



Our Reference: 10787.1 (FNDC)

20 April 2026

Resource Consents Department  
Far North District Council  
JB Centre  
KERIKERI

Dear Sir/Madam

**RE: Proposed Dwelling at 72 Edmonds Road, Kerikeri – Watson & Ewald**

I am pleased to submit application on behalf of R Watson & C Ewald, for a proposed dwelling on land at 72 Edmonds Road, Kerikeri, zoned Coastal Living. The application is a restricted discretionary activity.

The application fee of \$2,625 has been paid separately via direct credit.

Regards

Lynley Newport  
**Senior Planner**  
**THOMSON SURVEY LTD**

# 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  
 Fast Track Land Use\*  Change of Consent Notice (s.221(3))  
 Subdivision  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 Te Hono at Far North District Council, [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)



## 8. Application site details

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

Name/s:	as per item 5		
Site address/ location:	    		
Legal description:	Lot 1 DP 189388	Val Number:	
Certificate of title:	NA119B/524		

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.

Recent theft from property means the gate is now locked. Access can be arranged through neighbour

Sally Tait, (neighbour) +64211561216; Alastair Taylor (caretaker);+64272515157

or Nev Wallace-Wells (Neighbour) +6421648413 (beware of dog sign is a ruse - there's no Dog)

## 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.

To construct a dwelling in the Coastal Living Zone, breaching the Visual Amenity rule.

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

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 14. Draft conditions:

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

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

## 15. Billing Details:

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

Name/s: (please write in full)

Randall Watson & Christina Ewald

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.

## 15. Billing details continued...

### Declaration concerning Payment of Fees

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

Name: (please write in full)

Randall Watson

Signature:

(signature of bill payer)

Date 17-Apr-2026

**MANDATORY**

## 16. Important Information:

### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

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

## 17. Declaration

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

Name (please write in full)

Randall Watson & Christina Ewald

Signature

Date 17-Apr-2026

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

*See overleaf for a checklist of your information...*

## Checklist

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*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.

**Randall Watson & Christina Ewald**

**CONSTRUCTION OF A DWELLING IN THE  
COASTAL LIVING ZONE**

**72 Edmonds Road, Kerikeri**

**PLANNING REPORT &  
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Thomson Survey Ltd  
Kerikeri

## **1.0 INTRODUCTION**

### **1.1 The Proposal**

The applicant seeks to construct a 324m<sup>2</sup> dwelling (187m<sup>2</sup> floor area) on their property at 72 Edmonds Road. The dwelling is rectangular, largely single storey apart from a centrally located small upper floor level area, and will be in recessive colours and materials, and designed using *Passivehaus* principles for low energy use. The applicant proposes amenity landscaping around the building.

An assessment of compliance against the zone rules and relevant district wide rules, is contained in section 5 of this report. Identified breaches are those relating to both the permitted and controlled Visual Amenity rules (10.7.5.1.1 and 10.7.5.2.2).

The application is supported by this planning report and AEE; site and architectural plans; and a conceptual on-site wastewater design/assessment. A location map and copy of the record of title & relevant instruments are attached in Appendices 2 & 3 respectively.

### **1.2 Scope of this Report**

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to construct a dwelling on land in the Coastal Living Zone, as a restricted discretionary activity.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address

of the owner of the property is contained in the Form 9 Application form. There are no other activities that are part of the proposal to which the application relates, and no other resource consents required other than those addressed in this application.

## 2.0 PROPERTY DETAILS

Location: 72 Edmonds Road, Kerikeri

Legal description: Lot 1 DP 189388, contained in Record of Title NA119B/524, 2.0003ha in area.

## 3.0 SITE DESCRIPTION

### 3.1 Physical characteristics

The site is accessed off Edmonds Road (Council maintained public road, metal surface). The property is not connected to any Council reticulated system (3 waters), nor to any network energy provider. The property has an existing functioning on-site wastewater system, consented as part of the shed development.

There is currently no internal driveway and it is proposed that access will be from the existing gateway to the existing shed at the southern of the property. The site supports the shed, water tanks, and a dark coloured (moveable) storage container.

Properties to the west, north and east all contain existing established dwellings on lots of similar size.

The site is predominantly in grass, with plantings established along some boundaries and by the shed. There is a small group of trees, predominantly exotic in nature, further north on the property. The site generally slopes downwards from south to north.



**Looking north towards moveable container and approximate building site**

The property is zoned Coastal Living in the Operative District Plan and Rural Lifestyle in the Proposed District Plan. It is not within the coastal environment as mapped in the Regional Policy Statement or the Proposed District Plan.

The site is not mapped as containing any natural hazard; significant indigenous vegetation; heritage or cultural values or archaeological site.

### 3.2 Legal Interests

The property is subject to Consent Notice D294694.3, which contains a single clause in regard to on-site wastewater design information that is to be provided at building consent stage. The instrument forms part of Appendix 3.

### 3.3 Consent History

The property file shows both resource and building consent associated with the existing shed on the site:

RC 2150196-RMALUC, issued in 2015; and associated BC-2015-849, also issued in 2015, and incorporating a septic system for the shed, and future 4 bdrm dwelling.

## 4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

### Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Section 1.0 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3.0 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3.0 & 5.0 of this Planning Report.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	None required.

<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7.0 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i>  <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Sections 6.0 & 7.0 of this Planning Report.
<b>(3) An application must also include any of the following that apply:</b>	
<i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i>	There is an existing consented shed on the site, established in 2015.
<i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i>	There is no existing resource consent. Not applicable.
<i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i>	The site is not within an area subject to a customary marine title group. Not applicable.

**Clause 6: Information required in assessment of environmental effects**

<b>(1) An assessment of the activity's effects on the environment must include the following information:</b>	
<i>(a) if it is likely that the activity will</i>	Refer to Section 6.0 of this planning report. The activity will not

<i>result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.0 of this planning report.
<i>(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:</i>	Not applicable as the application does not involve hazardous installations.
<i>(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:</i>	The proposal does not involve any discharge of contaminant.
<i>(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:</i>	Refer to Section 6.0 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8.0 of this planning report. No affected persons have been identified.
<i>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:</i>	No monitoring is required as the scale and significance of the effects do not warrant it.
<i>(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).</i>	No protected customary right is affected.

**Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)**

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

<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6.0 and 8.0 of this planning report and also to the assessment of objectives and policies in Section 7.0.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 6.0.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 6.0. The proposal has no effect on ecosystems or habitat.
<i>(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:</i>	Refer to Section 6.0.
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The application site is not subject to natural hazards and does not involve hazardous installations.

## 5.0 COMPLIANCE ASSESSMENT

### 5.1 Weighting of Plans

The property has a Coastal Living Zone under the ODP. It has a proposed Rural Lifestyle Zone under the PDP, with no coastal environment overlay applying.

The Council notified its PDP on 27 July 2022. Submissions and further submissions to both the PDP and a subsequent variation have closed, and all hearings have been completed. The Council is yet to publicly notify its decisions on submissions.

According to Council s42A reports, there were 163 original and 185 further submissions received, relating to the Rural Lifestyle Zone. The majority of submissions were considered to be supportive of the zone, albeit there were also submissions as to where it is proposed to apply (geographically) the zone, and the provisions to apply within the zone.

Under the ODP, this application is a restricted discretionary activity because of the Visual Amenity rule applying to the Coastal Living Zone. Under the PDP it is likely not to require a resource consent given that it complies with bulk and location rules, and the site is not 'coastal' (no coastal environment overlay and associated rules to apply). The proposal is entirely consistent with the PDP's objectives and policies.

Whilst it might be argued that the PDP could be afforded some weighting in assessing compliance, it does not remove the need for consent under the ODP, hence this application.

## 5.2 Operative District Plan

The property is zoned Coastal Living in the Far North District Plan. There is no outstanding landscape or natural feature overlay in the Operative District Plan. A brief assessment of the proposal against relevant rules in Chapter 10.7 Coastal Living Zone and any relevant District Wide rules, is contained in the following Table:

**Table 1:**  
**Far North Operative District Plan:**

<b>COASTAL LIVING ZONE RULES:</b>		
<b>Permitted Standards</b>	<b>Comment</b>	<b>Compliance Assessment</b>
<p>10.7.5.1.1 VISUAL AMENITY</p> <p>The following are permitted activities in the Coastal Living Zone:</p> <p>(a) any new building(s), provided that the gross floor area of any new building(s) permitted under this rule does not exceed 50m<sup>2</sup>; or</p> <p>(b) any alteration/addition to an existing building which does not exceed 30% of the gross floor area of the building which is being altered or added to, provided that any alteration/addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000. (c) replacement of any building so long as the replacement does not exceed the building envelope occupied by the previous building; or (d) renovation or maintenance of any building.</p>	<p>The shed is greater than 50m<sup>2</sup> in area so cannot comply with part (a).</p>	<p><b>Cannot comply.</b></p>
10.7.5.1.2 RESIDENTIAL INTENSITY	Only residential unit on the site	Permitted.
10.7.5.1.3 SCALE OF ACTIVITIES	N/A	N/A

