

Assessment of Environmental Effects

Prepared for Lodge Family Trust Company Limited.

PROPERTY SUMMARY:

Address: 15 Kotuku Road, Kerikeri

CT ID: 372941

Legal ID: Lot 10 DP 393097

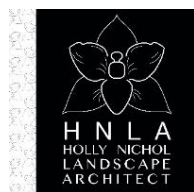
Zoning: General Coastal

INFRINGEMENT:

Permitted Activities (Section 10.6.5.1)

(a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²; and

Prepared by: HNLA Ltd.



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Revision	Date	Comment
00	03/06/2025	Client Issue
00	12/06/2025	Council Issue

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1.0 Introduction

The applicant, Ryan lodge of Lodge Family Trust Company Limited has engaged HNLA Ltd. to prepare an Assessment of Environmental Effects (AEE) and Landscape Mitigation Plan for submission to the Far North District Council as part of a Resource Consent.

Resource consent is required when building a new structure over 50m², within a General Coastal Environment.

1.1 Purpose of this Report

This Assessment of Environmental Effects (AEE) accompanies documentation prepared by Coresteel Northland, who have designed the proposed shed and provided specifications.

This report provides an assessment of the actual and/or potential effects of the proposed development upon the surrounding landscape and neighboring properties.

Accompanying this AEE is:

- A current copy of the Certificate of Title (Appendix A)
- Operative Planning - Map 80 (Appendix B)
- Proposed Planning Map (Appendix C)
- Plans - Coresteel Northland (Appendix D)
- Landscape Mitigation Plan (Appendix E)

2.0 Property Description

The subject property is 1.0738h (more or less) and located at 15 Kotuku Road, Opito Bay, Northland.

It is a corner section with Opito Bay Road running the southern boundary and Kotuku Road running the eastern boundary. The existing vehicle crossing from Kotuku road is on the eastern side and toward the northern end of the property. The driveway descends from the road, down to the existing house.

The topography slopes from the northeast corner, down to the southwest boundary at a gentle gradient. There are no natural water courses within the property or along the boundaries and the only vegetation within the property has been planted within the past 10 years, since the existing residential dwelling has been constructed.

3.0 The Proposal

3.1 Description of the Proposal

The applicant proposes the construction of a new 216m² implement shed, situated 20 meters south of the existing house's façade. Additionally, a new gravel driveway will be established to service the building.

A new vehicle crossing will be centrally positioned along the eastern boundary, with a gravel driveway providing access to the shed. The driveway is approximately 764m² (including the shed site) and will follow the natural land contours to reduce

earthworks. Excavation will be limited to minor topsoil removal (approximately 100mm to 500mm), with the excavated material distributed on-site.

4.0 Statutory Matters

4.1 Introduction

The relevant statutory planning documents to consider when assessing the proposal are:

- The Resource Management Act 1991
- The Far North Operative District Plan
- The Far North Proposed District Plan

4.2 Resource Management Act 1991

Landscapes are generally addressed in Part II, Purpose and Principles of the Resource Management Act (RMA). The provisions most relevant to this proposal in assessing environmental effects are summarised below:

Section 5 of the RMA sets out the purpose, which is to promote the sustainable management of natural and physical resources. 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 wellbeing 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.*

Section 6; 'Matters of national importance of the RMA', must be recognised and provided for, including;

- (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;

Section 7; 'Other Matters of the RMA', sets out matters to which regard shall be given including:

- (b) *the efficient use and development of natural and physical resources;*
- (c) *the maintenance and enhancement of amenity values*
- (d) *intrinsic values of ecosystems;*
- (f) *maintenance and enhancement of the quality of the environment;*
- (g) *any finite characteristics of natural and physical resources;*

Section 8; 'Treaty of Waitangi' requires all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall consider the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

5.0 Far North Operative District Plan

The site is located within the General Coastal environment in the Far North Operative District Plan as shown in Map 80 (refer Appendix B). The District Plan objectives and policies relevant to this proposal are primarily those outlined in Chapter 10; 'Coastal Environment' and Chapter 12; 'Natural and Physical Resources'.

5.1 Chapter 10; 'Coastal Environment'

10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:

- (a) the natural character of the coastline and coastal environment;*
- (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (c) outstanding landscapes and natural features;*
- (d) the open space and amenity values of the coastal environment;*
- (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*

10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.

10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.

5.2 Relevant Objectives (Section 10. 3)

These objectives supplement those set out in Section 10.3.

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

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

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

5.3 Relevant Policies (Section 10. 4)

10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and*
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and*
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and*
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and*
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.*

10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.

10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.

10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;
- (b) the number of buildings and intensity of development;
- (c) the colour and reflectivity of buildings;
- (d) the landscaping (including planting) of the site;
- (e) the location and design of vehicle access, manoeuvring and parking areas.

5.4 Relevant 'General Coastal Zone' Objectives (Section 10.6.3)

10.6.5.1.1 VISUAL AMENITY

The following are permitted activities in the General Coastal Zone:

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

Note: The effect of this rule is that a resource consent is needed for any new building(s) not for human habitation with a gross floor area of greater than 50m² or any building(s) for human habitation with a gross floor area of greater than 25m².

The proposal does not comply with (a), it is not for human habitation but exceeds 50m². The proposal is, however, compliant with subsection (b), (c) and (d).

5.5 Relevant 'General Coastal Zone' Policies (Section 10.6.4)

These policies supplement those set out in **Section 10.4**.

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

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

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

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

10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.

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

5.6 Relevant 'General Coastal Zone' Zone Rules (Section 10.6.5)

Chapter 12: 'Natural and Physical Resources'

The site is not located within the area of Outstanding Landscapes and has no Natural Features recorded.

10.6.5.1 Permitted Activities (Section 10.6.5.1)

10.6.5.1.1 VISUAL AMENITY

(a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²; and

- Non-Complaint, the building is over 50m²

(b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or

- Complaint, the selected colour palette is 'Flaxpod' Coloursteel combined with a 'wood grain' Interlocking panels

10.6.5.1.4 BUILDING HEIGHT

- Not Applicable – the proposed building is compliant with 10.6.5.1.4

10.6.5.1.5 SUNLIGHT

- Not applicable – the proposed building is compliant with 10.6.5.1.5

10.6.5.1.6 STORMWATER MANAGEMENT

- Not applicable – the proposed building is compliant with 10.6.5.1.6

10.6.5.1.7 SETBACK FROM BOUNDARIES

- Not applicable – The proposed building is compliant with 10.6.5.1.7

5.7 Restricted Discretionary Activities (Section 10.6.5.3)

10.6.5.3.1 VISUAL AMENITY

The following are restricted discretionary activities in the General Coastal Zone:

(a) any new building(s); or

(b) alteration/addition to an existing building that do not meet the permitted activity standards in Rule 10.6.5.1.1 where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.

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

- (i) the location of the building;
- (ii) the size, bulk, and height of the building in relation to ridgelines and natural features;
- (iii) the colour and reflectivity of the building;
- (iv) the extent to which planting can mitigate visual effects;
- (v) any earthworks and/or vegetation clearance associated with the building;
- (vi) the location and design of associated vehicle access, manoeuvring and parking areas;
- (vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;

- (viii) the cumulative visual effects of all the buildings on the site;
- (ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
- (x) the extent to which private open space can be provided for future uses;
- (xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
- (xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

6.0 Far North Proposed District Plan (2022)

The following section outlines the relevant parts of the Far North Proposed District Plan which was notified on the 27th of July 2022 and addresses the relevant Objectives and Policies for future development.

6.1 Part 2 - District Wide Matters

The proposed maps have been reviewed and included in Appendix C

- The site is not located within a 'High Natural Character' overlay.
- The site is not located within the 'Natural Hazards and Risk' Overlay.

6.2 Part 3 – Area Specific Matters

The property in the Operative District Plan is located within a General Coastal environment, but in the Far North Proposed District Plan the property has been allocated to the Rural Production zone.

6.3 Rural Production

Relevant Objectives

RPROZ-O1 The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 Land use and subdivision in the Rural Production zone:

- a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;
- b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
- c. does not compromise the use of land for farming activities, particularly on highly productive land;
- d. does not exacerbate any natural hazards; and
- e. is able to be serviced by on-site infrastructure.

RPROZ-O4 The rural character and amenity associated with a rural working environment is maintained.

Relevant Policies

RPROZ-P1 Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 Ensure the Rural Production zone provides for activities that require a rural location by:

- a. enabling primary production activities as the predominant land use;
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3 Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- a. a predominance of primary production activities;
- b. low density development with generally low site coverage of buildings or structures;
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
- d. a diverse range of rural environments, rural character and amenity values throughout the district.

RPROZ-P5 Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

RPROZ-P6 Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;
- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - I. the type of farming proposed; and
 - II. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
- c. provides for rural lifestyle living unless there is an environmental benefit.

RPROZ-P7 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. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - I. scale and compatibility with rural activities;
 - II. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - III. the potential for loss of highly productive land, land sterilisation or fragmentation

- f. *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;*
- g. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- h. *the adequacy of roading infrastructure to service the proposed activity;*
- i. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- j. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

7.0 Response to Statutory Requirements

The proposed shed is compliant with the objectives and policies set out in the FNDP, General Coastal, with exception to rule **10.6.5.1.1 Visual amenity**. The proposal is a Restricted Discretionary Activity because it exceeds 50m².

When the proposed plan changes are accepted, the property will be rezoned to Rural Production. When reviewing the proposed building against the objectives and policies in the Far North Proposed District Plan, the building is consistent with the policies and objectives as it supports primary production and facilitates agricultural/horticultural practices and therefore fits within the anticipated rural character.

With regards to RPROZ-R1-RPROZ-R9, this proposal would comply with all proposed sections.

8.0 Assessment of Effects

8.1 Overview

The purpose of this section is to assess the potential adverse effects on the neighbouring properties, local residents, public and environment.

8.2 Assessing Visual Amenity

An assessment of potential visual effects investigates the visual response to any identified changes to the landscape such as views and visual amenity. Factors such as the visual qualities and characteristics of a proposal, how visible these changes are, the nature and extent of the viewing audience and the extent to which these changes can be absorbed within the landscape.

The nature and extent of visual effects are determined by the degree of change and visual intrusion arising from a proposal.

8.2.1 Assessment methodology employed

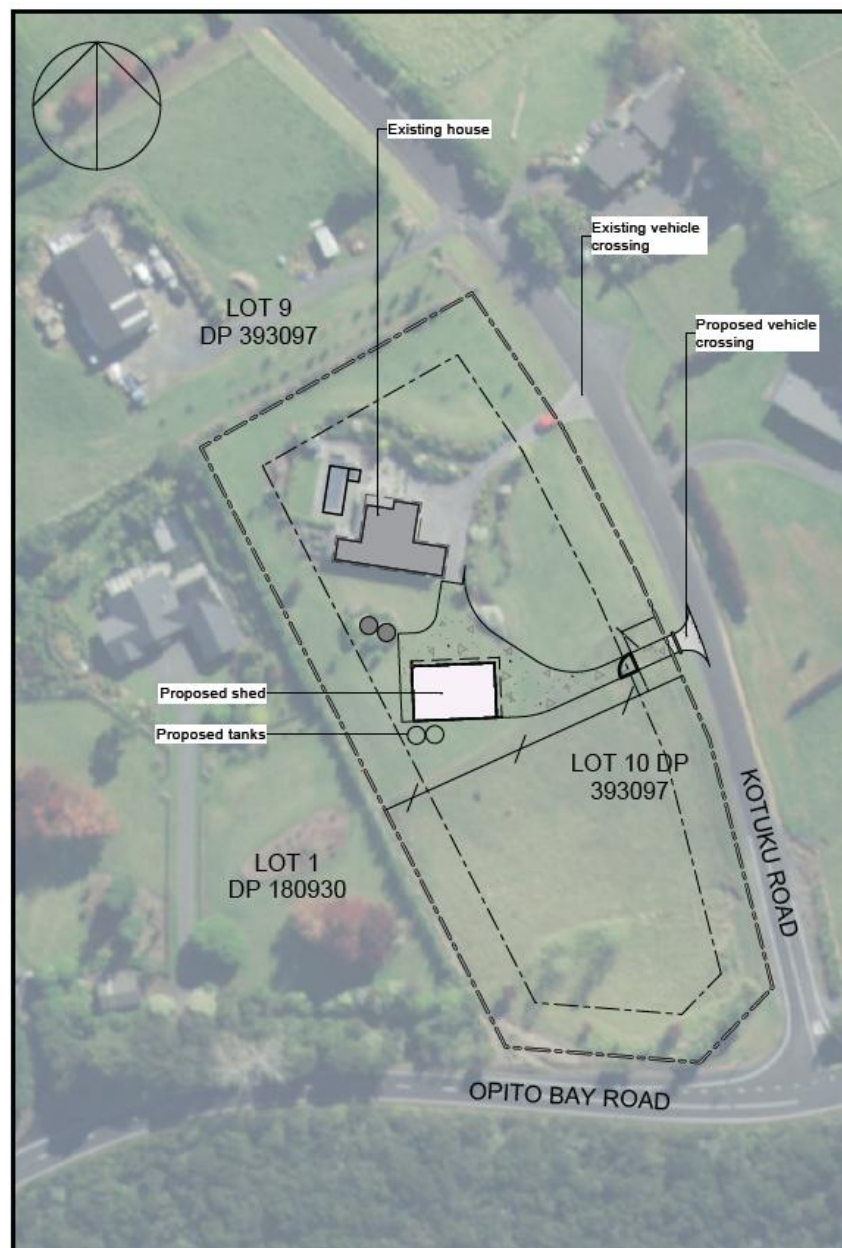
The methodology used to determine visual effects of the proposal are as follows:

- Identification of the viewing locations, or visual catchment where the subject site would be visible.
- Identification of the different viewing audiences that would be affected by the proposal.
- An assessment of the effects incorporating the above factors.

