

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☐ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☐ Extension of time (s.125) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |

☐ Other (please specify)

**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:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Bruce Mitchinson - MitchinsonSimiona Architects

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Bruce Mitchinson

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:

Ken & Mary Finlayson

Property address/
location:

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

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

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. Draft conditions:

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

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

16. 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)

MitchinsonSimiona Architects - Bruce Mitchinson

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)

Bruce Mitchinson

Signature:

(signature of bill payer)

Date 14-Aug-2026

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full)

Bruce Mitchinson

Signature

Date 14-Aug-2026

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

See overleaf for a checklist of your information...

Checklist of your information

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.*

planning report

237-001 39 Wellington St Russell
26th July 2026

report prepared for

Ken and Mary Finlayson

site street address

39 Wellington St Russell NZ

legal description

Freehold

Limited as to Parcels

Estate: Fee Simple

Identifier: NA 512 / 226 North Auckland

Legal Description: Portion of Block No.1 of Old Land Claims Nos.288A and 288E

Site Area: 617 sqm more or less

Registered Owners: Kenneth Ross Finlayson and Nigel Bruce Johnson

introduction

The proposal involves the addition of a second sleepout, adding an additional 2 beds to an existing 4 bed holiday batch complex, to accommodate a family of six.

The new sleepout includes a new bathroom, to be shared with the existing sleepout building, both located on higher ground, behind the main batch building.

The two sleepout buildings will be connected by a covered deck area.

The main batch building currently houses the only bathroom on site.

To accommodate the higher occupancy, a new connection to the town wastewater sewer is proposed, to replace the existing septic tank system. Two new 10,000 litre water tanks, at the top of the site, are also proposed.

Behind the existing batch is an historic unsupported excavated cut, created to form the existing batch building platform. It is proposed to construct a retaining wall along the cut line, to ensure continued ground stability.

Improved access between the sleepout, and existing batch levels is also proposed.

site and existing features

A triangular site, located at the first bend in the road, after the intersection with Kent St [boat ramp access] along Wellington St.

At street level, there is an existing single garage, the main water tank, and space for parking, off the sealed carriageway.

From this area there is pedestrian access only up to an existing 1950's batch, and on up to an existing sleepout, constructed in the early 2000's.

The existing batch has a large living room, kitchen, bathroom, two bedrooms, and a balcony

A small shed on the deck, opposite the main entry door to the batch, contains a laundry

The existing sleepout is one room, with an outdoor deck.

The site rises approximately 17.5m, steeply, from the road, to the back corner of the site.

Due to the elevation, and existing foliage, the batch and sleepout are not visible from the street.

The site has uninterrupted elevated views of Kororāreka Bay, and this is enhanced by the site slope

Water supply is by on-site roof collection to the existing storage tank adjacent to the garage

Wastewater is currently processed through an existing septic tank system.

legal requirements - planning

Legal requirements under the resource management act are generally covered by the rules under the **Far North District Plan [operative] and Proposed Far North District Plans**

far north district plan [operative]

chapter 10 – coastal environment- russell township zone

- Activities under this zone are managed to protect the intrinsic and heritage character of Russell
- One residential unit per 1000sqm site area [for sites connected to the council sewer system]
- Activities other than residential to be restricted to 2 persons per 1000sqm
- Maximum building height 7.2m
- 20% of the net site area is maximum building coverage [building scale control]
- 2.5m max height on boundary with 45deg recession plane into site
- 3m road boundary set back, 1.2m setback from other boundaries
- 35% maximum building coverage relative to gross site area [stormwater management]
- 50% within 6m of road boundary must be landscaped
- Non residential activities must be screened [rubbish storage, vehicle parking, loading areas, work areas]

far north district plan [operative]

chapter 12 – natural and physical resources – natural hazards

- Restrictions on development in response to natural hazards
- Residential units must be at least 20m from the dripline of any trees in shrubland or forest

far north district plan [operative]

chapter 12 – natural and physical resources – section 5a heritage precincts – wellington st

- Maintain villa and bungalow residential development providing historical character
- Archaeological considerations when excavating or building over existing natural ground
- Development to support pedestrian use in the area
- Visible alterations to buildings in this precinct are restricted discretionary activities [consent may be granted subject to specific conditions the council may impose]
- Restrictions on exterior colours and materials apply
- Relationship of building to the street will be assessed

far north district plan [proposed – decision version at 30th June 2026].

kororāreka russell township zone

- Activities under this zone are managed to protect heritage character of Russell
- One residential unit per 1000sqm site area
- Maximum building height 7.2m
- 20% of the net site area is maximum building coverage [building scale control]
- 2.0m max height on northern boundary with 55deg recession plane into site
- 2.0m max height on southern boundary with 35deg recession plane into site
- 2.0m max height on western and eastern boundary with 45deg recession plane into site
- 3m road boundary set back, 2m setback from other boundaries, 25m setback from mean high water spring tide line
- 35% maximum impermeable area to gross site area [stormwater management]
- 50sqm outdoor living space per unit requirement
- Boundary fencing no more than 1.2m high
- 50% within 6m of road boundary must be landscaped
- Storage must be screened

coastal environment overlay

- Additions to buildings to be no greater than 20% of the existing floor area
- Maximum building height 5m or no greater than the ridgeline of an existing adjacent structure
- Earthworks not to exceed 50sqm over a 10 year period

heritage area overlay – kororāreka russell – part b wellington st

- Alterations that visually change the external appearance of a building require discretionary council approval
- Heritage colour palette applies to all buildings located in a heritage precinct
- Archaeological restrictions apply for any excavation under Accidental Discovery Protocol

**operative far north district plan
section 1 standards and rules table**

clause	comment	complies/does not comply
FNDC district plan part 2 10.9.5 zone rules Russell Township Zone		
10.9.5.1 permitted activities Permitted activity if a] it complies with standards 10.9.5.1.1 to 10.9.5.1.14 b] it complies with permitted activities under part 3 of the plan	a] complies with all permitted activity standards 10.9.5.1.1 to 10.9.5.1.14 b] does not comply with all relevant permitted activities under part 3 [see 12.5A.6.1.1]	does not comply not a permitted activity
10.9.5.1.1 relocated buildings Relocated buildings are permitted where they meet the standards for permitted activities in the plan. Building works to reinstate must be completed within 6 months of delivery to site	No relocated building proposed Standard not relevant	
10.9.5.1.2 residential activity Each residential unit must have the minimum site area: 1000sqm for sewered sites 3000sqm for unsewered sites Except that this rule does not limit the use of an existing site for a single residential unit for a single household provided all other zone standards are met	Existing use established for one household unit, unsewered, on a 617sqm site All other zone standards met.	complies
10.9.5.1.3 scale of activities The number of people engaged in activities on site, in addition to those that normally reside, or are members of one household unit: 2 persons for sewered sites 2 persons for unsewered sites This number may be exceeded by not more than 60days, in any 12 month period for activities ancillary to the primary activity on site	Existing batch and sleepout rooms operate as a single household unit. Ancillary activities are not anticipated and if these do occur, will not exceed more than 60days in any 12 month period	complies

clause	comment	complies/does not comply
10.9.5.1.4 maximum height The maximum height of buildings shall be 7.2m	All buildings incl. existing structures do not exceed 5.2m high	complies
10.9.5.1.5 building scale The maximum net ground floor area of all buildings shall not exceed 20% of the net site area Net floor area in Town Basin, Gateway or Heritage Precincts shall not exceed 20% net site area	Existing net floor area 102sqm [excl toilet areas] 103/617 x 100 17% Additional net floor area – heritage precinct 23sqm [excl toilet areas] [103+13]/617 x 100 19%	complies
10.9.5.1.6 sunlight No part of a building shall project beyond a 45deg recession plane measured inwards and set 2m above site boundaries. Except that this may be exceeded for a maximum distance of 10m along any boundary as long as the maximum height of any building exceeding the standard is 2.7m	All new and existing buildings fall within the 2m+45deg recession plane [including new water tanks]	complies
10.9.5.1.7 stormwater management Maximum proportion of gross site area covered by buildings and other impermeable surfaces – 35%	Roof area extg and proposed [excl decking, paths and water tanks] 161sqm 161/617 x 100 = 26%	complies

clause	comment	complies/does not comply
10.9.5.1.8 setback from boundaries a) Minimum setback from road boundaries = 3m b) Minimum setback from other boundaries 1.2m except no setback is required for a length of 10m along any one boundary c) Not less than 50% of the area 6m in from the road boundary must be landscaped	a) Existing use for existing garage on road boundary b) Existing shed within 1.2m for a distance of 2.3m on north boundary New access stair within 1.2m north boundary for 1.4m New water tanks within 1.2m north boundary for 4.5m [total 8.2m]along north boundary New water tank within 1.2m on south boundary for 2.1m All other buildings set back more than 3m of front and at least 1.2m off side boundaries c) 195sqm total site area within 6m of front boundary 157sqm landscaped 80%	complies
10.9.5.1.9 outdoor activities Any activity may be carried on outside except that any commercial non-residential activities shall be carried out within buildings	No commercial non-residential activities proposed	complies
10.9.5.1.10 transportation chapter 15 rules for zone apply	Existing use vehicle access and parking already established	complies
10.9.5.1.11 hours of operation Hours of operation restricted for non-residential activities	Existing residential activities only	complies

clause	comment	complies/does not comply
10.9.5.1.12 keeping of animals No factory farming, breeding facilities, or animal boarding	No animal activities proposed	complies
10.9.5.1.13 noise a] all activities on site shall be conducted so that noise from at or within the boundary of any site in this zone, or notional boundary of any dwelling within the rural or coastal zone shall not exceed 55dBA L10 between 0700 and 2200 hrs and 45dBa L10 and 70dBa Lmax between 2200 and 0700 hrs	No noisy activities proposed	complies

