

# 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) Variation to consent conditions under s127 of the Act

*\*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)

## 5. Applicant details

Name/s:

Andrew & Shari Tasker

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:

Northland Planning & Development 2020 Ltd

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.

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## 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:

Andrew Donald Tasker and Shari Jade Tasker

Property address/  
location:


## 8. Application site details

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

Name/s:

Andrew and Shari Tasker

Site address/  
location:

464 Takahue Road

Takahue 0481

Postcode

Legal description:

Lot 1 DP535197 & Lot 1 DP41437

Val Number:

Certificate of title:

884437

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

Please contact Applicant if site visit required.

## 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.

Pursuant to s127 of the Act, this application is seeking to vary the conditions of existing resource consent RC 2300378 - RMALUC to reflect a new stormwater design. The application has been assessed as a Discretionary Activity under s127 of the Act.

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  (if known)

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)

Shari and Andrew Tasker

**Email:**

sandatasker@hotmail.com

**Phone number:**

Work

Home 02102621530

**Postal address:**

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

464 Takahue Road

Takahue 0481

Postcode

### 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)

Andrew donald Tasker

**Signature:**

(signature of bill payer)

Date 05/05/26

## 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)

Andrew donald Tasker

**Signature**

Date 05/05/26

*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.

## Land Use Resource Consent Proposal

**Andrew and Shari Tasker**

**464 Takahue Road, Takahue**

7 May 2026

Attention: Liz Searle & Jo Graham (Team Leaders – Resource Consents)

Please find below an application to vary conditions on an existing land use consent which was to construct a shed in the Rural Production zone. This application is supported by an Assessment of Environmental Effects.

Pursuant to Section 127 of the Resource Management Act, the Applicants are seeking to vary the conditions of RC 2300378-RMALUC that enabled the construction of a shed which breached stormwater management and building coverage rules within the Operative District Plan Rural Production zone. The approved land use application included stormwater attenuation detail which required overflow from the water tank capturing runoff from the shed, to be directed to the existing stormwater trench on the neighbouring site Lot 2 DP 535197. Conditions of consent were imposed reflecting the approved design and required easements over Lot 2 DP 535197. The building works then commenced, with all the paperwork prepared to give effect to the easement, however a decision was made during the Building Consent stage (EBC-2021-949/0) that stormwater would be managed by way of overflow being directed to a level spreader bar within the subject site. This removed the need for an easement over the adjoining allotment Lot 2 DP 535197.

Since this time, Shivon Gadsby – FNDC Resource Consents Monitoring Officer, has advised the clients that Conditions 3 & 4 of RC 2300378 have not been complied with given this change. As such, a variation to the relevant conditions within RC 2300378 is being sought to reflect the new stormwater design.

The variation to RC 2300378-RMALUC is a **Discretionary Activity** under Section 127 of the RMA.

Regards,

Alex Billot

Reviewed by:

Rochelle Jacobs

Resource Planner

Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**

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- 1. Far North District Council Application Form**
- 2. Record of Title – LINZ**
- 3. As Built Plans – NPS**
- 4. RC 2300378-RMALUC (Decision & Plans) – FNDC**

## Assessment of Environment Effects Report

### 1. Description of the Proposed Activity

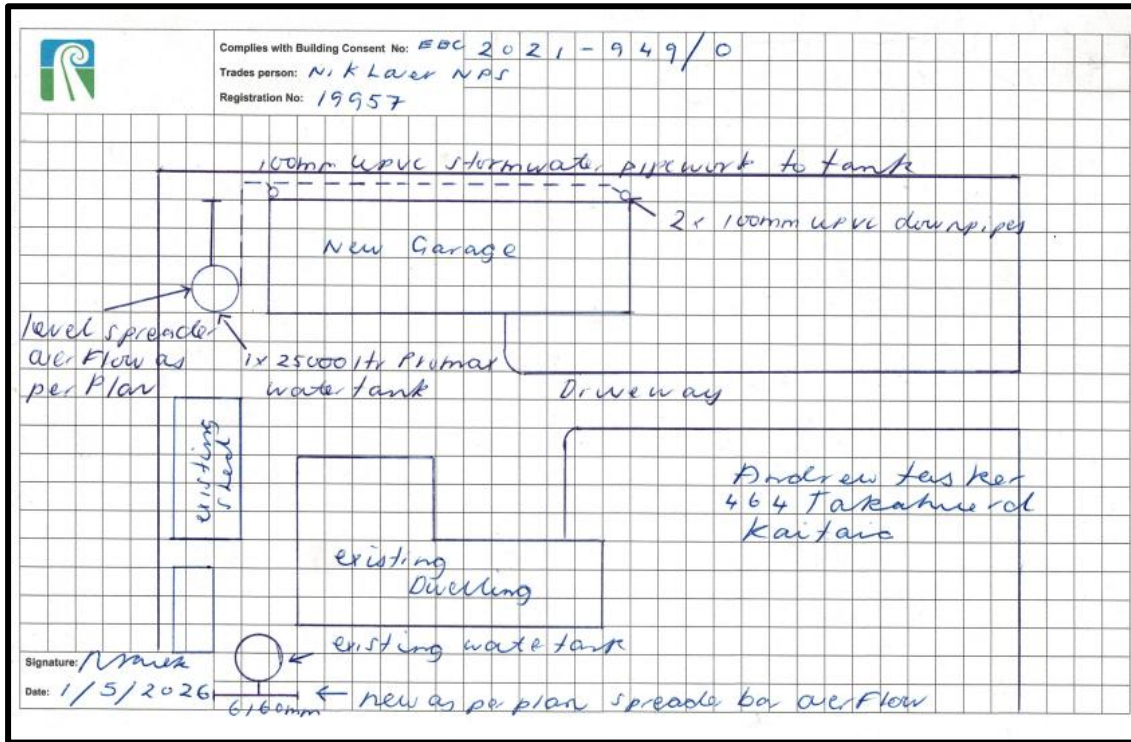
1.1. Pursuant to Section 127 of the Resource Management Act, Andrew and Shari Tasker (the “Applicants”) are seeking to vary Conditions 1 & 3 and cancel Condition 4 of an existing resource consent (RC 2300378-RMALUC) that enabled the construction of a shed which breached stormwater management and building coverage rules within the Rural Production zone on the subject site.

1.2. The approved land use application included stormwater attenuation detail which required overflow from the water tank capturing runoff from the shed, to be directed to the existing stormwater trench on the neighbouring site Lot 2 DP 535197. A Stormwater Management Appraisal was prepared by Gumboot Consulting Engineers in support of this. As a result, conditions of consent were imposed on RC 2300378 requiring works to be completed in accordance with the approved plans and an easement registered or Solicitors undertaking provided, allowing the right for the subject site to drain stormwater over the neighbouring allotment. The building works then commenced, with all the paperwork prepared to give effect to the easement. However, a decision was made during the Building Consent stage (EBC-2021-949/0) that

stormwater would be managed by way of overflow being directed to a level spreader bar within the subject site, therefore removing the need for an easement over the adjoining allotment Lot 2 DP 535197.