8.2.2 Viewing locations

The visual catchment is determined by the scale of a proposal, viewing distance, elevation, orientation, and screening elements within the landscape such as topography, vegetation, and structures.

The image below illustrates the existing and proposed infrastructure superimposed onto an aerial image downloaded from the FNDC on the 27/05/2025.



8.2.3 Surrounding audience

The subject property shares a boundary with two residential properties that have been included in this assessment as neighbouring properties.

The property shares the eastern boundary with Kotuku Road, which is a dead-end road, predominantly used by residents. The road users (vehicles, cyclists and pedestrians) are included in this assessment as local residents.

The property shares the southern boundary with Opito Bay Road, which is a more frequently used road by users accessing the greater peninsular. The road users (vehicles, cyclists and pedestrians) are included in this assessment as public road users.

8.3 Visual Effects of the Proposed Development

8.3.1 Effects on the neighboring properties

Lot 9 DP 393097 (northern boundary)

- The primary residential dwelling is located northwest of the applicants proposed shed. Their existing driveway runs parallel to the southern boundary with vehicles restricted to the eastern and southern side of the existing house.
- The outdoor living area is located on the northern side of the house which indicates the shed will not be visible from the most dominant vantage point.
- The applicant's house is located between the existing house on Lot 9 DP 393097 and the proposed shed, in this situation, visual bulk is reduced, and the shed will not be the dominant. The potential adverse effects on Lot 9 DP 393097 are considered less than minor.

Lot 1 DP 180930 (western boundary)

- The primary residential dwelling is located toward the northern corner of the property and is accessed directly from Opito Bay road and their southern boundary. Vehicles are restricted to the southern side of the house and the outdoor living area is located on the northern façade, most likely to take advantage of the sunlight hours.
- The eastern boundary between the existing house and the applicant existing house has been heavily vegetated and it is well established.
- The proposed shed is not within the dominant visual catchment as it is located southeast and is behind the mature vegetation. The potential adverse effects on Lot 1 DP 180930 are considered less than minor.

8.3.2 Local residents

Northbound Local residents will view the proposed shed from Kotuku Road (view to the left), the longest view of the new built form will be from the intersection of Opito Bay Road, until the new vehicle crossing (approximately 100m).

Southbound local residents with the view of the shed on the right, will observe the existing house in front of the shed until the existing vehicle crossing/driveway. They will likely see the proposed shed for 40m.

We consider the potential adverse effects on local resident to be less than minor.

8.3.4 Public road users

When traveling eastbound (view on left) along Opito Bay Road, road users will typically be looking forward and slightly left, which places the proposed shed out of

the dominant visual catchment, however passengers, cyclists and pedestrians will have intermittent views of the proposed shed through existing well-established deciduous trees. The road users already observe the existing house, and the proposed shed will replace the view of the existing house within this visual catchment.

Traveling west the angle of the road and topography are set up to look directly at the proposed shed location, however there is an area of existing planting on the intersection which disrupts this vantage point. As the road user continues west, they will have intermittent views of the proposed shed through existing well-established deciduous trees for approximately 20m.

We consider the potential adverse effects on public road users to be less than minor.

8.4 Effects on the Environment

- No trees will be removed to provide the building platform for the new shed
- Minor earthworks will be required to prepare the building platform and proposed driveway. The excavated soil will be spread on site.
- Stormwater will be collected in new tanks.

9.0 Landscape Mitigation Plan

A landscape mitigation plan has been prepared and included in this document in Appendix E.

The potential adverse visual amenity impacts are less than minor; therefore, the planting includes isolated large specimen trees in strategic locations rather than large drifts of planting aimed at screening.

The plan includes images from the surrounding viewpoints and illustrates selected trees, provide a schedule and typical planting details.

- Large specimen pohutukawa trees will be planted at 10m centres along the proposed driveway. These trees have been selected as they are evergreen, single trunked, upright and suitable for a coastal environment. The *Pohutukawa excelsa* 'Maori Princess' will grow 6m high with a 4.0m canopy.
- Large specimen Claret Ash trees have been specified to help reduce visual bulk and provide an intermittent visual buffer, like the species that are dotted along the southern boundary. This view is already obscured by the boundary planting, so these specimens are to improve visual amenity, rather than screening. The Claret Ash will grow 10m high with a canopy of 5.0m.
- A stand of evergreen totara trees has been specified on the southern side of the shed. The stand of trees will not provide any screening for 5 years but will reach 15m high with a canopy of 8m when mature and will improve amenity by reducing visual bulk.

10.0 Conclusion

The proposed building infringes on Section 10.6.5.1.1: Visual Amenity, as it exceeds 50m² and may pose concerns regarding visual amenity and character. However, after analyzing the proposal and assessing its potential adverse visual effects, it is determined that the impact will be less than minor.

The applicant has mitigated these effects by selecting appropriate recessive colors, positioning the building in a suitable location to minimize visual bulk, and committing to planting large specimen trees to further integrate the structure into the landscape.

Appendices

Appendix A - Certificate of Title



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




R.W. Muir
Registrar-General
of Land

Identifier 372941
Land Registration District North Auckland
Date Issued 28 February 2008

Prior References
245875

Estate Fee Simple
Area 1.0738 hectares more or less
Legal Description Lot 10 Deposited Plan 393097
Registered Owners
Lodge Family Trustee Company Limited

Interests

Subject to Section 59 Land Act 1948

Subject to a right (in gross) to convey electric power over part marked H on DP 393097 in favour of Top Energy Limited created by Easement Instrument 7231888.10 - 14.2.2007 at 9:00 am

The easements created by Easement Instrument 7231888.10 are subject to Section 243 (a) Resource Management Act 1991 7730908.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.2.2008 at 9:00 am

12614253.3 Mortgage to ANZ Bank New Zealand Limited - 24.11.2022 at 12:43 pm

Approvals
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 24th day of July 2007.

P. K. K. K.
Authorised Officer

EXISTING EASEMENT		Easement Certificate
Purpose	Shown	
Electricity	(H)	Lot 10

New C'st Allocated:
Lot 7 - 37.2433
Lot 8 - 37.2434
Lot 9 - 37.2435
Lot 10 - 37.2436
Lot 11 - 37.2437
Lot 12 - 37.2438

Class of survey
Lots 7 - 11 - Class II
Lot 12 - Class III

Total Area 16.2034 ha
Comprised in CT 245875 (All)

Field Book p. Travenna Book p.
Reference Plans
Examined Correct
Dated 13/7/07
Signed *[Signature]*

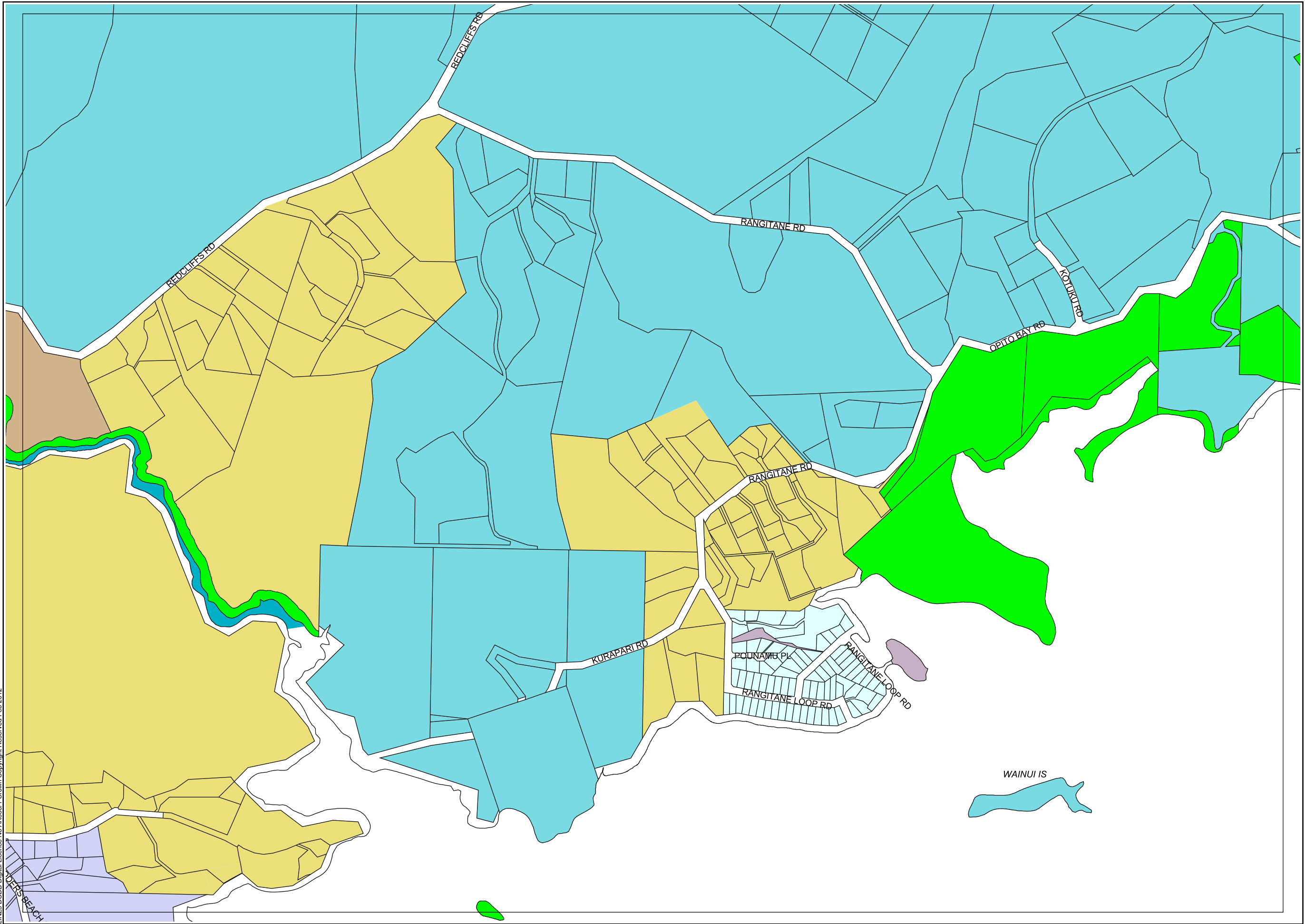
Approved as to Survey by Land Information New Zealand on 14/7/2007
Deposited by Land Information New Zealand on 28/7/2007

TERRITORIAL AUTHORITY Far North District
Surveyed by R. J. Donaldson & Associates
Scale 1:2000 Date October 2005 Ref. 3816

LAND DISTRICT NORTH AUCKLAND
Lots 7-12 being a Subdivision of Lots 7 & 8 DP 360478

Appendix B - Operative Planning Map - 80

LINZs DCDB Digital Licence No AK350/1 Crown Copyright Reserved Feb 2012



Zone

- Conservation
- Coastal Living
- Coastal Residential
- General Coastal
- Lakes and Rivers
- Minerals
- Recreational Activities
- Rural Living
- Rural Production
- Road
- Coastal Marine