Construction of a dwelling in the Coastal Living Zone

<p>10.7.5.1.4 BUILDING HEIGHT The maximum height of any building shall be 8m.</p>	<p>The dwelling is less than 8m in height.</p>	<p>Permitted.</p>
<p>10.7.5.1.5 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary ....</p>	<p>The dwelling is at least 13m from nearest boundary and single storey on that boundary.</p>	<p>Permitted.</p>
<p>10.7.5.1.6 STORMWATER MANAGEMENT The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m<sup>2</sup> whichever is the lesser.</p>	<p>The post development impermeable coverage is estimated to be able to remain less than 600m<sup>2</sup>. Driveway access to the existing shed will be limited to two parallel metal strips with minimum separation distance of 1m with a similar approach for manoeuvring. It is proposed to have pedestrian access from the shed to the proposed dwelling.</p>	<p>Permitted.</p>
<p>10.7.5.1.7 SETBACK FROM BOUNDARIES Buildings shall be set back a minimum 10m from any site boundary, except that on any site with an area less than 5,000m<sup>2</sup> this set back shall be 3m from any site boundary.</p>	<p>The dwelling is more than 10m from any boundary.</p>	<p>Permitted.</p>
<p>10.7.5.1.8 SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof.....</p>	<p>N/A</p>	<p>N/A.</p>
<p>10.7.5.1.10 HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES</p>	<p>N/A</p>	<p>N/A</p>

10.7.5.1.11 KEEPING OF ANIMALS	N/A – the proposal does not involve the keeping of animals.	N/A
10.7.5.1.12 NOISE  All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Russell Township or Coastal Residential Zones, or at or within the notional boundary at any dwelling in any other rural or coastal zone: 0700 to 2200 hours 55 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax	Residential activity highly unlikely to breach any noise rules.	Permitted
10.7.5.1.13 HELICOPTER LANDING AREA	No helicopter landing area proposed.	N/A
<b>Controlled Activity Standards</b>		
10.7.5.2.2 VISUAL AMENITY Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in <b>Rule 10.7.5.1.1</b> are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.	There is no building envelope that has been approved under a resource consent.	<b>Does not meet controlled activity standard.</b>
<b>Restricted Discretionary Activity Standards</b>		
10.7.5.3.1 VISUAL AMENITY The following are restricted discretionary activities in the Coastal Living Zone: (a) any new building(s); or (b) any alteration/addition to an existing building that do not meet the permitted activity	The building is entirely outside of any pre approved building envelopes.	<b>Meets restricted discretionary activity rule.</b>

standards in <b>Rule 10.7.5.1.1</b> 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.		
<b>DISTRICT WIDE RULES</b>		
<p>12.3 SOILS AND MINERALS 12.3.6.1.2 EXCAVATION AND/OR FILLING, INCLUDING OBTAINING ROADING MATERIAL BUT EXCLUDING MINING AND QUARRYING, IN THE ..... GENERAL COASTAL ..... ZONES Excavation and/or filling, excluding mining and quarrying, on any site in the ....., General Coastal ..... Zones is permitted, provided that: (a) it does not exceed 300m<sup>3</sup> in any 12 month period per site; and (b) it does not involve a cut or filled face exceeding 1.5m in height i.e. the maximum permitted cut and fill height may be 3m.</p>	<p>Excavation and filling associated with the proposed dwelling, including work expected for standard dwelling foundation and slab preparation activities, has been estimated as follows:  139.5m<sup>3</sup> cut; and 150.2m<sup>3</sup> fill Totalling 289.9m<sup>3</sup>.  No cut/fill face in excess of 1.5m.</p>	Permitted.
<p>12.4 NATURAL HAZARDS 12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS</p>	<p>No coastal hazards apply to the site and the residential unit can be at least 20m from any area of trees.</p>	Permitted.
<p>15.1 TRAFFIC, PARKING and ACCESS</p>	<p>The site supports no other activity and as far as I am aware will not be associated with any commercial activity. The permitted TIF in the zone is 20 daily one way movements. First residential unit on a site is exempt.  The crossing into the site is already formed / existing. Internal driveway access can readily be formed to a level appropriate for the proposed activity.</p>	Permitted.

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In summary, in terms of Part 2 Zone rules, and Part 3 District Wide rules, the proposal breaches permitted and controlled activity standards for Visual Amenity and is therefore a **restricted discretionary** activity. I have not identified any other rule breaches and no consent is required under any Regional Plan.

### 5.3 Proposed District Plan

The FNDC publicly notified its PDP on 27<sup>th</sup> July 2022. Decisions on submissions have yet to be notified so only specific rules identified as such have legal effect at the time of this application being lodged.

Rules identified by the Council as having legal effect include:

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

The property does not contain a scheduled site or area of significance to Maori, a scheduled heritage resource, or any significant natural area.

*Not Applicable.*

Heritage Area Overlays – the property is not within any Heritage Area overlay

*Not applicable.*

Historic Heritage rules and Schedule 2 – the property is not listed in Schedule 2 (Historic sites, buildings and objects)

*Not applicable.*

Notable Trees – none

*Not applicable*

Sites and Areas of Significance to Maori – none

*Not applicable.*

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

The proposal does not involve any clearance of vegetation or habitat, and no breach of these rules has been identified.

Subdivision (specific parts) –

*Not applicable.*

Activities on the surface of water –

*Not applicable.*

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol (ADP) if carrying out earthworks and any artefacts are discovered. EW-R13 and associated EW-S5 relate to

earthworks being done in accordance with industry standard Erosion and Sediment Control measures. Both aspects can be covered in conditions of resource consent or Advice Notes.

Signs –

Not applicable.

Orongo Bay Zone –

Not applicable.

In summary there are no zone rules with current legal effect in the PDP that are breached.

If the Rural Lifestyle Zone rules were to be applied to this application, I have not identified any breaches. The proposal is the first (and only) residential unit on the site. Impermeable surface coverage will be within the permitted threshold. It is less than the permitted height and complies with the height to boundary rule. The dwelling meets all setback from boundary rules and readily complies with building coverage rules.

## 6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The application is a restricted discretionary activity for breaches of the Visual Amenity rule. The Operative District Plan sets out the matters to which the Council will restrict its discretion for such a breach.

### 6.1 Visual Amenity Assessment

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

Refer to the Plans attached as part of Appendix 1, specifically RC01A and RC02. The proposed dwelling is to be constructed at the northern end of the southern third of the site on reasonably level ground, and will have a northerly outlook. It is set well back from the road and only the top of the dwelling will be visible momentarily to motorists traversing Edmonds Road. The building site is over 400m from the nearest coastal marine area, to the northeast. The water is not visible from ground level at the building site. Conceivably the proposed upper floor viewing area would afford a view of the water, but only at a distance. With intervening topography and other development, it is doubtful that anyone in the coastal marine area would be able to identify the proposed dwelling on this site.

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

The dwelling meets all relevant bulk and location requirements. The area has a character of low density housing on reasonably sized sections/properties, with plenty of open space and vegetation. The proposed dwelling, the only residential unit on the property, is consistent that character, which cannot be regarded as 'natural' in the sense that this is a coastal 'living' zone and dwellings are the expected result.

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The site is not identified as having any high or outstanding landscape or natural features, neither are there any nearby. Neither is the site within the coastal environment. The dwelling will be barely visible from the coastal marine area, if at all.

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

The proposed colour scheme for the dwelling will be similar that represented in the renderings forming part of Appendix 1. Recessive colours are preferred, with glass set back under generous eaves, and a mono pitch roof. Joinery and roof membrane are proposed to be mid to dark grey. It is proposed to use natural timber cladding to the south, with exposed concrete a feature of the design. The zone rules do not specify a maximum LRV.

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

There is some existing planting around the site, including road boundary and northwards from the road boundary along part of the eastern (approx 100m) and western (for approx. 80m) boundaries. These plantings were established partly in fulfilment of RC 2150196-RMALUC and additionally to provide future visual screening for the dwelling project being proposed. This dwelling proposal includes landscaping as shown in the above referenced renderings. A final landscaping / planting lan is yet to be decided upon by the applicant as this is best done at time of building consent when final design, footprint, orientation has been determined. I don't believe there need be a specific condition requiring landscaping, however if the Council is of a mind to impose one, they I suggest it be a requirement to provide a landscape planting plan at time of building consent for the approval of the Council. With or without plantings, I believe the visual effects of the proposed dwelling to be less than minor.

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

No vegetation clearance is required. The creation of a level building platform for the proposed dwelling will require some minor earthworks, but because the site is only slightly sloping in the location for the dwelling, this should be minimal and within ODP permitted thresholds. Any area of earthworks not covered by building or impermeable surface will be grassed or planted such that there are no areas of bare earth left uncovered.

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

The applicant does not propose to have vehicle access and/or parking right to the proposed dwelling, instead preferring to have vehicles go to the existing shed instead, and then pedestrian access from there to the dwelling. The driveway access from road to shed is proposed to be low key / low maintenance, consisting of two parallel metal strips of less than 1m width, with 1m separation distance, thereby not falling within the definition of 'impermeable surfaces' for the purposes of the Stormwater Management rule.

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

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See earlier comments. There is no public viewing point that has a clear unimpeded view of the build site. The coastal marine area is more than 400m to the northeast with intervening properties. The building will be the only residential dwelling on the site and is well under the permitted height of 8m. It is some distance from boundaries and is designed to be unobtrusive.

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

The dwelling will be the second building on the site, but is some 64m distance from the existing shed such that the two buildings are not viewed as being in one cluster. Neither building is/will be large or obtrusive, and both comply with the zone's bulk and location requirements. I do not believe there are any adverse cumulative visual effects.

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

See earlier comments. The surrounding landscape has reduced 'naturalness' given its zoning and the pattern/character of development. There are no outstanding natural landscape values associated with the site. The dwelling is consistent with the visual and amenity values of the area.

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

The site is over 2ha in area and provides abundant private open space.

***(xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment; and (xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.***

The siting, setback and design of the dwelling avoids visual dominance on landscapes and on adjacent sites and surrounding environment. The visual amenity breaches are minor and do not adversely affect the privacy, outlook or enjoyment of private open spaces on adjacent sites. There is existing boundary screening in both west and east directions and buildings to the north are some distance away.



**Dwelling on property to the east**



**Built development on property to the west**

In summary, I am of the opinion that overall, the adverse effects on visual amenity, are less than minor on both the wider environment and on adjacent sites.