*Figure 1: Approved Plan under RC 2300378 showing 20,000L tank which captures shed roof runoff, with overflow being directed to the adjoining site.*



**Figure 2: EBC-2021-949/0 As Built showing location of new tank and spreader bar for overflow, wholly contained within the subject site.**

- 1.3. The As-Built Plan prepared for EBC-2021-949/0 is included within **Appendix 3** and it is proposed that this plan is referenced to within the varied Conditions 1 & 3, as will be detailed below.
- 1.4. To enable the revised design, the application seeks to vary and/or cancel the following conditions as follows:

**CONDITIONS:**

- *Condition 1 - The activity shall be carried out in general accordance with the approved plan prepared by Mitek New Zealand Ltd, referenced Elevation, drawing no FB66776A, dated 19.11.2020 and the approved plans prepared by Mealings Architecture, referenced*
  - i. Site Plan, sheet 0.01, dated 25.11.2020;*
  - ii. Site Plan Enlarged, sheet 0.02, dated 25.11.2020*

*Stormwater management shall be carried out in general accordance with the approved As-Built Plans prepared by NPS dated 22/03/2022 and 01/05/2026.*

*and attached to this consent with the Council’s “Approved Stamp” affixed to them*

NB: The word general has been added as the as-built locates the water tank associated with the new shed in a slightly different location from the architectural plan. Having general accordence enables this flexibility of minor changes to occur where the effects are indiscernible from the approval.

- *Condition 2 – Retain as per RC 2300378-RMALUC*
- *Condition 3 – ~~Within 3 months of the construction of the building roof, provide evidence and as-built from a certifying drainlayer to the Council monitoring officer or duly delegated officer that the stormwater attenuation and management system have been completed in general accordence with the Stormwater Management Appraisal, produced by GUMBOOTS Consulting Engineers, dated 08 Feb 2019 ref # 1097 and Site Plan, produced by Mealing’s Architecture, dated 25/11/20. The stormwater attenuation and management system [detailed on As-Built Plans prepared by NPS dated 22/03/2022 and 01/05/2026](#) shall be maintained on an ongoing basis for the duration of this consent.~~*

NB: The As-Built Plans to be included in the approved plan set are attached within **Appendix 3**. Given that the works have already been completed, and the As-Built associated with the new shed has already been prepared as part of EBC-2021-949/0 and reviewed by a registered plumber, the condition insofar as the new shed is considered to be satisfied. The updated As-built which includes a secondary stormwater spreader accommodates existing development on site which was also described in the Gumboots report as requiring an easement given where stormwater from the site was being directed. This has also been addressed by a registered plumber. Given the departure from the original recommendations made in the Gumboots report, reference to this report has now been removed and replaced with reference to the as-built plans and maintaining these on an on-going basis. This is considered a reasonable and cost-effective solution for the applicants.

- ~~*Condition 4 – Within 4 months of this consent being issued, the consent holder shall provide to the satisfaction of Councils Resource Consents Monitoring Officer that either:  
An easement instrument has been registered on Lot 2 DP 535197 to the benefit of Lot 1 DP 535197 and Lot 1 DP 41437 to discharge stormwater from*~~

~~Lot 1 DP 535197 and Lot 1 DP 41437 into the existing stormwater drain on Lot 2 DP 535197.~~

~~Or~~

~~Provide a Solicitors undertaking that an easement instrument will be registered on Lot 2 DP 535197 to the benefit of Lot 1 DP 535197 and Lot 1 DP 41437 to discharge stormwater from Lot 1 DP 535197 and Lot 1 DP 41437 into the existing stormwater drain on Lot 2 DP 535197~~

NB: This condition has been deleted in its entirety given that the proposal will see all stormwater managed within the subject site boundaries and as such, no easement is required over the neighbouring allotment Lot 2 DP 535197.

## 2. Description of the Site and Surrounding Environment

- 2.1. The site is located at 464 Takahue Road, Takahue. The subject site is 2495m<sup>2</sup> in area and is zoned Rural Production within the Operative District Plan (ODP) as well as the Proposed District Plan (PDP). The site contains a dwelling, gravel parking and manoeuvring areas and various sheds.
- 2.2. The subject site is a well-established property with mature fruit trees located along the road frontage which provides some screening between the road and the existing dwelling. The site has been subject to a subdivision and amalgamation in which the existing house site was amalgamated with a neighbouring allotment. The subject site is described as Lot 1 DP 535197 & Lot 1 DP 41437. Access to the site is via a crossing point directly off Takahue Road.
- 2.3. The site is not shown to be susceptible to river or coastal hazards, nor is the site shown to be within an area of outstanding landscape or high natural character. There are no PNAs which affect the site and the site is not shown to be within an area where kiwi are present. The site is not shown to contain any archaeological sites, with an Advice Note covering an ADP approach within RC 2300378. The site is not located within the Coastal Environment under the RPSN.
- 2.4. Soils within the site are classified as LUC 2w1, which are considered highly versatile under the RPSN and as such, highly productive land under the National Policy Statement for Highly Productive Soils (NPS-HPL). Given the NPS-HPL did not have legal effect at the time RC2300378

was granted, no assessment of the NPS-HPL was made and as such, an assessment will form part of this application.

### 3. Reasons for Consent

#### Section 127 of the Resource Management Act (RMA)

- 3.1. This application seeks to vary and cancel conditions of an existing resource consent RC 2300378-RMALUC as described in Section 1.0 above resulting from a change to the way in which stormwater was being managed on site. Section 127(3) states that Sections 88-121 apply, with all the necessary modifications, as if the application were an application for a resource consent for a Discretionary Activity.
- 3.2. The site is zoned 'Rural Production' under the ODP as well as under the PDP. The reasons for consent under the ODP remain the same as the original application. There are no other works proposed that would require additional consents under either of the applicable district plans.

#### National Environmental Standards

##### National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

- 3.3. As per RC 2300378, the site is not known to have any activities undertaken (past or present) that are listed on the HAIL. The application is considered Permitted in terms of this regulation.

##### National Environmental Standards for Freshwater Management 2020

- 3.4. There are no identified inland wetlands or freshwater resources that would be affected by the proposal. THE NES-FM does not apply.

### 4. Statutory Assessment

#### Section 104 of the Resource Management Act 1991

- 4.1. Applications to vary or cancel conditions of a resource consent are subject to Sections 88-121 where they are applicable. This includes Section 104, which sets out matters for consideration when deciding a resource consent.

- 4.2. Section 104(1) of the RMA states that when considering an application for resource consent –  
*“the consent authority must, subject to Part II, have regard to –*
- (a) any actual and potential effects on the environment of allowing the activity; and*
  - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
  - (b) any relevant provisions of –*
    - i. a national environmental standard:*
    - ii. other regulations:*
    - iii. a national policy statement:*
    - iv. a New Zealand Coastal Policy Statement:*
    - v. a regional policy statement or proposed regional policy statement:*
    - vi. a plan or proposed plan; and*
  - (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*
- 4.3. The Council has previously granted resource consent to construct the shed within the site. The proposed changes will see stormwater wholly managed within the subject site, avoiding potential adverse effects on adjoining allotments as well as removing any potential of future disputes between neighbours regarding stormwater overflow. The proposed works will result in positive effects within and adjacent to the site through management of stormwater within the subject site boundaries.
- 4.4. In respect of potential adverse effects, the Council has previously concluded that any potential adverse effects will be no more than minor and that there are no affected persons. The extent of works is contained within the site boundaries and correspondingly the potential adverse effects. The proposed design is an improvement on the previous proposal in that it will result in improved management of stormwater within the site boundaries.