Note :-
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

79	80	81
83	84	85
87	28	29

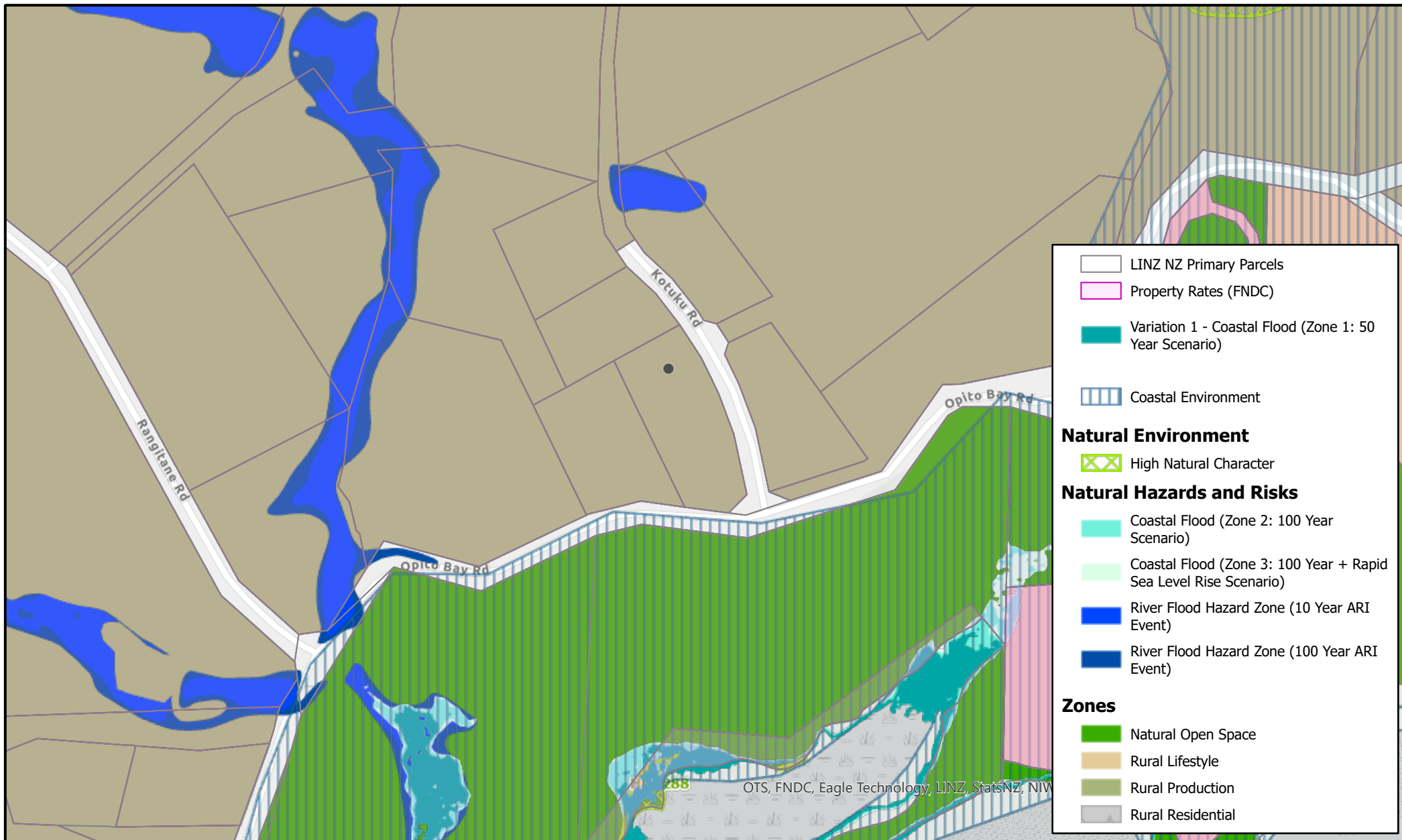
Map Index
Map 80
RANGITANE



DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

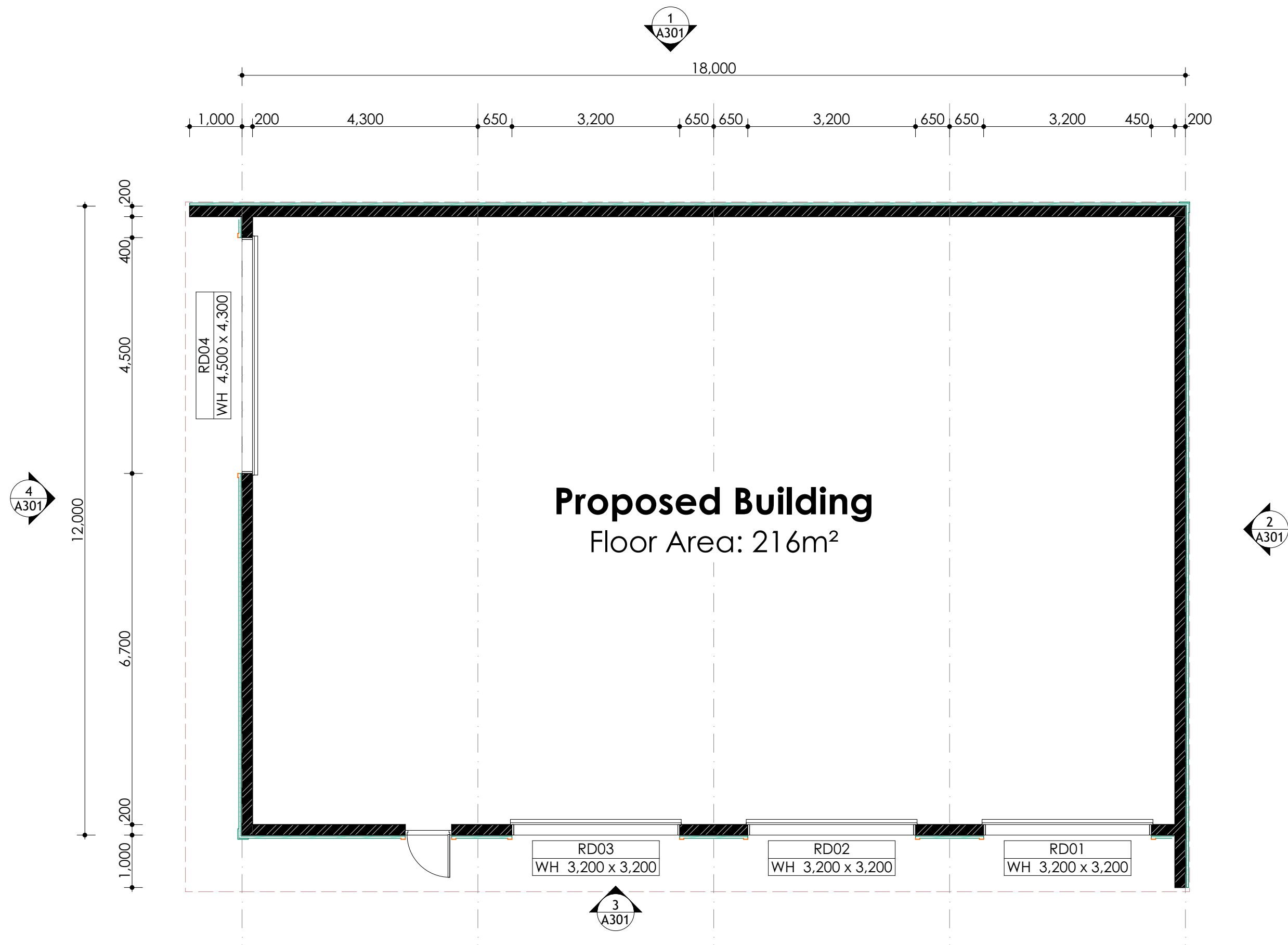
Appendix C - Proposed Planning Map



DISCLAIMER:

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

Appendix D – Proposed shed



IMPORTANT

1. COPYRIGHT OF THIS DOCUMENT AND ALL PARTS THERE OF REMAIN THE PROPERTY OF HILLCON GROUP.

2. THIS DRAWING REFLECTS A DESIGN BY HILLCON GROUP AND IS TO BE USED ONLY FOR WORK WHEN AUTHORISED IN WRITING BY HILLCON GROUP.

3. ALL BOUNDARIES AND CONTOURS ARE SUBJECT TO SURVEY DRAWING.

4. DO NOT SCALE DRAWINGS & WORK FROM DIMENSIONS SHOWN

5. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK ON SITE, ANY DESCRIPANCES TO BE VERIFIED WITH DESIGNER.