## **6.2 Other Matters**

### Historic Heritage

It is acknowledged that the general area contains some archaeological sites and features, for example the Edmonds ruins to the south. When commenting on the consent for the shed on this property, Heritage NZ sought confirmation that any stone walls that might be on the site would not be modified as a result of the proposed shed being constructed. I am of the

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understanding that there are no stone walls in the vicinity of the proposed building site for the dwelling. Heritage NZ recommended for the shed, that there by adherence to the ADP and that those undertaking work in giving effect to the proposal be made aware of, and be familiar with, the ADP. This can be a condition of consent.

### Servicing

The application contains a report from BOI Plumbing and Drainage Ltd in regard to the existing wastewater system – installed in 2015 – and how it was designed to accommodate a future dwelling. The consented system already in place made allowance for a second anaerobic septic tank to be installed and connected into the existing effluent field distribution chamber, when required. The disposal field does not need to be extended as it has already taken into account the future loading flow rates.

The report also briefly discussed stormwater management on the site. It confirms the intent to remain within the 600m<sup>2</sup> permitted threshold of impermeable coverage. The total site area is 20,003m<sup>2</sup>, so the permitted 600m<sup>2</sup> coverage is in fact only 3% of total site area.

## **7.0 STATUTORY ASSESSMENT**

### **7.1 District Plan Objectives and Policies**

Objectives and policies relevant to this proposal are those listed in Chapter 10.7 Coastal Living Zone.

The zone is stated as applying to areas already developed, but which maintain a high level of amenity associated with the coast. In the case of this site, it is within an area already developed. It has amenity values because of vegetative cover and landscaping, but is not within the coastal environment. There is a very limited public viewing audience into the site.

The zoning applies to areas believed to have the 'ability to absorb further low density [development]....' The proposed development does not extend the use of the site beyond that of a single residential unit, with the dwelling being of modest height and in recessive colours and materials. I believe the site is capable of visually absorbing the proposed density of buildings. The proposed development is in keeping with the surrounding area's character. Relevant objectives and policies are discussed below. I regard the proposal as being consistent with the zone's objectives and policies.

*10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.*

*10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.*

I believe the proposal to be consistent with both the above objectives. It enables the owners of the property to develop the site for their enjoyment and well being. Effects of the

proposed development can be adequately remedied or mitigated through building location, orientation, size, bulk, design and colour. Commentary on the overall character of the vicinity has been provided earlier in this report.

*10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.*

*10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.*

*10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to só 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;*

*(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;*

*(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;*

*(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)");*

*(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;*

*(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*

The dwelling is to be separate from the existing shed rather than within the a single cluster of buildings. The dwelling will not be visually obtrusive. It will be in recessive colours that blend with the backdrop of vegetation.

The site is not within the coastal environment, and the site is not within any outstanding landscape or feature. There are no archaeological or heritage sites on the property, and no sites of cultural significance to Maori within the application site.

## **7.2 Proposed District Plan Objectives and Policies**

The property is proposed to be zoned Rural Lifestyle in the PDP

Objectives:

### **RLZ-O1**

*The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.*

**RLZ-O2**

The predominant character and amenity of the Rural Lifestyle Zone is characterised by:

- a. low density residential activities;
- b. small-scale farming activities with limited buildings and structures;
- c. smaller lot sizes than anticipated in the Rural Production Zone;
- d. a general absence of urban infrastructure;
- e. rural roads with low traffic volumes;
- f. areas of vegetation, natural features and open space.

**RLZ-O3** The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.

**RLZ-O4**

Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zone.

The site is low density residential and compatible with the rural character and amenity of the zone (RLZ-O1 & RLZ-O2). The site and the proposal are consistent with the characteristics outlined in RLZ-O2. The proposal is not incompatible with the role, function and predominant character and amenity of the zone (RLZ-O3). There is no land zoned Rural Production adjacent to the site (RLZ-O4).

**RLZ-P1** Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle Zone, while ensuring their design, scale and intensity is appropriate to manage adverse effect in the zone, including:

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

**RLZ-P2** Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle Zone because they are:

- a. contrary to the density anticipated for the Rural Lifestyle Zone;
- b. predominantly of an urban form or character;
- c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living; and
- c. commercial , rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.

**RLZ-P3** Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production Zone.

**RLZ-P4** Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale and character of the rural lifestyle environment;
- b. location, scale and design of buildings or structures;
- c. at zone interfaces:
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- e. the adequacy of roading infrastructure to service the proposed activity;
- f. managing natural hazards;
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or

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indigenous biodiversity; and

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

The proposal is residential. This is an activity expected in the zone (RLZ-P1) and will be compatible with the role, function and predominant character and amenity of the zone (RLZ-P2). Reverse sensitivity effects are not added to (RLZ-P3). All of the matters in RLZ-P4, where relevant, have been considered and the proposal is considered consistent with the policy, albeit this policy is of limited relevance given that no consent is required pursuant to the PDP.

The property is outside of the coastal environment as mapped in the PDP. The property is not subject to any hazards. No indigenous vegetation clearance will occur. The site has no mapped or scheduled heritage/cultural resources. No other objectives and policies in the PDP are therefore relevant to the proposal.

### 7.3 Part 2 Matters

#### 5 Purpose

- (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 proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

#### 6 Matters of national importance

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*

- 
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
  - (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
  - (f) the protection of historic heritage from inappropriate subdivision, use, and development:
  - (g) the protection of protected customary rights:
  - (h) the management of significant risks from natural hazards.

The application site is in an area zoned (and developed) for low density housing. As such 'natural character' is less than that found on open and pristine coastlines and headlands. The proposal is appropriate for the site. There is no requirement for public access and I do not believe the proposal affects the relationship of Maori with their culture and traditions with water. Heritage values are not adversely affected. There is no significant risk of hazard. The site has no outstanding landscape or biodiversity values.

#### 7 Other matters

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—*

- (a) *kaitiakitanga:*
  - (aa) *the ethic of stewardship:*
  - (b) *the efficient use and development of natural and physical resources:*
  - (ba) *the efficiency of the end use of energy:*
  - (c) *the maintenance and enhancement of amenity values:*
  - (d) *intrinsic values of ecosystems:*
  - (e) *[Repealed]*
  - (f) *maintenance and enhancement of the quality of the environment:*
  - (g) *any finite characteristics of natural and physical resources:*
  - (h) *the protection of the habitat of trout and salmon:*
  - (i) *the effects of climate change:*
  - (j) *the benefits to be derived from the use and development of renewable energy.*

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). It is considered that the proposal represents efficient use and development of a site. Amenity values will be maintained as will the quality of the environment. The proposal has had regard to the values of ecosystems.

#### 8 Treaty of Waitangi

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

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In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

#### **7.4 National Policy Statements and Environmental Standards**

The proposal is a dwelling in a zone supporting residential use. I have not identified any NES relevant to the proposal. The site contains no Highly Productive Land and is not zoned for Rural Production.

#### **7.5 Regional Policy Statement for Northland**

I consider the proposal to be consistent with the RPS for Northland. The site is not at risk of sea level rise and not mapped as being subject to any coastal flood hazard or erosion hazard.

#### **7.6 Regional Plans**

The proposal does not require any consent under any Regional Plan.

### **8.0 CONSULTATION & s95A-E ASSESSMENT**

#### **8.1 S95A Public Notification Assessment**

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists and Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances. No such circumstances exist. Public notification is not required pursuant to Step 3 of s95A.

#### **8.2 S95B Limited Notification Assessment**

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. None exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. I have not identified any affected persons. Refer to section 8.4 below.

#### **8.3 S95D Level of Adverse Effects**

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

## 8.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. In this instance effects on adjacent properties are less than minor, for the reasons outlined in section 6 of this report.

## 9.0 CONCLUSION

The site is considered suitable for the proposal, and effects on the wider environment are less than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval on a non-notified basis, subject to appropriate conditions.



Lynley Newport  
**Senior Planner**  
Thomson Survey Ltd

Date 20<sup>th</sup> April 2026

## 10.0 APPENDICES

- Appendix 1** Site, Floor and Elevation Plans & Renderings
- Appendix 2** Location Map
- Appendix 3** Record of Title & Easement Instruments
- Appendix 4** Bay of Islands Plumbing & Drainage report

## **Appendix 1**

Site, Floor and Elevation Plans & Renderings

# EWALD WATSON HOME

72 EDMONDS ROAD, KERIKERI

RESOURCE CONSENT

02 April 2026

## RESOURCE CONSENT

Sheet Index	Layout Name	Issued
RC01	Site Plan	02/04/2026
RC02	Site Plan	02/04/2026
RC03	Ground Floor Plan	02/04/2026
RC04	First Floor Plan	02/04/2026
RC05	Roof Plan	02/04/2026
RC06	Drainage Plan	02/04/2026
RC07	Drainage Plan	02/04/2026
RC08	Elevations: East / West	02/04/2026
RC09	Elevations: North / South	02/04/2026
RC10	Perspectives	02/04/2026



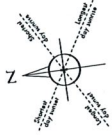
Bull/O'Sullivan  
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Architecture Limited