10.9.5.1.14 helicopter landing area Helicopter landing areas not permitted	No Helicopter landing provision	complies
10.9.5.2 restricted discretionary activities Restricted Discretionary Activity if a] it does not comply with one of the standards 10.9.5.1.1 to 10.9.5.1.8 and 10.9.5.1.10 and 10.9.5.1.13 b] complies with all other standards under 10.9.5.1 c] it complies with standards 10.9.5.2.1 to 10.9.5.2.9 d] it complies with permitted, controlled or restricted discretionary activities under part 3 of the plan	a] complies with all standards listed b] complies with all other permitted activity standards c] complies with 10.9.5.2.1 to 10.9.5.1.9 d] complies with permitted , controlled or restricted discretionary activities under part 3	complies restricted discretionary activity
10.9.5.2.1 to 10.9.5.2.9	complies with more stringent equivalent permitted activity standards – not relevant	

clause	comment	complies/does not comply
10.9.5.3 discretionary activities Discretionary Activity if: a] it complies with rules 10.9.5.1.11 and 10.9.5.1.12 b] complies with 10.9.5.3.2 helicopter landing area c] it complies with permitted, controlled restricted discretionary or discretionary activities under part 3 of the plan d] it does not comply with one or more of the standards for permitted or restricted discretionary activities under rules 10.9.5.1 or 10.9.5.2	a] complies b] not relevant c] complies d] complies	complies discretionary activity assessment criteria under chapter 11
part 3 12.3 soils and minerals		
12.3.6.1 permitted activities Activity is permitted if: a] it complies with the standards 12.3.6.1.1 – 12.3.6.1.5 b] complies with permitted activity standards under part 2 c] complies with other part 3 permitted activities	a] complies with standards where applicable b] complies with permitted standards under part 2 c] does not comply with other permitted standards under part 3	does not comply not a permitted activity

clause	comment	complies/does not comply
12.3.6.1.1 and 12.3.6.1.2	Not applicable to Russell Township Zone	complies
12.3.6.1.3 excavation or filling Excavation and filling permitted in the Russell Township Zone if a) it does not exceed 200cum b) does not involve a cut or filled face of more than 1.5m	a) excavation does not exceed 200cum b) involves a new cut face of 1.8m protected by a retaining wall [1.5m – 3m retained cut excluded from cut/fill under definitions	complies
12.3.6.1.4 nature of fill Filling in any zone must meet the following standards a) it must not contain hazardous components b) does not consist of material other than soil, rock c) fill must not contain more than 5% vegetation by volume	Proposed retaining backfill consists of permeable drainage metal and soil from on site	complies
12.3.6.1.5 excavation within national grid yard	Not applicable	
12.3.6.2 restricted discretionary activities Restricted Discretionary Activity if a) it does not comply with one of the standards 12.3.6.1.1 to 12.3.6.1.3 b) complies with 12.3.6.1.4 c) complies with 12.3.6.2.1 to 12.3.6.2.3 d) it complies with permitted, controlled, or restricted discretionary standards under part 2 of the plan. e) it complies with other relevant standards for permitted, controlled or restricted discretionary activities under part 3	a) complies b) complies with nature of filling material c) complies d) complies e) complies	complies restricted discretionary activity
12.3.6.2.1	Not relevant to Russell Township Zone	

clause	comment	complies/does not comply
12.3.6.2.2 excavation or filling Excavation and filling permitted in the Russell Township Zone if a] it does not exceed 500cum in 12 month period b] does not involve a cut or filled face of more than 1.5m	a] excavation does not exceed 500cum b] involves a new cut face of 1.8m protected by a retaining wall [1.5m – 3m retained cut excluded from cut/fill under definitions]	complies

12.3.6.2.3	Not relevant to Russell Township Zone	complies
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Part 3 12.5A heritage precincts [Wellington st Heritage Precinct]		
12.5A.6.1 permitted activities Activity is permitted if: a] it complies with the standards 12.5A.6.1.1 – 12.5A6.1.4 b] complies with permitted activity standards under part 2 c] complies with other part 3 permitted activities	a] 12.5A.6.1.1 – 12.5A.6.1.4 not relevant b] complies c] does not comply with other part 3 permitted activities	does not comply not a permitted activity

12.5A.6.1.1 maintenance of buildings Maintenance of existing buildings is permitted if: a] the building is in the Pouerua Heritage Precinct b] the existing visual appearance of the building is not changed c] the structure of the building is not altered d] Heritage colours are used in The Strand and Christ Church heritage precincts	not relevant	
12.5A.6.1.2 signs in the strand and Kerikeri inlet heritage precincts	not relevant	
12.5A.6.1.3 parking and access in the strand	not relevant	

clause	comment	complies/does not comply
12.5A.6.1.4 alterations to land in the strand , pouera and Kerikeri inlet heritage precincts	not relevant	
12.5A.6.1.5 planting of trees in the Kerikeri inlet heritage precinct	not relevant	

12.5A.6.2 controlled activities Activity is controlled if: a) it does not comply with 12.5A.6.1.1 b) complies with rules 12.5A.6.1.2-12.5A.6.1.5 c) complies with rules 12.5A.6.2.1-12.5A.6.2.3 d) complies with permitted or controlled activity standards under part 2 e) complies with other part 3 permitted or controlled activities	a) rule not applicable b) rules not applicable c) does not comply with 12.5A.6.2.3 d) complies e) does not comply with other part 3 permitted or controlled activities	does not comply not a controlled activity
12.5A.6.2.1 maintenance of buildings Activity is controlled if it does not comply with standards set under 12.5A.6.1.1	not relevant	
12.5A.6.2.2 alterations in all heritage precincts except kerikeri basin Alterations to the exterior of a building that are not visible from a public place is a controlled activity	Alterations to existing buildings are not visible from public places	complies
12.5A.6.2.3 new buildings which are not visible to the public Construction of a new building in any of the heritage precincts, except the strand, and Kerikeri, is a controlled activity if it is not visible from a public place	New building visible from Kororāreka Bay	does not comply

clause	comment	complies/does not comply
12.5A.6.3 restricted discretionary activities Restricted Discretionary Activity if a] it does not comply with one or more of the standards under 12.5A.6.1 and 12.5A.6.2 b] complies with rules 12.5A.6.3.1 to 12.5A.6.3.4 c] it complies with relevant standards for permitted, controlled, or restricted discretionary standards under part 2 of the plan. d] it complies with all other relevant standards for permitted, controlled or restricted discretionary activities under part 3	a] does not comply with 12.5A.6.2.3 b] not relevant c] complies d] complies	complies restricted discretionary activity
12.5A.6.3.1 alterations to buildings in all heritage precincts Visible from Public Space	not relevant [alterations not visible from public space]	
12.5A.6.3.2 new buildings within heritage precincts Construction visible from Public Space is restricted discretionary Council will restrict discretion to matters: a] location in relation to buildings on site and adjacent sites b] exterior design and appearance c] colour of exterior finishes d] materials used e] heritage value of building and effect on heritage value of the precinct f] effect on the heritage and archaeological value of the precinct g] relationship of the building to the landscape and archaeological sites	construction visible from Kororāreka Bay	complies restricted discretionary discretion restricted to matters a]-g]
12.5A.6.3.3 alterations and new buildings within Kerikeri basin heritage precincts	Not relevant	
12.5A.6.3.4 maintenance of buildings	Not relevant	

clause	comment	complies/does not comply
12.5A.6.6 affected persons Where resource consent application is required under rules 12.5A.6.2, 12.5A.6.3 and 12.5A.6.4 and the written approval from Historic Places Trust, and DOC has been obtained the application will be dealt with as non-notified.	Affected parties written approval not required as application is not under rules 12.5A.6.4	
15.1.6A traffic		
15.1.6A.2 permitted activities Activity is permitted if: a) complies with the standards under 15.1.6A.2.1 b) complies with relevant standards for permitted activities under part 2 c) complies with all other relevant standards for permitted activities under part 3	a) complies b) complies c) does not comply	does not comply not a permitted activity
15.1.6A.2.1 traffic intensity Traffic intensity determined by table 15.1.6A.1 Rule only applies when establishing a new activity. Exemption for first residential unit on a site	Traffic intensity for existing first and only residential unit exempt, also existing use established and unchanged	complies
15.1.6A.3 controlled activities Commercial, industrial, Hort processing and Orongo Bay Special zone only	Not relevant	
15.1.6A.4 restricted discretionary activities Restricted discretionary in any zone if: a) does not comply with 15.1.6A.2.1 or 15.1.6A.3.1 b) complies with 15.1.6A.4.1 c) complies with relevant standards for permitted, controlled of restricted discretionary activities under part 2 d) complies with all other relevant standards for permitted, controlled of restricted discretionary activities under part 3	a) not relevant b) same effect as permitted activity c) complies d) complies	complies restricted discretionary activity

clause	comment	complies/does not comply
15.1.6A.4.1 traffic intensity Traffic intensity determined by table 15.1.6A.1 Rule only applies when establishing a new activity. Exemption for first residential unit on a site	Traffic intensity for existing first and only residential unit exempt, also existing use established and unchanged	complies
15.1.6A.7 assessment criteria Matters contained in s104 and s105 of the act. and listed assessment criteria		
15.1.6B parking		
15.1.6B.1 permitted activities Activity is permitted if: a) complies with the standards under 15.1.6B.1.1 to 15.1.6B.1.6 b) complies with relevant standards for permitted activities under part 2 c) complies with all other relevant standards for permitted activities under part 3	a) not relevant b) complies c) does not comply	does not comply not a permitted activity
15.1.6B.1.1 on site carparking Where an activity establishes, or changes the minimum number of carparking spaces provided under Appendix 3C applies [Appendix 3C 2 carparks per residential unit required]	Existing 1 carpark space provided on site No requirement to add extra carpark – Appendix 3C deleted	minimum carpark number rules removed December 2025
15.1.6B.1.2 – 15.1.6B.1.6	Not relevant	

clause	comment	complies/does not comply
15.1.6B.2 restricted discretionary activities Activity is restricted discretionary if: a] it does not comply with rule 15.1.6B.1.1 b] complies with other standards under 16.1.6B.1 c] complies with 16.1.6B.2.1 and 16.1.6B.2.2 d] complies with relevant standards for permitted, controlled, or restricted discretionary activities under part 2 e] complies with all other relevant standards for permitted, controlled, or restricted discretionary activities under part 3	a] not relevant b] not relevant c] not relevant d] complies e] complies	complies restricted discretionary activity