- 4.5. The proposed change in stormwater attenuation design is considered to result in better management as well as ease of maintenance and operation of the stormwater overflow, given this can be completed within the subject site boundaries. Overflow to the adjoining property is removed, such that effects on adjoining properties will be reduced compared to what was originally approved. The proposed design also provides Council reassurance that there will be no issues in managing stormwater as if the adjacent land was to change ownership, obtaining the easement may prove difficult if the new owner was not approving of the easement.
- 4.6. The design for the stormwater spreader bar associated with the new shed has been approved as part of the Building Consent EBC-2021-949/0, and therefore it is considered that the appropriate design and construction has already been provided for. The secondary spreader manages the stormwater from existing development on site which was noted as part of the overall stormwater review completed by Gumboots. This application will see the land use resource consent tidied up to reflect the changes made on site, ensuring a streamlined process. The proposed changes are considered to result in a superior outcome compared to what was previously approved.
- 4.7. Given the proposed variation will not alter the reasons as to why land use consent was originally sought (stormwater management and building coverage infringements), it is considered that the proposal will remain consistent with the objectives and policies of the relevant statutory documents and no further assessment will be provided for.

#### **National Policy Statement for Highly Productive Land**

- 4.8. The site has soils classified as LUC 2w1 which are classified as highly versatile under the NPS-HPL. At the time RC2300378 was granted, the NPS-HPL was not in effect and as such, no prior assessment of the NPS has been made. Given the variation to land use conditions triggers consent as a Discretionary Activity, assessment of the NPS-HPL is required.
- 4.9. It is considered that the site qualifies for an exemption from the definition of ‘inappropriate use’ of highly productive land under Clause 3.9(2) given that consent already exists for the shed and the proposed variation will not see the use of the site or the size of the shed altered. Due to the nature of the existing consented activities that occupy the majority of the useable part of the site and the ‘small-scale’ nature of the proposal, no impact on the productive capacity of the land is anticipated (sub-clause (g)). The shed location and stormwater design is entirely within the established curtilage of the dwelling on the site.

- 4.10. As such, it is therefore considered that the proposed activity is exempt under the NPS-HPL and no further assessment will be made.

## 5. Part 2 Assessment

- 5.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 5.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of the natural and physical resource whilst meeting the foreseeable needs of future generations.
- 5.3. Section 6 of the Act sets out matters of national importance. The application is considered to meet this Section of the Act.
- 5.4. Section 7 identifies “other matters” to be given particular regard by a Council when assessing an application for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 5.5. Section 8 requires Council to ‘take into account’ the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is considered that the proposal would not be contrary to the principles of Te Tiriti.
- 5.6. Overall, the application is consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, it is concluded that the proposal achieves the purpose of sustainable management set out by Sections 5-8 of the Act.

## 6. Conclusion

- 6.1. Andrew and Shari Tasker are seeking to vary the conditions of an existing resource consent to enable a varied stormwater management design within their subject site. The proposed change will see better management of stormwater within the subject site, avoiding the dependence on the adjoining lot for overflow.

- 6.2. The proposal to vary the existing conditions of consent is Discretionary Activity under Section 127 of the RMA.
- 6.3. The Council has previously assessed potential adverse effects arising from the proposed works and concluded that the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor. There are no affected persons.

## 7. Limitations

- 7.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 7.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 7.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 7.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **884437**  
**Land Registration District** **North Auckland**  
**Date Issued** 02 September 2019

**Prior References**

NA1142/66 NA89A/754

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**Estate** Fee Simple  
**Area** 2495 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 535197 and Lot 1  
Deposited Plan 41437