6. ALL CONSTRUCTION TO COMPLY WITH NZS 3604 2011 AND LOCAL TERRITORIAL AUTHORITY BYLAWS.

 **HILLCON GROUP**

UNIT 3, 121 PORT ROAD WHANGAREI
W. WWW.HILLCONGROUP.CO.NZ
P. 09 438 6137 | E. KAIDEN@HILLCON.CO.NZ

P05	Concept Drawing	28.05.2025
REV ID	CHANGE NAME	DATE

CLIENT

Ryan Lodge

PROJECT NAME

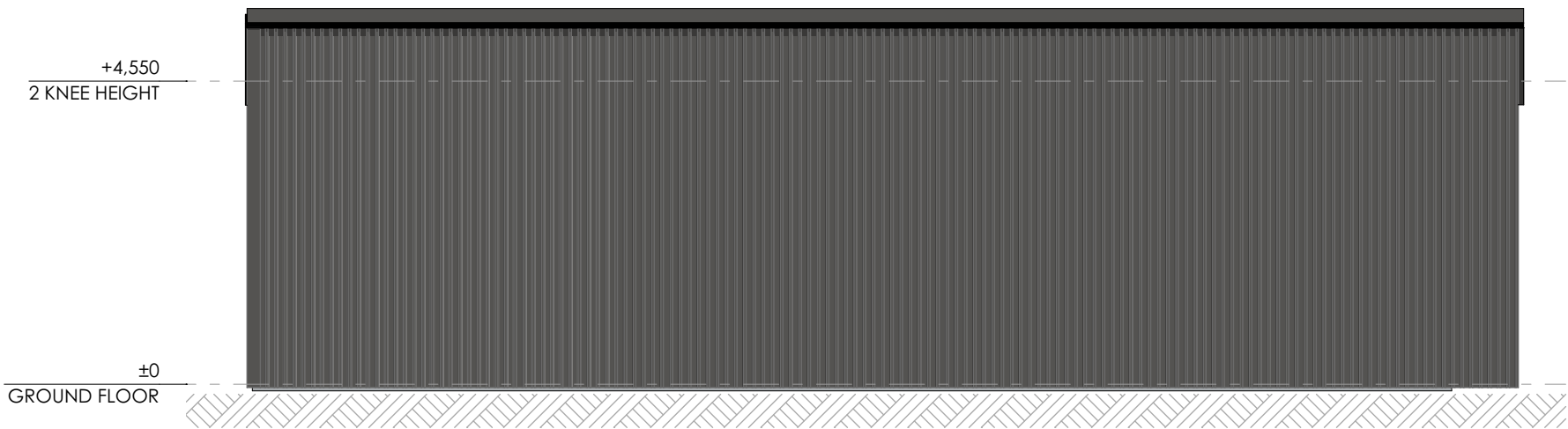
Ryan Lodge

SITE ADDRESS

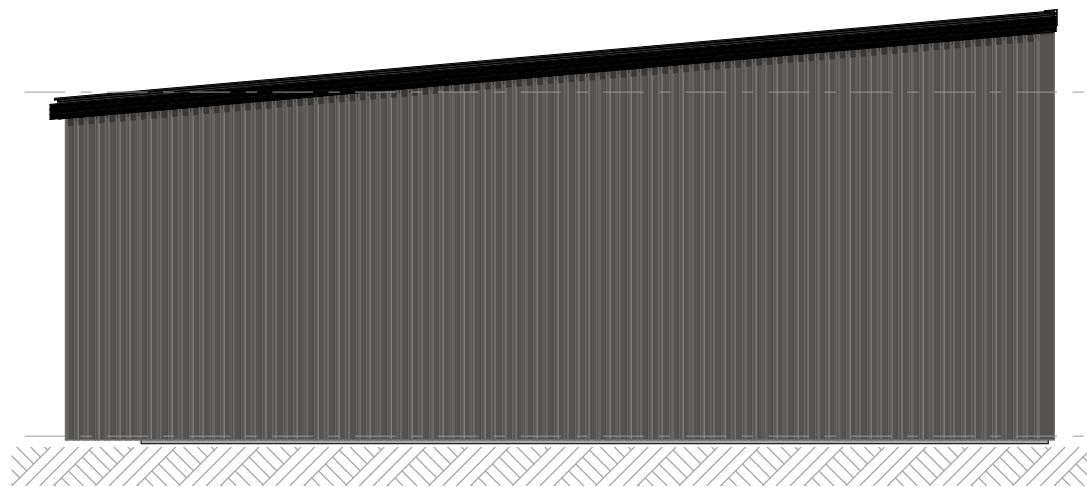
15 Kotuku Road, RD1 - Kerikeri

DRAWING TITLE		
FLOOR PLAN		
DRAWN BY	DRAWING SCALE	PROJECT STATUS
KC	AS SHOWN @ A3	CONCEPT

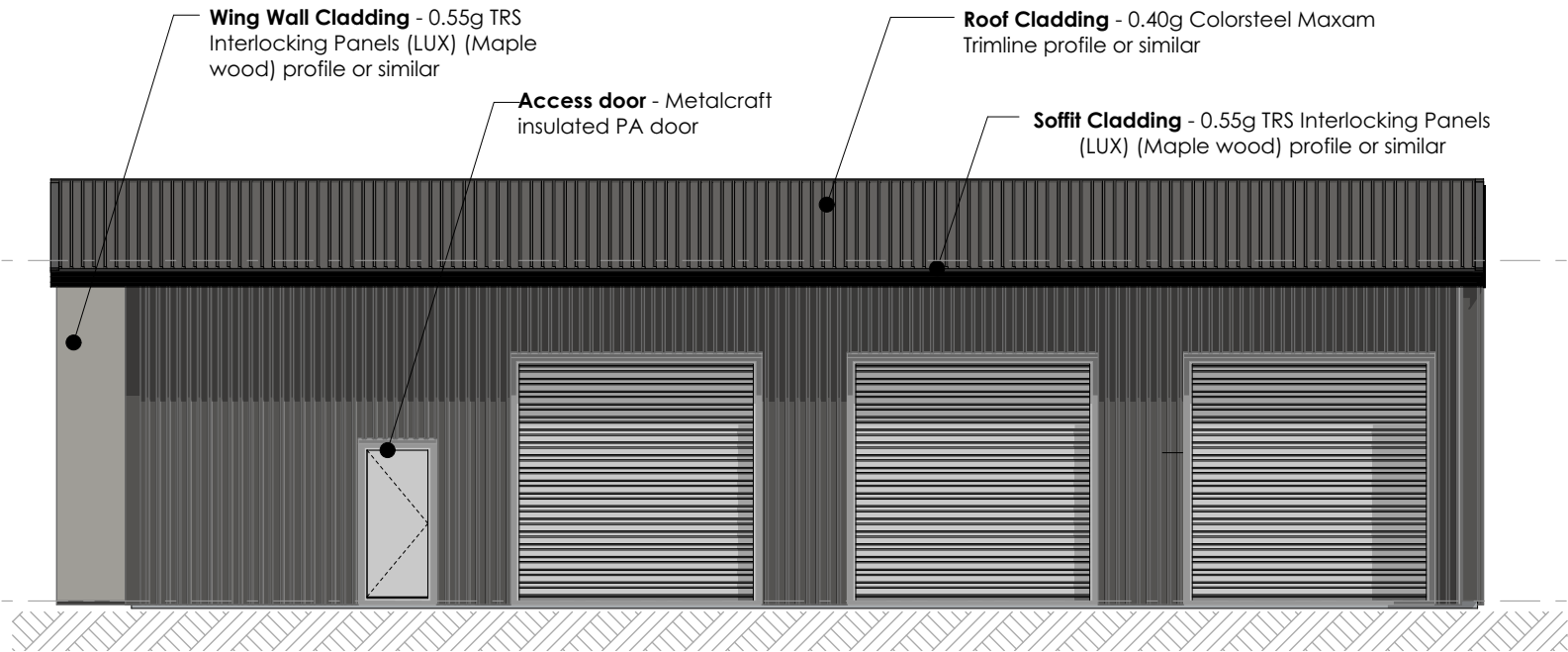
DRAWING NO.
A201
REVISION NO.
P01
DATE
28.05.2025



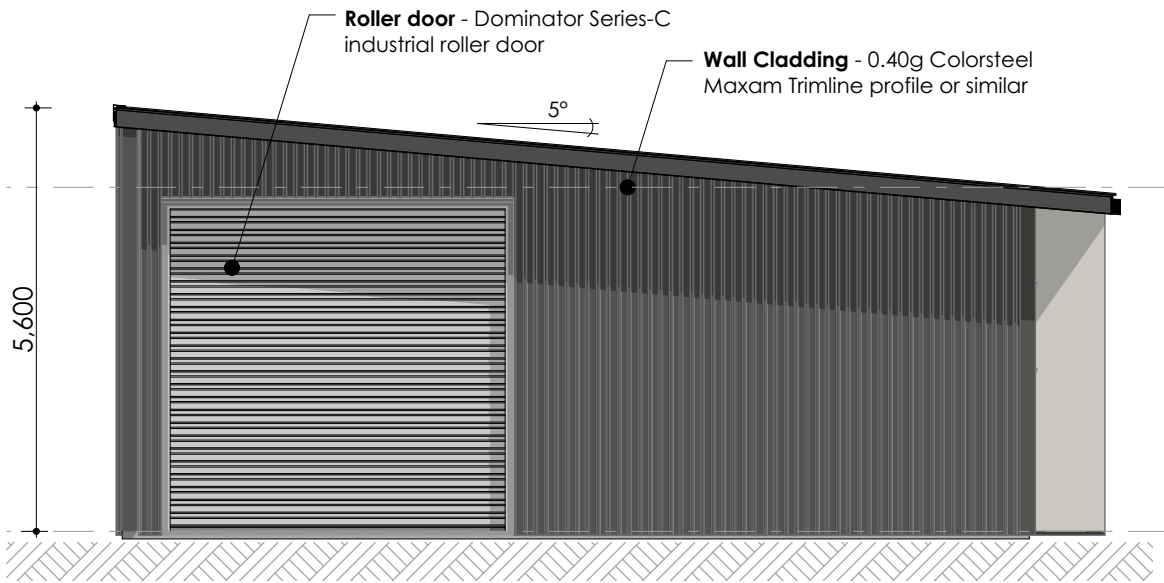
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#LayID Scale 1:100