**proposed far north district plan
section 2 standards and rules table**

clause	comment	complies/does not comply
FNDC Proposed District Plan KRT Kororāreka Russell Township Zone		
KRT-R1 new buildings and alterations to existing buildings Activity is permitted where: PER-1 The new building or structure or alteration to an existing building or structure will accommodate a permitted activity. PER-2 For multi unit development the building or complies with standard KRT-9 PER-3 The new building or structure or alteration to an existing building or structure complies with standards KRT-S1 to KRT-S8	PER-1 alterations and new structures accommodate a permitted activity PER-2 not applicable PER-3 complies with standards KRT-S1 to KRT-S8	complies permitted activity
KRT-R2 impermeable surface coverage Activity is permitted where: PER-1 The impermeable surface coverage of any site is not more than 35%	PER-1 Roof area extg and proposed [excl decking, paths and water tanks] 160sqm $161/617 \times 100 = 26\%$	complies permitted activity
KRT-R3 residential activity Activity is permitted where: PER-1 The site area per standalone unit is at least 1000sqm PER-2 The activity is not multi unit	PER-1 Existing residential activity PER-2 Not multi unit	complies permitted activity



clause	comment	complies/does not comply
KRT-R4 visitor accommodation Activity is permitted where: PER-1 The visitor accommodation is within a residential unit or accessory building PER-2 The occupancy does not exceed 6 guests per night PER-3 The site does not share access with another site	PER-1 activity within residential unit or accessory buildings PER-2 activity does not exceed 6 guests per night, not including owner household PER-3 access not shared with another site	complies permitted activity
KRT-R5 to KRT-R20	Standards not applicable	
KRT-S1 maximum height maximum height of a building or structure, or extension or alteration to an existing building or structure is 7.2m above ground level	Max height is 5.2m	complies permitted activity
KRT-S2 height in relation to boundary Building or structure must be contained under recession planes 55deg at 2m on northern boundaries 45deg at 2m on eastern and western boundaries 35deg at 2m on southern boundaries	Buildings including new water tanks fall within permitted standards	complies permitted activity
KRT-S3 setback building or structure, or extension or alteration to an existing building or structure must be set back 1. 3m from road boundaries 2. 2m from any other site boundary Except that no setback is required for 10m along any one such boundary Excludes uncovered decks less than 1m high Underground wastewater infrastructure Water tanks less than 2.7m in height	Existing shed encroaches 2m north boundary setback for 2.3m New stair encroaches 2m north boundary setback for 3m New sleepout encroaches 2m north boundary setback for 4.6m [not incl. eaves] New 2.9m high water tanks buried so that height does not exceed 2.7m so encroachment not included in total of 9.9m on north boundary. Water tank encroachment on southern boundary setback not applicable due to buried height. New access steps encroach 2m south boundary setback for 2.4m New return retaining/screen and deck encroaches 2m south boundary setback for 5.8m [total 8.2m]	complies permitted activity

clause	comment	complies/does not comply
KRT-S4 setback from MHWS building or structure, or extension or alteration to an existing building or structure must be set back at least 27m from MHWS	Alteration and new build set back more than 27m from MHWS	complies permitted activity
KRT-S5 building or structure coverage The maximum combined net floor area building or structure coverage is no more than 20% of the net site area	Existing net floor area 102sqm [excl toilet areas] 103/617 x 100 17% Additional 13sqm sleepout added plus existing structures extended out under eaves by 1.25 sqm [excl covered or uncovered outdoor areas and decks] [103+13]/617 x 100 19%	complies permitted activity
KRT-S6 outdoor living space Each residential unit must have an exclusive outdoor living space of: 50sqm at ground level with minimum dimension of 5m 8sqm with minimum dimension of 2m where not located on the ground floor	Existing outdoor living space provided	complies permitted activity
KRT-S7 fencing and boundary walls All fences and boundary walls must not exceed a maximum height of 1.2m above ground	No fencing proposed	complies permitted activity
KRT-S8 outdoor storage Any area used for storage or stockpiling must be screened from view from adjoining sites and public places	No outdoor storage proposed	complies permitted activity
KRT-S9 multi unit residential size 1 bed unit 45sqm 2 bed unit 62sqm 3 bed unit 82sqm	Standard not applicable	complies permitted activity

clause	comment	complies /does not comply
FNDC Heritage Area HA-R1 Part B Wellington St		
HA-R1 maintenance and repair of buildings rule only applies to maintenance or repair otherwise HA-R2 applicable	Standard not applicable	
HA-R2 additions and alterations to existing buildings or structures Permitted activity in heritage area overlays where: PER-1 building not a scheduled heritage resource PER-2 building or structure complies with standards HA-S1 and HA-S2 Standard HA-S2 does not apply if alteration or addition is painted to match the existing colour scheme of the building or structure PER-3 addition or alteration is not located between the street boundary and the street facing elevation of the principal building on site	PER-1 not a scheduled heritage resource PER-2 no heritage resource within 20m of alterations and additions. HA-S2 not applicable as additions and alterations will be painted to match the existing colour scheme. PER-3 addition is not located between the street boundary and the street facing elevation	complies permitted activity
HA-R3 strengthening or fire protection to scheduled heritage resource	HA-R3 not applicable	

clause	comment	complies /does not comply
HA-R4 new buildings or structures and relocated buildings Restricted Discretionary activity in Kororāreka Russell Part B Wellington St Overlay where: RDS-1 if located in part A heritage overlay it does not have a frontage to the marine coastal area RDS-2 complies with HA-S1 setback from heritage resource, and HA-S2 heritage colours Matters of discretion are restricted to: a. whether the proposed building or structure will adversely affect the heritage values of the heritage area overlay b. whether the proposed building or structure will adversely affect the heritage values of any adjacent scheduled heritage resource c. the colour of all exterior surfaces and their appropriateness within the heritage area overlay d. any landscaping or fencing e. the location and relationship of the building or structure in relation to adjoining sites, coastal marine area, roads f. any assessments or advice from a suitably qualified and experienced heritage or cultural expert [where provided] g. any consultation with Heritage NZ Pouhere Taonga, Department of Conservation and Tangata Whenua [where provided] h. in the Kororāreka Russell Heritage Overlay, the matters listed in Policy KRT-P6 [KRT-P5, no KRT-P6]	RDS-1 not applicable RDS-2 no heritage resource within 20m of new building, and new building painted in heritage colours Matters of discretion: a. New small scale cottage structure added to existing low-key, and informally sited simple gable form buildings. b. New building is not located close to a scheduled heritage resource, therefore any affect will be less than minor c. Exterior colours to HA-S2 Heritage Colours d. Existing garden setting and backdrop retained, no fencing proposed e. New building is not visible from the street, due to the site contours, and that it is located behind the existing main batch structure. It is visible from Kororāreka Bay, although its small scale in relation to existing residential building clusters, on site, and adjacent sites will mean it will blend into the mix. f. no heritage or cultural experts have been consulted g. no consultation with Heritage NZ, DOC, and Kororāreka Marae has been sought to date h. addressed in section 3 below	complies restricted discretionary activity

clause	comment	complies /does not comply
HA-R5 Earthworks Kororāredka/ Russell part B overlay Activity permitted if: PER-3 The earthworks 1.do not exceed 200cubic, 2. Are not within 20m of scheduled heritage resource, 3.complies with HA-S3 Accidental Discovery Protocol	PER-3 complies	complies permitted activity
HA-R6 to HA-R14	Not applicable	