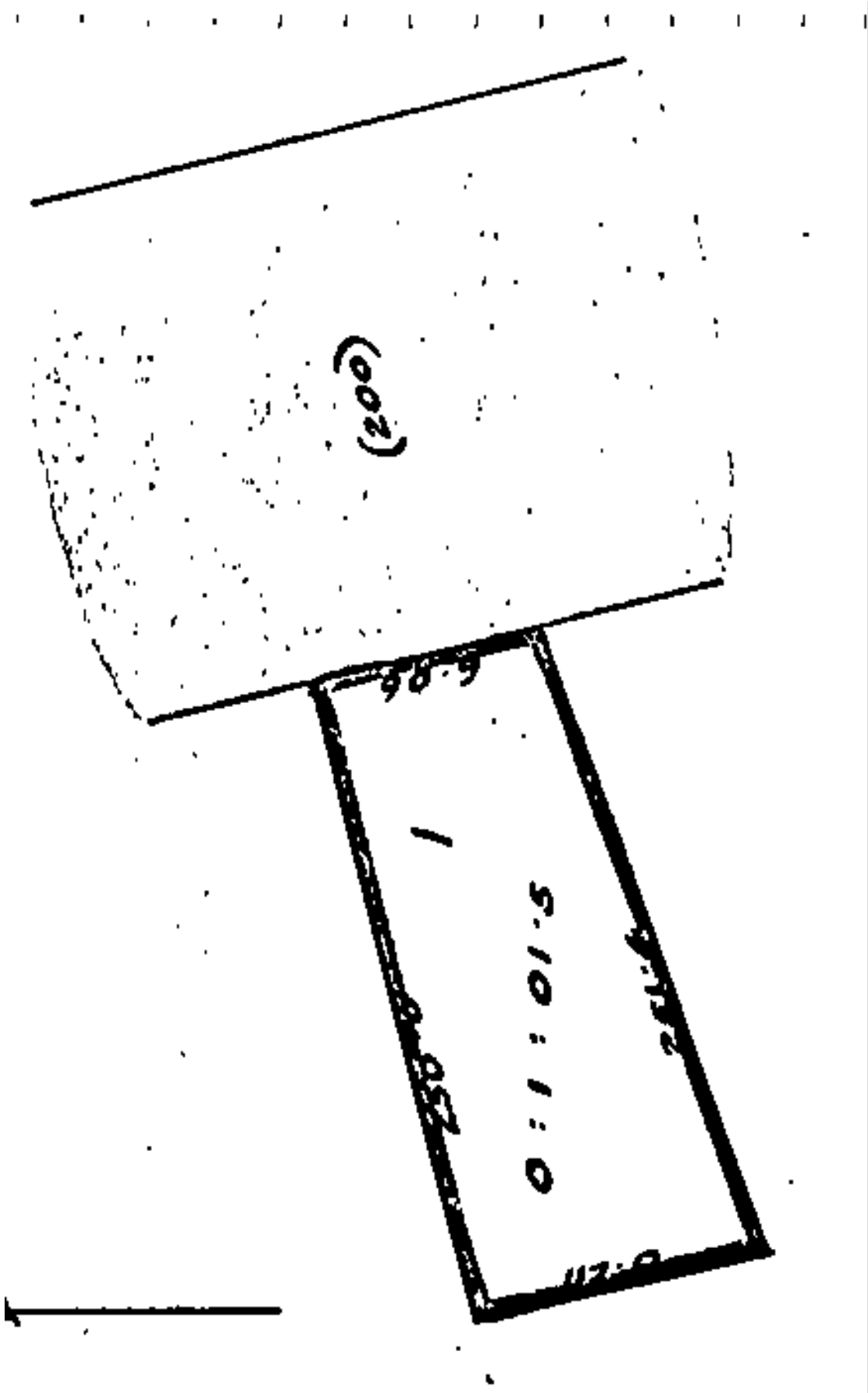
**Registered Owners**

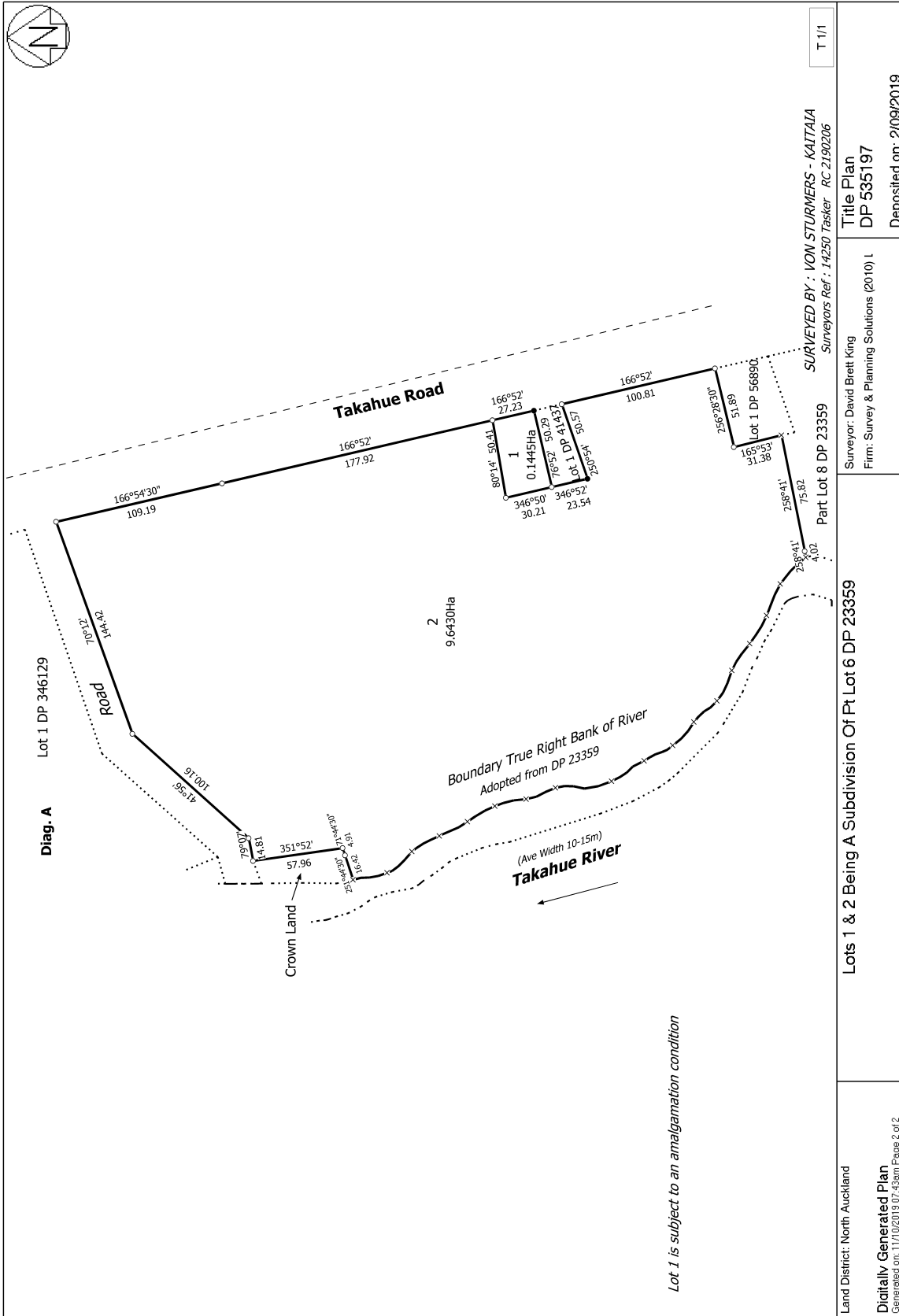
Andrew Donald Tasker and Shari Jade Tasker

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**Interests**

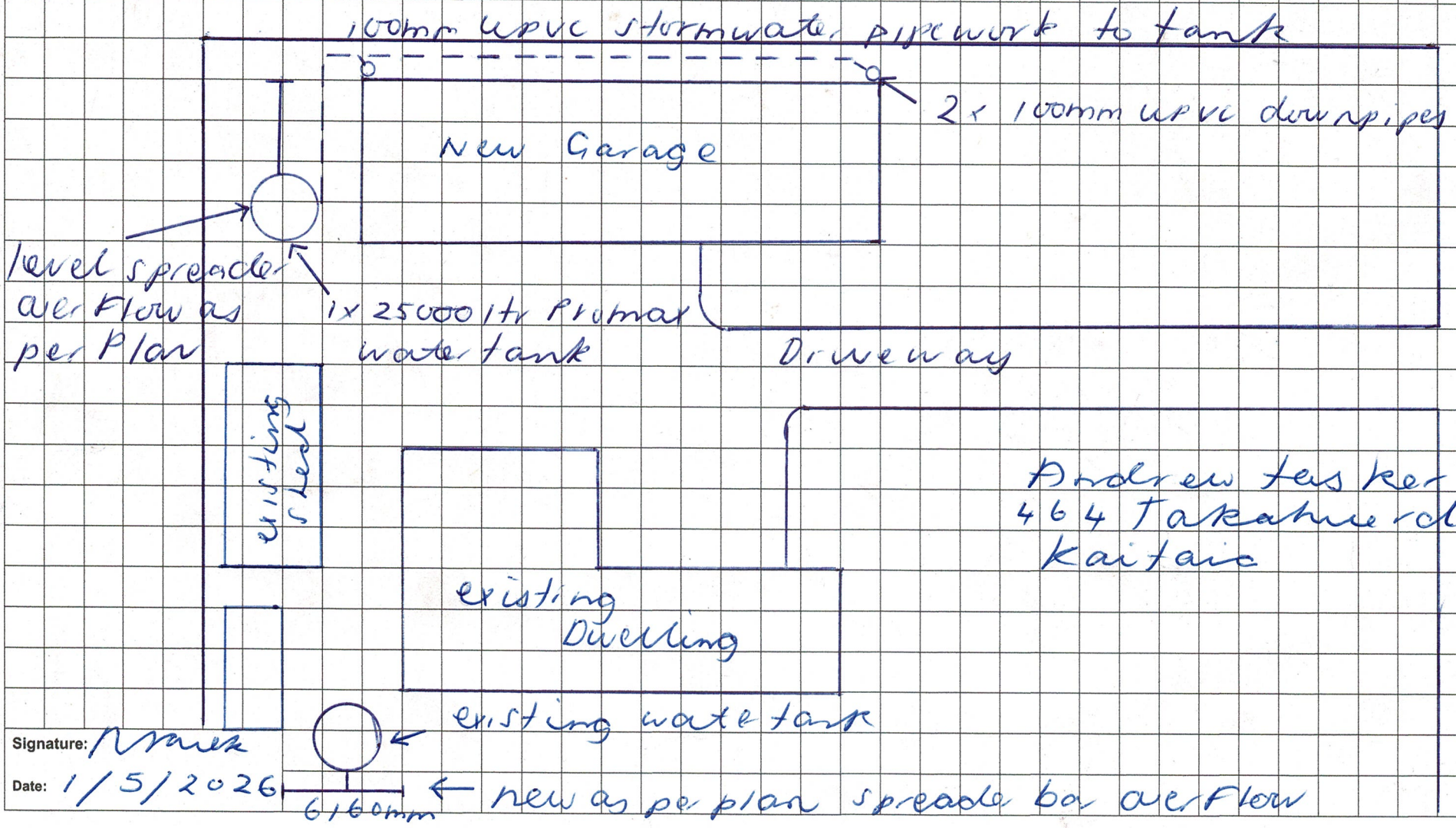
Fencing Covenant in Transfer 11517540.3 - 2.9.2019 at 4:01 pm (affects Lot 1 DP 535197)  
Subject to Section 241(2) Resource Management Act 1991 (affects DP 535197)  
11854764.2 Mortgage to ASB Bank Limited - 27.10.2020 at 8:54 am