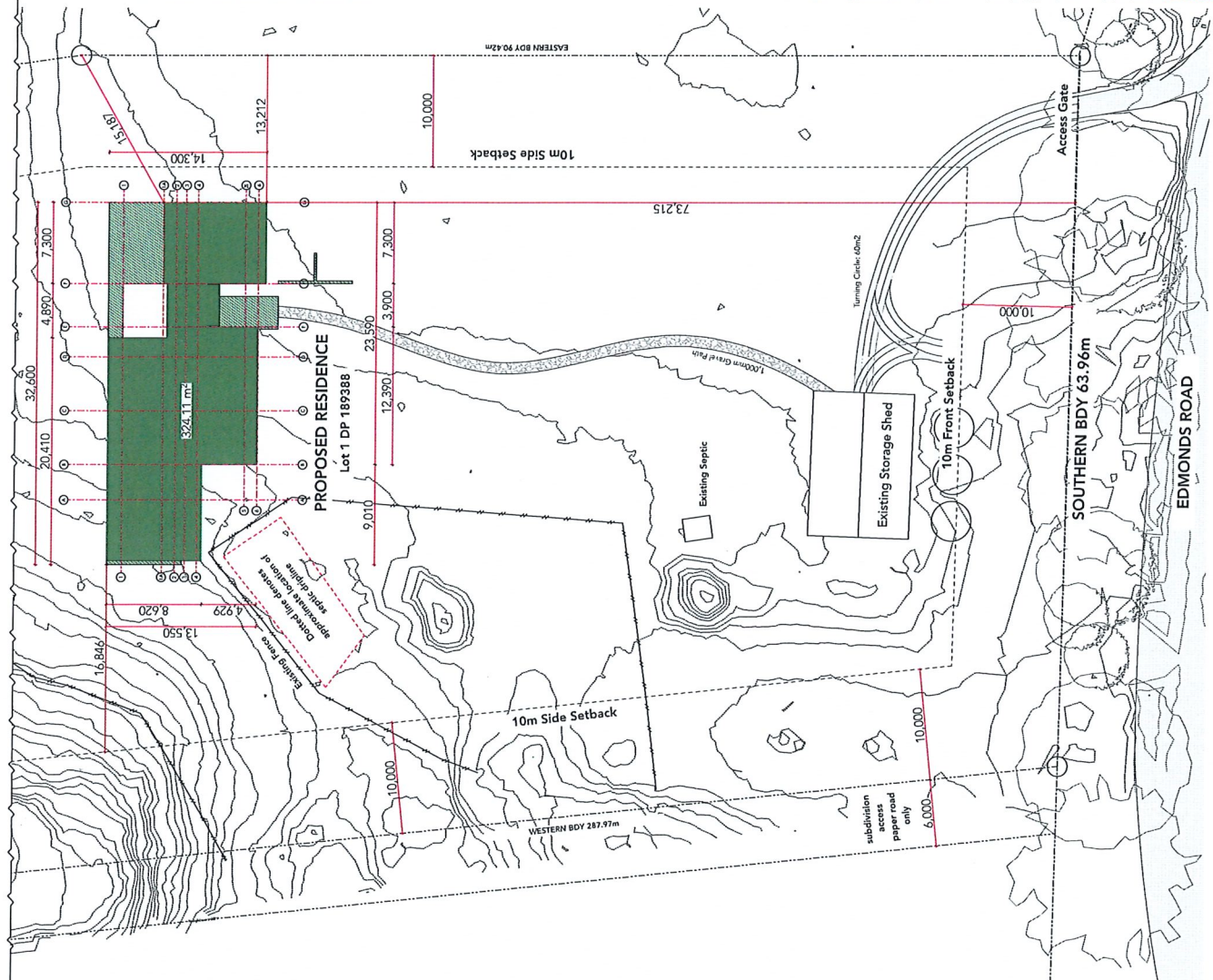


**Legal Description**

72 Edmonds Road  
 District: 2 20256  
 C/T: 1 of 189388

All work shall comply with the N.Z.C. and all other relevant national standards, codes and Technical Building Regulations.  
 All work shall comply with the terms and conditions of the Building Consent.  
 All proprietary items and materials shall be read, handed on and applied in accordance with the manufacturer's instructions.  
 Architectural drawings shall be read in conjunction with all relevant Engineering documentation.  
 Contractors shall ensure that conditions are all dimensions and levels are correct prior to starting the work.

Drawn: 02/04/2025 Issued for Resource Consent: A



**Location Plan**  
 72 Edmonds Road, Kaitiaki  
 NC 20256

North



**NZIA PRACTICE**  
 Ewald Watson Family Home  
 72 Edmonds Road  
 Kaitiaki

**Site Plan**

Scale: 1:200 @ A1  
 Date: April 2025  
 Drawing Number: RC01 A

This drawing must not be used for any other purpose without the written consent of the architect.  
 This drawing must be read in conjunction with relevant Engineering documentation.



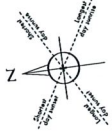
**B/O'S**  
 Architecture Limited

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 3-13 Shortland Street, Auckland City, New Zealand  
 Infol@bousarchitecture.co.nz  
 www.bousarchitecture.co.nz  
 09 358 1327  
 09 358 3882

Scale: 1:200 @ A1

Compliance Assessment	Requirements
Visual Amenity	Require Consent (permitted)
Building Height	<8m (permitted)
Sunlight	<2m + 45 degrees (permitted)
Stormwater Mgt	<60% impermeable surface (permitted)
Boundary Setback	> 10m (permitted)
Earthworks	139.5m cut <300m² (permitted) 150.2m fill (permitted)

NOTE: No cut/fill face higher than 1.5m



**Legal Description**

72 Edmonds Road  
 Auckland, 2002  
 C/1 Lot 1 DP 189388

All work shall comply with the N.Z.C.C. and all other relevant provisions and associated standards, codes and Technical Building Regulations.  
 All work shall comply with the terms and conditions of the Building Consent, Resource and Discretionary Consent issued by the Council.  
 All proposed items and materials shall be fixed, loaded or applied in accordance with the manufacturer's instructions.  
 Architectural drawings shall be read in conjunction with all relevant Engineering documentation.  
 All dimensions shall be taken from the centre of the wall unless otherwise stated.  
 Documents prior to starting the work.

Date: 02/04/2023  
 Issued for Resource Consent



**NZIA PRACTICE**

Lot 111  
 Ewald Watson Family Home  
 72 Edmonds Road  
 Kaitiaki

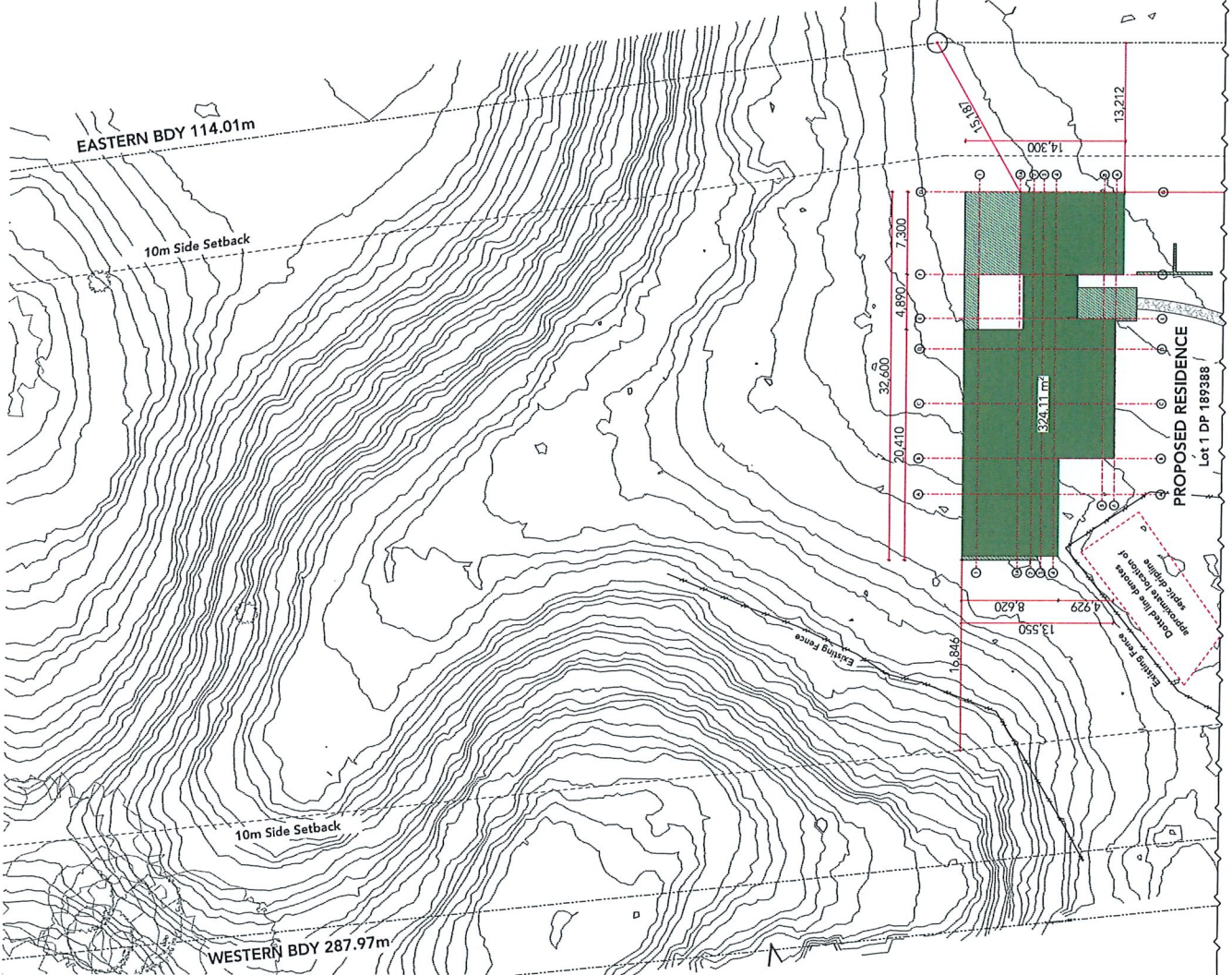
**Site Plan**

Scale: 1:200 @ A1  
 Date: 02/04/2023  
 2D/3D: 2D  
 Drawing Number: RC02 A

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 This drawing must be read in conjunction with relevant Engineering documentation.  
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 3/13 Shortland Street, Auckland City, New Zealand

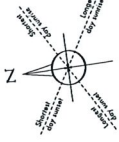
Site Plan  
 Scale: 1:200 @ A1



**Location Plan**  
 72 Edmonds Road, Kaitiaki  
 No Scale

Compliance Assessment	Requires Consent
Visual Amenity	(permitted)
Building Height	(permitted)
Sightlines	(permitted)
Stormwater Mgt	<600m <sup>2</sup> impermeable surface (permitted)
Boundary Setback	> 10m (permitted)
Earthworks	195.5m <sup>3</sup> cut <300m <sup>3</sup> (permitted) 150.2m <sup>3</sup> fill (permitted)

NOTE: No cut/fill face higher than 1.5m



**Legal Description**

72 Edmonds Road  
 Auckland, 2026  
 C/P: 01 DP 191818

All work shall comply with the terms and conditions of the relevant resource consent and any other relevant resource consent issued by the Auckland Council.