HA-S1 Setback from a Scheduled Heritage Resource 20m setback from scheduled heritage resource	Existing and new structures located approximately 75m from the closest heritage resource	complies permitted activity
HA-S2 Heritage Colours Exterior facades finished in heritage colours	See HA-R2 and HA-R4	complies permitted activity

clause	comment	complies /does not comply
EW-S3 Accidental Discovery Protocol On discovery of any suspected sensitive material the person must take the following steps: 1.Cease all works within 20m of any part of the discovery immediately and secure the area, including: a] shutting down all earth disturbing machinery and stopping all earth moving activities; and b] establish a sufficient buffer area to ensure that all material remains undisturbed. 1.Within 24 hours of the discovery the owner of the site, tenant or the contractor must: a] inform the following parties of the discovery: i] The New Zealand Police if the discovery is of human remains or kōiwi; ii] The Council in all cases; iii] Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi; and vi] Tangata Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi.	Conditions accepted	

clause	comment	complies /does not comply
EW-S3 Accidental Discovery Protocol [cont] 1.No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include: a] If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or b] If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives. 1.Recommencement of work: a] Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required; b] Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; and c] Resource consent has been granted to any alteration or amendment to the <u>earthworks</u> or <u>land disturbance</u> that may be necessary to avoid the <u>sensitive materials</u> that is not otherwise permitted under the plan or allowed by any existing resource consent.	Conditions accepted	

clause	comment	complies/non-compliant
FNDC Proposed District Plan CE Coastal Environment		
CE-R1 new buildings and structures and alterations to existing structures PER- 1 If located in an Kororāreka Township Zone it: 1. Is no greater than 300sqm and 2. located outside high or natural character areas and 3.Complies with: CE-S1 Max Height CE-S2 Colours and Materials CE-S4 Setback from MHWS PER-1[1] does not apply to Kororāreka Russell PER-2 If not located within any of the zones referred to in PER-1 it: 1.Is not used for residential activity 2.is no greater than a) 25sqm within an outstanding character area b)50sqm within a high natural character area c)110sqm in all other areas of the coastal environment 3.Complies with: CE-S1 Max Height CE-S2 Colours and Materials CE-S4 Setback from MHWS PER-3 extension to lawfully established building is: 1.no greater than 20% extg GFA 2.complies with CE-S1 PER-4 any new building or structure and relocated building not provided for by PER-1, PER-2 or PER-3 where it is: 1.fencing for stock exclusion 2.Upgrade of an existing above ground utility	PER-1 1.Kororāreka Russell 300sqm rule not applicable 2. Outside high or natural character areas 3. Complies with CE-S1, CE-S2, CE-S4 PER-2 located in one of the zones referred to in PER-1 rule not applicable PER-3 existing buildings GFA 110sqm x 20%= 22sqm. 21sqm proposed in new additions and alterations Complies with CE-S1 PER-4 new buildings and alterations provided for in PER-1 and PER-3 Rule not applicable	complies permitted activity
CE-R2 – CE-R9 not applicable		
CE-S1 maximum height 1.Max height of new structure not to exceed 5.5m above ground level or 2. Any extension to an existing building or structure not to exceed height of existing building above ground level	1. Maximum height of new sleepout is 4.8m at the western corner 2. Maximum height of building extensions do not exceed height of existing sleepout structure.	complies permitted activity

clause	comment	complies/non-compliant
CE-S2 colours and materials Exterior surfaces of new buildings shall: 1.be constructed of natural materials or 2.be finished to achieve a reflectance value no greater than 30% and 3.if the exterior surface is painted, have an exterior finish within groups A,B, or C as defined within the BS5252 standard colour palette in appendix 6, or equivalent. Standard does not apply to: a.Orongo Bay Zone b.Kohukohu, Mangonui, Paihia, Rawene, and Kororāteka Russell Heritage area overlays	Site located in Kororāteka Russell heritage overlay Rule not applicable	
CE-S3 earthworks or indigenous vegetation clearance Any earthworks must [where relevant]: 1.not occur in outstanding natural character areas; 2.not exceed a total area of: a.50sqm within a calendar year in an area of high natural character b.100sqm within a calendar year outside high or outstanding natural character areas; 3.not exceed a cut height or fill depth of 1m, or 1.5 where this relates to telecommunication facilities, and 4.screen any exposed faces visible from a public space Any indigenous vegetation clearance must: 1.not occur in outstanding natural character areas; 2. not exceed a total area of: a.50sqm within any 10 year period in an area of high natural character b.400sqm within any 10 year period outside high or outstanding natural character areas	Earthworks 1. not applicable 2a. not an area of high natural character 2b.do not exceed 100sqm 3.existing cut height of 1.7m to be retained 4. no exposed faces Indigenous vegetation 1.Not in outstanding natural character area 2a.not in an area of high natural character rule not applicable 2b. no indigenous vegetation clearance proposed	complies permitted activity

CE-S4 setbacks from MHWS New buildings and structures and relocated buildings or an extension to an existing building or structure must be set back at least: 1.30m from MHWS in the rural production, rural lifestyle, rural residential and horticulture processing facilities zones and Waitangi Estate sub zones – Te Pitowhenua, PapaRehia and Ahuwhenua sub zone or; 2,26m in all other zones Standard does not apply a. where there is a legally formed and maintained road between the property and MHWS	Legally formed and maintained road [Wellington St] between the property and MHWS Standard not applicable	
CE-R8 to CE-R15 Coastal hazard area	Not applicable Not in Coastal Hazard Area	
CE-S5 and CE-S6	Not applicable Not in Coastal Hazard Area	

section 3

operative and proposed district plans - matters of discretion and assessment of effects

heritage, russell township basin, gateway area, and precincts

The Wellington St precinct, and Heritage Overlay protecting the architecture and integrity of the built form within, by recognising the low key informal siting of buildings, bush backdrop, and villa, or bungalow style forms [HA-P6 (c)].

The existing modest, batch and separate sleepout structure, both located in the middle of the site, and surrounded by natural landscaping, contribute to the local character.

Alterations to both the batch and sleepout, propose to improve bedroom space, by extending walls out under the existing roof eaves overhang. These alterations total 1.25sqm in gross floor area, and are not visible from public spaces. Affect on the overall built form, in this precinct, is less than minor.

The new structure is an additional sleepout room, with a bathroom, which is connected to the existing sleepout by a deck, part of which, is existing. The proposal includes to roof over the deck, in a simple flat roof verandah format, for weather protection.

The overall form and scale of the new sleepout, is a close match to the existing sleepout, including height and roof pitch, however the gable roof is turned at 90deg to the existing structure. This is in keeping with the low-key informal building siting theme, in this precinct.

New timber frame windows are in the same proportion to existing, and all structures are light timber frame, with corrugated metal roofing, and painted timber cladding.

Due to the site contours, both sleepout structures sit behind the existing batch, and are not visible from the street. However, all buildings can be seen, at a distance, from Kororāreka Bay, including the proposed new sleepout. The overall effect will hardly be noticeable, therefore impact on heritage features, will be less than minor.

Connections and access between the street, and the separate buildings is by landscaped pathways, ramps and stairs.

Accidental Discovery Protocol is deemed appropriate for this site, where some excavation is required for new foundations for buildings and retaining walls.

New additions will match the existing building exterior colour scheme, for consistency, and while it hasn't been confirmed it is expected the existing colour scheme conforms to scheduled BS5252 heritage colours.

building coverage and building scale

Total building coverage is within 20% of site area, using defined GFA, as required under the Proposed District Plan, and Operative District Plan.

The remainder of the site, surrounding the buildings, is landscaped, which acts as a buffer to the street, and neighbouring sites.

building height, scale and sunlight

Complimenting features under the previous heading, the overall effect of the buildings, on the landscape, is mitigated by the steepness of the site, and the way the buildings step up the slope.

Heights and daylighting are all within Permitted activity parameters, under both Operative and Proposed District Plans.

Views, and sunlight on outdoor spaces, connected to the existing batch, and to the separate sleepout structures, are both enhanced by the arrangement of buildings.

scale of activities

Related to both headings above, the existing residential activity, on the site, is designed around one family, and their changing needs, as kids get older, for holidays, and retreat.

Overall effect on site, and surrounds, does not change, only the accommodation becomes more comfortable.

It is proposed to connect the site to the existing wastewater sewer network, and make the current septic tank and disposal field system redundant.

stormwater management

Two new stormwater tanks, partially buried, will be provided at the top of the site, to collect additional rainfall, from the new roof areas, and this and the existing tank, overflow to the existing public stormwater drainage system.

The collection tanks and roof areas mitigate stormwater runoff on this sloped site.

The shape of the site, triangular, heading to a point at the top of the hill, naturally mitigates accumulated runoff effect, typical to sloping rectangular sites.

excavation and earthworks

Excavation and earthworks fall within permitted activities for both Operative and Proposed District Plans, and a Geotechnical Engineer has prepared a written report on how to manage bearing, and ground support.

There is an existing cut, running across the site, approximately 1.7m high, created to form the existing batch platform. This has held up for over 70 years, and show no sign of movement or collapse.

However, it is proposed to build a retaining wall structure, to secure the bank, and extend this past the southern corner of the batch, in order to lower the ground level, and create proper subfloor clearance, to this end of the existing building.

Surrounding the batch is open gap timber decking, to allow stormwater to permeate the soil, as is the existing case.

transportation

Existing use provides for off-street carparking for one car.

There is existing provision for an additional 2 cars, parked on the road reserve, in front of the existing garage.

Potential increase in number of household occupants, with the additional sleepout space for 2 beds, makes no difference to traffic intensity in accordance with the Traffic Intensity table, under Appendix 3A.

The Russell Town centre is within 5min walking distance, which reduces the reliance on vehicles while in residence.

Minimum parking provision has been removed from both Operative and Proposed District Plans.

