or mitigated as far as practical.

Regarding Visual Amenity whether there are any potential effects on aesthetic values depends on the visibility of the development and how it is seen in the surrounding environment. Existing vegetation on the property and neighbouring properties mean that the visibility of the development is obscured from view from the south, west and east. Some visibility occurs along Otaipango Road (terminates approximately 130m to the west) and occasional recreational boats at sea. Visibility is reduced due to distance, existing and proposed plantings. Any potential negative effects are expected to be less than minor. The proposed design and landscaping are visually appealing likely to increase property values along Otaipango Road.

4.4 Proposed Far North District Plan Objectives & Policies

Under the proposed Far North District Plan Lot 9 DP 72042 will be zoned Rural Production with a Treaty Settlement Area of Interest overlay. There are no visual amenity criteria in either zone requiring the buildings to be coloured within the BS5252 colour range and reflectance value.

Objectives RPROZ-01 - RPROZ-04 for the proposed Rural Production zone were reviewed. Objectives relevant or somewhat relevant to the proposal only are listed.

Objective RPROZ-04 The rural character and amenity associated with a rural working environment is maintained.

This objective relates to character and amenity; however, Lot 9 and neighboring properties are covered with scrub rather than productive farmland. Rural production activities do not occur in the immediate area. The proposed development will be visually appealing.

Policies RPROZ-P1 - RPROZ-P7 were reviewed. Policies relevant or somewhat relevant to the proposal only are listed.

Policy RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes; (d) a diverse range of rural environments, rural character and amenity values throughout the district.

Relevant or somewhat relevant. The proposed residential land use maintains or enhances the character of the zone and amenity values throughout the district. Landcover in the surrounding area is shrubland rather than rural grassland. The proposed design of the buildings is modern and stylish, proposed landscaping aims to be aesthetically pleasing. The dwelling is located in front of an old shed reducing its visibility. The development is likely to improve visual amenity and increase property values along Otaipango Road.

Objectives TSL-01 – TSL-04 of the Treaty Settlement overlay were reviewed. None of the objectives appear relevant to the size, colour or reflectivity of buildings or linked to amenity values.

Policies TSL-P1 – TSL-P4 were reviewed.

TSL-P3 Provide for development on Treaty Settlement Land where it is demonstrated that: (e) it maintains the character and amenity of the surrounding area.

Applicable. The proposed residential development with a dwelling and future shed is in keeping with the scale of development on neighbouring properties, for example Lot 10 DP 72042, Lot 13 DP 72042, Lot 14 DP 72042, Lot 16 DP 72042. Manuka scrub along the western, southern and eastern boundaries remains.

SUMMARY

The proposed use and scale of development are in keeping with neighbouring properties. There is a rural feel to the area due to property sizes and distance from town, however, properties in the immediate area are covered with scrub rather than used for rural production. The property owner aims to create a visually appealing property with landscaping, likely to increase property values along Otaipango Road. There are no visual amenity criteria in either zone requiring the buildings to be coloured within the BS5252 colour range and reflectance value.

4.5 Proposed Far North District Plan Rules with Immediate Legal Effect

The proposal is subject to the Proposed District Plan. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
<i>Hazardous Substances</i>	<i>The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.</i>	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
<i>Heritage Area Overlays</i>	<i>All rules have immediate legal effect (HAR1 to HAR14) All standards have immediate legal effect (HA-S1 to HA-S3)</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Historic Heritage</i>	<i>All rules have immediate legal effect (HHR1 to HHR10) Schedule 2 has immediate legal effect</i>	Not applicable. The site is not located within a Heritage Area Overlay.
<i>Notable Trees</i>	<i>All rules have immediate legal effect (NTR1 to NTR9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect</i>	Not applicable. The site does not contain any notable trees.
<i>Sites and Areas of Significance to Maori</i>	<i>All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect</i>	Not applicable. Lot 9 DP 72042 is to be zoned Rural Production with an overly of Treaty Settlement Area of Interest. However, the property is not recorded as having a site or area of significance such as a historic pā.
<i>Ecosystems and Indigenous Biodiversity</i>	<i>All rules have immediate legal effect (IB-R1 to IB-R5)</i>	The property is not identified as a Significant Natural Area. Scrub including Mānuka, Pine and Wattle was cleared to create useable residential land and to reduce fire risk. Approximately 10-20m of Mānuka remains along the southern, western and eastern boundaries. The proposal is not in breach of rules IB-R1 to IBR5.
<i>Subdivision</i>	<i>The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUBR17</i>	Not applicable. The proposal is not a subdivision
<i>Activities on the Surface of Water</i>	<i>All rules have immediate legal effect (ASWR1 to ASW-R4)</i>	Not applicable. The proposal does not involve activities on the surface of water.
<i>Earthworks</i>	<i>The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5</i>	Proposed earthworks meet permitted activity status and will follow guidelines listed.
<i>Signs</i>	<i>The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</i>	Not applicable. No signs are proposed as part of this application.
<i>Orongo Bay Zone</i>	<i>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</i>	Not applicable. The site is not located in the Orongo Bay Zone.

The assessment above indicates that the proposal is determined to be a Permitted Activity in regard to the Proposed District Plan.

Therefore, no further assessment of these rules will be undertaken.

4.6 Far North District Plan Section Assessment Criteria

Visual Amenity Assessment Criteria within General Coastal Zone Section 10.6.5.3.1

In assessing an application under this provision, the Council will restrict the exercise of its discretion to:

- (a) *any new building(s); or*
- (b) *any alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.7.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.*

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

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

The proposed dwelling will be located to the south of the property in front of an existing shed and proposed parking area as shown on the Site Location Plan, A01a and b, Appendix II. The aesthetically pleasing dwelling obscures or partially obscures an old shed and proposed parking area from view. The proposed dwelling and future shed are setback well away from the road and meet required setback distances from property boundaries. Existing Mānuka to the south of the property, Bottlebrush and proposed plantings assist in blending the buildings with the environment.

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

The proposed 151.3m², single storey dwelling with a height of 5.8m is considered a medium sized dwelling, not bulky in relation to ridgelines and natural features. An 8 x 10m (80m²), 2 bay future shed with a height of 4m is proposed. The shed will have a mono pitch roof and steel cladding. The height of the proposed buildings is well under the 8m maximum permitted in a General Coastal Zone or 12m in the proposed District Plan. Buildings are not located on a ridgeline.

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

The exterior of the dwelling is to be clad with Axon cladding and 70 series brick veneer with a colour scheme similar to Image 1 below. The TRS 450mm superseam roof with a 25-degree pitch will be a dark grey colour within the BS5252 standard colour palette range with a reflectance value (LRV) of 30% or less as per Image 2. The roof colour proposed will be similar to "Mortar", N44-005-005, with a reflectance value of 14%. Dark grey joinery proposed will be within the range and reflectance value.

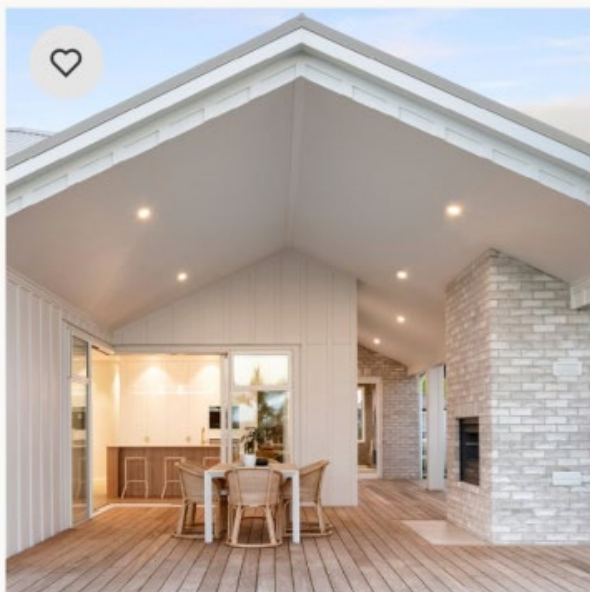


Image 1: Showing an example of proposed exterior cladding colours



Image 2: Showing proposed roof colour

The future shed is to be coloured 'Stone Peak' with a reflectance value of 48% whilst the roof is to be 'Sandstone Grey' with a reflectance value of 27% (within the BS5252 and LRV range) as per Image 3 below.

StonePeak® Matte



TSR: 53%
LRV: 48%

Sandstone Grey



TSR: 41%
LRV: 27%

Image 3: Showing colours proposed for the exterior of the future shed

The property will be zoned Rural Production, with an overly of Treaty Settlement Area of Interest, in the proposed District Plan. Colours within the BS5252 standard colour palette range with a reflectance value (LRV) of 30% or less are not required. The dwelling and future shed location (to the south of the property well away from the road and ocean), size, and height along with existing and proposed plantings will reduce possible effects of colours chosen with a higher LRV than 30%. The completed project will be visually appealing, likely to increase property values along Otaipango Road.

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

Approximately 10-20m depth of Mānuka (*Leptospermum scoparium*) runs along the southern, western and eastern property boundaries as shown in Photographs 1, 2 and 3 and the Landscape Plan, Sheet A01d, Appendix II. The existing Mānuka completely obscures the development from the south, west and east.

The roofline of one dwelling only is visible from the proposed building site. Due to existing Mānuka surrounding the dwelling the development will not be visible to this neighbour.