2 East Elevation
#LayID Scale 1:100

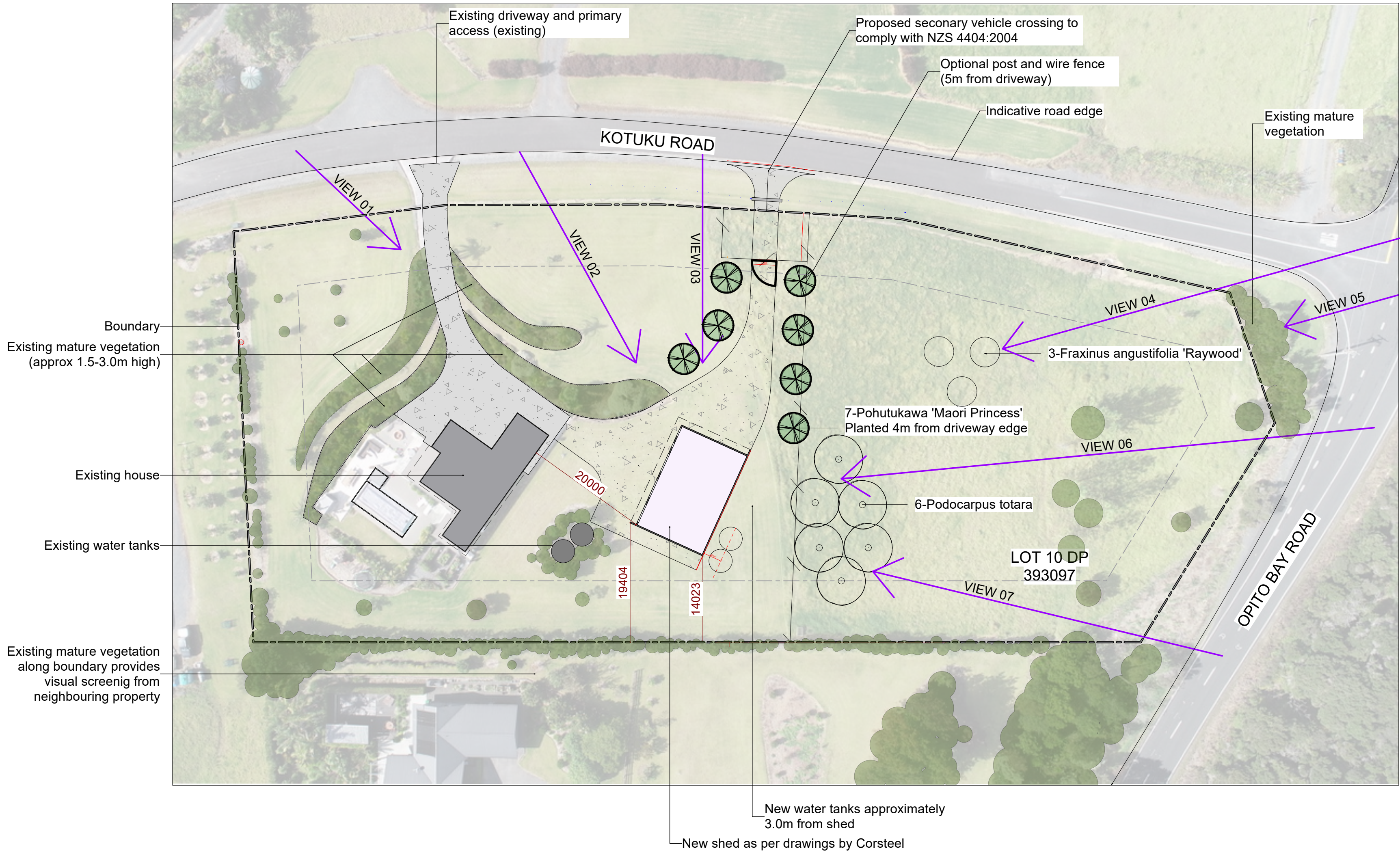
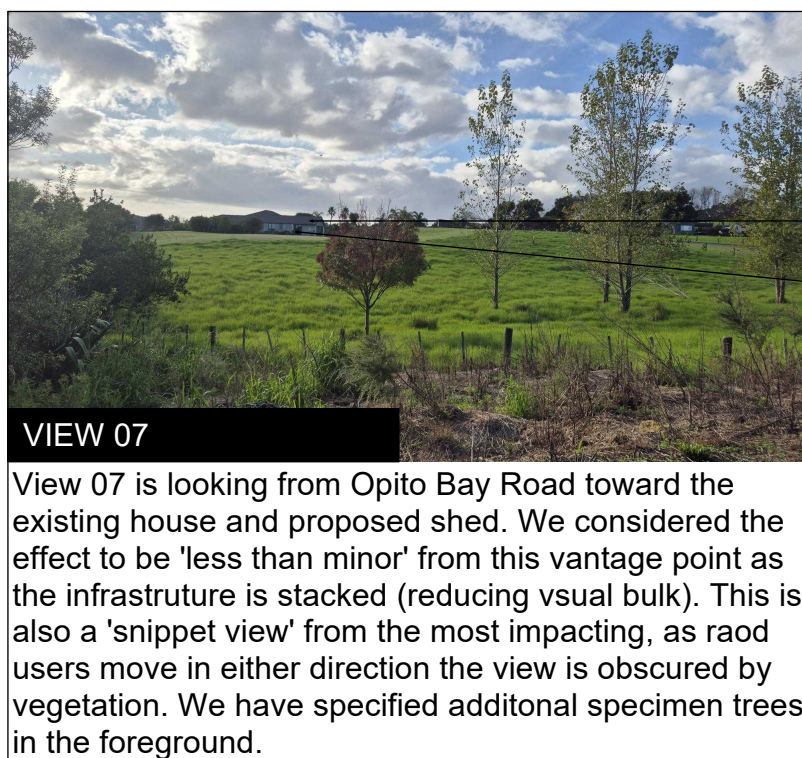
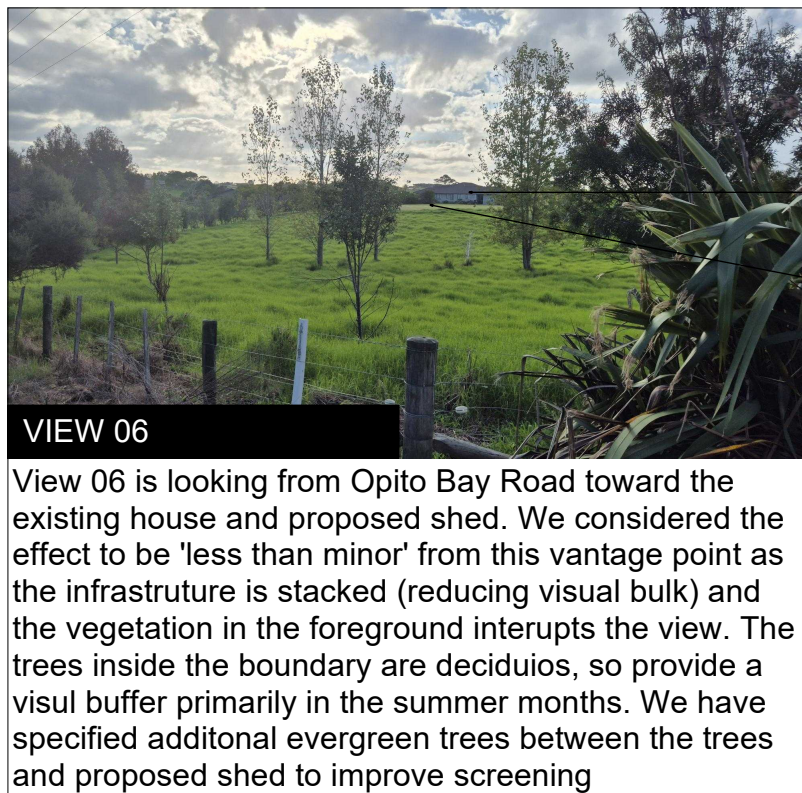
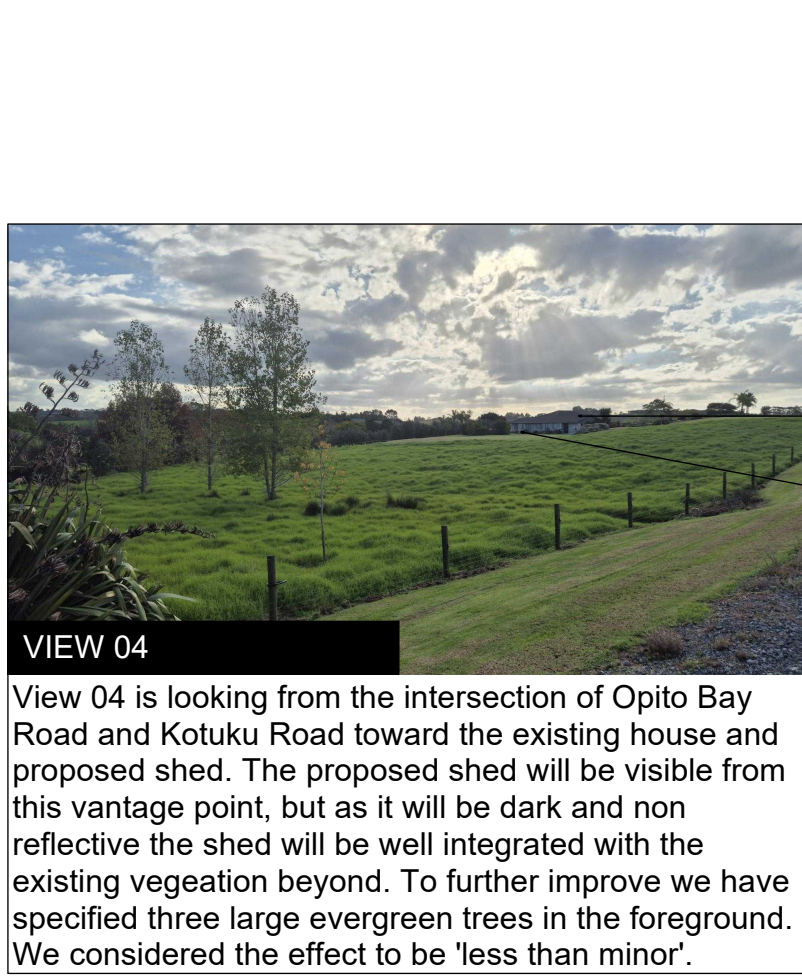
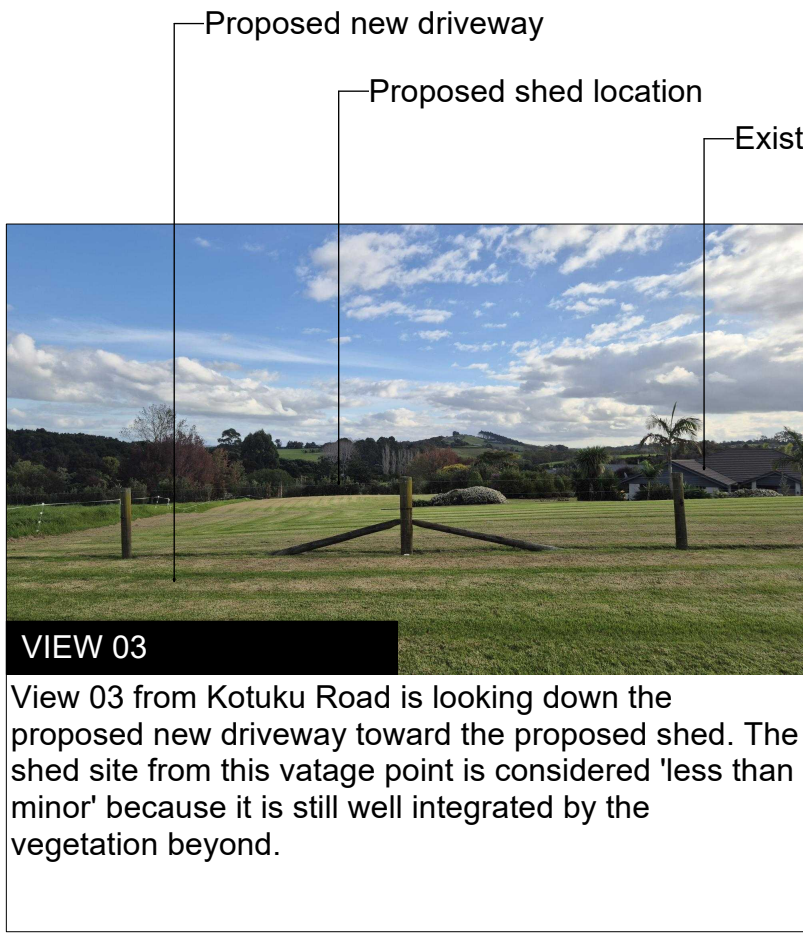
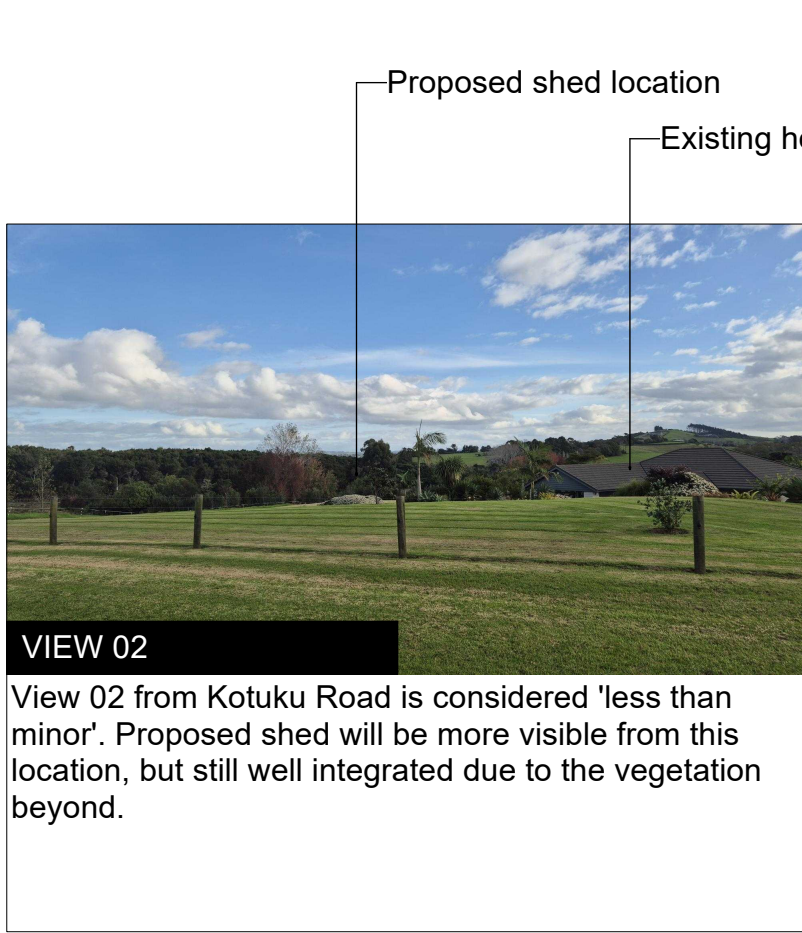
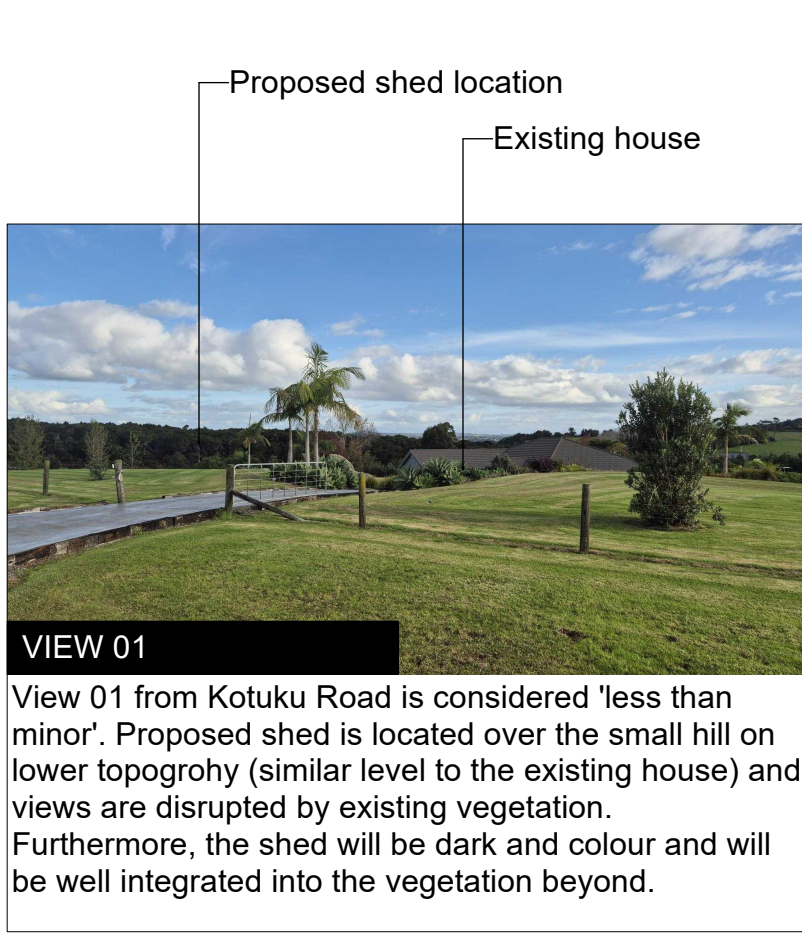


3 South Elevation
#LayID Scale 1:100



4 West Elevation
#LayID Scale 1:100

Appendix E - Landscape Mitigation Plan



LEGAL DESCRIPTION	DRAWING KEY	DATE	REV	AMENDMENT	DRAWING SET	* Building & Resource consent plans are to be read in conjunction with architect plans, specifications, relevant NZ Standards and local authority regulations. Contractors to check all dimensions, boundaries and underground services prior to commencement of any work on site.
Legal ID: Lot 10 DP 393097	----- BOUNDARY EXISTING BUILDING EXISTING CONCRETE DRIVEWAY PROPOSED BUILDING PROPOSED GRAVEL DRIVEWAY EXISTING VEGETATION	02/05/2025	R1	CLIENT APPROVAL	RESOURCE CONSENT : PROPOSED SHED	
Site Area: 1.0738Ha Zoning: General Coastal Earthquake Zone: 1 Exposure Zone: D Wind Zone: High		05/05/2025	R2	COUNCIL ISSUE	DRAWING TITLE LANDSCAPE MITIGATION PLAN	SCALE 1:100@A1
					CLIENT RYAN LODGE 15 KOTUKU ROAD, KERIKERI	DATE 23/07/2020
						DRAWN HOLLY NICHOL
						DESIGN HNLA LTD. holly@hnla.co.nz 021 02550092
						DRAWING REFERENCE LR_LMP_01



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **372941**
Land Registration District **North Auckland**
Date Issued 28 February 2008

Prior References
245875

Estate Fee Simple
Area 1.0738 hectares more or less
Legal Description Lot 10 Deposited Plan 393097
Registered Owners
Lodge Family Trustee Company Limited