As Russell township is small, there are numerous other parking options, all within 5min walk.

appendix a – land title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy




R. W. Muir
Registrar-General
of Land

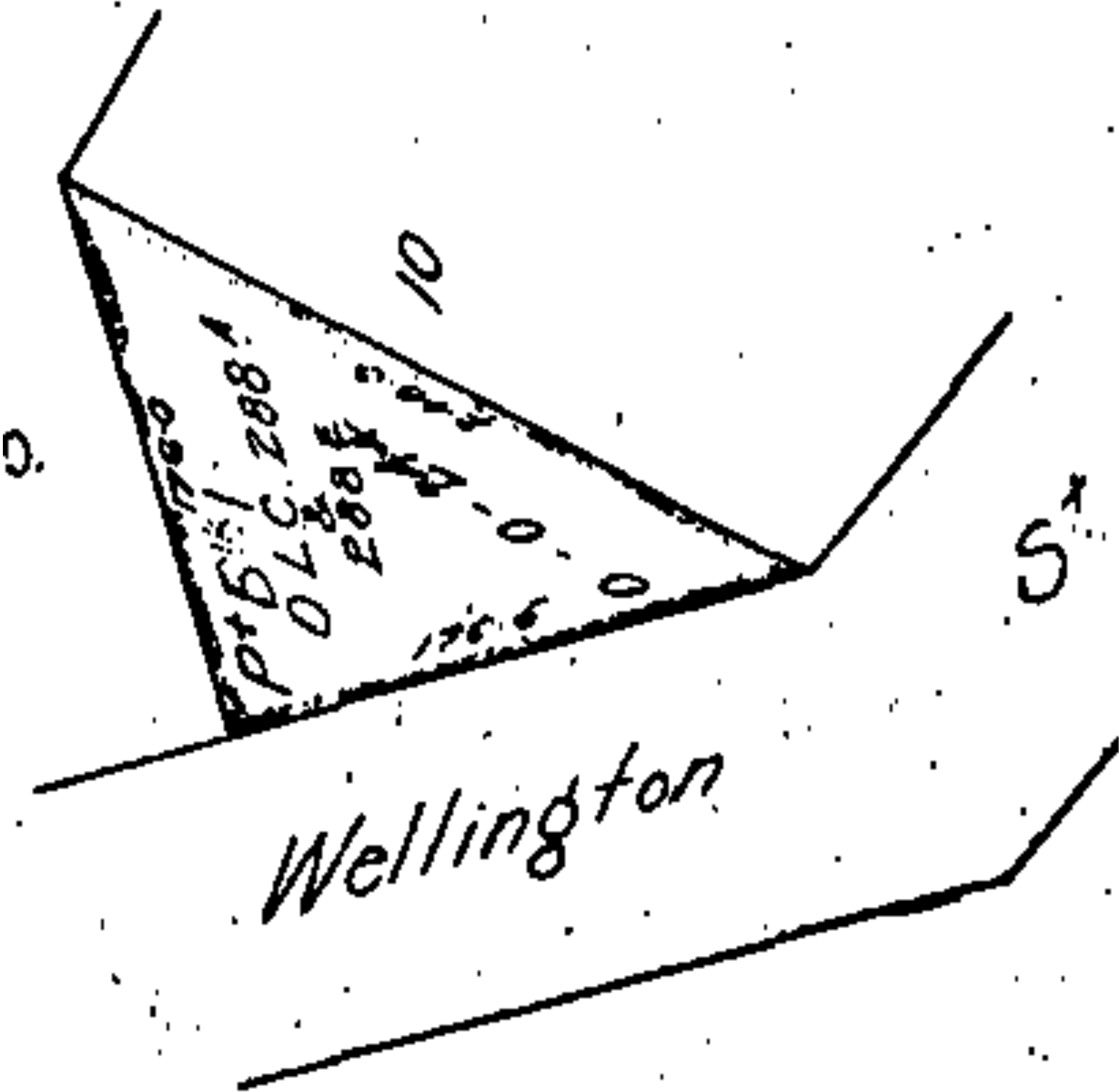
Identifier **NA512/226**
Land Registration District **North Auckland**
Date Issued 08 October 1928

Prior References
DI 1E.193

Estate Fee Simple
Area 617 square metres more or less
Legal Description Portion of Block No. 1 of Old Land Claims
Nos. 288A and 288E

Registered Owners
Kenneth Ross Finlayson and Nigel Bruce Johnson

Interests
13111757.1 Mortgage to Bank of New Zealand - 27.9.2024 at 3:55 pm



appendix b – proposed plans

237-001-dwg-sk101-140826	Site plan
237-001-dwg-sk102-140826	Batch level plan
237-001-dwg-sk103-140826	Sleep out level plan
237-001-dwg-sk104-140826	Elevations

10.9.5.1 permitted activity under zone rules.

12.5A.6.3 restricted discretionary activity due to district wide rules

KRT-R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt]

southern boundary setback
encroachments include; new access
steps, and new batch deck for a
distance of 8.2m [less than 10m
allowed incl water tanks under 2.7m
exempt]

HA-R1 to HA-R14 permitted activity

HA-S1 and HA-S2 permitted activity

CE-R1 to CE-R9 permitted activity

CE-S1 to CE-S6 permitted activity

site plan

planning notes general
refer to the assessment of effects
planning report for detailed notes

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments - existing water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

KRT-R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 9.8m [less than 10m allowed] ind water tanks under 2.7m [example]

encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed] ind water tanks under 2.7m [example]

HAR-1 to HAR-14 permitted activity

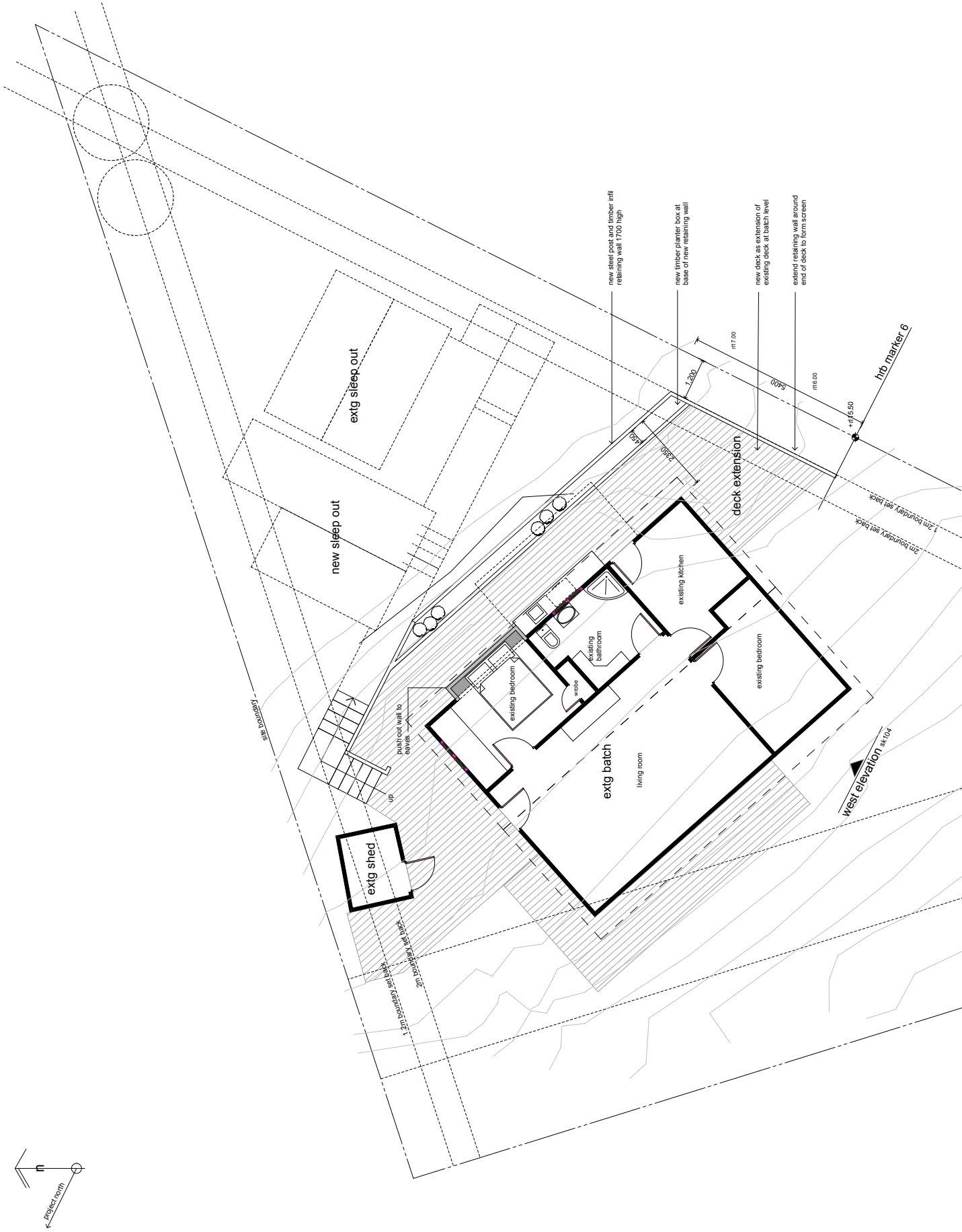
HA-S1 and HA-S2 permitted activity

CER-1 to CER-9 permitted activity

CE-S1 to CE-S6 permitted activity

alterations and additions
for ken and mary
finlayson

batch level plan



planning notes general

refer to the assessment of effects
planning report for detailed notes
rules.