The development is open to the north, however, numerous Bottlebrush (*Callistemon sp.*) with yellow flowers, sporadically remain as shown in Photograph 1. Once mature the Bottlebrush can grow to a height and width of approximately 2m.

Approximately 14 different palm species ranging in size (3-25m high by 2-5m width), and at least 2 types of ornamental Bananas are proposed around the house. A minimum of 6 smaller species will grow amongst the palms. Grasses are also proposed but are not listed on the Landscape Plan. At least 23 different species are proposed around the dwelling. Some of the plants will provide food for birds and insects. The proposed plantings and existing Bottlebrush will blend the house with the landscape. An orchard with approximately 30 trees including Apples, Bananas, Feijoas, Lemons, Macadamia, Nectarines, Olives, Oranges, Peaches and Plums has been planted to the southeast of the property. Completed landscaping will be aesthetically pleasing, blending the development with the landscape and reducing visibility. Refer to the Landscape Plan, Sheet A01d, Appendix II.

Otaipango Road is a dead end terminating approximately 130m to the west. 4 neighbours only will drive past the proposed dwelling. There will be some visibility of the dwelling from the road, however, this will be reduced due to the siting of the buildings, to the south of the lot (at least 140m from the roadside), along with proposed and existing plantings. The proposed dwelling and landscaping will be visually pleasing likely to raise property values along Otaipango Road.

The proposed development is not visible from the shoreline. Occasional recreational boats at sea will have reduced visibility due to distance, existing and proposed plantings.

The property will be well maintained. Any weed species will be removed.

(v) any earthworks and/or vegetation clearance associated with the buildings;

The proposed earthworks meet permitted activity status in both the current and proposed Far North District Plan. Earthworks will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EWS-5 Erosion and Sediment Control – Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control pdf (aucklanddesignmanual.co.nz).

The proposed earthworks are located to the south of the property well away from the coast or any intermittent stormwater flow path. A silt fence is specified as part of the Building Consent as outlined in the Erosion and Sediment Control on Construction Sites information sheet written by Northland Regional Council. Earthworks are to occur in Autumn with reduced rainfall.

A cut creating a batter will occur behind the dwelling. The batter is to be grassed or planted as soon as possible. The adverse effects on visual amenity because of earthworks is expected to be temporary and less than minor.

Mānuka, Wattle and Pine has been cleared to create a building platform and useable land for residential and recreational purposes including the creation of an orchard and future lawn areas. Clearance also reduces fire risk. Mānuka remains along the southern, western and eastern property boundaries.

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

The existing 986.1m², metal driveway to the shed will remain. This driveway will also provide access to the proposed dwelling. An additional 60.0m², metal, parking area behind the dwelling, (between the dwelling and existing shed) is proposed. This will provide easy vehicle access, manoeuvring and parking areas. Due to the location of the proposed parking area, behind the dwelling, visibility is reduced. Sheet A01a and b, Appendix II shows the existing driveway and proposed parking area.

(vii) the extent to which the buildings will be visually obtrusive;

The dwelling has a floor area of 151.3m², considered a medium sized dwelling with a height of 5.8m, well under the 8m maximum permitted in a General Coastal zone (12m permitted in the proposed plan). An 8 x 10m (80m²), 2 bay future shed with a height of 4m is proposed. The proposed buildings are to be located to the south of the property approximately 140m from Otaipango Road. The size, height, and location of the buildings avoids visual dominance on the landscape, adjacent sites and the surrounding environment. The Landscape Plan, Sheet A01d, Appendix II shows the size and location of the proposed buildings on the 48,941m² property.

The location of the buildings well away from the road and ocean, size, and height along with existing and proposed plantings will reduce possible effects of cladding colours chosen with a higher LRV than 30%.

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

1 single storey, 151.3m² dwelling and 80m² future shed are proposed. The use and scale of development is appropriate for the 48,941m² property, current and proposed zoning. The location of the buildings, size, height, existing and proposed plantings reduce potential visual effects.

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

The subdivision creating the 48,941m² property assists in ensuring the zone retains qualities that give it its naturalness, visual and amenity values. The residential development of the property with a dwelling and future shed is in keeping with land use characteristic of the area. Mānuka remains along the southern, western and eastern boundaries. Existing and proposed plantings will improve visual amenity.

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

There is ample available area providing private open space on the 48,941m² property. There is limited visibility of the proposed development from occasional boats due to distance, existing and proposed plantings.

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

The moderately sized buildings are located to the south of the property well away from Otaipango Road. Siting the dwelling in front of the existing shed and proposed parking area reduces the visibility of both from the road and boats. The size, height, and location of the buildings avoids visual dominance on the landscape, adjacent sites and the surrounding environment. The design of the dwelling and future shed are aesthetically pleasing. Existing and proposed plantings will assist in blending the buildings with the environment.

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

The development is not visible from the south, west or east due to Existing Mānuka along the property boundaries. The roof of a single dwelling only is visible from the proposed house site as shown in Photograph 4. The development will not be visible from the dwelling due to existing vegetation.

Visibility from the road and occasional recreational boats at sea is reduced due to the size, height, location of the buildings, proposed and existing plantings.

5.0 New Zealand Coastal Policy Statement (2010) Objectives & Policies

A key issue under the NZCPS in relation to this application is the potential loss of natural character, landscape values and wild or scenic areas along the coast whilst meeting the high demand for coastal sites by people for residential use.

The objectives of the NZCPS were reviewed, p. 9-10. The following objectives listed are most relevant to the activity proposed.

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values through: Recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution

The proposed buildings are not visible from the shoreline. The visibility from occasional recreational boats is limited due to distance (700m+). Lot 9 DP 72042 will be zoned Rural Production in the proposed Far North District Plan.

Objective 4

To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by: Recognizing that the coastal marine area is an extensive area of public space for the public to use and enjoy

The proposed development may be partially visible from occasional recreational boats at sea. Visibility is reduced due to the distance of the development from the open ocean along with existing and proposed plantings. The buildings are not visible from the shoreline.

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use and development, recognizing that:

The protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits and

The potential to protect, use and develop natural and physical resources in the coastal marine area should not be compromised by activities on land.

Lot 9 and surrounding properties were subdivided with the intention of residential use. The proposed use and development is appropriate.

Wastewater is treated to a secondary standard and distributed amongst Mānuka well away from the coast or any intermittent flow path. Overflow from water tanks will be directed to a stormwater spreader. Geotechnical investigations have occurred. Potential visual amenity effects to road users and boats are mitigated as far as practical.

The following policies taken from p. 11-25 are relevant or somewhat relevant to the activity.

Policy 1

Extent and characteristics of the coastal environment

(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.

(2) Recognise that the coastal environment includes: (a) the coastal marine area;

The proposed development is to occur in a General Coastal zone which will become Rural Production with Treaty Settlement Area of Interest overlay in the new District Plan. The buildings will not be visible from the shoreline. Occasional recreational boats may have visibility or partial visibility of the buildings. Proposed and existing plantings will reduce visibility and assist in blending the dwelling with the landscape.

Policy 6

Activities in the coastal environment

1 (b) Consider the rate at which built development, and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;

(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects

2 (c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;

There is a functional need and demand for residential development in coastal areas. The proposed development is to occur on a section subdivided for residential development. As far as practical adverse visual impacts have been avoided or mitigated by siting the dwelling to the south of the section in front of an existing shed and proposed parking area, along with existing and proposed plantings. The design of the dwelling and future shed is aesthetically pleasing. The development is not located on a headland or prominent ridgeline.

Policy 13

Preservation of natural character

(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development: (b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by: (c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character.

The property is currently zoned General Coastal in the operative Far North District Plan and will be zoned Rural Production with Treaty Settlement Area of Interest in the proposed plan. The proposed use, development and mitigation for potential visual amenity effects are appropriate for the property.

Policy 15

Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development: (b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of

activities on other natural features and natural landscapes in the coastal environment by (c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to (iv) aesthetic values including memorability and naturalness.

The proposed development is to occur on the mainland in a General Coastal zone to become Rural Production. Lot 9 slopes slightly to moderately to the north and is approximately 30m above sea level. The proposed development is not occurring or visible to islands, headlands or areas zoned Outstanding Landscape. The subdivision created a 48,941m² section to be used for residential purposes. The proposal is in keeping with the intended purpose.

SUMMARY

The site is not visible from the shore or nearby dwellings. The property will be zoned Rural Production in the proposed Far North District Plan. Section 4.6 outlines strategies to avoid, remedy or mitigate potential visual effects of the activity from occasional recreational boats at sea.

6.0 Regional Policy Statement for Northland (May 2016) Objectives and Policies

The Regional Policy Statement for Northland (May 2016) was assessed in relation to the proposed activity.

Objectives from p.33-49 were reviewed. The objectives below are relevant or somewhat relevant to the activity.

3.14 *Natural character, outstanding natural features, outstanding natural landscapes and historic heritage*

Identify and protect from inappropriate subdivision, use and development:

- (a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins.***

The property is currently zoned General Coastal in the operative Far North District Plan and will be zoned Rural Production with Treaty Settlement Area of Interest overlay in the proposed plan. The subdivision created a 48,941m² section to be used for residential purposes. The dwelling and future shed proposed are considered appropriate use and development. The proposal is not expected to negatively affect the qualities and characteristics of the coastal environment.