All work shall comply with the terms and conditions of the relevant resource consent and any other relevant resource consent issued by the Auckland Council.

All proprietary items and materials shall be fixed, installed and finished in accordance with the manufacturers' recommendations.

Architectural drawings shall be read in conjunction with all relevant Engineering documentation.

Client shall ensure that all dimensions and levels are confirmed on site prior to starting the work.

Revisions  
 A 02/04/2024 Issued for Resource Consent



**NZIA PRACTICE**

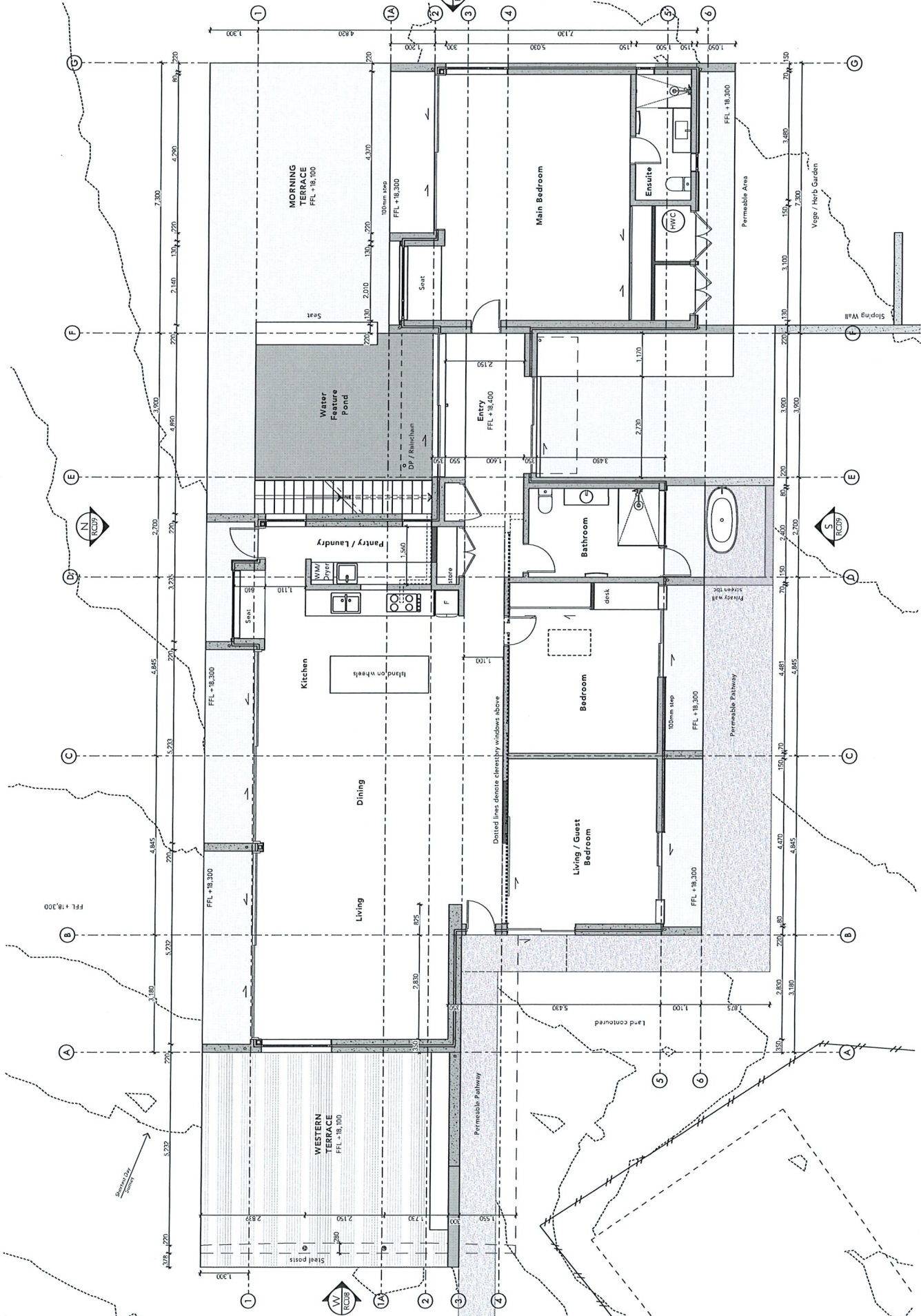
Job File: Ewald Watson Family Home  
 72 Edmonds Road  
 Karori

Drawing Title: Ground Floor Plan

Scale: 1:50 @ A1, 1:100 @ A3  
 Date: April 2024  
 Job Number: RC003 A

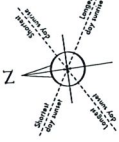
Drawing Number: RC003 A

This drawing must not be scaled.  
 All setting out, levels and dimensions must be checked on site.  
 This drawing must be read in conjunction with relevant specifications, notes and the copyright of Bull/O'Sullivan Architects.



**Ground Floor Plan**  
 Scale: 1:50 @ A1, 1:100 @ A3

**KEY:**  
 Concrete Walls  
 Timber Walls



**Legal Description**

72 Edmonds Road  
 Auckland 1013  
 C7, lot 1 DP 189288

All work shall comply with the terms and conditions of the Resource Consent and the Resource Consent conditions for this project.

All proprietary items and materials shall be fixed, installed and used in accordance with the manufacturer's recommendations.

Architectural drawings shall be read in conjunction with all relevant Engineers documentation.

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**NZIA PRACTICE**  
 Ewald Watson Family Home  
 72 Edmonds Road  
 Kaitiaki

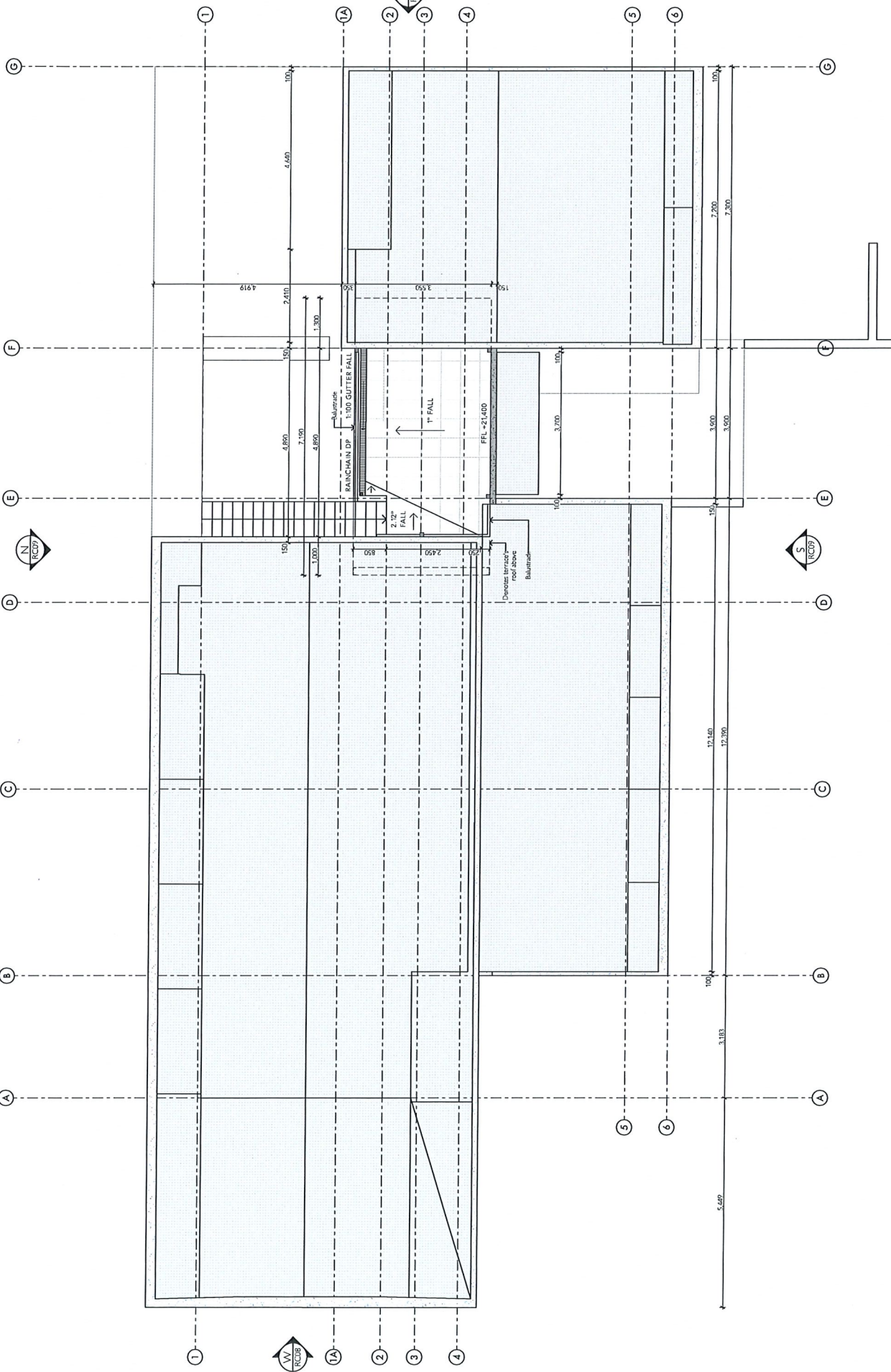
Job File  
 72 Edmonds Road  
 Kaitiaki

Drawing Title  
**Proposed First Floor Plan**

Scale:  
 1:50 @ A1, 1:100 @ A3  
 Date:  
 April 2026  
 Job Number

Drawing Number  
**RC04A**

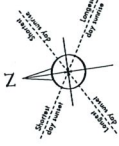
This drawing must not be scaled.  
 All setting out levels and dimensions must be checked on site.  
 This drawing must be read in conjunction with relevant site information.  
 This drawing is the copyright of B&O/Sullivan Architects.