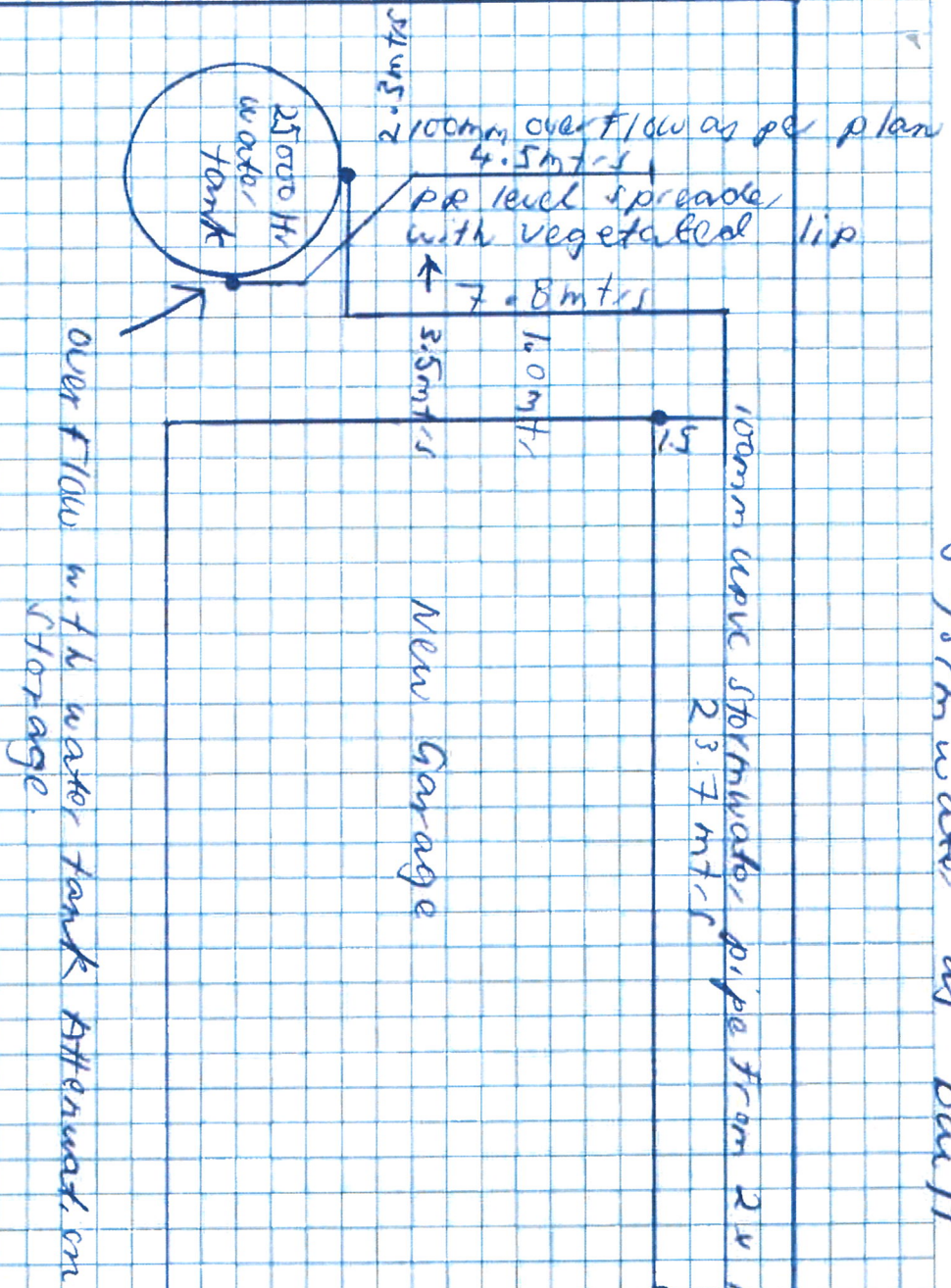
Complies with Building Consent No: EBC 2021-949/0  
Trades person: NIK LAER NPS  
Registration No: 19957



Signature: *Nik Laer*

Date: 1/5/2026

23/3/22



Stormwater as built

22/3/22

Overflow with water tank Attention on Storage

New Garage

100mm UPVC stormwater pipe from 2 x 100mm downpipes.

Prober & Vharri, Tenders  
464 Tackaqua Road  
Kawana

NPS Plumbing  
N/E 10th, 14957  
0276451507

DC 2021-949/0



**Far North  
District Council**

**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH OPERATIVE DISTRICT PLAN  
DECISION ON RESOURCE CONSENT APPLICATION (LANDUSE)**

**Resource Consent Number: 2300378-RMALUC**

**Pursuant to section 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:**

Andrew Shari Tasker

**The activity to which this decision relates:**

To construct a shed which results in a breach of the Stormwater Management and Building Coverage rules in the Rural Production Zone

**Subject Site Details**

Address: 464 Takahue Road, Kaitaia 0481  
Legal Description: Lot 1 DP 535197 Lot 1 DP 41437  
Certificate of Title reference: CT-884437

**Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:**

1. The activity shall be carried out in accordance with the approved plan prepared by Mitek New Zealand Ltd, referenced Elevation, drawing no FB66776A, dated 19.11.2020 and the approved plans prepared by Mealings Architecture, referenced
  - i. Site Plan, sheet 0.01, dated 25.11.2020;
  - ii. Site Plan Enlarged, sheet 0.02, dated 25.11.2020;and attached to this consent with the Council's "Approved Stamp" affixed to them
2. The consent holder shall ensure within 3 months of this consent being issued, the proposed landscaping is carried out in accordance with the plan referenced "Site Plan Enlarged, sheet 0.02, dated 25.11.2020" attached to this consent with Councils approved stamp. The planting is to be maintained for the purpose of partial screening of the shed and any landscaping which is damaged shall be removed and replaced within the next planting season, for the duration of this consent.
3. Within 3 months of the construction of the building roof, provide evidence and as-built from a certifying drainlayer to the Council monitoring officer or duly delegated officer that the stormwater attenuation and management system have been completed in general accordance with the Stormwater Management Appraisal, produced by GUMBOOTS Consulting Engineers, dated 08 Feb 2019 ref # 1097 and Site Plan, produced by Mealing's Architecture, dated 25/11/20. The stormwater attenuation and

management system shall be maintained on an ongoing basis for the duration of this consent.