3.15 *Active management*

Maintain and/or improve: (a) The natural character of the coastal environment and freshwater bodies and their margins.

The activity maintains the natural character of the coastal environment.

Policies from p.52-139 were reviewed. The policies below are relevant or somewhat relevant to the activity.

4.6.1 *Managing effects on the characteristics and qualities natural character, natural features and landscapes*

(1) (b) Where (a) does not apply, avoid significant adverse effect and avoid remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include (i) Ensuring the location, intensity, scale and form of subdivision, and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins.

The location, intensity and scale of development including a proposed single dwelling and future shed is appropriate use and development in keeping with surrounding properties and the intended purpose of the land. The proposed dwelling has reduced visibility from occasional boats at sea and is not located on or visible from any headlands, or peninsulas, does not have any effect on dune systems, reefs or waterbodies.

5.1.2 *Policy – Development in the coastal environment*

Enable people and communities to provide for their well-being through appropriate subdivision, use and development that: (c) takes into account the values of adjoining or adjacent land and established activities both within the coastal marine area and on land).

Potential effects to the amenity value along Otaipango Road and boats at sea are considered, avoided, remedied or mitigated. The proposed dwelling will not be visible to existing neighbouring dwellings or from the shoreline. No islands, headlands, or peninsulas are visible. Reduced visibility from the road and occasional recreational boats occurs due to distance, proposed and existing plantings. Potential environmental effects for example silt run off, onsite wastewater and stormwater are considered, avoided, remedied or mitigated.

SUMMARY

Section 4.6 and 7.2 discuss and assess the activity as well as provide strategies to avoid, remedy or mitigate potential visual amenity effects of the activity on the receiving environment.

7.0 Notification Assessment, Section 95, RMA 1991

7.1 Section 95A-G, RMA 1991

Section 95A-G, Public Notification and Limited Notification of Applications, of the Resource Management Act (1991) were reviewed against the breach discussed.

95A Public Notification of Consent Applications

- (1) *A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.*

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.

The applicant has not requested public notification nor is it required under section 95C. The application is not made jointly with an application to exchange recreation reserve land. Step 1 does not apply.

Step 2: If not required by step 1, 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]*

Step 2 does not apply to the activity.

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.

The application does not require public notification. The activity will have a less than minor visual effect on the receiving environment.

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.

No special circumstances exist in this application which justify public notification.
From the assessment above it is considered that the application does not require public notification.

95B Limited notification of consent applications

- (1) A consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

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).

There are no protected customary rights groups or affected customary marine title groups.

- (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.

Not applicable to this application.

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

Step 2: if not required by step 1, 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.

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).

Step 3: if not precluded by step 2, 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 activity is not a boundary activity. Section 7.2 provides information determining that neighbours are unlikely to be affected by the activity. Cars along Otaipango Road and occasional recreational boats have reduced visibility due to distance, existing and proposed plantings.

Step 4: further notification in special circumstances

(10) Determine 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), and,-

(a) if the answer is yes, notify those persons; and

(b) if the answer is no, do not notify anyone else.

No special circumstances exist in relation to the application that warrant notification of other persons.

95C-E – Are not applicable as the activity has been assessed as being less than minor effect to neighbouring properties.

95F and G are not applicable as there are no affected customary rights groups involved or is it a customary marine title group.

It is considered that the application does not require public notification.

7.2 Neighboring Properties

Due to existing Mānuka along the southern, western and eastern boundary the proposed dwelling is not visible to neighbouring properties to the south, west and east.

Photograph 1 shows the roof of a dwelling and possible shed to the north. The proposed development will not be visible to the buildings due to existing vegetation.

8.0 Resource Management Act Section 104 Assessment

8.1 Section 104 Assessment

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2 and section 77M, have regard to:

(a) any actual and potential effects on the environment of allowing the activity; and

Section 104(1)(a) requires assessment of any actual and potential effects on the environment as a result of the proposed activity. Section 4, 5 and 7.2 discuss actual and potential effects. The conclusion reached is that the adverse effects of granting consent to the proposal are less than minor, and therefore acceptable in the receiving environment.

(ab) any measure proposed or agreed to by the applicant for the purpose 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;

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'. It is considered 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. Mitigation measures are proposed and have been discussed.

(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.

The Regional Plan has been reviewed, there are no documents relevant to the proposal.

8.2 Part 2 of the Resource Management Act

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application will have less than minor effect on the items in Part 2 of the Resource Management Act.

9.0 Schedule 4

Information required in assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must include the following information:

(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

Refer to Section 4, 5, 6 and 7 which discuss the activity, potential effects, and mitigation methods. The activity will not result in any significant adverse effects on the environment.

(b) an assessment of the actual or potential effect on the environment of the activity:

Section 4, 5, 6 and 7 discuss potential effects. The potential effects with mitigation are expected to be less than minor.

(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:

There are no hazardous installations proposed.

(d) if the activity includes the discharge of any contaminant, a description of—

(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and

(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

No contaminants are proposed.

(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Mitigation measures are discussed in this report. Refer to Section 4.6 for mitigation measures and recommendations.

(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Refer to Section 7.0, Notification Assessment, Section 95, RMA 1991 and Section 7.2 Neighbouring Properties. Consultation and response not applicable.

(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

No monitoring is required for this activity.

(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

Protected customary rights not anticipated.

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Refer to Section 4 for the assessment against the operative and proposed Far North District Plan and the Far North District Plan Assessment Criterion along with Section 5, New Zealand Coastal Policy Statement (2010) and Section 6, Regional Policy Statement for Northland (2016).

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

(a) oblige the applicant to consult any person; or

(b) create any ground for expecting that the applicant will consult any person.

Refer to Section 7.0 Notification Assessment, Section 95, RMA 1991.

Matters that must be addressed by assessment of environmental effects.

(1) An assessment of the activity's effects on the environment must address the following matters:

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
 - (b) any physical effect on the locality, including any landscape and visual effects:*
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.*
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

Refer to Section 4.0 - 7.0 which address the items required as per Schedule 4, Section 7.

10.0 Conclusion

Lot 9 DP 72042 is currently zoned General Coastal and will be zoned Rural Production with Treaty Settlement Area of Interest overlay in the proposed plan. The proposed development is compatible with amenity criteria in the current and proposed zones and is expected to have less than minor visual affects with mitigation measures implemented.

A Visual Amenity Resource Consent requiring certain colours and reflectivity will not be required under the new plan. The dwelling and shed location (to the south of the property well away from the road and ocean), size, and height along with existing and proposed plantings will reduce possible effects of colours chosen with a higher LRV than 30%.

The proposed buildings will not be visible to any existing dwelling located nearby. Existing Mānuka along the southern, western and eastern boundaries of Lot 9 and on neighbouring properties mean that the development will not be visible to properties to the south, west or east.

The buildings are to be located to the south of the 48,941m² property well away from Otaipango Road. The dwelling will be located in front of an existing shed, obscuring or partially obscuring the shed and a proposed parking area from view. The size, height, and location of the buildings avoids visual dominance on the landscape, adjacent sites and the surrounding environment. The proposed design for the dwelling and shed is modern and stylish, aesthetically pleasing, likely to raise property values along Otaipango Road.

The buildings are not visible from the shoreline. No islands, peninsulas or headlands are visible. The buildings will only be visible from Otaipango Road and the occasional recreational boat at sea. Visibility from boats is reduced due to distance, a conservation strip and properties with Mānuka scrub between the ocean and Lot 9. Existing vegetation and proposed landscaping will assist in blending the buildings with the environment further reducing visibility from the sea. Otaipango Road is a dead end, terminating approximately 130m to the west of Lot 9. The dwelling will be visible to 4 neighbours driving past; however, visibility will be reduced due the siting of the dwelling to the south of the property, along with existing and proposed planting.

The proposal is compatible with current and proposed zoning and is expected to have less than minor visual effect with mitigation measures implemented.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