**First Floor Plan**  
 Scale: 1:50 @ A1, 1:100 @ A3

**KEY:**

	Concrete Walls
	Concrete Parapet below
	Timber Walls



**Legal Description**

72 Edmonds Road  
 Karori, 6142  
 C/P 101 1P 102288

All work shall comply with the N.Z.C. and all other relevant legislation, codes of practice, standards and specifications of the relevant authorities.

All work shall comply with the terms and conditions of the contract and the relevant specifications contained therein.

All proprietary items and materials shall be fixed, installed and finished in accordance with the manufacturers' recommendations.

Architectural drawings shall be read in conjunction with all relevant Engineers' documentation.

Contractor shall check and confirm on the all dimensions and levels prior to starting the work.

Revisions:  
 A 02/04/2026 Issued for Resource Consent



Job Title  
**Ewald Watson Family Home**  
 72 Edmonds Road  
 Karori

Drawing Title  
**Roof Plan**

Scale:  
 1:50 @ A1, 1:100 @ A3

Date:  
 April 2026

Job Number

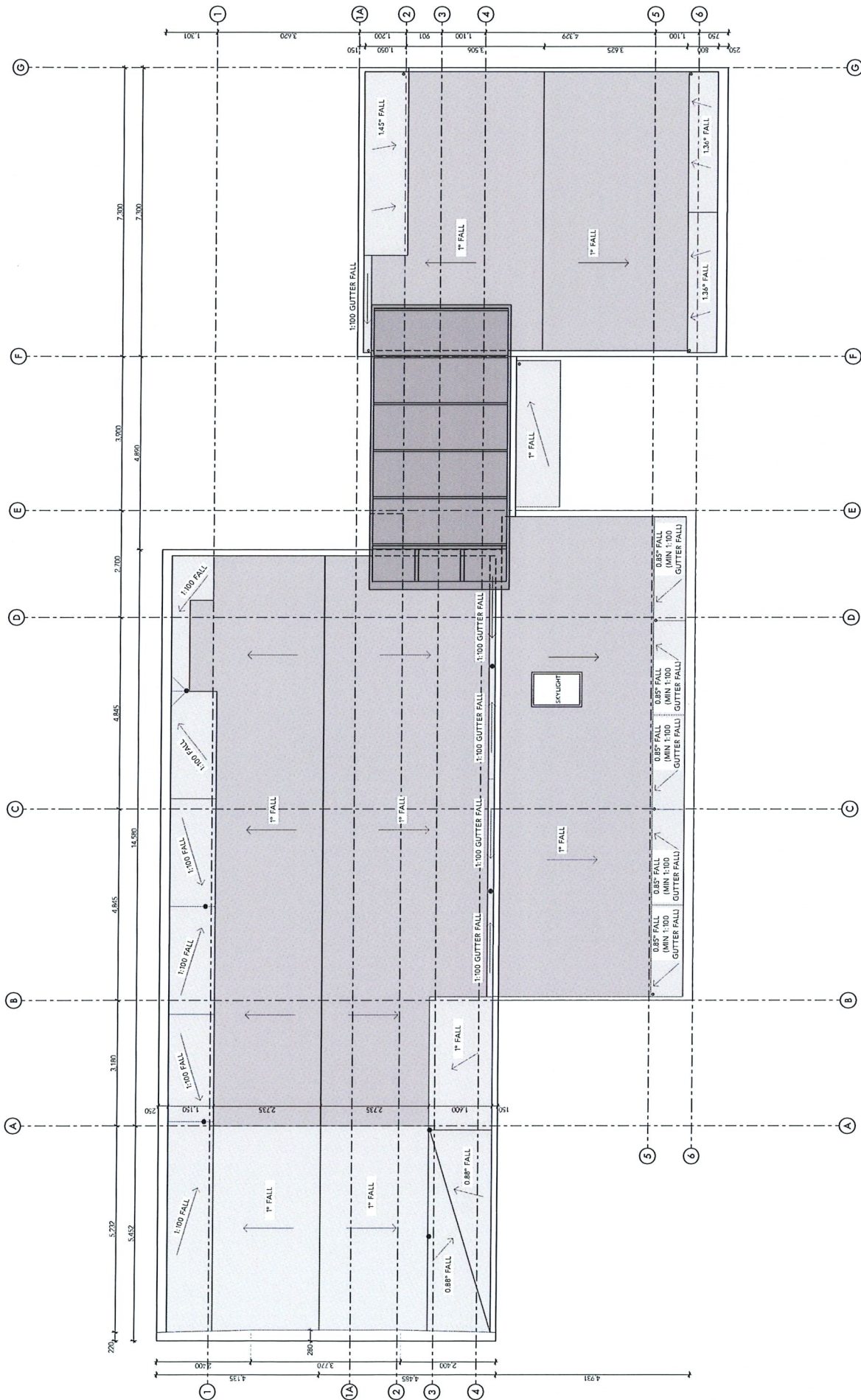
Drawing Number  
**RC05 A**

This drawing must not be used for any other project without the written consent of the architect.  
 All levels, levels and dimensions must be checked on the ground prior to starting the work.  
 This drawing must be read in conjunction with relevant specifications, drawings, the copyright of Bull/O'Sullivan Architects.

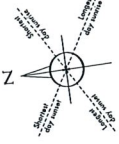


Level 9, South British Insurance Building  
 3-13 Shortland Street, Auckland City, New Zealand

www.bullosullivan.com  
 09 358 1337  
 09 358 3882



**Roof Plan**  
 Scale: 1:50 @ A1, 1:100 @ A3



**Legal Description**

72 Edmonds Road  
 Karori  
 C/I 101 1 P 103288

All work shall comply with the N.Z.S.C. and all other relevant regulatory requirements, codes and technical Authority by-laws.

All work shall comply with the terms and conditions of the contract and any variation or extension consent issued for this project.

All proprietary items and materials shall be fixed, installed and finished in accordance with the manufacturers recommendations in conjunction with the manufacturers and relevant Engineers documentation.

Architectural drawings shall be read in conjunction with the contract and shall conform on the all dimensions and details shown on the drawings and shall be read in conjunction with the contract documents prior to starting the work.