4. Within 4 months of this consent being issued, the consent holder shall provide to the satisfaction of Councils Resource Consents Monitoring Officer that either:  
An easement instrument has been registered on Lot 2 DP 535197 to the benefit of Lot 1 DP 535197 and Lot 1 DP 41437 to discharge stormwater from Lot 1 DP 535197 and Lot 1 DP 41437 into the existing stormwater drain on Lot 2 DP 535197.

Or

Provide a Solicitors undertaking that an easement instrument will be registered on Lot 2 DP 535197 to the benefit of Lot 1 DP 535197 and Lot 1 DP 41437 to discharge stormwater from Lot 1 DP 535197 and Lot 1 DP 41437 into the existing stormwater drain on Lot 2 DP 535197.

### **Advice Notes**

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

### **Reasons for the Decision**

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. District Plan Rules Affected:
  - i. Rule 8.6.5.1.4 Stormwater Management
  - ii. Rule 8.6.5.1.10 Building Coverage

#### Adverse effects will be minor:

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

#### Objectives and policies of the District Plan:

The following objectives and policies of the District Plan have been considered:

#### Rural Production Zone

Objectives: 8.6.3.1, 8.6.3.2, 8.6.3.3, 8.6.3.7

Policies: 8.6.4.1, 8.6.4.2, 8.6.4.4

The proposal is for the construction of a shed which is compatible with the surrounding environment and the zone. The applicant has provided mitigation to ensure any potential effects associated with the proposed development are avoided

and mitigated and a landscape plan has been included in the application which promotes maintenance and enhancement of the amenity values of the Rural Production

The proposal is not contrary to the relevant objectives and policies of the District Plan.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
  - a) The Northland Regional Policy Statement 2018
  - b) Northland Regional Plan 2019
4. In accordance with an assessment under s104(1)(c) of the RMA no other non – statutory documents were considered relevant in making this decision.
5. No other matters were considered in relevant in making this decision.
6. Part 2 Matters  
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.
7. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

#### **Approval**

This resource consent has been prepared by Shanay Howard, Consent Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



**Pat Killalea, Principal Planner**

**Date: 11<sup>th</sup> March 2021**

#### **Right of Objection**

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

#### **Lapsing of Consent**

Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.



**464 TAKAHUE RD, KAITAIA 0481**  
 WIND ZONE: HIGH  
 EARTHQUAKE ZONE: 1  
 EXPOSURE ZONE: C  
 CLIMATE ZONE: 1  
 SNOW/LOADING: NO  
 SITE AREA: 2495 sqm  
 DISTRICT ZONE: FAR NORTH DISTRICT COUNCIL RURAL PRODUCTION

**SUNLIGHT**  
 NO PART OF ANY BUILDING SHALL PROJECT BEYOND A 45 DEGREE RESSION PLANE AS MEASURED INWARDS FROM ANY POINT 2m VERTICALLY ABOVE GROUND LEVEL ON ANY SITE BOUNDARY, EXCEPT WHERE A SITE BOUNDARY ADJOINS A LEGALLY ESTABLISHED ENTRANCE STRIP, PRIVATE WAY ACCESS LOT, OR ACCESS WAY SERVING A REAR SITE, THE MEASUREMENT SHALL BE TAKEN FROM THE FARTHEST BOUNDARY OF THE ENTRANCE STRIP, PRIVATE WAY, ACCESS LOT, OR ACCESS WAY.

**BUILDING SETBACKS**  
 NO BUILDING SHALL BE ERRECTED WITHIN 10m OF ANY SITE BOUNDARY, WITH THE FOLLOWING EXCEPTIONS:  
 (a) NO ACCESSORY BUILDING SHALL BE ERRECTED WITHIN 3m OF BOUNDARIES OTHER THAN ROAD BOUNDARIES, ON SITE LESS THAN 5000m<sup>2</sup>;  
 (b) NO CROP PROTECTION STRUCTURES SHALL BE LOCATED WITHIN 3m OF BOUNDARIES  
COMPLIES

**BUILDING HEIGHT**  
 THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 12m  
COMPLIES

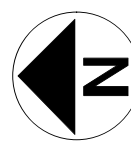
**STORMWATER MANAGEMENT**  
 THE MAXIMUM PROPORTION OF THE GROSS SITE AREA COVERED BY BUILDING AND OTHER IMPERMEABLE SURFACES SHALL BE 15% TOTAL BUILDING/IMPERMEABLE SURFACES 600 sqm  
 DOES NOT COMPLY.  
REFER TO BUILDING/IMPERMEABLE CALCULATIONS

**BUILDING COVERAGE**  
 ANY NEW BUILDING OR ALTERATION/ADDITION TO AN EXISTING BUILDING IS A PERMITTED ACTIVITY IF THE TOTAL BUILDING COVERAGE OF A SITE DOES NOT EXCEED 12.5% OF THE GROSS SITE AREA  
 DOES NOT COMPLY.  
REFER TO BUILDING/IMPERMEABLE CALCULATIONS

EX SW TRENCH



- EX SHED TO BE REMOVED 18 sqm
- PR WATER TANK 10 sqm
- EX SHED
- EX SHED
- EX WATER TANKS
- EX SHED



**IMPERMEABLE/BUILDING COVERAGE CALCULATIONS**

TOTAL SITE AREA	2495 sqm
EX BUILDING COVERAGE	321 sqm
EX IMPERMEABLE COVERAGE	329 sqm
PR BUILDING COVERAGE	538 sqm
PR IMPERMEABLE COVERAGE	483 sqm
TOTAL PR BUILDING/ IMPERMEABLE COVERAGE	1021 sqm
15% OF TOTAL SITE AREA	374.25 sqm

PROPOSED BUILDING WORK EXCEEDS THE 15% BUILDING/IMPERMEABLE COVERAGE ALLOWANCE FOR STORMWATER MANAGEMENT

PROPOSED BUILDING WORK EXCEEDS THE 12.5% BUILDING COVERAGE ALLOWANCE

RESOURCE CONSENT REQUIRED

**NOTE:** BEFORE COMMENCING BUILDING WORK BUILDER TO CONFIRM THERE ARE NO EXISTING WW OR SW PIPELINES NEAR PROPOSED BUILDING

**SITE PLAN**  
 Scale 1:500 @ A3



464 TAKAHUE RD  
 KAITAIA  
 ANDREW TASKER  
 464 Takahue Rd, Kaitaia, vvx

**SITE PLAN**  
 PROPOSED STORAGE SHED  
 RESOURCE CONSENT ISSUE

SHT:	0.01
SCALE:	1:500 @ A3
DATE:	25/11/20
DRAWN:	HM

ISSUE DATE REVISION  
 230 Hariu Rd  
 Ohaeawai 0472  
 hay@ealings@gmail.com

464 TAKAHUE RD, KAITAIA 0481  
 WIND ZONE: HIGH  
 EARTHQUAKE ZONE: 1  
 EXPOSURE ZONE: C  
 CLIMATE ZONE: 1  
 SNOW LOADING: NO  
 SITE AREA: 2495 sqm  
 DISTRICT ZONE: FAR NORTH DISTRICT COUNCIL RURAL PRODUCTION

**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, EXCEPT WHERE A SITE BOUNDARY ADJOINS A LEGALLY ESTABLISHED ENTRANCE STRIP, PRIVATE WAY ACCESS LOT, OR ACCESS WAY SERVING A REAR SITE, THE MEASUREMENT SHALL BE TAKEN FROM THE FARTHEST BOUNDARY OF THE ENTRANCE STRIP, PRIVATEWAY, ACCESS LOT, OR ACCESS WAY.