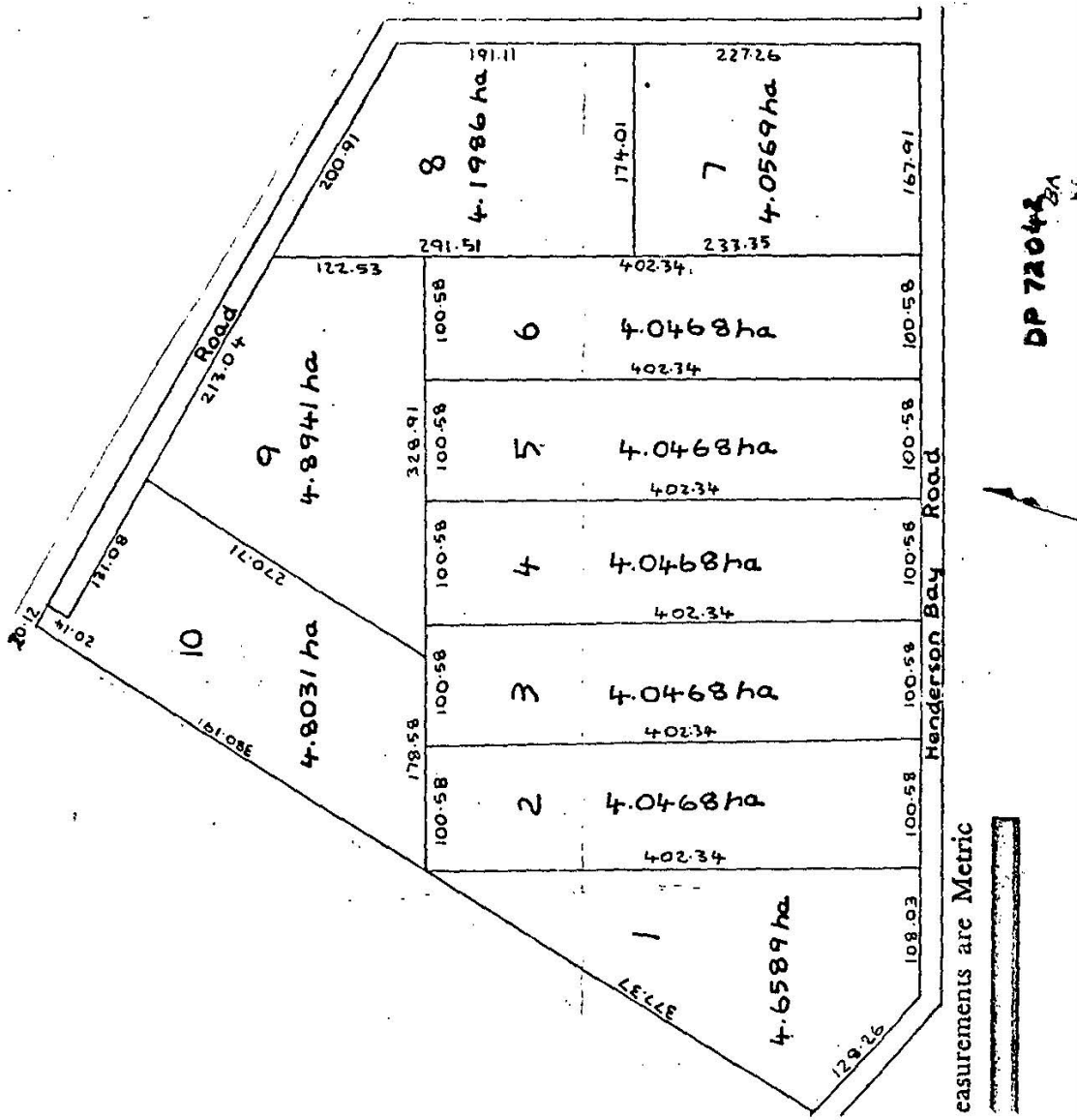
Identifier NA49C/1456
Land Registration District North Auckland
Date Issued 03 March 1982

Prior References
NA28B/948

Estate Fee Simple
Area 4.8941 hectares more or less
Legal Description Lot 9 Deposited Plan 72042

Registered Owners
Corina Lili Mullane as to a 1/2 share
Cristy Prencipi Romero as to a 1/2 share

Interests
Appurtenant hereto is a right of way created by Transfer 681769



DP 72042
2A
b.c

Proposed Dwelling

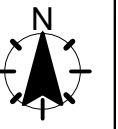
Lili Mullane
67 Otaipango Road
Houhora
Lot 9 DP 72042

Construction Drawings
Date: 24 February 2025
Job Number: 4110
Drawn by:



Designer Sheet Index		
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A01b	Site Plan	1
A01c	Wastewater Details	1
A02	Floor Plan	1
A03	Elevations	1
A04	Drainage Plan	1
A05	Foundation Plan	1
A06	Roof Plan	1
A07	Framing & Lintel Plan	1
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A10	Foundation Edge Detail	1
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A17	Roof Details	1
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Revisions		
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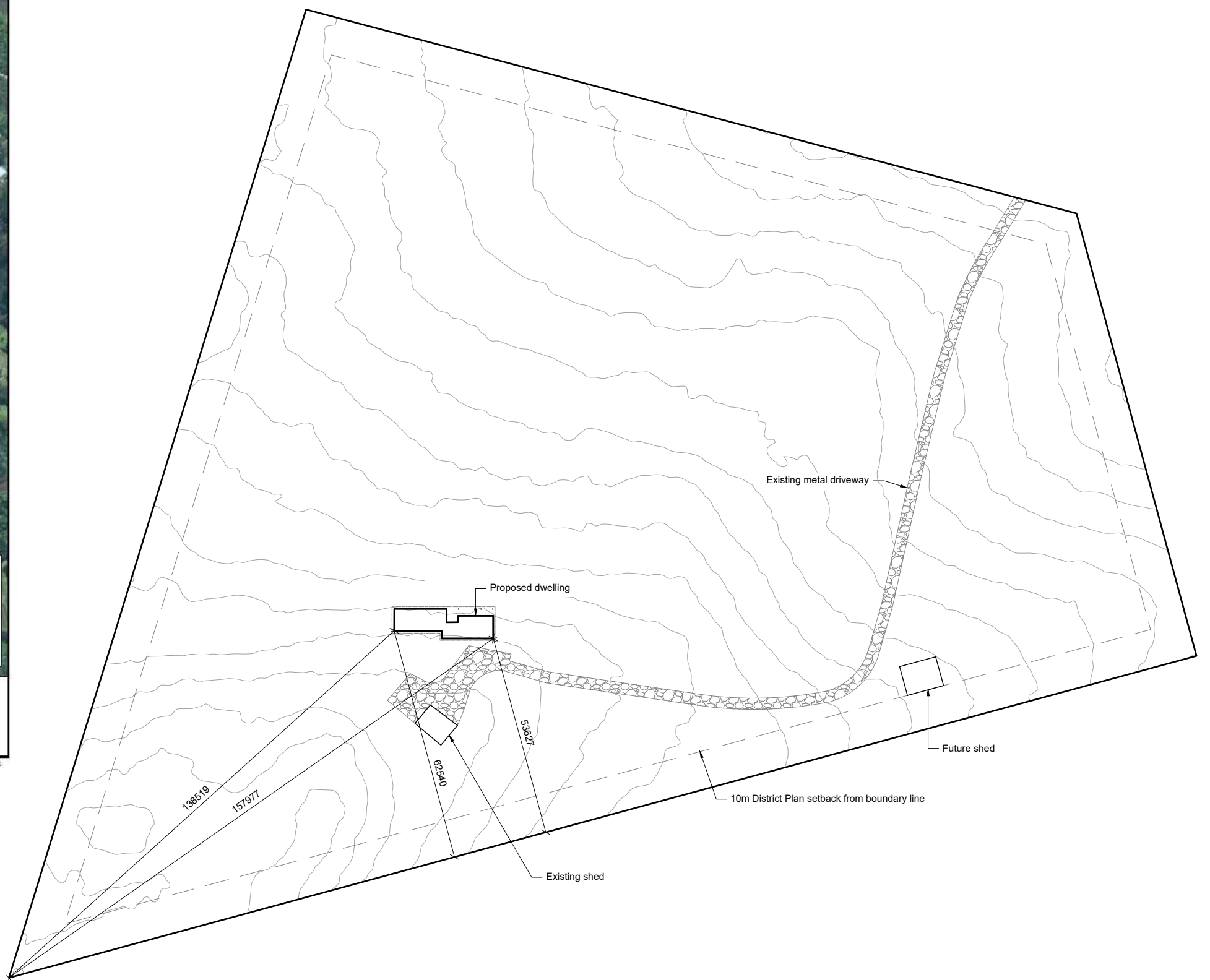
Engineer Sheet Index		
Sheet No.	Sheet Title	Rev
S01	Foundation Plan	1
S02	Typical Details	1
S03	Typical Details	1
S04	Technical Specifications	1
Revisions		
-	-	-



Far North Maps



Projection NZTM2000, Datum NZGD2000, Scale: 1:5,000
DISCLAIMER: While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.
Created: 6/12/2024



Site Notes

Client
Lili Mullane
 67 Otaipango Road
 Houhora
 Lot 9 DP 72042

Sheet Title
Site Location Plan

Drawn Matei Paveluc 24 February 2025
 Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
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Project No
4193
 Scale (A3 Original) 1: 1250

 12.5 6.25 0 12.5 25 m

Rev
I
 Sheet
A01a

Lot 9 DP 72042
 Lot area: 48,941m²
 Corrosion zone: D
 Wind zone: Very High
 General Coastal zone

District plan compliance:
 Visual Amenity:
 RC Required

Residential intensity: Complies
 Building height:
 Permitted: 8m max
 Proposed: 5.0m approx. Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):
 Existing metal driveway: 986.1m²
 Existing shed: 60.0m²
 Proposed driveway: 60.0m²
 Proposed dwelling: 222.7m²
 Future shed: 80.0m²
 Total proposed: 1,408.8m²

Total permitted = 10% of gross site area = 4,894.1m²
 Total proposed = 1,408.8m² = 2.8% Complies