10.9.5.1, 8 north boundary setback
encroachments - existing shed, new
access stairs and water tanks - total
length 8.2m [less than 10m allowed]

10.9.5.2, 8 southern boundary setback
encroachments - existing shed, new
access stairs and water tanks, for
a distance of 2.1m [less than 10m
allowed]

12.5A.6.3 restricted discretionary
activity due to district wide rules

KRT-R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback
encroachments - existing shed, new
access stairs and water tanks - total
length 9.8m [less than 10m
allowed]

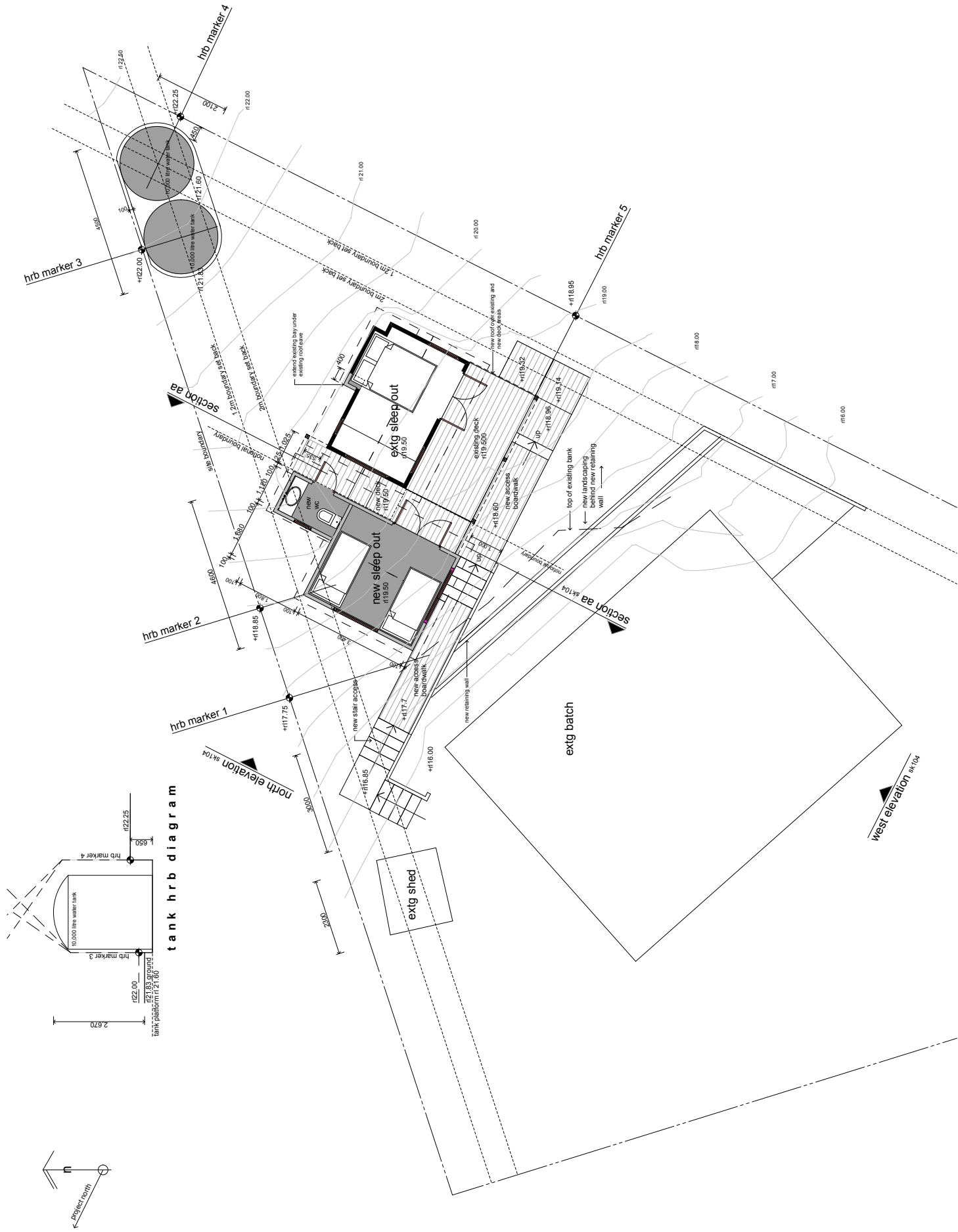
example] boundary setback
encroachments include new access
steps, and new batch deck for a
distance of 8.2m [less than 10m
allowed]

HA-R1 to HA-R14 permitted activity

HA-S1 and HA-S2 permitted activity

CER-1 to CER-9 permitted activity

CE-S1 to CE-S6 permitted activity



alterations and additions
for ken and mary
finlayson

sleepout level plan

planning notes general

refer to the assessment of effects planning report for detailed notes

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m (less than 10m allowed) southern boundary setback encroachments - existing shed, new access stairs and water tanks, for a distance of 2.1m (less than 10m allowed)

12.5A.6.3 restricted discretionary activity, due to district wide rules

KRT-S1 to KRT-R4 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 9.8m (less than 10m allowed) and water tanks under 2.7m

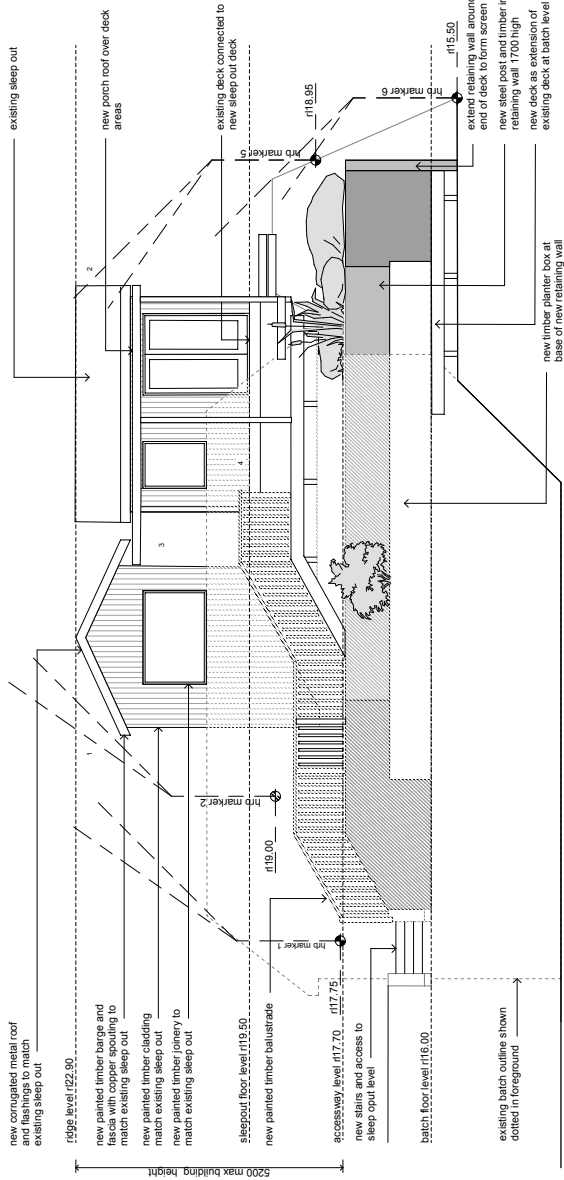
example] boundary setback encroachments include: new access stairs, and new batch deck for a distance of 8.2m (less than 10m allowed) and water tanks under 2.7m

HA-R1 to HA-R14 permitted activity

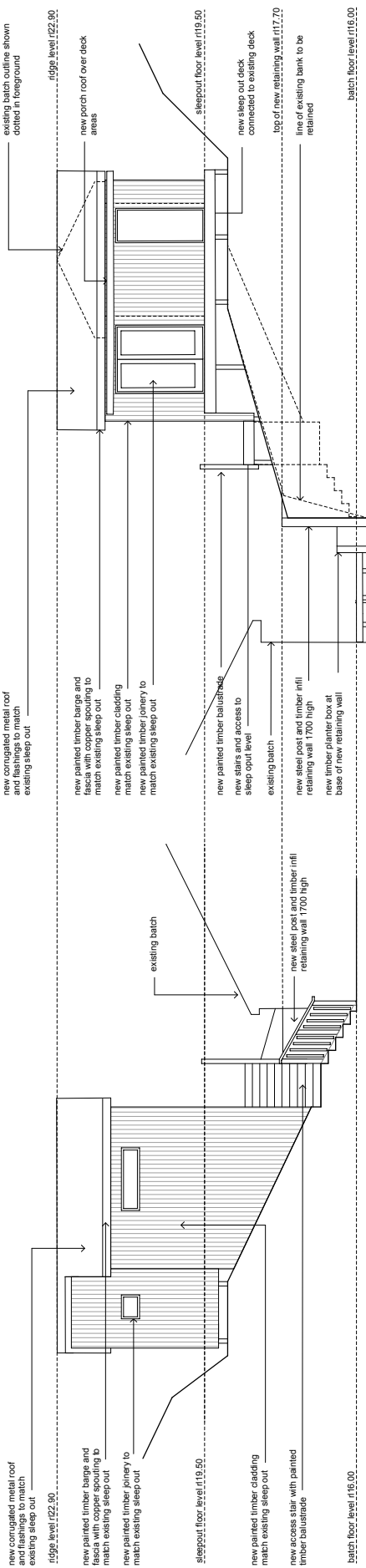
HA-S1 and HA-S2 permitted activity

CER-1 to CER-8 permitted activity

CE-S1 to CE-S6 permitted activity



west elevation



north elevation

section aa [south elevation]