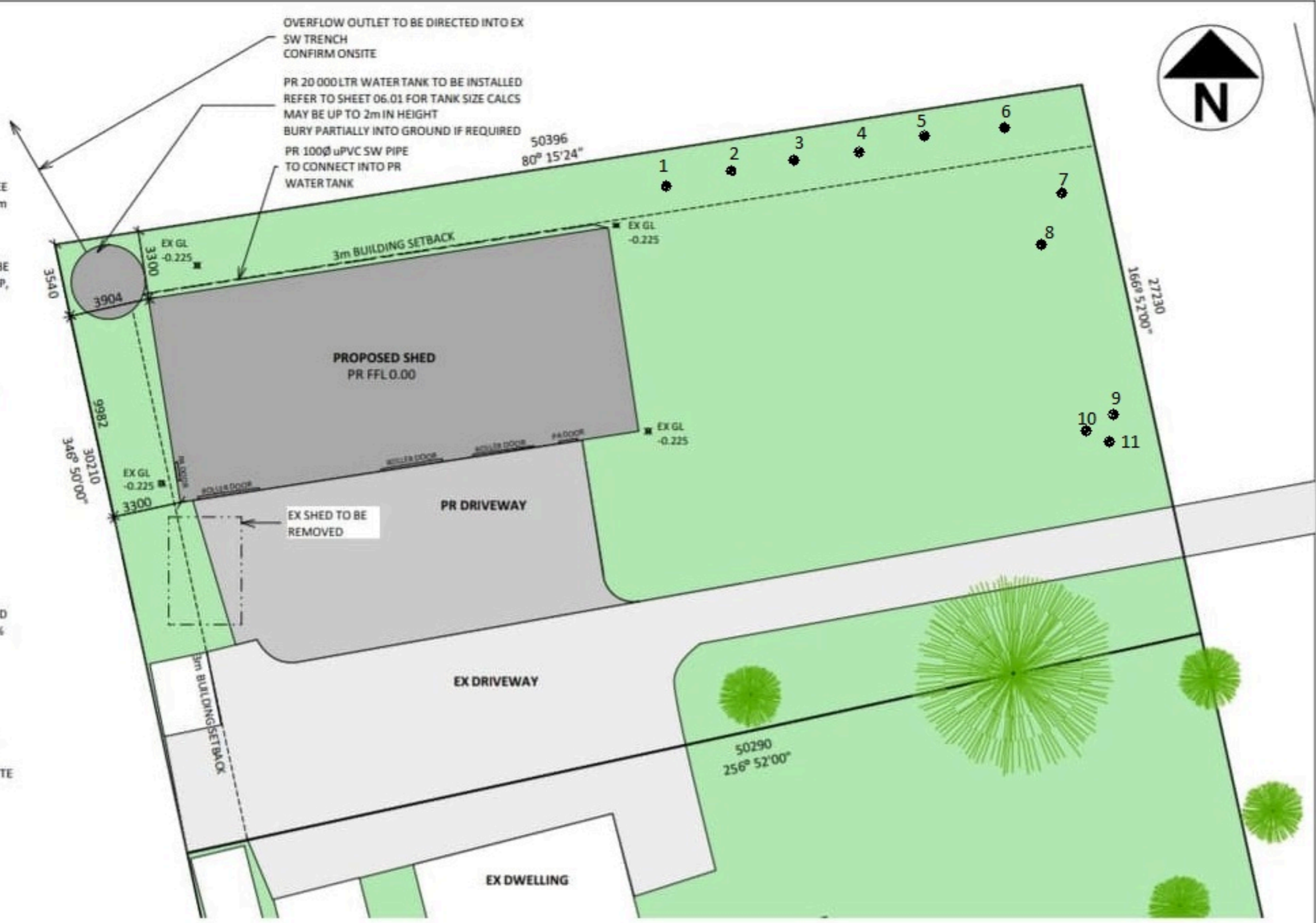
**BUILDING SETBACKS**  
 NO BUILDING SHALL BE ERECTED WITHIN 10m OF ANY SITE BOUNDARY, WITH THE FOLLOWING EXCEPTIONS:  
 (a) NO ACCESSORY BUILDING SHALL BE ERECTED WITHIN 3m OF BOUNDARIES OTHER THAN ROAD BOUNDARIES, ON SITE LESS THAN 5000m<sup>2</sup>;  
 (b) NO CROP PROTECTION STRUCTURES SHALL BE LOCATED WITHIN 3m OF BOUNDARIES  
COMPLIES

**BUILDING HEIGHT**  
 THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE 12m  
COMPLIES

**STORMWATER MANAGEMENT**  
 THE MAXIMUM PROPORTION OF THE GROSS SITE AREA COVERED BY BUILDING AND OTHER IMPERMEABLE SURFACES SHALL BE 15%  
 TOTAL BUILDING/IMPERMEABLE SURFACES 600 sqm  
 DOES NOT COMPLY  
REFER TO BUILDING/IMPERMEABLE CALCULATIONS

**BUILDING COVERAGE**  
 ANY NEW BUILDING OR ALTERATION/ADDITION TO AN EXISTING BUILDING IS A PERMITTED ACTIVITY IF THE TOTAL BUILDING COVERAGE OF A SITE DOES NOT EXCEED 12.5% OF THE GROSS SITE AREA  
 12.5% OF TOTAL GROSS SITE AREA OF 2495 sqm = 312 sqm  
 DOES NOT COMPLY  
REFER TO BUILDING/IMPERMEABLE CALCULATIONS

OVERFLOW OUTLET TO BE DIRECTED INTO EX SW TRENCH  
 CONFIRM ONSITE  
 PR 20 000LTR WATER TANK TO BE INSTALLED  
 REFER TO SHEET 06.01 FOR TANK SIZE CALCS  
 MAY BE UP TO 2m IN HEIGHT  
 BURY PARTIALLY INTO GROUND IF REQUIRED  
 PR 100Ø uPVC SW PIPE TO CONNECT INTO PR WATER TANK