Interests

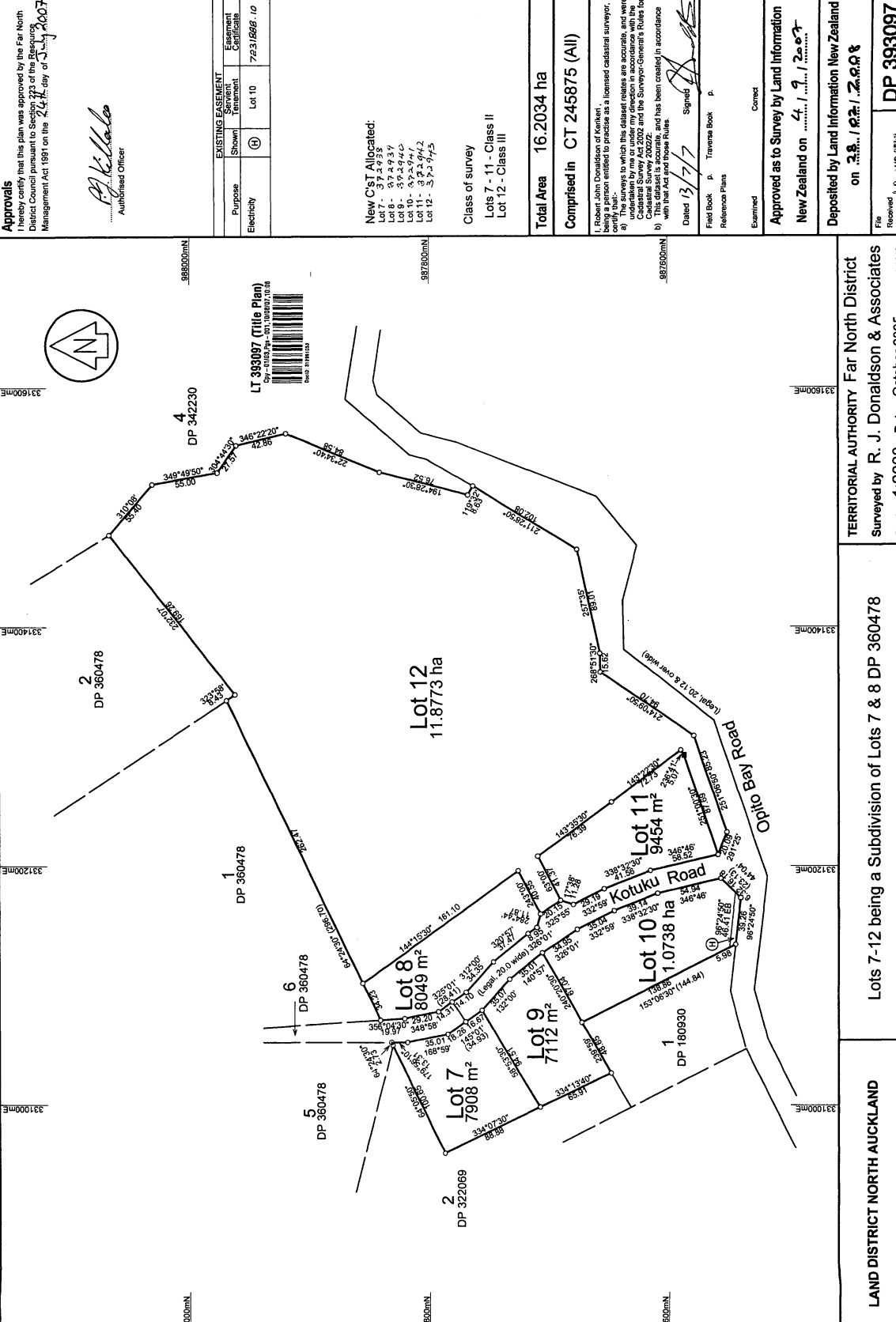
Subject to Section 59 Land Act 1948

Subject to a right (in gross) to convey electric power over part marked H on DP 393097 in favour of Top Energy Limited created by Easement Instrument 7231888.10 - 14.2.2007 at 9:00 am

The easements created by Easement Instrument 7231888.10 are subject to Section 243 (a) Resource Management Act 1991 7730908.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.2.2008 at 9:00 am

12614253.3 Mortgage to ANZ Bank New Zealand Limited - 24.11.2022 at 12:43 pm

<p>Approvals</p> <p>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 <u>24th</u> day of <u>July</u> 2007.</p>  <p>Authorised Officer</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">EXISTING EASEMENT</th> <th style="text-align: center;">Easement Certificate</th> </tr> <tr> <th>Purpose</th> <th>Shown</th> <th>Lot</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td>(H)</td> <td>Lot 10</td> </tr> </tbody> </table> <p>New C'st Allocated:</p> <ul style="list-style-type: none"> Lot 7 - 37.2433 Lot 8 - 37.2434 Lot 9 - 37.2435 Lot 10 - 37.2436 Lot 11 - 37.2437 Lot 12 - 37.2438 <p>Class of survey</p> <p>Lots 7 - 11 - Class II</p> <p>Lot 12 - Class III</p> <p>Total Area 16.2034 ha</p> <p>Comprised in CT 245875 (All)</p> <p>I, Robert John Davidson of Kaitiaki, being a person entitled to practise as a licensed cadastral surveyor, certify that:-</p> <ul style="list-style-type: none"> a) The information upon which this document relies are accurate, and were obtained by me or under my direction in accordance with the provisions of the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002; b) This document has been prepared and has been created in accordance with that Act and those Rules. <p>Dated <u>13/7/07</u> Signed </p> <p>Field Book p. Travels Book p.</p> <p>Reference Plans</p> <p>Examined _____ Corrected _____</p> <p>Approved as to Survey by Land Information New Zealand on <u>4.1.2007</u> at <u>2.00 PM</u></p> <p>Deposited by Land Information New Zealand on <u>28.1.2007</u> at <u>2.00 PM</u></p>	EXISTING EASEMENT		Easement Certificate	Purpose	Shown	Lot	Electricity	(H)	Lot 10
EXISTING EASEMENT		Easement Certificate								
Purpose	Shown	Lot								
Electricity	(H)	Lot 10								



The map shows a subdivision of land into Lots 7 through 12. Lot 7 is 7908 m², Lot 8 is 8049 m², Lot 9 is 7112 m², Lot 10 is 1.0738 ha, Lot 11 is 9454 m², and Lot 12 is 11.8773 ha. The lots are surrounded by various Deeds of Particular Concern (DP) boundaries: DP 360478 to the north and west, DP 342230 to the northwest, DP 32069 to the southwest, and DP 160930 to the south. Roads shown include Ototo Bay Road to the east and Kotuku Road to the southeast. A north arrow is located in the bottom left corner. A title plan reference LT 393097 is noted near the top right.

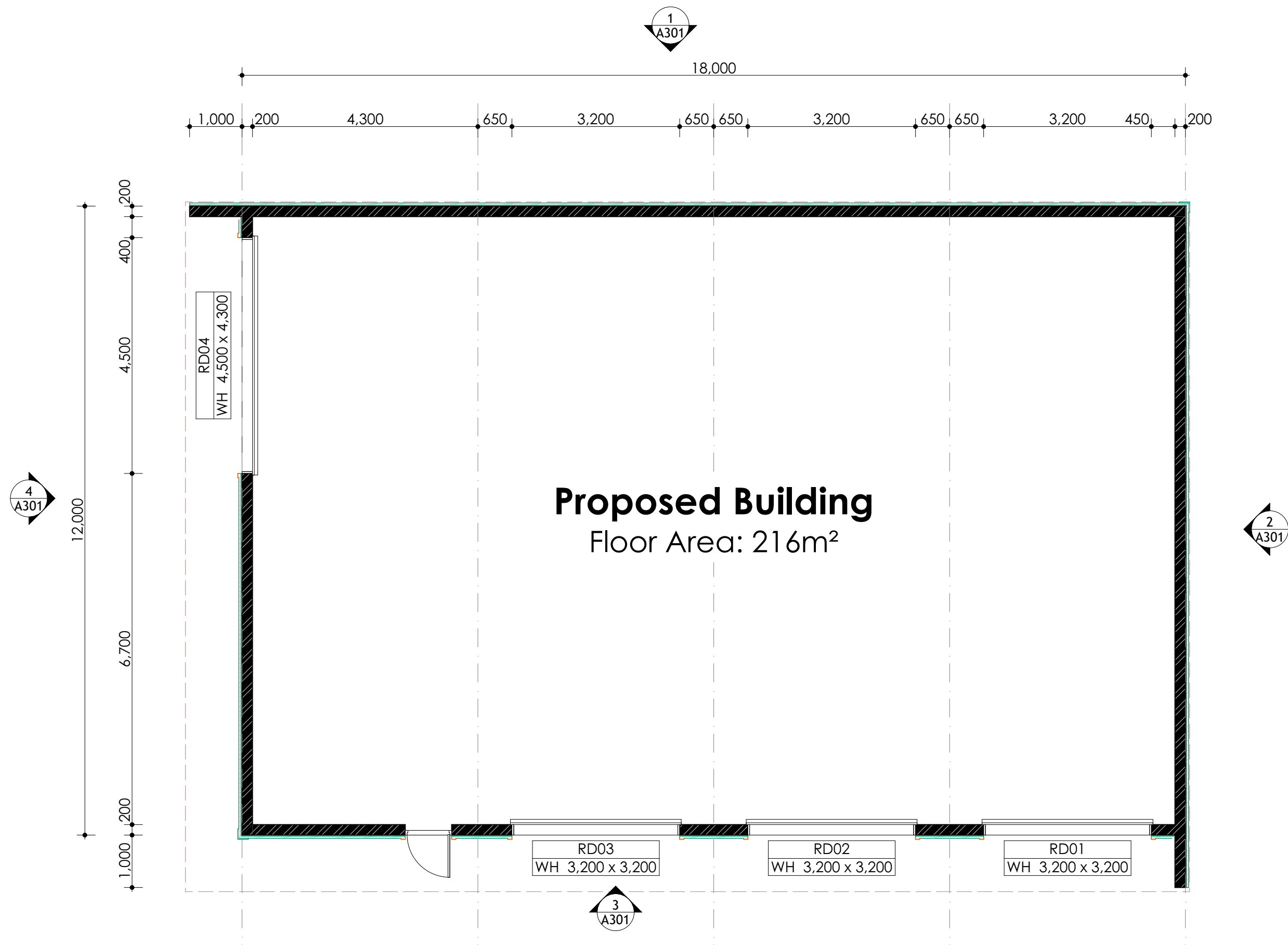
TERRITORIAL AUTHORITY Far North District

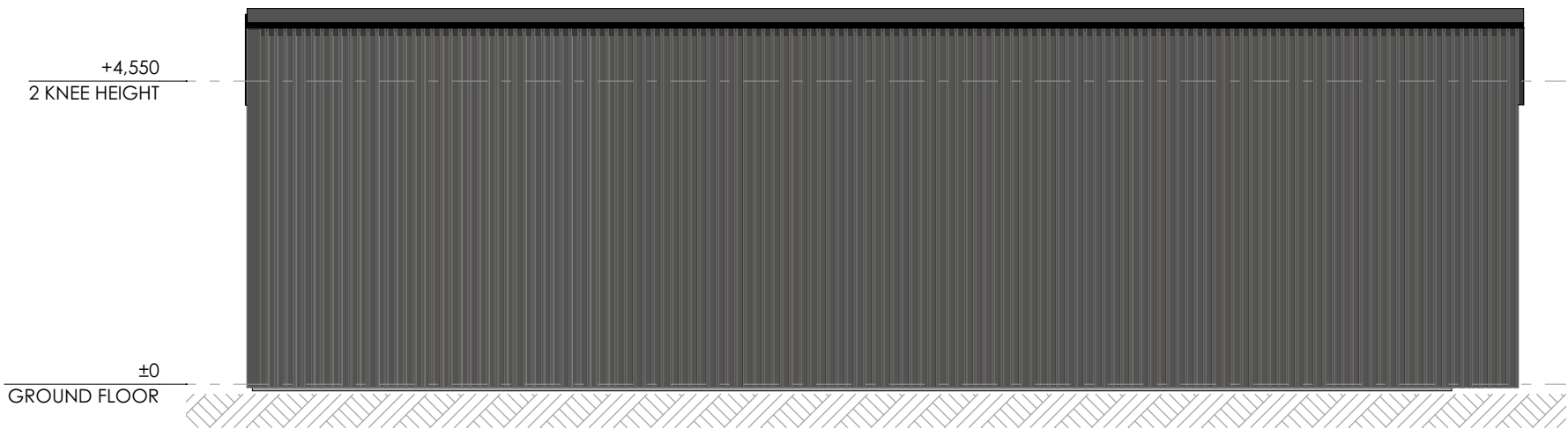
Surveyed by R. J. Donaldson & Associates

Scale 1:2000 Date October 2005 Ref. 3816

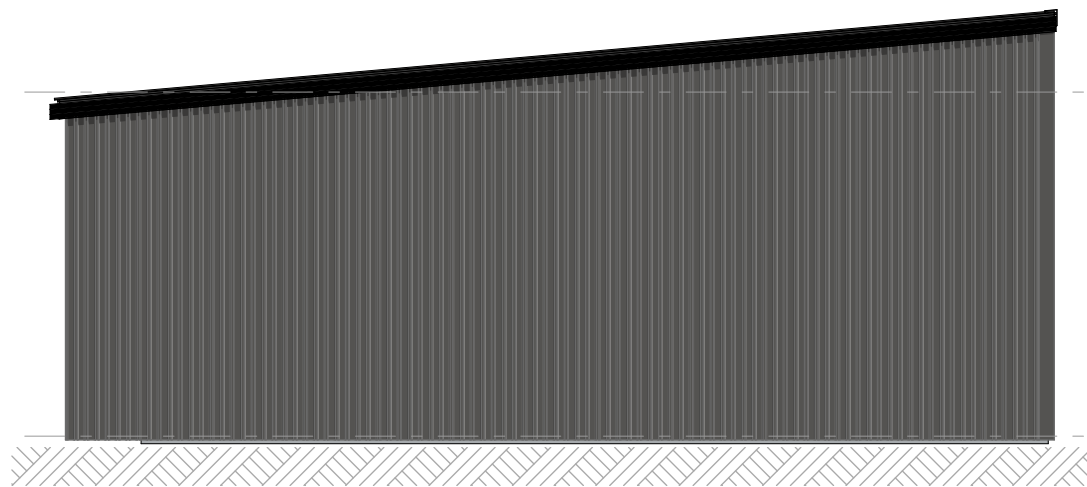
Lots 7-12 being a Subdivision of Lots 7 & 8 DP 360478