alterations and additions
for ken and mary
finlayson

elevations



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy




R.W. Muir
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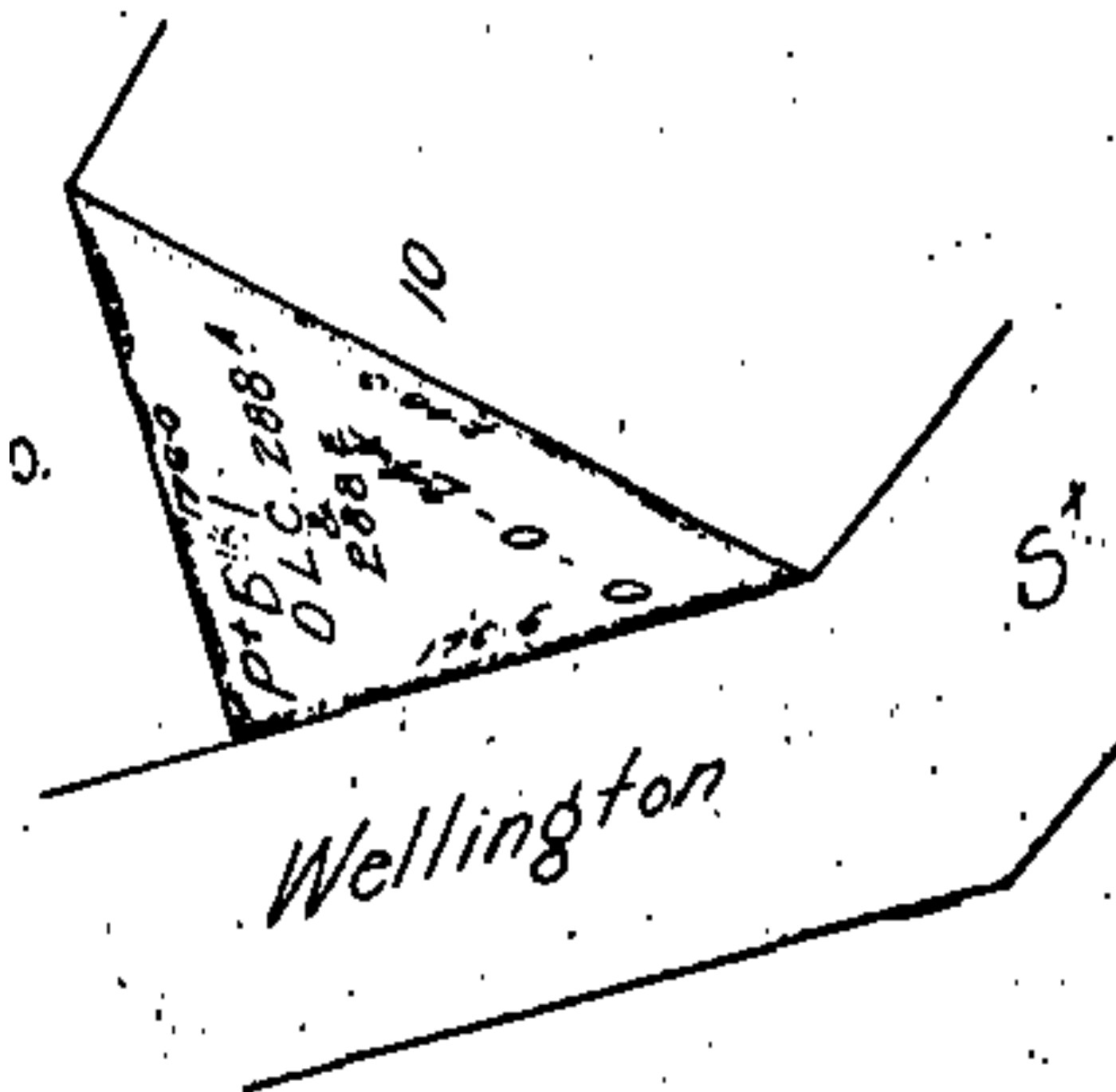
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Nos. 288A and 288E

Registered Owners
Kenneth Ross Finlayson and Nigel Bruce Johnson

Interests
13111757.1 Mortgage to Bank of New Zealand - 27.9.2024 at 3:55 pm





IMPORTANT NOTE:

This Topographical Survey has been undertaken on land held under a title recorded as Limited as to Parcels.

Boundary positions shown have been complied from LINZ records and confirmed by field measurements ($\pm 60\text{mm}$); however, they have not been legally redefined and remain subject to LINZ approval.

If boundary relationships are critical, or if any certification of boundary position is required by Council, a cadastral redefinition survey will be necessary.

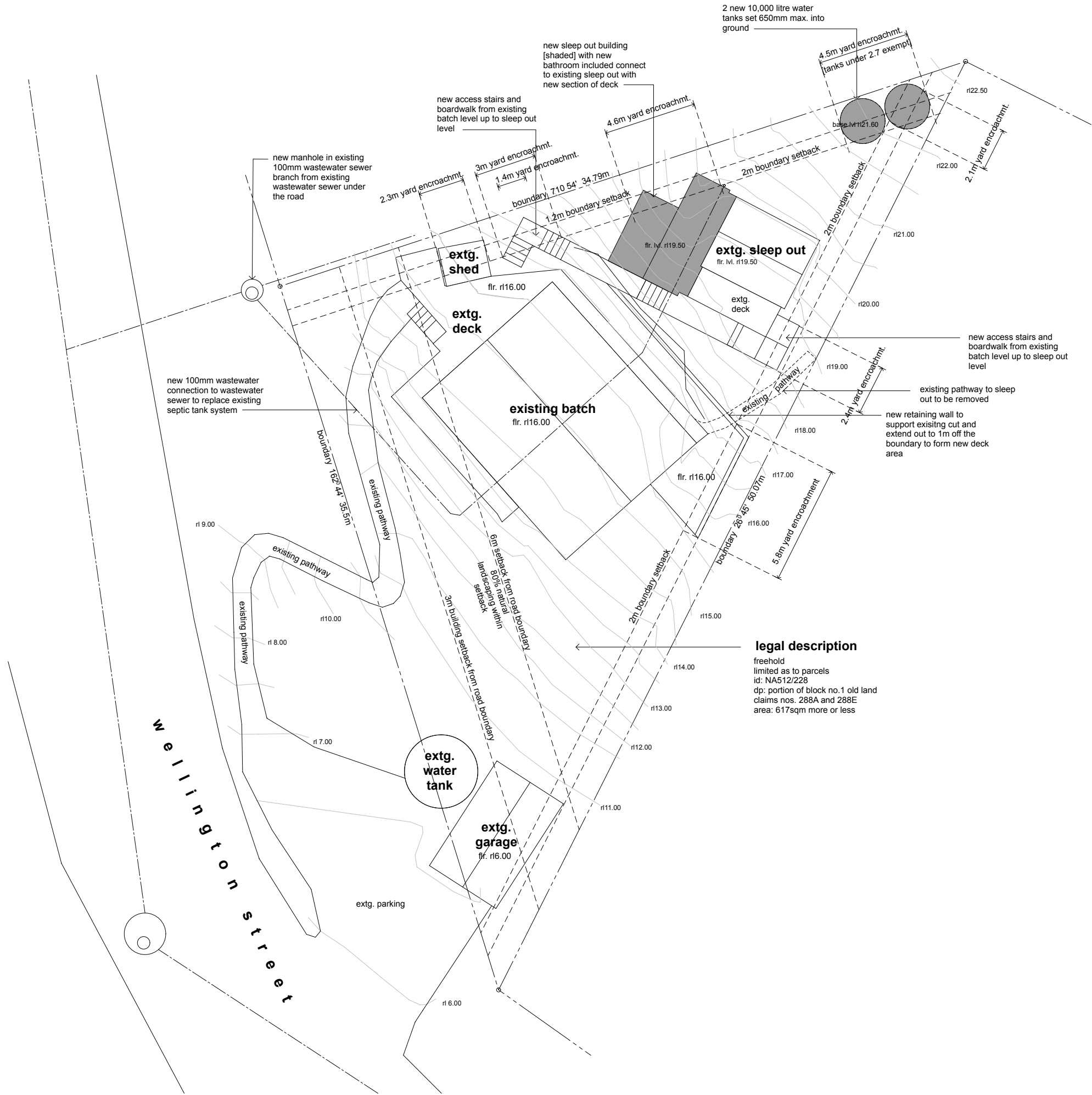
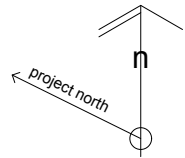
- NOTES**
1. COORDINATES ARE IN TERMS IN OF NZGD2000 - MT EDEN CIRCUIT.
 2. LEVELS ARE IN TERMS OF NEW ZEALAND VERTICAL DATUM (NZVD2016).
 3. ORIGIN OF LEVELS SM 1109 SO 58876 (C8EH) RL: 5.56m (LINZ 2018-3V).
 4. BOUNDARIES HAVE BEEN CALCULATED FROM LINZ RECORDS AND VERIFIED BY FIELD SURVEY. ESTIMATED ACCURACY $\pm 60\text{MM}$.
 5. MEASUREMENTS HAVE BEEN OBTAINED USING RTK GPS. ESTIMATED ACCURACY IS $\pm 30\text{MM}$.
 6. ADJOINING BOUNDARIES HAVE BEEN SOURCED FROM LINZ DATA SERVICE.
 7. AERIAL IMAGERY IS SOURCED FROM LINZ DATA SERVICE - FLOWN 2014-2015.
 8. MAJOR CONTOUR INTERVAL = 2.0m
MINOR CONTOUR INTERVAL = 0.5m
 9. SURVEYED ON 28 JANUARY 2026.

I, KIERAN KEN STUART, BEING A LICENSED CADASTRAL SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS UNDERTAKEN BY ME OR UNDER MY PERSONAL DIRECTION AND THAT BOTH PLAN AND SURVEY ARE CORRECT WITHIN THE PROJECT CONSTRAINTS.

SIGNED: 

DATE: 10/02/2026

 www.coco.co.nz Whangarei Auckland Wellington Christchurch			PROJECT DETAILS			TITLE			DATE CREATED	DRAWN	DESIGNED	APPROVED
C			MARY & KEN FINLAYSON			TOPOGRAPHICAL PLAN			18/02/2026	K HANSARD	B PEARSON	K STUART
B			39 WELLINGTON STREET						CCL REF NO	SCALE	STATUS	
A			RUSSELL						17908	1:200 @ A3	FOR INFORMATION	
REV.			OLD LAND CLAIM 288A & 288E						DWG NUMBER	REVISION		
									TOP001	A		



planning notes general
refer to the assessment of effects
planning report for detailed notes

10.9.5.1 permitted activity under zone rules.