Revisions:  
 # A Date: 02/04/2024 Issued for Resource Consent



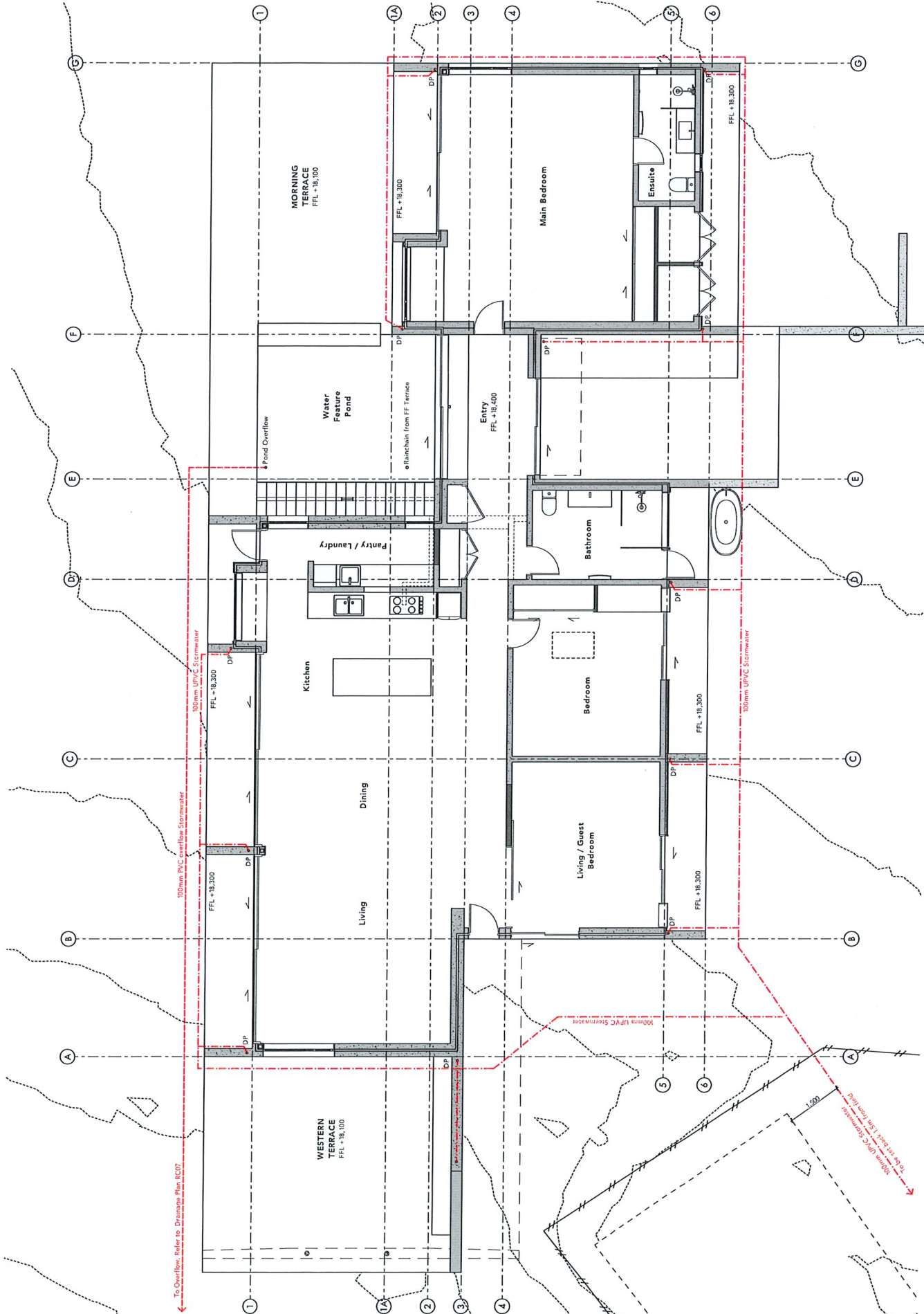
**NZIA PRACTICE**

150 @ A1, 1:100 @ A3  
 Date: April 2024  
 Job Number: RC006A

**Drainage Plan**

150 @ A1, 1:100 @ A3  
 Date: April 2024  
 Job Number: RC006A

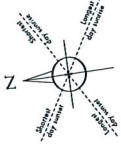
This drawing must be read in conjunction with the specification details. The copyright of this drawing is the property of Bull/O'Sullivan Architects.



**Ground Floor Drainage Plan**  
 Scale: 1:100 @ A1, 1:100 @ A3







**Legal Description**

72 Edmonds Road  
 SFE/MSA, 2 2023b  
 C/1, lot 1 DP 89288

All work shall comply with the N.Z.B.C. and all other relevant and associated standards, codes and Technical Authority by-laws.  
 All work shall comply with the terms and conditions of the relevant contract documents and the relevant contract schedule for this project.  
 All proprietary items and materials shall be fixed, installed and finished in accordance with the manufacturers' recommendations.  
 Architectural drawings shall be read in conjunction with all relevant Engineers documentation.  
 All dimensions and clearances shall be as shown on the drawings and shall be confirmed on site prior to starting the work.

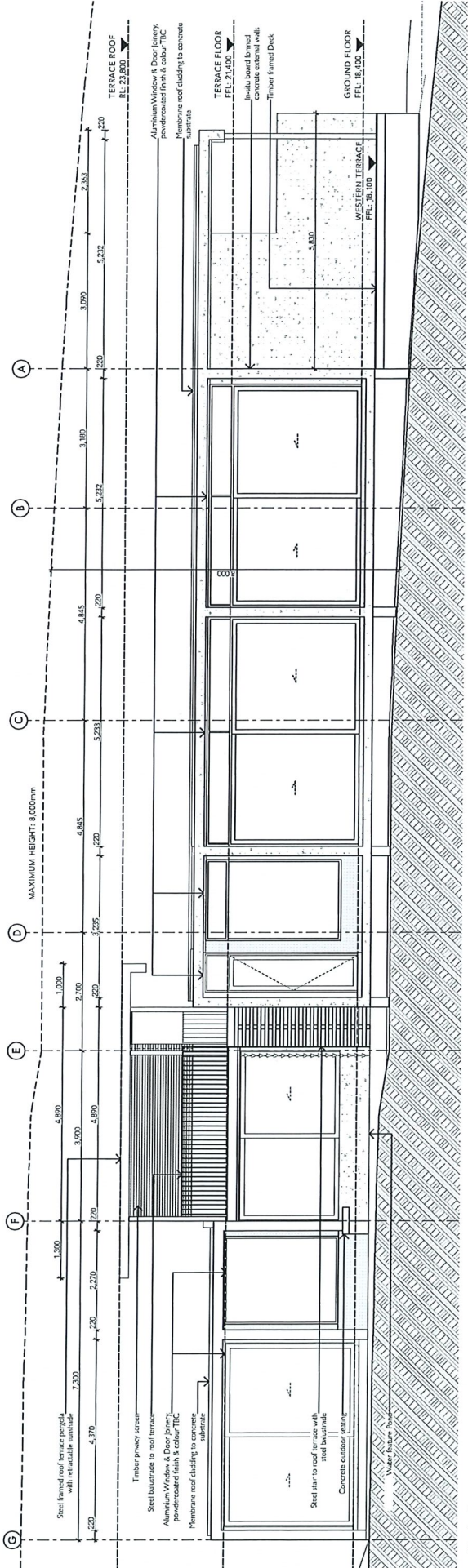
Revisions  
 A 07/04/2026 Issued for Resource Consent



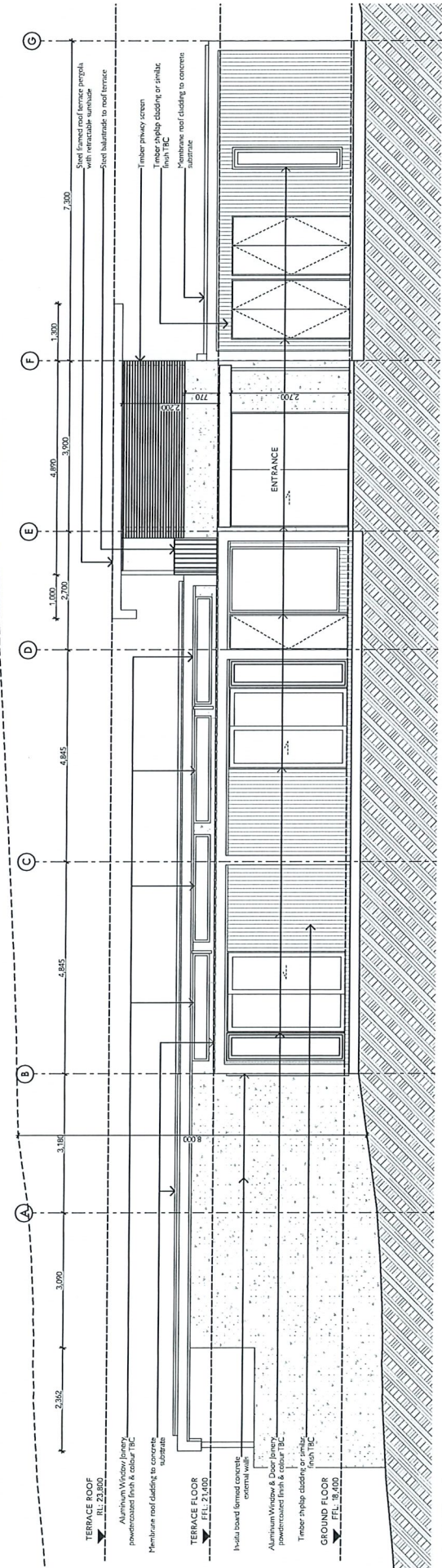
**NZIA PRACTICE**  
 Architects  
 Ewald Watson Family Home  
 72 Edmonds Road  
 Karori

Drawing Title  
**Elevations:**  
 North / South  
 Scale  
 1:50 @ A1, 1:100 @ A3  
 Date  
 April 2026  
 Job Number  
 RC09 A  
 Drawing Number

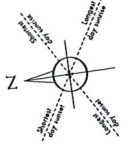
This drawing must not be copied, altered, or used in any way without the written consent of the architect.  
 This drawing must be read in conjunction with relevant contract documents.  
 The copyright in this drawing is reserved by the architect.



**North Elevation**  
 Scale: 1:50 @ A1, 1:100 @ A3



**South Elevation**  
 Scale: 1:50 @ A1, 1:100 @ A3



**Legal Description**

72 Edmonds Road  
 Karirihi  
 Lot 12 20038  
 C/I Unit 10 189288

All work shall comply with the N.Z.C.C. and all other relevant codes of practice, standards and technical Authority by-laws.

All work shall comply with the terms and conditions of the Resource Consent and the Resource Consent issued for this project.

All proprietary items and materials shall be fixed, installed and finished in accordance with the manufacturer's recommendations.

Architectural drawings shall be read in conjunction with all relevant Engineers' documentation.

Contractor shall check and confirm on the all dimensions and quantities of work shown on the drawings prior to commencing work.

Revisions

No.	Date	Issued for Resource Consent
A	07/04/2026	



Perspective: North Elevation  
 No Scale



Perspective: South Elevation  
 No Scale



**NZIA PRACTICE**

Architects  
 Ewald Watson Family Home  
 72 Edmonds Road  
 Karirihi

**Perspectives**

Scale	No. Scale
Date	April 2026
Job Number	
Drawing Number	RC10 A

This drawing must not be scaled  
 All setting out levels and dimensions must be checked on the ground  
 This drawing must be read in conjunction with relevant specifications, details, and schedules  
 All work shall be the copyright of Bull and O'Sullivan Architects.