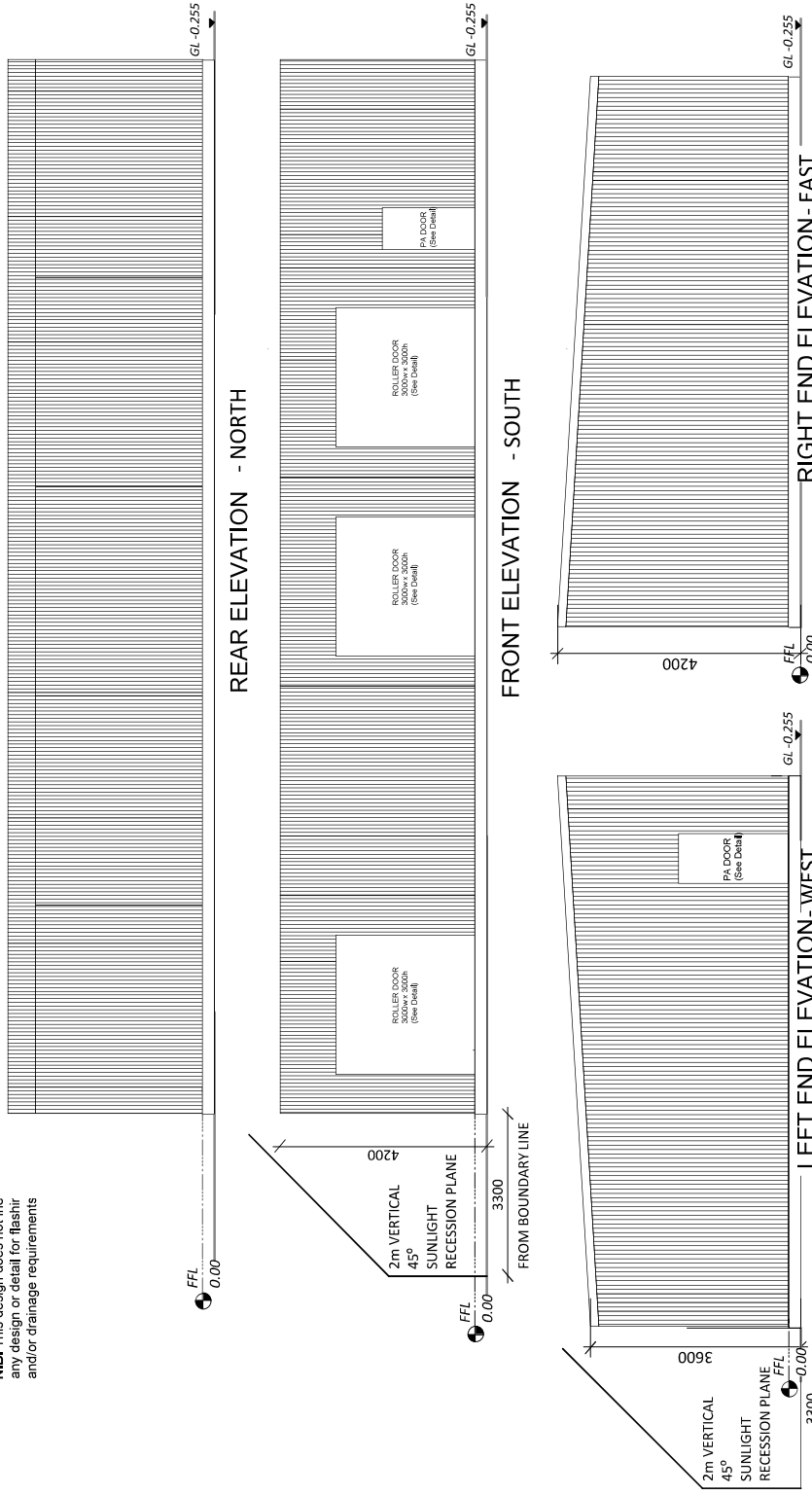
**SITE PLAN**  
 Scale 1:200 @ A3

NOTE:  
 BEFORE COMMENCING BUILDING WORK BUILDER TO CONFIRM THERE ARE NO EXISTING WW OR SW PIPELINES NEAR PROPOSED BUILDING

ISSUE	DATE	REVISION		464 TAKAHUE RD KAITAIA	<b>SITE PLAN - ENLARGED</b>  PROPOSED STORAGE SHED RESOURCE CONSENT ISSUE	SHEET <b>0.02</b>  SCALE: 1:200 @ A3 DATE: 25/11/20 DRAWN: HM
230 Hauru Rd Ohaerwai 0472 hayleymeatings@gmail.com	ANDREW TASKER	464 Takahue Rd, Kaitiia, vwx				

NOTE:  
IF PROPOSED CONCRETE SLAB IS REINFORCED USE 25MPa  
CONCRETE IN ACCORDANCE WITH NZ3604:2011 4.5.2 (d)

N.B. This design does not inc  
any design or detail for flashir  
and/or drainage requirements



<b>Mitek New Zealand Ltd.</b> PO Box 115 Christchurch Phone: (03) 346 8891 Fax: (03) 346 0314 www.mitek.co.nz Email: info@miteltd.co.nz		Job Name: Andrew Tasker Job Site: 464 Takahue Road, Kaitiaki	Drawing Number: <b>FB66776A</b>
<b>MITEK® LUMBERLOK® BOWMAC®</b>		Client Name: Nigel McKeen	Sheet Number: <b>2</b>
Date: 03/09/20		Drawn by: Chris Richards	Scale: drawings to scale

**BUILDING ENVELOPE RISK MATRIX - EAST**

A) Wind Zone:	HIGH	- 1
B) Number of Storeys:	LOW	- 0
C) Roof/Wall Intersection:	MEDIUM	- 1
D) Eaves Width:	VERY HIGH	- 5
E) Envelope Complexity:	LOW	- 0
F) Deck Design:	LOW	- 0
<b>TOTAL RISK FACTOR:</b>		<b>7</b>

**BUILDING ENVELOPE RISK MATRIX - WEST**

A) Wind Zone:	HIGH	- 1
B) Number of Storeys:	LOW	- 0
C) Roof/Wall Intersection:	MEDIUM	- 1
D) Eaves Width:	VERY HIGH	- 5
E) Envelope Complexity:	LOW	- 0
F) Deck Design:	LOW	- 0
<b>TOTAL RISK FACTOR:</b>		<b>7</b>

**BUILDING ENVELOPE RISK MATRIX - NORTH**

A) Wind Zone:	HIGH	- 1
B) Number of Storeys:	LOW	- 0
C) Roof/Wall Intersection:	MEDIUM	- 1
D) Eaves Width:	VERY HIGH	- 5
E) Envelope Complexity:	LOW	- 0
F) Deck Design:	LOW	- 0
<b>TOTAL RISK FACTOR:</b>		<b>7</b>

**BUILDING ENVELOPE RISK MATRIX - SOUTH**

A) Wind Zone:	HIGH	- 1
B) Number of Storeys:	LOW	- 0
C) Roof/Wall Intersection:	MEDIUM	- 1
D) Eaves Width:	VERY HIGH	- 5
E) Envelope Complexity:	LOW	- 0
F) Deck Design:	LOW	- 0
<b>TOTAL RISK FACTOR:</b>		<b>7</b>

ISSUE A	DATE	03/09/20	REVISION	NOTE ADDED
<b>ELEVATIONS</b>				
PROPOSED STORAGE SHED RESOURCE CONSENT ISSUE				
464 TAKAHUE RD KAITIAKI		PROJECT		
ANDREW TASKER		CLIENT		
464 Takahue Rd, Kaitiaki, vvx		PROJECT		
230 Hariu Rd Ohaeawai 0472 ha@ealings@gmail.com		DRAWN		
SCALE: 1:100 @ A3		DATE: 25/11/20		
DATE: 03/09/20		DRAWN: HM		
SHEET: 02.00		SHEET NUMBER: 2		