Setbacks to boundaries: 10m Complies

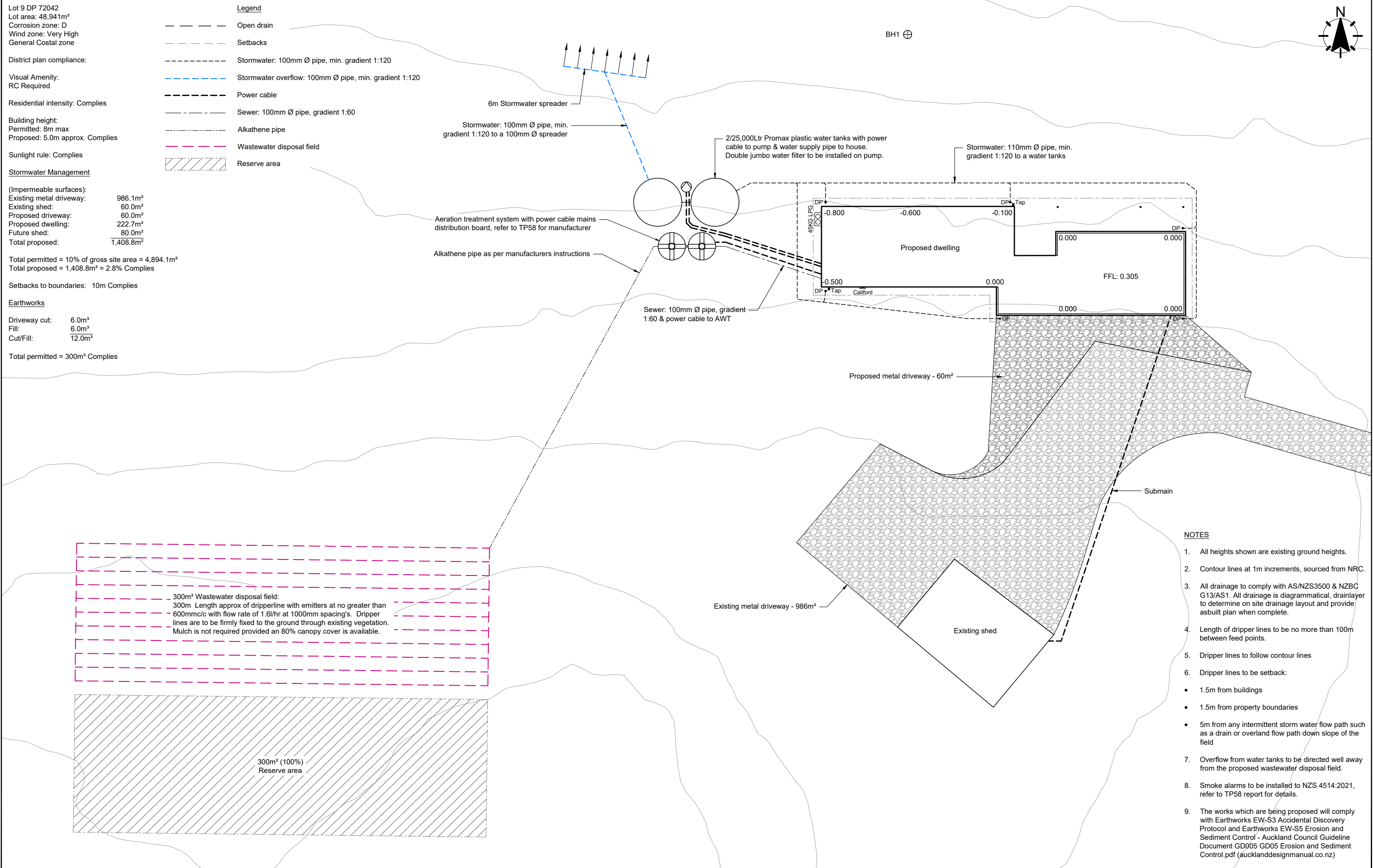
Earthworks

Driveway cut: 6.0m³
 Fill: 6.0m³
 Cut/Fill: 12.0m³

Total permitted = 300m³ Complies

Legend

- Open drain
- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Stormwater overflow: 100mm Ø pipe, min. gradient 1:120
- Power cable
- Sewer: 100mm Ø pipe, gradient 1:60
- Alkathene pipe
- Wastewater disposal field
- ▨ Reserve area



NOTES

1. All heights shown are existing ground heights.
2. Contour lines at 1m increments, sourced from NRC.
3. All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
4. Length of dripper lines to be no more than 100m between feed points.
5. Dripper lines to follow contour lines
6. Dripper lines to be setback:
 - 1.5m from buildings
 - 1.5m from property boundaries
 - 5m from any intermittent storm water flow path such as a drain or overland flow path down slope of the field
7. Overflow from water tanks to be directed well away from the proposed wastewater disposal field.
8. Smoke alarms to be installed to NZS 4514:2021, refer to TP58 report for details.
9. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

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Site Notes

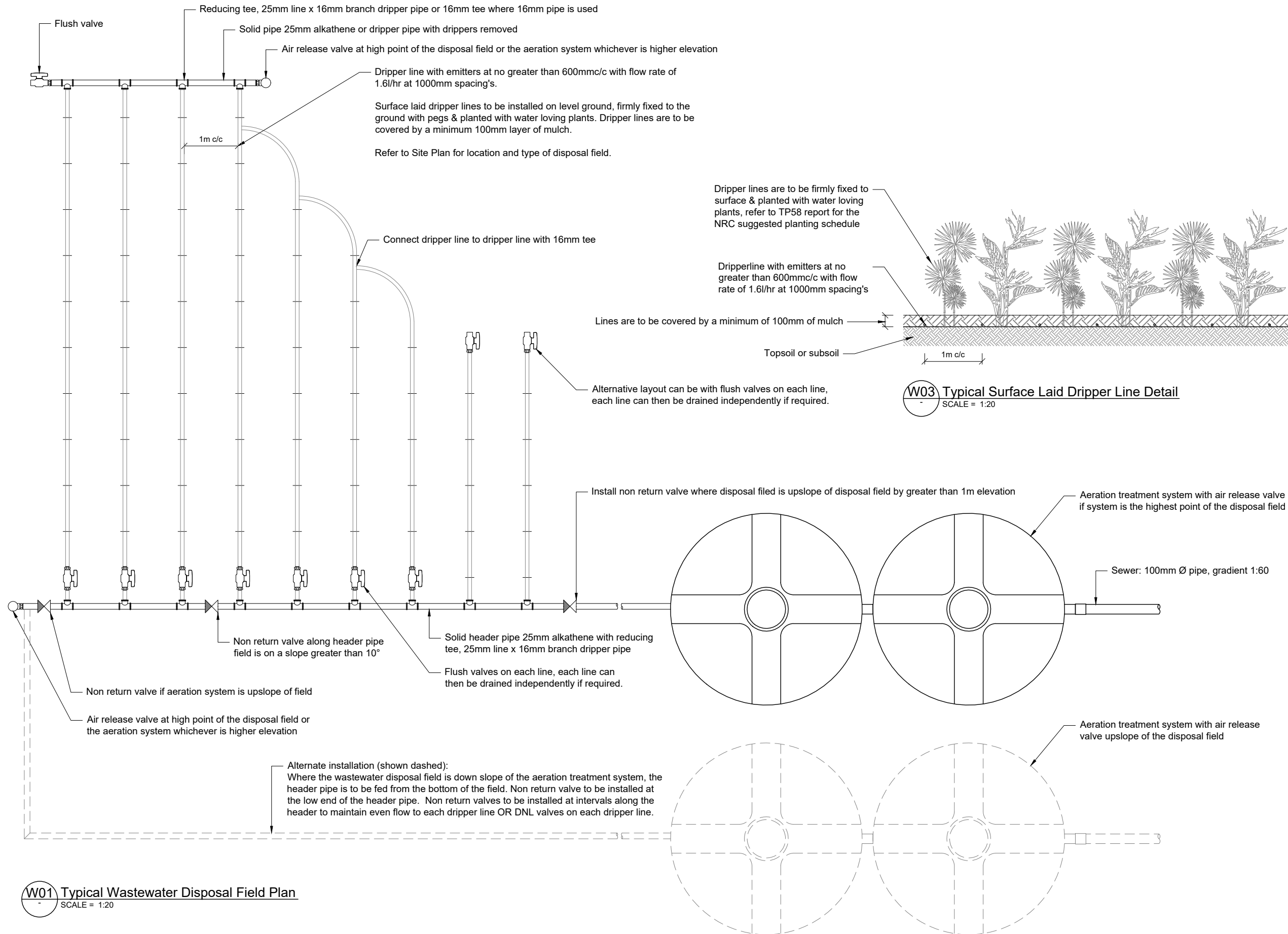
Client
Lili Mullane
 67 Otaipango Road
 Houhora
 Lot 9 DP 72042

Sheet Title
Site Plan

Drawn Matei Paveluc 24 February 2025
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Project No
4193
 Scale (A3 Original) 1: 250
 2.5 1.25 0 2.5 5 m

Rev
I
 Sheet
A01b



- NOTES**
1. All drainage is diagrammatical, do not scale from drawing.
 2. Length of dripper lines to be no more than 100m between feed points.
 3. Dripper lines to follow contour lines.
 4. Dripper lines to laid on even ground, laying dripper lines on gully's or humps in the ground can cause ponding.
 5. Air release valve to be at the high point in the disposal field or at the system if that is a higher elevation, locations shown on detail are indicative.
 6. The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

W01 Typical Wastewater Disposal Field Plan
SCALE = 1:20



Site Notes

Client
Lili Mullane
67 Otaipango Road
Houhora
Lot 9 DP 72042

Sheet Title
Wastewater Details

Drawn Matei Paveluc 24 February 2025

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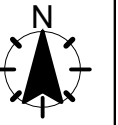
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Rev I