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed] southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

12.5A.6.3 restricted discretionary activity due to district wide rules

KRT- R1 to KRT-R4 permitted activity

KRT-S1 to KRT-S9 permitted activity

KRT-S3 north boundary setback encroachments - existing shed, new access stairs and news sleep out - total length 9.9m [less than 10m allowed incl water tanks under 2.7m exempt] southern boundary setback encroachments include: new access steps, and new batch deck for a distance of 8.2m [less than 10m allowed incl water tanks under 2.7m exempt]

HA-R1 to HA-R14 permitted activity

HA-S1 and HA-S2 permitted activity

CE-R1 to CE-R9 permitted activity

CE-S1 to CE-S6 permitted activity

**alterations and additions
for ken and mary
finlayson**

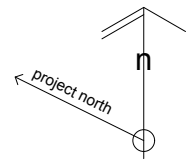
site plan

scale A1 1:100 A3 1:200

date july 2026

project number drawing number

237-001 sk101



planning notes general
refer to the assessment of effects
planning report for detailed notes

10.9.5.1 permitted activity under zone
rules.

10.9.5.1.8 north boundary setback
encroachments - existing shed, new
access stairs and water tanks - total
length 8.2m [less than 10m allowed]
southern boundary setback
encroachments include water tanks, for
a distance of 2.1m [less than 10m
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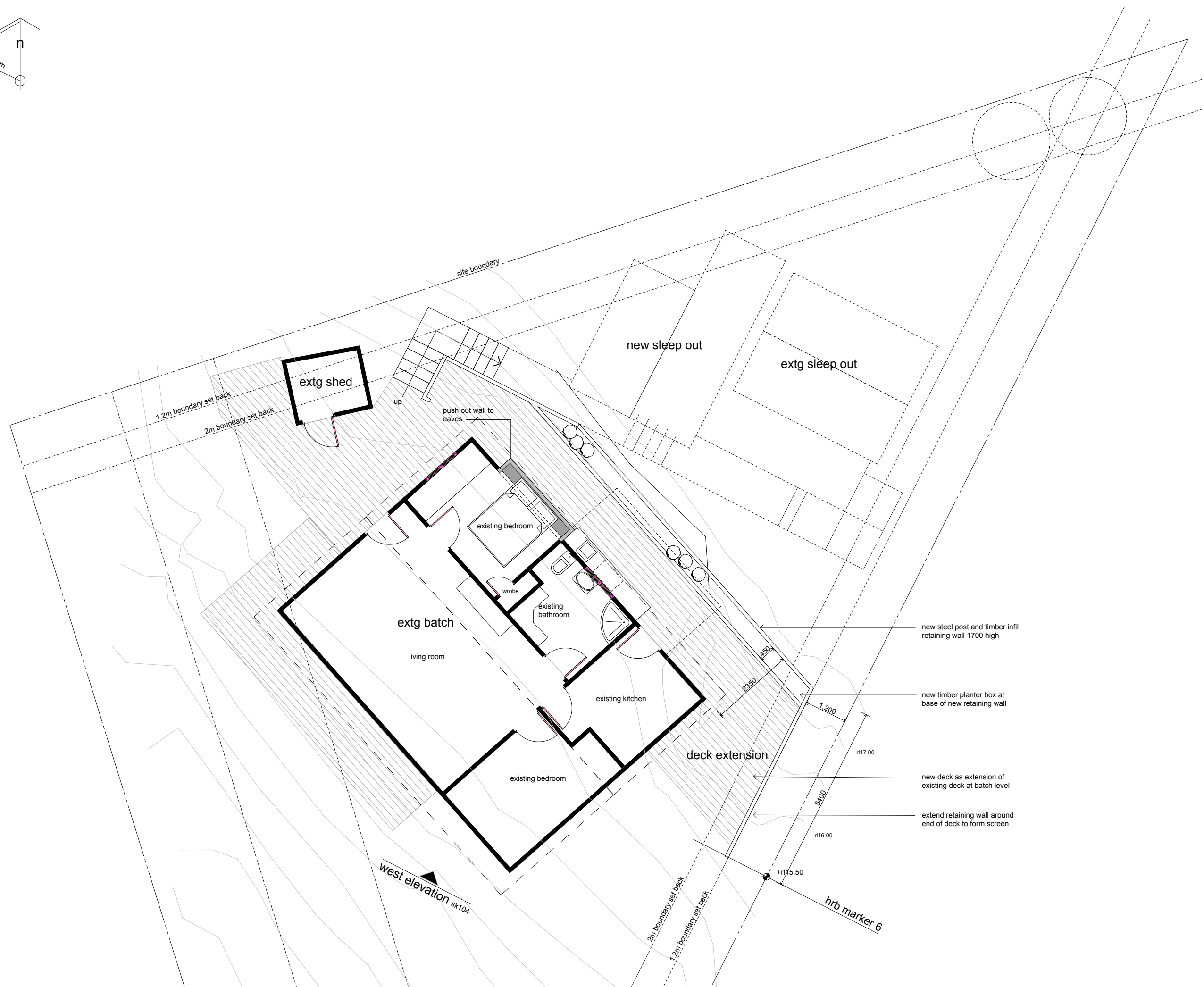
KRT-S3 north boundary setback
encroachments - existing shed, new
access stairs and news sleep out -
total length 9.9m [less than 10m
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CE-R1 to CE-R9 permitted activity

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**alterations and additions
for ken and mary
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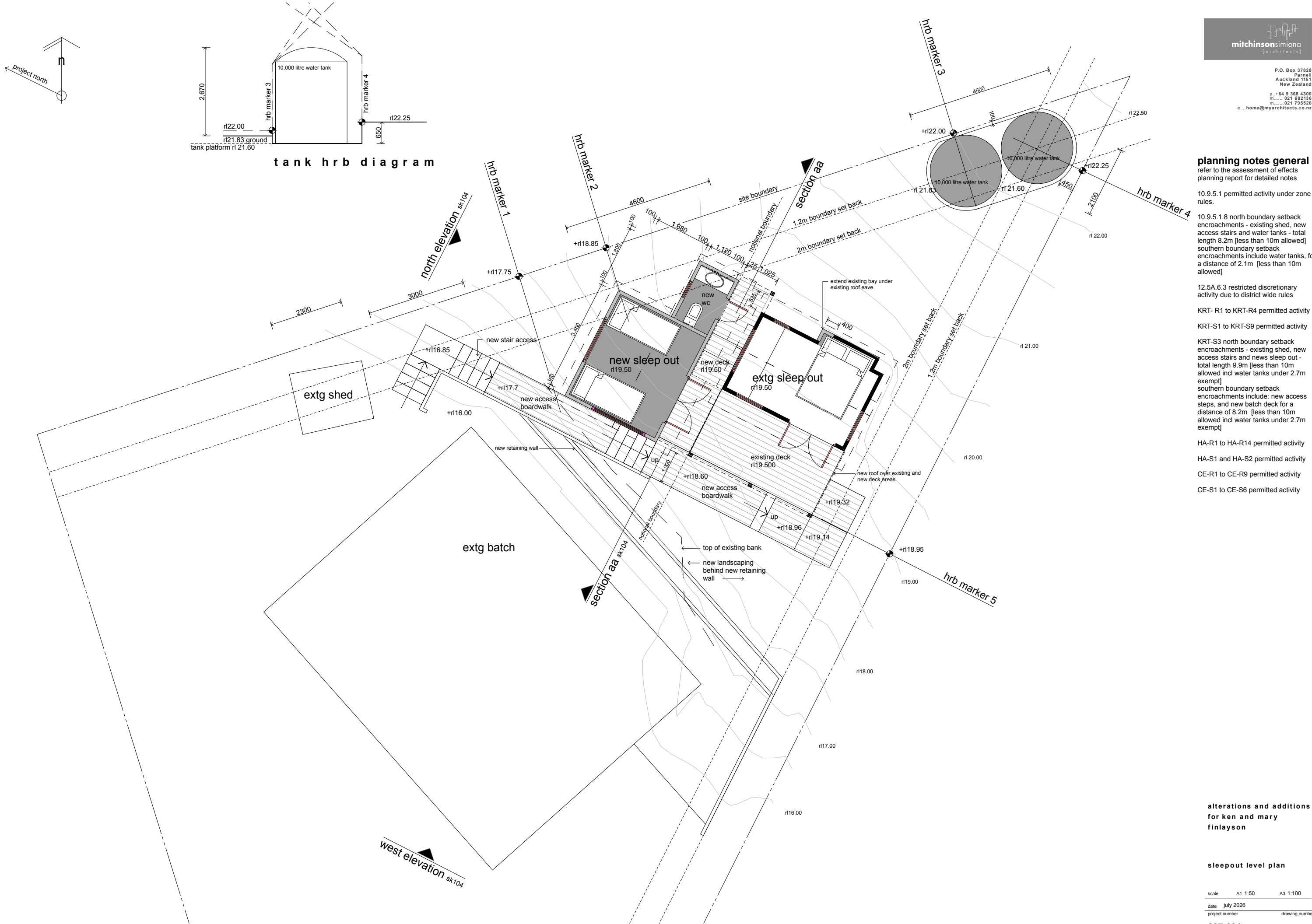
batch level plan

scale A1 1:50 A3 1:100

date july 2026

project number drawing number

237-001 sk102



refer to the assessment of effects
planning report for detailed notes

10.9.5.1.8 north boundary setback encroachments - existing shed, new access stairs and water tanks - total length 8.2m [less than 10m allowed]
southern boundary setback encroachments include water tanks, for a distance of 2.1m [less than 10m allowed]

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HA-S1 and HA-S2 permitted activity

CE-S1 to CE-S6 permitted activity



elevations

project number	drawing number
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237-001 sk104