LAND DISTRICT NORTH AUCKLAND

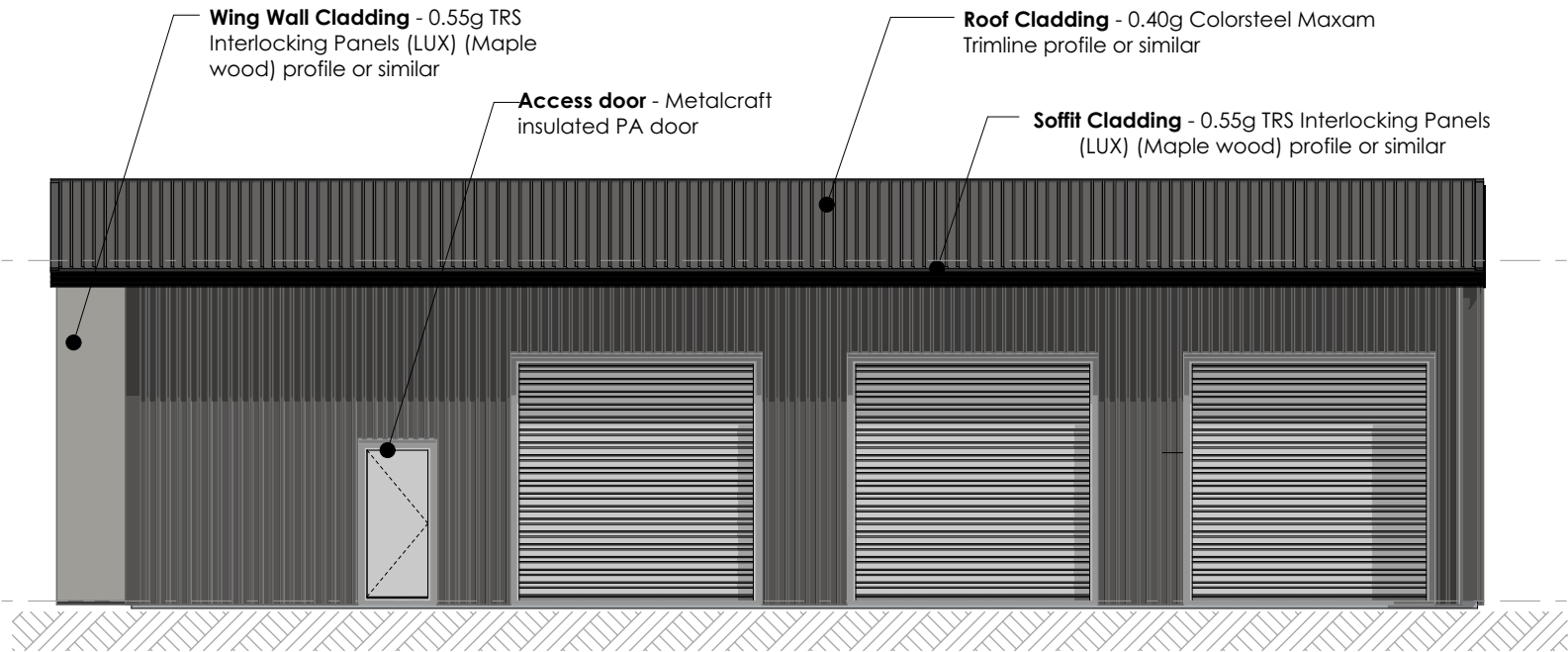




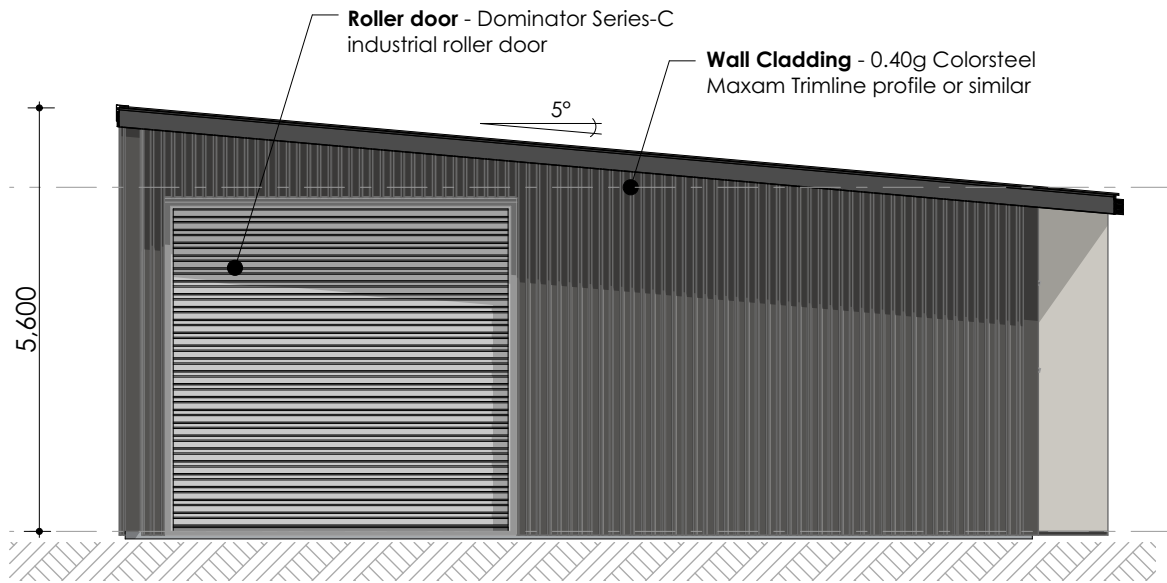
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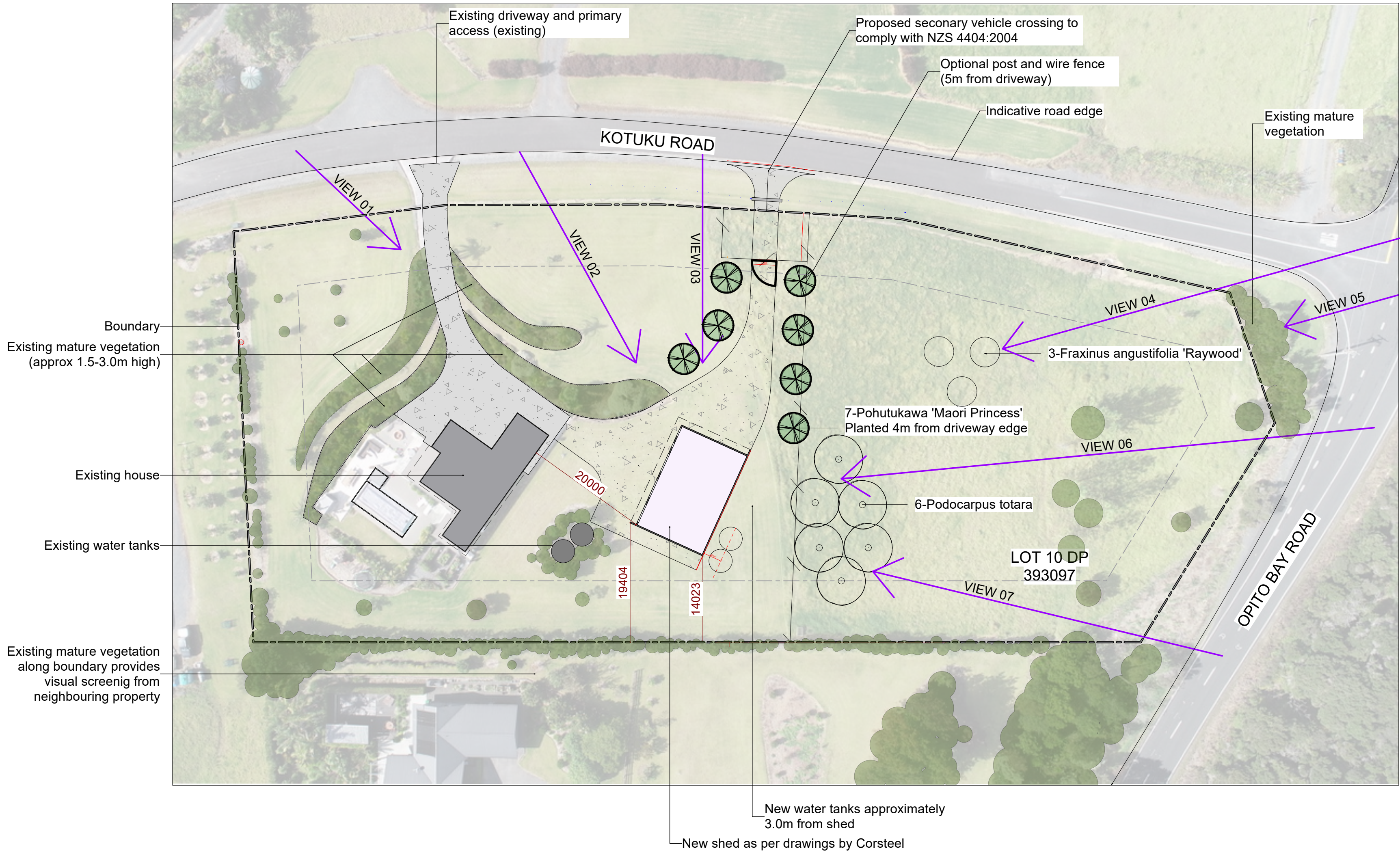
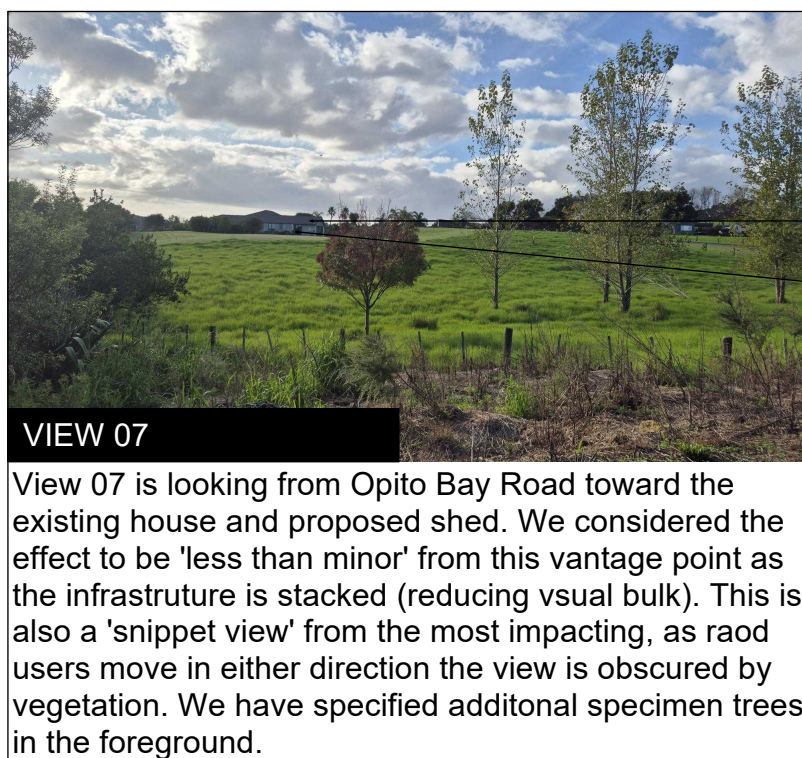
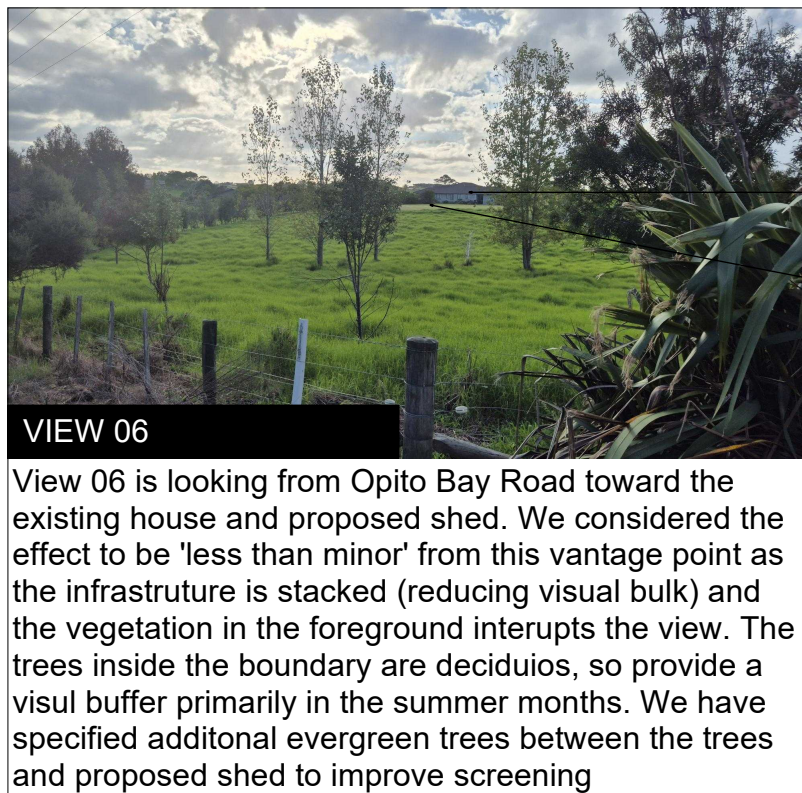
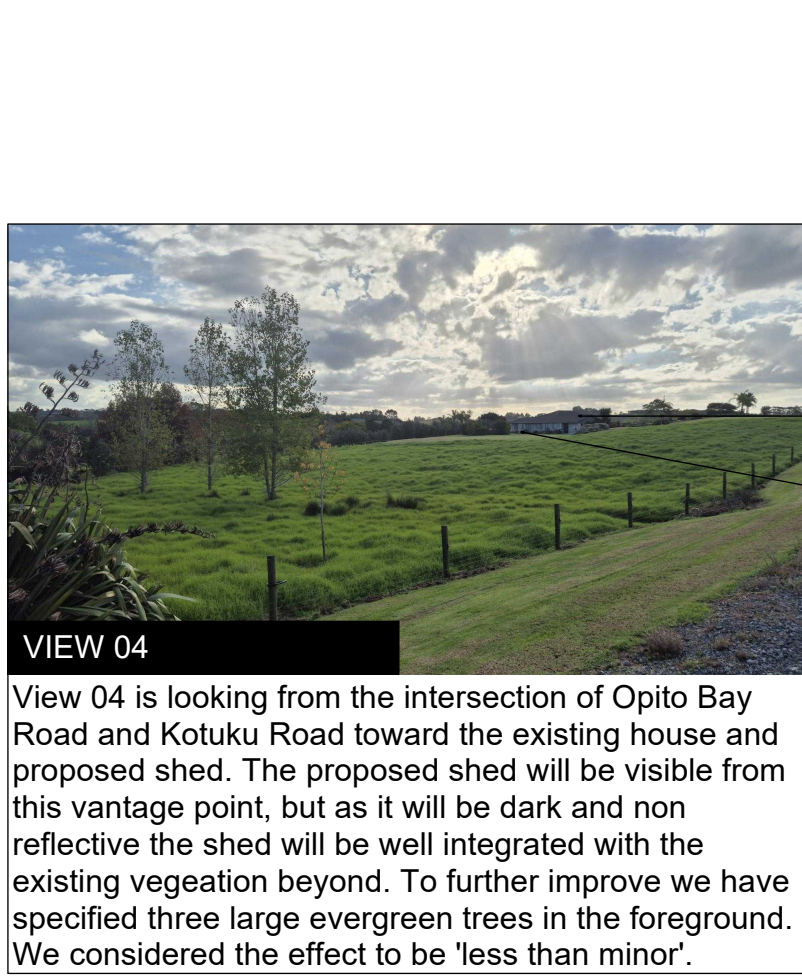
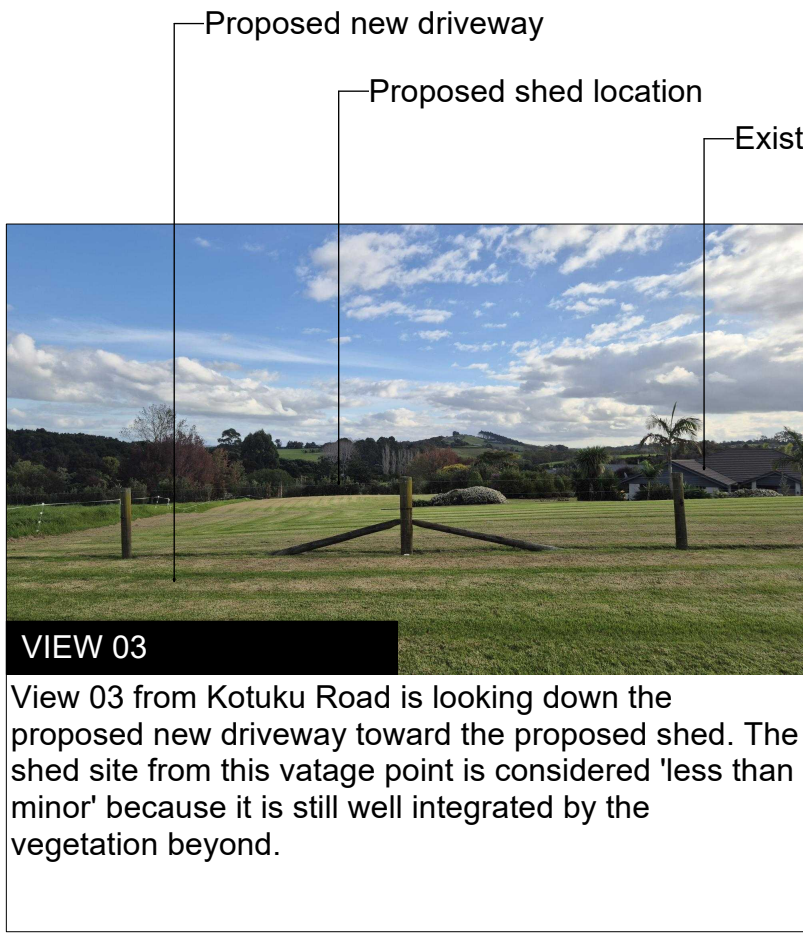
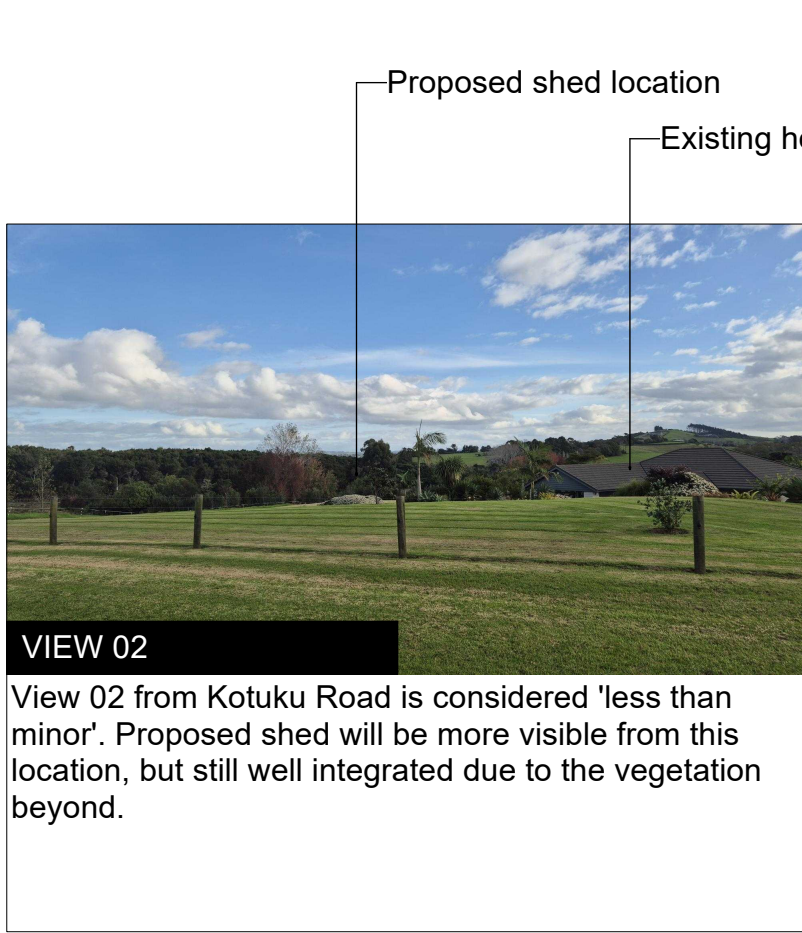
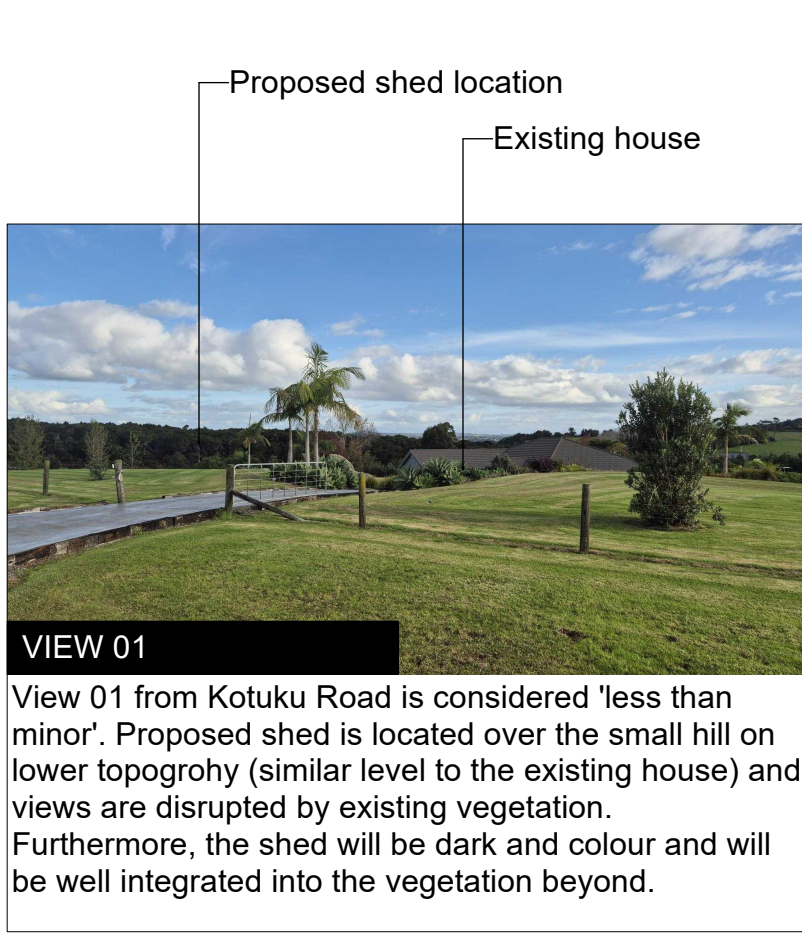
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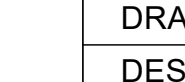


3 South Elevation
#LayID Scale 1:100



4 West Elevation
#LayID Scale 1:100



LEGAL DESCRIPTION	DRAWING KEY	DATE	REV	AMENDMENT	DRAWING SET		* Building & Resource consent plans are to be read in conjunction with architect plans, specifications, relevant NZ Standards and local authority regulations. Contractors to check all dimensions, boundaries and underground services prior to commencement of any work on site.	
Legal ID: Lot 10 DP 393097 Site Area: 1.0738Ha Zoning: General Coastal Earthquake Zone: 1 Exposure Zone: D Wind Zone: High	<div>----- BOUNDARY</div> <div><div></div> EXISTING BUILDING</div> <div><div></div> EXISTING CONCRETE DRIVEWAY</div> <div><div></div> PROPOSED BUILDING</div> <div><div></div> PROPOSED GRAVEL DRIVEWAY</div> <div><div></div> EXISTING VEGETATION</div>	02/05/2025	R1	CLIENT APPROVAL	RESOURCE CONSENT : PROPOSED SHED			
		05/05/2025	R2	COUNICL ISSUE				
					DRAWING TITLE			
					LANDSCAPE MITIGATION PLAN			
				CLIENT	RYAN LODGE			SCALE 1:100@A1
				15 KOTUKU ROAD, KERIKERI				DATE 23/07/2020
							DRAWN HOLLY NICHOL	
							DESIGN HNLA LTD. holly@hnla.co.nz 021 02550092	
							DRAWING REFERENCE	
							LR_LMP_01	