Sheet A01c



PLANT SPECIES LEGEND


Existing Plants

-  *Leptospermum scoparium* - Mānuka 5m (h) x 3m (w)
-  *Callistemon sp.* - Bottlebrush 2m (h) x 2m (w)

Proposed Palms

-  5 x *Chamaedorea microspadix* - Bamboo Palm, 3m (h) x 2m (w)
- 2 x *Dypsis decaryi* - Triangle Palm, 6m (h) x 5m (w)
- 3 x *Livistona chinensis* - Chinese Fan Palm, 10m (h) x 4m (w)
- 2 x *Livistona decipiens* - Ribbon Fan Palm, 15m (h) x 5m (w)
- 3 x *Phoenix roebelenii* - Pygmy Date Palm, 4m (h) x 2m (w)
- 2 x *Sabal minor* - Dwarf Palmetto Palm, 3m (h) x 2m (w)
- 1 x *Syagrus romanzoffiana* - Queen Palm, 8m (h) x 2m (w)
- 2 x *Trachycarpus fortunei* - Chusan Palm, 10m (h) x 5m (w)
- 2 x *Washingtonia robusta* - Mexican Fan Palm, 20 m (h) x 2m (w)
- 1 x *Butia capitata* - Jelly Palm, 5m (h) x 4m (w)
- 1 x *Caryota maxima* - Himalayan Fishtail Palm, 25m (h) x 4m (w)
- 1 x *Cycas revoluta* - Sago Palm, 3m (h) x 2m (w)
- 2 x *Ravenea rivularis* - Majesty Palm, 5m (h) x 4m (w)
- 1 x *Wallichia densiflora* - Wallich's Dwarf Fishtail Palm, 3m (h) x 2m (h)


Ornamental Bananas

-  3 x *Ensete ventricosum* - Abyssinian Banana, 5m (h) x 2m (w)
- 2 x *Musa velutina* - Pink Banana, 2m (h) x 1.5m (w)


Birds of Paradise

-  1 x *Strelitzia nicolai* - Giant Bird of Paradise, 8m (h) x 4m (w)
- 1 x *Strelitzia reginae* - Bird of Paradise, 1.5m (h) x 2m, (w)


Small plants

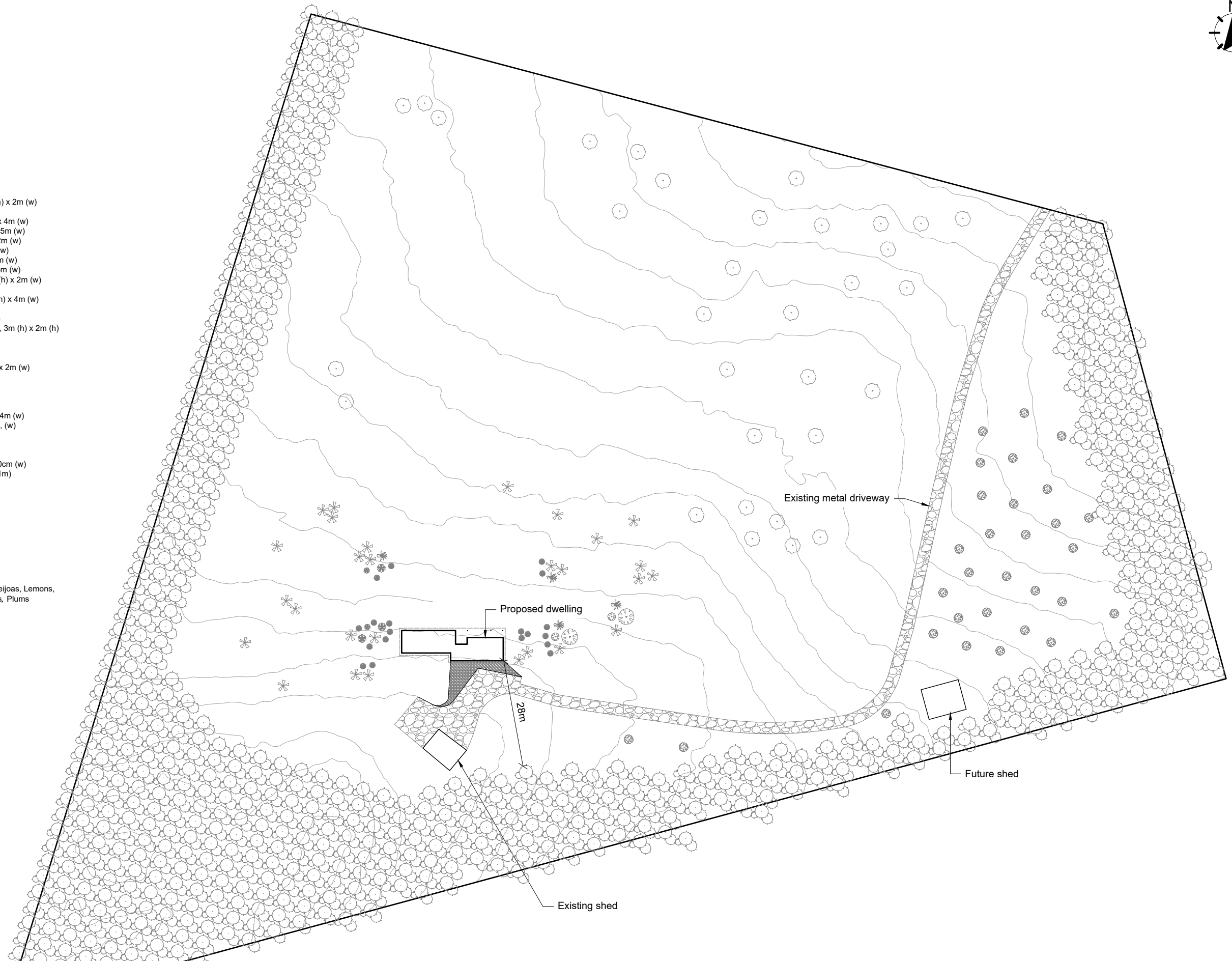
-  5 x *Beaucarnea recurvata* - Ponytail palm, 1m (h) x 50cm (w)
- 4 x *Chamaedorea elegans* - Parlour palm, (50cm) x (1m)
- 1 x *Zamia furturacea* - Cycad 1m (h) x 1m (w)
- 5 x *Lavender sp.* - Lavender, 1m (h) x 1m (w)

Other

-  4 x *Dracaena draco* - Dragon Tree, 6m (h) x 3m (w)

Orchard

-  Approximately 30 trees including Apples, Bananas, Feijoas, Lemons, Macadamia, Nectarines, Olives, Oranges, Peaches, Plums



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Site Notes

Client

Lili Mullane
67 Otaipango Road
Houhora
Lot 9 DP 72042

Sheet Title

Landscape Plan

Drawn Matei Paveluc

24 February 2025

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Sheet

A01d



BUILDING AREA:

Floor Area: 151.3m²
(Frame line):

Floor Area: 155.2m²
(Brick line):

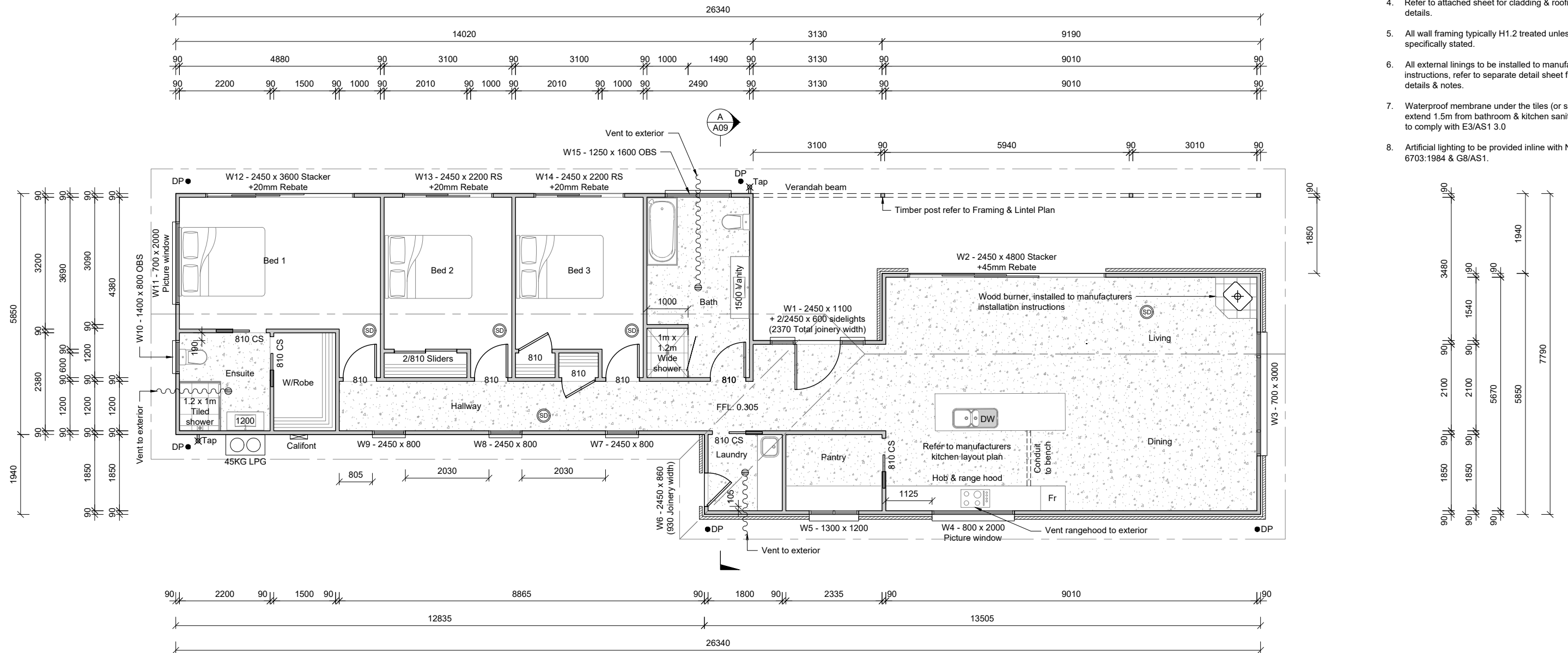
Roof Area: 222.7m²

FIXINGS:

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

NOTE:

- All dimensions taken from the outside of pre-cut, please check all dimensions before construction commences.
- Refer to Section & Framing & Lintel Plan for lintel dimensions, stud spacing & external door offsets.
- Refer to Eave detail for stud, lintel and soffit framing heights.
- Additional nogs to be installed at framing stage to allow for fixed shelves, wall mounted extractors & heat pump, A/C units where required.
- Refer to attached sheet for cladding & roofing notes & details.
- All wall framing typically H1.2 treated unless specifically stated.
- All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
- Waterproof membrane under the tiles (or similar) is to extend 1.5m from bathroom & kitchen sanitary fixtures to comply with E3/AS1 3.0
- Artificial lighting to be provided inline with NZS 6703:1984 & G8/AS1.



LEGEND

- Smoke Detector
- Roof Line
- 90 x 45 SG8 H1.2 Timber framing walls
- Brick Veneer
- (Polished concrete floors)
- Selected tiles on selected tile underlay to all wet areas installed to manufacturers specifications & Branz tiling good practice guide
- Rinnai Infinity VT26 water heater installed to manufacturers instructions
- 45KG LPG Bottles, top of bottle to be 500mm min. from ignition source refer to LPG Association Code of Practice for clearances and seismic restraints.

SPECIFICATION:

- Very high wind zone
- Exposure zone D
- Concrete block foundations
- 2.7m Stud height (2760mm)
- 2136mm Soffit height from FFL
- Vertical Axon cladding
- 70 Series brick veneer
- 0.55mm TRS 450mm Superseam roofing
- 25° Roof pitch
- 10mm GIB wall lining & 13mm GIB ceiling lining
- R2.2 Wall insulation & R6.0 Ceiling batts
- Hardieflex soffit lining
- Continuous external rainwater system & fascia with 80Ø downpipe, unless noted.
- All windows and doors double glazed (low Xcel)
- Grade A safety glazing in bathroom window and all full height ranch sliders inline with NZS 4223.

H1 SPECIFICATION:

- Foundation: Raft *R1.5*
 - Walls: Pink batts *R2.2*
 - Double glazing low E Xcel *R0.37*
 - Ceiling: Pink batts *R6.0*
- H1 calculations included in BC information.*



Site Notes

Blank lines for site notes.

Client
Lili Mullane
67 Otaipango Road
Houhora
Lot 9 DP 72042

Sheet Title
Floor Plan

Drawn Matei Paveluc 24 February 2025

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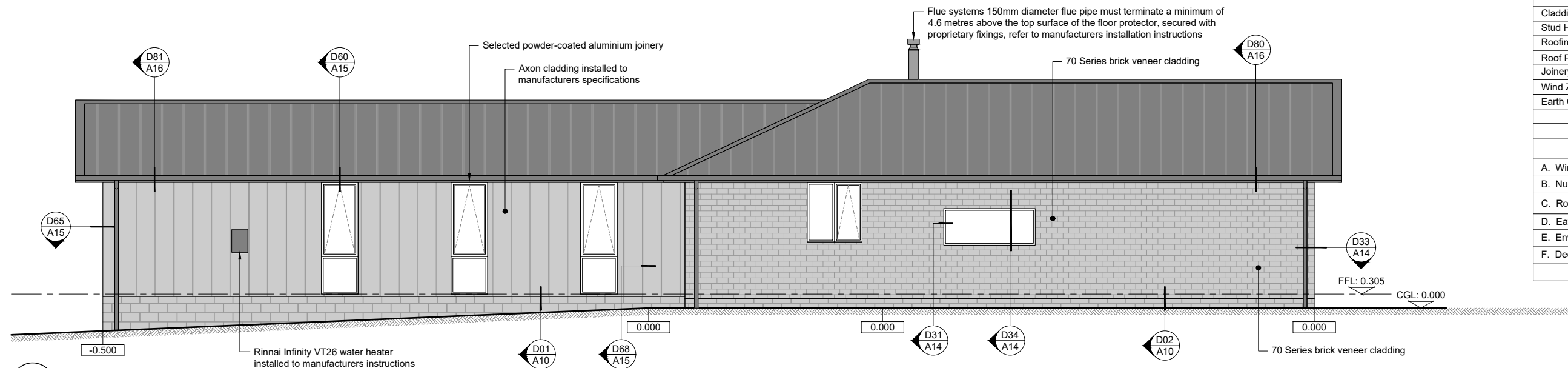
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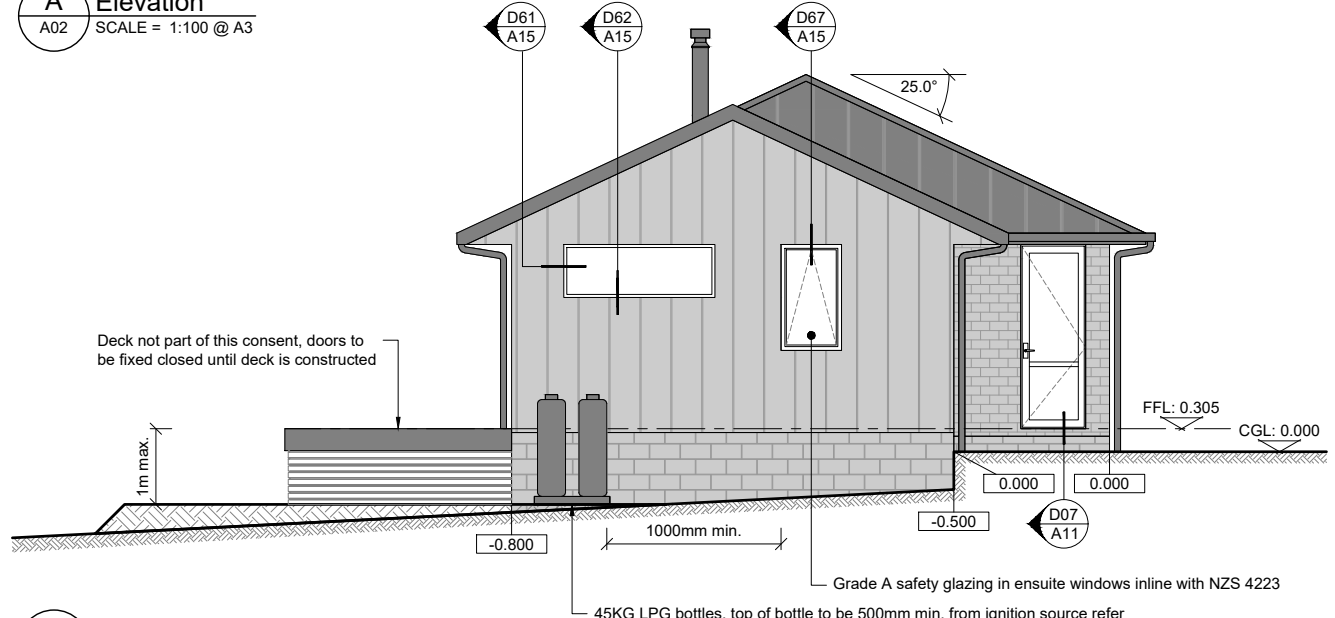
SPECIFICATIONS	
Cladding Type	Axon Panel & Brick Veneer
Stud Height	2460
Roofing Type	TRS Superseam
Roof Pitch	25°
Joinery	Aluminum
Wind Zone	Very High
Earth Quake Zone	1

RISK MATRIX					
Risk Factor	L	M	H	VH	Score
A. Wind Zone	0	0	1	2	2
B. Number of Storeys	0	1	2	4	0
C. Roof / Wall Intersection	0	1	3	5	0
D. Eave Width	0	1	2	5	1
E. Envelope Complexity	0	1	3	6	1
F. Deck Design	0	2	4	6	0
Total					4