## **Appendix 2**

### Location Map



## **Appendix 3**

### Record of Title & Easement Instruments



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA119B/524**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 July 1998

**Prior References**  
NA19A/1033

---

**Estate** Fee Simple  
**Area** 2.0003 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 189388

**Registered Owners**  
Randall Prescott Watson and Christina Ewald

---

**Interests**

Appurtenant hereto are rights of way specified in Easement Certificate A243511  
Appurtenant hereto is a right of way specified in Easement Certificate A482298  
D294694.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 23.7.1998 at 3.25 pm

1980304 Peter S

APPROVED REGISTERED OWNER  
S. R. PETERS

*S. Peters*

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE FAR NORTH DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 22<sup>ND</sup> DAY OF APRIL 1998.

*R. H. ...*  
AUTHORITATIVE OFFICER  
1980304

NEW CT ALLOCATED  
LOT 1: 198/524

Total Area: 2.0003 ha

Comprised in CT 19A/1033 (PT)

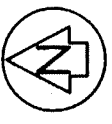
I, Robert John Donaldson, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980, do hereby certify that the survey shown on this plan and survey executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Auckland, this 20<sup>TH</sup> day of April 1998.

Field Book .....  
Reference Plans .....  
Examined *B. Hoang* Correct

Approved as to Survey  
17.5.198  
*Robert J. Donaldson*  
Deputy Chief Surveyor

Deposited this 23<sup>RD</sup> day of April 1998

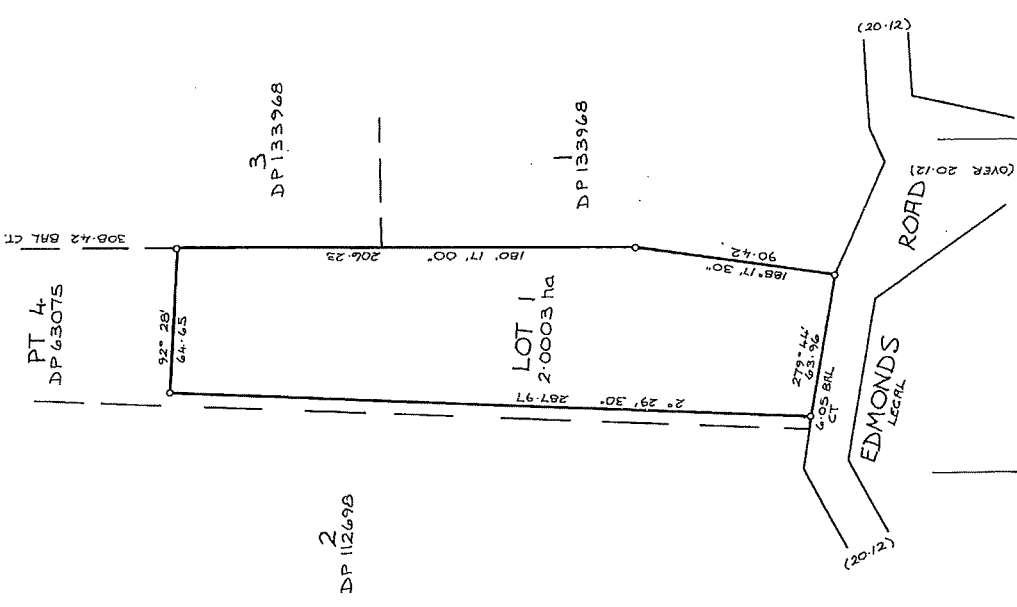
For 3508  
District Land Registrar  
DP 189388



232350m E

232200m E

232050m E



TERRITORIAL AUTHORITY FAR NORTH DISTRICT  
Surveyed by R.J. DONALDSON & ASSOC.  
Scale 1:1500 Date MARCH 1998

PLAN OF LOT 1 BEING A SUBDIVISION OF  
LOT 4 DP 63075.

LAND DISTRICT NORTH RUCKLEHIND  
SURVEY BLK. & DIST. XII KERIKERI  
NZMS 261 SH1 RECORD MAP No POS/TL

ALL BEING SURVEYOR GENERAL LAND INFORMATION, NEW ZEALAND.

19 AUG 1998  
41 42 43 44 45 46 47 48 49 50

D 294699.3  
CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

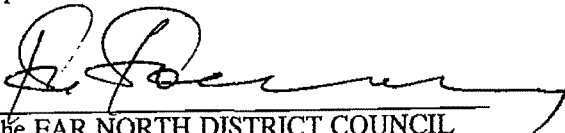
REGARDING The subdivision of Lot 4 DP  
63075 Kerikeri S.D North Auckland Registry.

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

SCHEDULE

- (1) Submit for the approval of Council design data & details of the wastewater treatment & disposal system proposed for Lot 1 DP 189388. The report is to be prepared by a suitably qualified engineer in accordance with the TP 58 in conjunction with the building consent application.

SIGNED:

  
by the FAR NORTH DISTRICT COUNCIL  
under delegated authority:  
ENVIRONMENTAL SERVICES MANAGER

DATE: 29 May, 1998

RC 1980304

## **Appendix 4**

Bay of Islands Plumbing & Drainage report

Bay of Islands Plumbing & Drainage Ltd  
11<sup>th</sup> March 2026

Property address: 72 Edmonds Road, Kerikeri.

Clients: Christina Ewald & Randall Watson.

Producer Statement/Drainage Report.

To whom it may concern,

**Existing Wastewater system.**

Our company has compiled an onsite TP58 wastewater design for this property, allowing for a future (up too) four-bedroom, seven person occupancy dwelling.

This consented system was completely installed with a 117 m<sup>2</sup> Barn with amenities: around the year 2015.

Allowance has been made for a second anaerobic septic tank to be installed and connected into the existing effluent field distribution chamber, when required for the newly proposed three-bedroom house build.

The effluent field design was a very large evapo-transpiration bed, adequately designed to cope with the future loading flow rates, and inspected by the Far North District council prior to being backfilled and landscaped.

There are no requirements for additional field extension as this has already been allowed for in the original design.

**The Stormwater Disposal system.**

All stormwater onsite production has been designed to have a very low impact on this property and surrounding properties, within near proximity to this property's boundaries, all natural contours are to remain with minimal ground disturbance.

The property contour has a natural basins within the northwestern and northeastern areas on this land and is where all stormwater roof catchments from wastewater storage vessels and all remaining surface water collection from permeable hardstands is to be piped and released via controlled spreader rib rock constructed outlets. This will ensure minimum scouring of the surface at release point and naturally directed to within the basin where normal ground percolation will dispose of this water as required, without any risk to the environment whatsoever.

The impermeable surfaces limit of 600m<sup>2</sup> will not be breached as the architect has calculated the overall design (including existing coverage) to be only 530.5 square metres. Future paths and vehicle access ways will remain permeable.

Any questions, please do not hesitate to contact me as the TP58 design consultant and certifying site contractor.

021716681 Gerry White

Gerald C. White

#14631

**TRENCH SYSTEM – CALCULATIONS & INSTALLATION COMPLIANCE CRITERIA FOR THIS DOCUMENT**  
DATED: 22/02/2014  
UNDER F.N.D.C TP58 WASTEWATER DESIGN FLOW-RATES & LAND  
APPLICATION CALCULATIONS

---

WASTE WATER TRENCH SYSTEM DESIGN FOR (APPLICANTS NAME)  
RANDALL WATSON & CHRISTINA EWALD

LOT NO: ONE                      DP NO: 189388

DESIGN RATE FLOW

ALLOWING FOR THE FOLLOWING - 4 X BEDROOM MAXIMUM 7 PERSON OCCUPANCY DWELLING  
ON TANK SUPPLY ALLOWING FOR 180 LITRES PER PERSON = TOTAL DAILY FLOW RATE OF 1260  
LITRES PER DAY

SOIL CATEGORY 3-4.

TYPE FOR THIS PROPERTY HAS BEEN DETERMINED BY MEANS OF AN EXCAVATED TEST PIT WITH SITE  
PHOTOGRAPHS SUPPLIED SUPPORTING THE SOIL TYPE STRUCTURE TO BE IN A CATEGORY 3-4.

TREATMENT LEVEL

TO BE TYPE ONE WITH A DUAL CHAMBER SEPTIC TANK & APPROVED EFFLUENT FILTER INSTALLED IN  
THE OUTLET JUNCTION

DESIGN LOADING RATE (D.L.R)

10 MM PER SQUARE METRE PER DAY.

TRENCH SIZE & LAY-OUT

- BASE AREA IS DAILY FLOW RATE DIVIDED BY/D.L.R  $1260 = \text{DIVIDED BY } 10\text{mm} / = 126$  SQUARE METRES OF Evapo Transpiration bed.
- TRENCH WIDTH IS 6.000 METRES
- TOTAL TRENCH LENGTH = BASE AREA DIVIDED BY WIDTH =  $126 / 6$  METRES = 21 LINEAL METRES OF TRENCH
- THIS DESIGN HAS ALLOWED FOR A TOTAL LINEAL EVAPO TRANSPIRATION BED TRENCH LENGTH OF 21 METRES BY 6 METRES WIDE & CONTROLLED BY A DISTRIBUTION CHAMBER, 4X 90mm PIPES @ 1.2 METRE CENTRES.
- WITH A TOTAL DESIGN DISPOSAL AREA INCLUDING A ONE METRE PERIMETER ABSORPTION STRIP AROUND OUTSIDE PERIMETER OF THE SOAKAGE FIELD-TO BE 184 M<sup>2</sup>
- AND A 100% RESERVE AREA OF 184 M<sup>2</sup>

TRENCH DEPTH

- IS 650MM – ALLOWING FOR 450mm OF CLEAN 40/60 GRADE SOAKAGE METAL, COVERED BY A TEXTILE CLOTH PRIOR TO 200mm MINIMUM SOIL COVER.
- THE MINIMUM CUBIC QUANTITY OF SOAKAGE METAL REQUIRED FOR THIS INSTALLATION WOULD BE 57 CUBIC METRES.