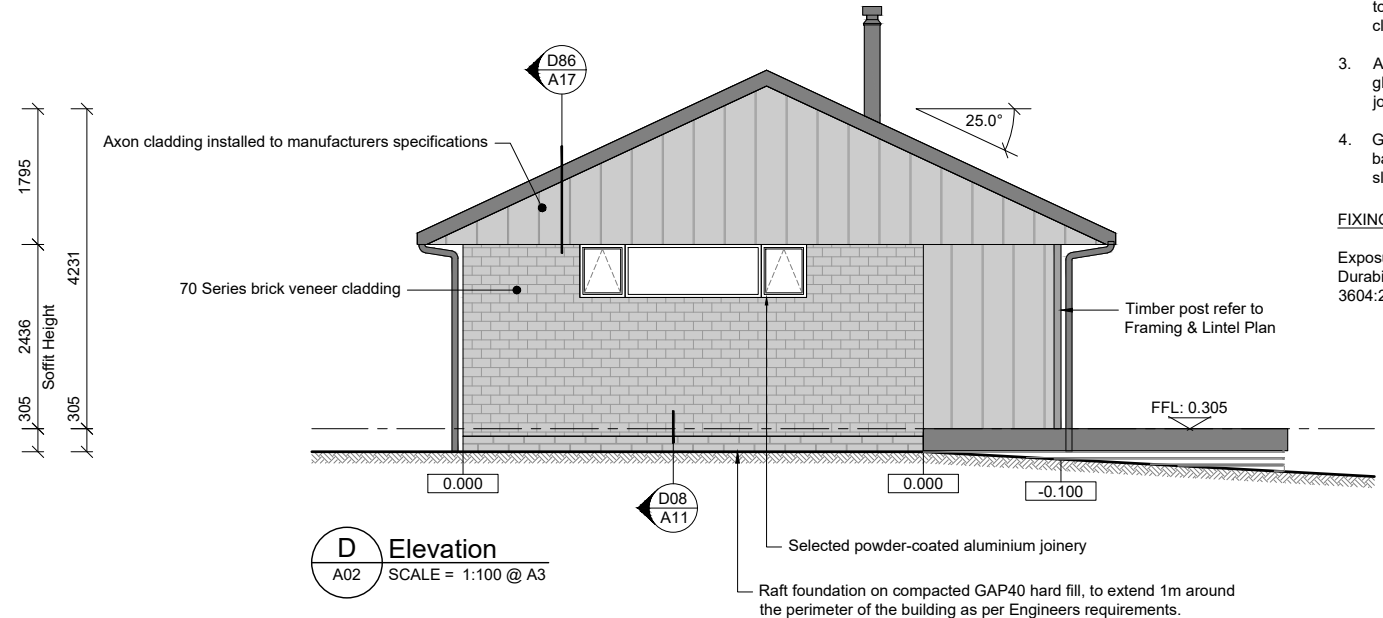
- NOTE:**
- All heights shown are existing ground heights.
 - All external linings to be installed to manufacturers instructions, refer to separate detail sheet for cladding details & notes.
 - All windows and doors double glazed other than the garage joinery.
 - Grade A safety glazing in bathrooms & tall windows and sliders inline with NZS 4223.
- FIXINGS:**
- Exposure Zone: D
Durability of fixings to comply with NZS 3604:2011 Section 4 & NZBC B2/AS1



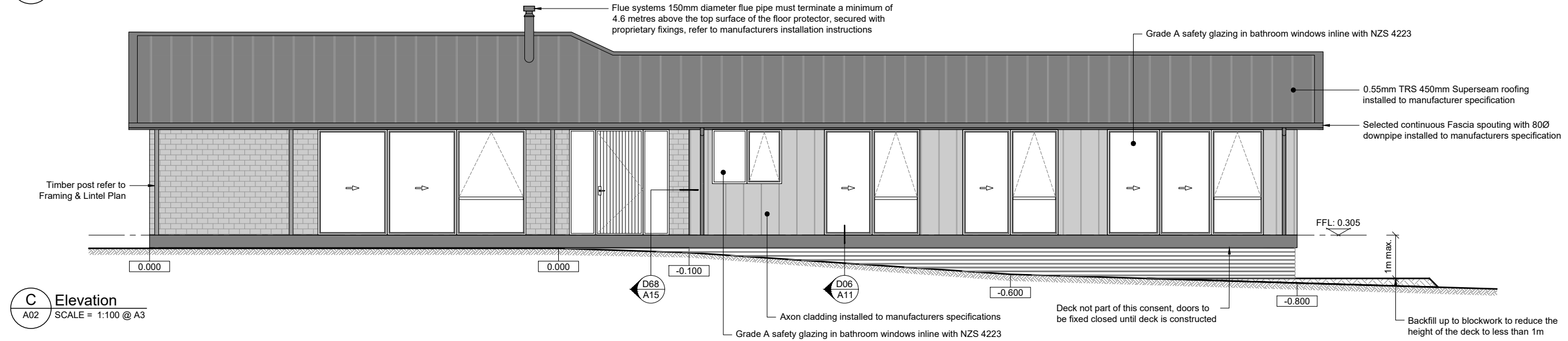
A Elevation
A02 SCALE = 1:100 @ A3



B Elevation
A02 SCALE = 1:100 @ A3



D Elevation
A02 SCALE = 1:100 @ A3



C Elevation
A02 SCALE = 1:100 @ A3



Site Notes

Client
Lili Mullane
67 Otaipango Road
Houhora
Lot 9 DP 72042

Sheet Title
Elevations

Drawn Matei Paveluc
24 February 2025

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.
All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.
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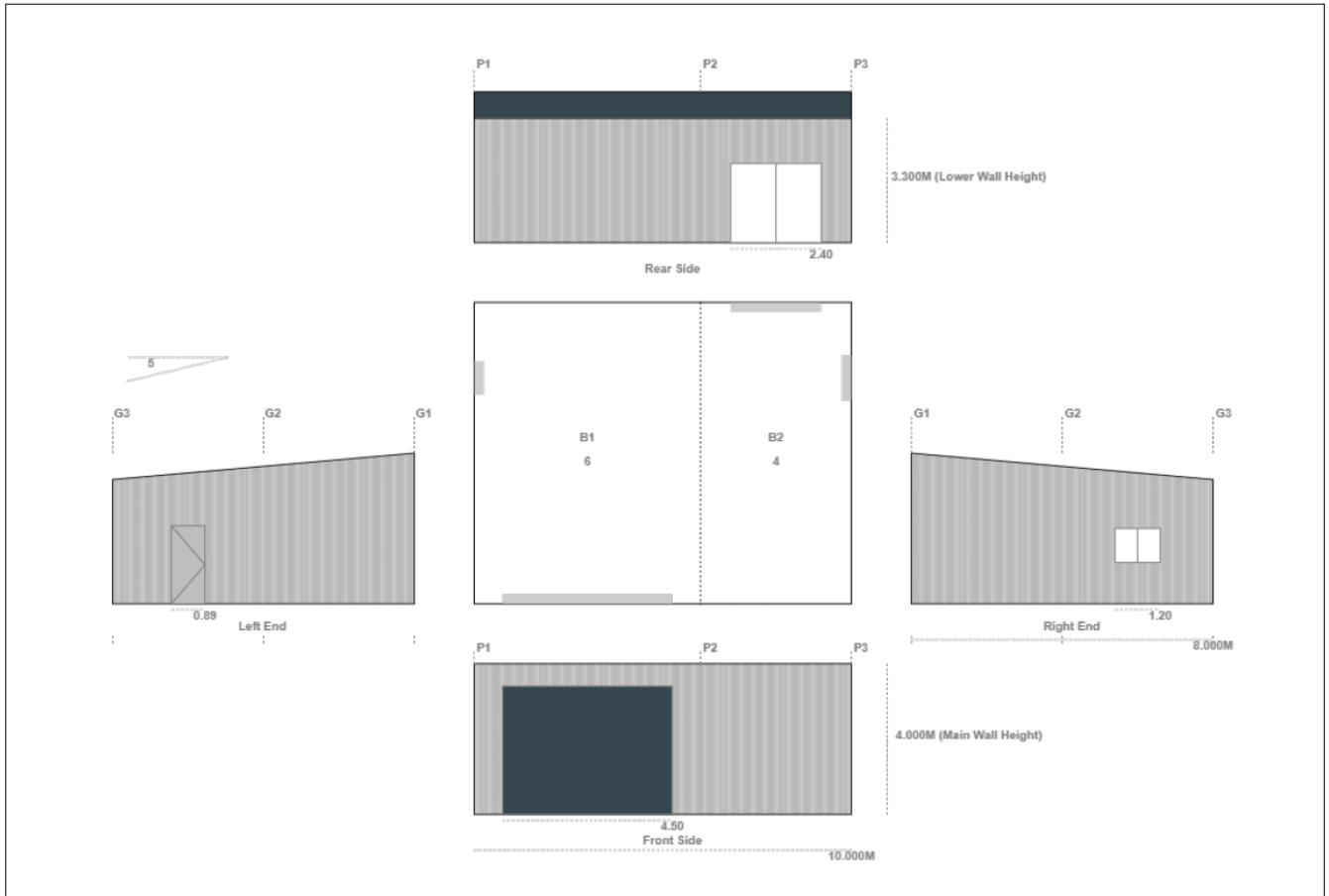
Project No
4193

Scale (A3 Original) 1: 100

Rev
I

Sheet
A03

Appendix III X Span Shed Plan



Lili Mullane
 67 Otaipango Road, Houhora, Northland
 06 March 2025
 Ref# ND2503023


SPAN
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